

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, _The City of 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, _The City of 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, disability, familial status, national origin or source of income; and

WHEREAS, _The City of 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, _The City of 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
__Iowa Colony__ to be affixed this the _15th_ day of _March_, 2021.

Mayor



Proclamation

March as Women's History Month March 1 - 31, 2021

WHEREAS, American women of every race, class, and ethnic background have made historic contributions to the growth and strength of our Nation in countless recorded and unrecorded ways;

WHEREAS, American women have played and continue to play critical economic, cultural, and social role in every sphere of life of the Nation by constituting a significant portion of the labor force working inside and outside of the home;

WHEREAS, American women have played a unique role throughout the history of the Nation by providing the majority of the volunteer labor force of the Nation;

WHEREAS, American women were particularly important in the establishment of early charitable, philanthropic, and cultural institutions in our Nation;

WHEREAS, American women of every race, class, ethnic background, served as early leaders in the storefront of every major progressive social change movement;

WHEREAS, American women have served our country courageously in the military;

WHEREAS, American women have been leaders, not only in securing their own rights of suffrage and equal opportunity, but also in the abolitionist movement, the emancipation movement, the industrial labor movement, the civil rights movement, and other movements, especially the peace movement, which create a more fair and just society for all; and

WHEREAS, despite these contributions, the role of American women in history has been consistently overlooked and undervalued, in the literature, teaching and study of American history;

WHEREAS, the Senate and House of Representatives of the United States of America in Congress assembled, that March is designated as "Women's History Month"

WHEREAS, the President issues a proclamation each March, calling upon the people of the United States to observe **March as Women's History Month** with appropriate programs, ceremonies, and activities.

NOW THEREFORE BE IT RESOLVED, that I, Michael Byrum-Bratsen, Mayor of the City of Iowa Colony, do hereby declare the month of March as Women's History Month in the City of Iowa Colony, and encourage all people everywhere to honor the significant contributions of women in our community, state, and nation.

Whiteness whereof, I have hereunto set my hand and have caused the Official Seal of the City of Iowa Colony to be affixed this 15th Day of March, 2021.

Michael Byrum-Bratsen
Mayor, City of Iowa Colony, Texas

TARIFF FOR RETAIL DELIVERY SERVICE

Copy

**CenterPoint Energy Houston Electric, LLC
1111 LOUISIANA
P. O. BOX 1700
HOUSTON, TEXAS 77251**

CenterPoint Energy Houston Electric, LLC
Applicable: Entire Service Area

CNP 8013

capacity, occasioned by the failure to provide timely or suitable Construction Service. The term “Construction Service” in this paragraph includes any and all services that (a) are provided, (b) fail to be provided, or (c) fail to be timely provided by Company, from the time Retail Customer first contacts Company with respect to the provision of any type of Construction or Delivery Service.

However, if damages result from failure to provide timely or suitable Construction Service or fluctuations or interruptions in Delivery Service that are caused by Company’s or Competitive Retailer’s gross negligence or intentional misconduct, this Tariff shall not preclude recovery of appropriate damages when legally due.

4.2.2 LIMITATION OF DUTY AND LIABILITY OF COMPETITIVE RETAILER

Competitive Retailer has no ownership, right of control, or duty to Company, Retail Customer, or third party, regarding the design, construction, or operation of Company’s Delivery System. Competitive Retailer shall not be liable to any person or entity for any damages, direct, indirect, or consequential, including, but without limitation, loss of business, loss of profits or revenue, or loss of production capacity, occasioned by any fluctuations or interruptions of Delivery Service caused, in whole or in part, by the design, construction, or operation of Company’s Delivery System.

4.2.3 DUTY TO AVOID OR MITIGATE DAMAGES

Company and Competitive Retailer shall use reasonable efforts to avoid or mitigate its damages or losses suffered as a result of the other’s culpable behavior under Section 4.2.1, LIABILITY BETWEEN COMPANY AND COMPETITIVE RETAILERS.

4.2.4 FORCE MAJEURE

Neither Company nor Competitive Retailer shall be liable for damages for any act or event that is beyond such party’s control and which could not be reasonably anticipated and prevented through the use of reasonable measures, including, but not limited to, an act of God, act of the public enemy, act of terrorism, war, insurrection, riot, fire, explosion, labor disturbance or strike, wildlife, unavoidable accident, equipment or material shortage, breakdown or accident to machinery or equipment, or good-faith compliance with a then valid curtailment, order, regulation or restriction imposed by governmental, military, or lawfully established civilian authorities, including any order or directive of the Independent Organization.

4.2.5 EMERGENCIES AND NECESSARY INTERRUPTIONS

Company may curtail, reduce voltage, or interrupt Delivery Service in the event of an emergency arising anywhere on the Company’s Delivery System or the interconnected systems of which it is a part, when the emergency poses a threat to the integrity of its Delivery System or the systems to which it is directly or indirectly connected if, in its sole judgment, such action may prevent or alleviate the emergency condition.

CenterPoint Energy Houston Electric, LLC
Applicable: Entire Service Area

CNP 8013

Company may interrupt service when necessary, in the Company's sole judgment, for inspection, test, repair, or changes in the Delivery System, or when such interruption will lessen or remove possible danger to life or property, or will aid in the restoration of Delivery Service.

Company shall provide advance notice to Competitive Retailer of such actions, if reasonably possible. Such notice may be provided by electronic notice to all certificated Competitive Retailers operating within the Company's service territory with specific identification of location, time, and expected duration of the outage. If reasonably possible, Company shall provide notice to Competitive Retailer no later than one hour after the initiation of the curtailment, interruption, or voltage reduction that occurs due to the emergency if the emergency occurs during the Company's normal hours of operation as defined in Section 3.18. If the emergency occurs outside Company's normal hours of operation, Company shall provide notice as soon as reasonably possible under the circumstances to Competitive Retailer after the initiation of the curtailment, interruption, or voltage reduction that occurs due to the emergency. Advanced notice shall also be provided, if reasonably possible, to those Retail Customers designated as Critical Care Residential Customers, Chronic Condition Residential Customers, Critical Load Industrial Customers, and Critical Load Public Safety Customers.

Nothing herein shall prevent the Company from being liable if found to be grossly negligent or to have committed intentional misconduct with respect to its exercise of its authority in this Tariff.

The operation of broadband over power line (BPL) shall not interfere with or diminish the reliability of Company's Delivery System. Should a disruption in the provision of Delivery Service occur due to BPL, Company shall prioritize restoration of Delivery Service prior to restoration of BPL-related systems.

4.2.6 LIMITATION OF WARRANTIES BY COMPANY

Company makes no warranties with regard to the provision of Construction Service or Delivery Service and disclaims any and all warranties, express or implied, including, but without limitation, warranties of merchantability or fitness for a particular purpose.

4.3 SERVICE

4.3.1 ELIGIBILITY

A Competitive Retailer is eligible for Delivery Service when:

- (1) The Competitive Retailer and Company have received written notice from the Independent Organization certifying the Competitive Retailer's successful completion of market testing, including receipt of the digital certificate pursuant to Applicable Legal Authorities. Market testing will be conducted in accordance with a test plan as specified by Applicable Legal Authorities. Company and Competitive Retailer shall use best efforts to timely complete market testing; and

TARIFF FOR RETAIL DELIVERY SERVICE

Copy

**CenterPoint Energy Houston Electric, LLC
1111 LOUISIANA
P. O. BOX 1700
HOUSTON, TEXAS 77251**

CenterPoint Energy Houston Electric, LLC
Applicable: Entire Service Area

CNP 8014

5.2.5 EMERGENCIES AND NECESSARY INTERRUPTIONS

Company may curtail, reduce voltage, or interrupt Delivery Service in the event of an emergency arising anywhere on the Delivery System or the interconnected systems of which it is a part, when the emergency poses a threat to the integrity of its system or the systems to which it is directly or indirectly connected if, in its sole judgment, such action may prevent or alleviate the emergency condition. Company may interrupt service when necessary, in Company's sole judgment, for inspection, test, repair, or changes in Company's Delivery System, or when such interruption will lessen or remove possible danger to life or property, or will aid in the restoration of Delivery Service.

Company shall provide advance notice to Retail Customer's Competitive Retailer, if reasonably possible. Such notice may be made by electronic notice to all certificated Competitive Retailers operating within Company's service territory, specifically identifying the location, time, and expected duration of outage. Notice shall also be provided, if reasonably possible, to those Retail Customers designated as Critical Care Residential Customers, Chronic Care Residential Customers, Critical Load Industrial Customers, and Critical Load Public Safety Customers. If Retail Customer believes it qualifies for designation as a Critical Care Residential Customer, Chronic Care Residential Customer, Critical Load Industrial Customer, or Critical Load Public Safety Customer under P.U.C. SUBST. R 25.497, Retail Customer may apply for designation as provided in P.U.C. SUBST. R 25.497.

Nothing herein shall prevent the Company from being liable if found to be grossly negligent or to have committed intentional misconduct with respect to its exercise of its authority in this Tariff.

The operation of BPL shall not interfere with or diminish the reliability of Company's Delivery System. Should a disruption in the provision of Delivery Service occur due to BPL, Company shall prioritize restoration of Delivery Service prior to restoration of BPL-related systems.

5.2.6 LIMITATION OF WARRANTIES BY COMPANY

Company makes no warranties with regard to the provision of Construction Service or Delivery Service and disclaims any and all warranties, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose.

5.3 SERVICE

Company shall provide Delivery Service pursuant to the terms and conditions of this Tariff to any Retail Customer within Company's certificated service territory requiring such service. Except as required for Construction Services or other unique Delivery Service needs, Retail Customer should contact Retail Customer's designated Competitive Retailer for all matters relating to the provision of Delivery Service.

TARIFF FOR RETAIL DELIVERY SERVICE

Copy

**CenterPoint Energy Houston Electric, LLC
1111 LOUISIANA
P. O. BOX 1700
HOUSTON, TEXAS 77251**

CenterPoint Energy Houston Electric, LLC
Applicable: Entire Service Area

CNP 8014

serve Retail Customer occurs, or if the change in Rate Schedule requires a different billing methodology or different Billing Determinants, then the change shall be effective in the next full billing cycle.

5.3.7 SUSPENSION OF SERVICE

5.3.7.1 URGENT SUSPENSIONS

Company may intentionally suspend Delivery Service to Retail Customer's Electrical Installation if it knows that providing the service is hazardous or a hazardous condition may be imminent, for as long as such condition exists or may be imminent, provided that such suspension eliminates or mitigates the hazardous condition and does not result in another hazardous or life-threatening condition. Company shall take reasonable steps to notify Retail Customer as soon as possible after Company decides that it will suspend service. Where reasonable, Company shall post a notice of suspension and the reason for the suspension at the place of common entry or upon the front door of each affected Retail Customer as soon as possible after service has been disconnected.

Company may also suspend service when such suspension is authorized by Applicable Legal Authorities.

5.3.7.2 OTHER SUSPENSIONS

Company may suspend Delivery Service to Retail Customer upon notice to Retail Customer's Competitive Retailer:

- (1) In the event of unauthorized use, connection or reconnection, or diversion of service, or Tampering with the Meter or equipment, or bypassing same;
- (2) In the event that Delivery Service to Retail Customer's Electrical Installation cannot be provided consistent with Good Utility Practice, after a reasonable opportunity has been provided to Retail Customer to remedy the situation;
- (3) In the event of Retail Customer's violation of the provisions of Company's Tariff pertaining to the use of Delivery Service in a manner which interferes with the Delivery Service of others, or the operation of nonstandard equipment, or as otherwise specified by written agreement, and a reasonable opportunity has been provided to remedy the situation;
- (4) Upon Retail Customer's failure to comply with the terms of any written agreement made between Company and Retail Customer, or upon default of Retail Customer under such an agreement, or upon failure to pay any charges billed by Company directly to Retail Customer pursuant to Section 5.8.2, BILLING TO RETAIL CUSTOMER BY COMPANY, after a reasonable opportunity has been provided to remedy the failure;

From: Thomas Brocato tbrocato@lglawfirm.com
Subject: GCCC : CenterPoint Gas GRIP Filings
Date: March 5, 2021 at 5:22 PM
To: Thomas Brocato tbrocato@lglawfirm.com
Cc: Taylor P. Denison tdenison@lglawfirm.com, Chris Brewster CBrewster@lglawfirm.com

TB

Gulf Coast Coalition of Cities Members:

Yesterday CenterPoint Gas made Interim Rate Adjustment or “GRIP” filings with the cities in their Houston and Texas Coast divisions. For cities in the Houston Division, the Company is seeking recovery of \$153,689,801 in invested capital. This compares to \$157,664,708 last year, \$99,461,495 in 2019 and \$112,238,512 in 2018. The current filing will increase rates to residential customers by \$.99 per month. This will increase the current residential customer charge from \$17.39 to \$18.38 per month. Last year the increase was \$.89 per month.

For cities in the Texas Coast Division, the Company is seeking recovery of \$45,065,113 in invested capital. This compares to \$37,937,732 last year, \$46,935,293 in 2019 and \$31,889,184 in 2018. The current filing will increase rates to residential customers by \$.88 per month. This will increase the current residential customer charge from \$17.77 to \$18.65 per month. Last year the increase was \$.67 per month.

Increases in both divisions are currently scheduled to go into effect on May 3.

Under the GRIP statute cities may not challenge the Company’s request. The only action you may take is to suspend the effective date of the rate increase by 45 days. If you are interested in doing so, please let me know and I will provide you with a resolution. You have until May 3 to adopt a resolution suspending the date the rate increase would otherwise go into effect. Please feel free to contact me if you have questions. Thomas



THOMAS L. BROCATO

Principal
512-322-5857 Direct

Lloyd Gosselink Kochelle & Townsend, P.C.
816 Congress Ave., Suite 1900, Austin, TX 78701
www.lglawfirm.com | 512-322-5800

[Listen In With Lloyd Gosselink Podcast](#)
[News](#) | [vCard](#) | [Bio](#)

****ATTENTION TO PUBLIC OFFICIALS AND OFFICIALS WITH OTHER INSTITUTIONS SUBJECT TO THE OPEN MEETINGS ACT****

A "REPLY TO ALL" OF THIS EMAIL COULD LEAD TO VIOLATIONS OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO LEGAL COUNSEL.

CONFIDENTIALITY NOTICE:

This email (and all attachments) is confidential, legally privileged, and covered by the Electronic Communications Privacy Act. Unauthorized use or dissemination is prohibited. If you have received this message in error please delete it immediately. For more detailed information click <http://www.lglawfirm.com/email-disclaimer/> .

NOT AN E-SIGNATURE:

No portion of this email is an "electronic signature" and neither the author nor any client thereof will be bound by this e-mail unless expressly designated as such as provided in more detail at www.lglawfirm.com/electronic-signature-disclaimer/ .

Copy

From: Thomas Brocato tbrocato@lglawfirm.com
Subject: GCCC: CenterPoint Interim Transmission Rate Filing
Date: March 5, 2021 at 3:21 PM
To: Thomas Brocato tbrocato@lglawfirm.com
Cc: Taylor P. Denison tdenison@lglawfirm.com, Chris Brewster CBrewster@lglawfirm.com

TB

GCCC:

Yesterday CenterPoint Electric filed an interim wholesale transmission rate filing at the Public Utility Commission (the "Commission"). The Company seeks Commission approval to update its wholesale transmission cost of service ("TCOS") and wholesale transmission service rate on an interim basis to reflect changes in its invested capital. CenterPoint is allowed to file two such filings per year. This is its first in 2021. In this case, CenterPoint is seeking to increase its transmission cost of service from \$386,934,619 to \$396,210,040 (an increase of \$9,275,421). Transmission costs are collected from all customers throughout ERCOT. Interim requests such as this are not contestable and are subject to reasonableness review in a future case. **Cities do not have legal authority over transmission rates. Therefore, no action is necessary on this filing.** Please feel free to contact us if you have questions. Thomas



THOMAS L. BROCATO

Principal

512-322-5857 Direct

Lloyd Gosselink Rochelle & Townsend, P.C.
816 Congress Ave., Suite 1900, Austin, TX 78701
www.lglawfirm.com | 512-322-5800

[Listen In With Lloyd Gosselink Podcast](#)

[News](#) | [vCard](#) | [Bio](#)

****ATTENTION TO PUBLIC OFFICIALS AND OFFICIALS WITH OTHER INSTITUTIONS SUBJECT TO THE OPEN MEETINGS ACT****

A "REPLY TO ALL" OF THIS EMAIL COULD LEAD TO VIOLATIONS OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO LEGAL COUNSEL.

CONFIDENTIALITY NOTICE:

This email (and all attachments) is confidential, legally privileged, and covered by the Electronic Communications Privacy Act. Unauthorized use or dissemination is prohibited. If you have received this message in error please delete it immediately. For more detailed information click <http://www.lglawfirm.com/email-disclaimer/>.

NOT AN E-SIGNATURE:

No portion of this email is an "electronic signature" and neither the author nor any client thereof will be bound by this e-mail unless expressly designated as such as provided in more detail at www.lglawfirm.com/electronic-signature-disclaimer/.

From: Thomas Brocato tbrocato@lglawfirm.com
Subject: GCCC: PUC Rule on Critical Load Public Safety Customers
Date: March 5, 2021 at 1:57 PM
To: Thomas Brocato tbrocato@lglawfirm.com
Cc: Chris Brewster CBrewster@lglawfirm.com, Taylor P. Denison tdenison@lglawfirm.com

TB

Gulf Coast Coalition of Cities:

Many cities have expressed concern about the loss of critical load and/or not getting notice before load was shed during last month's winter storm. Here is a link to the Commission's rule related to identifying and signing up your critical load public safety accounts. As you will see in section (a)(1) this applies to hospitals, police stations, fire stations, critical water and wastewater facilities and other such accounts. Under the rule, section (b)(2) the customer is expected to engage in a "collaborative process" with the REP and CenterPoint. The benefits of signing up are found in section (c)(1) and CenterPoint's tariffs which I have attached to this email. Candidly, the language in the tariff is vague and doesn't necessarily afford must comfort. Nevertheless, we recommend you review the rule and tariff to determine whether your city should participate. Please feel free to contact us if you have questions. Thomas

<https://www.puc.texas.gov/agency/rulesnlaws/subrules/electric/25.497/25.497.pdf>



THOMAS L. BROCATO

Principal
512-322-5857 Direct

Lloyd Gosselink Rochelle & Townsend, P.C.
816 Congress Ave., Suite 1900, Austin, TX 78701
www.lglawfirm.com | 512-322-5800
[Listen In With Lloyd Gosselink Podcast](#)
[News](#) | [vCard](#) | [Bio](#)

****ATTENTION TO PUBLIC OFFICIALS AND OFFICIALS WITH OTHER INSTITUTIONS SUBJECT TO THE OPEN MEETINGS ACT****

A "REPLY TO ALL" OF THIS EMAIL COULD LEAD TO VIOLATIONS OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO LEGAL COUNSEL.

CONFIDENTIALITY NOTICE:

This email (and all attachments) is confidential, legally privileged, and covered by the Electronic Communications Privacy Act. Unauthorized use or dissemination is prohibited. If you have received this message in error please delete it immediately. For more detailed information click <http://www.lglawfirm.com/email-disclaimer/>.

NOT AN E-SIGNATURE:

No portion of this email is an "electronic signature" and neither the author nor any client thereof will be bound by this e-mail unless expressly designated as such as provided in more detail at www.lglawfirm.com/electronic-signature-disclaimer/.



CNP 5 2 5.pdf



CNP 4 2 5.pdf



CNP 5 3 71.pdf

011_0020.jpg 011_0020.jpg 011_0020.jpg

Copy



IOWA COLONY POLICE DEPARTMENT

12003 Iowa Colony Blvd.
Iowa Colony, Texas 77583

Aaron I. Bell
Chief of Police

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

Monthly Report February 2021

Offense	Reported
Burglary	2
Theft	1
Robbery	0
Total Index Crimes Reported	3
Traffic Enforcement	
Citations	203
Warnings	9
Accident Investigations	
Minor Crashes	6
Major Crashes	0
Fatality Crashes	0
Calls for Service	
Alarms	37
Assist Other Agency	31
Disturbance	9
Fire	4
Other	161
Security Checks	526
Suspicious Activity/Persons	12

Significant Events

- February 2021 – Staff have continued to participate in conference calls with local and county officials and monitoring the response to COVID-19. Staff have provided guidance and information to various stakeholders for response and mitigation.
- February 3 – Officers were dispatched to Sacred Heart Church in response to a female found deceased in a vehicle. Investigation determined the female had committed suicide inside her vehicle.
- February 4 – Officer was conducting a close patrol of Meridiana's Oasis Village when he encountered a suspicious person. The individual was found to have an outstanding warrant from Harris County and was arrested.
- February 9 – Officer was dispatched to a report of a vehicle that ran into a fence in the 2500 block of Tiger Eye Dr. The driver was transported to the hospital for evaluation. During a search of the vehicle illegal narcotics were located. Additional charges will be filed pending laboratory testing of narcotics.



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

- February 18 – Officers were dispatched to the 100 block of Kiowa Ct. in reference to a burglary of a residence. Officers arrested three individuals and have recovered numerous pieces of property worth thousands of dollars, that were stolen.
- February 19 – Officer patrolling the area observed a vehicle stopped in the roadway in the 4400 block of Dubuque Pkwy. It appeared some of type of disturbance was occurring. During the investigation it was determined the driver of the vehicle was also intoxicated. The driver was arrested for Driving While Intoxicated and Assault Family Violence.
- February 20 – Officers were dispatched to the 1600 block of CR 62 in regards to animal cruelty. It was reported a horse had been laying down for some time and appeared in distress. During the investigation, assisted by the Houston SPCA, a court order was obtained and the horse was seized. An investigation into the incident is ongoing.

Copy



IOWA COLONY POLICE DEPARTMENT

12003 Iowa Colony Blvd.
Iowa Colony, Texas 77583

Aaron I. Bell
Chief of Police

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

February 2021

Completed a total of 50 Calls for Service, for Code Compliance and Animal Control.

CODE COMPLIANCE

City Ordinance	13	Calls for Service – 11342 Iowa Colony Blvd, Dirt Permit Required, Ames Blvd @ Meridiana Pkwy, Old Builders Signs on ground 105 Des Moines, Demo Permit – 4000 Blk of Cedar Rapids, Ongoing Investigation on Zoning Violations, Illegal Dumping patrolling on Karsten Blvd, & 3915 Shaw Rd
Sign Violations	12	Calls for Service – Reg Tags on Builders Signs in the Right of Ways Coventry, Beazer, Gehan, David Weekly, Greeneco, Colina, Long Lake, Grey Point, Liberty, Censeo, & LGI
Stake Sign	7	Calls for Service, each call was a different location Stake Signs / Bandit Signs removed – total of 73 signs picked up & disposed of
Objects in Road	1	Call for Service – crab trap on State Hwy 288 @ Hwy 6

ANIMAL CONTROL

Bite Case	2	Calls for Service – 2500 Blk Cr 62 & 9800 Blk Joyce
Animals at Large	8	Calls for Service of animals at large, each call different location
Animals Impound	4	Calls for Service – Overnight stay with Alvin Animal Control, then Transferred over (1) Husky X to the Houston Humane Society. (2) k-9's returned to owner 13500 Blk of Cr 65 Rosharon TX
ACO Patrol	4	Calls for Service - Meridiana Subdv, Sterling Lakes Subdv, and Trailer Park off of Louisiana
Animal Cruelty	1	Call for Service – 1600 Blk of Cr 62, (1) Horse Seized in poor shape, Horse was impounded by Houston SPCA taken to Vet Clinic, court was set for Feb 26 th , caretaker of horse was found guilty and horse was awarded to Houston SPCA



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

MONTHLY REPORT- February 2021

March 11, 2021

Mayor and Council,

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

Building Department

Inspections Conducted-

Building Inspections-	361
Plumbing Inspections -	280
Mechanical Inspections-	95
Electrical Inspections-	270
Total-	1006

Total Fees Collected-

Initial Fees-	\$185,679.60
Re- Inspection Fees-	\$1,700.00
Convenience Fee-	\$255.15
Total-	\$187,634.75

Fire Marshal

Conducted fire sprinkler pipe size and fire damper size verification at the new high school. These were partial inspections.

No other information to report.

Thanks,

Albert Cantu

Albert Cantu,
Fire Marshal/Building Official

City of Iowa Colony
Balance Sheet
As of February 28, 2021

	Feb 28, 21
ASSETS	0.00
LIABILITIES & EQUITY	
Equity	
Baymark Pipeleine LLC	
Baymark P - Engr/Inspctn/Legal	21,193.29
Baymark Pipeleine LLC - Other	183,037.50
Total Baymark Pipeleine LLC	204,230.79
Cherry Crushed Concrete	23,200.00
Early Plat- Merid Sec 68	507,670.79
Early Plat- SVW Section 3	-0.01
Formosa/Lav pipeline-TRC	10,826.04
M2E3/EnterprisePipeline	5,466.76
Meridiana Escrow	4,615.00
Old Airline Market- Axis Dev.	207.50
Sierra Vista- Land Tejas	49,261.30
Sierra Vista West- Land Tejas	44,442.37
South Texas NGL Pipeline, LLC	
South TX NGL -Engr/Inspct/Legal	21,680.81
South Texas NGL Pipeline, LLC - Other	183,622.50
Total South Texas NGL Pipeline, LLC	205,303.31
Sterling Lakes - Land Tejas	-284.66
1002401 · Capital Contribution-CR 64	1,731,000.00
1002406 · Earlt Platting Escrow Sec. 13	-0.01
1002501 · Property Delq Tax - TIF 100%	3,159.70
1002502 · Property Tax TIF-100%	-105,691.73
1003600 · Opening Balance Equity	753,437.07
1003601 · Retained Earnings	-95,189.00
Total Equity	3,341,655.22
TOTAL LIABILITIES & EQUITY	3,341,655.22

City of Iowa Colony
Profit & Loss Budget vs. Actual
 October 2020 through February 2021

	Oct '20 - Feb 21	Budget
Income		
4100 · GENERAL REVENUE		
4109 · Mixed Beverage Tax	379.44	2,000.00
4110 · City Sales Tax	160,421.44	350,000.00
4120 · Property Tax	1,874,160.32	1,164,165.53
4121 · Delinquent Property Tax	13,179.73	35,000.00
4130 · Property Tax - TIF - 70%	711,969.11	0.00
4131 · Delinquent Tax - TIF - 70%	-429.86	0.00
4132 · City Property TIF 30%	305,129.64	0.00
4133 · City Property Delinquent TIF 30%	-184.23	0.00
4134 · Intermodel Ship. Container	891.00	2,000.00
Total 4100 · GENERAL REVENUE	3,065,516.59	1,553,165.53
4122 · OTHER REVENUE		
4124 · Accident Reports	40.00	0.00
4126 · MUD 31 Annexation		
MUD 31 Pub. Safety Contr.	0.00	250,000.00
MUD 32 Pub. Safety Contr.	0.00	250,000.00
4126 · MUD 31 Annexation - Other	0.00	0.00
Total 4126 · MUD 31 Annexation	0.00	500,000.00
4122 · OTHER REVENUE - Other	4,255.47	0.00
Total 4122 · OTHER REVENUE	4,295.47	500,000.00
4125 · Arrest Fees	39.76	0.00
4200 · BUILDING & CONSTRUCTION PERMITS		
4201 · Building Construction Permits	732,896.30	1,375,000.00
4202 · Trade Fees	13,698.83	40,000.00
4203 · Reinspection Fees	15,075.00	25,000.00
4204 · Signs	200.00	2,500.00
4205 · Misc Permits	1,606.10	1,000.00
4206 · Dirt Work Permits	0.00	1,500.00
4207 · Driveway Permits	1,000.00	3,000.00
4210 · Culvert Permit	0.00	1,000.00
4211 · Commercial Vehicle Permit	500.00	3,000.00
4212 · Park Use Permit	30.00	
Total 4200 · BUILDING & CONSTRUCTION PERMITS	765,006.23	1,452,000.00
4300 · PLAT FEES		
4301 · Preliminary Plat Fees	4,710.00	75,000.00
4302 · Final Plat Fees	5,260.00	40,000.00
4303 · Abbreviated Plat Fees	7,410.00	2,000.00
4304 · Plat Re-Check Fee	0.00	0.00
4305 · Admin Fee- Early Plat Recording	10,153.42	300,000.00
Total 4300 · PLAT FEES	27,533.42	417,000.00
4400 · ENGINEERING FEES		
4401 · Infrastructure Plan Review Fee	21,240.52	150,000.00
4402 · Recheck Fee	0.00	0.00
4403 · Civil Site Plan Review Fee	82,764.29	300,000.00
4404 · Other	0.00	0.00
Total 4400 · ENGINEERING FEES	104,004.81	450,000.00
4500 · ZONING FEES		
4501 · Rezoning Fees	0.00	3,000.00
4502 · Misc Zoning Fees	0.00	0.00
4503 · Specific Use Permit	0.00	2,000.00
Total 4500 · ZONING FEES	0.00	5,000.00
4600 · FRANCHISE		
4601 · Franchise Tax - Electric	94,155.20	110,000.00
4602 · Franchise Tax - Gas	0.00	20,000.00

City of Iowa Colony
Profit & Loss Budget vs. Actual
October 2020 through February 2021

	Oct '20 - Feb 21	Budget
4603 · Telecommunications Fee-Sales Tax	151.64	10,000.00
4600 · FRANCHISE - Other	0.00	0.00
Total 4600 · FRANCHISE	94,306.84	140,000.00
4700 · CITATIONS		
4701 · Citations / Warrants	146,766.20	200,000.00
4702 · Delinquent Court Collection	465.00	5,000.00
4703 · Court Security Fee	2,483.03	2,000.00
4704 · Court Technology Fee	2,631.27	2,500.00
4700 · CITATIONS - Other	241.00	
Total 4700 · CITATIONS	152,586.50	209,500.00
4800 · SPECIAL FUNDS		
4803 · Miscellaneous Grants	5,920.50	0.00
4805 · Park Reserves	0.00	35,000.00
Total 4800 · SPECIAL FUNDS	5,920.50	35,000.00
4900 · INVESTMENT INCOME		
4910 · Interest Income	33.34	1,000.00
Total 4900 · INVESTMENT INCOME	33.34	1,000.00
Total Income	4,219,243.46	4,762,665.53
Gross Profit	4,219,243.46	4,762,665.53
Expense		
UNKNOWN EXPENSE		
1105110 · Payroll Expenses	330.84	0.00
Total UNKNOWN EXPENSE	330.84	0.00
10 · ADMINISTRATION		
10-5111 · Payroll - City Secretary	23,125.00	62,831.00
10-5112 · Payroll - Clerk	0.00	17,680.00
10-5113 · Payroll-City Manager	21,297.25	100,000.00
10-5114 · Merit pool (For all employees)	0.00	0.00
10-5115 · Payroll Clerk - Overtime	0.00	0.00
10-5120 · Payroll Taxes	1,821.45	13,248.88
10-5127 · TMRS	3,003.55	18,202.06
10-5130 · Texas Workforce Commission	144.00	486.00
10-5132 · Insurance - Health	0.00	11,660.00
10-5200 · Professional Services	0.00	0.00
10-5210 · Legal Delinquent Citations	0.00	0.00
10-5211 · Legal	39,022.28	100,000.00
10-5212 · Audit	3,218.00	22,000.00
10-5213 · Tax Appraisal & Collection	0.00	0.00
10-5219 · Management Professional Service	5,816.50	10,000.00
10-5220 · Website - Professional		
Website Domain	434.99	400.00
10-5220 · Website - Professional - Other	2,500.00	5,500.00
Total 10-5220 · Website - Professional	2,934.99	5,900.00
10-5225 · Equipment Maintenance	277.00	
10-5227 · Hosting BCCA Meeting	0.00	0.00
10-5228 · Property Taxes Collection Fee	0.00	7,000.00
10-5229 · BCAD Fee	5,912.99	6,000.00
10-5240 · Building Maintenance		
Prof Cleaning Services	4,500.00	
10-5240 · Building Maintenance - Other	4,689.31	50,000.00
Total 10-5240 · Building Maintenance	9,189.31	50,000.00
10-5245 · Technology	5,812.39	16,000.00
10-5246 · Software Maintenance / License	5,323.04	7,500.00
10-5250 · Utilities	2,204.08	9,000.00

City of Iowa Colony
Profit & Loss Budget vs. Actual
October 2020 through February 2021

	Oct '20 - Feb 21	Budget
10-5260 · Equipment Rentals	1,072.32	3,000.00
10-5320 · Supplies / Printing	2,231.82	12,000.00
10-5321 · Postage	118.10	750.00
10-5322 · Advertising & Legal Notices	2,252.16	5,000.00
10-5323 · Telephone Expense	7,181.67	10,000.00
10-5325 · Miscellaneous	2,591.11	0.00
10-5326 · Well Permit Fee	0.00	30.00
10-5411 · Travel & Training	1,471.03	2,400.00
10-5412 · Seminars/BCCA	0.00	1,200.00
10-5439 · Election Costs	3,561.94	8,000.00
10-5481 · Mayor's Special Expense	26.82	1,500.00
10-5495 · Dues	200.00	2,000.00
10-5630 · Equipment	2,122.10	500.00
10-5710 · Insurance - Windstorm	911.00	7,500.00
10-5720 · Insurance - Liability/Prop/ WC	14,705.50	20,000.00
10-5721 · Bank Fees	0.00	100.00
10-5722 · credit card fees	435.14	4,000.00
10-5723 · Certificate Pay	0.00	0.00
10-5724 · Longevity PAY	180.00	240.00
10-5725 · Grant Admin	0.00	15,000.00
10-5730 · Building Renovations	0.00	0.00
5113 · Payroll - Office Manager	0.00	0.00
Total 10 · ADMINISTRATION	168,162.54	550,727.94
15 · FINANCE		
15-5112 · Payroll - Senior Accountant	29,166.70	70,004.00
15-5127 · TMRS	3,788.17	7,357.42
15-5128 · FICA	2,122.53	5,355.31
15-5129 · TWC	144.00	162.00
15-5130 · WC	0.00	3,052.00
15-5132 · Health Insurance	2,272.00	5,830.00
15-5320 · Supplies/Printing	156.57	2,000.00
15-5321 · Postage	46.50	200.00
15-5410 · Technology	444.89	8,000.00
15-5411 · Training & Travel	0.00	5,000.00
15-5495 · Dues	0.00	2,500.00
15-5630 · Equipment	0.00	0.00
15-5723 · Certificate Pay	0.00	0.00
15-5724 · Longevity Pay	0.00	0.00
Total 15 · FINANCE	38,141.36	109,460.73
20 · POLICE DEPARTMENT		
20-5112 · Payroll - Police Chief	41,451.10	99,495.00
20-5113 · Payroll - Full Time Officer	163,009.47	490,614.50
20-5114 · Telecommunications Operator	0.00	17,680.00
20-5115 · Humane/Code Enf. Officer	15,900.50	41,600.00
20-5125 · Payroll - Overtime	5,650.95	10,000.00
20-5126 · Professional Services	5,625.00	7,000.00
20-5127 · TMRS	31,822.10	73,810.63
20-5128 · FICA	15,738.11	53,725.15
20-5129 · TWC	1,599.12	2,106.00
20-5130 · WC	0.00	28,313.38
20-5131 · Certification Pay	5,584.59	42,100.00
20-5132 · Health Insurance	17,918.92	69,960.00
20-5320 · Supplies & Printing	1,119.13	3,500.00
20-5321 · Postage	26.95	100.00
20-5322 · Recruiting and Hiring Expenses	679.16	1,500.00
20-5324 · Cell Phone	2,111.71	7,000.00
20-5325 · Miscellaneous	993.85	4,900.00
20-5326 · Uniforms	3,135.01	7,500.00
20-5327 · Charitable	0.00	0.00
20-5410 · Technology	3,882.81	18,000.00
20-5411 · Travel & Training	663.77	5,000.00
20-5412 · Radio Service	3,618.00	3,300.00
20-5413 · Radio Equipment	1,314.03	2,000.00

City of Iowa Colony
Profit & Loss Budget vs. Actual
October 2020 through February 2021

	Oct '20 - Feb 21	Budget
20-5415 · Building Maintenance	1,700.80	2,600.00
20-5450 · Vehicle Equipment	-869.00	5,000.00
20-5495 · Association Dues	368.88	1,000.00
20-5496 · Dues - TCLDS	0.00	0.00
20-5497 · Animal Control	2,572.50	2,000.00
20-5498 · Hospital Expense - Suspects	0.00	1,000.00
20-5499 · Investigations	673.00	2,900.00
20-5724 · Longevity Pay	300.00	300.00
20-5810 · Vehicle Insurance	4,255.50	5,000.00
20-5820 · Vehicle Repairs & Maint	3,475.77	13,000.00
20-5830 · Fuel	8,611.05	30,000.00
20-5840 · Equipment	2,326.46	10,000.00
20-5850 · Vehicle Replacement Fund	0.00	47,200.00
20-8000 · Emergency Management	125.00	
Total 20 · POLICE DEPARTMENT	345,384.24	1,109,204.66
25 · MUNICIPAL COURT		
25-5112 · Payroll- Municipal Court Clerk	15,823.78	45,001.00
25-5125 · Payroll - Clerk Overtime	1,644.12	2,500.00
25-5127 · TMRS	2,759.10	5,118.48
25-5128 · FICA	1,240.31	3,725.63
25-5129 · TWC	118.07	162.00
25-5130 · WC	0.00	1,962.04
25-5131 · Certification Pay	507.65	1,200.00
25-5132 · Health Insurance	2,249.25	5,830.00
25-5210 · Legal Delinquent Citations	0.00	5,000.00
25-5216 · Judge Court Fees	7,000.00	25,000.00
25-5217 · Prosecutor Fees	25,300.00	35,500.00
25-5218 · Interpreter	11.25	1,500.00
25-5219 · Professional Services - Muni Co	16,287.50	10,000.00
25-5222 · Court Security Exp.	558.61	0.00
25-5223 · Court Technology Exp.	0.00	0.00
25-5315 · Payroll - Clerk	1,509.78	0.00
25-5321 · Postage	27.80	500.00
25-5411 · Travel & Training	155.00	1,000.00
25-5414 · Jury Trial Expense	0.00	1,500.00
25-5415 · State Criminal Cost & Fees	37,262.38	80,000.00
25-5500 · Supplies & Equipment	217.60	4,200.00
25-5730 · Contract Services	5,661.00	4,735.12
Total 25 · MUNICIPAL COURT	118,333.20	234,434.27
30 · PUBLIC WORKS DEPARTMENT		
30-5115 · Payroll - Public Works	21,152.00	55,000.00
30-5125 · Payroll - Public Works Overtime	1,275.08	2,000.00
30-5127 · TMRS	3,226.79	5,990.70
30-5128 · FICA	1,469.62	4,600.00
30-5129 · TWC	144.00	162.00
30-5130 · WC	0.00	2,400.00
30-5131 · Certification Pay	0.00	0.00
30-5132 · Health Insurance	2,249.25	5,830.00
30-5320 · Supplies	1,242.56	7,440.00
30-5326 · Uniforms	10.81	
30-5451 · Roads./ Bridges/ Drainage	3,817.00	325,000.00
30-5452 · Mowing Roads	21,200.00	60,000.00
30-5454 · Bridge Replacement	0.00	30,000.00
30-5455 · Signs & Postings	3,851.33	8,000.00
30-5456 · Public Works Maintenance	2,685.74	25,000.00
30-5461 · Park Improvements	0.00	35,000.00
30-5462 · Park Maintenance	18,884.33	70,000.00
30-5810 · Vehicle Insurance	454.50	
30-5820 · Vehicle Repairs & Maint	1,437.27	6,800.00
30-5830 · Fuel	961.29	5,000.00
30-5840 · Equipment	14,747.27	24,000.00
30-5850 · Vehicle Replacement Fund	0.00	3,500.00

City of Iowa Colony
Profit & Loss Budget vs. Actual
October 2020 through February 2021

	Oct '20 - Feb 21	Budget
30-5860 · ROW Maintenance	0.00	5,000.00
Total 30 · PUBLIC WORKS DEPARTMENT	98,808.84	680,722.70
35 · COMMUNITY DEVELOPMENT		
35-5111 · Payroll-Building Official	25,833.36	80,000.00
35-5112 · Payroll-Permits Clerk	15,400.00	40,040.00
35-5125 · Payroll-Clerk Overtime	573.75	1,500.00
35-5127 · TMRS	5,552.25	12,773.85
35-5128 · FICA	2,930.48	9,297.81
35-5129 · TWC	386.56	324.00
35-5130 · WC	0.00	5,234.05
35-5131 · Certification Pay	0.00	480.00
35-5132 · Health Insurance	4,672.71	8,745.00
35-5212 · Early Platting Escrow Exp. INV	0.00	0.00
35-5214 · Engineering Services		
35-5216 · Platting	22,026.74	150,000.00
35-5217 · Plan Review	17,839.32	100,000.00
35-5218 · Permits/Inspections	75,130.19	195,000.00
35-5214 · Engineering Services - Other	30,072.55	80,000.00
Total 35-5214 · Engineering Services	145,068.80	525,000.00
35-5215 · Building Inspector Fees	319,868.06	295,500.00
35-5219 · Professional Services - Plannin	15,349.56	85,000.00
35-5220 · TIF Fund (70% of TIF revenue t	711,539.25	0.00
35-5221 · ICVFD Contract Services/Equip	0.00	6,000.00
35-5246 · Software Subscription/License	3,502.28	
35-5320 · Supplies	1,386.75	
35-5326 · Uniforms	2,796.04	
35-5455 · Signage & Postings	215.00	4,000.00
35-5722 · Credit Card Fees	10,429.63	10,000.00
35-5724 · Longevity Pay	120.00	240.00
35-5820 · Vehicle Repairs & Maint	1,221.39	
35-5830 · Fuel	151.08	
35-5840 · Equipment	8,229.57	
35-5850 · Vehicle Replacement Fund	0.00	3,500.00
Total 35 · COMMUNITY DEVELOPMENT	1,275,226.52	1,087,634.71
90 · CAPITAL AND PLANNING PROJECTS		
City Hall Remodel	4,821.00	
Parking and Storage Lot	0.00	0.00
Public Safety Building Reserve	0.00	500,000.00
Purchase of Prop. Next to CH	5,212.31	0.00
990 · Contingency	0.00	35,000.00
991 · PD - Vehicle	0.00	35,000.00
992 · PW Loader/Backhoe/Brush Truck	0.00	20,000.00
993 · Planning Projects	28,475.00	200,000.00
994 · Public Works Vehicle	0.00	0.00
90 · CAPITAL AND PLANNING PROJECTS - Other	0.00	175,000.00
Total 90 · CAPITAL AND PLANNING PROJECTS	38,508.31	965,000.00
Total Expense	2,082,895.85	4,737,185.01
Net Income	2,136,347.61	25,480.52

City of Iowa Colony
Profit & Loss Budget vs. Actual
 October 2020 through February 2021

	\$ Over Budget	% of Budget
Income		
4100 · GENERAL REVENUE		
4109 · Mixed Beverage Tax	-1,620.56	19.0%
4110 · City Sales Tax	-189,578.56	45.8%
4120 · Property Tax	709,994.79	161.0%
4121 · Delinquent Property Tax	-21,820.27	37.7%
4130 · Property Tax - TIF - 70%	711,969.11	100.0%
4131 · Delinquent Tax - TIF - 70%	-429.86	100.0%
4132 · City Property TIF 30%	305,129.64	100.0%
4133 · City Property Delinquent TIF 30%	-184.23	100.0%
4134 · Intermodal Ship. Container	-1,109.00	44.6%
Total 4100 · GENERAL REVENUE	1,512,351.06	197.4%
4122 · OTHER REVENUE		
4124 · Accident Reports	40.00	100.0%
4126 · MUD 31 Annexation		
MUD 31 Pub. Safety Contr.	-250,000.00	0.0%
MUD 32 Pub. Safety Contr.	-250,000.00	0.0%
4126 · MUD 31 Annexation - Other	0.00	0.0%
Total 4126 · MUD 31 Annexation	-500,000.00	0.0%
4122 · OTHER REVENUE - Other	4,255.47	100.0%
Total 4122 · OTHER REVENUE	-495,704.53	0.9%
4125 · Arrest Fees	39.76	100.0%
4200 · BUILDING & CONSTRUCTION PERMITS		
4201 · Building Construction Permits	-642,103.70	53.3%
4202 · Trade Fees	-26,301.17	34.2%
4203 · Reinspection Fees	-9,925.00	60.3%
4204 · Signs	-2,300.00	8.0%
4205 · Misc Permits	606.10	160.6%
4206 · Dirt Work Permits	-1,500.00	0.0%
4207 · Driveway Permits	-2,000.00	33.3%
4210 · Culvert Permit	-1,000.00	0.0%
4211 · Commercial Vehicle Permit	-2,500.00	16.7%
4212 · Park Use Permit		
Total 4200 · BUILDING & CONSTRUCTION PERMITS	-686,993.77	52.7%
4300 · PLAT FEES		
4301 · Preliminary Plat Fees	-70,290.00	6.3%
4302 · Final Plat Fees	-34,740.00	13.2%
4303 · Abbreviated Plat Fees	5,410.00	370.5%
4304 · Plat Re-Check Fee	0.00	0.0%
4305 · Admin Fee- Early Plat Recording	-289,846.58	3.4%
Total 4300 · PLAT FEES	-389,466.58	6.6%
4400 · ENGINEERING FEES		
4401 · Infrastructure Plan Review Fee	-128,759.48	14.2%
4402 · Recheck Fee	0.00	0.0%
4403 · Civil Site Plan Review Fee	-217,235.71	27.6%
4404 · Other	0.00	0.0%
Total 4400 · ENGINEERING FEES	-345,995.19	23.1%
4500 · ZONING FEES		
4501 · Rezoning Fees	-3,000.00	0.0%
4502 · Misc Zoning Fees	0.00	0.0%
4503 · Specific Use Permit	-2,000.00	0.0%
Total 4500 · ZONING FEES	-5,000.00	0.0%
4600 · FRANCHISE		
4601 · Franchise Tax - Electric	-15,844.80	85.6%
4602 · Franchise Tax - Gas	-20,000.00	0.0%

City of Iowa Colony
Profit & Loss Budget vs. Actual
October 2020 through February 2021

	\$ Over Budget	% of Budget
4603 · Telecommunications Fee-Sales Tax	-9,848.36	1.5%
4600 · FRANCHISE - Other	0.00	0.0%
Total 4600 · FRANCHISE	-45,693.16	67.4%
4700 · CITATIONS		
4701 · Citations / Warrants	-53,233.80	73.4%
4702 · Delinquent Court Collection	-4,535.00	9.3%
4703 · Court Security Fee	483.03	124.2%
4704 · Court Technology Fee	131.27	105.3%
4700 · CITATIONS - Other		
Total 4700 · CITATIONS	-56,913.50	72.8%
4800 · SPECIAL FUNDS		
4803 · Miscellaneous Grants	5,920.50	100.0%
4805 · Park Reserves	-35,000.00	0.0%
Total 4800 · SPECIAL FUNDS	-29,079.50	16.9%
4900 · INVESTMENT INCOME		
4910 · Interest Income	-966.66	3.3%
Total 4900 · INVESTMENT INCOME	-966.66	3.3%
Total Income	-543,422.07	88.6%
Gross Profit	-543,422.07	88.6%
Expense		
UNKNOWN EXPENSE		
1105110 · Payroll Expenses	330.84	100.0%
Total UNKNOWN EXPENSE	330.84	100.0%
10 · ADMINISTRATION		
10-5111 · Payroll - City Secretary	-39,706.00	36.8%
10-5112 · Payroll - Clerk	-17,680.00	0.0%
10-5113 · Payroll-City Manager	-78,702.75	21.3%
10-5114 · Merit pool (For all employees)	0.00	0.0%
10-5115 · Payroll Clerk - Overtime	0.00	0.0%
10-5120 · Payroll Taxes	-11,427.43	13.7%
10-5127 · TMRS	-15,198.51	16.5%
10-5130 · Texas Workforce Commission	-342.00	29.6%
10-5132 · Insurance - Health	-11,660.00	0.0%
10-5200 · Professional Services	0.00	0.0%
10-5210 · Legal Delinquent Citations	0.00	0.0%
10-5211 · Legal	-60,977.72	39.0%
10-5212 · Audit	-18,782.00	14.6%
10-5213 · Tax Appraisal & Collection	0.00	0.0%
10-5219 · Management Professional Service	-4,183.50	58.2%
10-5220 · Website - Professional		
Website Domain	34.99	108.7%
10-5220 · Website - Professional - Other	-3,000.00	45.5%
Total 10-5220 · Website - Professional	-2,965.01	49.7%
10-5225 · Equipment Maintenance		
10-5227 · Hosting BCCA Meeting	0.00	0.0%
10-5228 · Property Taxes Collection Fee	-7,000.00	0.0%
10-5229 · BCAD Fee	-87.01	98.5%
10-5240 · Building Maintenance		
Prof Cleaning Services		
10-5240 · Building Maintenance - Other	-45,310.69	9.4%
Total 10-5240 · Building Maintenance	-40,810.69	18.4%
10-5245 · Technology	-10,187.61	36.3%
10-5246 · Software Maintenance / License	-2,176.96	71.0%
10-5250 · Utilities	-6,795.92	24.5%

City of Iowa Colony
Profit & Loss Budget vs. Actual
October 2020 through February 2021

	\$ Over Budget	% of Budget
10-5260 · Equipment Rentals	-1,927.68	35.7%
10-5320 · Supplies / Printing	-9,768.18	18.6%
10-5321 · Postage	-631.90	15.7%
10-5322 · Advertising & Legal Notices	-2,747.84	45.0%
10-5323 · Telephone Expense	-2,818.33	71.8%
10-5325 · Miscellaneous	2,591.11	100.0%
10-5326 · Well Permit Fee	-30.00	0.0%
10-5411 · Travel & Training	-928.97	61.3%
10-5412 · Seminars/BCCA	-1,200.00	0.0%
10-5439 · Election Costs	-4,438.06	44.5%
10-5481 · Mayor's Special Expense	-1,473.18	1.8%
10-5495 · Dues	-1,800.00	10.0%
10-5630 · Equipment	1,622.10	424.4%
10-5710 · Insurance - Windstorm	-6,589.00	12.1%
10-5720 · Insurance - Liability/Prop/ WC	-5,294.50	73.5%
10-5721 · Bank Fees	-100.00	0.0%
10-5722 · credit card fees	-3,564.86	10.9%
10-5723 · Certificate Pay	0.00	0.0%
10-5724 · Longevity Pay	-60.00	75.0%
10-5725 · Grant Admin	-15,000.00	0.0%
10-5730 · Building Renovations	0.00	0.0%
5113 · Payroll - Office Manager	0.00	0.0%
Total 10 · ADMINISTRATION	-382,565.40	30.5%
15 · FINANCE		
15-5112 · Payroll - Senior Accountant	-40,837.30	41.7%
15-5127 · TMRS	-3,569.25	51.5%
15-5128 · FICA	-3,232.78	39.6%
15-5129 · TWC	-18.00	88.9%
15-5130 · WC	-3,052.00	0.0%
15-5132 · Health Insurance	-3,558.00	39.0%
15-5320 · Supplies/Printing	-1,843.43	7.8%
15-5321 · Postage	-153.50	23.3%
15-5410 · Technology	-7,555.11	5.6%
15-5411 · Training & Travel	-5,000.00	0.0%
15-5495 · Dues	-2,500.00	0.0%
15-5630 · Equipment	0.00	0.0%
15-5723 · Certificate Pay	0.00	0.0%
15-5724 · Longevity Pay	0.00	0.0%
Total 15 · FINANCE	-71,319.37	34.8%
20 · POLICE DEPARTMENT		
20-5112 · Payroll - Police Chief	-58,043.90	41.7%
20-5113 · Payroll - Full Time Officer	-327,605.03	33.2%
20-5114 · Telecommunications Operator	-17,680.00	0.0%
20-5115 · Humane/Code Enf. Officer	-25,699.50	38.2%
20-5125 · Payroll - Overtime	-4,349.05	56.5%
20-5126 · Professional Services	-1,375.00	80.4%
20-5127 · TMRS	-41,988.53	43.1%
20-5128 · FICA	-37,987.04	29.3%
20-5129 · TWC	-506.88	75.9%
20-5130 · WC	-28,313.38	0.0%
20-5131 · Certification Pay	-36,515.41	13.3%
20-5132 · Health Insurance	-52,041.08	25.6%
20-5320 · Supplies & Printing	-2,380.87	32.0%
20-5321 · Postage	-73.05	27.0%
20-5322 · Recruiting and Hiring Expenses	-820.84	45.3%
20-5324 · Cell Phone	-4,888.29	30.2%
20-5325 · Miscellaneous	-3,906.15	20.3%
20-5326 · Uniforms	-4,364.99	41.8%
20-5327 · Charitable	0.00	0.0%
20-5410 · Technology	-14,117.19	21.6%
20-5411 · Travel & Training	-4,336.23	13.3%
20-5412 · Radio Service	318.00	109.6%
20-5413 · Radio Equipment	-685.97	65.7%

City of Iowa Colony
Profit & Loss Budget vs. Actual
October 2020 through February 2021

	\$ Over Budget	% of Budget
20-5415 · Building Maintenance	-899.20	65.4%
20-5450 · Vehicle Equipment	-5,869.00	-17.4%
20-5495 · Association Dues	-631.12	36.9%
20-5496 · Dues - TCLDS	0.00	0.0%
20-5497 · Animal Control	572.50	128.6%
20-5498 · Hospital Expense - Suspects	-1,000.00	0.0%
20-5499 · Investigations	-2,227.00	23.2%
20-5724 · Longevity Pay	0.00	100.0%
20-5810 · Vehicle Insurance	-744.50	85.1%
20-5820 · Vehicle Repairs & Maint	-9,524.23	26.7%
20-5830 · Fuel	-21,388.95	28.7%
20-5840 · Equipment	-7,673.54	23.3%
20-5850 · Vehicle Replacement Fund	-47,200.00	0.0%
20-8000 · Emergency Management		
Total 20 · POLICE DEPARTMENT	-763,820.42	31.1%
25 · MUNICIPAL COURT		
25-5112 · Payroll- Municipal Court Clerk	-29,177.22	35.2%
25-5125 · Payroll - Clerk Overtime	-855.88	65.8%
25-5127 · TMRS	-2,359.38	53.9%
25-5128 · FICA	-2,485.32	33.3%
25-5129 · TWC	-43.93	72.9%
25-5130 · WC	-1,962.04	0.0%
25-5131 · Certification Pay	-692.35	42.3%
25-5132 · Health Insurance	-3,580.75	38.6%
25-5210 · Legal Delinquent Citations	5,000.00	0.0%
25-5216 · Judge Court Fees	-18,000.00	28.0%
25-5217 · Prosecutor Fees	-10,200.00	71.3%
25-5218 · Interpreter	-1,488.75	0.8%
25-5219 · Professional Services - Muni Co	6,287.50	162.9%
25-5222 · Court Security Exp.	558.61	100.0%
25-5223 · Court Technology Exp.	0.00	0.0%
25-5315 · Payroll - Clerk	1,509.78	100.0%
25-5321 · Postage	-472.20	5.6%
25-5411 · Travel & Training	-845.00	15.5%
25-5414 · Jury Trial Expense	-1,500.00	0.0%
25-5415 · State Criminal Cost & Fees	-42,737.62	46.6%
25-5500 · Supplies & Equipment	-3,982.40	5.2%
25-5730 · Contract Services	925.88	119.6%
Total 25 · MUNICIPAL COURT	-116,101.07	50.5%
30 · PUBLIC WORKS DEPARTMENT		
30-5115 · Payroll - Public Works	-33,848.00	38.5%
30-5125 · Payroll - Public Works Overtime	-724.92	63.8%
30-5127 · TMRS	-2,763.91	53.9%
30-5128 · FICA	-3,130.38	31.9%
30-5129 · TWC	-18.00	88.9%
30-5130 · WC	-2,400.00	0.0%
30-5131 · Certification Pay	0.00	0.0%
30-5132 · Health Insurance	-3,580.75	38.6%
30-5320 · Supplies	-6,197.44	16.7%
30-5326 · Uniforms		
30-5451 · Roads./ Bridges/ Drainage	-321,183.00	1.2%
30-5452 · Mowing Roads	-38,800.00	35.3%
30-5454 · Bridge Replacement	-30,000.00	0.0%
30-5455 · Signs & Postings	-4,148.67	48.1%
30-5456 · Public Works Maintenance	-22,314.26	10.7%
30-5461 · Park Improvements	-35,000.00	0.0%
30-5462 · Park Maintenance	-51,115.67	27.0%
30-5810 · Vehicle Insurance		
30-5820 · Vehicle Repairs & Maint	-5,362.73	21.1%
30-5830 · Fuel	-4,038.71	19.2%
30-5840 · Equipment	-9,252.73	61.4%
30-5850 · Vehicle Replacement Fund	-3,500.00	0.0%

City of Iowa Colony
Profit & Loss Budget vs. Actual
October 2020 through February 2021

	\$ Over Budget	% of Budget
30-5860 · ROW Maintenance	-5,000.00	0.0%
Total 30 · PUBLIC WORKS DEPARTMENT	-581,913.86	14.5%
35 · COMMUNITY DEVELOPMENT		
35-5111 · Payroll-Building Official	-54,166.64	32.3%
35-5112 · Payroll-Permits Clerk	-24,640.00	38.5%
35-5125 · Payroll-Clerk Overtime	-926.25	38.3%
35-5127 · TMRS	-7,221.60	43.5%
35-5128 · FICA	-6,367.33	31.5%
35-5129 · TWC	62.56	119.3%
35-5130 · WC	-5,234.05	0.0%
35-5131 · Certification Pay	-480.00	0.0%
35-5132 · Health Insurance	-4,072.29	53.4%
35-5212 · Early Platting Escrow Exp. INV	0.00	0.0%
35-5214 · Engineering Services		
35-5216 · Platting	-127,973.26	14.7%
35-5217 · Plan Review	-82,160.68	17.8%
35-5218 · Permits/Inspections	-119,869.81	38.5%
35-5214 · Engineering Services - Other	-49,927.45	37.6%
Total 35-5214 · Engineering Services	-379,931.20	27.6%
35-5215 · Building Inspector Fees	24,368.06	108.2%
35-5219 · Professional Services - Plannin	-69,650.44	18.1%
35-5220 · TIF Fund (70% of TIF revenue t	711,539.25	100.0%
35-5221 · ICVFD Contract Services/Equip	-6,000.00	0.0%
35-5246 · Software Subscription/License		
35-5320 · Supplies		
35-5326 · Uniforms		
35-5455 · Signage & Postings	-3,785.00	5.4%
35-5722 · Credit Card Fees	429.63	104.3%
35-5724 · Longevity Pay	-120.00	50.0%
35-5820 · Vehicle Repairs & Maint		
35-5830 · Fuel		
35-5840 · Equipment		
35-5850 · Vehicle Replacement Fund	-3,500.00	0.0%
Total 35 · COMMUNITY DEVELOPMENT	187,591.81	117.2%
90 · CAPITAL AND PLANNING PROJECTS		
City Hall Remodel		
Parking and Storage Lot	0.00	0.0%
Public Safety Building Reserve	-500,000.00	0.0%
Purchase of Prop. Next to CH	5,212.31	100.0%
990 · Contingency	-35,000.00	0.0%
991 · PD - Vehicle	-35,000.00	0.0%
992 · PW Loader/Backhoe/Brush Truck	-20,000.00	0.0%
993 · Planning Projects	-171,525.00	14.2%
994 · Public Works Vehicle	0.00	0.0%
90 · CAPITAL AND PLANNING PROJECTS - Other	-175,000.00	0.0%
Total 90 · CAPITAL AND PLANNING PROJECTS	-926,491.69	4.0%
Total Expense	-2,654,289.16	44.0%
Net Income	2,110,867.09	8,384.2%

NO.	LOCATION	DESCRIPTION
A	SIGNAGE	
1	Meridiana pkwy@Iowa Colony Blvd.	Cross walk sign straighten
2	Cedar Rapids @Pursley	replaced stop sign
3	Meridiana Pkwy @Iowa Colony	fix Park Sign
4	Thoreau Dr. @Faulkner	Fix Leaning sign
5	Bullard pkwy@ 288	needs sign
6	Bullard pkwy@ 288	street marker
7	Iowa Colony Blvd.@Davenport pkwy	Straighten 40 M.P.H
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
B.	DEBRIS REMOVAL	
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		

14		
15		
16		
17		
18		
19		
C. MOWING/TREE TRIMMING		
1	3034 Cedar Ripids pkwy	trim trees
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
D. STREET REPAIRS		
1	10227 Coastal ct	water is backing up
2	Iowa Colony @bullard	Pothole
3	Meraidana €	gurd rail
4		
5		
6		
7		
8		
9		
E. POWER LINES MAINTENANCE		
1		
Ditch Drainage issue		
1	9206 Coleridge	put the manhole cover back on
2	20601 CR62	water backing up in driveway
3	3034 Cedar Ripid pkwy	Dig ditches
4	3034 Cedar Ripid pkwy	Clean Covers
5	Acklen Run .Dr	Manhole cover

Parks		
1	Park	fix the water fountain
2	Park	MLK Day
3	Park	soccer goals
4	Park	Soccer goals
5	Park	rake baseball fields 1
6	Park	rake baseball fields 2
7	Park	rake baseball field 3
8	Park	rake baseball field 4
9	Park	Grass Cut
10	Park	Treat Ants
Miscellaneous Works		
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		

[illegible]

[illegible]

[illegible]

NO.	LOCATION	DESCRIPTION
A	SIGNAGE	
1	Pursley Blvd@Duduque Pkwy	Replace Street maker
2	Bullard pkwy@Iowa colony blvd.	Replace 45 M.P.H
3	Bullard pkwy@Iowa colony blvd.	Remove pole
4	Bullard pkwy@Iowa colony blvd.	Remove Sleeve
5	Bullard pkwy@Iowa colony blvd.	Replace Sleeve
6	Bullard pkwy@Iowa colony blvd.	Replace wage
7	Bullard pkwy@Iowa colony blvd.	Placed brick
8	Bullard pkwy@Iowa colony blvd.	Replaced No truck sign
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
B.	DEBRIS REMOVAL	
1	Pursley Blvd.	Remove bed
2	Karsten Rd.	Died Horse
3	Karsten Rd.	died Dog
4	CR 56	Sand over the road
5	Iowa Colony blvd.	Sand over the road
6	Meridiana pkwy@ Iowa Colony blvd.	Sand over the road
7	Meridiana pkwy @288	Sand over the road
8	Pursely Dr	Sand over the road
9	Bullard Dr.@ Iowa Colony blvd.	Sand over the road
10	48	Sand over the road
11		
12		
13		

14		
15		
16		
17		
18		
19		
C. MOWING/TREE TRIMMING		
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
D. STREET REPAIRS		
1	Iowa Colony blvd.	Ice over roads
2	Meridiana pkwy@ Iowa Colony blvd.	Ice over roads
3	Meridiana pkwy @288	Ice over roads
4	Pursely Dr	Ice over roads
5	Bullard Dr.@ Iowa Colony blvd.	Ice over roads
6	48	Ice over roads
7		
8		
9		
E. POWER LINES MAINTENANCE		
1		
Ditch Drainage issue		
1	9542 Ruth Rd.	Remove Culvert
2	9542 Ruth Rd.	New Culverts
3	9542 Ruth Rd. to 9532Ruth Rd.	Grade Ditch
4	6540 Ruth Rd.	remove Culvert
5	6540 Ruth Rd.	Replace Culvert
6	6540 Ruth Rd.	Remove Culvert

7	6540 Ruth Rd.	Replace Culvert
8	9535 Ruth Rd. to 9445 Ruth.Rd	Grade Ditch
9	9235 Ruth rd. to 9411 Ruth Rd.	Grade Ditch
10	8707Cactus In	Remove Culvert
11	8707 Cactus In.	Replace Culvert
12	3819 Cactus In.	Grade Ditch
13		
Parks		
1	Park	rake baseball fields 1
2	Park	rake baseball fields 2
3	Park	rake baseball field 3
4	Park	rake baseball field 4
5	Park	Grass cut
6	Park	Treat for Ant
7	Park	new Mutch
8	Baseball Field	Grass cut
9	Park	fix water line
10	Park	broken toilet
Miscellaneous Works		
1	City Hall	Temp. tester
2	City Hall	Landscaping
3	City HALL	weather Pre
4	City Hall	Well not working
5	City Hall	Pipes burst fix
6	City Hall	Covered the pipes
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		

[illegible]

[illegible]

[illegible]

NO.	LOCATION	DESCRIPTION
A	SIGNAGE	
1	Cedar Rapids pkwy going (E)	Add Sleeve
2	Cedar Rapids pkwy going (W)	Add Sleeve
3	Cedar Rapids pkwy going (E)	Add Pole
4	Cedar Ripids pkwy going (W)	Add Pole
5	Cedar Ripids pkwy going (E)	Add Littering Prohibited
6	Cedar Ripids pkwy going (W)	Add Littering Prohibited
7	Cedar Rapids Pkwy	Remove Welcome to Iowa Colony
8	Cedar Rapids Pkwy	Welcome to Iowa colony
9	Cedar rapids pkwy	Welcome to Iowa colony
10	Cr 190	Welcome to Iowa colony
11	Cr 190	Welcome to Iowa colony
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
B.	DEBRIS REMOVAL	
1	Cr 190	Pick up Trash
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		

14		
15		
16		
17		
18		
19		
C. MOWING/TREE TRIMMING		
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
D. STREET REPAIRS		
1	Wanda Way	Pot Hole
2	CR 382	Washout
3		
4		
5		
6		
7		
8		
9		
E. POWER LINES MAINTENANCE		
1		
Ditch Drainage issue		
1		
2		
3		
4		
5		
6		

7		
8		
9		
10		
11		
12		
13		
Parks		
1	Parks	Fix water Fixture
2	Parks	Take down basketball nets
3	Parks	Take down basketball nets
4	Parks	Take down basketball nets
5	Parks	Take down basketball nets
6	Parks	New Nets
7	Parks	New Nets
8	Parks	New Nets
9	Parks	New Nets
10	Parks	Basketball goal replacement Bot
11	Parks	Reservation
12	Parks	Reservation
13	Parks	Women restroom toilet repair
14	Parks	Men sink repair
15	Parks	pick up trash
Miscellaneous Works		
1	City Hall	Exterminator
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		

[illegible]

[illegible]

[illegible]

MUD 31

Certified Values	% Value of City Total	Value Subject to 70% Rebate	70% Tax Rebate to TIRZ2/MUD 31	Value subject to 30% Cost of Service
\$ 332,360,871.00	51.23%	\$ 232,652,609.70	\$ 1,045,359.36	\$ 99,708,261.30
Total Taxes Collected - 2/28/21		\$ 2,889,811.53		
% of Total Taxes Collected - 2/28/21		95.72%		
70% Rebate Total X %of Total Funds		\$ 1,000,617.98		
Funds Available for MUD 31 Rebate		\$ 1,874,128.60		
Balance		\$ 873,510.62		

Balance - Property Tax Collected	\$ 873,510.62
Balance - TIRZ2 (30% City Collected)	\$ 304,945.41
Bond Payment (4/1)	\$ (98,276.98)
Total City Tax after payments - 02/28/2021	<u>\$ 1,080,179.05</u>
Budgeted Amount	\$ 1,164,165.53
difference	\$ 83,986.48

TIRZ 2

Certified Values	% Value of City Total	Value Subject to 70% Rebate	70% Tax Rebate to TIRZ2/MUD 31	Value subject to 30% Cost of Service
\$ 224,268,811.00	\$ 34.57	\$ 156,988,167.70	\$ 736,602.61	\$ 67,280,643.30

Total Funds Received 2/28/21

70% Current Tax	\$ 711,969.11
70% Delinquent Tax	\$ (429.86)
30% City Current Tax	\$ 305,129.64
30% Delinquent Tax	\$ (184.23)

Less: (70% Payment to TIRZ2)	\$ 711,539.25
Balance	\$ 304,945.41

Copy



City of Iowa Colony
FEE SCHEDULE

Adopted Originally on July 20, 2009

~~Latest Revision April 16, 2018~~ Revised through August 19, 2019

Home-based Business Permit

Type A Business – No permit or registration required
Type B Business – No permit or registration required
Type C Business - \$100 (includes inspection)

Formatted: Font: Bold

ZONING

Formatted: Font: Not Bold

OCCUPANCY PERMITS, NON-RESIDENTIAL	
NEW CONSTRUCTION	\$100.00
REMODEL / ALTERATIONS	\$50.00
CHANGE OF USE / TENANCY	\$75.00
TEMPORARY BUSINESS PERMITS	\$50.00
INTERPRETATION FROM ZONING OFFICIAL	\$50.00
RE-ZONING (See Form A for Zoning Amendment Application)	
\$1,000.00 MINIMUM, UP TO (1) ONE ACRE	
\$2,000.00 FOR ALL REQUESTS OVER 1 ACRE	
SPECIFIC USE PERMIT (See Form B for SUP Application form)	\$1,000.00
PLANNED UNIT DEVELOPMENT	ACTUAL COSTS WITH INITIAL \$10,000 DEPOSIT (See Special District Policy)
APPEAL TO THE ZONING BOARD OF ADJUSTMENTS	\$1,000.00

HEALTH AND FOOD

Mobile Food Unit (1 year permit, routine inspection)	\$ 250.00
First Re-inspection fee	\$ 50.00
Second Re-inspection fee	\$ 100.00
Third Re-Inspection Fee	\$ 150.00
Subsequent re-inspections will increase by	\$ 50.00

CITY PLANNING

PRELIMINARY PLAT	\$750 BASE + \$20 PER LOT + \$100/ACRE
------------------	--

	FOR RESERVES
FINAL PLAT	\$750 BASE + \$20 PER LOT + \$110/ACRE FOR RESERVES
ABBREVIATED PLAT (when allowed)	SUM OF PRELIMINARY AND FINAL
GENERAL PLAN	\$1,000.00
RECORDING	\$300 + FEES
PLAT AMENDMENTS	
VACATING PRECEDING PLAT	\$350.00
WITHOUT VACATING PRECEDING PLAT	\$500.00
RE-CHECK FEE (beginning with 2 nd recheck)	\$350.00
PRE- DEVELOPMENT CONSULTATIONS/REVIEWS	
LESS THAN TWO ACRES	\$500.00
TWO TO TEN ACRES	\$1,000.00
MORE THAN TEN ACRES	\$1,000.00 PLUS \$50/ACRE \$5,000.00 MAXIMUM OVER 10 ACRES
USE OF SPECIAL DISTRICTS	SEE SPECIAL DISTRICT POLICY
VARIANCE REQUESTS	\$1,000.00

ENGINEERING

RECHECK FEE	\$350.00
CIVIL SITE PLAN REVIEW FEES	
\$0 to \$100,000	\$1,000.00
\$100,000.01 to \$1,000,000.00	\$1,000.00 + (\$2.50/\$1,000 over \$100k in value)
\$1,000,000.01 and up	\$3,250.00 + (\$1.50/\$1,000 over \$1,000,000 in value)
DRAINAGE REPORT REVIEW FEES	
0 to 100 acres	Base fee of \$3,500 (up to two reviews)
Over 100 acres	\$3,500 plus \$10 per additional acre (up to two reviews) (Duplicate fees for every two additional reviews)
PERMIT FEES FOR CIVIL SITE WORK	
\$1,000 Flat for project up to \$100k + \$8/\$1,000 over \$100k in value	
TRAFFIC IMPACT ANALYSIS	
Category I	\$ 250.00 (required for all Developments)
Category II	\$1,000.00
Category III	\$2,000.00
Category IV	\$3,000.00

PUBLIC WORKS

CULVERT PER CROSSING (Add \$50 for each additional crossing)	\$150.00
After hours and weekend inspection requests	\$80/hour – four hours minimum

Parks and Recreation

Park Use Permit

Groups over 25 people - \$50.00

Groups over 75 people - \$50.00+(\$80.00/hr.)-requires 2 COIC Police Officers

Athletic Field and Facility Rental

IC User Group -\$5.00/person

Non-IC User Group \$25.00/person

User Group fee is for the entire season

Single- Use Fees (Up to 4 Hours)

Iowa Colony Resident

\$15 / Hr.

\$20 / Hr. If maintenance is requested

\$50 Refundable security deposit

Non-Iowa Colony Resident

\$25 / Hr.

\$30 / Hr. If maintenance is requested

\$100 Refundable security deposit

Season Reservation Fees

Iowa Colony Residents

\$125 Refundable security deposit

\$450 / Month (2 Fields)

Non-Iowa Colony Residents

\$175 Refundable security deposit

\$500 / Month (2 Fields)

Security deposits are refundable at the discretion of the City. Please see park use packet for more details.

Field Rental Rate (After 4 Hours)

Daily Rate: \$100.00 per day per field

Evening Rate: \$100.00 per night per field

Weekend Day Rate: \$175.00 per day per field

Weekend Evening Rate \$250.00 per day per field

Evening Rates begin after 6:00 P.M.

Weekend Rates include Friday, Saturday, and Sunday.

BUILDING DEPARTMENT

CONSTRUCTION PERMITS RESIDENTIAL AND COMMERCIAL

Based on valuation applied to Table 1A attached.

\$0 to \$1,000

\$75.00

\$1,000.01 to \$50,000

\$75.00 + (\$5.00 per \$1,000 of valuation)

\$50,000.01 to \$100,000

\$320 + (\$4.00 per \$1,000 of valuation)

\$100,000.01 to \$500,000

\$520 + (\$3.00 per \$1,000 of valuation)

\$500,000.01 to \$1,000,000

\$1,720 + (\$2.00 per \$1,000 of valuation)

\$1,000,000.01 and above

\$2500 + (\$1.00 per \$1,000 valuation)

RESIDENTIAL DWELLINGS

\$0.40 per square foot

CONSTRUCTION VALUATION BASED ON INTERNATIONAL CODE

COUNCIL VALUATION TABLES AS OF AUGUST 2014

BUILDING PLAN REVIEW FEE IS ½ OF BUILDING PERMIT FEE

TRADE/OTHER PERMIT FEES (ELECTRICAL, PLUMBING, HVAC, RESIDENTIAL ACCESSORY STRUCTURES

\$0 to \$10,000	\$ 75.00 + 5% per valuation (Minimum of \$100.00 for residential & \$300.00 for commercial)
\$10,000.01 to \$50,000	\$ 300.00 + 3% valuation
\$50,000.01 to \$200,000	\$1,000.00 + 2% valuation
\$200,000.01 and above	\$5,000.00

REINSPECTION FEES – FIRST \$50.00, SECOND \$75, THIRD PLUS \$100

FIRE PREVENTION PERMITS AND REVIEW FEES

Operational Permits:

Foster Care Facility (Inspected ANNUALLY)	\$125.00
Adult and Child Day Care Facility (Inspected ANNUALLY)	\$150.00
Residential Care Facility (Inspected ANNUALLY)	
• 3-5 licensed beds	\$100.00
• 6-16 licensed beds	\$150.00
• Over 16 licensed beds	\$200.00
Health Care Facility (Inspected ANNUALLY)	
• 1-100 licensed beds	\$100.00
• 101-150 licensed beds	\$150.00
• over 150 licensed beds	\$200.00
Hazardous Material	\$125.00
Carnivals or Fairs (per event)	\$250.00
High-Pile Storage (Inspected ANNUALLY)	\$100.00
Pool Supply Retail Establishment (Inspected ANNUALLY)	\$50.00
Carbon Dioxide Systems (Inspected ANNUALLY)	\$75.00
Dry Cleaning Plant (Inspected ANNUALLY)	\$75.00
Temporary Storage Tanks (flammable/combustible liquids or compressed gas)	
• per tank	\$50.00
Hot-work operations (per site)	\$100.00
Flammable /Combustible Liquids	\$75.00
Compressed gas (annual - storage over 2000 cu feet)	\$75.00
Rooftop heliports	\$500.00
Tire-rebuilding plants	\$500.00
Explosives / Fireworks / Pyrotechnic Special Effects Material (per event)	\$1000.00

Construction Permits:

Permit Fee	\$150.00
Automatic Fire-Extinguishing System	\$100.00
• First 10,000 Sq. Ft. (Additional to Permit Fee)	\$50.00
• Each additional 10,000 Sq. Ft. (Addition to fees above)	\$25.00
• Remove, Add or Relocate 1-25 Sprinkler Heads (Addition to Permit Fee)	\$75.00
• Remove, Add or Relocate Over 25 Sprinkler Heads (Addition to Permit Fee)	\$100.00
Fixed fire extinguishing system	\$100.00
Battery Systems (liquid capacity over 50 gallons)	\$100.00
Compressed gases	\$100.00
Fire alarm and detection systems and related equipment (automatic, manual, and/or monitored)	\$100.00
Fire pumps and related equipment	\$100.00
Flammable and combustible liquids	\$150.00
Hazardous materials	\$50.00
Industrial ovens	\$100.00
LP-gas	\$25.00

Private fire hydrants (per hydrant installation)	\$150.00
Spraying or dipping	\$50.00
Standpipe systems (per 2 connections)	\$50.00
Smoke control systems	\$75.00
Underground private fire mains	\$50.00
Gates or barriers across roadways or private drives	\$50.00

Re-Inspection Fees:

1st Re-inspection	\$50.00
Subsequent Re-Inspections will increase	\$25.00

HUD CODE MANUFACTURED HOME PERMITS BASED ON VALUE OF THE HOME

RENEWAL BUILDING PERMITS

RESIDENTIAL - Expires after 180 days	\$150.00
COMMERCIAL – Expires after 365 days	\$300.00

HOMEOWNERS POND PERMITS

\$50.00

SIGN PERMITS (One time fee)

SIGN PERMIT APPLICATION FEE	\$50.00
Single Family Residential, Non-Profit Organizations, and Agricultural Use Tracts are exempt from Application Fee but Still required to complete Sign Permit Application when required In Ordinance 2016-19	

SIGN PERMIT FEE	\$50.00
Plus 10.00 per additional sign on Sign Permit Application Single Family Residential, Non-Profit Organizations, and Agricultural Use Tracts are exempt from Sign Permit Fee but Still required to complete Sign Permit Application when required In Ordinance 2016-19	

SIGN ORDINANCE VARIANCE AND SPECIAL EXEMPTION APPEALS	\$1,000.00
---	------------

MASTER SIGNAGE PLAN (INITIAL SUBMISSION)	\$1,000.00
--	------------

MASTER SIGNAGE PLAN MODIFICATION	\$500.00
----------------------------------	----------

ELECTRONIC SIGNS	\$500.00
Includes Electronic Message Center signs and other non-message Electronic signs	

SWIMMING POOL PERMIT

FEE WILL BE BASED ON THE VALUE OF THE POOL.
ELECTRICAL AND PLUMBING PERMITS SEE SCHEDULES D, E, AND F AS APPROPRIATE.

DEMOLITION PERMITS

Residential	\$50.00
Commercial (Requires asbestos survey)	\$100.00

SALES/CONSTRUCTION TRAILER/BUILDING PERMITS

\$150.00

STRUCTURE MOVING FEE

\$50.00

PEDDLERS/SOLICITOR'S PERMIT (See Form G for application form)	\$50.00
DIRT WORK PERMIT (See Form H for application form)	
PROPERTY LOCATED IN A FLOODPLAIN	\$500.00
PROPERTY LOCATED IN FLOODPLAIN (Incidental fill up to one load (14 cubic yards) per year, residential only)	\$100.00
PROPERTY OUTSIDE THE FLOODPLAIN OVER 5 LOADS	\$250.00
ELEVATION CERTIFICATE REVIEW	\$150.00
DRIVEWAY PERMITS AND INSPECTION FEE	
FOR COMMERCIAL PROPERTY FRONTING A STATE MAINTAINED ROAD (Highway 6 and Highway 288)	\$500.00
FOR RESIDENTIAL (add \$50 for each additional driveway)	\$150.00
HEAVY VEHICLE PERMIT FEES	
SINGLE VEHICLE	\$50.00
FLEET (10 VEHICLE OR MORE)	\$50.00
OIL AND GAS DRILLING PERMIT	\$500.00
PIPELINE PERMIT (Annual registration fee)	\$100.00
PERMITS FEES ARE DOUBLED IF WORK BEGINS PRIOR TO ISSUANCE	

Copy

TABLE 1A
SQUARE FOOT CONSTRUCTION COSTS

Figure 10-1: Generalized Fee Schedule

Fee Category	10	20	30	40	50	60	70	80	90
1. Fee for the use of the City of Iowa Colony	100.00	200.00	300.00	400.00	500.00	600.00	700.00	800.00	900.00
2. Fee for the use of the City of Iowa Colony	100.00	200.00	300.00	400.00	500.00	600.00	700.00	800.00	900.00
3. Fee for the use of the City of Iowa Colony	100.00	200.00	300.00	400.00	500.00	600.00	700.00	800.00	900.00
4. Fee for the use of the City of Iowa Colony	100.00	200.00	300.00	400.00	500.00	600.00	700.00	800.00	900.00
5. Fee for the use of the City of Iowa Colony	100.00	200.00	300.00	400.00	500.00	600.00	700.00	800.00	900.00
6. Fee for the use of the City of Iowa Colony	100.00	200.00	300.00	400.00	500.00	600.00	700.00	800.00	900.00
7. Fee for the use of the City of Iowa Colony	100.00	200.00	300.00	400.00	500.00	600.00	700.00	800.00	900.00
8. Fee for the use of the City of Iowa Colony	100.00	200.00	300.00	400.00	500.00	600.00	700.00	800.00	900.00
9. Fee for the use of the City of Iowa Colony	100.00	200.00	300.00	400.00	500.00	600.00	700.00	800.00	900.00
10. Fee for the use of the City of Iowa Colony	100.00	200.00	300.00	400.00	500.00	600.00	700.00	800.00	900.00
11. Fee for the use of the City of Iowa Colony	100.00	200.00	300.00	400.00	500.00	600.00	700.00	800.00	900.00
12. Fee for the use of the City of Iowa Colony	100.00	200.00	300.00	400.00	500.00	600.00	700.00	800.00	900.00
13. Fee for the use of the City of Iowa Colony	100.00	200.00	300.00	400.00	500.00	600.00	700.00	800.00	900.00
14. Fee for the use of the City of Iowa Colony	100.00	200.00	300.00	400.00	500.00	600.00	700.00	800.00	900.00
15. Fee for the use of the City of Iowa Colony	100.00	200.00	300.00	400.00	500.00	600.00	700.00	800.00	900.00
16. Fee for the use of the City of Iowa Colony	100.00	200.00	300.00	400.00	500.00	600.00	700.00	800.00	900.00
17. Fee for the use of the City of Iowa Colony	100.00	200.00	300.00	400.00	500.00	600.00	700.00	800.00	900.00
18. Fee for the use of the City of Iowa Colony	100.00	200.00	300.00	400.00	500.00	600.00	700.00	800.00	900.00
19. Fee for the use of the City of Iowa Colony	100.00	200.00	300.00	400.00	500.00	600.00	700.00	800.00	900.00
20. Fee for the use of the City of Iowa Colony	100.00	200.00	300.00	400.00	500.00	600.00	700.00	800.00	900.00
21. Fee for the use of the City of Iowa Colony	100.00	200.00	300.00	400.00	500.00	600.00	700.00	800.00	900.00
22. Fee for the use of the City of Iowa Colony	100.00	200.00	300.00	400.00	500.00	600.00	700.00	800.00	900.00
23. Fee for the use of the City of Iowa Colony	100.00	200.00	300.00	400.00	500.00	600.00	700.00	800.00	900.00
24. Fee for the use of the City of Iowa Colony	100.00	200.00	300.00	400.00	500.00	600.00	700.00	800.00	900.00
25. Fee for the use of the City of Iowa Colony	100.00	200.00	300.00	400.00	500.00	600.00	700.00	800.00	900.00

1. Fee for the use of the City of Iowa Colony
2. Fee for the use of the City of Iowa Colony
3. Fee for the use of the City of Iowa Colony
4. Fee for the use of the City of Iowa Colony
5. Fee for the use of the City of Iowa Colony

City of Iowa Colony
Official Fee Schedule

Adopted July 20, 2009
Revised June 18, 2012
December 15, 2014
February 16, 2015
April 8, 2016
October 17, 2016
May 15, 2017
August 21, 2017
February 19, 2018
April 16, 2018
September 17, 2018
June 10, 2019
August 19, 2019



CITY OF IOWA COLONY

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

Website: www.cityofiowacolony.com

POLICY AND PROCEEDURES ATHLETIC FACILITY AND FIELD USAGE

No individual or business may utilize a City facility to profit personally and/or professionally. It is the policy of the City of Iowa Colony to charge all user groups (organizations) \$5 per person for the use of any City of Iowa Colony athletic facility or field. The City shall collect the user fee after registration has occurred and the total number of participants has been determined.

The \$5 user fee applies to Iowa Colony user groups only. Non-Iowa Colony user groups shall pay \$25 per person for the use of any City of Iowa Colony athletic facility or field. The fees are based on seasonal use of the facility. A season shall consist of practices and/or games that continue for a period of six (6) weeks or longer. Each user group shall pay the appropriate fee for each new season. Non-resident user groups may not utilize the athletic fields for practice unless a permit is secured and the appropriate fee is paid in advance for field use.

Scheduling of the athletic fields shall be the responsibility of the City. When fields are used for league play, the City may delegate the scheduling responsibility to a designated league official for each field and/or an entire complex for the duration of the permitted use.

Primary User Group:

The Primary User Group is defined as the youth sports organization for a particular sport that has the largest number of participants enrolled in its program. In order to be designated as the Primary User Group the following criteria must be met:

- A minimum of 85% of all participants of its current membership must reside within the Corporate City Limits of the City of Iowa Colony.
- Must secure a signed Facility Use Permit from the City.

- Once officially designated as the Primary User Group by the City, the Primary User Group then has the authority to schedule field or athletic facility time for their organization and other users

Primary User Group Designation:

- Primary User Group designation will be determined by the population of the largest user group based on the season when the greatest number of individuals participate in a particular sport as follows:

Baseball - spring
Softball – spring
Football – fall
Soccer – fall

~~Procedure for Securing Athletic Facility or Athletic Field Time (User Groups):~~

- ~~• Submit request in writing to the City if a Primary User Group has not been designated for a particular athletic facility or athletic field.~~
- ~~• Submit request in writing to the Primary User Group if a Primary User Group has been designated for a particular athletic facility or athletic field.~~
- ~~• The request will be considered once the registration for that particular sport and/or activity has been completed.~~

Procedure for Securing Athletic Facility or Athletic Field Time

- Submit reservation request through iowacolonytx.gov
- Submit required insurance and fees according to timeline below.
 - Insurance shall be submitted to the permit clerks email.
- Failure to remit fees according to timeline may result in a cancellation of the reservation.

Timeline for scheduling reservation

- **Single Use Reservations**
 - Reservations should be made 5 business days in advance
 - Security Deposit should be made 72 hours in advance.
 - Insurance should be submitted 72 hours in advance.
 - All remaining fees should be paid 48 hours in advance.
- **Season Reservations**
 - Reservation for season play should be made 30 days in advance.
 - Security Deposit should be paid 14 days in advance.

- Insurance should be submitted 14 days in advance.
- All remaining fees should be paid 5 days in advance.

Priority Scheduling Criteria

The Primary User Group will receive priority scheduling.

Any and all previous permit holders for a particular sport and/or activity shall receive secondary preference for priority scheduling.

All new programs shall receive priority scheduling after the Primary User Group and all previous permit holders have been assigned priority scheduling.

Non-Resident User Groups shall receive the least consideration for priority scheduling.

- The Board of Directors of the Primary User Group will then act upon the request if a Primary User Group has been designated for a particular athletic facility or athletic field. The Board of Directors of the Primary User Group shall provide a written response to the request to the Director of Community Services.

Copy

If the request is denied, the Board of Director's must provide a written explanation for their decision to deny the request.

Any facility or field use request that is denied by the Primary User Group may be appealed to the Director of Community Services.

All appeals must be presented to the City within fourteen (14) days from the time the request was denied by the Primary User Group

The City may override a positive or negative recommendation of the Primary User Group if it determines that the decision of the Primary User Group is not in the best interest of the City of Iowa Colony. The City decision on the appeal will be final.

Iowa Colony User Groups are defined as groups where 75% or more of the individuals involved in the group or organization reside within the Corporate City Limits of the City of Iowa Colony.

Non-Iowa Colony User Groups are defined as groups where 25 % or more of the individuals involved in the group or organization reside outside of the Corporate City Limits of the City of Iowa Colony.

Teams, coaches, individuals, groups and/or business wishing to use Lions Club Ballfields and/or any other City of Iowa Colony playing field for tournaments and/or special events, shall pay the appropriate fees according to City of Iowa Colony's current fee schedule.

~~Daily Rates~~ ~~\$100.00 per day per field~~

~~Evening Rates~~ ~~\$100.00 per day per field~~

~~Weekend Day Rates~~ ~~\$175.00 per day per field~~

~~Weekend Evening Rates~~ ~~\$250.00 per day per field~~

~~Weekend rates include Friday, Saturday and Sunday~~

~~Evening rates begin at 6:00 p.m. if fields are lighted~~

User Responsibilities

Users who have received permits for the use of the Athletic Fields shall be responsible for the following:

- Raking infields after each usage (rakes are not provided).
- Pick up all debris and trash after each usage.
- Provide all field striping (if needed).
- User must notify City of any maintenance issues immediately. Issues include but are not limited to fencing, backstops, dugout problems, plumbing, water leaks, general field maintenance needs.
- No play after dark.

City will provide:

- General maintenance of fences, backstops, gates, etc.
- All mowing of fields inside and outside the fences.

Additional Information

- Fields should not be used directly after severe weather to preserve the grounds.
- The City will not issue any permits or hold any reservations for a maximum time period of November 1st through January 31st to preserve the grounds.
 - The city reserves the right to adjust the time period above.
- The City reserves the right to put a hold on all reservations and usage of the fields if the grounds become safe or unplayable at any time.
- The city is at its discretion to deduct from the security deposit all additional charges relating to but not limited to, maintenance, services repairs, staff time, or emergency services that may be required as a result of the field use. Other reasons include but are not limited to:
 - Damage to facility
 - Misuse of facilities
 - Inadequate cleanup and removal of litter and debris
 - Violation of field use rules and posted park use policies

In case of emergencies call Jeremy Franks, Public Works, 346.278.4508

City of Iowa Colony
Park and Recreational Facilities Reservation Application

12003 Iowa Colony Blvd. TX 77583, Phone: 281-369-2471 Fax: 281-369-0005

Purpose of the event: _____

Date of the event: _____

Time of the event: _____ to _____

Where event will be held: _____

Estimated number of people that will be attending: _____

Person responsible for event: _____

Signature: _____

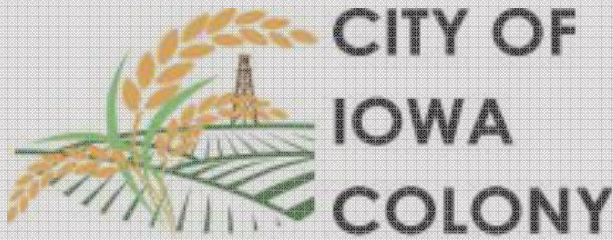
Please Note:

Any event with 75 or more people must have 2 city officers present for security purposes.

Please contact City Hall to schedule.

For Office Use Only

Approved By: _____ **Date:** _____



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

Website: www.cityofiowacolony.com

RULES AND REGULATIONS FOR PARKS AND RECREATION FACILITIES

Declaration of Policy:

It is hereby declared to be the policy of the city to acquire, maintain and facilitate the use of properties to be utilized as public parks, squares and ways and other appropriate public facilities, giving due recognition to the social ideals of sports, recreation, the arts and the appreciation of beauty and ability.

Definitions:

Park: Any property dedicated or used as a park or for public park purposes or that may be dedicated or used as a park or for public park purposes within the city, and which park includes land, the title to which is in the City.

Permits:

A permit shall be obtained for the following activities:

1. Use of any park or recreation facility of the city for functions or gatherings of a group of persons numbering more than twenty-five (25).
2. Use of any park or recreation facility after posted hours.
3. Any over night usage of any park or recreation facility.
4. Building of fire in areas not designated for such activity or not in receptacles designated for fires (must be approved by Fire Marshall).
5. Any erection of signs at a park or recreation facility.
6. Solicitation or peddling of any nature (except for political campaign literature).

Application:

The following information shall be provided on the application for a permit:

1. The purpose of the event.
2. The date, time and place where the function or event is scheduled.

3. The estimated number of persons attending the event.
4. The person responsible for the event.

Approval:

All permits must be approved and signed by the Mayor or designated representation and reviewed by City officials as deemed necessary.

The rules and regulations for parks and recreation facilities are designed to provide safe and fun recreational activities for the entire family. All rules and regulations shall adhere to all City of Iowa Colony Ordinances and Resolutions.

Exceptions:

Any exceptions to the Policies and Procedures may only be granted by the Mayor or his/her designated representative and must meet with the approval of the Iowa Colony Police Department, any other City Departments that might be impacted by such exceptions.

Approved by City Council, July 20, 2018

IOWA COLONY CITY PARK AT MERIDIANA POLICIES AND PROCEDURES

Iowa Colony City Park at Meridiana contains over 100 acres of parkland that includes the playground equipment, rest rooms, basketball courts, volleyball courts, multi-purpose fields, four regulation ball fields, wooded area and open space for the entire family.

1. Glass containers are prohibited.
2. Any group with twenty-five or more persons and/or any group that possesses alcohol must secure a permit to utilize the park.
3. Any event with 75 or more people and/or any group that possesses alcohol must secure the services of two (2) City of Iowa Colony Police Officers to provide security for the event. Call City Hall to schedule security.
4. Any facility may be secured for use by permit through the City.
5. Permit holders for any facility are required to pick up all trash and debris following their event and deposit the remains in the dumpster located on-site.
6. The basketball and volleyball courts are to be used for appropriate play only. Non-

players and persons waiting to play must wait outside the court areas.

7. Use of the basketball and volleyball courts will be on a first-come, first serve basis.
8. No individual may be on the basketball and volleyball courts for more than one hour if people are waiting.
9. Throwing metal objects, or other items manufactured of hard material in the park is prohibited.
10. All persons entering the basketball and volleyball areas must wear appropriate shoes. Leather soles, cleated footwear, will damage the surface and therefore are not allowed.
11. Roller blades and skateboards will damage the hard surfaces and are not allowed.
12. Unauthorized motorized vehicles are prohibited within the park.
13. Domestic animals are allowed however, strict adherence to the leash laws will be enforced. Owners are required to pick up animal waste on park properties.
14. Bicycles are prohibited on the trails and sidewalks.
15. Park hours are dawn to dusk everyday.
16. Fire Arms are strictly prohibited on park property.

Approved by City Council, July 20, 2019

LIONS CLUB BALL FIELDS POLICIES AND PROCEDURES

Lions Club Ball Fields are located on the grounds of Iowa Colony City Park at Meridiana. It is comprised of four (4) fields utilized for baseball and softball.

1. Use of the athletic fields shall be primarily restricted to the sport and to the age for which the field was constructed.
2. Use of the fields is intended for group activity. Group activity shall take precedence over individual use; use of fields for games shall take precedence over team or individual practice. When lighted, nighttime use of lighted fields shall be reserved for group activity only.
3. Groups qualifying for field use can be either organized league teams or groups who are not organized for league play.

4. Any group utilizing Lions Club Ballfields must pay the appropriate fee approved by the Iowa Colony City Council.
5. Any profits derived by the use of the athletic fields, such as the sponsorship of tournaments, shall be used for the maintenance and operation of the fields.
6. Scheduling of the athletic fields shall be the responsibility of the City. When fields are used for league play, the City may delegate the scheduling responsibility to a designated league official for each field and/or the entire complex for the duration of the permitted use.
7. Each league or organization requesting scheduling privileges for a field shall so notify the City by letter. The letter shall contain the following:
 - a. Name, address and phone number of proposed scheduler.
 - b. Names, addresses and phone numbers of league officials.
 - c. A statement of proposed field usage.
 - d. Beginning and end of season dates.
 - e. Statement of overall program offered.
 - f. An Estimate of current participation.
 - g. A statement of any special field use rules to be imposed by the governing league.
 - h. A statement of proposed field maintenance, modifications and additions.
 - i. A copy of the organization insurance identifying the City of Friendswood as **an additional insured.**
8. Access to the athletic fields will be limited to dawn to dusk each day. If the fields have lights, all lights at the park must be turned off before 11:00 p.m. The League President is responsible for ensuring this policy is adhered to.
9. No motorized vehicles are allowed in the park beyond the parking lot; exceptions include vehicles used for field maintenance or delivery of supplies to fields or concession stand. Authorized vehicles will be issued a permit to enter beyond the entry gate.
10. Alcoholic beverages may not be possessed or consumed in the ballfields while attending any event or other activity that is specifically designed for the participation of minors. This includes games and practices. Violators will be removed from the park and/or banned from league play.
11. Glass containers are prohibited.
12. Fire Arms are strictly prohibited on park property.

LEAGUE AGREEMENTS

1. Any League wishing to utilize the ballfields shall secure an agreement with the City

LEAGUE RESPONSIBILITIES

1. Responsible for all field maintenance and ground improvements.
2. Responsible for the clean up of all interior fields.
3. League President is responsible for adhering to the field lights, schedule.
4. Responsible for upkeep and maintenance of all batting cages.

CITY RESPONSIBILITIES

1. Maintenance of lights.
2. Existing fences.
3. Plumbing of city buildings (does not include sprinkler systems).
4. Parking lot.
5. Roadways.
6. Mowing of outfield not more than every two weeks.
7. Trash pick-up and cleaning of restrooms twice per week.
8. Existing city buildings.

*****ANY AND ALL IMPROVEMENTS/ALTERATIONS TO THE PARK
(Electrical, plumbing, fencing, lighting, etc....) MUST BE APPROVED BY THE
CITY OF IOWA COLONY PRIOR TO THE COMMENCEMENT OF ANY
PROJECT*****

Approved by City Council, July 20, 2018

March 3, 2021 - REVISED LETTER OF RECOMMENDATION

Re: Sterling Lakes North Revised General Plan and Revised Street Dedication/Paving Phase Plan

Staff has received a Revised General Plan application for Sterling Lakes North along with a revised Road Construction Sequence Plan request on February 2, 2021. Staff has further received a revised General Plan dated 2-15-21 that has removed the proposed school site on the north side of Chocolate Bayou.

BACKGROUND

The subject tract is included within the last Sterling Lakes Amended Plan of Development date August 18, 2014. The total combined area is 931.81 acres including Sterling Lakes, Sterling Lakes North and an elementary school site west of Ames Boulevard. The subject land area includes the remainder of Land Tejas ownership north of the developed portion of Sterling Lakes and is composed of approximately 21.66 acres between the northern developed portion of Sterling Lakes and Cedar Rapids Parkway, 4.22 acres on the south side of Cedar Rapids Parkway, 294.07 acres between Cedar Rapids Parkway and Bullard Parkway, and 56.54 acres north of Bullard Parkway. Karsten Boulevard is along the east side of the 294.07 and 21.66-acre portions. Proposed land uses include various sizes of single family detached (45' wide to greater than 60' wide) lots totaling 1063 lots, an un-designated land use south of Cedar Rapids Parkway, a sewer treatment plant expansion site and drill site on the north side of Cedar Rapids Parkway, 3 neighborhood playground areas, a drill site on the east side fronting on Karsten Boulevard, both an east/west and north/south pipeline corridor, a storm water detention system, and a school site of approximately 48.3 acres. All streets are proposed to be public with a private gate entrance at the north end of existing Sterling Lakes development. An existing drainage bayou bisects the 294.07-acre tract in an east/west direction. The proposed development plan is divided into 12 sections. Previous plans for this area did not include a school site at the current proposed location but have included school sites in other locations along Cedar Rapids Parkway in the past. The current proposed plan includes a combination elementary/middle school site at the southwest corner of Bullard Parkway and Karsten Boulevard. After the recent conversion of Sterling Lakes to city jurisdiction and the allowable extra-territorial jurisdiction for a home-rule city greater than 5,000 in population, this general plan area is within the City of Iowa Colony jurisdiction. Iowa Colony requires new development to dedicate ultimate right-of-way and construct paving improvements for designated arterials within or adjacent to proposed development. Previous general plan iterations have indicated a north/south spine collector road crossing the east/west bayou. This version has removed that spine collector and there is no north/south circulation between Bullard Parkway and Cedar Rapids Parkway except Karsten Boulevard at the east side of the development.

GENERAL PLAN REVIEW

The proposed general plan street pattern is in general conformance with City of Iowa Colony block length standards. However, the east/west block length in the middle portion of the block between Bullard Parkway and Cedar Rapids Parkway is greater than 1200 feet but it is along a physical barrier (Chocolate Bayou) that would generally allow a longer block length for single-family use only. The City of Iowa Colony Major Thoroughfare Plan indicates a proposed north/south collector to the west of this development. Staff is aware of on-going negotiations with the Alvin ISD regarding a possible school site on Karsten Boulevard (County Road 383) at the intersection of Karsten Boulevard (County Road 383) and Bullard Parkway. As the Alvin ISD busing policy will require students within the Sterling Lakes North development to attend the proposed school at the east side of the development, traffic access to and from the school site would be very important. The purpose of a mid-block collector (between two parallel major arterials) is to provide area traffic circulation without mandating traffic use the adjacent major arterials. Without a north/south road crossing the bayou west of Karsten Boulevard (County Road 383), all single-family residential traffic south of the bayou will be required to use Cedar Rapids Parkway and Karsten Boulevard (County Road 383) to access the proposed school site. Likewise, all single-family residential traffic north of the bayou will be required to use Karsten Boulevard (County Road 383) to access any existing Sterling Lakes amenities or to access the existing commercial uses along Meridiana Parkway or with even more difficulty, to go east to SH 288 and use the freeway for local travel. This revised proposed general plan traffic pattern will be problematic should a school site be included without a north/south connector, other than Karsten Boulevard (County Road 383), between the north and south residential areas. Additionally, the ability to include a north/south collector across Chocolate Bayou, should a later plan include a school site, should be included in the current general plan for possible future use. There is no indication of the facilities that will be provided in the neighborhood parks, especially no indication of a swimming pool and outdoor water activities.

RECOMMENDATION

Staff recommends the proposed general plan be approved with the condition that a north/south street right-of-way with a minimum of 60 feet of width be dedicated as a restricted reserve for possible future street right-of-way to connect proposed Section 3 street system with proposed Section 7 street system to allow to allow north/south access should a proposed school site be later proposed to allow residents on the south side of the bayou to access Cedar a proposed school site on the north side of Chocolate Bayou without using Karsten Boulevard (County Road 383) as their only means of access. Adjacent driveway access to this north/south connection will be prohibited. This north/south connector must be dedicated with the current Sec 3 plat and remain available for construction until the development between Cedar rapids parkway and Bullard Parkway is complete. When development is complete between Cedar Rapids Parkway and Bullard Parkway and is only single-family use, this north/south connector reserve may be vacated by a future vacating plat. This north/south connector must be paved with a minimum 38 feet wide paving section should a school site or any other non-single-family use be platted north of Chocolate Bayou and south of Bullard Parkway. Additionally, Staff recommends that the general plan indicate that if the Crystal Lagoon project in Sierra Vista

West is not completed prior to beginning of construction of the first neighborhood park within Sterling Lakes North, that the first neighborhood park will include a swimming pool and outdoor splash pad as an amenity for Sterling Lakes North residents.

Staff recommends the City Council approve this revised general plan for Sterling Lakes North dated February 15, 2021 with the condition that a minimum 60 feet wide reserve restricted to future street right-of-way be platted with Sterling Lakes North Sec 3 between the street system in Sec 3 and the proposed street system in proposed Sec 7 and construction of a swimming pool and splash pad be included within the first neighborhood park in Sterling Lakes North, as indicated within the detailed Staff recommendation in the LOR.

ROAD CONSTRUCTION SEQUENCE PLAN REVIEW

The possible addition of a school site north of Chocolate Bayou to the general plan will require additional construction of both perimeter roadways and a north/south internal connector due to the unique traffic generation needs of the school site and the AISD busing policy that will require students be transported by non-bus methods. This additional need for traffic circulation in the general area of the school warrants the forward movement of construction of portions of both Karsten Boulevard (County Road 383) and Cedar Rapids Parkway (County Road 57). The same need also warrants the construction of a north/south connector west of Karsten Boulevard (County Road 383) crossing Chocolate Bayou.

RECOMMENDATION

Staff recommends the following Road Construction sequence be approved with the following modifications to the sequence notes of the following roadway sections:

1. All portions of Karsten Boulevard (County Road 383) between Cedar Rapids Parkway (CR 57) and Bullard Parkway (CR 81):" Plat and build any remaining non-constructed portion of Karsten Boulevard, west ½ (two lanes) of CR 383 between Cedar Rapids Parkway (CR 57) and Bullard Parkway (CR 81) with any school site construction. Any residential development north of Chocolate Bayou will require the dedication and construction of Karsten Boulevard (CR 383) (plat and build ½ boulevard, 2 west lanes) between the entry to section 2 and the first public street intersection north of Chocolate Bayou."
2. That section of Karsten Boulevard (County Road 383) between the first public street intersection north of Chocolate Bayou and Bullard Parkway for residential development only be modified as follows: "Plat and build west ½ (two lanes) of CR 383 from the first public street intersection north of Chocolate Bayou to Bullard Parkway with the platting of adjacent residential development."
3. That section of Cedar Rapids Parkway (County Road 57) between the east property line to boulevard entry with first section be modified as follows: "Plat and build ½ boulevard (2

north side lanes) of CR 57 from east property line to boulevard entry with first section developed north of CR 57.”

4. That section of spine road south of Cedar Rapids Parkway and Cedar Rapids Parkway (County Road 57) between the east property line and the west property line (south side of Cedar Rapids Parkway) be modified as follows: “Plat and build extension of spine road with adjacent plat and plat and build south ½ (two lanes) of CR 57 from east property line to west property line with first section of development north of CR 57.”

5. Add a section of connector road (60 feet wide right-of-way and 38 feet wide paving) between Section 3 and Section 7, crossing Chocolate Bayou with the note as follows: “Plat a 60 feet wide restricted reserve within Sec 3 and between Sec 3 and proposed Sec 7, restricted to future public street right-of-way, connecting Section 3 roadway system with future Section 7 roadway system and connecting directly with the future roadway along the south side of the school site. Replat the restricted reserve to street right-of-way and pave a minimum 38 feet wide paving with school site construction or submit an amending plat to remove the restricted reserve between Sec 3 and Sec 7 if the school site is not constructed.”

6. That section of Cedar Rapids Parkway (County Road 57) between the entry boulevard north from Cedar Rapids Parkway to the west property line be modified as follows: “Plat and build north ½ of CR 57 from entry boulevard to west property line with the adjacent plat of any residential lots.”

STAFF OVERALL RECOMMENDATION

As the Planning and Zoning Commission has approved and recommends approval to the City Council per this amended LOR, Staff recommends that the City Council approve the proposed revised general plan for Sterling Lakes North dated February 15, 2021 and road construction sequence plan, with the staff recommended conditions in the March 3, 2021 LOR, for both the revised general plan and the road construction sequence plan.

J. Kent Marsh, AICP CUD, City of Iowa Colony Staff Planner



MEMORANDUM

To: Mayor Michael Byrum-Bratsen and City Council

RE: Planning and Zoning Meeting March 2, 2021

- *Consider approval of the following meeting minutes
February 2, 2021*

Approved the meeting minutes of February 2, 2021.

- *Consideration and possible action for the Meridiana Commercial Reserves No. 1 Replat No. 1 Abbreviated Plat.*

The Planning and Zoning Commission recommend the approval of the Commercial Reserves No. 1 Replat No. 1 Abbreviated Plat to City Council.

- *Consideration and possible action for the Meridiana Section 76B Preliminary Plat.*

The Planning and Zoning Commission recommend approval of the Meridiana Section 76B Preliminary Plat to the City Council

- *Consideration and possible action for the Meridiana Section 76A Final Plat.*

The Planning and Zoning Commission recommend approval of the Meridiana Section 76A Final Plat to the City Council

- *Consideration and possible action for the Crystal View Drive Phase 3 Street Dedication Final Plat.*

The Planning and Zoning Commission recommend approval of the Crystal View Drive Phase 3 Street Dedication Final Plat with the revision made that CR 64 is updated and listed as Davenport on the plat.

- *Consideration and possible action for the Sterling Lakes North Revised General Plan and Revised Dedication /Paving Phase Plan.*

The Planning and Zoning Commission recommends approval of the Sterling Lakes North Revised General Plan and Revised Dedication /Paving Phase Plan with Staff recommendations as listed below in addition to the following conditions:

1. Mr. Stan Winter noted Sterling Lakes North will have access to the Crystal Lagoon amenities.
Condition 1: Provide Sterling North residents to have access through the private gates at Sterling Lakes Drive and Cedar Rapids to reach the Crystal Lagoon amenities.
Condition 2: If Crystal Lagoon is not completed with 2 years of the approval of the Sterling Lakes North General Plan, the Developer shall provide the water amenities within the Sterling Lakes North Development.

Staff recommends the following Road Construction sequence be approved with the following modifications to the sequence notes of the following roadway sections:

1. All portions of Karsten Boulevard (County Road 383) between Cedar Rapids Parkway (CR 57) and Bullard Parkway (CR 81):" Plat and build any remaining non-constructed portion of Karsten Boulevard, west ½ (two lanes) of CR 383 between Cedar Rapids Parkway (CR 57) and Bullard Parkway (CR 81) with any school site construction. Any residential development north of Chocolate Bayou will require the dedication and construction of Karsten Boulevard (CR 383) (plat and build ½ boulevard, 2 west lanes) between the entry to section 2 and the first public street intersection north of Chocolate Bayou."
2. That section of Karsten Boulevard (County Road 383) between the first public street intersection north of Chocolate Bayou and Bullard Parkway for residential development only be modified as follows: "Plat and build west ½ (two lanes) of CR 383 from the first public street intersection north of Chocolate Bayou to Bullard Parkway with the platting of adjacent residential development."
3. That section of Cedar Rapids Parkway (County Road 57) between the east property line to boulevard entry with first section be modified as follows: "Plat and build ½ boulevard (2 north side lanes) of CR 57 from east property line to boulevard entry with first section developed north of CR 57."
4. That section of spine road south of Cedar Rapids Parkway and Cedar Rapids Parkway (County Road 57) between the east property line and the west property line (south side of Cedar Rapids Parkway) be modified as follows: "Plat and build extension of spine road with adjacent plat and plat and build south ½ (two lanes) of CR 57 from east property line to west property line with first section of development north of CR 57."
5. Add a section of connector road (60 feet wide right-of-way and 38 feet wide paving) between Section 3 and Section 7, crossing Chocolate Bayou with the note as follows: "Plat a 60 feet wide restricted reserve within Sec 3 and between Sec 3 and proposed Sec 7, restricted to future public street right-of-way, connecting Section 3 roadway system with future Section 7 roadway system and connecting directly with the future roadway along the south side of the school site. Replat the restricted reserve to street right-of-way and pave a minimum 38 feet wide paving with school site construction or submit an amending plat to remove the restricted reserve between Sec 3 and Sec 7 if the school site is not constructed."
6. That section of Cedar Rapids Parkway (County Road 57) between the entry boulevard north from Cedar Rapids Parkway to the west property line be modified as follows: "Plat and build north ½ of CR 57 from entry boulevard to west property line with the adjacent plat of any residential lots."

- *Consideration and possible action for an amendment to the Plan of Development for Sierra Vista.*

Item was pulled by Developer. No action taken.

Approved and Signed by:



David Hurst, Chairman

**NOTICE OF PUBLIC HEARING ON
24 HOUR BUSINESSES**

The Iowa Colony City Council will hold a public hearing at 7:00 p.m. on March 15, 2021, by videoconference, as authorized by the Governor of Texas in response to the COVID-19 pandemic, pursuant to the Comprehensive Zoning Ordinance to consider generally amending the zoning ordinance to allow certain businesses to operate 24 hours per day. All interested persons may be heard concerning this matter.

Please join this meeting from your computer, tablet, or smartphone at this link:

<https://us02web.zoom.us/j/86424067150?pwd=cZNtOVhwYTl1YWxBNGRJT2N2TEd5dz09>

Meeting ID: 864 2406 7150

Passcode: 733036

You can also dial in using your phone: +1 346 248 7799 US (Houston)

(For supported devices, tap a one-touch number below to join instantly.)

One tap mobile:

+13462487799,,86424067150#,,,*733036# US (Houston)

Kayleen Rosser
City Secretary

Copy

VOTE CENTERS - MAY 1, 2021	
Home Pct #	Location
1	East Annex, 1524 E Mulberry, Angleton
2	Pct 4 Building #2, 121 N 10th St, West Columbia
4	Brazoria Library, 620 S Brooks
7	Freeport Library, 410 Brazosport Blvd
8	Oyster Creek City Hall, 3210 FM 523
11	Iowa Colony City Hall, 12003 Iowa Colony Blvd
12	Drainage District #4 Bldg, 4805 W Broadway, Pearland
14	Sweeny Community Center, 205 W Ashley Wilson Rd
15	Danbury Community Center, 6115 5th St
19	Clute Event Center, 100 Parkview Dr.
20	Jones Creek Comm. House, 7207 S F Austin Rd.
23	Lake Jackson Civic Center, 333 Hwy 332 East
24	Richwood City Hall, 1800 N Brazosport Blvd
25	Hillcrest Village Municipal Bldg., 200 W Timberlane
29	Westside Event Center, 2150 Countryplace Pkwy, Pearland
36	Pearland Recreation Center, 4141 Bailey Rd, Pearland
38	Surfside Beach City Hall, 1304 Monument Dr
39	Alvin Library, 105 S Gordon
40	North Annex, 7313 Corporate Dr, Manvel
44	Silverlake Rec Center, 2715 Southwyck Pkwy, Pearland
46	Tom Reid Library, 3522 Liberty Dr., Pearland
67	Pearland Westside Library, 2803 Business Center Dr #101

NOTICE OF EARLY VOTING AT BRANCH POLLING PLACES

Early voting by personal appearance will be conducted at the following locations:

Angleton (Main)East Annex, 1524 E Mulberry
AlvinAlvin Library, 105 S Gordon
BrazoriaBrazoria Library, 620 S Brooks
FreeportFreeport Library, 410 Brazosport Blvd
Lake Jackson.....Lake Jackson Civic Center, 333 Hwy 332 E
ManvelNorth Annex, 7313 Corporate Dr
Pearland EastTom Reid Library, 3522 Liberty Dr
Pearland West.....Westside Event Center, 2150 Countryplace Pkwy
Shadow CreekPearland Westside Library, 2803 Business Center Dr #101
Sweeny.....Sweeny Community Center, 205 W Ashley Wilson Rd
West Columbia.....Precinct 4, 121 N 10th St, Building 2

DATES AND HOURS:

April 19-23.....8 AM – 5 PM
April 24.....7 AM – 7 PM
April 26-27.....7 AM – 7 PM



Early Voting Clerk

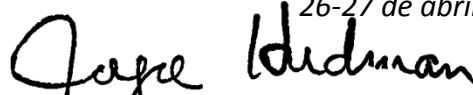
AVISO DE VOTACIÓN ADELANTADA EN LOS SITIOS DE VOTACIÓN AUXILIARES

La votación adelantada en persona se llevará a cabo en los siguientes sitios de esta manera:

Angleton (Ubicación Principal).....East Annex, 1524 E Mulberry
AlvinAlvin Library, 105 S Gordon
BrazoriaBrazoria Library, 620 S Brooks
FreeportFreeport Library, 410 Brazosport Blvd
Lake JacksonLake Jackson Civic Center, 333 Hwy 332 E
ManvelNorth Annex, 7313 Corporate Dr
Pearland EsteTom Reid Library, 3522 Liberty Dr
Pearland OesteWestside Event Center, 2150 Countryplace Pkwy
Shadow CreekPearland Westside Library, 2803 Business Center Dr #101
SweenySweeny Community Center, 205 W Ashley Wilson Rd
West ColumbiaPrecinct 4, 121 N 10th St, Building 2

FECHAS Y HORAS

19-23 de abril8 AM – 5 PM
24 de abril7 AM – 7 PM
26-27 de abril7 AM – 7 PM



Secretaria de la Votación Adelantada

Amendments to 2018 International Building Code

The 2018 edition of the International Building Code adopted in section XXXXXXXXX is hereby amended in the following respects:

- (1) **Section 101.1** is hereby amended to provide as follows:

101.1 Title. These regulations shall be known as the Building Code of the City of Iowa Colony, hereinafter referred to as "this code".

- (2) **Section 105.2** is hereby amended to provide as follows:

105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. Fences not over seven feet high.
2. Oil Derricks.
3. Retaining walls that are not over four feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II, or IIIA liquids.
4. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18925 L) and the ratio of height to diameter or width is not greater than 2:1.
5. Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.
6. Temporary motion picture, television, and theater stage sets and scenery.
7. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18925 L) and are installed entirely above ground.
8. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
9. Swings and other playground equipment accessory to detached one-and two-family dwellings.
10. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support.
11. Nonfixed and movable fixtures, cases, racks, counters, and partitions not over 5 feet 9 inches (1753 mm) in height.

Electrical:

Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and to the installation of towers and antennas.

Temporary testing systems: The installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part which does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing ten pounds (4.54 kg) or less of refrigerant and actuated by motors of one horsepower (0.75 kW) or less.

Plumbing:

1. The repairing of leaks; however, if it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained.
2. The clearing of stoppages in pipes, valves or fixtures, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.
3. The replacement of lavatory or kitchen faucets.
4. The replacement of ballcocks or water control valves.
5. The replacement of garbage disposals.
6. The replacement of water closets.

(3) **Section 105.3.1** is hereby deleted.

(4) **Section 109.4** is hereby amended to provide as follows:

109.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical, or plumbing system before obtaining the required permits shall be subject to double the fee required for the permit.

(5) **Section 113** is hereby deleted.

(6) **Section 114.4** is hereby amended to provide as follows:

114.4 Violation Penalties. Any person who violates any provision of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount not

to exceed Five Hundred Dollars (\$500.00). Each day during which said violation shall exist or occur shall constitute a separate offense.

- (7) **The definition of Foster Care Facilities in Section 202** is hereby deleted.
- (8) **The definition of Institutional Group I-2 in Section 202** is hereby amended to provide as follows:

Institutional Group I-2. Institutional Group I-2 occupancy shall include buildings and structures used for medical care on a 24-hour basis for more than five persons who are not capable of self-preservation. This group shall include, but is not limited to, the following:

Detoxification

facilities Hospitals

Nursing homes

Psychiatric

Hospitals

Occupancy Conditions. Buildings of Group 1-2 shall be classified as one of the following occupancy conditions:

Condition 1. This occupancy condition shall include facilities that provide nursing and medical care, but do not provide emergency care, surgery, obstetrics, or in-patient stabilization units for psychiatric or detoxification treatment, including, but not limited to, nursing homes.

Condition 2. This occupancy condition shall include facilities that provide nursing and medical care and could provide emergency care, surgery, obstetrics, or in-patient stabilization units for psychiatric or detoxification treatment, including, but not limited to, hospitals.

Five or fewer persons receiving medical care. A facility with five or fewer persons receiving medical care shall be classified as Group R-3 or shall comply with the International Residential Code, provided an automatic sprinkler system is installed in accordance with Section

903.3.1.3 or with Section P2904 of the International Residential Code.

- (9) **Section 202** is hereby amended by adding the following definition:

SECTION 202 GENERAL DEFINITIONS

FOSTER HOME. A residential dwelling licensed by the state, including, but not limited to, a foster home, as such term is defined by V.T.C.A., Texas Health and Safety Code §42.002, in which custodial care is provided for six or fewer children under the age of 18.

HEALTH CARE FACILITY. A facility, not including a Residential Group R facility, that provides inpatient medical care or medical treatment to persons who are not capable of self-preservation without physical assistance or in which the liberty of the occupants is restricted.

RESIDENTIAL CARE FACILITY. A Residential Group R facility in which medical care, including, but not limited to, assisted living facility services, as such services are described in the definition of "assisted living facility" by V.T.C.A., Texas Health and Safety Code §247.002, are provided to one or more persons who are unrelated to the proprietor of the establishment.

- (10) **Subsection 903.3.7** is hereby amended to provide as follows:

903.3.7 Fire department connections. Fire department connections for automatic sprinkler systems shall be installed in accordance with Section 912. A fire hydrant shall be located within

300 feet of the fire department connection measured along an approved fire apparatus access road. The fire department connection shall have a 5" Inch Storz Connection.

(11) **Subsection 905.8** is hereby amended to provide as follows:

905.8 Dry standpipes. Dry standpipes are prohibited unless approved by the fire code official. The fire code official is authorized to approve dry standpipes where access to a portion of a single-story building at grade level is limited by the location on property, topography, waterways, nonnegotiable grades or other similar conditions and the dry standpipe hose connections are to be installed on the exterior only and at grade level adjacent to an access door.

(12) **Subsection 907.5.3** is hereby added to provide as follows:

907.5.3 Evacuation. Upon activation of a fire alarm notification system, all occupants of the structure for which such activation occurred shall evacuate and shall remain outside the structure until the fire and rescue services department has determined that no fire or danger exists.

(13) **Subsection 912.2.3** is hereby added to provide as follows:

912.2.3 Remote locations. Where fire department connections are located in fire vaults or where one fire department connection serves multiple buildings, the fire department connection shall be provided with a sign indicating the address to the building or buildings to which such connection serves. The sign shall have the address numbers at least six inches in height and the street name in letters at least two inches in height. All such signs shall be subject to the approval of the fire code official.

(14) **Section 916** is hereby deleted.

(Ordinnce # [XXXXXXXXX](#),)

Copy

FUEL GAS CODE

International Fuel Gas Code adopted.

The 2018 edition of the International Fuel Gas Code, including appendix A, B, and C, as published by the International Code Council, Inc., an authentic copy of which has been filed with the city secretary, is hereby adopted and made a part of this chapter, save and except those provisions amended in section **XXXXXXXX**.

([Ord. No. XXXXXXXX](#))

Amendments to International Fuel Gas Code.

The 2018 edition of the International Fuel Gas Code adopted in section **XXXXXXXX** is hereby amended in the following respects:

- (1) **Subsection 101.1** is hereby amended to provide as follows:

101.1 Title. These regulations shall be known as the Fuel Gas Code of the City of Iowa Colony, Texas, hereinafter referred to as "this code."

- (2) **Subsections 106.6, 106.6.1, 106.6.2, and 106.6.3** are hereby deleted.

- (3) **Subsection 108.4** is hereby amended to provide as follows:

108.4 Violation Penalties. Any person who violates any provision of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount not to exceed Five Hundred Dollars (\$500.00). Each day during which said violation shall exist or occur shall constitute a separate offense.

- (4) **Subsection 108.5** is hereby amended to provide as follows:

108.5 Stop Work Orders. Upon notice from the code official, work on any system that is being performed contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's authorized agent, or to the person performing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine.

- (5) **Section 109** is hereby deleted.

([Ord. No. XXXXXXXX](#))

Secs. 111-130. - Reserved.

Amendments to 2018 International Mechanical Code.

The 2018 edition of the International Mechanical Code adopted in section **XXXXXXX** is hereby amended in the following respects:

- (1) **Subsection 101.1** is hereby amended to provide as follows:

101.1 Title. These regulations shall be known as the Mechanical Code of the City of Iowa Colony, Texas, hereinafter referred to as "this code."

- (2) **Subsections 106.5.2 and 106.5.3** are hereby deleted.

- (3) **Subsection 108.4** is hereby amended to provide as follows:

108.4 Violation penalties. Any person who violates any provision of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount not to exceed Five Hundred Dollars (\$500.00). Each day during which said violation shall exist or occur shall constitute a separate offense.

- (4) **Subsection 108.5** is hereby amended to provide as follows:

108.5 Stop Work Orders. Upon notice from the code official, work on any mechanical system that is being performed contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's authorized agent, or to the person performing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine.

- (5) **Subsection 507.2** is hereby amended to provide as follows:

507.2 Type I hoods. Type I hoods shall be installed where cooking appliances produce grease vapors. In addition, the following specified locations shall require a Type I hood:

1. Group E and I occupancies where commercial cooking appliances are used for any purpose; and
2. Group A occupancies, with an occupant load over 49 persons, where commercial cooking appliances are used for any purpose.

Exceptions:

1. A Type I hood shall not be required for an electric cooking appliance where an approved testing agency provides documentation that the appliance effluent contains five mg/m³ or less of grease when tested at an exhaust flow rate of 500 cfm (0.236 m³/s) in accordance with UL 710B.

2. A Type I hood shall not be required where domestic or residential cooking appliances are installed and not used for commercial purposes.

([Ord. No. XXXXXXXX](#))

Amendments to 2018 International Residential Code.

The 2018 edition of the International Residential Code adopted in section XXXXXXXXX is hereby amended in the following respects:

- (1) **Subsection 101.1** is hereby amended to provide as follows:

101.1 Title. These regulations shall be known as the Residential Code of Iowa Colony, Texas, hereinafter referred to as "this code."

- (2) **Subsection R105.2** is hereby amended to provide as follows:

R105.2 Work exempt from permit. Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures, provided that the floor area does not exceed 200 square feet (18.58 m²).
2. Fences not over 7 feet (2134 mm) high.
3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18 927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
5. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
6. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
7. Swings and other playground equipment.
8. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
9. Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling do not serve the exit door required by Section R311.4.

Electrical:

1. Listed cord-and-plug connected temporary decorative lighting.
2. Reinstallation of attachment plug receptacles but not the outlets therefor.
3. Replacement of branch circuit overcurrent devices of the required capacity in the same location.
4. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
5. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Gas:

1. Portable heating, cooking or clothes drying appliances.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

3. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Mechanical:

1. Portable heating appliances.
2. Portable ventilation appliances.
3. Portable cooling units.
4. Steam, hot- or chilled-water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
6. Portable evaporative coolers.
7. Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.
8. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Plumbing:

1. The repairing of leaks.
2. The clearing of stoppages in pipes, valves or fixtures, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.
3. The replacement of lavatory or kitchen faucets.
4. The replacement of ballcocks or water control valves.
5. The replacement of garbage disposals.
6. The replacement of water closets.

(3) **Section R108** is hereby deleted.

(4) **Section R112** is hereby deleted.

(5) **Subsection R113.4** is hereby amended to provide as follows:

113.4 Violation Penalties. Any person who violates any provision of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount not to exceed Five Hundred Dollars (\$500.00). Each day during which said violation shall exist or occur shall constitute a separate offense.

(6) **Subsection R114.1** is hereby amended to provide as follows:

114.1 Stop Work Orders. Upon notice from the code official, work on any building or structure that is being performed contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's authorized agent, or to the person performing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine.

(7) **Subsection 114.2** is hereby deleted.

(8) **Table R301.2(1)** is hereby amended to provide as follows:

Table R301.2(1)
Climactic and Geographic Design Criteria

Ground Snow Load	Wind Speed (mph)	Seismic Design Categor y	Subject to Damage From			Winte r Desig n Temp	Ice Barrier Underlaymen t Required	Flood Hazard s	Air Freezin g Index	Mean Annua l Temp
			Weatherin g	Frost Line Dept h	Termit e					
0	140 Ultimat e	A	Negligible	12 inche s	Very Heavy	32° F	No	04-12- 1994 04-02- 2014 ^a	50	70° F

a. Date of adoption of the first ordinance for management of flood hazard areas; date of the currently effective flood hazard maps for Fort Bend County.

(9) **Section R313** is hereby deleted.

(10) **Subsection R905.7 and R905.8** are hereby deleted.

(11) **Subsection P2603.3** is hereby amended to provide as follows:

P2603.3 Protection against corrosion. Piping, except for cast iron, ductile iron and galvanized steel, shall not be placed in direct contact with steel framing members, concrete or masonry. Piping shall not be placed in direct contact with corrosive soil. Where sheathing is used to prevent direct contact, the sheathing material thickness shall be not less than 0.008 inch (8 mil) (0.203 mm) and shall be made of plastic. Where sheathing protects piping that penetrates concrete or masonry walls or floors, the sheathing shall be installed in a manner that allows movement of the piping within the sheathing.

(12) **Subsection P2603.5.1** is hereby amended to provide as follows:

P2603.5.1 Sewer depth. Building sewers that connect to private sewage disposal systems shall be not less than twelve inches (305mm) below finished grade at the point of septic tank connection. Building sewers shall be not less than twelve inches (305mm) below grade.

(13) **Subsection P2906.4.1** is hereby amended to provide as follows:

P2906.4.1 Separation of water service and building sewer. Water service pipe and the building sewer shall be separated by a minimum of 9 feet of undisturbed earth or compacted earth. The required separation distance shall not apply where a water service pipe crosses over a sewer pipe, provided the water service is sleeved to a point not less than 9 feet horizontally from the sewer pipe centerline on both sides of such crossing. The sleeve shall be of pipe materials listed in Table 605.3, 702.2, and 702.3.

(14) **Subsection P3003.9.2** is hereby amended to provide as follows:

P3003.9.2 Solvent cementing. Joint surfaces shall be clean and free from moisture. A purple primer that conforms to ASTM F 656 shall be applied. Solvent cement not purple in color and conforming to ASTM D 2564, CSA B137.3 or CSA B181.2 shall be applied to all joint surfaces. The joint shall be made while the cement is wet, and shall be in accordance with ASTM D 2855. Solvent-cement joints shall be installed above or below ground.

(Ordinance # [XXXXXXXX](#))

Copy

SWIMMING POOL AND SPA CODE

International Swimming Pool and Spa Code adopted.

The 2018 edition of the International Swimming Pool and Spa Code as published by the International Code Council, Inc., an authentic copy of which has been filed with the city secretary, is hereby adopted and made a part of this chapter, save and except those provisions amended in section **XXXXXXXX**.

([Ord. No. XXXXXXXX](#))

Amendments to International Swimming Pool and Spa Code.

The 2018 edition of the International Swimming Pool and Spa Code adopted in section **XXXXXXXX** is hereby amended in the following respects:

- (1) **Subsection 101.1** is hereby amended to provide as follows:

101.1 Title. These regulations shall be known as the Swimming Pool and Spa Code of the City of Iowa Colony, Texas, hereinafter referred to as "this code."

- (2) **Subsections 105.6, 105.6.1, 105.6.2, and 105.6.3** are hereby deleted.

- (3) **Subsection 107.4** is hereby amended to provide as follows:

107.4 Violation Penalties. Any person who violates any provision of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount not to exceed Five Hundred Dollars (\$500.00). Each day during which said violation shall exist or occur shall constitute a separate offense.

- (4) **Subsection 107.5** is hereby amended to provide as follows:

107.5 Stop Work Orders. Upon notice from the code official, work on any system that is being performed contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's authorized agent, or to the person performing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine.

- (5) **Section 108** is hereby deleted.

([Ord. No. XXXXXXXX](#))

Secs. 109-140 - Reserved.



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 22nd day of February, 2021, the City Council of the City of Iowa Colony, Texas, held a Work Session at 6:00 P.M. and a Public Meeting at 7:00 P.M. via teleconference/videoconference, there being present and in attendance the following members to wit:

Mayor Michael Byrum-Bratsen
Councilwoman Arnetta Murray
Councilwoman Sydney Hargroder
Councilwoman Robin Bradbery
Councilwoman Kacy Smajstrla
Councilman 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 6:01 P.M.
2. Discussion of proposed rules of procedure. City Council and Staff discussed revisions and /or additions to the proposed rules of procedure.
3. Discussion with City Council regarding City Manager search process. City Council and Staff discussed various topics regarding the City Manager search process.
4. The work session was adjourned at 7:03 P.M.

REGULAR MEETING – 7:00 P.M.

1. Mayor Byrum-Bratsen called the meeting to order at 7:05 P.M.
2. Pledge of Allegiance and Texas Pledge were recited.
3. Citizens Comments and Presentations.
 - Douglas Chumley, 9831 Clear Diamond Drive, stated that McLean and him also met with Jeff Braun with the ESD. He reported that the ESD hired the architect and formed committees regarding the fire station. He enjoyed the support of the Volunteer Fire Department and the City. He supports also having a staff member as the liaison to attend

other meetings and report back during council. He asked why the city does not have pallets of water on hand in the event of an emergency? Why not a backup generator for the current generator? Have we reached out to AISD or the Baptist Church and inquired for them to be used for a shelter? Hurricane season is in 100 days. Why are we waiting on the county or state for help? We need to get that resolved. He appreciates the second email that was sent out, recorded telephone call, Facebook and on the website to get the information on the resources. This was a good example of keeping people informed.

4. Mayor's comments or reports.

Mayor Byrum-Bratsen stated that last week was rough for Iowa Colony. He was out of power for almost 70 hours. He feels as though this was a statewide catastrophic failure of our electrical grid. The Governor is putting it as a top priority to get it fixed. He will draft a letter to the Governor about what he believes it will take to fix the problem. He encouraged residents and City Council to reach out to the state and elected officials. He also stated that the city will be looking at what we can do to better prepare for future disasters. He thanked everyone who opened their homes to neighbors and helped those in need. He has issued emergency orders to waive permit fees and prohibit price gouging. There is a link on the website for disaster recovery information specific to the storm. He suggested starting an annual cleanup time for the city. HGAC has grants available for solid waste collection and litter prevention.

5. Council comments or reports.

- Councilwoman Hargroder thanked Chief Bell for checking on her. She appreciated how the community came together during this time. She was fortunate enough to have a generator.
- Councilwoman Murray thanked Kayleen, Ron, Chief Bell and Chad who all checked on her during this time. She also thanked Commissioner Linder for making sure we had pallets of water. She stated we have to be as proactive as possible. We want people to know that we care.
- Councilwoman Bradbery presented pictures of trash that a resident had picked up for the second time. She requested that a no dumping sign be placed on Cedar Rapids Parkway between 383 and West city limits.
- Councilwoman Smajstrla stated they had pipes bust as a result of the storm but mainly in the pasture. So many supplies quickly vanished from the stores during that time. She will research some information on "what to do if" in these disaster situations so the city can place them on the website. She suggests if possible that everyone get a portable generator for such incidents.
- Councilman Wilsey mentioned they were without power for almost five days. He got to enjoy some good quality family time. He tried to help neighbors as much as possible.

6. Staff Reports.

- A. City Manager
- B. City Engineer- Stated that Meridiana Parkway has a power pole in the way preventing it from being opened. Poles for the traffic signals are delayed until May. He thanked Jeremy for working with Brazoria County with sanding and deicing.
- C. Police Department- Officer King discussed the responses during the winter storm. He mentioned the Presidential Declaration as well as the FEMA role for assistance to those without insurance. Anyone receiving SNAP to purchase hot foods and ready to eat meals under the declaration. Brazoria County will have a free distribution for pet food in the Angleton Courthouse parking lot. We will get the information out the best we can for recovery and programs as it is received. The dumpster for the debris did arrive today. Chief Bell also mentioned the racial profiling report has been completed.
- D. Building Official/Fire Marshal
- E. City Secretary
- F. Senior Accountant stated that the audit has started with the firm. The audit will be posted online once it has been accepted by the council. She will start doing the report on property tax income every year around this time.
- G. Public Works mentioned the park restrooms have a leak so they will be closed until they can be repaired.

7. Consideration and possible action on a resolution to approve and/or extend a declaration of disaster due to winter storm and related conditions. Councilwoman Bradbery made a motion to approve the documents. Seconded by Councilwoman Hargroder. Approved unanimously.

8. Consideration and possible action regarding the COVID-19 emergency. Councilwoman Smajstrla made a motion to discuss the COVID-19 emergency. Seconded by Councilwoman Murray. Chief Bell provided his monthly report. There have been 912 total cases, 82 active, 9 deaths in the city limits. Brazoria County Health Department continues to do testing. Doing vaccines at all four locations – 1a and 1b listed people only. He stated that 38,000 people in the county have received at least one shot. 19,000 people have received both shots. Everyone who is affiliated with the city who wanted the vaccine have been given both shots. FEMA opening federal vaccination sites; two or three “mega” vaccination sites and they not restricted to where you live. FEMA is running it and supposed to be getting large numbers of vaccines on a regular basis. The city staff will get that on the website when we get official information.

9. Consideration and possible action to approve City Hall as a polling place on Election Day, May 1, 2021 and city elections thereafter. Councilwoman Hargroder moved to approve City Hall as a polling place on Election Day, May 1, 2021 and city elections thereafter. Seconded by Councilman Wilsey. Approved unanimously.

10. Consideration and possible action to approve the following items related to the search and job duties of the City Manager.

- City Manager Job Description

- City Manager Job Profile

No action taken. Deferred to work session in March.

11. Consideration and possible action to approve a resolution amending the Plan of Development for Sierra Vista. Councilman Wilsey made a motion to approve with two conditions that the Plan of Development needs to state the development be under one owner. Condition that the two points of egress issue be clarified to the satisfaction of the Fire Marshal. Seconded by Councilwoman Bradbery. Motion fails with three noes. Councilwoman Smajstrla, Councilwoman Brabery, and Councilwoman Murray voted against the motion. Stan Winters will get with City staff to discuss next steps.

12. Consideration and possible action to approve a preliminary plat for Sierra Vista Section 8 with conditions. Mr. Winters asked to withdraw the application and will meet with staff and discuss amendments and revisions. No action taken.

13. Consideration and possible action to approve a resolution removing former signatures and adding new authorized signatures for First State Bank of Manvel. Councilwoman Murray made a motion to approve the resolution removing former signatures and adding new authorized signatures for First State Bank of Manvel. Seconded by Councilwoman Smajstrla. Approved unanimously.

14. Consideration and possible action to approve a resolution removing former signatures and adding new authorized signatures for TexStar. Councilwoman Smajstrla moved to approve a resolution removing former signatures and adding new authorized signatures for TexStar and to add Kayleen Rosser, City Secretary as Authorized Representative and Sandra Castro as Inquiry Representative. Seconded by Councilwoman Hargroder. Approved unanimously.

15. Consideration and possible action to approve an ordinance on second and final reading establishing standards for noise. Councilman Wilsey made a motion to approve on second and final reading. Seconded by Councilwoman Bradbery. Discussion between Council and staff as follows: Councilwoman Murray is concerned about an excessively loud generator. She is concerned the decibels may be too low and thinks it could be excessive. Councilwoman Bradbery pointed out she had to run a chain saw that was loud as well. Mayor said he has the ability to suspend in this type ordinance for storm related activities. He can apply that to the specific circumstances. Chief Bell stated that a chain saw and generator would only be in violation if ran after 11 P.M. and, in an emergency you have to do what you have to do and the Police Department is not going to go out and look for these types of violations. Law Enforcement has discretion and have to take that under advisement. Larry Boyd, City Attorney commented on State Law saying it says cannot make an unreasonable noise – 85 db is presumed to be unreasonable. The City Ordinance will be stricter, says what the state law says, but further says it is a violation and they don't get the opportunity to prove it was reasonable. This makes it easier to prosecute, but also gives the person cited the opportunity to explain why it happened. Councilwoman Bradbery asked why can't we enforce state law? Chief Bell says if you have to

be given notice it is more difficult to do it under state law. Councilman Wilsey says they deserve a warning before they get a ticket. It was pointed out that PD does have the discretion in these circumstances on whether to issue a warning or a citation. Mayor did not call for a vote. Staff will study further and bring a report. Also, will take out the permit for parties.

16. Consideration and possible action to approve an ordinance on first and final reading approving a variance request for 2942/2944 Meridiana Parkway regarding the UDC transparency and build- to line regulation as recommended by the Planning and Zoning Commission. Councilwoman Murray made a motion to approve the ordinance with amendments. Seconded by Councilwoman Bradbery. Approved unanimously.

17. **Consent Agenda for Ordinances-** Consideration and possible action to approve the following ordinances on second and final reading. Councilman Wilsey made a motion to approve items A, C, and D as stated and read by the City Secretary and to pull item B as requested by Councilwoman Bradbery to be acted upon separately. Seconded by Councilwoman Smajstrla. Approved unanimously.

- A. Approve an ordinance on second and final reading calling election of officers for May 1, 2021 and approve a joint election agreement with Brazoria County.
- B. Approve an ordinance on second and final reading closing Karsten Blvd. from Bullard South to its current termination. Councilwoman Bradbery made a motion to approve item B. Seconded by Councilwoman Hargroder. Approved unanimously.
- C. Approve an ordinance on second and final reading amending the Employee Handbook.
- D. Approve an ordinance on second and final reading adopting the 2018 International Plumbing Code with amendments.

18. **Consent Agenda-** Consideration and possible action to approve the following consent agenda items. Councilwoman Hargroder moved to approve consent agenda items as presented with the removal of item B to be acted on separately. Seconded by Councilman Wilsey. Approved unanimously.

- A. Approval of Minutes of the following meetings.
 - o January 25, 2021 - Regular Meeting
 - o February 3, 2021 - Special Council Meeting
- B. Approve the following plats as recommended by the Planning and Zoning Commission.
 - o Sanchez – Lagunas Abbreviated Plat.

Councilwoman Smajstrla made a motion to approve the Sanchez-Lagunas plat as recommended by the Planning and Zoning Commission. Seconded by Councilwoman Bradbery. Approved unanimously.

- C. Approval of the following Infrastructure Approvals/Acceptances
 - o Meridiana Section 76A- Approval of water and wastewater into one-year maintenance period.
 - o Meridiana Section 76A- Acceptance of storm and paving into one-year maintenance period.

EXECUTIVE SESSION- 10:26 P.M.

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

- Sale of property to MUD 31
- Planning and Zoning Commission Members
- Zoning Board of Adjustments and Appeals Members
- Building Codes Board of Adjustment and Appeals Members
- Parks and Recreation Committee Members
- District Boundaries Commission Members

RETURN TO OPEN SESSION- 11:13 P.M.

19. Consideration and possible action regarding the sale of property to MUD 31. No action taken.

20. Consideration and possible action to appoint members of the Planning and Zoning Commission. Councilwoman Hargroder made a motion to appoint Melanie Hampton to the Planning and Zoning Commission. Seconded by Councilwoman Bradbery. Approved unanimously.

21. Consideration and possible action to appoint members to the Zoning Board of Adjustments and Appeals. No action taken.

22. Consideration and possible action to appoint members to the Parks and Recreation Committee in light of resignations of original members. Councilwoman Murray made a motion to appoint JP Perkins, Valencia Hagos, and Reshonda Tillman to the Parks and Recreation Board. Seconded by Councilwoman Smajstrla. Approved unanimously.

23. Consideration and possible action to appoint members to the Building Codes Board of Adjustments and Appeals. No action taken.

24. Councilwoman Hargroder made a motion to adjourn at 11:15 P.M. Seconded by Councilwoman Smajstrla. Approved unanimously.

APPROVED THIS 15th DAY OF MARCH, 2021.

ATTEST:

Kayleen Rosser, City Secretary

Michael Byrum-Bratsen, Mayor

Copy



Brazoria County Mosquito Control District
1380 East Kiber
Angleton, TX 77515
979-864-1532

Fran Henderson. Director

February 23, 2021

RE: AERIAL SPRAYING OVER BRAZORIA COUNTY

The Brazoria County Mosquito Control is updating files for the 2021 season of aerial spraying over cities and towns of Brazoria County. We would like your permission "to spray" or "not to spray" over your area. The spray is done during heavy outbreaks of mosquitos by our aerial contract sprayer.

Aerial spraying takes place only after a public notification to inform the citizen of Brazoria County that we will be spraying. There will be notifications of aerial spraying through notices posted at the courthouse. In addition, the notifications can be found on our website, and Brazoria Counties official Facebook and Twitter pages. The flying schedule depends heavily upon landing rate counts, weather and wind conditions.

NEW FOR 2021 – A [link](#) for our daily spray schedule will be posted on our website.

<https://www.brazoriacountytx.gov/departments/mosquito-control/spray-schedule>

If your governing body would like to continue receiving this service for over your city or town, please email approval or disapproval on your letterhead to tvarner@brazoria-county.com Please have one of the following officials sign the letter: (A) Mayor, (B) City Manager, (C) Chief of Police, (D) City Council, or (E) County Commissioner.

We would appreciate your prompt response to our request.

Respectfully,

Fran Henderson
Director, Mosquito Control



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

March 15, 2021

Brazoria County Mosquito Control District
Attn: Fran Henderson
1380 East Kiber
Angleton, Texas 77515

RE: Aerial Mosquito Spraying in Iowa Colony

To whom it may concern,

I, Michael Byrum-Bratsen, Mayor of Iowa Colony, authorize Brazoria County Mosquito Control District to spray for mosquitos in the City of Iowa Colony during the 2021 aerial spraying season.

Sincerely,

Michael Byrum-Bratsen, Mayor

Monday, March 23, 2020

Lacey Bell
EHRA Inc.
10555 Westoffice Dr.
Houston, TX 77042

Re: Meridiana Section 76A Final Plat
Letter of Recommendation
City of Iowa Colony Project No. SPP 200309-0265
Adico, LLC Project No. 16007-2-156

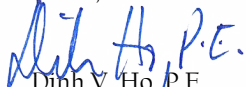
Dear Ms. Bell;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Meridiana Section 76A final plat received on or about March 20, 2020. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based upon our review, we have no objections to the final plat as resubmitted on March 20, 2020. Please provide one(1) set of mylars and ten (10) prints to Kayleen Rosser for consideration at the April Planning Commission meeting.

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

Sincerely,
Adico, LLC


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

Copy

Cc: Kayleen Rosser, City Secretary, (krusser@cityofiowacolony.com)
Ron Cox, City Manager (rcox@rcoxconsulting.com)
File: 16007-2-156

STATE OF TEXAS:

COUNTY OF BRAZORIA:

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, Vice President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, sole owner of the land shown on this plat and whose name is described thereto and in person or through a duly authorized agent dedicates to the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purposes and consideration herein expressed. The owners do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns, to warrant and defend the title to the land so dedicated.

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 Meridiana Section 76A where building setback lines or public utility easements are to be established outside of the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas limited partnership, has caused these presents to be signed by Matt Lawson, Vice President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized by this _____ day of _____, 2020.

OWNER

GR-M1, LTD., A Texas Limited Partnership
By: Rise Communities, LLC,
A Nevada Limited Liability Company,
its Authorized Agent

BY: _____
Print Name: Matt Lawson
Title: Vice President

STATE OF TEXAS }
COUNTY OF _____ }

BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, Vice President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2020.

Notary Public in and for the
State of _____
My Notary Commission Expires _____

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

PLANNING AND ZONING COMMISSION APPROVAL

Michael Byrum-Bratsen, Mayor

David Hurst, Chairman
Planning Commission

Susan Cottrell, Council Member

Steven Byrum-Bratsen
Planning Commission Member

Annetta Hicks-Murray, Council Member

Les Hosey
Planning Commission Member

Robin Bradbery, Council Member

Steven Bradbery
Planning Commission Member

Kacy Smajstrla, Council Member

Vince Patterson
Planning Commission Member

Chad Wilsey, Council Member

Date

Dinh Ho, P.E., City Engineer

Date

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 76A
8.752 ACRES OF LAND SITUATED IN
H. T. & B. R.R. COMPANY SURVEY, SECTION 53, ABSTRACT 287
H. T. & B. R.R. COMPANY SURVEY, SECTION 52, ABSTRACT 513
BRAZORIA COUNTY, TEXAS

DESCRIPTION OF A 8.752 ACRE TRACT OF LAND SITUATED IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 53, ABSTRACT 287, BRAZORIA COUNTY, TEXAS, AND THE H. T. & B. R.R. COMPANY SURVEY, SECTION 52, ABSTRACT 513, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 59.855 ACRE TRACT OF LAND CONVEYED TO GR-M1, LTD. BY DEED RECORDED UNDER BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. No) 2015050942; A PORTION OF LOT 1 OF LULLING BROOK SECTION 1 (A SUBDIVISION AS PER PLAT RECORDED UNDER BRAZORIA COUNTY PLAT RECORD [B.C.P.R.] 2007037473) CONVEYED TO GR-M1, LTD. BY DEED RECORDED UNDER B.C.C.F. NO. 2015056564, AND INCLUDES A PORTION ON COUNTY ROAD 65 (BASED ON A WIDTH OF 80'-FEET); SAID 8.752 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" marking the most east-northeasterly corner of Reserve "M" of Meridiana Section 81A a subdivision as per plat recorded under 2019053999 of the B.C.P.R.;

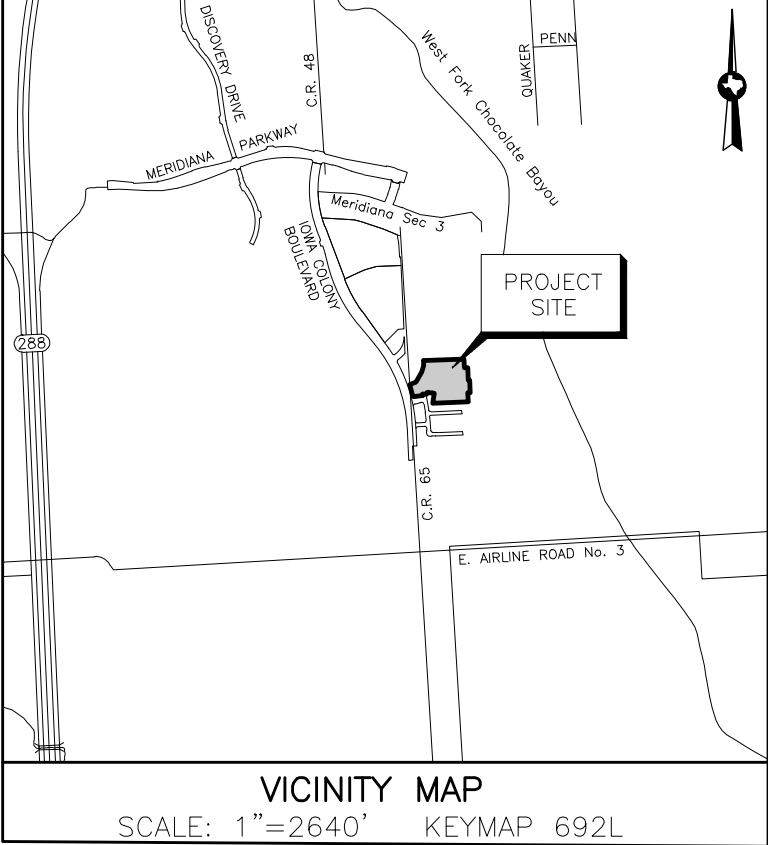
- THENCE, North 87°22'46" East, for a distance of 559.40 feet to a point for corner;
- THENCE, South 02°37'14" East, for a distance of 122.00 feet to a point for corner;
- THENCE, North 87°22'46" East, for a distance of 41.38 feet to a point for corner;
- THENCE, South 02°37'14" East, for a distance of 172.56 feet to a point for corner;
- THENCE, North 87°22'47" East, for a distance of 22.68 feet to a point for corner;
- THENCE, South 02°40'29" East, for a distance of 172.56 feet to a point for corner;
- THENCE, South 87°19'31" West, for a distance of 34.62 feet to a point for corner;
- THENCE, South 02°40'29" East, for a distance of 122.00 feet to a point for corner;
- THENCE, South 87°19'31" West, for a distance of 487.00 feet to a found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" marking the southeasterly corner of Reserve "C" of said Meridiana Section 81A;

THENCE, with said Meridiana Section 81A the following fourteen (14) courses and distances:

- North 08°30'48" East, for a distance of 134.53 feet to a found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" marking a point for corner in the arc of a non-tangent curve;
- in a northwesterly direction along the arc of said curve to the right having a radius of 525.00 feet, a central angle of 02°42'11", an arc length of 24.77 feet, and a chord bearing of North 80°08'07" West, for a distance of 24.77 feet to a found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" for tangency;
- North 78°47'01" West, for a distance of 54.41 feet to a found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" marking a point of curvature;
- In a southwesterly direction along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 101°32'13", an arc length of 44.30 feet, and a chord bearing of South 50°26'53" West, for a distance of 38.73 feet to a found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" for corner;
- South 89°40'46" West, for a distance of 50.00 feet to a found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" marking a point for corner in the arc of a non-tangent curve;
- In a southerly direction along the arc of said curve to the left having a radius of 325.00 feet, a central angle of 01°19'30", an arc length of 7.52 feet, and a chord bearing of South 00°58'59" East, for a distance of 7.62 feet to a found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" marking a point of reverse curvature;
- In a southwesterly direction along the arc of said reverse curve to the right having a radius of 25.00 feet, a central angle of 28°59'11", an arc length of 12.65 feet, and a chord bearing of South 12°50'52" West, for a distance of 12.51 feet to a found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" for corner;
- South 86°14'24" West, for a distance of 116.82 feet to a found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" for corner;
- North 55°05'36" West, for a distance of 23.42 feet to a found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" for corner;
- North 16°25'37" West, for a distance of 157.32 feet to a found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" for corner;
- North 71°39'39" East, for a distance of 93.24 feet to a found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" for corner;
- North 28°32'54" East, for a distance of 161.54 feet to a found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" for corner;
- North 18°41'20" East, for a distance of 90.64 feet to a found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" for corner;
- North 02°37'14" West, for a distance of 67.44 feet to the POINT OF BEGINNING and containing 8.752 acres of land.

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

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



BENCHMARK:

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

FINAL PLAT MERIDIANA SECTION 76A

BEING A SUBDIVISION OF 8.752 ACRES OUT OF THE
H. T. & B. R.R. COMPANY SURVEY, SECTION 53, A-287,
H. T. & B. R.R. COMPANY SURVEY, SECTION 52, A-513,
IN THE CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS.

56 LOTS 3 BLOCKS 1 RESERVE (0.0566 ACRES)

OWNER

GR-M1, LTD.,
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

MARCH 4, 2020



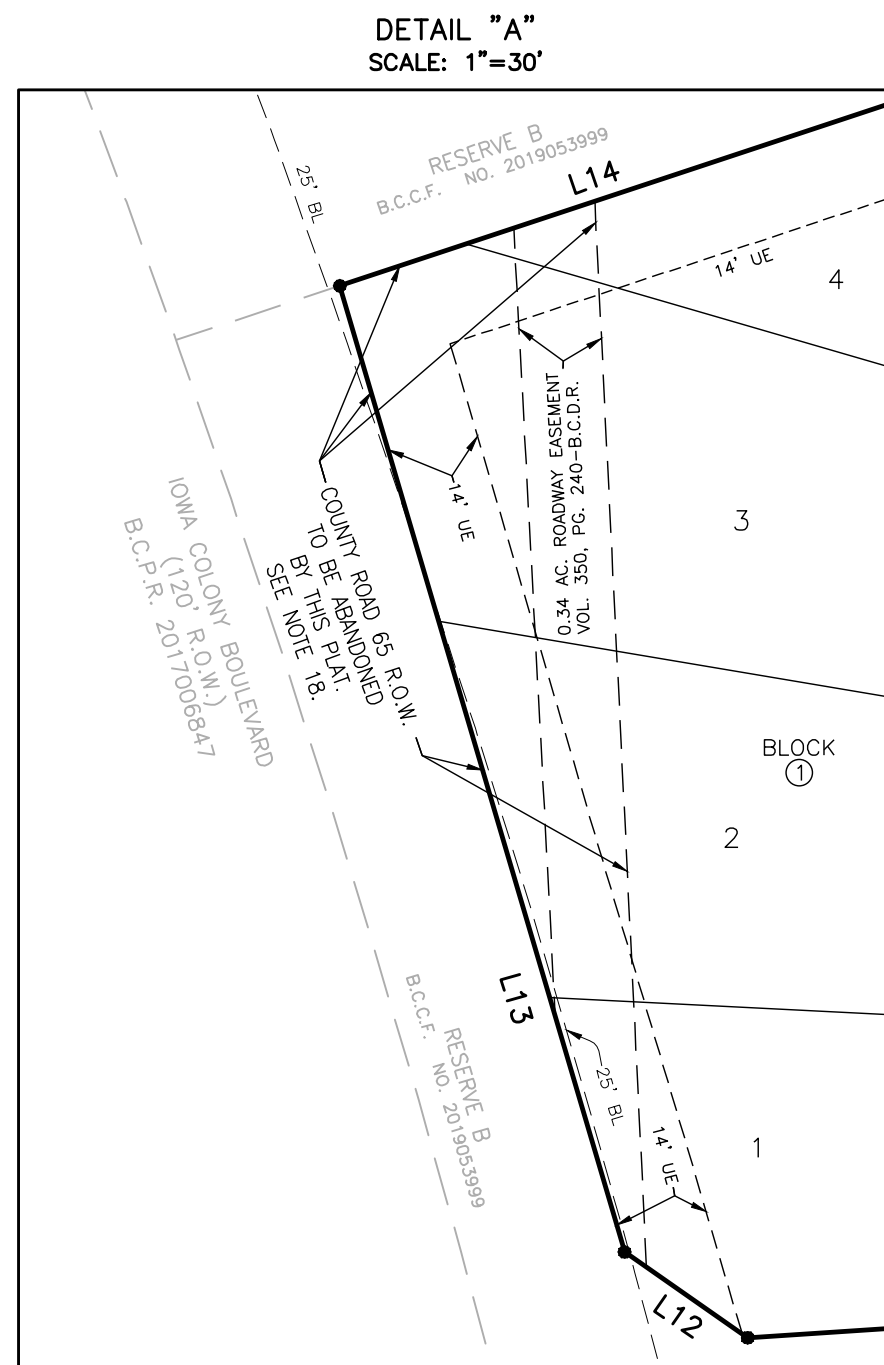
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPLS No. 10092300

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- All boundary corners for the plot shown hereon are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise noted.
- A- indicates Abstract
AC, indicates Acres
B.C.A.D. indicates Brazoria County Appraisal District
B.C.C.F. indicates Brazoria County Clerk's File
B.C.D.R. indicates Brazoria County Deed Records
B.C.P.R. indicates Brazoria County Plat Records
B.L. indicates Building Line
ESMT, indicates Easement
FND, indicates Found
VOL, indicates Volume
Pg, indicates Page
PUE indicates Public Utility Easement
S.O. FT. indicates Square Feet
R.O.W. indicates Right of Way
S.S.E. indicate Sanitary Sewer Easement
SQ. FT. indicates Square Feet
UE indicates Utility Easement
WLE indicates Water Line Easement
--- indicates Change of Street Name
- The property subdivided in the foregoing plat lies within Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. 55, and Brazoria County Drainage District #5 (B.D.D.#5).
- The boundary for this plat has a closure in excess of 1:15,000.
- The terms and conditions of Amendment #1 of the City of Iowa Colony Ordinance #2007-7 may affect this plat. This plat is in conformance with Meridiana PUD Amendment No. 3.
- No building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.
- This final plat will expire two (2) years after final approval by City Council if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by City Council.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- All water and wastewater facilities shall conform to the city's design criteria.
- This plat is subject to the conditions and restrictions of the Meridiana PUD Agreement, No. 3 as approved January 23, 2017.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0120H, dated June 3, 1989 and revised by the Letter of Map Revision (LOMR) issued May 13, 2015 and effective September 28, 2015. Lots within this subdivision were filled and removed from Zone "AE" and placed in unshaded Zone "X" in the Letter of Map Revision Based on fill (LOMR-F) effective September 6, 2019 under Case No. 19-06-3361A.

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.

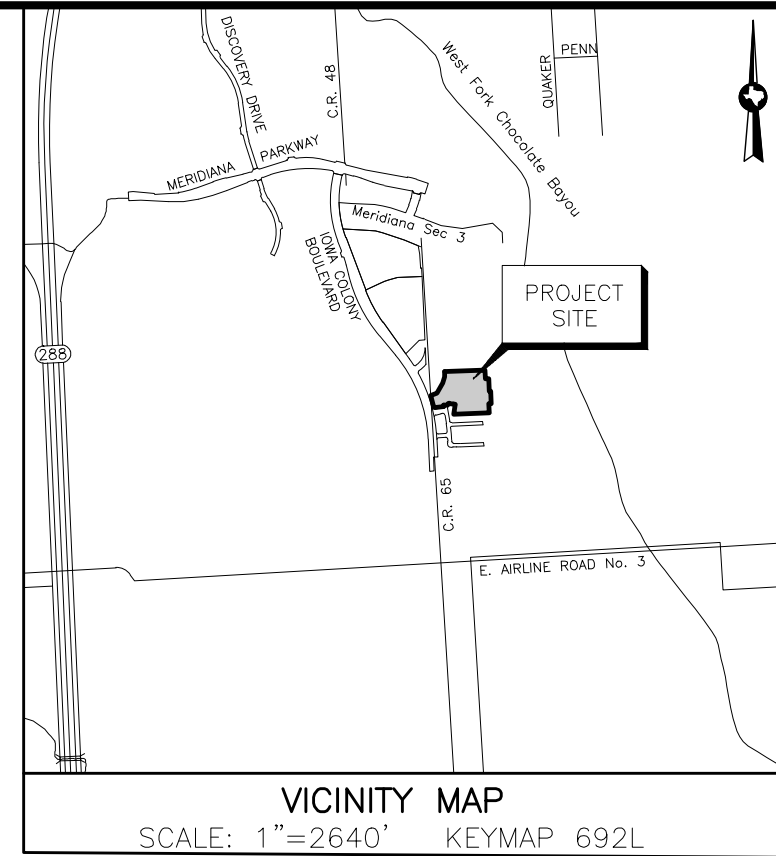
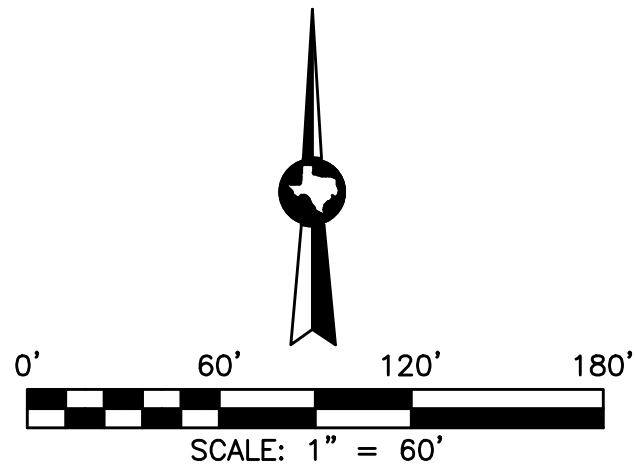
- All sidewalks shall be a minimum of 4' wide and built in accordance to the Meridiana Planned Unit Development District Amendment #3 of the City of Iowa Colony Ordinance #2017-02.
- One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves 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 (Where applicable).
- All existing road right-of-ways or roadway easements crossing through this tract are to be abandoned by this plat.
- Homeowners Association shall be responsible for maintenance and operation of all easements and all restricted reserves.
- The emergency access provided must be 20-feet in width and have a load rating of H-20 as specified by the American Association of State and Highway Officials (AASHTO).
- This emergency access will be released and abandoned and revert to the dedicator when the adjacent property is subdivided in a recorded plat.
- The 20' emergency access easement overlaps the 20' sanitary sewer easement in this location.
- The 20' emergency access easement is partially established via Meridiana Section 81A in this location.
- All fourteen (14) foot wide Utility Easements extend seven (7) feet on each side of the common line, unless otherwise indicated.
- All front lot maintenance within this section shall be performed by the Homeowners Association per Meridiana PUD Amendment No. 3 as approved January 23, 2017.
- Developer/Homeowners' Association shall be responsible for maintenance of all reserves.



LINE	BEARING	DISTANCE
L1	S 02°37'14" E	122.00'
L2	N 87°22'46" E	41.38'
L3	S 02°37'14" E	172.56'
L4	N 87°22'46" E	22.68'
L5	S 02°40'29" E	172.56'
L6	S 87°19'31" W	34.62'
L7	S 02°40'29" E	122.00'
L8	N 08°30'48" E	134.53'
L9	N 78°47'01" W	54.41'
L10	S 89°40'46" W	50.00'
L11	S 86°14'24" W	116.82'
L12	N 59°05'56" W	23.42'
L13	N 16°25'37" W	157.32'
L14	N 71°39'39" E	33.24'
L15	N 28°30'54" E	161.54'
L16	N 18°41'20" E	30.64'
L17	N 02°37'14" W	67.44'
L18	N 81°38'25" E	37.44'
L19	S 78°47'01" E	109.46'
L20	S 34°54'20" E	16.77'
L21	N 08°38'56" W	22.30'
L22	S 61°27'06" E	40.00'
L23	S 80°14'43" E	41.15'
L24	N 02°40'29" W	20.20'
L25	S 87°22'46" W	18.58'
L26	N 02°37'14" W	20.00'
L27	N 87°22'46" E	38.57'
L28	S 87°19'31" W	16.00'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	525.00'	2°42'11"	24.77'	N 80°08'07" W	24.77'
C2	25.00'	101°32'13"	44.30'	S 50°28'53" W	38.73'
C3	325.00'	1°19'30"	7.52'	S 00°58'59" E	7.52'
C4	25.00'	28°59'11"	12.65'	S 12°50'52" W	12.51'
C7	300.00'	28°52'08"	151.16'	N 14°08'50" E	149.56'
C5	500.00'	5°44'21"	50.06'	N 84°30'35" E	50.06'
C9	500.00'	1°53'28"	121.22'	S 85°43'45" E	120.93'
C10	300.00'	8°19'42"	43.61'	N 04°29'05" W	43.57'
C11	325.00'	28°52'08"	163.75'	N 14°08'50" E	162.03'
C12	25.00'	29°55'35"	13.06'	N 13°35'07" E	12.91'
C13	50.00'	112°56'41"	98.56'	N 59°05'40" E	83.36'
C14	25.00'	29°55'35"	13.06'	S 83°23'48" E	12.91'
C15	525.00'	5°44'21"	52.59'	N 84°30'35" E	52.57'
C16	475.00'	1°53'28"	115.16'	N 85°43'45" W	114.88'
C17	25.00'	101°32'13"	44.30'	N 28°00'54" W	38.73'
C18	275.00'	5°47'42"	27.81'	N 25°38'03" E	27.80'
C19	25.00'	53°05'30"	25.17'	N 59°05'40" E	22.35'
C20	475.00'	5°44'21"	47.58'	N 84°30'35" E	47.56'
C21	525.00'	1°53'28"	127.28'	N 85°43'45" W	126.97'
C22	40.00'	84°15'39"	58.83'	N 39°27'21" E	53.67'
C23	40.00'	89°56'46"	62.79'	N 47°38'51" W	56.54'
C24	40.00'	89°56'46"	62.79'	S 47°38'51" E	56.54'
C25	40.00'	90°00'00"	62.83'	S 42°19'31" W	56.57'

RESERVE	RESTRICTED TO	RESERVE TABLE	AREA
A	LANDSCAPE, OPEN SPACE, UTILITY PURPOSES, AND EMERGENCY ACCESS		2,464 SQ.FT. / 0.0566 ACRE



FINAL PLAT MERIDIANA SECTION 76A

BEING A SUBDIVISION OF 8.752 ACRES OUT OF THE
H. T. & B. R.R. COMPANY SURVEY, SECTION 53, A-287,
H. T. & B. R.R. COMPANY SURVEY, SECTION 52, A-513,
IN THE CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS.

56 LOTS 3 BLOCKS 1 RESERVE (0.0566 ACRES)

OWNER

GR-M1, LTD.,
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

MARCH 4, 2020



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

Monday, February 22, 2021

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

**Re: Crystal View Drive Phase III Street Dedication Final Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. SFP 210208-0157
Adico, LLC Project No. 16007-2-178**

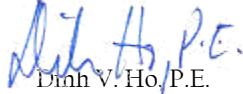
Dear Mr. Harrison,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Crystal View Drive Phase III Street Dedication final 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 two (2) mylars and ten (10) prints to Kayleen Rosser, City Secretary, for consideration at the March 2, 2021 Planning and Zoning Commission 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, City Secretary, (krosser@cityofiowacolony.com)
Ron Cox, City Manager (rcox@rcoxconsulting.com)
File: 16007-2-178

A north arrow pointing upwards, labeled 'N' in the center. Below the arrow is a graphic scale bar. The scale bar is divided into alternating black and white segments. It has numerical markings at 0, 50, 100, 200, and 400. Below the scale bar, the text '(IN FEET)' is centered, followed by the text '1 inch = 100 ft.'

SS=	SANITARY SEWER EASEMENT
STM SE=	STORM SEWER EASEMENT
WLE=	WATER LINE EASEMENT
BL=	BUILDING LINE
ROW=	RIGHT-OF-WAY
BCCF=	BRAZORIA COUNTY CLEED'S FILE
BCBORA=	BRAZORIA COUNTY DEED RECORDS
BCPR=	BRAZORIA COUNTY PLAT RECORDS
BCOPR=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
VOL__ PG__=	VOLUME, PAGE
FND=	FOUND
IR=	IRON ROD
IRC=	IRON ROD WITH CAP
⊗	SET 5/8-INCH IRON ROD WITH CAP STAMPED "MANHARD", UNLESS OTHERWISE NOTED

FEBRUARY 2021

LAND TEJAS SIERRA VISTA WEST, LLC
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702



Manhard
CONSULTING

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	35.00'	54.98'	090°00'00"	N42°24'30"E	49.50'
C2	500.00'	16.66'	001°54'33"	N01°38'14"W	16.66'
C3	500.00'	16.66'	001°54'33"	N01°38'14"W	16.66'
C4	30.00'	47.12'	090°00'00"	N47°35'30"W	47.12'
C5	30.00'	47.12'	090°00'00"	N42°24'30"E	42.43'
C6	2040.00'	882.74'	024°47'34"	N09°48'16"E	875.87'
C7	30.00'	46.12'	088°05'12"	N21°50'33"W	41.71'
C8	30.00'	47.12'	090°00'00"	N69°06'51"E	42.43'
C9	30.00'	47.12'	090°00'00"	S20°53'09"E	42.43'
C10	30.00'	48.20'	092°03'08"	S68°05'17"W	43.18'
C11	1960.00'	843.37'	024°39'14"	S09°44'06"W	836.88'
C12	500.00'	16.66'	001°54'33"	S03°32'47"E	16.66'
C13	500.00'	16.66'	001°54'33"	S03°32'47"E	16.66'
C14	35.00'	54.98'	090°00'00"	S47°35'30"W	49.50'
C15	2000.00'	932.21'	026°42'22"	N10°45'40"E	923.80'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S87°24'30"W	160.00'
L2	N02°35'30"W	40.00'
L3	N02°35'30"W	56.67'
L4	N02°35'30"W	80.00'
L5	N23°27'11"E	100.01'
L6	S65°53'09"E	80.00'
L7	S23°24'18"W	100.01'
L8	S02°35'30"E	56.67'
L9	S02°35'30"E	40.00'
L10	N87°24'30"E	70.00'
L11	N65°53'09"W	140.04'

FINAL PLAT NOTES:

1. THE PRELIMINARY PLAT WAS APPROVED BY BRAZORIA COUNTY ON 09/12/2018.
2. THIS FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY CITY COUNCIL, IF CONSTRUCTION OF IMPROVEMENTS HAVE NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY CITY.
3. THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 53 BOUNDARY.
4. 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.
5. SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
6. ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER LOTS ARE PROPERLY GRADED. LOT CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "MANHAND PROPERTY CORNER".
7. BENCHMARK SHOWN HEREON ARE BASED ON TXDOT MONUMENT HV-79C, LOCATED IN THE MEDIAN OF S.H. 1991, APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.
8. THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C0115K, DATED DECEMBER 30, 2020.
9. THE DRAFT OF ANY PROTECTIVE COVENANTS WHEREBY THE SUBDIVIDER PROPOSES TO REGULATE THE USE OF THE LAND WITHIN THE SUBDIVISION; PROVIDED, HOWEVER, RESTRICTIVE COVENANTS, CONDITIONS, OR LIMITATIONS SHALL NEVER BE LESS THAN THE MINIMUM REQUIREMENTS OF THE CITY UNDER THE TERMS OF THIS ORDINANCE OR OTHER CITY ORDINANCES.
10. ALL BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
11. ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEASIBLE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED 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.
12. ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
13. ABSENT WRITING 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 OF ANY SUCH 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.
14. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION.
15. 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.
16. THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES WITHIN BRAZORIA COUNTY DRAINAGE DISTRICT #5.
17. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
18. ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
19. ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 53.
20. 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.
21. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
22. SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT AND EACH RESERVE.
23. 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.
24. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
25. OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES

- SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE.
2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
3. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
4. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAN WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS, PROVIDED HOWEVER, ANY GOVERNMENTAL ENTITY HAVING JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT #5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENT TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER DATE HEREOF.
5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAN LIES WITHIN BRAZORIA COUNTY DRAINAGE DISTRICT #5.
6. THIS RURAL COMMERCIAL SITE EMPLOYS A NATURAL DRAINAGE SYSTEM, WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SITE THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE-DEVELOPMENT CONDITIONS. THIS, DURING LARGE STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR ON THE SITE TO THE EXTENT THAT IT MAY BE PRIOR TO DEVELOPMENT, BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.
7. LAND USE WITHIN THE COMMERCIAL SITE IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 72 PERCENT. THE DRAINAGE AND/OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE PERCENT IMPERVIOUSNESS WILL NOT BE EXCEEDED, IF THIS PERCENTAGE IS TO BE EXCEEDED, A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
8. OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
9. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES, OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
10. DEDICATED INGRESS/EGRESS ACCESSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT #5 (SEE DISTRICT RESOLUTION NO. 2007-06 & NO. 2007-07), ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5'S LOCK.
11. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO. 2007-08).
12. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
13. PIPELINES, UTILITY LINES AND OTHER CROSSINGS UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
14. ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT #5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED AT PROPERTY OWNER'S RISK IN BRAZORIA COUNTY, TEXAS WITH A "RECORDED DOCUMENT NUMBER" AFFIXED TO SAID EASEMENT, PRIOR TO FINAL PROJECT APPROVAL GRANTED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5 BOARD OF COMMISSIONERS.
15. PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED. SEE BRAZORIA COUNTY DRAINAGE DISTRICT #5 MANUAL, SECTION 1, INTRODUCTION; SUB-SECTION 1.5, PLAT AND PLAN APPROVAL PROCESS, AND DRAINAGE ACCEPTANCE PROCESS; TIME LIMIT FOR APPROVAL AND MAINTENANCE OF DRAINAGE DISTRICT #5 RESOLUTION 2011-1, ALLOWABLE TIME(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 4.579 acre (199,444 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 4.5169 acre tract (Tract 4) conveyed to Land Tejas Sierra Vista West, LLC, by deed recorded in Clerk's File No. 2019027076, Brazoria County Official Public Records, corrected by instrument recorded in Clerk's File No. 2019029817, Brazoria County Official Public Records, being a portion of a called 1.1270 acre tract (Tract 3) conveyed to Land Tejas Sierra Vista West, LLC, by said deed recorded in Clerk's File No. 2019027076, Brazoria County Official Public Records, corrected by said instrument recorded in Clerk's File No. 2019029817, Brazoria County Official Public Records, being all of a called 0.0092 acre tract (Tract 19) conveyed to Land Tejas Sierra Vista West, LLC, by deed recorded in Clerk's File No. 2020063036, Brazoria County Official Public Records, being all of a called 0.0040 acre tract (Tract 20) conveyed to Land Tejas Sierra Vista West, LLC, by said deed recorded in Clerk's File No. 2020063036, Brazoria County Official Public Records, and being all of a called 0.0311 acre tract (Tract 21) conveyed to Land Tejas Sierra Vista West, LLC, by said deed recorded in Clerk's File No. 2020063036, Brazoria County Official Public Records; said 4.579 acre (199,444 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83;

COMMENCING at a 5/8–inch iron rod (with cap) found, being 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, Property Records of Brazoria County, Texas, and being the southwest corner of the remainder of a called 501.92 acre tract conveyed to McAlister Opportunity Fund III, L.P., by deed recorded in Clerk's File No. 2017063409, Brazoria County Official Public Records, the southeast corner of a called 8.78 acre tract conveyed to The South Texas Water Company by deed recorded in Volume 258, Page 261, Brazoria County Deed Records, and the northwest corner of a called 54.144 acre tract conveyed to Alejandro Perez by deed recorded in Clerk's File No. 2020002398, Brazoria County Official Public Records;

THENCE, North 87°24'30"East, along said north right–of–way line of County Road No. 64 and the south line of the remainder of said called 501.92 acre tract, 2,005.08 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found, being the POINT OF BEGINNING and southwest corner of the herein described tract, also being the southwest corner of said called 0.0092 acre tract (Tract 19);

THENCE, North 02°35'30" West, along the west line of said called 0.0092 acre tract (Tract 19), 40.00 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found, being the northwest corner of said called 0.0092 acre tract (Tract 19), also being on the south line of said called 1.1270 acre tract (Tract 3), and being the beginning of a curve to the left;

THENCE, over and across said called 1.1270 acre tract (Tract 3), the following four (4) courses and distances:

- Along said curve to the left in a northeasterly direction, having a radius of 35.00 feet, a central angle of 90°00'00", an arc length of 54.98 feet, and a chord bearing North 42°24'30" East, 49.50 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;
- North 02°35'30" West, 56.67 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set, being the beginning of a curve to the right;
- Along said curve to the right in a northerly direction, having a radius of 500.00 feet, a central angle of 01°54'33", an arc length of 16.66 feet, and a chord bearing North 01°38'14" West, 16.66 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;
- North 00°40'57" West, at 39.70 feet passing a 5/8–inch iron rod (with cap stamped "Manhard") found for the southwest corner of said called 0.0040 acre tract (Tract 20), continuing along the west line of said called 0.0040 acre tract (Tract 20) for a total distance of 133.42 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found, being the beginning of a curve to the left;

THENCE, continuing along said west line of said called 0.0040 acre tract (Tract 20) and along said curve to the left in a northerly direction, having a radius of 500.00 feet, a central angle of 01°54'33", an arc length of 16.66 feet, and a chord bearing North 01°38'14" West, 16.66 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found, being the north corner of said called 0.0040 acre tract (Tract 20), also being on the west line of said called 4.5169 acre tract (Tract 4);

THENCE, along said west line of said called 4.5169 acre tract (Tract 4), the following nine (9) courses and distances:

- North 02°35'30" West, 154.67 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found, being the beginning of a curve to the left;
- Along said curve to the left in a northwesterly direction, having a radius of 30.00 feet, a central angle of 90°00'00", an arc length of 47.12 feet, and a chord bearing North 47°35'30" West, 42.43 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found;
- North 02°35'30" West, 80.00 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found, being the beginning of a curve to the left;
- Along said curve to the left in a northeasterly direction, having a radius of 30.00 feet, a central angle of 90°00'00", an arc length of 47.12 feet, and a chord bearing North 42°24'30" East, 42.43 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found;
- North 02°35'30" West, 188.56 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found, being the beginning of a curve to the right;
- Along said curve to the right in a northerly direction, having a radius of 2,040.00 feet, a central angle of 24°47'34", an arc length of 882.74 feet, and a chord bearing North 09°48'16" East, 875.87 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found, being the beginning of a reverse curve to the left;
- Along said reverse curve to the left in a northerly direction, having a radius of 30.00 feet, a central angle of 88°05'12", an arc length of 46.12 feet, and a chord bearing North 21°50'33" West, 41.71 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found;
- North 23°27'11" East, 100.01 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found, being the beginning of a curve to the left;
- Along said curve to the left in an easterly direction, having a radius of 30.00 feet, a central angle of 90°00'00", an arc length of 47.12 feet, and a chord bearing North 69°06'51" East, 42.43 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found;

THENCE, North 24°06'51" East, 500.38 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found, being on the southeast line of Sierra Vista West Section 2, Clerk's File No. 2019057724, Brazoria County Plat Records, being the northwest corner of said called 4.5169 acre tract (Tract 4), being the southwest corner of Crystal View Drive Phase II, Clerk's File No. 2019057701, Brazoria County Plat Records, and being the northwest corner of the herein described tract;

THENCE, South 65°53'09" East, along the south line of said Crystal View Drive Phase II, 80.00 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found, being the northeast corner of said called 4.5169 acre tract (Tract 4), being the southeast corner of said Crystal View Drive Phase II, and being the northeast corner of the herein described tract;

THENCE, along the east line of said called 4.5169 acre tract (Tract 4), the following six (6) courses and distances:

- South 24°06'51" West, 500.38 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found, being the beginning of a curve to the left;
- Along said curve to the left in a southerly direction, having a radius of 30.00 feet, a central angle of 90°00'00", an arc length of 47.12 feet, and a chord bearing South 20°53'09" East, 42.43 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found;
- South 23°24'18" West, 100.01 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found, being the beginning of a curve to the left;
- Along said curve to the left in a westerly direction, having a radius of 30.00 feet, a central angle of 92°03'08", an arc length of 48.20 feet, and a chord bearing South 68°05'17" West, 43.18 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found, being the beginning of a compound curve to the left;

- Along said compound curve to the left in a southerly direction, having a radius of 1,960.00 feet, a central angle of 24°39'14", an arc length of 843.37 feet, and a chord bearing South 09°44'06" West, 836.88 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found;
- South 02°35'30" East, 483.23 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found, being the north corner of said called 0.0311 acre tract (Tract 21), also being on the west 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 being the beginning of a curve to the left;

THENCE, along the east line of said called 0.0311 acre tract (Tract 21) and the west line of said called 15.47 acre tract (Tract I), the following six (6) courses and distances:

- Along said curve to the left in a southerly direction, having a radius of 500.00 feet, a central angle of 01°54'33", an arc length of 16.66 feet, and a chord bearing South 03°32'47" East, 16.66 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;
- South 04°30'03" East, 133.42 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set, being the beginning of a curve to the right;
- Along said curve to the right in a southerly direction, having a radius of 500.00 feet, a central angle of 01°54'33", an arc length of 16.66 feet, and a chord bearing South 03°32'47" East, 16.66 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;
- South 02°35'30" East, 56.67 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set, being the beginning of a curve to the left;
- Along said curve to the left in a southeasterly direction, having a radius of 35.00 feet, a central angle of 90°00'00", an arc length of 54.98 feet, and a chord bearing South 47°35'30" East, 49.50 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;
- South 02°35'30" East, 40.00 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set, being on said north right–of–way line of County Road No. 64, also being the southeast corner of said called 0.0311 acre tract (Tract 21) and the southeast corner of the herein described tract;

THENCE, South 87°24'30" West, along said north right–of–way line of County Road No. 64 and the south line of said called 0.0311 acre tract (Tract 21), at a distance of 10.00 feet passing a 5/8–inch iron rod (with cap stamped "Manhard") found for the southwest corner of said called 0.0311 acre tract (Tract 21), also being the southeast corner of said called 4.5169 acre tract (Tract 4), continuing along the south line of said called 4.5169 acre tract (Tract 4), at a distance of 150.00 feet passing a 5/8–inch iron rod (with cap stamped "Manhard") found for the southwest corner of said called 4.5169 acre tract (Tract 4), also being the southeast corner of said called 0.0092 acre tract (Tract 19), continuing along the south line of said called 0.0092 acre tract (Tract 19) for a total distance of 160.00 feet to the POINT OF BEGINNING, CONTAINING 4.579 acres (199,444 square feet) of land in Brazoria County, Texas, filed in the office of Manhard Consulting, Ltd. in The Woodlands, Texas.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, LAND TEJAS SIERRA VISTA WEST, L.L.C., A Texas Limited Liability Company, acting by and through Al P. Brende, Sole manager, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 31.9455 Acre tract described in the above and foregoing map of CRYSTAL VIEW DRIVE PHASE III STREET DEDICATION, 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 plot 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, Lienholders must execute a Subordination Agreement. Subordinating their liens to all public streets, alleys, parks, school sites and other public areas shown on the plat of such subdivision or re–subdivision as being set aside for public use or purpose.

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 CRYSTAL VIEW DRIVE PHASE III STREET DEDICATION where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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 operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, LAND TEJAS SIERRA VISTA WEST, L.L.C., A Texas Limited Liability Company, has caused these presents to be signed by Al P. Brende, Sole Manager, thereunto authorized this _____ day of _____, 2021.

LAND TEJAS SIERRA VISTA WEST, L.L.C.,
A Texas Limited Liability Company

By: _____
Al P. Brende
Sole Manager

Paul R. Bretherton
Texas Registration No. 5977

This plat is hereby APPROVED by the City of Iowa Colony City Council, this _____ day of _____, 2021

Michael Byrum–Bratsen
Mayor

Sydney Hargroder

Annetta Hicks–Murray

Robin Bradbery

Kacy Smajstrla

Chad Wilsey

This plat is hereby APPROVED by the City of Iowa Colony City Engineer, this _____ day of _____, 2021

Dinh V. Ho, P.E.

This plat is hereby APPROVED by the City of Iowa Colony Planning Commission, this _____ day of _____, 2021

David Hurst
Chairman

Steven Byrum–Bratsen

Les Hosey

Vince Patterson

Steven Bradbery

BRAZORIA COUNTY DRAINAGE DISTRICT #5 APPROVAL

POSITION 1
LEE WALDEN, P.E.

DATE

POSITION 2
BRANDON MIDDLETON

DATE

POSITION 3
KERRY L. OSBURN

DATE

DISTRICT ENGINEER
JARROD D. ADEN, P.E., CFM

DATE

STREET DEDICATION
CRYSTAL VIEW DRIVE
PHASE III

A SUBDIVISION OF 4.579 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329

BRAZORIA COUNTY, TEXAS

FEBRUARY 2021

OWNER/
DEVELOPER:

LAND TEJAS SIERRA VISTA WEST, LLC.
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783–6702

ENGINEER/
SURVEYOR:



Tuesday, February 23, 2021

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

**Re: Meridiana Section 76B Preliminary Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. SPP 210208-0158
Adico, LLC Project No. 16007-2-177**


Dear Mr. Sweitzer;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Meridiana Section 76B preliminary plat, received on or about February 23, 2021. 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, 2021. Please provide ten (10) prints to Kayleen Rosser, City Secretary, for consideration at the March 2, 2021 Planning and Zoning Commission meeting.

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

Sincerely,
Adico, LLC


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

Copy

Cc: Kayleen Rosser, City Secretary, (krosser@iowacolonytx.us)
Ron Cox, City Manager (rcox@rcoxconsulting.com)
File: 16007-2-177

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas, South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0110K, dated December 30, 2020, the property lies within Zone AE.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County Plot 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.T. indicates Private.
R. indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.W.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
V.O.L. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, and Brazoria County Drainage District No. 5.
- Properly 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 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.
- All front lot maintenance within this section shall be performed by the Homeowners Association per Meridiana PUD Amendment No. 3 as approved January 23, 2017.
- Subject to Ordinance No. 2011-4 (Pipeline Setback Ordinance), no residential structures shall be constructed within 50' of the pipelines located inside of this plat boundary.
- Drainage plans to be provided prior to final plat submittal.

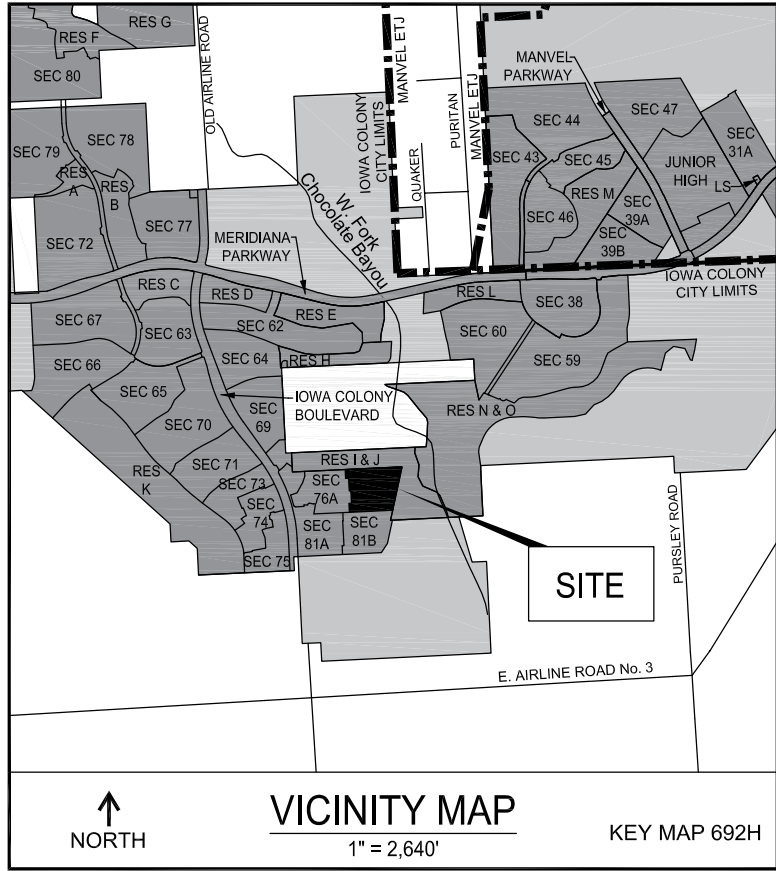
OWNER CONTACT INFORMATION
GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, STE. 100
KATY, TX 77493
832-916-2162

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

RESERVE TABLE			
RESERVE	RESTRICTIONS	SQ. FT	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,525.03	0.04
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,715.81	0.04
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	4,870.34	0.11
TOTAL		8,111.18	0.19

LINE TABLE		
LINE	ANGLE	DISTANCE
L1	N 02°40'29" W	122.00'
L2	N 87°19'31" E	34.62'
L3	N 02°40'29" W	172.56'
L4	S 87°22'47" W	22.68'
L5	N 02°37'14" W	172.56'
L6	S 87°22'46" W	41.38'
L7	N 02°37'14" W	122.00'



Meridiana Section 76B
A Subdivision of 9.03 acres out of the H.T. & B. R.R. Co. Survey, Section 53,
A-287, City of Iowa Colony, Brazoria County, Texas.
56 Lots, 2 Blocks and 3 Reserves
Owner: GR-M1, LTD., a Texas Limited Partnership

February 2021



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINCC.COM
TBE#NG-F-726
TBP#LS-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.

Tuesday, February 23, 2021

Carol Redd
EHRA Inc.
10555 Westoffice Dr.
Houston, TX 77042

Re: Meridiana Commercial Reserve No. 1 Replat No. 1 Abbreviated Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. SMAP 210208-0159
Adico, LLC Project No. 16007-2-176

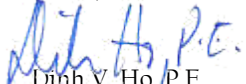
Dear Ms. Redd;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Meridiana Commercial Reserve No. 1 Replat No. 1 Abbreviated plat received on or about February 23, 2021. 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, 2021. Please provide two (2) mylars and ten (10) prints to Kayleen Rosser, City Secretary, for consideration at the March 2, 2021 Planning and Zoning Commission meeting.

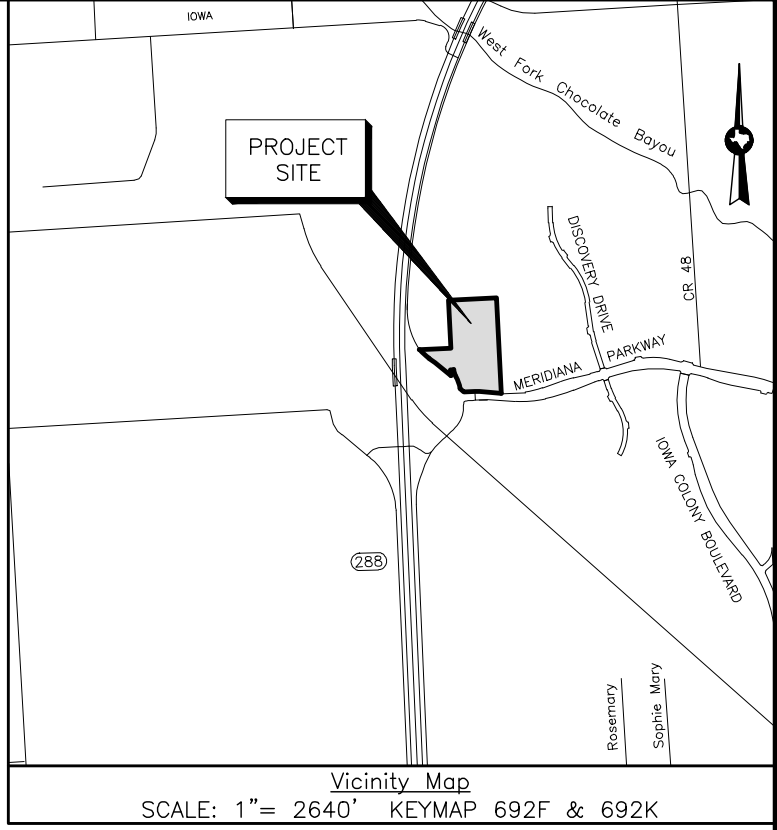
Should you have any questions, please do not hesitate to call me.

Sincerely,
Adico, LLC


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

Copy

Cc: Kayleen Rosser, City Secretary, (krosser@iowacolonytx.us)
Ron Cox, City Manager (rcox@rcoxconsulting.com)
File: 16007-2-176



STATE OF TEXAS: }
COUNTY OF BRAZORIA: }

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, Vice President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, sole owner of the land shown on this plat and whose name is described thereto and in person or through a duly authorized agent dedicates to the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purposes and consideration herein expressed. The owners do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns, to warrant and defend the title to the land so dedicated.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas limited partnership, has caused these presents to be signed by Matt Lawson, Vice President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized by this _____ day of _____, 2021.

OWNER
GR-M1, LTD., A Texas Limited Partnership
By: Rise Communities, LLC,
A Nevada Limited Liability Company,
Authorized Agent

BY: _____
Print Name: Matt Lawson
Title: Vice President

STATE OF TEXAS }
COUNTY OF HARRIS }

BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, Vice President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

Notary Public in and for the
State of _____
My Notary Commission Expires _____

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

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

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

Michael Byrum-Bratsen, Mayor

Sydney Hargroder, Council Member

Arnetta Hicks-Murray, Council Member

Robin Bradbery, Council Member

Kacy Smajstria, Council Member

Chad Wilsey, Council Member

Dinh Ho, P.E., City Engineer

Date

PLANNING AND ZONING COMMISSION APPROVAL

David Hurst, Chairman
Planning Commission

Steven Byrum-Bratsen
Planning Commission Member

Les Hosey
Planning Commission Member

Steven Bradbery
Planning Commission Member

Vince Patterson
Planning Commission Member

Date

METES AND BOUNDS DESCRIPTION
MERIDIANA COMMERCIAL RESERVE NO. 1
REPLAT NO. 1
BEING A 20.83 ACRE TRACT OF LAND
IN THE H.T. & B. R.R. CO. SURVEY, SECTION 56, A-515,
BRAZORIA COUNTY, TEXAS

DESCRIPTION OF A 20.83 ACRE TRACT OF LAND OUT OF THE H.T. & B. R.R. CO. SURVEY, SECTION NO. 56, A-515, BRAZORIA COUNTY, TEXAS, AND BEING A REPLAT OF ALL OF MERIDIANA COMMERCIAL RESERVE NO. 1, AS RECORDED AT PLAT NUMBER 2021005627, BRAZORIA COUNTY PLAT RECORDS, AND BEING OUT OF THAT CERTAIN TRACT CALLED 11.74 ACRES CONVEYED TO GR-M1, LTD. BY DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE No. (B.C.C.F. No.) 2007010789 AND ALL THAT CERTAIN TRACT CALLED 9.999 ACRES CONVEYED TO GR-M1, LTD. BY DEED RECORDED UNDER B.C.C.F. No. 2006041842; SAID 20.83 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at an "X" in concrete found marking the southeasterly corner of Reserve "A" of the said Meridiana Commercial Reserve No. 1 at the intersection of the northerly right-of-way line of Meridiana Parkway (a variable width right-of-way as per the plat of Meridiana Parkway Phase 1 Replat No. 1 recorded under File No. 2015049453 B.C.P.R.) with the easterly line of the called 11.74 acre tract, from which an "X" in concrete found marking the southwesterly corner of that certain tract of land called 10.00 acres as described under B.C.C.F. No. 2001036095 bears South 02°43'51" East, a distance of 10.58 feet;

- (1) THENCE, North 85°05'34" West, along the northerly right-of-way line of Meridiana Parkway for a distance of 295.02 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking an angle point;
- (2) THENCE, North 87°51'56" West, continuing along the northerly right-of-way line of Meridiana Parkway and with the northerly right-of-way line of State Highway 288 (variable width) described in the deed for a called 7.483 acre tract recorded in Volume 1129, Page 422 of the Brazoria County Deed Records for a distance of 215.75 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for corner from which a concrete monument was found South 08°23' East, a distance of 0.78 feet;
- (3) THENCE, North 49°02'06" West, continuing along the northerly right-of-way line of said State Highway 288 for a distance of 72.98 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for corner in the arc of a non-tangent curve;
- (4) THENCE, continuing along the northerly right-of-way line of said State Highway 288 in a northwesterly direction with the arc of a non-tangent curve to the left having a radius of 458.37 feet, a central angle of 22°03'08", an arc length of 176.42 feet and a chord bearing of North 20°03'35" West, for a distance of 175.33 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for a point of reverse curvature;
- (5) THENCE, continuing along the northerly right-of-way line of said State Highway 288 in a northwesterly direction with the arc of a reverse curve to the right having a radius of 200.00 feet, a central angle of 28°10'51", an arc length of 98.37 feet and a chord bearing of North 16°59'44" West, for a distance of 97.38 feet to a point for corner from which a 5/8-inch capped iron rod stamped "Wilson" bears South 26°55' West, a distance of 0.9 feet;
- (6) THENCE, South 87°05'43" West, continuing along the northerly right-of-way line of said State Highway 288 for a distance of 40.00 feet to a point for corner from which a 5/8-inch capped iron rod stamped "Wilson" bears South 26°41' West, a distance of 0.9 feet;
- (7) THENCE, South 02°54'17" East, continuing along the northerly right-of-way line of said State Highway 288 for a distance of 80.72 feet to a 5/8-inch iron rod with TxDOT aluminum disk found for corner in the arc of a non-tangent curve;
- (8) THENCE, continuing along the northerly right-of-way line of said State Highway 288 in a northwesterly direction with the arc of a non-tangent curve to the left having a radius of 531.01 feet, a central angle of 00°26'42", an arc length of 4.12 feet and a chord bearing of North 39°39'43" West, for a distance of 4.12 feet to a 5/8-inch iron rod with TxDOT aluminum disk found for tangency;
- (9) THENCE, North 50°49'55" West, continuing along the northerly right-of-way line of said State Highway 288 for a distance of 274.63 feet to a 5/8-inch iron rod with TxDOT aluminum disk found for an angle point;
- (10) THENCE, North 54°20'33" West, continuing along the northerly right-of-way line of said State Highway 288 for a distance of 105.53 feet to a 5/8-inch iron rod with TxDOT aluminum disk found for curvature;
- (11) THENCE, continuing along the northerly right-of-way line of said State Highway 288 in a northwesterly direction with the arc of a curve to the right having a radius of 773.72 feet, a central angle of 13°18'32", an arc length of 179.72 feet and a chord bearing of North 47°41'19" West, for a distance of 179.32 feet to 1/2-inch iron rod found marking the westerly corner of Reserve "A" of the aforementioned Meridiana Commercial Reserve No. 1, same being the southwesterly corner of that certain tract of land called 8.127 acres as described under B.C.C.F. No. 2012024620;
- (12) THENCE, North 87°24'04" East, along the common line between Reserve "A" tract and the called 8.127 acre tract for a distance of 433.21 feet to a "MAG" nail found in an asphalt road for the southeasterly corner of said 8.127 acre tract, same being an internal corner of Reserve "A";
- (13) THENCE, North 02°42'56" West, along the common line between Reserve "A" and the called 8.127 acre tract for a distance of 660.26 feet to a 5/8-inch iron rod found for the northwesterly corner of Reserve "A";
- (14) THENCE, North 87°24'04" East, along the north line of said Reserve "A" for a distance of 659.81 feet to a 5/8-inch iron rod found for corner the northeasterly corner of Reserve "A" common to the aforementioned called 10.00 acre tract;
- (15) THENCE, South 02°43'51" East, along the common line between Reserve "A" and the called 10.00 acre tract for a distance of 1,309.65 feet to the POINT OF BEGINNING and containing 20.83 acres of land.

MERIDIANA COMMERCIAL RESERVE No. 1 REPLAT No. 1

BEING A SUBDIVISION OF 20.83 ACRES OUT OF
THE H. T. & B. R.R. CO. SURVEY,
SECTION 56, A-515,
AND BEING A REPLAT OF
MERIDIANA COMMERCIAL RESERVE NO 1,
AS RECORDED UNDER B.C.C.F. NO. 2021005627, B.C.P.R.,
IN THE CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS.

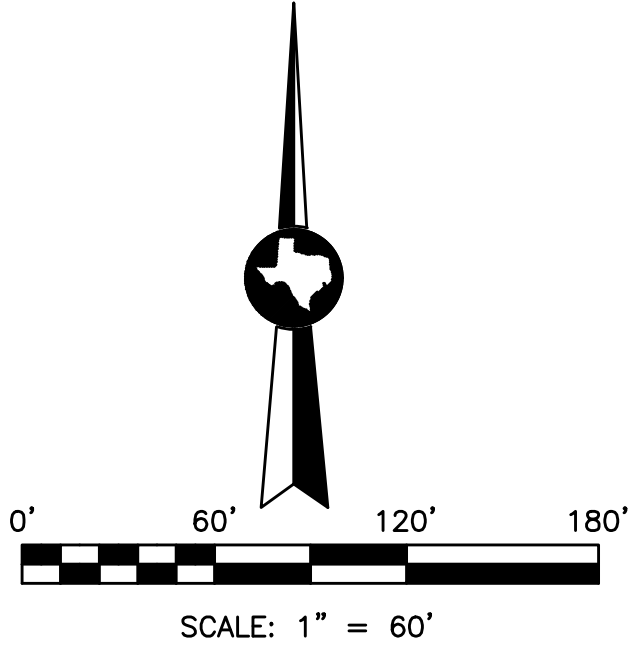
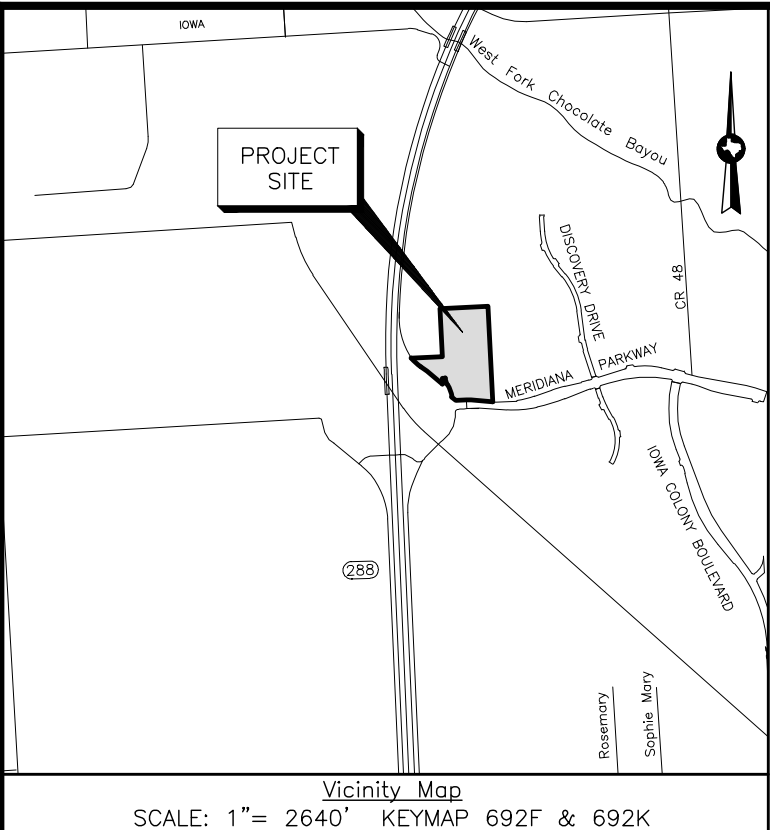
PURPOSE FOR REPLAT: TO CREATE SEVEN RESERVES
1 BLOCK 7 RESERVES (20.83 ACRES)

OWNER
GR-M1, LTD.,
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

FEBRUARY, 2021



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



GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- B.C.C.F. NO. indicates Brazoria County Clerk's File Number
B.C.P.R. indicates Brazoria County Plat Records
B.L. indicates Building Line
Brs. indicates Bears
C.I.R. indicates Capped Iron Rod
Conc. Mon. indicates Concrete Monument
Fnd. indicates Found
I.R. indicates Iron Rod
VOL. indicates Volume
PG. indicates Page
R.O.W. indicates Right of Way
STM.S.E. indicates Storm Sewer Easement
(F) indicates a found 5/8-inch Capped Iron Rod
"EHRA 713-784-4500"
- The property subdivided in the foregoing plat lies within Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. 55, and Brazoria County Drainage District #5 (B.D.D.#5).
- The boundary for this plat has a closure in excess of 1:15,000.
- The terms and conditions of Amendment #1 of the City of Iowa Colony Ordinance #2007-7 may affect this plat. This plat is in conformance with Meridiana PUD Amendment No. 3.
- No building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.
- This final plat will expire two (2) years after final approval by City Council if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by City Council.
- Sidewalks will be required along all roadway frontage. Sidewalks shall be a minimum of 5' in width.
- Water and sanitary sewer service will be provided by Brazoria County M.U.D. No. 55.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- All water and wastewater facilities shall conform to the city's design criteria.
- This plat is subject to the conditions and restrictions of the Meridiana PUD Agreement No. 3 as approved January 23, 2017.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48059C0110K, dated December 30, 2020, portions of the subject property shown hereon lie within the Floodway Area in Zone "AE", and portions of the property lie within "Zone AE" (areas determined to be subject to the 100-year flood plain with base flood elevations determined) and portions of the property lie within shaded "Zone X" (areas determined to be subject to the 500-year floodplain).

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. 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.

- The 40' Access Easement will be maintained by the Meridiana Homeowner's Association.

LINE	BEARING	DISTANCE
L1	N 49°02'06" E	W 72.98'
L2	S 87°05'43" W	140.00'
L3	S 02°54'17" E	80.72'
L4	N 84°20'33" W	105.53'
L5	N 01°36'00" W	20.44'
L6	S 04°54'08" W	133.30'
L7	N 35°15'12" W	8.28'
L8	N 02°42'37" W	116.55'
L9	S 02°08'59" E	127.84'
L10	N 02°54'17" W	25.00'
L11	N 87°05'43" E	28.34'
L12	N 47°45'54" E	44.75'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	458.37'	2203.08"	178.42'	N 20°03'55" W	179.33'
C2	200.00'	28°10'51"	98.37'	N 16°59'44" W	97.38'
C3	531.01'	0°26'42"	4.12'	N 39°39'43" W	4.12'
C4	773.72'	1°31'32"	179.72'	N 47°41'19" W	179.32'
C5	220.00'	20°10'56"	77.47'	N 28°09'54" W	77.07'
C6	200.00'	44°30'01"	155.34'	N 57°30'12" W	151.46'
C7	200.00'	77°02'36"	268.93'	N 41°13'55" W	249.12'

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	COMMERCIAL	58,668 SQ.FT. / 1.347 ACRES
B	COMMERCIAL	78,203 SQ.FT. / 1.795 ACRES
C	COMMERCIAL	87,909 SQ.FT. / 2.018 ACRES
D	UNRESTRICTED	520,075 SQ.FT. / 11.94 ACRES
E	DETENTION, LANDSCAPE, OPEN SPACE AND UTILITY PURPOSES	147,474 SQ.FT. / 3.385 ACRES
F	LANDSCAPE AND UTILITY PURPOSES	5,900 SQ.FT. / 0.1354 ACRES
G	LANDSCAPE, OPEN SPACE AND UTILITY PURPOSES	9,108 SQ.FT. / 0.2091 ACRES
TOTAL		907,336 SQ.FT. / 20.83 ACRES

BENCHMARK:

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

MERIDIANA COMMERCIAL RESERVE No. 1 REPLAT No. 1

BEING A SUBDIVISION OF 20.83 ACRES OUT OF
THE H. T. & B. R.R. CO. SURVEY,
SECTION 56, A-515,
AND BEING A REPLAT OF
MERIDIANA COMMERCIAL RESERVE NO 1,
AS RECORDED UNDER B.C.C.F. NO. 2021005627, B.C.P.R.,
IN THE CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS.

PURPOSE FOR REPLAT: TO CREATE SEVEN RESERVES
1 BLOCK 7 RESERVES (20.83 ACRES)

OWNER

GR-M1, LTD.,
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

FEBRUARY, 2021



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

Thursday, March 11, 2021

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

**Re: Karsten Boulevard Phase IV – Water, Drainage and Paving Facilities
Recommendation for Approval into One-Year Maintenance Period
City of Iowa Colony Project No. CSW 200324-0292
Adico, LLC Project No. 16007-4-279**

Dear Mayor and City Council;

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of the Karsten Boulevard Phase IV – Water, Drainage and Paving Facilities. The final inspection was completed on July 16, 2020, with all outstanding punch list items addressed on December 28, 2020.

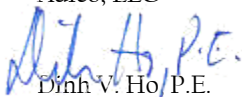
Adico, LLC recommends approval of facilities into the One-Year Maintenance period. The effective date shall be March 15, 2021.

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, City of Iowa Colony, (krosser@iowacolonytx.gov)
Ron Cox, City Manager (rcox@rcoxconsulting.com)
File: 16007-4-279



Engineer's Certificate of Substantial Completion

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

Contract: Construction of Water, Drainage and Paving Facilities for
Karsten Boulevard Phase IV

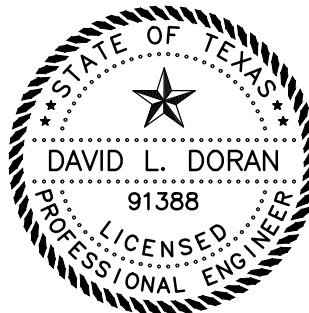
Contractor: Rodriguez Construction Group, LLC
2647 Jo Ann Street
Stafford, Texas 77477

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 July 16, 2020; 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





**BOND COVERING CONSTRUCTION
OF FACILITIES WITHIN THE CITY
IOWA COLONY RIGHTS-OF-WAY**

KNOW ALL MEN BY THESE PRESENTS:

THE STATE OF TEXAS }
COUNTY OF BRAZORIA }

THAT WE, Rodriguez Construction Group, LLC (Company Name) of 2647 Jo Ann Street, Stafford, TX 77477 (Address), as principal, and Atlantic Specialty Insurance Company (Surety Company) a corporation duly licensed to do business in the State of Texas, as Surety, are held and firmly bound unto City of Iowa Colony, Texas in the full sum of Two Hundred Ninety Nine Thousand Two Hundred Sixty Four and 78/100 Dollars (\$ \$299,264.78), to the payment of which, well and truly be made, we hereby bind ourselves, our heirs, executors, administrators and assigns.

With this bond, the Principal and/or Surety will pay the City of Iowa Colony, for any and all damages caused by work by, through, or under Principal or its agents, employee, or subcontractors, to lay, construct, maintain, replace, remove, alter and/or repair facilities in, under, across roads, streets, highways, drainage or flood control features (Work) in the City of Iowa Colony, Brazoria County, Texas including those by virtue of the operation of any equipment by the Principal, its agents, employees, or sub-contractors.

It is understood that any time the City of Iowa Colony deems itself insecure under this bond, it may require further or additional bonds or both of the principal.

DATED this the 12th day of January, 2021.

Atlantic Specialty Insurance Company

Jillian O'Neal
SURETY (SIGNATURE)
Jillian O'Neal
(PRINT OR TYPE NAME)
605 Highway 169 N., Suite 800
ADDRESS
Plymouth, MN 55441

PHONE NO. (800) 338-0753

Rodriguez Construction Group, LLC

Roy Rodriguez
PRINCIPAL (SIGNATURE)
Roy Rodriguez
(PRINT OR TYPE NAME)
2647 Jo Ann Street
COMPANY NAME & ADDRESS
Stafford, TX 77477

PHONE NO. (281) 808-5882

(ATTACH POWER OF ATTORNEY)

Bond Expiration Date: January 11, 2022

Bond Number: 800112925



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.

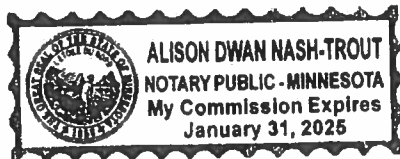
STATE OF MINNESOTA
HENNEPIN COUNTY



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 12th day of January, 2021.

This Power of Attorney expires
January 31, 2025



Kara Barrow, Secretary

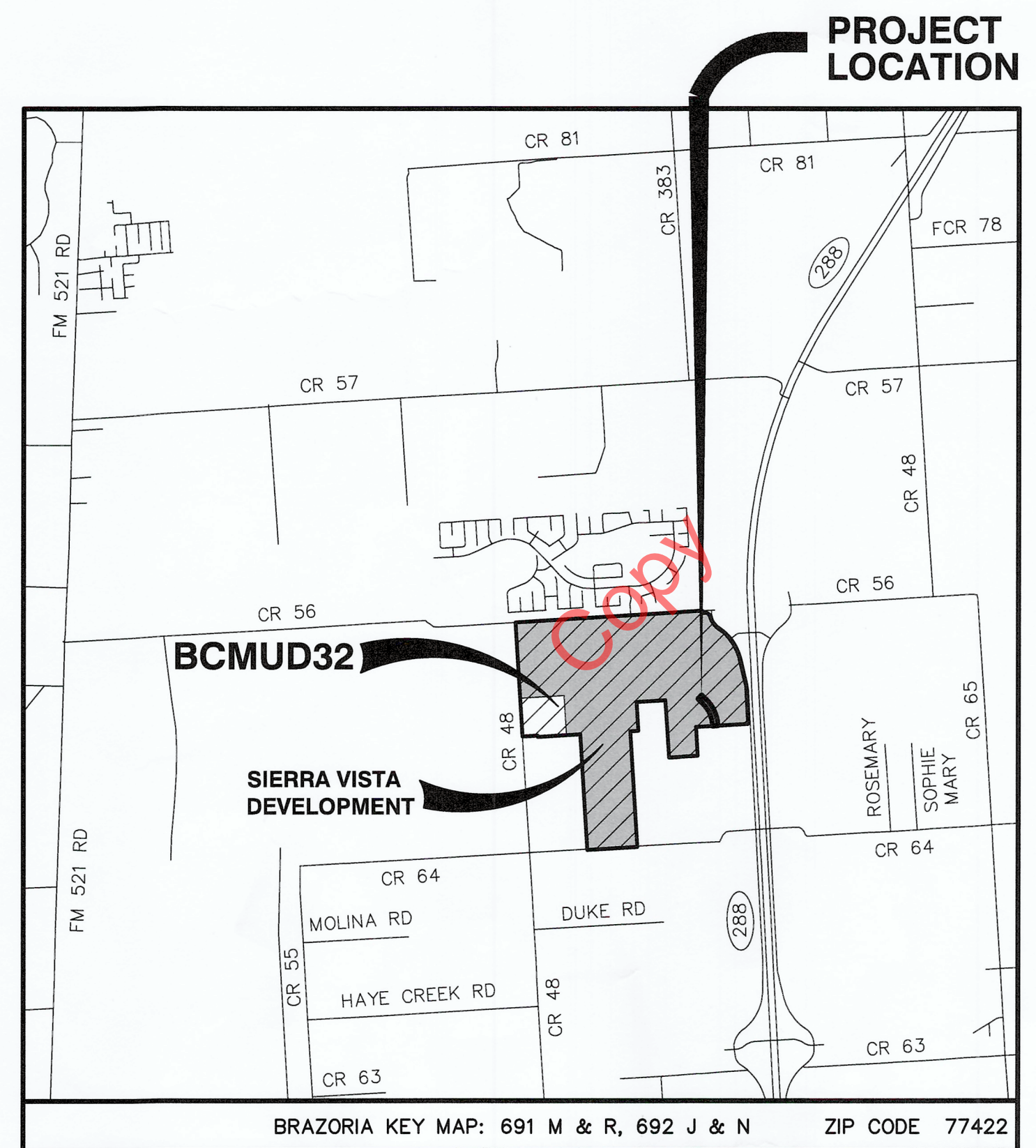
DEVELOPER: JOSH WADLEY
LAND TEJAS STERLING LAKES
SOUTH, L.L.C.
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713)783-6702

CONSTRUCTION OF WATER, DRAINAGE, AND PAVING FACILITIES FOR KARSTEN BOULEVARD PHASE IV

INDEX OF SHEETS

SHEET NO.	SHEET TITLE
1	TITLE SHEET & SHEET INDEX
2	GENERAL NOTES
3	WATER OVERALL
4	DRAINAGE OVERALL
5	DRAINAGE CALCULATIONS
6	DRAINAGE SERVICE AREA MAP
7	GRADING PLAN
8	STORMWATER POLLUTION PREVENTION PLAN
9	P&P - KARSTEN BLVD. (STA 1+00 TO 4+50)
10	P&P - KARSTEN BLVD. (STA 4+50 TO 9+00)
11	P&P - BASELINE A (STA 0+00 TO 2+50)
12	P&P - BASELINE A (STA 3+00 TO 6+00)
13	P&P - BASELINE A (STA 6+00 TO 9+00)
14	TRAFFIC SIGNAGE & PAVEMENT MARKINGS
15	WATER DETAILS - 1
16	WATER DETAILS - 2
17	STORM SEWER DETAILS - 1
18	STORM SEWER DETAILS - 2
19	STORM SEWER DETAILS - 3
20	STORM SEWER DETAILS - 4
21	STORM WATER POLLUTION PREVENTION DETAILS
22	PAVING DETAILS - 1
23	PAVING DETAILS - 2
24	PAVING DETAILS - 3
25	PAVING DETAILS - 4

BRAZORIA MUNICIPAL UTILITY DISTRICT NO. 32
BRAZORIA COUNTY, TX
PROJECT NO. 610.001030.00

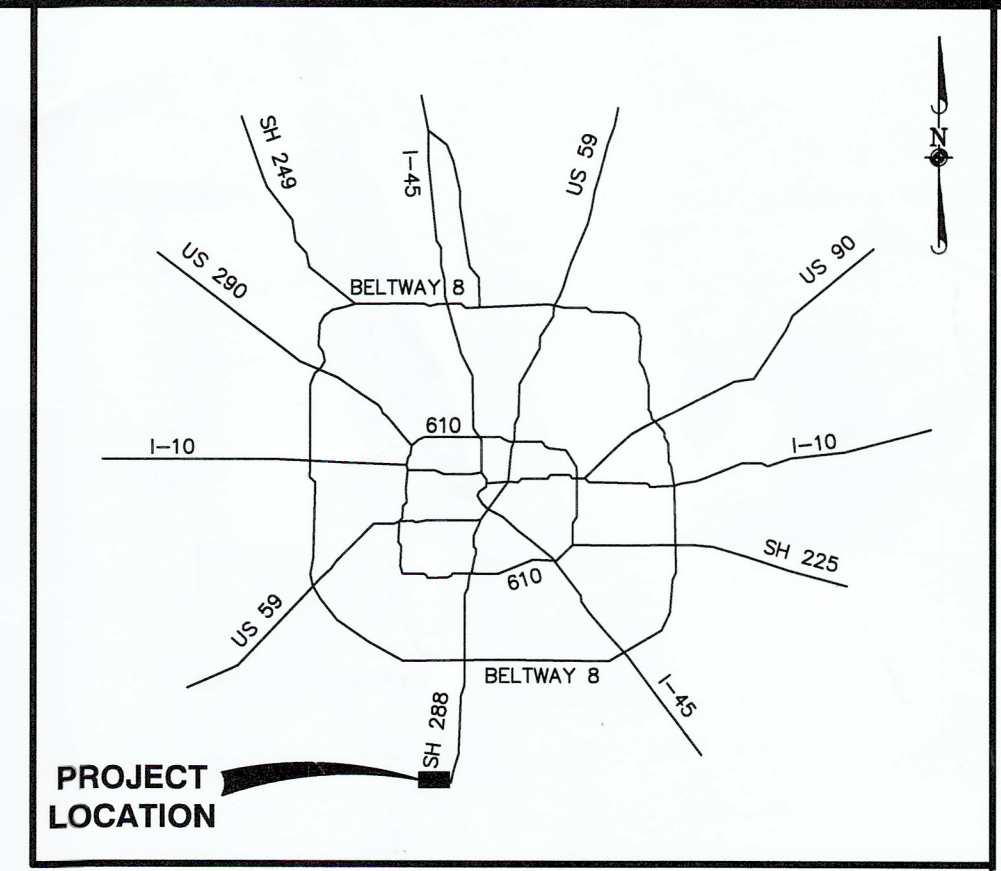


LOCATION MAP
1" = 1/4 MILE

"AS-BUILT DRAWINGS"
RODRIGUEZ CONSTRUCTION GROUP
RB
ROY RODRIGUEZ / PRESIDENT 03/03/2021

**CONDITIONALLY
APPROVED
FOR
CONSTRUCTION**

CONSTRUCTION WITHIN THE
CENTERPOINT TRANSMISSION EASEMENT
SHALL NOT COMMENCE UNTIL THE
CENTERPOINT ENCROACHMENT
AGREEMENT IS FULLY EXECUTED AND
PROVIDED TO THE CITY OF IOWA COLONY



HOUSTON AREA VICINITY MAP
N.T.S.

BOUNDARY & TOPOGRAPHIC SURVEY:
THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A SURVEY PREPARED BY CBI PARTNERS, L.P., DATED NOVEMBER 16, 2017. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING IN WRITING OF ANY DIFFERING CONDITIONS. MANHARD CONSULTING HAS NOT VERIFIED THE SURVEY AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY BOUNDARY AND TOPOGRAPHY.
SIDEWALK NOTE:
ALL SIDEWALKS ALONG STREET FRONTAGE (EXCLUDING LOTS) AND RESERVES SHALL BE CONSTRUCTED BY OTHERS.
SIDEWALKS SHALL BE COMPLETED PRIOR TO ACCEPTANCE OF STREETS FOR MAINTENANCE AT END OF 1 YEAR INSPECTION PERIOD.

BENCHMARKS:
SOURCE BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON TXDOT MONUMENT HV-79C LOCATED IN THE MEDIAN OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.
TEMPORARY BENCHMARK:
T.B.M. "B" BEING A SET 100-D NAIL IN A POWER POLE LOCATED EAST OF THE ENTRANCE TO STERLING LAKES SUBDIVISION.
ELEVATION = 57.63 FEET, NAVD 88 (1991 ADJUSTMENT)
FLOODPLAIN INFORMATION:
ACCORDING TO MAP NO. 48039C0120H OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, DATED JUNE 5, 1989, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN.
THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

BRAZORIA COUNTY ENGINEERING DEPARTMENT
REVIEWED FOR CONSTRUCTION:

MATT HANKS, COUNTY ENGINEER _____ **DATE** _____

BRAZORIA COUNTY ENGINEERING DEPARTMENT
REVIEWED FOR CONSTRUCTION:

JORGE REYNA, DEVELOPMENT COORDINATOR _____ **DATE** _____

AUBREY M. BROCKMAN
2445 TECHNOLOGY FOREST BLVD., SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200
02/26/2020
TBPE NO. F-18141

STATE OF TEXAS
AUBREY M. BROCKMAN
124935
PROFESSIONAL ENGINEER

CITY OF IOWA COLONY
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING
THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF IOWA COLONY.

Michael Byrum-Bratsen, Mayor _____ **DATE** **02/27/2020**
Dinh Hoang, City Engineer _____ **DATE** _____

CITY OF IOWA COLONY

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

ONE-CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
(713) 223-4567 (In Houston)
(New Statewide Number Outside Houston)
1-800-545-6005

CONTRACTOR TO NOTIFY THE CITY OF IOWA COLONY C/O ADICO, LLC (DINH HO, P.E. AT 832-895-1903 INSPECTIONS@ADICO-LLC.COM) AND BRAZORIA COUNTY AT ENGINEER-CONSTRUCTION@BRAZORIA-COUNTY.COM 48 HOURS BEFORE COMMENCING WORK.

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

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

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

KARSTEN BOULEVARD PHASE IV
BRAZORIA COUNTY M.U.D. NO. 32
TITLE SHEET & SHEET INDEX

PROJ. MGR.: MWC
PROJ. ASSOC.: CW/WMB
DRAWN BY: JWB/SEA/SC
DATE: SEPT 2019
SCALE: N/A

SHEET
1 OF 25
610.001030.00

INTERIM REVIEW

EXHIBIT "A"

**METES AND BOUNDS DESCRIPTION
OF 2.128 ACRES OF LAND
IN THE H.T. & B.R.R. CO. SURVEY NO. 57, A-289
BRAZORIA COUNTY, TEXAS**

BEING 2.128 acres of land and a portion of the 2.135 acre tract described as Tract 3 in the deed from South Freeway Limited to Iowa Colony Sterling Lakes, LTD. recorded under File No. 03 075 438, in the Official Records of Brazoria County, Texas, in the H.T. & B.R.R. Co. Survey No. 57, A-289, Brazoria County, Texas, and more particularly described by metes and bounds as follows with based on the Texas Coordinate System of 1983, South Central Zone:

BEGINNING at a P.K. Nail found for the northwest corner of the 9.954 acre tract described in the deed from Mike Fox to Thomas Moeller, et ux. recorded under File No. 02 025 798 in the Official Records of Brazoria County, Texas, common to the southwest corner of the 244.2369 acre tract described in the deed from Frank and Ina Brinton Educational and Charitable Trust for Texas to Washington County Hospital of Washington, et al. recorded under File No. 97 000 097 in the Official Records of Brazoria County, Texas, in the east line of the 1101.117 acre tract described as Tract 1 in the deed from South Freeway Limited to Iowa Colony Sterling Lakes, LTD. recorded under File No. 03 075 438 in the Official Records of Brazoria County, Texas, at the intersection of County Road No. 383 and County Road No. 57;

THENCE South 87° 21' 04" West – 1320.64 feet, along said County Road No. 57 to a railroad spike set for an angle corner, common to an interior corner of said 1101.117 acre tract;

THENCE South 02° 50' 10" East – 29.66 feet, along a west line of said 1101.117 acre tract to a 1-1/4 inch iron pipe found for the northeast corner of the 2.13 acre tract described in the deed from Wilma Burns Wise to W.L. Cypert recorded under File No. 90 856 247 in the Official Records of Brazoria County, Texas;

THENCE South 87° 10' 50" West – 690.00 feet, along the north line of said Cypert 2.13 acre tract, the north line of the 1.1281 acre tract described in the Partition Agreement with Donald D. Guidry and Judy Guidry recorded under File No. 92 1032 545 in the Official Records of Brazoria County, Texas and the north line of the 2.13 acre tract described in the deed from O.J. Tauber to Donald D. Guidry, et ux. recorded under Volume 1131, Page 60 in the Deed Records of Brazoria County, Texas, at 210.28 feet passing a found 1-1/4 inch iron pipe, continuing to a 3/4 inch iron rod set for the northeast corner and **POINT OF BEGINNING** of the herein described tract, common to the northeast corner of said 2.135 acre tract at the intersection of the west right-of-way line of County Road No. 847 (60' R.O.W.) and the south right-of-way line of said County Road No. 57 (right-of-way varies), from which a found 5/8 inch iron rod bears South 15° 56' 53" East – 0.63 feet;

THENCE South 02° 50' 10" East – 441.43 feet, along the west right-of-way line of said County Road No. 847, common to the east line of said 2.135 acre tract to 3/4 inch iron rod set for the southeast corner of the herein described tract, common to the northeast corner of the 3.61 acre tract described in the deed from Michael J. Wright, et ux. to Robert Earl Love, et ux. recorded under File No. 89 679 834 in the Official Records of Brazoria County, Texas, from which a found 1/2 inch iron rod bears South 46° 55' 24" West – 0.53 feet;

THENCE South 87° 10' 50" West – 210.00 feet, along the south line of said 2.135 acre tract, common to the north line of said 3.61 acre tract to a 3/4 inch iron rod set for the southwest corner of the herein described tract, common to the southeast corner of the 4.26 acre tract described in the deed from Claude Wright, et ux. to Roger Kenneth Kouba, et ux. recorded under Volume 1164, Page 669, in the Deed Records of Brazoria County, Texas, from which a chain link fence corner bears South 78° 50' 53" West – 2.30 feet;

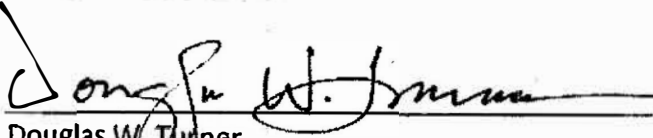
THENCE North 02° 50' 10" West – 441.43 feet, along the east line of said 4.26 acre tract, to a 3/4 inch iron rod set for the northwest corner of the herein described tract, common to the northeast corner of said 4.26 acre tract in the south right-of-way line of said County Road No. 57, from which a found 1/2 inch iron rod bears South 30° 03' 14" West – 1.05 feet;

THENCE North 87° 10' 50" East – 210.00 feet, along the south right-of-way line of said County Road No. 57, common to the north line of said 2.135 acre tract to the **POINT OF BEGINNING** of the herein described tract and containing 2.128 acres of land.

Prepared by:

IDS Engineering Group

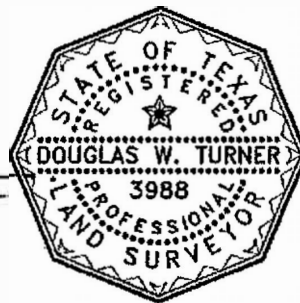
Job No. 1300-052-51-530



Douglas W. Turner

Texas Registered Professional Land Surveyor

Texas Registration Number 3988



**AN
APPRAISAL REPORT**

OF

**JUST COMPENSATION FOR TRACT 2,
LOCATED AT 3522 DAVENPORT PARKWAY, BEING
AN ACQUISITION TRACT OF 0.1745 ACRE OR 7,601 SF
OUT OF THE PARENT TRACT OF 1.0000 ACRE OR 43,560 SF**

**LOCATED ALONG THE SOUTH LINE OF DAVENPORT PARKWAY (C.R. 64),
ABOUT ONE-HALF MILE EAST OF S.H. 288 AND ABOUT 4 MILES SOUTH OF HWY 6,
IN IOWA COLONY, BRAZORIA COUNTY, TEXAS 77583**

FOR

**CITY OF IOWA COLONY
ATTN: MAYOR MICHAEL BYRUM-BRATSEN
12003 IOWA COLONY BLVD.
IOWA COLONY, TEXAS 77583**

BY

**BARLETTA & ASSOCIATES, INC.
1313 CAMPBELL ROAD, BUILDING C
HOUSTON, TEXAS 77055-6429**

B&A FILE NUMBER: C7257-02

AS OF

**EFFECTIVE DATE OF VALUE: SEPTEMBER 18, 2020
DATE OF APPRAISAL TRANSMITTAL: OCTOBER 2, 2020**

BARLETTA & ASSOCIATES, INC.

REAL ESTATE APPRAISERS • CONSULTANTS

October 2, 2020

Mayor Michael Byrum-Bratsen
City of Iowa Colony
12003 Iowa Colony Blvd.
Iowa Colony, Texas 77583

Phone: 281-369-2471

RE: An Appraisal Report to determine an opinion of Just Compensation regarding the partial taking in fee simple interest of a vacant **Tract 2, being the Acquisition Tract of 0.1745 acre or 7,601 SF** of land, being part of a Parent Tract of 1.0000 acre or 43,560 SF of land (Parcel 166988), located at 3522 Davenport Parkway, along the south line of Davenport Parkway (C.R. 64), and the north line of the parking lot for a new Alvin ISD high school that is currently under construction, about one-half mile east of S.H. 288 and about 4 miles south of Hwy 6, in Iowa Colony, Brazoria County, Texas 77583.

B&A File No.: C7257-02

Legal Description: A0259 H T & B R R, Tract 2D, Brazoria County, Texas

Dear Mayor Byrum-Bratsen,

At your request, I have personally visited and prepared an appraisal of the above-captioned subject tract, gathered comparable market data, and conducted a study of the market area for the purpose of providing my opinion of the fee simple estate Market Value of the subject parent tract and Just Compensation of the subject taking in compliance with the Uniform Standards of Professional Appraisal Practice, and the Appraisal Institute's Code of Professional Ethics.

After completing a detailed and thorough analysis of all of the pertinent market data, it is my opinion that the fee simple estate **Market Value of the subject parent tract and Just Compensation** of the subject taking, as of the effective date, September 18, 2020, are:

Parent Tract Property Valuation Before the Acquisition:

Parent Tract Land Market Value	1.0000 Acre	<u>\$95,832</u>
---------------------------------------	-------------	------------------------

Just Compensation Calculation:**Acquisition:**

Acquisition Land Value	0.1745 Acre	\$16,722	
Value of Improvements being taken in Acquisition		<u>\$15,262</u>	
Subtotal Acquisition			\$31,984

Remainder:

Damages to the Remainder Land Value			
Remainder Before Acquisition	\$79,110		
Remainder After Acquisition	<u>\$79,110</u>		
Damages/(Enhancements)		\$0	
Cost to Cure Remainder		<u>\$0</u>	
Subtotal Remainder			\$0

Just Compensation Total			<u>\$31,984</u>
--------------------------------	--	--	------------------------

The estimated prospective **Marketing Period** and historic **Exposure Time** for the subject tract of land, at the above concluded fee simple estate Market Value, is estimated within 12 months, based upon discussions with area brokers, and the marketing period for comparable properties that have recently sold relative to the effective date stated above.

Hypothetical Conditions:

- 1) The appraisal of the Remainder Tract after acquisition hypothetically assumes the City of Iowa Colony widening and concrete paving of Davenport Parkway is fully complete. Otherwise, there are no specific hypothetical conditions on which this appraisal is conditioned.
- 2) The proposed acquisition does not adversely impact the primary residential improvements on the subject Parent Tract. Therefore, I appraised the subject as Hypothetically Vacant Land with site improvements. This hypothetical condition is considered an acceptable appraisal practice in eminent domain valuation proceedings.

In City of Austin v. Cannizzo, 267 S.W.2d 808,815 (Texas 1954), the Texas Supreme Court defined **Market Value** as follows:

The price which the property would bring when it is offered for sale by one who desires, but is not obliged to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it

October 2, 2020

Page 3

is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future.

It has been a pleasure serving you. Please call if I may be of further assistance.

Sincerely,

BARLETTA & ASSOCIATES, INC.



Phillip F. Barletta, MAI, SRA
President
State Certified, TX-1320197-G

Copy

CERTIFICATION

I certify, to the best of our knowledge and belief, the following:

USPAP Certifications

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
4. I have performed no real estate services on the subject site nor provided any other services regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this Appraisal Report has been prepared in conformity with the *Uniform Standards of Professional Appraisal Practice*.
9. Phillip F. Barletta, MAI, SRA made an unaccompanied visit to the subject property on September 18, 2020.
10. No one provided research assistance to the person signing this certification.
11. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
12. The appraiser has extensive experience in appraising rural residential land, and is State General Certified; thus, he is well-qualified to appraise the subject property and fully satisfies the Competency Rule of the Uniform Standards of Professional Appraisal Practice.
13. Phillip F. Barletta, MAI, SRA is a State Certified General Real Estate Appraiser by the Texas Appraiser Licensing and Certification Board for the State of Texas.

AI Certifications

1. The reported analyses, opinions and conclusions were developed, and this report has also been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
2. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
3. As of the date of this report, Phillip F. Barletta, MAI, SRA has completed the continuing education program for Designated Members of the Appraisal Institute.

The appraiser hereby certifies regulatory compliance, and after completing a detailed and thorough analysis of all the relevant market data, my summarized fee simple estate **Market Value of the subject parent tract and Just Compensation of the subject taking**, as of the noted effective date, are as follows:

Parent Tract Property Valuation Before the Acquisition:

Parent Tract Land Market Value	1.0000 Acre	<u><u>\$95,832</u></u>
--------------------------------	-------------	------------------------

Just Compensation Calculation:

Acquisition:

Acquisition Land Value	0.1745 Acre	\$16,722	
Value of Improvements being taken in Acquisition		<u>\$15,262</u>	
Subtotal Acquisition			\$31,984

Remainder:

Damages to the Remainder Land Value			
Remainder Before Acquisition	\$79,110		
Remainder After Acquisition	<u>\$79,110</u>		
Damages/(Enhancements)		\$0	
Cost to Cure Remainder		<u>\$0</u>	
Subtotal Remainder			\$0
Just Compensation Total			<u><u>\$31,984</u></u>

The estimated prospective **Marketing Period** and historic **Exposure Time** for the subject tract of land, at the above concluded fee simple estate Market Value, is estimated within 12 months, based upon discussions with area brokers, and the marketing period for comparable properties that have recently sold relative to the effective date stated above.

Hypothetical Conditions:

- 1) The appraisal of the Remainder Tract after acquisition hypothetically assumes the City of Iowa Colony widening and concrete paving of Davenport Parkway is fully complete. Otherwise, there are no specific hypothetical conditions on which this appraisal is conditioned.
- 2) The proposed acquisition does not adversely impact the primary residential improvements on the subject Parent Tract. Therefore, I appraised the subject as Hypothetically Vacant Land with site improvements. This hypothetical condition is considered an acceptable appraisal practice in eminent domain valuation proceedings.

BARLETTA & ASSOCIATES, INC.



Phillip F. Barletta, MAI, SRA
President
State Certified, TX-1320197-G

Copy

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following conditions:

1. This Appraisal Report is intended to comply with the reporting requirements set forth under the Uniform Standards of Professional Appraisal Practice, Standards Rule 2-2 (a). As such, this report does, in fact, include narrative discussions of the data, reasoning and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is included in this report. The appraiser is not responsible for unauthorized use of this report.
2. No responsibility is assumed for legal or title consideration. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
3. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
4. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
5. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
6. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
8. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in this appraisal report.
10. It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.

11. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.
12. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.
13. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation, lead contamination, or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.
14. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans With Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.
15. Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the submitted plans and specifications.
16. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
17. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraisers, and in any event, only with proper written qualification and only in its entirety.
18. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or the firm with which the appraisers are

connected) shall be disseminated to the public through advertising, public relations, new sales, or other media without prior written consent and approval of the appraisers.

19. Texas is a non-disclosure state. It is important that the intended user of the appraisal understand that, in Texas, there is no legal requirement for grantors or grantees to disclose any information relative to a transfer of real property. In Texas, deeds typically do not contain information about the transaction other than the legal description, the parties involved in the transaction and minimum consideration of \$10.00. As a result, no data source provides absolute coverage of all transactions. It is possible that there are sales data in the market, of which the appraiser is unaware. My sources provide the data typically available to appraisers in the ordinary course of business.

Hypothetical Conditions:

- 1) The appraisal of the Remainder Tract after acquisition hypothetically assumes the City of Iowa Colony widening and concrete paving of Davenport Parkway is fully complete. Otherwise, there are no specific hypothetical conditions on which this appraisal is conditioned.
- 2) The proposed acquisition does not adversely impact the primary residential improvements on the subject Parent Tract. Therefore, I appraised the subject as Hypothetically Vacant Land with site improvements. This hypothetical condition is considered an acceptable appraisal practice in eminent domain valuation proceedings.

TABLE OF CONTENTS

Certification	i
Assumptions And Limiting Conditions	iv
Summary Of Salient Facts And Conclusions.....	1
Aerial – Parent Tract – 1.0000 acre	4
Identification of the Subject Property.....	5
History of the Subject Property.....	6
Intended Use/User of the Appraisal	6
Scope of Work of the Appraisal.....	7
Property Rights Appraised	7
Definition of Market Value	8
Definition of Just Compensation.....	8
Dates of the Appraisal.....	9
Zoning & Restrictions	9
Ad Valorem Tax Data	9
Market Area Analysis	11
Market Area Map.....	14
Location Map - Parent Tract.....	15
Aerial View – Parent Tract – 1.0000 acre.....	16
BCAD Property Information.....	17
Floodplain Map.....	18
Survey – Acquisition Tract.....	19
Subject Photos	20
Analysis of The Parent Tract	26
Site Analysis – The Parent Tract.....	27
Highest and Best Use – Parent Tract.....	29
Sales Comparison Approach – Parent Tract.....	32
Vacant Land Sales Analyses – Parent Tract.....	33
Land Sales Grid –The Parent Tract.....	35
Analysis of The Acquisition Tract	36
Site Analysis – The Acquisition Tract / Tract 2.....	37
Survey – Acquisition Tract / Tract 2.....	39
Highest and Best Use – Acquisition Tract	40
Sales Comparison Approach – Acquisition Tract	43
Vacant Land Sales Analyses – Acquisition Tract	44
Land Sales Grid – The Acquisition Tract.....	46
Improvement Taken with the Acquisition.....	47
Analyses of The Remainder Tract.....	48
Site Analysis – The Remainder Tract.....	49
Highest and Best Use – Remainder Tract.....	51
Remainder Tract – Before The Acquisition.....	54
Remainder Tract – After The Acquisition – Sales Comparison Approach	55
Vacant Land Sales Analyses Remainder Tract - After The Acquisition.....	56
Land Sales Grid – The Remainder Tract – After Acquisition	59

Damages to The Remainder Tract	60
Cost to Cure	60
Reconciliation and Summary of Just Compensation	61
ADDENDA.....	63
ENGAGEMENT LETTER	64
LAND SALES COMPS AND LOCATION MAP	66
BCAD TAX INFORMATION	80
ZONING MAP	83
HOUSTON REGIONAL DATA	86
MEETS AND BOUNDS DESCRIPTION.....	93
QUALIFICATIONS OF THE APPRAISERS	95

Copy

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Tract Sizes:

Parent Tract		
Description	Size	
	Acres	SF
Acquisition (aka Tract 2)	0.1745	7,601
Remainder *	0.8255	35,959
Total Parent Tract	1.0000	43,560

Key Map: 692 P

Postal Address: 3522 Davenport Parkway, Iowa Colony, Texas 77583

Location: **Parent Tract:** This is the entire 1.0000-acre, or 43,560 SF of land located along the south line of Davenport Parkway (C.R. 64), and the north line of the parking lot for a new Alvin ISD high school that is currently under construction, about one-half mile east of S.H. 288 and about 4 miles south of Hwy 6, in Iowa Colony, Brazoria County, Texas 77583.

Acquisition Tract / Tract 2: This is the northerly 0.1745 acre or 7,601 SF of vacant land of the Parent Tract located along the south line of Davenport Parkway (C.R. 64).

Remainder Tract: This is the southerly 0.8255 acres or 35,959 SF of partially vacant land of the Parent Tract, located along the north line of the parking lot for a new Alvin ISD high school that is currently under construction.

Improvements: **Acquisition Tract:** A 24" reinforced concrete pipe (RCP) culvert over the open ditch to Davenport Parkway and 8 trees with 6" to 15" diameters. (It is important to note that while there are two electric poles and approximately 250' of 3-board low-cost wooden fencing on the Acquisition Tract, the City of Iowa Colony will properly relocate these, at their cost, as part of this acquisition. Thus, they will not be part of any valuation of this report.)

Remainder Tract: 1,190 SF single-family residence (per BCAD).

Proposed Use of Acquisition Tract: To facilitate the widening of Davenport Parkway (C.R. 64) from the current 2-lane asphalt road with open ditch into a

3-lane concrete parkway with a center turn-lane. This will provide access to the new Alvin ISD high school being constructed directly behind the Parent / Remainder Tract.

Appraisal Dates:

- Date of Value: September 18, 2020
 - Date of Report Transmittal: October 2, 2020

Purpose of the Appraisal: To provide an opinion of the Market Value and the Just Compensation due the property owner, per the U.S.P.A.P. and the Appraisal Institute's Code of Professional Ethics.

Rights Appraised: Fee Simple Estate

Zoning: Residential Single-Family Unit / Agriculture by Iowa Colony

Restrictions: None adverse known.

Utilities/Services:

Utilities/Services	
Electricity:	Reliant Energy and others
Gas:	Propane
Water/Sewer:	Private Water Well/Septic Tank
Phone:	AT&T & others
Police Protection:	Brazoria County Emergency District #3
Fire Protection:	Brazoria County Emergency District #3
School District:	Alvin ISD

Floodplain:

FEMA Flood Map - Parent	
Flood Map No.:	48039C0120H
Flood Map Date:	6/5/1989
Flood Map Designation:	Zone X

Per the FEMA flood map, the Parent Tract is in Zone X, an area outside of the 500-year floodplain.

Environmental: No adverse influences noted or known, such as endangered species, habitats, or wetlands.

Highest & Best Use: Estate lot residential use, per zoning regulation.

CONCLUSIONS:

After completing a detailed and thorough analysis of all of the pertinent market data, it is my opinion that the fee simple estate **Market Value of the subject parent tract and Just Compensation of the subject taking**, as of the effective date, September 18, 2020, are:

Parent Tract Property Valuation Before the Acquisition:

Parent Tract Land Market Value	1.0000 Acre	<u>\$95,832</u>
---------------------------------------	-------------	------------------------

Just Compensation Calculation:**Acquisition:**

Acquisition Land Value	0.1745 Acre	\$16,722	
Value of Improvements being taken in Acquisition		<u>\$15,262</u>	
Subtotal Acquisition			\$31,984

Remainder:

Damages to the Remainder Land Value			
Remainder Before Acquisition	\$79,110		
Remainder After Acquisition	<u>\$79,110</u>		
Damages/(Enhancements)		\$0	
Cost to Cure Remainder		<u>\$0</u>	
Subtotal Remainder			\$0
Just Compensation Total			<u>\$31,984</u>

AERIAL – PARENT TRACT – 1.0000 ACRE



IDENTIFICATION OF THE SUBJECT PROPERTY

The subject Parent Tract consists of 1.0000-acre or 43,560 SF of land, with an Acquisition Tract of 0.1745 acre or 7,601 SF of vacant land and a Remainder Tract of 0.8255 acres or 35,959 SF of partially vacant land, located along the south line of Davenport Parkway (C.R. 64), and the north line of the parking lot for a new Alvin ISD high school that is currently under construction, about one-half mile east of S.H. 288 and about 4 miles south of Hwy 6, in Iowa Colony, Brazoria County, Texas 77583. The subject tract is legally described as follows:

Parent Tract								
Description	Size		BCAD Acct No.	Legal Description	Owner	BCAD		
	Acres	SF				Impr.	Land	Total
Acquisition (aka Tract 2)	0.1745	7,601	166988	A0259, H T & B R R, Tract 2D	Virginia G. Rodriguez	\$95,060	\$30,000	\$125,060
Remainder	0.8255	35,959						
Total Parent Tract	1.0000	43,560						

Copy

HISTORY OF THE SUBJECT PROPERTY

Per the requirements of the Appraisal Institute's Standards of Professional Practice and the U.S.P.A.P., the following are comments pertaining to the three-year sales history of the subject property.

According to the Brazoria County Appraisal District, the subject Parent Tract of 1.0000 acre or 43,560 SF is owned by Virginia G Rodriguez. The Acquisition and Remainder Tracts are described as follows:

Parent Tract			
Description	Size		Legal Description
	Acres	SF	
Acquisition (aka Tract 2)	0.1745	7,601	A0259, H T & B R R, Tract 2D
Remainder	0.8255	35,959	
Total Parent Tract	1.0000	43,560	

The Parent Tract is located directly between Davenport Parkway (C.R. 64), to its north, and the parking lot to a new Alvin ISD high school (which is currently under construction), to its south. The subject Acquisition Tract is the northerly part of the Parent Tract along Davenport Parkway (C.R. 64) and is being acquired by the City of Iowa Colony for the widening of Davenport Parkway (C.R. 64) from the current 2-lane asphalt road with open ditch into a 3-lane concrete parkway with a center turn-lane. This will provide access to the new Alvin ISD high school directly behind the Parent / Remainder Tract.

The appraiser is not aware of any other sales, listings for sale, contracts, or offers to purchase involving the subject tract in the three years prior to the effective date of this appraisal.

INTENDED USE/USER OF THE APPRAISAL

The intended user of this appraisal is the City of Iowa Colony. The intended use is for determining the amount of Just Compensation to be paid for the acquisition and for any

damages and / or cost to cure to the remainder parcel, as applicable. Any other parties are unintended and unauthorized users.

SCOPE OF WORK OF THE APPRAISAL

The scope of work of the appraisal is the process to support my opinion of the Just Compensation due the owner of the subject property, employing all applicable approaches to value in a comprehensive appraisal process and presented in this Appraisal Report. In preparing this appraisal, the appraiser:

- viewed the subject property unaccompanied from the street on September 18, 2020;
- interviewed Dinh V. Ho, P.E. (832-895-1093), the engineer for the City of Iowa Colony;
- analyzed macro and micro market conditions of this region and market area;
- gathered relevant available information on current comparable land sales, referencing such publications as the Houston MLS, CoStar, LoopNet and the appraiser's extensive database;
- referenced other publications and services such as MapPro, Google Earth, the Brazoria County Appraisal District, and the Brazoria County Clerk's Office, among other services;
- confirmed and analyzed the data and applied the most applicable approach to value; i.e. the Sales Comparison Approach-Residential Land Sales;
- the Cost Approach and the Income Approach do not apply to the valuation of vacant residential land; and
- concluded the Market Values of the subject Parent Tract, the Acquisition Tract, Improvements to be taken with the acquisition, the Remainder Tract before and after the acquisition, and the Cost to Cure to support my opinion of Just Compensation due the property owner.

PROPERTY RIGHTS APPRAISED

The property rights appraised are the ***Fee Simple Estate***. Fee Simple Estate is defined by The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, published in 2015, Page 90, as follows:

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat.

DEFINITION OF MARKET VALUE

In City of Austin v. Cannizzo, 267 S.W.2d 808,815 (Texas 1954), the Texas Supreme Court defined **Market Value** as follows:

The price which the property would bring when it is offered for sale by one who desires, but is not obliged to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future.

DEFINITION OF MARKET VALUE ON APPRAISAL DATE

As referred to herein, “**As Is**” **Market Value** is defined by The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, published in 2015, Page 13, as follows:

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraised date.

DEFINITION OF JUST COMPENSATION

The 5th Amendment to the United States Constitution contains a passage that states one shall not “...be deprived of life, liberty, or property, without due process of law; nor shall private property be taken for public use, without **just compensation**.” And the 14th Amendment states, “...nor shall any State deprive any person of life, liberty, or property, without due process of law; not deny to any person within its jurisdiction the equal protection of the laws.”

The U.S. Constitution does not define **Just Compensation**; however, it is defined herein by The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, published in 2015, Page 123, as follows:

The amount of loss for which a property owner is compensated when his or her property is taken. Just compensation should put the owner in as good a position pecuniary as her or she would have been if the property had not been taken.

For the purpose of this appraisal, **Just Compensation** is comprised of the diminution in the market value of the Acquisition Parcel and/or to any improvements thereto, plus any

damages to the Remainder Parcel as a result of the acquisition and/or the cost to cure said damages to the remainder.

DATES OF THE APPRAISAL

The effective date of value of this appraisal is September 18, 2020 for the Fee Simple Estate Market Value and Just Compensation. The date of transmittal of the report is October 2, 2020.

ZONING & RESTRICTIONS

The Parent Tract is located in the city of Iowa Colony and is currently zoned Residential Single-Family Unit / Agriculture and is a legal conforming use to said zoning regulation. There are no known adverse restrictions that would preclude the use of the subject property, in a manner consistent with its highest and best use.

AD VALOREM TAX DATA

All properties in the State of Texas are taxed at 100% of their assessed value, which are determined for all taxing jurisdictions within a county by a central county appraisal district, in this case, the Brazoria County Appraisal District (BCAD).

2019 Tax Rates: The 2019 property tax rates per \$100, applicable to the subject, are summarized in the following table:

Taxing Authorities and 2019 Rates per \$100	
City of Iowa Colony	\$0.4892
Brazoria County Drainage District #5	\$0.1511
Brazoria County Emergency District #3	\$0.1000
Brazoria County	\$0.3652
Alvin Community College	\$0.1859
Port Freeport	\$0.0401
Road & Bridge Fund	\$0.0500
Alvin ISD	\$1.3977
2019 Cumulative Tax Rate per \$100:	\$2.7792

The following table reports the Legal Description, Property Tax Account Number, Owner, and Assessed Value for the subject land per BCAD:

Parent Tract								
Description	Size		BCAD Acct No.	Legal Description	Owner	BCAD		
	Acres	SF				Impr.	Land	Total
Acquisition (aka Tract 2)	0.1745	7,601	166988	A0259, H T & B R R, Tract 2D	Virginia G. Rodriguez	\$95,060	\$30,000	\$125,060
Remainder	0.8255	35,959						
Total Parent Tract	1.0000	43,560						

Copy

MARKET AREA ANALYSIS

Boundaries: In order to discuss a market area, the boundaries must be established in order to distinguish it from the rest of the community. The subject property may be generally defined as the Pearland/Iowa Colony/Rosharon/Fresno/Manvel/Alvin market area, or more specifically, being bound by:

State Highway 35 to the east;
F.M. 1462 to the south; and
Clear Creek to the north; and
Fort Bend Toll Road and the Brazos River to the west.

Access: The major freeway in the area is the S.H. 288, a four-lane highway running in a north-south direction that provides the most direct route to Beltway 8, the 610 Loop, and downtown Houston. Driving time to downtown Houston from S.H. 288 is about 30 to 35 minutes during non-peak hours and about one hour during peak times.

The other major highway in the area is S.H. 6, a four-lane highway running in an east west direction that provides relatively convenient access to Sienna Plantation, Riverstone, IH 69 (aka U.S. 59) and Sugar Land to the northwest; and the cities/communities of Rosharon, Pearland, Manvel, Iowa Colony and Alvin to the southeast and east.

The Sam Houston Tollway/Parkway (Beltway 8 Toll Road) extends in an east-west direction, just beyond the northerly boundary of the subject market area. This freeway system is designed to provide an outer belt expressway around Houston and is complete. This highway provides a vital commuter route in Harris County and eastern Fort Bend County. It also provides a direct and time-saving commute to Bush Intercontinental Airport in northern Harris County, and easterly to the Gulf Freeway, in the vicinity of Hobby Airport.

Other north-south arteries in the area include F.M. 1128, C.R. 48, C.R. 56 and F.M. 521. Most of these streets are concrete-paved with concrete curbs, and gutters, while others are well-maintained asphalt-paved, with open ditch drainage.

Land Use: The subject market area is primarily rural in nature but is rapidly transitioning to single-family residential. Development is intermittent; with large master-planned communities, followed by large tracts of vacant land. Shadow Creek Ranch, Lakes of Savannah, Rodeo Palms, Pomona, Sedona Lakes, Sterling Lakes, Sierra Vista and Meridiana are current large-scale master-planned communities that are selling new housing product within the subject market area. Otherwise, the majority of residential development is single-family residential subdivisions that range in age from new to 70 years and older. These subdivisions generally feature starter homes and mid to upper priced move-up homes.

A few apartment complexes, both large and small, are distributed throughout the market area. The newer Class "A" projects are all well-occupied at stabilized rates of 95% or better, with record-high rental rates.

Adequate shopping, schools, and community facilities are also located throughout the market area. It is estimated that approximately 50% of the immediate subject area is developed with predominantly residential uses and supportive commercial property along the major thoroughfares, and light industrial in the defined business parks and frontage tracts.

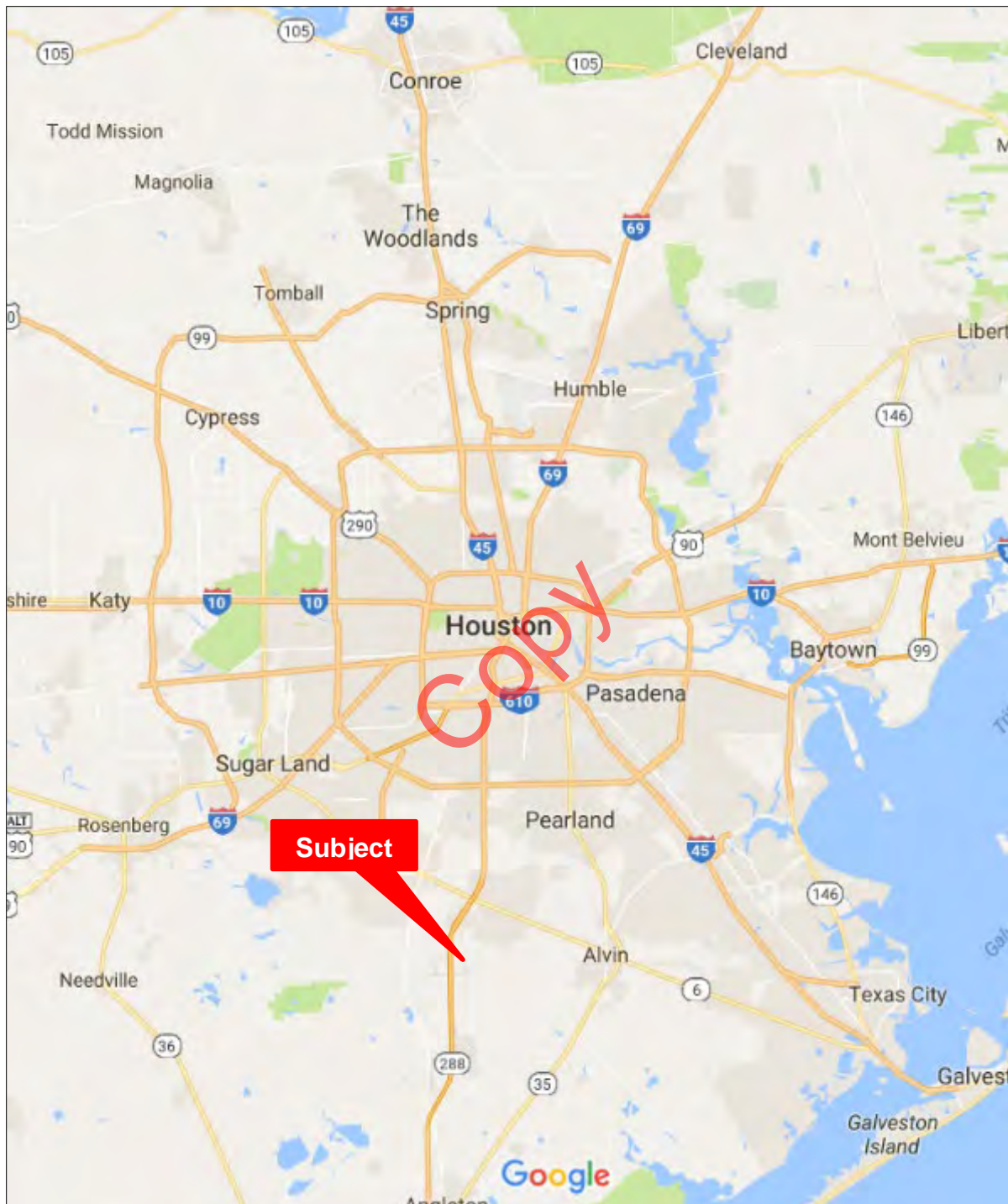
Education: The majority of the market area is in the Fort Bend, Pearland and Alvin independent school districts. Numerous schools, from elementary through high school, are situated throughout the area. Various community colleges provide a vast range of degrees and programs for higher education. Other institutes of higher education are also within commuting distance of the market area.

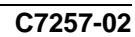
Services/Utilities: Police protection is provided by the cities of Arcola, Iowa Colony, Pearland and Manvel; as well as the counties of Fort Bend and Brazoria. Fire protection is usually provided by various Fort Bend and Brazoria County Emergency Services Districts, local volunteer fire departments and the incorporated cities. All public utilities

(electricity, gas, sewer, water, and telephone) are available to most developed properties, with water and sanitary sewer services typically supplied by municipal utility districts (MUDs) within platted subdivisions.

Conclusion: The subject market area is a desirable residential/commercial community with good direct access to the Texas Medical Center, via S.H. 288. Utilities are available to most developed subdivision properties in the area, and no zoning, restrictions or adverse conditions were observed that would represent a negative influence to the market area. With its convenient location and rapidly growing population, the subject market area appears to have an above-average growth outlook, as the employment base has maintained a relatively positive trend. The majority of development has been in the form of single-family residential and supportive commercial usage. The overall economic outlook of the market area is considered above-average, considering the market area's current growth economic conditions.

Copy

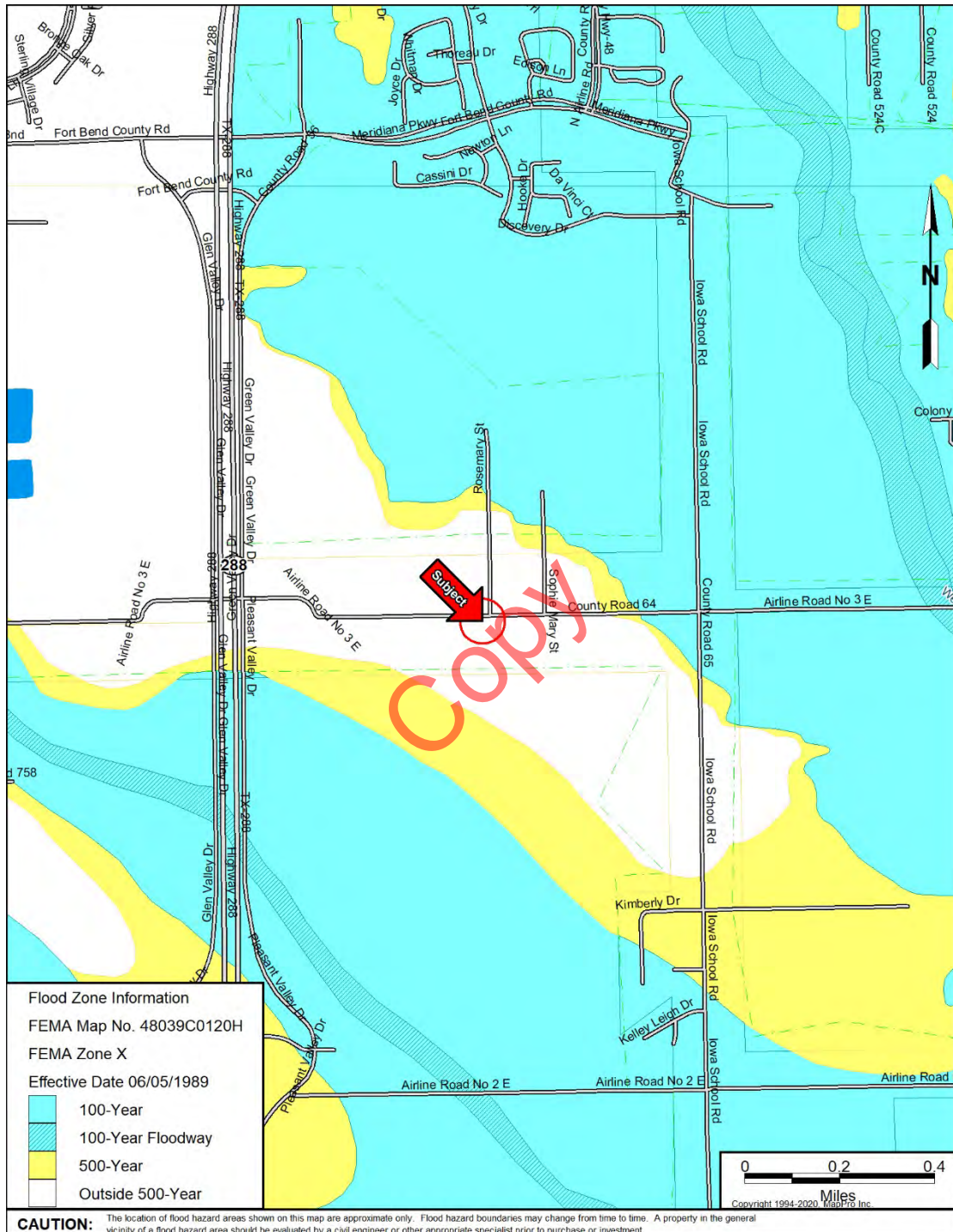
MARKET AREA MAP



AERIAL VIEW – PARENT TRACT – 1.0000 ACRE



FLOODPLAIN MAP



SUBJECT PHOTOS

Copy



Front south view of 3522 Davenport Parkway (C.R. 64) -Tract 2



Fencing and trees in Acquisition Tract along Davenport Parkway



Front view



View looking north at rear of Remainder Tract
From the Alvin ISD High School parking lot



Davenport Parkway (C.R. 64) at Rosemary Street



Davenport Parkway (C.R. 64) facing east



Davenport Parkway (C.R. 64) facing west



Signage for new Alvin ISD High School



Construction of new Alvin ISD High School to rear of Parent Tract



Detention site along Davenport Parkway (C.R. 64)
to the east of the Parent Tract

ANALYSIS OF THE PARENT TRACT

Copy

SITE ANALYSIS – THE PARENT TRACT

Tract Size:

Parent Tract		
Description	Size	
	Acres	SF
Parent Tract	1.0000	43,560
Total	1.0000	43,560

Key Map:

692 P

Postal Address:

3522 Davenport Parkway, Iowa Colony, Texas 77583

Location:

Along the south line of Davenport Parkway (C.R. 64), and the north line of the parking lot for a new Alvin ISD high school that is currently under construction, about one-half mile east of S.H. 288 and about 4 miles south of Hwy 6, in Iowa Colony, Brazoria County, Texas 77583.

Improvements:

1,190 SF single-family residence (per BCAD), a 24" reinforced concrete pipe (RCP) culvert over the open ditch to Davenport Parkway, and 8 trees with 6" to 15" diameters..

Shape:

Rectangular

Frontage:

Tract has approximately 150' frontage along Davenport Parkway (C.R. 64).

Zoning:

Residential Single-Family Unit / Agriculture by Iowa Colony, which is a legally conforming for the current SFR use.

Restrictions:

None adverse known.

Topography:

Generally level.

Utilities/Services:

Utilities/Services	
Electricity:	Reliant Energy and others
Gas:	Propane
Water/Sewer:	Private Water Well/Septic Tank
Phone:	AT&T & others
Police Protection:	Brazoria County Emergency District #3
Fire Protection:	Brazoria County Emergency District #3
School District:	Alvin ISD

Floodplain:

FEMA Flood Map - Parent	
Flood Map No.:	48039C0120H
Flood Map Date:	6/5/1989
Flood Map Designation:	Zone X

Per the FEMA flood map, the Parent Tract is in Zone X, an area outside of the 500-year floodplain.

Conclusion: The subject Parent Tract is prime for residential or estate lot use in a rapidly redeveloping corridor of the City of Iowa Colony.

Copy

HIGHEST AND BEST USE – PARENT TRACT

The “**Highest and Best Use**” is defined as:

The reasonably probable use of property, that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. (The Dictionary of Real Estate Appraisal, Sixth Edition, 2015, page 109, Appraisal Institute).

Highest and Best Use of Land or a Site As Though Vacant: Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements. (The Dictionary of Real Estate Appraisal, Fifth Edition, 2010, page 93, Appraisal Institute).

Highest and Best Use of Property As Improved: The use that should be made of a property as it exists. An existing property should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one. (The Dictionary of Real Estate Appraisal, Fifth Edition, 2010, page 94, Appraisal Institute).

The definition immediately above applies specifically to the highest and best use of land. In cases where a site has existing improvements, the highest and best use may be different from the existing use. The existing use will continue, however, unless or until land value in its highest and best use exceeds the total value of the property in its existing use.

Contribution of that specific use to community environment or to community development goals is implied within these definitions, in addition to wealth maximization. Also implied is that determination of the highest and best use is formulation of an opinion, not a fact, resulting from the appraiser’s judgment and analysis. In appraisal practice, the concept of highest and best use is the premise on which value is based. In the context of most probable selling price (market value), another appropriate term to reflect highest and best use would be “most probable use.” In the current context of investment value, an alternative term would be “most profitable use”.

In order to reasonably determine the highest and best use of the subject 1.1000-acre Parent Tract of vacant land, the legally permissible uses, physically possible uses, financially feasible uses and the maximally productive use are considered.

LEGALLY PERMISSIBLE

Zoning regulations, deed restrictions, adverse easements, historical districts, building codes, and environmental regulations often limit the potential uses of a property.

The Parent Tract is located in the city of Iowa Colony and is currently zoned Residential Single-Family Unit / Agriculture and the current residential use is a legal conforming use to said zoning regulation. There are no known adverse restrictions that would preclude the use of the subject property, in a manner consistent with its highest and best use.

PHYSICALLY POSSIBLE

Site size, shape, topography, location, and the availability of utilities are generally held as the most important factors in determining uses by which land may be developed. The subject Parent Tract of 1.0000 acre is located along the south line of Davenport Parkway (C.R. 64), and the north line of the parking lot for a new Alvin ISD high school that is currently under construction, about one-half mile east of S.H. 288 and about 4 miles south of Hwy 6, in Iowa Colony, Brazoria County. This was predominantly a rural residential / light commercial locale in Brazoria County that is in rapid transition to suburban residential development.

FINANCIALLY FEASIBLE

Any use that produces a positive rate of return is financially feasible. The market area's general character and adjacent land uses also provide indications of a proposed use's financial feasibility. Consistent with adjacent and nearby uses, the most financially feasible use for the Parent Tract is estate lot residential use.

MAXIMALLY PRODUCTIVE HIGHEST & BEST USE CONCLUSION

Any use that produces a positive rate of return is financially feasible. The market area's general character and adjacent land uses also provide indications of a proposed use's financial feasibility. Consistent with adjacent and nearby uses, the most financially feasible use is for estate lot residential use, per zoning regulations.

Copy

SALES COMPARISON APPROACH – PARENT TRACT

The Sales Comparison Approach is “The process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison.” (The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, 2015, p. 207).

The rationale for this approach, based on the principle of substitution, is that a probable purchaser would not be justified in paying more for a property than the cost of acquiring a substitute property with similar utility and characteristics, as the subject vacant tract.

Knowledgeable individuals active in the area, which include real estate brokers, landowners, developers, and investors, were consulted for information that would aid in the investigation. All of the data presented was confirmed for accuracy and is believed to be reliable. In the Addenda are details concerning the comparable land sales, all of which have been used for the establishment of the Market Value conclusion for the subject Parent Tract, based on similar highest and best use land, suitable for rural residential and/or light commercial use.

VACANT LAND SALES ANALYSES – PARENT TRACT

The comparable vacant land sales to be compared to the Parent Tract are detailed in the Addenda hereto and are summarized below:

Vacant Land Sales Summary							
Land Sale	Sale Date	Location	No. of Acres	Pulic Utilities	Floodplain	Street Frontage	Land Price Per SF
1	8/28/2020	7018 Louisiana St.	0.99	Similar	Zone X	Corner of Louisiana St & Mississippi Rd.	\$2.20
2	5/28/2019	000 W Highway 6	1.51	Similar	Zone AE	110' along SH 6	\$1.79
3	3/11/2020	0 Oak Hill Rd.	1.20	Similar	Zone AE	Corner of Oak Hill and Masters	\$1.64
4	8/18/2020	4922 CR 380	1.09	Similar	Zone X	252' along Colony Loop (CR 380)	\$1.58

All of the comparable sales have been thoroughly analyzed, documented, confirmed and compared to the subject property. These sales provide a good indication of market prices and market activity for the subject area. The market data were first analyzed to establish representative and realistic measures for adjustment factors. The following are comments and analyses of the adjustments applied to the land sales in comparison to the Parent Tract.

CUMULATIVE QUALITATIVE ADJUSTMENTS

Sales Date: Market conditions or time adjustments for the date of sale for vacant land are important, because they compensate for any increase or decrease in values that may have been experienced by a property. Although, activity has been notably increasing in this immediate corridor over 2019 into 2020, land prices have been stable in the local vacant land market over the past several years, warranting time adjustments of 0.0% per annum.

Financing/Cash Equivalent Considerations: Each of the sales sold for all cash or cash to the seller, with third party financing.

Conditions of Sale: All of the Land Sales involved ordinary or typical conditions of sale.

ADDITIVE QUALITATIVE ADJUSTMENTS

Location: The Parent Tract is located along the south line of Davenport Parkway (C.R. 64), and the north line of the parking lot for a new Alvin ISD high school that is currently under construction, about one-half mile east of S.H. 288 and about 4 miles south of Hwy 6, in Iowa Colony, Brazoria County, Texas 77583. This is a redeveloping new growth corridor, soon to be fronting a newly concrete-paved east-west thoroughfare. Land Sales 1, 3 and 4 have inferior locations, whereas, Land Sale 2 has a superior traffic location along Highway 6.

Site Size (Acres): The subject Parent Tract is a total of 1.0000 acre. The Land Sales are all similar ranging from 0.9917 acre to 1.5070 acres.

Corner: The subject vacant tract is an interior site, similar to all of the Land Sales 2 & 4. Land Sales 1 & 3 are superior in that they have corner locations.

Shape: The subject and all Land Sales have similar mostly rectangular and/or functional shapes.

Utilities: The subject and all of the Land Sales have similar access to electricity, but no public water and sanitary sewer.

Floodplain: The Parent Tract is in Zone X, an area outside of the 500-year floodplain. Land Sales 1 & 4 are similarly zoned, whereas Land Sales 2 & 3 are inferior within Zone AE, an area inside the 100-year floodplain.

LAND SALES GRID –THE PARENT TRACT

Comparable Land Sales Data - Parent Tract - 1. Acres					
	Subject	Sale 1	Sale 2	Sale 3	Sale 4
Address	3522 Davenport Parkway	7018 Louisiana St.	000 W Highway 6	0 Oak Hill Rd.	4922 CR 380
MLS #		88969297	47257867	51188923	96880962
Sales Date	N/A	8/28/2020	5/28/2019	3/11/2020	8/18/2020
Size Acres	1.0000	0.9917	1.5070	1.2047	1.0900
Size SF	43,560	43,198	65,645	52,476	47,480
Flood Zone	Zone X	Zone X	Zone AE	Zone AE	Zone X
Utilities	Private	Similar	Similar	Similar	Similar
Street Frontage	150' along Davenport Parkway	Corner of Louisiana St & Mississippi Rd.	110' along SH 6	Corner of Oak Hill and Masters	252' along Colony Loop (CR 380)
Sale Price	-	\$95,000	\$117,500	\$86,000	\$75,000
Sale Price/SF	-	\$2.20	\$1.79	\$1.64	\$1.58
Cumulative Adjustments:					
Financing	-	0%	0%	0%	0%
Conditions of Sale	-	0%	0%	0%	0%
Expenditures After Sale	-	0%	0%	0%	0%
Market Conditions	-	0%	0%	0%	0%
Adjusted Sale Price		\$95,000	\$117,500	\$86,000	\$75,000
Adjusted Sale Price/SF		\$2.20	\$1.79	\$1.64	\$1.58
Additive Adjustments:					
Location	-	Inferior	Superior	Inferior	Inferior
Size	-	Similar	Similar	Similar	Similar
Corner	-	Superior	Similar	Superior	Similar
Shape	-	Similar	Inferior	Similar	Similar
Utilities	-	Similar	Similar	Similar	Similar
Flood Plain	-	Similar	Inferior	Inferior	Similar
Total Adjustment	-	Similar	Inferior	Inferior	Inferior
Indicated Value/SF	\$2.20				

CONCLUSION OF LAND VALUE - PARENT TRACT

The unadjusted PSF sales price range of our data is from \$1.58 to \$2.20 PSF. However, considering the qualitative characteristics of each sale comparable, the appraiser concludes a central tendency and “as vacant” Market Value of **\$2.20 PSF for the Parent Tract**. Thus, the Market Value of the Parent Tract can be concluded as follows:

Parent Tract						
Description	Size		Market Value			Total
	Acres	SF	PSF	% PSF	Adj PSF	
Parent Tract	1.0000	43,560	\$2.20	100%	\$2.20	\$95,832
Total	1.0000	43,560				\$95,832

ANALYSIS OF THE ACQUISITION TRACT

TRACT 2

Copy

SITE ANALYSIS – THE ACQUISITION TRACT / TRACT 2

Tract Size:

Acquisition Tract		
Description	Size	
	Acres	SF
Acquisition (aka Tract 2)	0.1745	7,601

Key Map:

692 P

Postal Address:

3522 Davenport Parkway, Iowa Colony, Texas 77583

Location:

This is the northerly 0.1745 acre or 7,601 SF of vacant land out of the Parent Tract and is located along the south line of Davenport Parkway (C.R. 64), just east of S.H. 288.

Improvements:

A 24" reinforced concrete pipe (RCP) culvert over the open ditch to Davenport Parkway and 8 trees with 6" to 15" diameters. (It is important to note that while there are two electric poles and approximately 250' of 3-board low-cost wooden fencing on the Acquisition Tract, the City of Iowa Colony will properly relocate these, at their cost, as part of this acquisition. Thus, they will not be part of any valuation of this report.)

Shape:

Rectangular

Frontage:

Acquisition Tract has approximately 150' frontage along Davenport Parkway (C.R. 64)

Zoning:

Residential Single-Family Unit / Agriculture by Iowa Colony.

Restrictions:

None adverse known.

Utilities/Services:

Utilities/Services	
Electricity:	Reliant Energy and others
Gas:	Propane
Water/Sewer:	Private Water Well/Septic Tank
Phone:	AT&T & others
Police Protection:	Brazoria County Emergency District #3
Fire Protection:	Brazoria County Emergency District #3
School District:	Alvin ISD

Floodplain:

FEMA Flood Map - Acquisition Tract	
Flood Map No.:	48039C0120H
Flood Map Date:	6/5/1989
Flood Map Designation:	Zone X

Per the FEMA flood map, the Acquisition Tract is in Zone X, an area outside of the 500-year floodplain.

Topography: Generally level.

Conclusion: The subject Acquisition Tract is prime for right-of-way expansion use or adjoined to the 35,959 SF Remainder Tract.

Copy

SURVEY – ACQUISITION TRACT / TRACT 2



HIGHEST AND BEST USE – ACQUISITION TRACT

The “**Highest and Best Use**” is defined as:

The reasonably probable use of property, that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. (The Dictionary of Real Estate Appraisal, Sixth Edition, 2015, page 109, Appraisal Institute).

Highest and Best Use of Land or a Site As Though Vacant: Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements. (The Dictionary of Real Estate Appraisal, Fifth Edition, 2010, page 93, Appraisal Institute).

Highest and Best Use of Property As Improved: The use that should be made of a property as it exists. An existing property should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one. (The Dictionary of Real Estate Appraisal, Fifth Edition, 2010, page 94, Appraisal Institute).

The definition immediately above applies specifically to the highest and best use of land. In cases where a site has existing improvements, the highest and best use may be different from the existing use. The existing use will continue, however, unless or until land value in its highest and best use exceeds the total value of the property in its existing use.

Contribution of that specific use to community environment or to community development goals is implied within these definitions, in addition to wealth maximization. Also implied is that determination of the highest and best use is formulation of an opinion, not a fact, resulting from the appraiser’s judgment and analysis. In appraisal practice, the concept of highest and best use is the premise on which value is based. In the context of most probable selling price (market value), another appropriate term to reflect highest and best use would be “most probable use.” In the current context of investment value, an alternative term would be “most profitable use”.

In order to reasonably determine the highest and best use of the subject 0.1745-acre or 7,601 SF Acquisition Tract of vacant land, the legally permissible uses, physically possible uses, financially feasible uses and the maximally productive use are considered.

LEGALLY PERMISSIBLE

Zoning regulations, deed restrictions, adverse easements, historical districts, building codes, and environmental regulations often limit the potential uses of a property.

The Acquisition Tract is located in the city of Iowa Colony and is currently zoned Residential Single-Family Unit / Agriculture and the current residential use is a legal conforming use to said zoning regulation. There are no known adverse restrictions that would preclude the use of the subject property, in a manner consistent with its highest and best use.

PHYSICALLY POSSIBLE

Site size, shape, topography, location, and the availability of utilities are generally held as the most important factors in determining uses by which land may be developed. The subject Acquisition Tract is the northerly part of the subject Parent Tract along Davenport Parkway (C.R. 64) and is being acquired by the City of Iowa Colony for the widening of Davenport Parkway from the current 2-lane asphalt road with open ditch into a 3-lane concrete parkway with a center turn-lane. This will provide access to the new Alvin ISD high school directly behind the subject Parent / Remainder Tract. Physically the subject site is too small and shallow to develop by itself, so it is best served as assemblage with the adjoining Remainder Tract.

FINANCIALLY FEASIBLE

Any use that produces a positive rate of return is financially feasible. The market area's general character and adjacent land uses also provide indications of a proposed use's financial feasibility. Consistent with adjacent and nearby uses, the most financially feasible use for the Acquisition Tract is prime for right-of-way expansion use, or adjoined to the 35,959 SF Remainder Tract.

MAXIMALLY PRODUCTIVE HIGHEST & BEST USE CONCLUSION

Any use that produces a positive rate of return is financially feasible. The market area's general character and adjacent land uses also provide indications of a proposed use's financial feasibility. Consistent with adjacent and nearby uses, the most financially feasible use is for right-of-way expansion use, or adjoined to the 35,959 SF Remainder Tract.

Copy

SALES COMPARISON APPROACH – ACQUISITION TRACT

The Sales Comparison Approach is “The process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison.” (The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, 2015, p. 207).

The rationale for this approach, based on the principle of substitution, is that a probable purchaser would not be justified in paying more for a property than the cost of acquiring a substitute property with similar utility and characteristics, as the subject vacant tract.

Knowledgeable individuals active in the area, which include real estate brokers, landowners, developers, and investors, were consulted for information that would aid in the investigation. All of the data presented was confirmed for accuracy and is believed to be reliable. In the Addenda are details concerning the comparable land sales, all of which have been used for the establishment of the Market Value conclusion for the subject Acquisition Tract, based on similar highest and best use land, suitable for commercial/light industrial development.

VACANT LAND SALES ANALYSES – ACQUISITION TRACT

The comparable vacant land sales to be compared to the Acquisition Tract are detailed in the Addenda hereto and are summarized below:

Vacant Land Sales Summary							
Land Sale	Sale Date	Location	No. of Acres	Pulic Utilities	Floodplain	Street Frontage	Land Price Per SF
1	8/28/2020	7018 Louisiana St.	0.99	Similar	Zone X	Corner of Louisiana St & Mississippi Rd.	\$2.20
2	5/28/2019	000 W Highway 6	1.51	Similar	Zone AE	110' along SH 6	\$1.79
3	3/11/2020	0 Oak Hill Rd.	1.20	Similar	Zone AE	Corner of Oak Hill and Masters	\$1.64
4	8/18/2020	4922 CR 380	1.09	Similar	Zone X	252' along Colony Loop (CR 380)	\$1.58

All of the comparable sales have been thoroughly analyzed, documented, confirmed and compared to the subject property. These sales provide a good indication of market prices and market activity for the subject area. The market data were first analyzed to establish representative and realistic measures for adjustment factors. The following are comments and analyses of the adjustments applied to the land sales in comparison to the Acquisition Tract.

CUMULATIVE QUALITATIVE ADJUSTMENTS

Sales Date: Market conditions or time adjustments for the date of sale for vacant land are important, because they compensate for any increase or decrease in values that may have been experienced by a property. Although, activity has been notably increasing in this immediate corridor over 2019 into 2020, land prices have been stable in the local vacant land market over the past several years, warranting time adjustments of 0.0% per annum.

Financing/Cash Equivalent Considerations: Each of the sales sold for all cash or cash to the seller, with third party financing.

Conditions of Sale: All of the Land Sales involved ordinary or typical conditions of sale.

ADDITIVE QUALITATIVE ADJUSTMENTS

Location: The Acquisition Tract is located along the south line of Davenport Parkway (C.R. 64), about one-half mile east of S.H. 288 and about 4 miles south of Hwy 6, in Iowa Colony, Brazoria County, Texas 77583. Land Sales 1, 3 and 4 have inferior locations, whereas, Land Sale 2 has a superior location along Highway 6.

Site Size (Acres): The subject Acquisition Tract is 0.1745 acre or 7,601 SF. The Land Sales are all larger, inferior tracts ranging from 0.9917 acre to 1.5070 acres.

Corner: The subject vacant tract is an interior site, similar to Land Sales 2 & 4. Land Sales 1 & 3 are superior in that they have corner locations.

Shape: All sites have similar mostly rectangular and/or functional shapes.

Utilities: The subject and all of the Land Sales have similar access to electricity, but no public water and sanitary sewer.

Floodplain: The Acquisition Tract is in Zone X, an area outside of the 500-year floodplain. Land Sales 1 & 4 are similarly zoned, whereas Land Sales 2 & 3 are inferior within Zone AE, an area inside the 100-year floodplain.

LAND SALES GRID – THE ACQUISITION TRACT

Comparable Land Sales Data - Acquisition Tract					
	Subject	Sale 1	Sale 2	Sale 3	Sale 4
Address	3522 Davenport Parkway	7018 Louisiana St.	000 W Highway 6	0 Oak Hill Rd.	4922 CR 380
MLS#		88969297	47257867	51188923	96880962
Sales Date		8/28/2020	5/28/2019	3/11/2020	8/18/2020
Size Acres	0.1745	0.992	1.507	1.205	1.090
Size SF	7,601	43,198	65,645	52,476	47,480
Flood Zone	Zone X	Zone X	Zone AE	Zone AE	Zone X
Utilities	Private	Similar	Similar	Similar	Similar
Street Frontage	150' along Davenport Parkway	Corner of Louisiana St & Mississippi Rd.	110' along SH 6	Corner of Oak Hill and Masters	252' along Colony Loop (CR 380)
Sale Price	-	\$95,000	\$117,500	\$86,000	\$75,000
Sale Price/SF	-	\$2.20	\$1.79	\$1.64	\$1.58
Cumulative Adjustments:					
Financing	-	0%	0%	0%	0%
Conditions of Sale	-	0%	0%	0%	0%
Expenditures After Sale	-	0%	0%	0%	0%
Market Conditions	-	0%	0%	0%	0%
Adjusted Sale Price		\$95,000	\$117,500	\$86,000	\$75,000
Adjusted Sale Price/SF		\$2.20	\$1.79	\$1.64	\$1.58
Additive Adjustments:					
Location	-	Inferior	Superior	Inferior	Inferior
Size	-	Inferior	Inferior	Inferior	Inferior
Corner	-	Superior	Similar	Superior	Similar
Shape	-	Similar	Inferior	Similar	Similar
Utilities	-	Similar	Similar	Similar	Similar
Flood Plain	-	Similar	Inferior	Inferior	Similar
Total Adjustment	-	Similar	Inferior	Inferior	Similar
Indicated Value/SF	\$2.20				

CONCLUSION OF LAND VALUE - ACQUISITION TRACT / TRACT 2

The unadjusted PSF sales price range of our data is from \$1.58 to \$2.20 PSF. However, considering the qualitative characteristics of each sale comparable, the appraiser concludes a value of **\$2.20 PSF for the Acquisition Tract**. Thus, the Market Value of the Acquisition Tract can be concluded as follows:

Acquisition Tract				
Description	Size		Market Value	
	Acres	SF	PSF	Total
Acquisition (aka Tract 2)	0.1745	7,601	\$2.20	\$16,722
Total				\$16,722

IMPROVEMENT TAKEN WITH THE ACQUISITION

Below is the calculation of improvements taken during the acquisition:

Improvements Taken in Acquisition								
Item	Units	Base Cost	Entr. Incentive	Total Unit Cost *	Replacement Cost	Physical Depreciation		Total
						Rate	Amount	
Concrete Culvert - 24" Diameter	1	\$2,500	10%	\$2,750	\$2,750	25%	(\$688)	\$2,062
Trees	8	\$1,500	10%	\$1,650	\$13,200	0%	\$0	\$13,200
Total Improvements in Acquisition Tract					\$15,950			\$15,262

* Includes Soft Costs and Profit

Copy

ANALYSES OF THE REMAINDER TRACT

Copy

SITE ANALYSIS – THE REMAINDER TRACT

Tract Size: The subject Remainder Tract is a total of 0.8255 acres or 35,959 SF of partially vacant land, described as follows:

Remainder Tract		
Description	Size	
	Acres	SF
Remainder	0.8255	35,959
Total	0.8255	35,959

Key Map: 692 P

Postal Address: 3522 Davenport Parkway, Iowa Colony, Texas 77583

Location: Along the north line of the parking lot for a new Alvin ISD high school that is currently under construction in Iowa Colony, about one-half mile east of S.H. 288 and about 4 miles south of Hwy 6, in Iowa Colony, Brazoria County, Texas 77583.

Improvements: 1,190 SF single-family residence (per BCAD).

Shape: Rectangular.

Frontage: Tract has approximately 150' frontage along Davenport Parkway (C.R. 64).

Zoning: Residential Single-Family Unit / Agriculture by Iowa Colony

Restrictions: None adverse known.

Utilities/Services:

Utilities/Services	
Electricity:	Reliant Energy and others
Gas:	Propane
Water/Sewer:	Private Water Well/Septic Tank
Phone:	AT&T & others
Police Protection:	Brazoria County Emergency District #3
Fire Protection:	Brazoria County Emergency District #3
School District:	Alvin ISD

Floodplain:

FEMA Flood Map - Remainder	
Flood Map No.:	48039C0120H
Flood Map Date:	6/5/1989
Flood Map Designation:	Zone X

Per the FEMA flood map, the Remainder Tract is in Zone X, an area outside of the 500-year floodplain.

Topography: Generally level.

Conclusion: The subject Remainder Tract is prime for estate lot residential use.

Copy

HIGHEST AND BEST USE – REMAINDER TRACT

The “**Highest and Best Use**” is defined as:

The reasonably probable use of property, that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. (The Dictionary of Real Estate Appraisal, Sixth Edition, 2015, page 109, Appraisal Institute).

Highest and Best Use of Land or a Site As Though Vacant: Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements. (The Dictionary of Real Estate Appraisal, Fifth Edition, 2010, page 93, Appraisal Institute).

Highest and Best Use of Property As Improved: The use that should be made of a property as it exists. An existing property should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one. (The Dictionary of Real Estate Appraisal, Fifth Edition, 2010, page 94, Appraisal Institute).

The definition immediately above applies specifically to the highest and best use of land. In cases where a site has existing improvements, the highest and best use may be different from the existing use. The existing use will continue, however, unless or until land value in its highest and best use exceeds the total value of the property in its existing use.

Contribution of that specific use to community environment or to community development goals is implied within these definitions, in addition to wealth maximization. Also implied is that determination of the highest and best use is formulation of an opinion, not a fact, resulting from the appraiser’s judgment and analysis. In appraisal practice, the concept of highest and best use is the premise on which value is based. In the context of most probable selling price (market value), another appropriate term to reflect highest and best use would be “most probable use.” In the current context of investment value, an alternative term would be “most profitable use”.

In order to reasonably determine the highest and best use of the subject 0.8255-acre or 35,959 SF Remainder Tract of vacant land, the legally permissible uses, physically possible uses, financially feasible uses and the maximally productive use are considered.

LEGALLY PERMISSIBLE

Zoning regulations, deed restrictions, adverse easements, historical districts, building codes, and environmental regulations often limit the potential uses of a property.

The Remainder Tract is located in the city of Iowa Colony and is currently zoned Residential Single-Family Unit / Agriculture and the current residential use is a legal conforming use to said zoning regulation. There are no known adverse restrictions that would preclude the use of the subject property, in a manner consistent with its highest and best use.

PHYSICALLY POSSIBLE

Site size, shape, topography, location, and the availability of utilities are generally held as the most important factors in determining uses by which land may be developed. The subject Remainder Tract of 0.8255 acres is located along the south line of Davenport Parkway (C.R. 64), and the north line of the parking lot for a new Alvin ISD high school that is currently under construction, about one-half mile east of S.H. 288 and about 4 miles south of Hwy 6, in Iowa Colony, Brazoria County. This was predominantly a rural residential / light commercial locale in Brazoria County that is in rapid transition to suburban residential development.

FINANCIALLY FEASIBLE

Any use that produces a positive rate of return is financially feasible. The market area's general character and adjacent land uses also provide indications of a proposed use's financial feasibility. Consistent with adjacent and nearby uses, the most financially feasible use for Remainder Tract is for estate lot use.

MAXIMALLY PRODUCTIVE HIGHEST & BEST USE CONCLUSION

Any use that produces a positive rate of return is financially feasible. The market area's general character and adjacent land uses also provide indications of a proposed use's financial feasibility. Consistent with adjacent and nearby uses, the most financially feasible use is for estate lot residential use, per zoning regulations.

Copy

REMAINDER TRACT – BEFORE THE ACQUISITION

The Market Value of the Remainder Tract – Before the Acquisition is simply calculated from the previously determined Market Value of the Parent Tract, less the Market Value of the Acquisition Tract, as follows:

Remainder Tract Calculation Before the Acquisition	
MV of Parent Tract	\$95,832
Less: MV of Acquisition Tract	(\$16,722)
Value of Remainder Tract Before the Acquisition	\$79,110

Copy

REMAINDER TRACT – AFTER THE ACQUISITION – SALES COMPARISON APPROACH

The Market Value of the Remainder Tract After the Acquisition is calculated independently utilizing the Sales Comparison Approach. The Sales Comparison Approach is “The process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison.” (The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, 2015, p. 207).

The rationale for this approach, based on the principle of substitution, is that a probable purchaser would not be justified in paying more for a property than the cost of acquiring a substitute property with similar utility and characteristics, as the subject vacant tract.

Knowledgeable individuals active in the area, which include real estate brokers, landowners, developers, and investors, were consulted for information that would aid in the investigation. All of the data presented was confirmed for accuracy and is believed to be reliable. In the Addenda are details concerning the comparable land sales, all of which have been used for the establishment of the Market Value conclusion for the subject Remainder Tract, based on similar highest and best use land, suitable rural residential or light commercial use. This valuation of the Remainder Tract – After the Acquisition, hypothetically assumes the Davenport Parkway improvements have been constructed at the frontage of the Remainder Tract.

VACANT LAND SALES ANALYSES
REMAINDER TRACT - AFTER THE ACQUISITION

The comparable vacant land sales to be compared to the Remainder Tract – After the Acquisition are detailed in the Addenda hereto and are summarized below:

Vacant Land Sales Summary							
Land Sale	Sale Date	Location	No. of Acres	Public Utilities	Floodplain	Street Frontage	Land Price Per SF
1	8/28/2020	7018 Louisiana St.	0.99	Similar	Zone X	Corner of Louisiana St & Mississippi Rd.	\$2.20
2	5/28/2019	000 W Highway 6	1.51	Similar	Zone AE	110' along SH 6	\$1.79
3	3/11/2020	0 Oak Hill Rd.	1.20	Similar	Zone AE	Corner of Oak Hill and Masters	\$1.64
4	8/18/2020	4922 CR 380	1.09	Similar	Zone X	252' along Colony Loop (CR 380)	\$1.58

As previously discussed, the Remainder Tract is described as follows:

Remainder Tract		
Description	Size	
	Acres	SF
Remainder	0.8255	35,959
Total	0.8255	35,959

All of the comparable sales have been thoroughly analyzed, documented, confirmed and compared to the subject property. These sales provide a good indication of market prices and market activity for the subject area. The market data were first analyzed to establish representative and realistic measures for adjustment factors. The following are comments and analyses of the adjustments applied to the land sales.

CUMULATIVE QUALITATIVE ADJUSTMENTS

Sales Date: Market conditions or time adjustments for the date of sale for local vacant land are important, because they compensate for any increase or decrease in values that may have been experienced by a property. Although, activity has been notably increasing

in this immediate corridor over 2019 into 2020, land prices have been stable in the local vacant land market over the past several years, warranting time adjustments of 0.0% per annum.

Financing/Cash Equivalent Considerations: Each of the sales sold for all cash or cash to the seller, with third party financing.

Conditions of Sale: All of the Land Sales involved ordinary or typical conditions of sale.

ADDITIVE QUALITATIVE ADJUSTMENTS

Location: The subject Remainder Tract is located along the south line of Davenport Parkway (C.R. 64), and the north line of the parking lot for a new Alvin ISD high school that is currently under construction, about one-half mile east of S.H. 288 and about 4 miles south of Hwy 6, in Iowa Colony, Brazoria County, Texas 77583. Land Sales 1, 3 and 4 all have inferior locations, whereas, Land Sale 2 has a somewhat similar location along Highway 6, given the new street improvement hypothetically assumed for the "After" Remainder Tract valuation.

Site Size (Acres): The subject Remainder Tract is 0.8255 acres. The Land Sales are all similar ranging from 0.9917 acre to 1.5070 acres.

Corner: The subject vacant tract is an interior site, similar to Land Sales 2 & 4. Land Sales 1 & 3 are superior in that they have corner locations.

Shape: The subject and all of the Land Sales have similar mostly rectangular and/or functional shapes.

Utilities: The subject and all of the Land Sales have similar access to electricity, but no public water and sanitary sewer.

Floodplain: The Remainder Tract is in Zone X, an area outside of the 500-year floodplain. Land Sales 1 & 4 are similarly zoned, whereas Land Sales 2 & 3 are inferior within Zone AE, an area inside the 100-year floodplain.

Copy

LAND SALES GRID – THE REMAINDER TRACT – AFTER ACQUISITION

Comparable Land Sales Data - Remainder After Acquisition					
	Subject	Sale 1	Sale 2	Sale 3	Sale 4
Address	3522 Davenport Parkway	7018 Louisiana St.	000 W Highway 6	0 Oak Hill Rd.	4922 CR 380
MLS #		88969297	47257867	51188923	96880962
Sales Date		8/28/2020	5/28/2019	3/11/2020	8/18/2020
Size Acres	0.8255	0.992	1.507	1.205	1.090
Size SF	35,959	43,198	65,645	52,476	47,480
Flood Zone	Zone X	Zone X	Zone AE	Zone AE	Zone X
Utilities	Private	Similar	Similar	Similar	Similar
Street Frontage	150' along Davenport Parkway	Corner of Louisiana St & Mississippi Rd.	110' along SH 6	Corner of Oak Hill and Masters	252' along Colony Loop (CR 380)
Sale Price	-	\$95,000	\$117,500	\$86,000	\$75,000
Sale Price/SF	-	\$2.20	\$1.79	\$1.64	\$1.58
Cumulative Adjustments:					
Financing	-	0%	0%	0%	0%
Conditions of Sale	-	0%	0%	0%	0%
Expenditures After Sale	-	0%	0%	0%	0%
Market Conditions	-	0%	0%	0%	0%
Adjusted Sale Price		\$95,000	\$117,500	\$86,000	\$75,000
Adjusted Sale Price/SF		\$2.20	\$1.79	\$1.64	\$1.58
Additive Adjustments:					
Location	-	Inferior	Superior	Inferior	Inferior
Size	-	Similar	Similar	Similar	Similar
Corner	-	Superior	Similar	Superior	Similar
Shape	-	Similar	Inferior	Similar	Similar
Utilities	-	Similar	Similar	Similar	Similar
Flood Plain	-	Similar	Inferior	Inferior	Similar
Total Adjustment	-	Similar	Inferior	Inferior	Inferior
Indicated Value/SF	\$2.20				

CONCLUSION OF LAND VALUE - REMAINDER TRACT – AFTER THE ACQUISITION

The unadjusted PSF sales price range of our data is from \$1.58 to \$2.20 PSF. However, considering the qualitative characteristics of each sale comparable, the appraiser concludes a value of **\$2.20 PSF for the Remainder Tract – After the Acquisition**. Thus, the Market Value of the Remainder Tract After the Acquisition can be concluded as follows:

Remainder Tract - After the Acquisition						
Description	Size		Market Value			
	Acres	SF	PSF	% of PSF	Adj PSF	Total
Remainder	0.8255	35,959	\$2.20	100%	\$2.20	\$79,110
Total	0.8255	35,959				\$79,110

DAMAGES TO THE REMAINDER TRACT

Thus, Damages to the Remainder Tract is calculated as the difference between the Before and After Value of the Remainder Tract, is as follows:

Damages to Remainder	
Value Before Acquisition	\$79,110
Value After Acquisition	\$79,110
Damages to Remainder	\$0

COST TO CURE

As described herein there are no items to value for Cost to Cure.

RECONCILIATION AND SUMMARY OF JUST COMPENSATION

In the preceding sections of the report and as summarized below, the appraiser analyzed and valued, as applicable:

- the Parent Tract,
- the Acquisition Tract,
- the Improvements to be taken with the acquisition,
- the Remainder Tract before and after the acquisition,
- the Damages to the Remainder Tract, and
- the Cost to Cure the Remainder Tract.

Parent Tract Property Valuation Before the Acquisition:

Parent Tract Land Market Value	1.0000 Acre	\$95,832
--------------------------------	-------------	-----------------

Just Compensation Calculation:

Acquisition:

Acquisition Land Value	0.1745 Acre	\$16,722	
Value of Improvements being taken in Acquisition		\$15,262	
Subtotal Acquisition			\$31,984

Remainder:

Damages to the Remainder Land Value			
Remainder Before Acquisition	\$79,110		
Remainder After Acquisition	\$79,110		
Damages/(Enhancements)		\$0	
Cost to Cure Remainder		\$0	
Subtotal Remainder			\$0

Just Compensation Total	\$31,984
--------------------------------	-----------------

Thus, in the appraiser's opinion, **Just Compensation** is summarized as follows:

Just Compensation		
Acquistion Values:		
Value of Acquisition Parcel	\$16,722	
Value of Improvements Taken	<u>\$15,262</u>	
Subtotal Acquisition		\$31,984
Remainder Values:		
Value of Damages to Remainder	\$0	
Cost to Cure Remainder	<u>\$0</u>	
Subtotal Remainder		\$0
Total Just Compensation		\$31,984

Copy

ADDENDA

Copy

ENGAGEMENT LETTER

Copy

C7257

BARLETTA & ASSOCIATES, INC.
 REAL ESTATE APPRAISERS & CONSULTANTS

September 2, 2020

City of Iowa Colony
 Attn: Mayor Michael Byrum-Bratsen
 12003 Iowa Colony Blvd.
 Iowa Colony, Texas 77583

Office: 281-369-2471


RE: *Engagement for Davenport Parkway, Tract 2 – A Just Compensation Appraisal Report of a 7,601 square foot partial taking out of a larger 43,560 square foot parent residential parcel of land, for the improvement of Davenport Parkway, in the city of Iowa Colony, Brazoria County, Texas.*

Dear Mayor:

We look forward to preparing for the City of Iowa Colony an **Appraisal Report** for the above-captioned real property, per the reporting requirements of the Uniform Standards of Professional Appraisal Practice, and the Appraisal Institute's Code of Professional Ethics. The scope of work will include an analysis of the fee simple estate **Just Compensation**, due to a proposed partial taking by the City of Iowa Colony of a 7,601 SF strip of land along Davenport Parkway. The Appraisal Report fee will be \$1,800.00. Completion of this assignment would be within approximately two weeks from the date of engagement below. If subsequently needed, expert legal testimony and/or consultation will be billed at \$400.00 per hour for any related legal services, including court subpoena.

Please execute, date below and e-mail to phillip@barlettainc.com. If you should have any further questions, please do not hesitate to contact me.

BARLETTA & ASSOCIATES, INC.


 Phillip F. Barletta, MAI, SRA
 President
 State Certified, TX-1320197-G

Accepted By:
 CITY OF IOWA COLONY


 Mayor Michael Byrum-Bratsen

Date: 9/4/2020

1313 CAMPBELL ROAD, BUILDING C · HOUSTON, TEXAS 77055 · PHONE (713) 464-7700/FAX (713) 464-3696

LAND SALES COMPS AND LOCATION MAP

All Properties 360 Property View

7018 Louisiana Street, Manvel, Texas 77578-4128 Brazoria County

Listing



Lots
 ML#: 88969297
 Address: 7018 Louisiana Street
 Area: 5
 Tax Acc #: 6405-0037-000
 City/Location: Manvel
 County: Brazoria
 Market Area: Alvin North
 Subdivision: Manvel Plaza
 Lot Size: 43,198 / Appr Dist
 Acres: .9917
 Master Planned: No
 Legal Desc: MANVEL PLAZA (A0283 H T & B R R), LOT 38, ACRES .9917
 Tax Acc2:

Sold
 List Price: \$125,000
 Orig Price: \$125,000
 LPSF: \$2.89
 DOM: 40
 State: Texas
 Zip Code: 77578-4128
 Key Map: 654W
 Country: United States
 Section #: 0
 Lot Num:
 LP/Acre: \$126,046.18
 Tax Acc3:

Directions: Take the TX-6 exit toward Alvin Sugarland, Turn left onto TX-6 S/Alvin Sugarland Rd, Turn left onto Mississippi Rd, Turn right onto Louisiana St, Destination will be on the left.

Listing Office Information

Listing Team: (713)4937 The Sam Team
 List Agent: FERRERIS/Sam A. Ferreri
 Agent Cell: 832-200-5656
 Agent Phone: 832-200-5656
 List Team Name: The Sam Team
 Address: 2911 South Sam Houston Pkwy E, Houston TX 77047 - 6510
 List Agent Web: http://www.TheSamTeam.com
 Agent Email: Sam@TheSamTeam.com
 Licensed Supervisor:

List Broker: RTOP01/RE/MAX Top Realty
 Request an Appointment
 Appt #: 832-200-5656 / Agent
 Office Phone: 713-733-3700
 Fax #:
 Office Web: http://www.TheTopOffice.com

School Information

School District: 3 - Alvin
 Middle: MANVEL JUNIOR HIGH SCHOOL
 Elem: E C MASON ELEMENTARY SCHOOL
 High: MANVEL HIGH SCHOOL

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Access: Type Contract: Unimproved Property
 Front Dim: Left Dim: Right Dim:
 Lot Use: Single-Family
 Lot Desc: Corner
 Road Surface: 1/2 Up to 1 Acre
 Gas: Availability Unknown
 Electric: Electric Available
 Showing Instruct: Cable: Unknown
 Agent Remarks: Phone: Unknown

DRIVE-BY ONLY - NO INTERIOR APPOINTMENT (BECAUSE THIS IS A TEAR-DOWN - NOTHING TO SEE INSIDE). If you get an accepted contract, we'll get you inside if you absolutely want to. Call listing agent at 832-200-5656 for Title Company Info.
 Please read Offer Instructions under attachments. All room measurements are approximate. ***EXCLUSIONS: Chicken coop, clubhouse with slide, and all appliances.

Public Remarks:

Nearly 1 acre here in terrific location. Many new custom homes around, and this land is situated perfectly for tearing down and rebuilding. Per seller, well is good but needs new aerobic septic system. Nice trees, EZ access to Highway 6 and Highway 288. Drive by and make offer, but do not wander onto the property!!!

Utilities, Features and Additional Information

Utility District: Area Pool:
 Water/Sewer: Septic Tank, Well
 Golf Course Nm: Area Tennis:
 Restrictions: No Restrictions
 Waterfront Feat:
 Disclosures: Sellers Disclosure
 List Type: Exclusive Right to Sell/Lease
 List Date: 07/06/2020
 Expire Date: T/Date:
 Comp: SubAgt: 0% Buyer Agent: 3% Bonus: Bonus End:
 Var/Dual Rt: No

Financial Information

1st Assumable: Finance Cnstr: Cash Sale, Conventional
 Maint. Fee: No
 Other Mand Fee: No
 Taxes w/o Exempt: \$3,027/2019
 Tax Rate: 2.8888

Pending Information

Pending Date: 08/15/2020 Est Close Dt: OPT End:
 Sell Agent: Linh Luong (linhlu)
 Sell Broker: J. Hunter Properties (JHPS01)
 TREC #:

Sold Information

Sale Price: \$95,000 Close Date: 08/28/2020 Tit Discout Pts: CoOp: Yes
 SP/ACR: \$95,795.10 Days to Close: 13 Terms: SP/LP #: 0.76
 SP/SF: \$2.20 New Loan: Amortize Years: Int Rate:
 Seller Contribution to Buyer Costs: 0 Repair/Actual Pd: \$0 Title Pd By: Seller

Matrix

<https://matrix.harmls.com/Matrix/Printing/PrintPreview.aspx?c=AAE...>



Prepared By: Phillip Barletta

Data Not Verified/Guaranteed by MLS
Obtain Signed HAR Broker Notice to Buyer Form

Date: 09/21/2020 8:03 PM

Copyright 2020 Houston Realtors Information Service, Inc. All Rights Reserved. Users are Responsible for Verifying All Information for Total Accuracy.

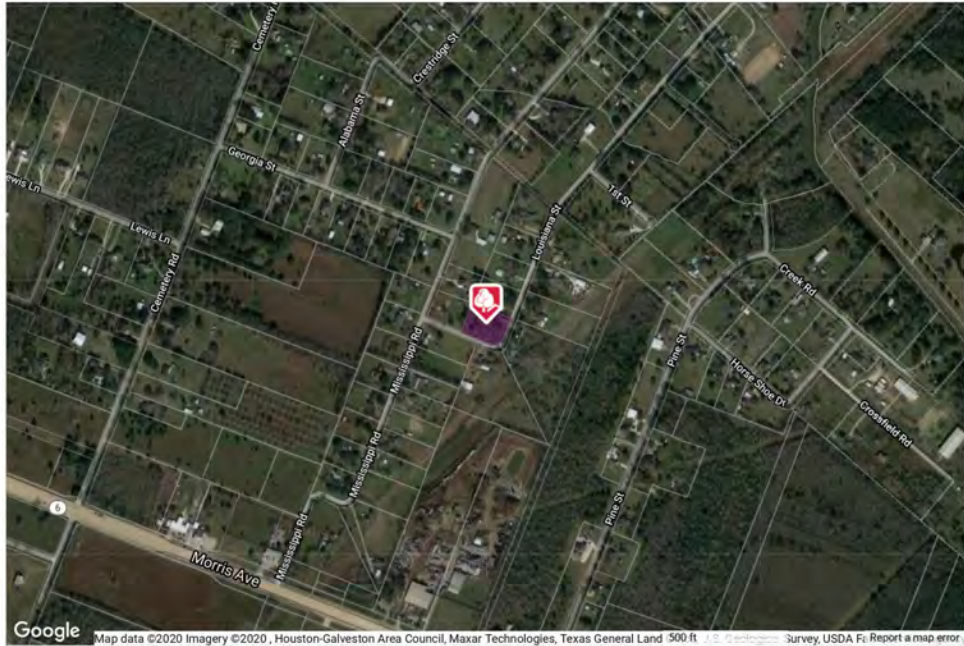
Parcel Map



Map data ©2020 Imagery ©2020, Houston-Galveston Area Council, Maxar Technologies, Texas General Land Office, Survey, USDA Forest Service, Report a map error



Matrix

<https://matrix.harmls.com/Matrix/Printing/PrintPreview.aspx?c=AAE...>

Flood Map
 Map data ©2020 Imagery ©2020, Houston-Galveston Area Council, Maxar Technologies, Texas General Land Survey, USDA F, Report a map error

Flood Zone Code:	X	Special Flood Hazard Area (SFHA):	Out
Flood Zone Date:	06/05/1989	Within 250 Feet of Multiple Flood Zone:	No
Flood Zone Panel:	48039C0130H	Flood Community Name:	MANVEL
Flood Code Description:	Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.		



■ Coastal 100-Year Floodway
 ■ Coastal 100-year Floodplain
 ■ 100-year Floodway
 ■ 100-year Floodplain
 ■ Undetermined
■ 500-year Floodplain incl. levee protected area
■ Out of Special Flood Hazard Area


This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.

Matrix

https://matrix.harmls.com/Matrix/Printing/PrintPreview.aspx?c=AAE...

000 W Highway 6, Alvin, Texas 77511 Brazoria County

Listing

	Lots	Sold	
	ML#:	47257867	List Price: \$130,000
	Address:	000 W Highway 6	Orig Price: \$130,000
	Area:	5	LP/SF: \$1.98
	Tax Acc #:	8375-0025-000	DOM: 41
	City/Location:	Alvin	State: Texas
	County:	Brazoria	Zip Code: 77511
	Market Area:	Alvin North	Key Map: 695K
	Subdivision:	Willow Bend	Country: United States
	Lot Size:	65,645 / Survey	Section #:
	Acres:	1.5070	Lot Num:
	Master Planned:	No	LP/Acre: \$86,264.10
	Legal Desc:	WILLOW BEND (A0471 A C H & B 26) BLK 3 LOT 4-5 (ALVIN) ACRES	
	Tax Acc2:		Tax Acc3:

Directions: From Downtown, go south on 288. At Highway 6, turn left (east) toward Alvin. It's 8 miles down on the right(south) between 3245 and 3037 W Highway 6, Alvin TX 77511. It's wooded.

Listing Office Information

List Agent:	anvil/Anthony Luu	List Broker:	KWPT01/Keller Williams Realty
Agent Cell:	281-788-0592		Request an Appointment
Agent Phone:	281-788-0592	Appt #:	281-788-0592 / Agent
Address:	950 Corbindale, Ste 100, Houston TX 77024 - 1118	Office Phone:	713-461-9393
List Agent Web:		Fax #:	
Agent Email:	anthonylistings@gmail.com	Office Web:	http://www.kwmemorial.com
Licensed Supervisor:			

School Information

School District:	3 - Alvin	Elem:	MELBA PASSMORE ELEMENTARY SCHOOL
Middle:	FAIRVIEW JUNIOR HIGH SCHOOL	High:	ALVIN HIGH SCHOOL

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Access:		Type Contract:	Unimproved Property
Front Dim:	257	Left Dim:	232
Lot Use:	Other	Lot Improve:	
Lot Desc:	Wooded	Acres:	1 Up to 2 Acres
Road Surface:		Dev Community:	
Gas:	Gas Available	Cable:	Not Available
Electric:	Electric Available	Phone:	Not Available
Showing Instruct:			
Agent Remarks:			

Property is a drive by no appointment necessary. Owner will consider owner financing or lease / lease purchase. Please call Anthony 281-788-0592 for all questions about the property.

Public Remarks: 1.5+/- wooded acres with no restrictions on Highway 6. Potential use for residential or commercial. Developing area with High traffic. Great visibility. 2 miles from TX-35 in Alvin.

Utilities, Features and Additional Information

Utility District:	No Sewer, No Water	Area Pool:	
Water/Sewer:		Area Tennis:	
Golf Course Nm:		Waterfront Feat:	
Restrictions:	No Restrictions	Disclosures:	Sellers Disclosure
List Date:	03/15/2019	List Type:	Exclusive Right to Sell/Lease
Comp. SubAg:	0%	T/Date:	
Expire Date:		Bonus:	
Buyer Agent:	3%	Bonus End:	
		Var/Dual Rt:	No

Financial Information

1st Assumable:		Finance Cnstr:	Cash Sale, Conventional, Other, Owner Financing
Maint. Fee:	No	Exemptions:	
Other Mand Fee:	No	Auction:	
Taxes w/o Exempt:	\$4,308/2018	Online Bidding:	
Tax Rate:	3.0037		

Pending Information

Pending Date:	04/25/2019	Est Close Dt:		OPT End:	
Sell Agent:	Hsuan Lu (HNL)	Sell Broker:	A. O. Cain Co (FAOC01)		
TREC #:					

Sold Information

Sale Price:	\$117,500	Close Date:	05/28/2019	Ttl Discount Pts:		CoOp:	No
SP/ACR:	\$77,969.48	Days to Close:	33	Terms:		SP/PL #:	0.90
SP/SF:	\$1.79	New Loan:		Amortize Years:		Int Rate:	
Seller Contribution to Buyer Costs:	0	Repair/Actual Pd:	\$0	Title Pd By:	Seller		

Matrix

<https://matrix.harmls.com/Matrix/Printing/PrintPreview.aspx?c=AAE...>


View from East (Barrera Insurance)

View from West

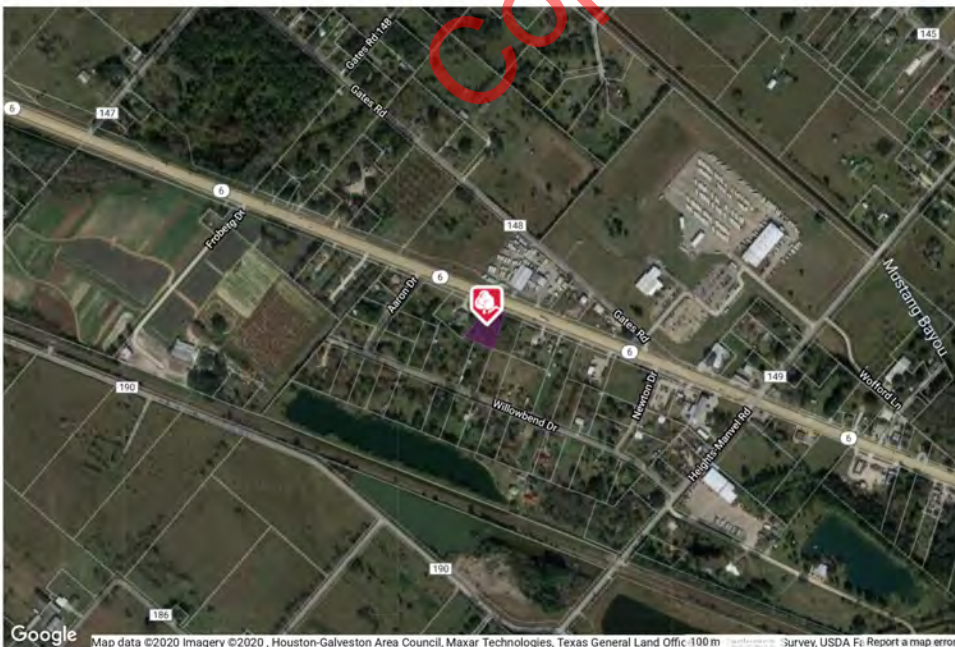
Prepared By: Phillip Barletta

Data Not Verified/Guaranteed by MLS
Obtain Signed HAR Broker Notice to Buyer Form

Date: 09/21/2020 8:03 PM

Copyright 2020 Houston Realtors Information Service, Inc. All Rights Reserved. Users are Responsible for Verifying All Information for Total Accuracy.

Parcel Map



5 of 12

9/21/2020, 8:06 PM

Matrix

<https://matrix.harmls.com/Matrix/Printing/PrintPreview.aspx?c=AAE...>



0 Oak Hill Road, Manvel, Texas 77578 Brazoria County

Listing



Lots
 ML#: 51189923
 Address: 0 Oak Hill Road
 Area: 5
 Tax Acc #: 6815-0021-000
 City/Location: Manvel
 County: Brazoria
 Market Area: Alvin North
 Subdivision: Oak Hill Manor
 Lot Size: 52,476 / Survey
 Acres: 1.2047
 Master Planned: No
 Legal Desc: OAK HILL MANOR (A0319 H N LITTLE)(MANVEL), LOT 20-21-22, ACR

Sold
 List Price: \$100,000
 Orig Price: \$115,000
 LP/SF: \$1.91
 DOM: 1,138 / 1323
 State: Texas
 Zip Code: 77578
 Key Map: 653R
 Country: United States
 Section #: 1
 Lot Num: 1
 LP/Acre: \$83,008.22

Tax Acc2: Tax Acc3:

Directions: 288 South to Hwy 6. Exit and turn left. Take a left at FM 1128. Left onto Oak Hill Rd. property is on the corner of Oak Hill Rd and FM 1128.

Listing Office Information

List Agent: kevinw/Scott Williams
 Agent Cell: 281-786-7689
 Agent Phone: 281-786-7689
 Address: 17000 El Camino Real Ste 107, Houston TX 77058 - 2632
 Alt Phone:
 List Agent Web: http://www.scottysoldit.com
 Agent Email: scott@scottysoldit.com
 Licensed Supervisor:
 List Broker: utxr01/UTR TEXAS, REALTORS, INC.
 Request an Appointment
 Appt #: 281-786-7689 / Agent
 Office Phone: 281-282-0935
 PM #: 281-786-7689
 Fax #: 281-282-0945
 Office Web: http://www.utrtexasrealtors.com

School Information

School District: 3 - Alvin
 Middle: MANVEL JUNIOR HIGH SCHOOL
 Elem: E C MASON ELEMENTARY SCHOOL
 High: MANVEL HIGH SCHOOL

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Access: Type Contract: Unimproved Property
 Front Dim: Lot Use: Single-Family
 Back Dim: Lot Improve: Cleared
 Left Dim: Right Dim:
 Lot Desc: Corner
 Road Surface: Asphalt
 Acreage: 1 Up to 2 Acres
 Gas: Availability Unknown
 Dev Community: No
 Electric: Electric Available
 Cable: Unknown
 Phone: Available

Showing Instruct:

Agent Remarks:

This is 1.2047 +/- acres on the corner of Oak Hill Rd and FM 1128. Survey and deed Restrictions under docs. Buyer to verify all information, Schools, Taxes, HOA info, etc. Please include pre-approval letter or proof of funds with a completed contract.
 Listing Broker: UTR-Texas Realtors, #532902 Listing Agent: Scott Williams, #652228 Licensed Supervisor: William Hayey, #390387 Office Address: 17000 El Camino Real, Suite 107, Houston TX 77058

Public Remarks:

GREAT LOCATION.. Beautiful 1.2047 +/- acres on the corner of Oak Hill Rd and FM 1128 in a well-established neighborhood to build your dream home.

Utilities, Features and Additional Information

Utility District:
 Water/Sewer: No Water
 Golf Course Nm:
 Restrictions: Deed Restrictions
 Area Pool: No
 Area Tennis: No
 Waterfront Feat:
 Disclosures: No Disclosures
 List Type: Exclusive Right to Sell/Lease
 List Date: 01/14/2017
 Expire Date:
 Comp: SubAg: 0%
 Buyer Agent: 3%
 Bonus:
 Bonus End:
 Var/Dual Rt: No

Financial Information

1st Assumable: No
 Maint. Fee: No
 Other Mand Fee: No/0/Rollback Taxes
 Taxes w/o Exempt: 2016
 Tax Rate: 2.93701
 Finance Cnstr:
 Exemptions: ,,,,,,,,,,Agricultur
 Auction:
 Online Bidding:

Pending Information

Pending Date: 02/27/2020
 Est Close Dt:
 OPT End:
 Sell Agent: Scott Williams (kevinw)
 Sell Broker: UTR TEXAS, REALTORS (UTXR01)
 TREC #:

Sold Information

Sale Price: \$86,000
 SP/ACR: \$71,387.07
 SP/SF: \$1.64
 Close Date: 03/11/2020
 Days to Close: 13
 New Loan:
 Till Discount Pts:
 Terms:
 Amortize Years:
 Repair/Actual Pd: \$0
 CoOp: No
 SP/LP #: 0.86
 Int Rate:
 Title Pd By: Seller

Matrix

<https://matrix.harmls.com/Matrix/Printing/PrintPreview.aspx?c=AAE...>



Prepared By: Phillip Barletta

Data Not Verified/Guaranteed by MLS
Obtain Signed HAR Broker Notice to Buyer Form

Date: 09/21/2020 8:03 PM

Copyright 2020 Houston Realtors Information Service, Inc. All Rights Reserved. Users are Responsible for Verifying All Information for Total Accuracy.

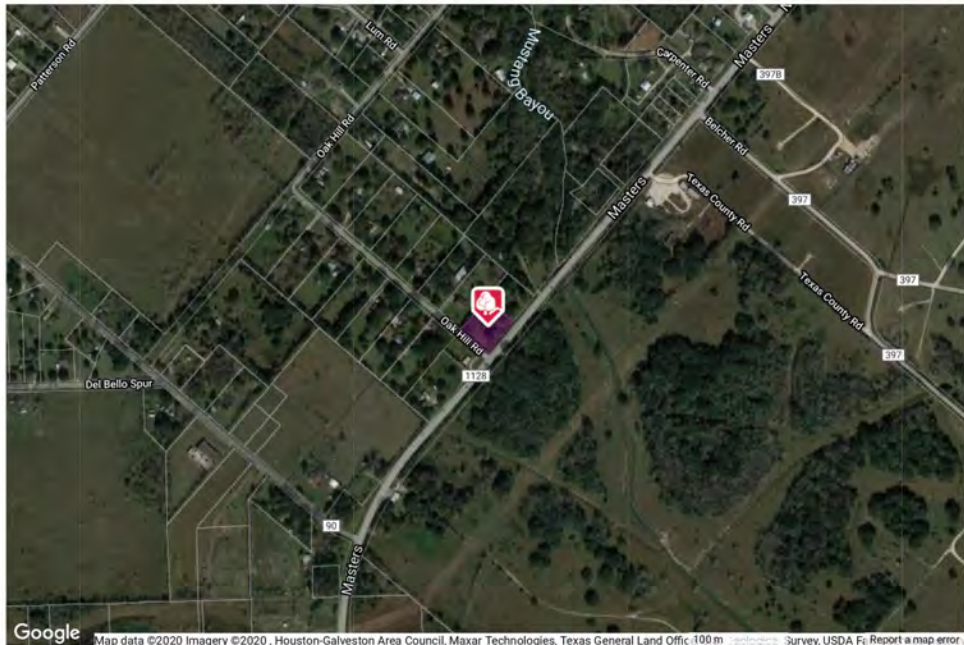
Parcel Map



Map data ©2020 Imagery ©2020, Houston-Galveston Area Council, Maxar Technologies, Texas General Land Office 100 ft Survey, USDA Forest Service, Report a map error



Matrix

<https://matrix.harmls.com/Matrix/Printing/PrintPreview.aspx?c=AAE...>


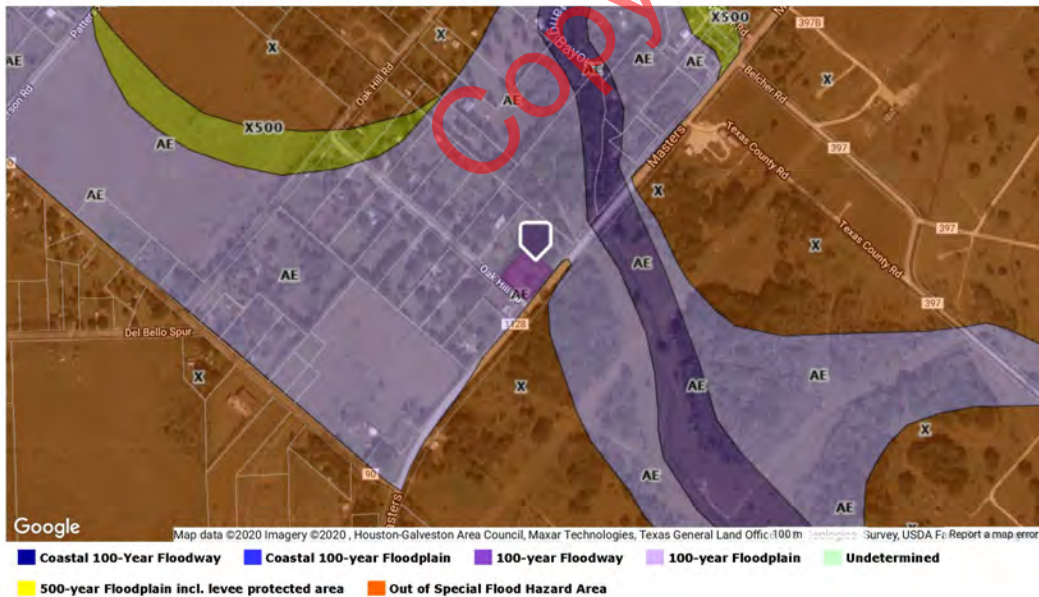
Map data ©2020 Imagery ©2020, Houston-Galveston Area Council, Maxar Technologies, Texas General Land Office, 100 m Survey, USDA F, Report a map error

Flood Map

Flood Zone Code: **AE**
 Flood Zone Date: **06/05/1989**
 Flood Zone Panel: **48039C0130H**
 Flood Code Description: **Zone Ae-An Area Inundated By 100-Year Flooding**

Special Flood Hazard Area (SFHA):
 Within 250 Feet of Multiple Flood Zone:
 Flood Community Name: **MANVEL**

In
Yes (X, AE)



This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.

4922 County Road 380, Rosharon, Texas 77583-4306 Brazoria County

Listing



Lots	Sold	
ML#: 96880962	List Price: \$95,000	
Address: 4922 County Road 380	Orig Price: \$95,000	
Area: 5	LP/SF: \$2.00	
Tax Acc #: 0282-0009-980	DOM: 136	
City/Location: Rosharon	State: Texas	
County: Brazoria	Zip Code: 77583-4306	
Market Area: Alvin North	Key Map: 692D	
Subdivision: H T & B R R	Country: United States	
Lot Size: 47,480 / Appr Dist	Section #: 1.09	
Acres: 1.0900	Lot Num: 1.09	
Master Planned: No	LP/Acre: \$87,155.96	
Legal Desc: A0282 H T & B R R TRACT 3E1 ACRES 1.09	Tax Acc3:	
Tax Acc2:		

Directions: From 288 go to Meridiana parkway E into Meridiana. Turn Left at Iowa Colony Blvd in front of Meridiana school. Go 1 mi turn right on Cedar Rapids. Take second road to Left (Pursley) The next crossroad is 380, turn right & lot is on right.

Listing Office Information

List Agent: BOWENC/Carolyn E. Bowen	List Broker: BHGB01/Texas Home Team, Realtors
Agent Cell:	Request an Appointment
Agent Phone: 281.997-7979	Appt #: 281.989-3486 / Agent
Address: 2670 South Loop 35, Alvin TX 77511	Office Phone: 281.997-7979 Ext:102
Alt Phone: 281.489-8991 / Sales Office	PM #: 281.989-3486
List Agent Web: http://www.texas-hometeamrealestate.com	Fax #: 281.489-7744
Agent Email: bhgrealtor@aol.com	Office Web:
Licensed Supervisor:	

School Information

School District: 3 - Alvin	Elem: MERIDIANA ELEMENTARY SCHOOL
Middle: MANVEL JUNIOR HIGH SCHOOL	High: MANVEL HIGH SCHOOL

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Access:	Type Contract: 1-4 Resale
Front Dim:	Left Dim:
Lot Use: Single-Family	Right Dim:
Lot Desc: Interior	Lot Improve: 1 Up to 2 Acres
Road Surface:	Acres: 1.09
Gas: Gas Not Available	Dev Community:
Electric: Electric Available	Cable: Not Available
Showing Instruct:	Phone: Available
Agent Remarks:	

Do not attempt to enter building. Secured and may not be safe. Access only during option period. Lot value only. Buyer to determine value and use of any improvements. Lot value only. Go and show

Public Remarks: House on property has little to no value. Well should be ok, likely not septic. Nice trees across front, wide lot convenient to 288 & 6. Estate sale, great location in Iowa Colony

Utilities, Features and Additional Information

Utility District:	Area Pool:
Water/Sewer: Septic Tank, Well	Area Tennis:
Golf Course Nm:	Waterfront Feat:
Restrictions: Zoned	Disclosures: Estate
List Date: 03/09/2020	List Type: Exclusive Right to Sell/Lease
Comp. SubAg: 0%	T/Date:
Expire Date: 3%	Bonus:
Buyer Agent:	Bonus End:
	Var/Dual Rt: Yes

Financial Information

1st Assumable:	Finance Cnstr: Cash Sale
Maint. Fee: No	Exemptions:
Other Mand Fee: No	Auction:
Taxes w/o Exempt: \$2,048/2019	Online Bidding:
Tax Rate: 2.7391	

Pending Information

Pending Date: 07/23/2020	Est Close Dt:	OPT End:
Sell Agent: Rubi Almendarez (rubi)	Sell Broker: Coldwell Banker United, (COLD25)	
TREC #:		

Sold Information

Sale Price: \$75,000	Close Date: 08/18/2020	Ttl Discount Pts:	CoOp: No
SP/ACR: \$68,807.34	Days to Close: 26	Terms: Cash Sale	SP/PLP #: 0.79
SP/SF: \$1.58	New Loan:	Amortize Years:	Int Rate:
Seller Contribution to Buyer Costs: 0	Repair/Actual Pd:	Repair/Actual Pd:	Title Pd By: Buyer

Matrix

<https://matrix.harmls.com/Matrix/Printing/PrintPreview.aspx?c=AAE...>



Prepared By: Phillip Barletta

Data Not Verified/Guaranteed by MLS
Obtain Signed HAR Broker Notice to Buyer Form

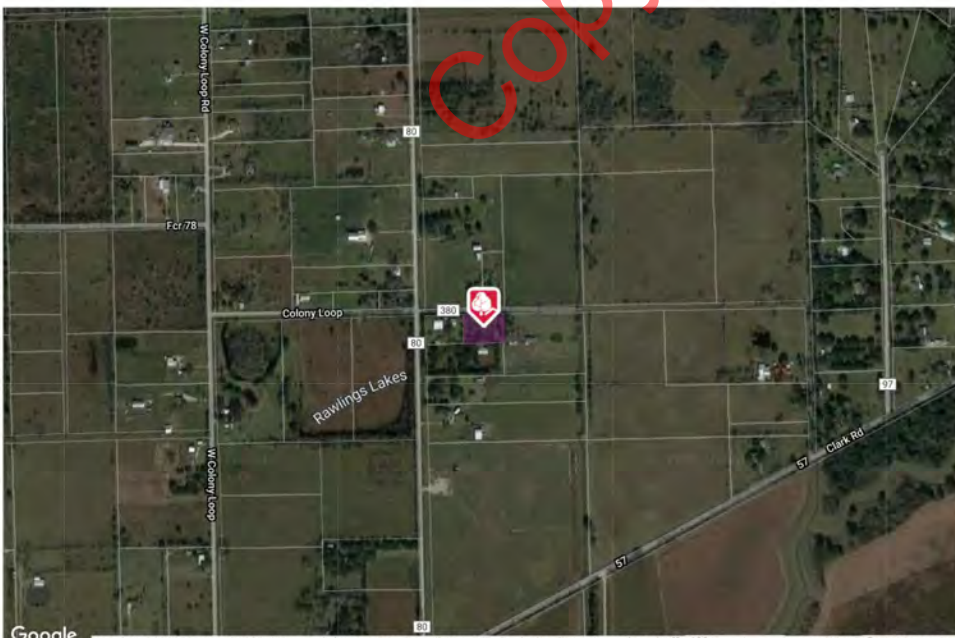
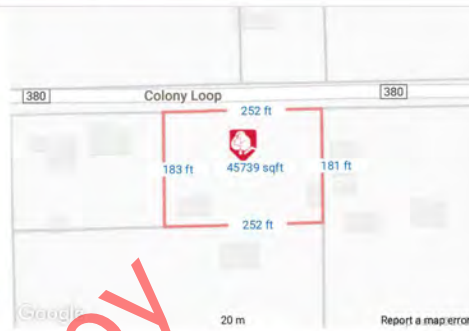
Date: 09/21/2020 8:03 PM

Copyright 2020 Houston Realtors Information Service, Inc. All Rights Reserved. Users are Responsible for Verifying All Information for Total Accuracy.

Parcel Map



Map data ©2020 Imagery ©2020, Houston-Galveston Area Council, Maxar Technologies, Texas General Land Office, 100 m Survey, USDA F. Report a map error.



Map data ©2020 Imagery ©2020, Houston-Galveston Area Council, Maxar Technologies, Texas General Land Office, 100 m Survey, USDA F. Report a map error.

Flood Map

Flood Zone Code:

X

Special Flood Hazard Area (SFHA):

Out

Matrix

<https://matrix.harmls.com/Matrix/Printing/PrintPreview.aspx?c=AAE...>

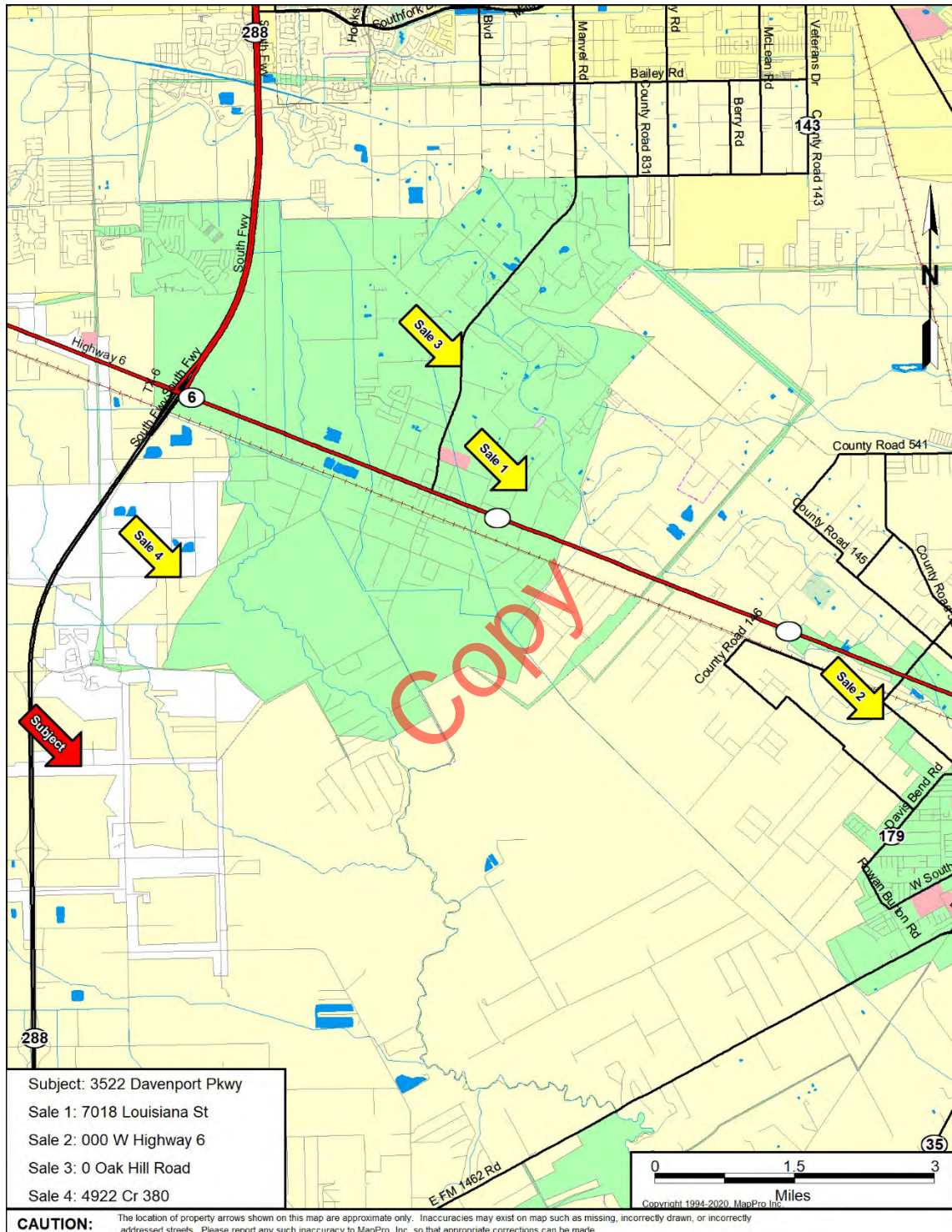
Flood Zone Date: **06/05/1989** Within 250 Feet of Multiple Flood Zone: **Yes (X500,AE,X)**
Flood Zone Panel: **48039C0110H** Flood Community Name: **IOWA COLONY**
Flood Code Description: **Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.**



This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.

Copy

LOCATION MAP OF SALES COMPARABLES



BCAD TAX INFORMATION

Brazoria CAD**Property Search Results > 166988 RODRIGUEZ VIRGINIA G for Year 2020**

Tax Year: 2020

Property**Account**

Property ID:	166988	Legal Description:	A0259 H T & B R R, TRACT 2D, ACRES 1.000
Geographic ID:	0259-0005-110	Zoning:	3/29/17 CJC
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	3522 DAVENPORT PKWY TX	Mapsc:	SAL114
Neighborhood:	SAL-SOUTHWEST	Map ID:	
Neighborhood CD:	SALSW		

Owner

Name:	RODRIGUEZ VIRGINIA G	Owner ID:	1105013
Mailing Address:	7222 IARADO ST HOUSTON, TX 77020-3417	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$95,060	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$30,000	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$125,060	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$125,060	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$125,060	

Taxing Jurisdiction

Owner: RODRIGUEZ VIRGINIA G
 % Ownership: 100.0000000000%
 Total Value: \$125,060

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	\$125,060	\$125,060	\$0.00
CIC	CITY OF IOWA COLONY	0.489209	\$125,060	\$125,060	\$611.80
DR5	BRAZORIA COUNTY DRAINAGE DISTRICT #5 (IOWA COLONY)	0.151131	\$125,060	\$125,060	\$189.00
EM3	BRAZORIA COUNTY EMERGENCY DISTRICT #3	0.100000	\$125,060	\$125,060	\$125.06
GBC	BRAZORIA COUNTY	0.365233	\$125,060	\$125,060	\$456.76
JAL	ALVIN COMMUNITY COLLEGE	0.185862	\$125,060	\$125,060	\$232.44
NAV	PORT FREEPORT	0.040100	\$125,060	\$125,060	\$50.15
RDB	ROAD & BRIDGE FUND	0.050000	\$125,060	\$125,060	\$62.53
SAL	ALVIN INDEPENDENT SCHOOL DISTRICT	1.397700	\$125,060	\$125,060	\$1,747.97
Total Tax Rate:		2.779235			
				Taxes w/Current Exemptions:	\$3,475.71
				Taxes w/o Exemptions:	\$3,475.71

Improvement / Building

Improvement #1: Residential State Code: A1 Living Area: 1190.0 sqft Value: \$94,390

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
------	-------------	----------	---------------	------------	------

Brazoria CAD - Property Details

<https://propaccess.trueautomation.com/ClientDB/Property.aspx?cid=51...>

MA	MAIN AREA	3	R5	2012	1190.0
OPF	OPEN PORCH	3		2012	210.0
CPY	CANOPY	3		2019	210.0
WD	WOOD DECK	3		2019	210.0

Improvement #2: Residential State Code: A1 Living Area: sqft Value: \$670

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RS2	STORAGE BLDG (WOOD/METAL NON PREFAB)	4		2019	96.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	FRONT ACREAGE	1.0000	43560.00	0.00	0.00	\$30,000	\$0

Roll Value History


Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$95,060	\$30,000	0	125,060	\$0	\$125,060
2019	\$88,240	\$30,000	0	118,240	\$0	\$118,240
2018	\$93,070	\$30,000	0	123,070	\$0	\$123,070
2017	\$86,210	\$28,750	0	114,960	\$0	\$114,960
2016	\$83,150	\$24,000	0	107,150	\$0	\$107,150
2015	\$71,270	\$20,000	0	91,270	\$0	\$91,270
2014	\$78,830	\$20,000	0	98,830	\$0	\$98,830
2013	\$69,250	\$20,000	0	89,250	\$0	\$89,250
2012	\$0	\$20,000	0	20,000	\$0	\$20,000
2011	\$0	\$20,000	0	20,000	\$0	\$20,000
2010	\$0	\$20,000	0	20,000	\$0	\$20,000
2009	\$0	\$20,000	0	20,000	\$0	\$20,000
2008	\$0	\$20,000	0	20,000	\$0	\$20,000
2007	\$0	\$20,000	0	20,000	\$0	\$20,000

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/27/2014	DC	DEATH CERTIFICATE	RODRIGUEZ VIRGINIA G & FEDERICO	RODRIGUEZ VIRGINIA G			
2	11/19/2010	WD	WARRANTY DEED	GARCIA GILBERT & ETUX	RODRIGUEZ VIRGINIA G & FEDERICO	11	015007	

Tax Due

Property Tax Information as of 09/29/2020

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	---------------------	---------------	----------	-----------------	--------------	-------------------------------	---------------	------------

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (979) 849-7792

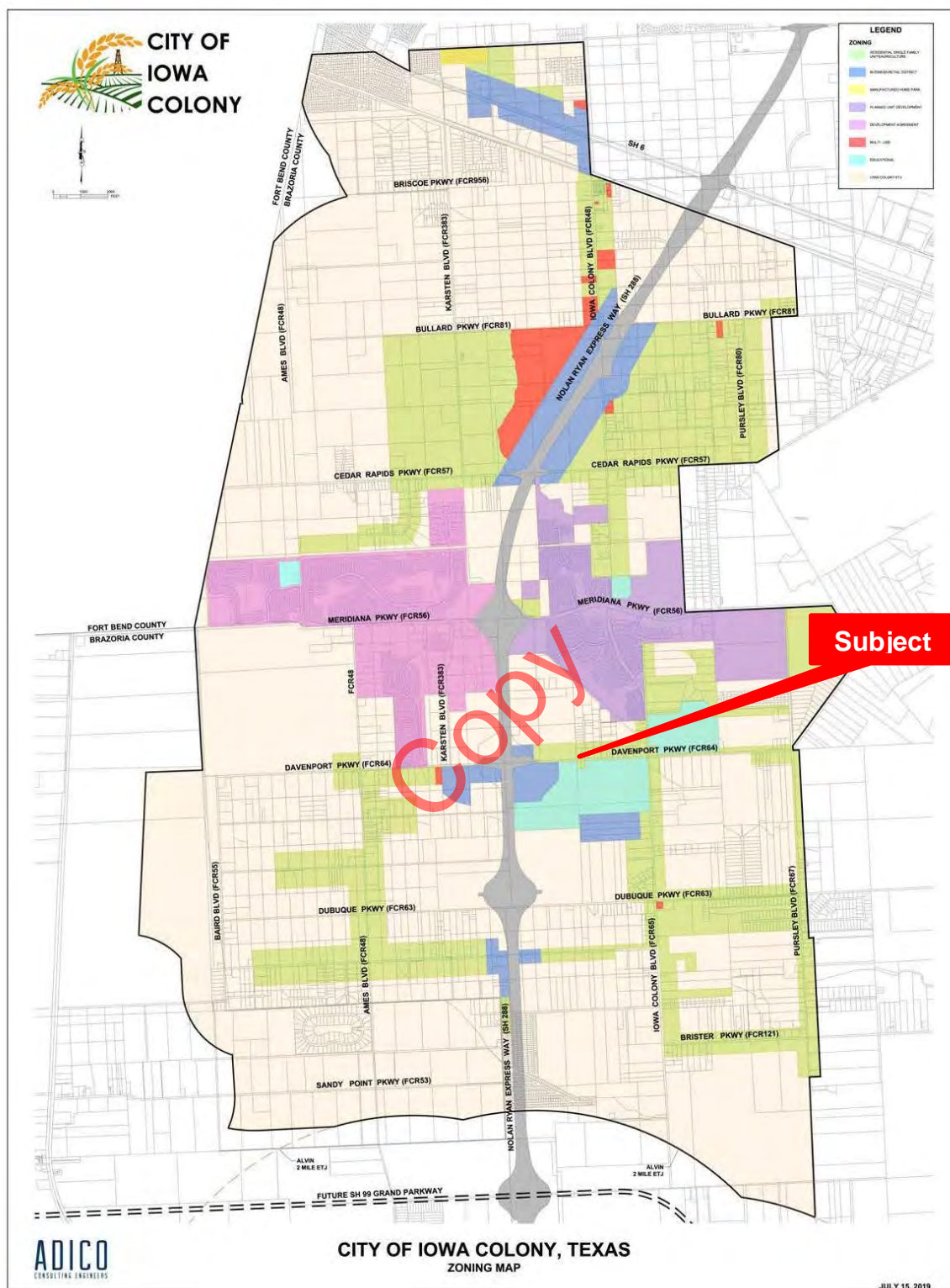
Website version: 1.2.2.31

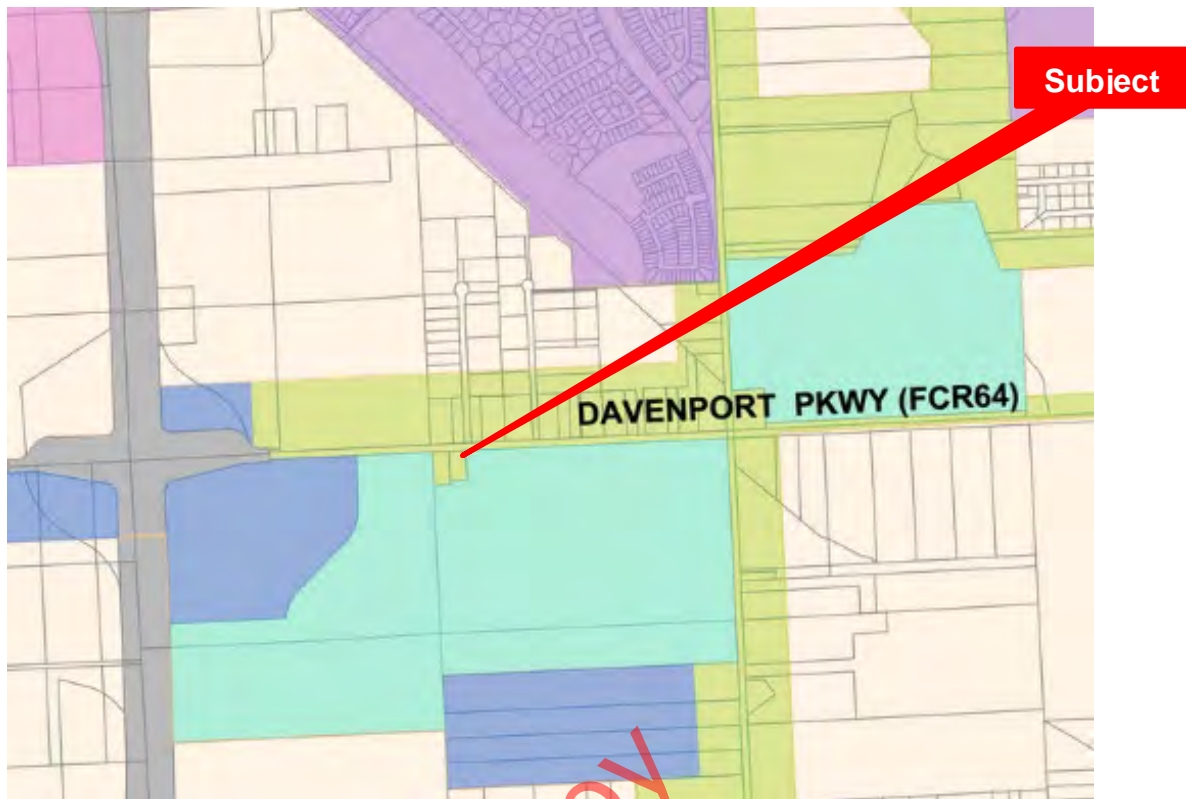
Database last updated on: 9/28/2020 8:43 PM

© N. Harris Computer Corporation

ZONING MAP

Copy





HOUSTON REGIONAL DATA

Copy

THE ECONOMY AT A GLANCE

HOUSTON



A publication of the Greater Houston Partnership

Volume 29 Number 8 – August 2020

Table of Contents

The Perennial Questions	1
Metro Houston Employment	5
Snapshot – Key Economic Indicators	6

THE PERENNIAL QUESTIONS

“How much of Houston’s economy is tied to energy?”

That question gets asked every time the price of crude drops by more than a few dollars.

“Is Houston less dependent on energy than it was 10, 20 or 30 years ago?”

That gets asked by residents who lived through previous downturns and worry that Houston remains as vulnerable today as it was back then. This issue of *Glance* answers both questions.

Energy Defined

Before answering either question, one must first define the industry. Oil and gas has three sectors: upstream, midstream, and downstream. Upstream includes exploration, production, and oilfield services. Midstream focuses on the processing, transportation, and storage of crude and natural gas. Downstream involves the refining and processing of oil and natural gas into fuels, chemicals, and plastics. All three sectors are well-represented in Houston.

MAJOR PLAYERS IN HOUSTON’S ENERGY INDUSTRY

Sector	Sample Companies
Upstream	Apache, ConocoPhillips, EOG, Hess, Marathon, Noble, Southwestern
Midstream	Enbridge, Enterprise, Kinder Morgan, Plains All American, Spectra
Downstream	Dow, Citgo, Huntsman, Lyondell-Basell, Phillips66, Valero, Westlake
Integrated*	BP, Chevron, Exxon, Occidental, Shell, Total

* Operate in all three sectors

Each sector responds differently to changes in price. Exploration companies ramp up drilling as crude prices rise and ratchet it down as prices fall. Pipeline profits are tied

to the volume of products moving through their systems. Prices are a secondary concern. Refiners prefer low oil prices because they translate into cheaper feedstocks and wider profit margins. Domestic chemical producers prefer low natural gas prices. Their primary feedstocks are natural gas liquids (NGLs), like ethane and propane. Overseas, the primary feedstock is naphtha, which is derived from crude. As oil prices rise and natural gas prices stay flat, U.S. chemical producers have a cost advantage over their foreign competitors. All three sectors are currently dealing with low commodity prices, excess inventories, declines in drilling, government permitting hurdles, and weak overall demand due to the pandemic.

Energy’s Contribution to Houston’s GDP

Every December, the Bureau of Economic Analysis (BEA) publishes its estimates of gross domestic product (GDP) for all 384 U.S. metro areas. BEA estimates that oil and gas extraction accounted for \$20.5 billion (4.3 percent) of Houston’s GDP in ‘18. That’s down from \$33.1 billion or 7.7 percent in ‘14.

Industry	\$ Billions	% of Total
Manufacturing	84.800	17.7
Professional/Business Services	70.687	14.8
Finance, Insurance, Real Estate	68.963	14.4
Wholesale Trade	43.536	9.1
Government	39.328	8.2
Construction	29.082	6.1
Retail Trade	24.013	5.0
Oil and Gas Extraction	20.468	4.3
Hospitality ¹	16.707	3.5
Utilities	8.153	1.7
All Other Industries ²	73.042	15.3
Total	478.779	100.0

¹ Arts, entertainment, recreation, accommodation, and food services

² Health care, information, transportation, warehousing, utilities

Source: U.S. Bureau of Economic Analysis

BEA no longer publishes estimates for chemicals, refining, and pipelines contribution to Houston GDP. The last year for which the data was available (‘14), upstream, midstream and downstream accounted for 26.8 percent of local GDP. Once oilfield equipment and fabricated metal

product manufacturing were factored in, energy's share of Houston GDP jumped to 30 percent.

Much has happened since then, however. Oil prices have collapsed, upstream employment has tumbled, operators have added 30,000 miles of pipelines to their systems, and chemical companies have invested over \$60 billion in new plants and facilities. As a result, previous estimates of energy's contribution to GDP are no longer valid.

If You Torture the Data Long Enough

There's a saying among economists: "If you torture the data long enough, eventually it will tell you anything." That applies to GDP estimates as well.

Between '14 and '18, upstream's contribution to Houston GDP fell by \$12.5 billion. Over the same period, nondurables manufacturing rose by \$15 billion. Chemicals and refined products are nondurables.

When BEA last published data on chemicals and refining, the two accounted for 92 percent of the nondurables total. For the sake of this analysis, the Partnership assumes the percentage hasn't changed, though in reality it's likely higher given the construction boom.

Assuming that chemicals and refined products account for over 90 percent of nondurables manufacturing, the Partnership estimates that downstream energy contributed about \$52.0 billion, or 10.8 percent, to metro GDP in '18. That's two and half times upstream's share, which BEA estimates at \$20.5 billion, or 4.3 percent of GDP. Add together upstream and downstream, assume that pipelines, equipment manufacturing, engineering and a handful of other sectors contributed another \$15 to \$20 billion, and energy likely accounted for 20 to 25 percent of GDP in '18. That's down from 30 percent in '14.

What the Model Says

IMPLAN, an econometric model the Partnership uses to estimate the impact corporate relocations and expansions on the region, offers a different approach to estimating energy's contribution to regional GDP.

The model is based on a simple assumption. For a company to produce goods or deliver services, it requires inputs from other firms. A restaurant purchases meat, vegetables and spices to prepare meals. A developer purchases concrete, lumber, wiring, and windows to build houses. An exploration firm buys seismic data, negotiates leases, and contracts with drillers to find oil and gas. The more those purchases are made locally, the greater the impact on the

region. According to the IMPLAN model, energy accounted for around 20 percent of Houston's GDP in '18.

ENERGY'S CONTRIBUTION TO HOUSTON GDP IN '19

Industry	\$ Millions	%
Oil & Gas Extraction	\$38,597.8	7.2
Drilling Oil & Gas Wells	\$5,971.5	1.1
Support Activities for Oil & Gas	\$8,346.7	1.5
Oil Field Machinery Mfg.	\$5,141.5	1.0
Pipe & Valve Mfg.	1,575.8	0.3
Petroleum Refineries	\$19,846.0	3.7
Petrochemical Mfg.	\$20,741.0	3.9
Pipeline Transportation	\$7,971.5	1.5
Engineering Services	\$12,209.2	2.3
Energy Sector Total	\$120,401.2	22.3
HOUSTON MSA TOTAL	\$538,725.9	100.0%

There are some noteworthy differences between BEA's data, IMPLAN's data, and the Partnership's estimates. For instance, IMPLAN's values for oil and gas extraction and total GDP are higher than the BEA's; additionally, IMPLAN's estimates for chemicals and refining are much lower than the Partnership's. But when comparing bottom lines, the Partnership and IMPLAN are in the same neighborhood. Energy's share of regional GDP was 20 to 25 percent in '18.

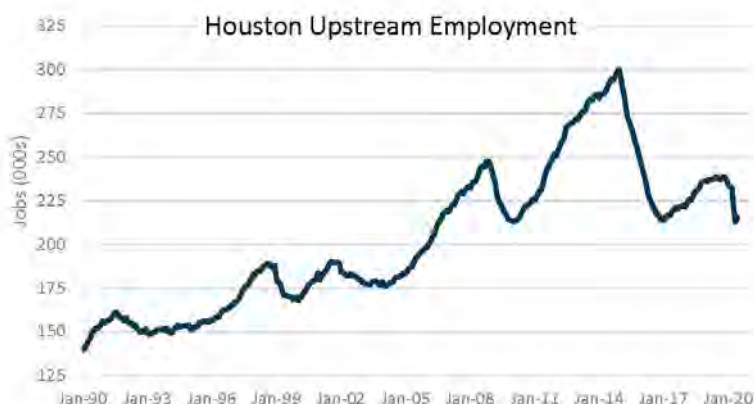
Energy's Share of Houston Employment

Each month, the Texas Workforce Commission (TWC) releases its estimates of payroll employment for all metro areas in the state. The series, referred to as the Current Employment Statistics (CES), is based on employer surveys and includes data on most industries that comprise upstream, midstream and downstream energy in Houston. The CES also provides data that allows oil field equipment manufacturing, fabricated metal products, and engineering services to be factored into the analysis.

The CES data show that upstream employment peaked at 300,000 jobs, or 10.0 percent of the metro total, in December '14.¹ The sector lost jobs through December '16, enjoyed a brief recovery starting in '17, and began trending down again this year. The trend has accelerated with the collapse in demand brought on by the pandemic.

The sector employed 215,000 as of June '20, down nearly 25,000 since December. The 215,000 mark is significant because it formed the floor of the last two downturns in Houston. If the sector falls below that threshold this time, upstream employment will be at its lowest level since '06.

¹ The Partnership is including oil field equipment manufacturing, fabricated metal products and engineering in upstream employment.



Source: Partnership calculations based on Texas Workforce Commission data

As a subset of upstream employment, exploration, production and oilfield services accounted for 59,600 jobs in June, or 2.1 percent of total employment. That's well below the 3.9 percent 104,000 peak of mid-'13, the height of the fracking boom.

Midstream employment peaked at 13,600 in April '02, then fell below 8,000 the middle of the decade. The steep drop reflects the collapse of Enron, which once employed more than 5,000 in Houston. Pipeline employment has inched up over the last 15 years but remains well below its previous peak. The sector employed 12,100 as of June '20, accounting for 0.4 percent of all jobs in the region.

Downstream employment peaked at 59,900 in August '91, accounting for 3.3 percent of total employment. As of June '20, the industry employed 51,400, and accounted for 1.7 percent of all jobs.

The drop in employment seems odd considering that the industry has invested billions on new plants along the Gulf Coast. Two factors likely account for this—the increased efficiencies of the plants coming online and a greater reliance on sub-contractors to maintain those plants.

The monthly CES data has its limitations, though. For one, it lacks the detail needed to understand the role that subsectors tied closely to energy, like pump and compressor manufacturing or geophysical surveying, play in Houston. The data,

because it's based on a survey sample and then extrapolated, is subject to substantial revisions.

A Different Set of Jobs Data

TWC's Quarterly Census of Employment & Wages (QCEW) provides another option for measuring the degree to which local employment is tied to energy. The QCEW is based on the number of workers covered by unemployment insurance, which is mandatory in Texas. Since the data is based on administrative records, not an employer survey, revisions are minimal.

Another benefit, the QCEW covers over 800 industries in Houston compared to fewer than 80 for the CES. The QCEW also provides data on compensation by industry, something not available elsewhere. The QCEW's major limitation: there's an eight- to nine-month lag from when the data is collected to when it's released. As of early August, the most current data available was for Q4/19. Houston's economy, especially the energy industry, has contracted significantly since then.

The Partnership's analysis of QCEW data from Q1/90 to Q4/19 found that

HOUSTON'S ENERGY INDUSTRY, Q4/19

Industry	Firms	Average Employment	Average Weekly Wages	Total Annual Wages
Oil & Gas Extraction	492	36,619	4,169	9,031.9
Drilling Oil & Gas Wells	137	10,772	2,658	1,615.3
Support Activities for Oil & Gas	773	27,825	2,674	3,938.1
Pipeline Construction	200	28,283	1,932	2,514.4
Petroleum Refineries	43	9,404	2,784	1,578.0
Petrochemicals	34	13,261	2,374	1,891.2
Basic Organic Chemicals	48	3,699	2,808	561.7
Synthetic Rubber	60	4,768	2,653	698.1
Industrial Valves	70	3,972	1,737	349.8
Fabricated Pipes & Fittings	93	5,360	1,335	371.4
Oil & Gas Field Equipment	251	27,780	2,182	3,308.2
Pipeline Transportation	86	12,034	3,232	2,275.0
Engineering Services	1,862	50,411	2,702	6,115.1
Geophysical Surveying	145	3,608	2,508	472.8
Totals	4,294	237,796	2,553	34,721.0

Source: Texas Workforce Commission, Quarterly Census of Employment & Wages, Q4/19

- As a share of total employment, energy peaked at 10.8 percent in Q3/91. Energy's share was 7.8 percent in Q4/19.
- As a share of total businesses, energy-related firms peaked at 4.0 percent in the early '90s. They represented only 3.2 percent of all firms in Q4/19.
- As a share of total wages, energy peaked at 21.5 percent in '12. Energy paid \$34.7 billion in wages last year, or 15.7 percent of total earnings in the region. That's was near the all-time low of 15.6 percent in '18.

Returning to IMPLAN

Tallying up CES or QCEW jobs does account for the indirect or induced impacts of the energy industry on the economy. The "indirect" impact occurs when the energy industry purchases goods and services in the community. The "induced" impact occurs when the employees at those energy companies and the firms supplying them spend their paychecks in the community. But those impacts can be estimated using IMPLAN. The table shows the impact that 1,000 jobs in various sectors of the energy industry have on Houston.

IMPACT OF 1,000 JOBS ON HOUSTON, SELECTED SECTORS

	Jobs Created			Jobs Multiplier
	Indirect	Induced	Total	
Oil & Gas Extraction	845	1,369	3,214	3.2
Drilling Oil & Gas Wells	1,085	1,290	3,376	3.4
Support Activities for Oil & Gas	909	1,053	2,962	3.0
Oil Field Machinery	684	948	2,632	2.6
Petroleum Refineries	10,853	9,400	21,253	21.3
Petrochemicals	5,590	3,607	10,197	10.2
Pipeline Transportation	617	6,302	7,919	7.9

Source: IMPLAN

Refining and chemicals have a greater impact, (or in economic parlance, "a higher multiplier"), because the plants require ongoing repair, maintenance and upgrades. A \$1 billion plant may employ only a few hundred operators but it requires an army of pipefitters, welders, and electricians to repair and maintain. Most of this work is sourced from local engineering and construction firms.

Pipelines have slightly lower multiplier than the downstream sector because while engineering, design and management are concentrated in Houston, construction and maintenance occurs along the rights-of-way.

Upstream's multiplier falls below middle and downstream because most of what takes place here are management functions. Decisions about where to drill are made here, the services to do so are acquired here, and some of the

equipment used to find oil is manufactured here, but the actual drilling takes place hundreds of miles away.

Although it's tempting, one can't run the model for multiple industries and then aggregate the results to determine energy's overall impact on Houston. That's because one sector's output is often another sector's input. Aggregating the results would lead to significant over-counting. The model does indicate that energy has some of the highest multipliers of any industry in Houston.

Nor can historic data be input into IMPLAN to determine how energy's importance has shifted over time. Technologies, purchasing patterns, and consumer preferences are ever-evolving. The model is updated regularly to reflect this. Regarding the energy timeline, consider: fracking first swept the industry 10 years ago; Congress only lifted the ban on crude exports five years ago; initial production per well in the Permian Basin is 50 percent higher than three years ago; and U.S. oil production has grown by 3.2 million barrels per day over the past five years. During this time, exploration and oil field service firms cut more than 125,000 jobs from their payrolls.

Additional Factors to Consider

Over the past 30 years, the nature of the energy industry has changed. To increase profitability, many companies have outsourced non-essential jobs, likely accounting for the drop in energy's share of employment. The jobs that were outsourced tend to be at the lower end of the pay scale. The jobs retained were core functions, which tend to be higher-skilled and higher-paid positions. The energy workforce was more blue-collar-oriented in the '80s and '90s. Today it's more white-collar-oriented. And over the past 30 years, Houston has shifted from a place where the industry made *things* to a place where the industry makes *decisions*.

But What Have You Done For Me Lately?

Houstonians have a love-hate relationship with oil and gas. From '10 to '14, during the height of the fracking boom, Houston lead the nation in job growth, population growth and housing starts. No one seemed to mind that the good times were driven by a drilling boom in the Eagle Ford shale. Now that energy is shedding jobs, the industry is seen as a liability, especially in light of growing concerns over climate change. But Houstonians need to consider a few points:

The energy industry helped make Houston a global city. According to '17 *Global Houston*, one-fifth of the world's

national oil companies, two-thirds of the global integrated oil companies, and half of the world's non-U.S. oil field service firms have offices in Houston.

A majority of tonnage handled at Port of Houston is energy related—crude 29 percent, refined exports 24 percent, chemicals and plastics 14 percent.

The industry is well integrated into Houston's cultural life. Scan the advertisers along the outfield fence in Minute Maid Park and over half are energy-related companies. Pick up a program for the opera, symphony or ballet and energy companies are among the major underwriters.

The Future

Houston now faces a double whammy of weak energy demand because of the COVID-19 pandemic and needs to transition away from fossil fuels to mitigate global climate change. The industry, at first slow to recognize the need for change, now embraces it.

In June '19, the Center for Houston's Future hosted the region's first low carbon energy summit. The event brought together energy executives, climate experts and thought leaders to start a dialogue on harnessing Houston's expertise to address the transition to a low carbon future.

At this year's annual meeting, Partnership Chairman Bobby Tudor declared Houston having not only the opportunity, but also the responsibility, to lead the global energy transition. BP, Shell, Chevron, Exxon have all launched initiatives to reduce carbon emissions and are funding research into alternative energy sources. And Greentown Labs will soon open Houston's first climate tech and clean tech-focused startup incubator. This will be its first venture outside of its hometown of Boston.

Some have referred to this shift in focus as Energy 2.0; however, Houston would not have the opportunity for an Energy 2.0 without foundation already having been laid with Energy 1.0.

Metro Houston Employment

Metro Houston added 55,000 jobs in June. That's on top of the 78,200 jobs added in May. Despite the surge, local employment remains 217,700 jobs below its February pre-COVID level. The largest job gains occurred in restaurants and bars, retail and arts, entertainment and recreation. Government, manufacturing and transportation, warehousing and utilities and energy continued to lose jobs. Of the major sectors, only finance and insurance has returned to its pre-COVID employment level.

IMPACT OF COVID-19 ON METRO HOUSTON PAYROLL EMPLOYMENT

EMPLOYMENT SECTOR	Losses March & April	Gains or Losses May & June	Gap from Pre-COVID Level
Total Nonfarm	-350,200	+133,200	217,000
Energy (Exploration, Oil Field Services)	-8,500	-5,200	13,700
Construction	-31,300	+10,300	21,000
Manufacturing	-13,300	+700	12,600
Wholesale Trade	-17,000	+2,300	14,700
Retail Trade	-27,700	+21,400	6,300
Transportation, Warehousing, and Utilities	-3,700	-1,000	4,700
Information	-3,100	-200	3,300
Finance and Insurance	-400	+1,500	NA
Real Estate and Equipment Leasing	-5,000	+1,100	3,900
Professional, Scientific, and Technical Services	-8,800	+2,000	6,800
Management of Companies and Enterprises	-4,500	+1,600	2,900
Administrative Support and Waste Management	-13,700	+8,600	5,100
Educational Services (Private)	-5,800	-400	6,200
Health Care and Social Assistance	-41,000	+27,500	13,500
Arts, Entertainment, and Recreation	-18,000	+10,000	8,000
Hotels, Restaurants, Bars	-110,900	+64,300	46,600
Other Services	-27,400	+7,200	20,200
Government	-10,100	-18,500	28,600

Source: Partnership calculations based on Texas Workforce Commission

SNAPSHOT – KEY ECONOMIC INDICATORS



Aviation — The Houston Airport System (HAS) handled 954,066 passengers in June '20, an 82.3 percent drop from the 5.4 million passengers handled during April '19.



Business-Cycle Index — The Houston Business-Cycle Index increased for a second consecutive month in June but remains well below pre-COVID levels. The index declined an annualized 23.9 percent over the three months ending in June



Construction — Construction starts totaled \$9.4 billion May '20 YTD, down from \$10.9 billion during the same period last year.



Crude Oil — The closing spot price for West Texas Intermediate (WTI), the U.S. benchmark for light, sweet crude, averaged \$40.69 per barrel during the last week of July '20, down 28.0 percent from \$56.05 for the same period in '19. The COVID-19 pandemic continues to reduce global economic activity. However, oil prices rose in July as OPEC and partner countries maintained production cuts and the United States continued to reduce drilling activity.



Home Sales — The Houston area housing market has fully regained its spring losses and returned to pre-COVID sales volumes though the recovery may be short-lived as listings dry up. Houston-area realtors sold 10,975 single-family homes in July '20, up 23.0 percent from the same month last year and the most ever for a single month in Houston. Year-to-date sales totaled 51,388 single-family homes, up 2.7 percent from the first seven months of '19.



Inflation — The cost of consumer goods and services as measured by the Consumer Price Index for All Urban Consumers (CPI-U) rose 1.0 percent nationwide from July '19 to July '20. Core inflation (all items less the volatile food and energy categories) increased 1.6 percent since July '19.



Natural Gas — The cost of consumer goods and services as measured by the Consumer Price Index for All Urban Consumers (CPI-U) rose 1.0 percent nationwide from July '19 to July '20, according to the U.S. Bureau of Labor Statistics. Core inflation (all items less the volatile food and energy categories) increased 1.6 percent since July '19.



Purchasing Managers Index — Overall economic activity expanded for the second straight month in Houston, though manufacturing activity continues to contract, according to the Houston Purchasing Managers Index (PMI). The PMI, which had sunk to 34.6 in April, inched up steadily in recent months, topping out at 49.5 in June. Escalation of COVID-19 cases in the Houston region caused the July reading to fall to 47.9. Readings above 45 correlate with expansion of the overall economy, below 45 a contraction.



Rig Count — Baker Hughes reports 244 drilling rigs were working in the U.S. during the second week of August '20. That's down 691 rigs, or 73.9 percent, from the same week in August last year.



Sales Tax Collections — Sales and use tax collections for the 12 most populous Houston-area cities¹ totaled \$981.7 million in the 12 months ending June '20, up 0.1 percent from \$980.8 million for the same period in '19. Despite the slight 12-month increase of 0.1 percent, collections have trended down in the past three months. Collections for the month of June totaled \$89.0 million, down 1.8 percent from \$90.7 million in June '19.

Elizabeth Balderrama, Heather Duran, Patrick Jankowski, Roel Gabe Martinez, Josh Pherigo, and Berina Suljic contributed to this issue of Glance.

STAY UP-TO-DATE

For past issues of **Economy at a Glance**, click [here](#).

If you are not a member of the Greater Houston Partnership and would like to subscribe to **Economy at a Glance**, please click [here](#) and enter your email address. For information about joining the Greater Houston Partnership, call Member Engagement at 713-844-3683.

The Key Economic Indicators table is **updated whenever any data change** — typically, six or so times per month. If you would like to receive these updates by e-mail, usually accompanied by commentary, click [here](#).

MEETS AND BOUNDS DESCRIPTION

Copy

TRACT 2
METES AND BOUNDS DESCRIPTION
0.1745 ACRE
LOCATED IN THE
H.T. & B. R.R. Co. SURVEY,
SECTION 49, A-259,
CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS

Being a tract or parcel of land containing 0.1745 acre of land or 7,601 square feet, located in the H.T. & B. R.R. Co. Survey, Section 49, Abstract Number 259, City of Iowa Colony, Brazoria County, Texas, Said 0.1745 acre being out of and a part of a called 1.0 acre tract of record in the name of Virginia G. Rodriguez & Husband, Federico Rodriguez in the Brazoria County Clerk's File (B.C.C.F.) Number 2011015007; said 0.1745 acre of land being more particularly described by metes and bounds described below (bearings based on Texas State Plane Coordinate System of 1983, South Central Zone):

COMMENCING at a 5/8 inch iron rod found for the southwest corner of a called 1.1 acre tract of record in the name of Bonifacio M. Lopez, Jr. & Patricia Ann Ford in B.C.C.F. Number 200602972;

THENCE, coincident the west line of aforesaid 1.1 acre tract, North 02 Degrees 40 Minutes 44 Seconds West, a distance of 249.98 feet to a point on the west line of said 1.1 acre tract and being on the north line of proposed Restricted Reserve "A" in Alvin I.S.D. High School at Iowa Colony, an unrecorded subdivision;

THENCE, through and across aforesaid 1.1 acre tract, North 86 Degrees 45 Minutes 17 Seconds East, a distance of 150.01 feet to the southwest corner and **POINT OF BEGINNING** of the herein described tract, being on the west line of aforesaid 1.0 acre tract and the east line of said 1.1 acre tract;

THENCE, coincident the west line of both the herein described tract and aforesaid 1.0 acre tract, North 02 Degrees 40 Minutes 44 Seconds West, a distance of 51.35 feet to the northwest corner of the herein described tract, being on the west line of said 1.0 acre tract and the east line of aforesaid 1.1 acre tract, being on the south line of a 10 foot Right-of-Way (R.O.W.) easement of record in Volume 524, Page 97, in the Deed Records of Brazoria County (B.C.D.R.), Texas;

THENCE, coincident the north line of the herein described tract and the south line of aforesaid R.O.W. easement, North 87 Degrees 16 Minutes 13 Seconds East, a distance of 150.00 feet to the northeast corner of the herein described tract and being on the east line of aforesaid 1.0 acre tract;

THENCE, coincident the east line of both the herein described tract and aforesaid 1.0 acre tract, South 02 Degrees 40 Minutes 44 Seconds East, a distance of 50.00 feet to the southeast corner of the herein described tract, being on the east line of said 1.0 acre tract;

THENCE, through and across aforesaid 1.0 acre tract, South 86 Degrees 45 Minutes 17 Seconds West, a distance of 150.01 feet to the **POINT OF BEGINNING** and containing 0.1745 acre of land.

**QUALIFICATIONS
OF THE
APPRAISERS**

QUALIFICATIONS OF PHILLIP F. BARLETTA, MAI, SRA

PROFESSIONAL AFFILIATIONS

Member Appraisal Institute, MAI Number: 7644

Texas State Certified General Real Estate Appraiser
 Certificate Number: TX-1320197-G
 Date of Expiration: 03/31/2021

Texas Real Estate Broker, License Number: 0235500

Mr. Barletta is a designated Realtor Member of the Houston Association of Realtors and the Texas Association of Realtors. He has served as a member on the Appraisal Institute's Houston Chapter Number 33 Admissions Committee and Candidate's Guidance Committee. He has also been elected to the Houston Chapter Number 33 Board of Directors for Years 2000, 2001 and 2002, and served on the Officer's Nominating Committee for 2003, 2004, 2011, 2014, 2017 and 2019. In 2020, he was again elected to the Houston Chapter Board of Directors in 2020 for 2021.

EDUCATIONAL BACKGROUND

Mr. Barletta graduated from Sam Houston State University in Huntsville, Texas on May 21, 1977. He received a Bachelor of Business Administration degree with primary emphasis on finance, management, and real estate related courses. In addition he has successfully passed the following Appraisal Institute Courses and attended the following Seminars:

- 1) Course 1-A: Basic Appraisal Principles, Methods and Techniques (1979)
- 2) Course 8: Single-Family Residential Appraisal (1979)
- 3) Course 1B-A: Capitalization Theory and Techniques, Part A (1984)
- 4) Course 1B-B: Capitalization Theory and Techniques, Part B (1985)
- 5) Course 2-1: Case Studies and Real Estate Valuation (1985)
- 6) Course 2-2: Valuation Analysis and Report Writing (1985)
- 7) Course 2-3: Standards of Professional Practice (1985)
- 8) Seminar: Subdivision Analysis, by A.I.R.E.A., Houston, TX (1986)
- 9) Seminar: R41-b and the Appraiser, by S.R.E.A., Dallas, TX (1987)
- 10) Course 1B-B: Audited Capitalization, Part B (1987)
- 11) Seminar: FNMA Underwriting Guidelines, by S.R.E.A., Houston, TX (1987)
- 12) Seminar: FNMA Appraisal Guidelines & Condo/PUD Acceptance (2 days), by S.R.E.A., Houston, TX (1988)
- 13) Seminar: FNMA Appraisal Guidelines, by S.R.E.A., Houston, TX (1989)
- 14) Seminar: Standards of Professional Practice Update by A.I.R.E.A., Houston, TX (1989)
- 15) Seminar: Comprehensive Appraisal Workshop by Ted Whitmer, MAI, Houston, TX (Jan. 15-18, 1990)
- 16) Seminar: Affordable Housing Disposition Program by RTC, Houston, TX (Sept. 21, 1990)
- 17) Seminar: Appraising Troubled Income Properties by A.I.R.E.A., Houston, TX (Oct. 25, 1990)
- 18) Seminar: Discounted Cash Flow Analysis by A.I.R.E.A., Houston, TX (Nov. 16, 1990)
- 19) Seminar: FNMA Underwriting Guidelines by Appraisal Institute, Houston, TX (July 19, 1991)
- 20) Seminar: Valuation of Leased Fees by Appraisal Institute, Houston, TX (July 20, 1991)
- 21) Course: Standards of Professional Practice - Parts A & B by Appraisal Institute, Houston, TX (March 26-29, 1992)
- 22) Seminar: Americans with Disabilities Act (ADA) Seminar by Appraisal Institute, Houston, TX (Nov. 4, 1992)
- 23) Seminar: ARGUS Version 3.0 Training Seminar by ARGUS Financial Software, Houston, TX (Nov. 12, 1993)
- 24) Seminar: The New URAR Report, by Appraisal Institute, Houston, TX (Feb. 17, 1994)
- 25) Seminar: Fair Lending and the Appraiser, by Appraisal Institute, Houston, TX (April 8, 1994)
- 26) Seminar: Understanding Limited Appraisals & Reporting Options - General, Houston, TX (July 7, 1994)
- 27) Seminar: How to Appraise FHA Insured Property, by H.U.D., Houston, TX (Dec. 1, 1994)
- 28) Seminar: Real Estate Evaluations & The Appraisal Industry, by Appraisal Institute, Houston, TX (April 20, 1995)
- 29) Seminar: Appraisal Practices for Litigation, by Appraisal Institute, Houston, TX (May 19-20, 1995)
- 30) Seminar: The High-Tech Appraisal Office, by Appraisal Institute, Kansas City, MO (6/14/96)
- 31) Seminar: The Internet and Appraising, by Appraisal Institute, Kansas City, MO (6/15/96)
- 32) Seminar: Litigation Skills for the Appraiser: An Overview, by Appraisal Institute, Houston, TX (10/25/96)
- 33) Seminar: Understanding Limited Appraisals & Appraisal Reporting Options, by Appraisal Institute, Houston, TX (June 12, 1997)
- 34) Seminar: Affordable Housing Valuation, by Appraisal Institute, Houston, TX (June 13, 1997)
- 35) Course 430: Standards of Professional Practice, Part C, by Appraisal Institute, Houston, TX (Dec. 4-5, 1997)
- 36) Seminar: R4580 Fannie Mae Seminar, by Appraisal Institute, Houston, TX (July 17, 1998)

- 37) Seminar: The Appraisal of Local Retail Properties, by Appraisal Institute, Houston, TX (September 28, 1998)
- 38) Seminar: Attacking & Defending an Appraisal in Litigation, by Ted Whitmer, MAI, CCIM, Houston, Texas (April 15-16, 1999)
- 39) Seminar: Fannie Mae – Mortgage Lending, by Appraisal Institute, Houston, TX (November 10, 1999)
- 40) Seminar: 10th Annual Outlook for Texas Rural Land Markets, by Texas A&M University, College Station, TX (March 24, 2000)
- 41) Seminar: Subdivision Analysis, by Appraisal Institute, Houston, TX (June 20, 2000)
- 42) Seminar: HUD Multifamily Accelerated Processing (MAP), by HUD, Fort Worth, TX (September 27, 2000)
- 43) Seminar: U.S.P.A.P. 2001 Update, by Appraisal Institute, Houston, TX (February 17, 2001)
- 44) Seminar: 11th Annual Outlook for Texas Rural Land Markets, by Texas A&M University, College Station, TX (May 4, 2001)
- 45) Seminar: 2002 Commercial Real Estate Forecast, by CCIM, Houston, TX (February 14, 2002)
- 46) Seminar: Texas USPAP Update, by Appraisal Institute, Houston, TX (March 23, 2002)
- 47) Seminar: 12th Annual Outlook for Texas Rural Land Markets, by Texas A&M University, College Station, TX (May 3, 2002)
- 48) Course 430: Standards of Professional Practice, Part C, by Appraisal Institute, Houston, TX (December 12-13, 2002)
- 49) Seminar: 13th Annual Outlook for Texas Land Markets, by Texas A&M University, College Station, TX (April 10, 2003)
- 50) Course 400: U.S.P.A.P. 2004 Update, by Appraisal Institute, Houston, TX (January 24, 2004)
- 51) Course 400: U.S.P.A.P. 2005 Update, by Appraisal Institute, Houston, TX (April 14, 2005)
- 52) Seminar: 15th Annual Outlook for Texas Land Markets, by Texas A&M University, College Station, TX (April 28, 2005)
- 53) Seminar: Professional Guide to the URAR, by Appraisal Institute, Houston, TX (June 23, 2005)
- 54) Seminar: 16th Annual Outlook for Texas Land Markets, by Texas A&M University, College Station, TX (April 27, 2006)
- 55) Seminar: Subdivision Valuation, by Appraisal Institute, Houston, TX (November 9, 2006)
- 56) Seminar: Scope of Work, by Appraisal Institute, Houston, TX (January 18, 2007)
- 57) Course 400: U.S.P.A.P. 2008-09 Update, by Appraisal Institute, Houston, TX (Jan. 19, 2008)
- 58) Seminar: Analyzing Distressed Real Estate, by Appraisal Institute, Houston, TX (Dec. 11, 2008)
- 59) Seminar: Mortgage Fraud, by Champions School of R.E., Houston, TX (Jan. 16, 2009)
- 60) Seminar: 19th Annual Outlook for Texas Land Markets, by Texas A&M University, San Antonio, TX (April 6-7, 2009)
- 61) Seminar: U.S.P.A.P. 2010 – 2011 Update, by Appraisal Institute, Houston, TX (Feb. 24, 2010)
- 62) Seminar: 20th Annual Outlook for Texas Land Markets, by Texas A&M University, San Antonio, TX (May 6-7, 2010)
- 63) Seminar: Business Practices & Ethics, by Appraisal Institute, Houston, TX (Dec. 9, 2010)
- 64) Seminar: Staying out of Trouble in Appraisal Practice & A Lender's Perspective, by Appraisal Institute, Houston, TX (Feb. 26, 2011)
- 65) Seminar: Appraising Distressed Commercial Real Estate, by Appraisal Institute, Houston, TX (April 15, 2011)
- 66) Seminar: Appraisal Curriculum Overview (2-Day General), by Appraisal Institute, Austin, TX (May 10-11, 2011)
- 67) Course: Fundamentals of Separating Real & Personal Property from Intangible Business Assets, by Appraisal Institute, Chicago, IL (Dec. 15-16, 2011)
- 68) Seminar: U.S.P.A.P. 2012-2013 Update, by Appraisal Institute, Houston, TX (Feb 22, 2012)
- 69) Seminar: Complex Litigation Appraisal Case Studies, by Appraisal Institute, Houston, TX (Jan. 14, 2013)
- 70) Seminar: 23rd Annual Outlook for Texas Land Markets, by Texas A&M University, San Antonio, TX (April 25-26, 2013)
- 71) Seminar: Business Practices & Ethics, by Appraisal Institute, Houston, TX (July 31, 2013)
- 72) Seminar: U.S.P.A.P. 2014-2015 Update, by Appraisal Institute, Houston, TX (December 6, 2013)
- 73) Seminar: 24th Annual Outlook for Texas Land Markets, by Texas A&M University, San Antonio, TX (April 17-18, 2014)
- 74) Course: Texas Appraiser Trainee/Sponsor Course, Houston, TX (April 16, 2015)
- 75) Seminar: 25th Annual Outlook for Texas Land Markets, by Texas A&M University, San Antonio, TX (April 23-24, 2015)
- 76) Seminar: U.S.P.A.P. 2016 – 2017 Update, by Appraisal Institute, Houston, TX (December 11, 2015)
- 77) Seminar: 26th Annual Outlook for Texas Land Markets, by Texas A&M University, San Antonio, TX (April 28 – 29, 2016)
- 78) Seminar: Eminent Domain, by CLE International, Austin, TX (Feb 9-10, 2017)
- 79) Seminar: 27th Annual Outlook for Texas Land Markets, by Texas A&M University, San Antonio, TX (April 20-21, 2017)
- 80) Symposium: 2017 Real Estate Symposium/TALCB Course #32884, by Appraisal Institute, Houston, TX (August 18, 2017)
- 81) Seminar: Business Practices & Ethics, by Appraisal Institute, Houston, TX (Oct. 13, 2017)
- 82) Course: U.S.P.A.P. 2018-2019, 7-Hour Update, by Appraisal Institute, Houston, TX (Dec. 7, 2017)
- 83) Seminar: 28th Annual Outlook for Texas Land Markets, by Texas A&M University, San Antonio, TX (April 26-27, 2018)
- 84) Symposium: 2018 Real Estate Symposium, by Appraisal Institute, Houston, TX (September 28, 2018)

- 85) Seminar: 29th Annual Outlook for Texas Land Markets, by Texas A&M University, San Antonio, TX (April 25-26, 2019)
- 86) Symposium: 2019 Real Estate Symposium, TALCB Course #37477, By Appraisal Institute, Houston, TX (Sept. 26, 2019)
- 87) Seminar: U.S.P.A.P. 2020-2021, 7-Hour Update, by Appraisal Institute, Houston, TX (Dec. 13, 2019)
- 88) Course: Eminent Domain & Condemnation by Appraisal Institute Online, (Sept. 10, 2020)

APPRAISAL BACKGROUND

Mr. Barletta began appraising in January, 1977. He has had extensive experience in appraising all types of commercial and residential properties (listed below) in the Houston, Dallas/Ft. Worth, Austin and San Antonio regions, plus numerous other cities throughout Texas. In August, 1987, Mr. Barletta became a partner in an appraisal company in which he held the title President. In 1991, he formed a new company, BARLETTA & ASSOCIATES, INC., where he also holds the title of President, with offices at 1313 Campbell Road, Suite C, Houston, Texas 77055-6429.

Some of the various types of appraisals performed by Mr. Barletta would include: high-end single-family residences, two-to-four unit residential income properties, raw land, mixed-use developed commercial sites, master-planned residential subdivisions, condominium/PUD projects, conventional and HUD apartment projects, office buildings, shopping centers, office/warehouses, special-purpose properties, motels/hotels, golf courses, marinas, restaurants, various commercial/retail facilities, all types of industrial properties and eminent domain/condemnation properties. Mr. Barletta has also been qualified as an expert witness in various court matters for real property valuation by numerous attorneys, and he has arbitrated and reviewed a number of legal issues.

Texas Address:	1313 Campbell Road, Suite C Houston, Texas 77055-6429
Phone Number:	(713) 464-7700
Fax Number:	(713) 464-3696
E-Mail:	phillip@barlettainc.com

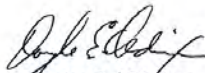
Copy

Texas Appraiser Licensing and Certification Board

P.O. Box 12188 Austin, Texas 78711-2188

Certified General Real Estate AppraiserNumber: **TX 1320197 G**Issued: **01/24/2019**Expires: **03/31/2021**Appraiser: **PHILLIP FRANK BARLETTA**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.


Douglas E. Oldmixon
Commissioner

**AN
APPRAISAL REPORT**

OF

**JUST COMPENSATION FOR TRACT 1,
LOCATED AT 3518 DAVENPORT PARKWAY, BEING
AN ACQUISITION TRACT OF 0.1648 ACRE OR 7,180 SF
OUT OF THE PARENT TRACT OF 1.1000 ACRES OR 47,916 SF**

**LOCATED ALONG THE SOUTH LINE OF DAVENPORT PARKWAY (C.R. 64),
ABOUT ONE-HALF MILE EAST OF S.H. 288 AND ABOUT 4 MILES SOUTH OF HWY 6,
IN IOWA COLONY, BRAZORIA COUNTY, TEXAS 77583**

FOR

**CITY OF IOWA COLONY
ATTN: MAYOR MICHAEL BYRUM-BRATSEN
12003 IOWA COLONY BLVD.
IOWA COLONY, TEXAS 77583**

BY

**BARLETTA & ASSOCIATES, INC.
1313 CAMPBELL ROAD, BUILDING C
HOUSTON, TEXAS 77055-6429**

B&A FILE NUMBER: C7256-02

AS OF

**EFFECTIVE DATE OF VALUE: SEPTEMBER 18, 2020
DATE OF APPRAISAL TRANSMITTAL: OCTOBER 2, 2020**

BARLETTA & ASSOCIATES, INC.

REAL ESTATE APPRAISERS • CONSULTANTS

October 2, 2020

Mayor Michael Byrum-Bratsen
City of Iowa Colony
12003 Iowa Colony Blvd.
Iowa Colony, Texas 77583

Phone: 281-369-2471

RE: An Appraisal Report to determine an opinion of Just Compensation regarding the partial taking in fee simple interest of a vacant **Tract 1, being the Acquisition Tract of 0.1648 acre or 7,180 SF** of land, being part of a Parent Tract of 1.1000 acres or 47,916 SF of land (Parcel 166986), located at 3518 Davenport Parkway, along the south line of Davenport Parkway (C.R. 64), and the north line of the parking lot for a new Alvin ISD high school that is currently under construction, about one-half mile east of S.H. 288 and about 4 miles south of Hwy 6, in Iowa Colony, Brazoria County, Texas 77583.

B&A File No.: C7256-02

Legal Description: A0259 H T & B R R, Tract 2C, Brazoria County, Texas

Dear Mayor Byrum-Bratsen,

At your request, I have personally visited and prepared an appraisal of the above-captioned subject tract, gathered comparable market data, and conducted a study of the market area for the purpose of providing my opinion of the fee simple estate Market Value of the subject parent tract and Just Compensation of the subject taking in compliance with the Uniform Standards of Professional Appraisal Practice, and the Appraisal Institute's Code of Professional Ethics.

After completing a detailed and thorough analysis of all of the pertinent market data, it is my opinion that the fee simple estate **Market Value of the subject parent tract and Just Compensation** of the subject taking, as of the effective date, September 18, 2020, are:

Parent Tract Property Valuation Before the Acquisition:

Parent Tract Land Market Value	1.1000 Acres	<u>\$105,415</u>
---------------------------------------	--------------	-------------------------

Just Compensation Calculation:**Acquisition:**

Acquisition Land Value	0.1648 Acre	\$15,796	
Value of Improvements being taken in Acquisition		<u>\$15,097</u>	
Subtotal Acquisition			\$30,893

Remainder:

Damages to the Remainder Land Value			
Remainder Before Acquisition	\$89,619		
Remainder After Acquisition	<u>\$89,619</u>		
Damages/(Enhancements)		\$0	
Cost to Cure Remainder		<u>\$0</u>	
Subtotal Remainder			\$0

Just Compensation Total**\$30,893**

The estimated prospective **Marketing Period** and historic **Exposure Time** for the subject tract of land, at the above concluded fee simple estate Market Value, is estimated within 12 months, based upon discussions with area brokers, and the marketing period for comparable properties that have recently sold relative to the effective date stated above.

Hypothetical Conditions:

- 1) The appraisal of the Remainder Tract after acquisition hypothetically assumes the City of Iowa Colony widening and concrete paving of Davenport Parkway is fully complete. Otherwise, there are no specific hypothetical conditions on which this appraisal is conditioned.
- 2) The proposed acquisition does not adversely impact the primary residential improvements on the subject Parent Tract. Therefore, I appraised the subject as Hypothetically Vacant Land with site improvements. This hypothetical condition is considered an acceptable appraisal practice in eminent domain valuation proceedings.

In City of Austin v. Cannizzo, 267 S.W.2d 808,815 (Texas 1954), the Texas Supreme Court defined **Market Value** as follows:

The price which the property would bring when it is offered for sale by one who desires, but is not obliged to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it

October 2, 2020

Page 3

is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future.

It has been a pleasure serving you. Please call if I may be of further assistance.

Sincerely,

BARLETTA & ASSOCIATES, INC.



Phillip F. Barletta, MAI, SRA
President
State Certified, TX-1320197-G

Copy

CERTIFICATION

I certify, to the best of our knowledge and belief, the following:

USPAP Certifications

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
4. I have performed no real estate services on the subject site nor provided any other services regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this Appraisal Report has been prepared in conformity with the *Uniform Standards of Professional Appraisal Practice*.
9. Phillip F. Barletta, MAI, SRA made an unaccompanied visit to the subject property on September 18, 2020.
10. No one provided research assistance to the person signing this certification.
11. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
12. The appraiser has extensive experience in appraising rural residential land, and is State General Certified; thus, he is well-qualified to appraise the subject property and fully satisfies the Competency Rule of the Uniform Standards of Professional Appraisal Practice.
13. Phillip F. Barletta, MAI, SRA is a State Certified General Real Estate Appraiser by the Texas Appraiser Licensing and Certification Board for the State of Texas.

AI Certifications

1. The reported analyses, opinions and conclusions were developed, and this report has also been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
2. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
3. As of the date of this report, Phillip F. Barletta, MAI, SRA has completed the continuing education program for Designated Members of the Appraisal Institute.

The appraiser hereby certifies regulatory compliance, and after completing a detailed and thorough analysis of all the relevant market data, my summarized fee simple estate **Market Value of the subject parent tract and Just Compensation of the subject taking**, as of the noted effective date, are as follows:

Parent Tract Property Valuation Before the Acquisition:

Parent Tract Land Market Value	1.1000 Acres	<u>\$105,415</u>
--------------------------------	--------------	------------------

Just Compensation Calculation:

Acquisition:

Acquisition Land Value	0.1648 Acre	\$15,796	
Value of Improvements being taken in Acquisition		<u>\$15,097</u>	
Subtotal Acquisition			\$30,893

Remainder:

Damages to the Remainder Land Value			
Remainder Before Acquisition	\$89,619		
Remainder After Acquisition	<u>\$89,619</u>		
Damages/(Enhancements)		\$0	
Cost to Cure Remainder		<u>\$0</u>	
Subtotal Remainder			\$0
Just Compensation Total			<u>\$30,893</u>

The estimated prospective **Marketing Period** and historic **Exposure Time** for the subject tract of land, at the above concluded fee simple estate Market Value, is estimated within 12 months, based upon discussions with area brokers, and the marketing period for comparable properties that have recently sold relative to the effective date stated above.

Hypothetical Conditions:

- 1) The appraisal of the Remainder Tract after acquisition hypothetically assumes the City of Iowa Colony widening and concrete paving of Davenport Parkway is fully complete. Otherwise, there are no specific hypothetical conditions on which this appraisal is conditioned.
- 2) The proposed acquisition does not adversely impact the primary residential improvements on the subject Parent Tract. Therefore, I appraised the subject as Hypothetically Vacant Land with site improvements. This hypothetical condition is considered an acceptable appraisal practice in eminent domain valuation proceedings.

BARLETTA & ASSOCIATES, INC.



Phillip F. Barletta, MAI, SRA
President
State Certified, TX-1320197-G

Copy

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following conditions:

1. This Appraisal Report is intended to comply with the reporting requirements set forth under the Uniform Standards of Professional Appraisal Practice, Standards Rule 2-2 (a). As such, this report does, in fact, include narrative discussions of the data, reasoning and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is included in this report. The appraiser is not responsible for unauthorized use of this report.
2. No responsibility is assumed for legal or title consideration. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
3. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
4. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
5. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
6. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
8. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in this appraisal report.
10. It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.

11. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.
12. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.
13. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation, lead contamination, or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.
14. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans With Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.
15. Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the submitted plans and specifications.
16. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
17. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraisers, and in any event, only with proper written qualification and only in its entirety.
18. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or the firm with which the appraisers are

connected) shall be disseminated to the public through advertising, public relations, new sales, or other media without prior written consent and approval of the appraisers.

19. Texas is a non-disclosure state. It is important that the intended user of the appraisal understand that, in Texas, there is no legal requirement for grantors or grantees to disclose any information relative to a transfer of real property. In Texas, deeds typically do not contain information about the transaction other than the legal description, the parties involved in the transaction and minimum consideration of \$10.00. As a result, no data source provides absolute coverage of all transactions. It is possible that there are sales data in the market, of which the appraiser is unaware. My sources provide the data typically available to appraisers in the ordinary course of business.

Hypothetical Conditions:

- 1) The appraisal of the Remainder Tract after acquisition hypothetically assumes the City of Iowa Colony widening and concrete paving of Davenport Parkway is fully complete. Otherwise, there are no specific hypothetical conditions on which this appraisal is conditioned.
- 2) The proposed acquisition does not adversely impact the primary residential improvements on the subject Parent Tract. Therefore, I appraised the subject as Hypothetically Vacant Land with site improvements. This hypothetical condition is considered an acceptable appraisal practice in eminent domain valuation proceedings.

TABLE OF CONTENTS

Certification	i
Assumptions And Limiting Conditions	iv
Summary Of Salient Facts And Conclusions.....	1
Aerial – Parent Tract – 1.1000 Acres	4
Identification of the Subject Property.....	5
History of the Subject Property.....	6
Intended Use/User of the Appraisal	7
Scope of Work of the Appraisal.....	7
Property Rights Appraised	7
Definition of Market Value	8
Definition of Just Compensation.....	8
Dates of the Appraisal	9
Zoning & Restrictions	9
Ad Valorem Tax Data	9
Market Area Analysis	11
Market Area Map.....	14
Location Map - Parent Tract.....	15
Aerial View – Parent Tract – 1.1000 Acres.....	16
BCAD Property Information.....	17
Floodplain Map.....	18
Survey – Acquisition Tract.....	19
Subject Photos	20
Analysis of The Parent Tract	26
Site Analysis – The Parent Tract.....	27
Highest and Best Use – Parent Tract	29
Sales Comparison Approach – Parent Tract	32
Vacant Land Sales Analyses – Parent Tract	33
Land Sales Grid –The Parent Tract.....	35
Analysis of The Acquisition Tract	36
Site Analysis – The Acquisition Tract / Tract 1	37
Survey – Acquisition Tract / Tract 1.....	39
Highest and Best Use – Acquisition Tract	40
Sales Comparison Approach – Acquisition Tract	43
Vacant Land Sales Analyses – Acquisition Tract	44
Land Sales Grid – The Acquisition Tract.....	46
Improvement Taken with the Acquisition.....	47
Analyses of The Remainder Tract.....	48
Site Analysis – The Remainder Tract	49
Highest and Best Use – Remainder Tract	51
Remainder Tract – Before The Acquisition.....	54
Remainder Tract – After The Acquisition – Sales Comparison Approach	55
Vacant Land Sales Analyses Remainder Tract - After The Acquisition	56
Land Sales Grid – The Remainder Tract – After Acquisition	59

Damages to The Remainder Tract	60
Cost to Cure	60
Reconciliation and Summary of Just Compensation	61
ADDENDA.....	63
ENGAGEMENT LETTER	64
LAND SALES COMPS AND LOCATION MAP	66
BCAD TAX INFORMATION	80
ZONING MAP	83
HOUSTON REGIONAL DATA	86
MEETS AND BOUNDS DESCRIPTION.....	93
QUALIFICATIONS OF THE APPRAISERS	95

Copy

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Tract Sizes:

Parent Tract		
Description	Size	
	Acres	SF
Acquisition (aka Tract 1)	0.1648	7,180
Remainder *	0.9352	40,736
Total Parent Tract	1.1000	47,916

** Inclusive of a 2,500 SF cell tower pad.*

Key Map:

692 P

Postal Address:

3518 Davenport Parkway, Iowa Colony, Texas 77583

Location:

Parent Tract: This is the entire 1.1000-acres, or 47,916 SF of land located along the south line of Davenport Parkway (C.R. 64), and the north line of the parking lot for a new Alvin ISD high school that is currently under construction, about one-half mile east of S.H. 288 and about 4 miles south of Hwy 6, in Iowa Colony, Brazoria County, Texas 77583.

Acquisition Tract / Tract 1: This is the northerly 0.1648 acre or 7,180 SF of vacant land of the Parent Tract located along the south line of Davenport Parkway (C.R. 64).

Remainder Tract: This is the southerly 0.9352 acres or 40,736 SF of partially vacant land of the Parent Tract, located along the north line of the parking lot for a new Alvin ISD high school that is currently under construction.

Improvements:

Acquisition Tract: A 24" reinforced concrete pipe (RCP) culvert over the open ditch to Davenport Parkway, and 7 trees with 6" to 20" diameters. (It is important to note that while there are two electric poles on the Acquisition Tract, the City of Iowa Colony will properly relocate these, at their cost, as part of this acquisition. Thus, these electric poles will not be part of any valuation of this report.)

Remainder Tract: 1,480 SF single-family residence (per BCAD) and a cell tower on a 50' x 50' pad (or 2,500 SF) on the northwest corner of the Remainder Tract leased by PCS Primeco, L.P.

**Proposed Use of
Acquisition Tract:**

To facilitate the widening of Davenport Parkway (C.R. 64) from the current 2-lane asphalt road with open ditch into a 3-lane concrete parkway with a center turn-lane. This will provide access to the new Alvin ISD high school being constructed directly behind the Parent / Remainder Tract.

Appraisal Dates:

- Date of Value: September 18, 2020
- Date of Report Transmittal: October 2, 2020

Purpose of the Appraisal: To provide an opinion of the Market Value and the Just Compensation due the property owner, per the U.S.P.A.P. and the Appraisal Institute's Code of Professional Ethics.

Rights Appraised: Fee Simple Estate

Zoning: Residential Single-Family Unit / Agriculture by Iowa Colony

Restrictions: None adverse known.

Utilities/Services:

Utilities/Services	
Electricity:	Reliant Energy and others
Gas:	Propane
Water/Sewer:	Private Water Well/Septic Tank
Phone:	AT&T & others
Police Protection:	Brazoria County Emergency District #3
Fire Protection:	Brazoria County Emergency District #3
School District:	Alvin ISD

Floodplain:

FEMA Flood Map - Parent	
Flood Map No.:	48039C0120H
Flood Map Date:	6/5/1989
Flood Map Designation:	Zone X

Per the FEMA flood map, the Parent Tract is in Zone X, an area outside of the 500-year floodplain.

Environmental: No adverse influences noted or known, such as endangered species, habitats, or wetlands.

Highest & Best Use: Estate lot residential use, per zoning regulation.

CONCLUSIONS:

After completing a detailed and thorough analysis of all of the pertinent market data, it is my opinion that the fee simple estate **Market Value of the subject parent tract and Just Compensation of the subject taking**, as of the effective date, September 18, 2020, are:

Parent Tract Property Valuation Before the Acquisition:

Parent Tract Land Market Value	1.1000 Acres	<u>\$105,415</u>
---------------------------------------	--------------	-------------------------

Just Compensation Calculation:**Acquisition:**

Acquisition Land Value	0.1648 Acre	\$15,796	
Value of Improvements being taken in Acquisition		<u>\$15,097</u>	
Subtotal Acquisition			\$30,893

Remainder:

Damages to the Remainder Land Value			
Remainder Before Acquisition	\$89,619		
Remainder After Acquisition	<u>\$89,619</u>		
Damages/(Enhancements)		\$0	
Cost to Cure Remainder		<u>\$0</u>	
Subtotal Remainder			\$0
Just Compensation Total			<u>\$30,893</u>

AERIAL – PARENT TRACT – 1.1000 ACRES



IDENTIFICATION OF THE SUBJECT PROPERTY

The subject Parent Tract consists of 1.1000-acres or 47,916 SF of land, with an Acquisition Tract of 0.1648 acre or 7,180 SF of vacant land and a Remainder Tract of 0.9352 acres or 40,736 SF of partially vacant land, inclusive of a 50' x 50' pad (or 2,500 SF) for a cell tower, located along the south line of Davenport Parkway (C.R. 64), and the north line of the parking lot for a new Alvin ISD high school that is currently under construction, about one-half mile east of S.H. 288 and about 4 miles south of Hwy 6, in Iowa Colony, Brazoria County, Texas 77583. The subject tract is legally described as follows:

Parent Tract								
Description	Size		BCAD Acct No.	Legal Description	Owner	BCAD		
	Acres	SF				Impr.	Land	Total
Acquisition (aka Tract 1)	0.1648	7,180	166986	A0259, H T & B R R, Tract 2C	Bonifacio Lopez, Jr. & Patricia Ann Ford	\$91,180	\$32,870	\$124,050
Remainder *	0.9352	40,736						
Total Parent Tract	1.1000	47,916						

* Inclusive of a 2,500 SF cell tower pad.

HISTORY OF THE SUBJECT PROPERTY

Per the requirements of the Appraisal Institute's Standards of Professional Practice and the U.S.P.A.P., the following are comments pertaining to the three-year sales history of the subject property.

According to the Brazoria County Appraisal District, the subject Parent Tract of 1.1000 acres or 47,916 SF is owned by Bonifacio Lopez, Jr. & Patricia Ann Ford. The Acquisition and Remainder Tracts are described as follows:

Parent Tract			
Description	Size		Legal Description
	Acres	SF	
Acquisition (aka Tract 1)	0.1648	7,180	A0259, H T & B R R, Tract 2C
Remainder *	0.9352	40,736	
Total Parent Tract	1.1000	47,916	

** Inclusive of a 2,500 SF cell tower pad.*

The Parent Tract is located directly between Davenport Parkway (C.R. 64), to its north, and the parking lot to a new Alvin ISD high school (which is currently under construction), to its south. The subject Acquisition Tract is the northerly part of the Parent Tract along Davenport Parkway (C.R. 64) and is being acquired by the City of Iowa Colony for the widening of Davenport Parkway (C.R. 64) from the current 2-lane asphalt road with open ditch into a 3-lane concrete parkway with a center turn-lane. This will provide access to the new Alvin ISD high school directly behind the Parent / Remainder Tract. On the Remainder Tract, there is a 1,480 SF single-family residence (per BCAD), and a cell tower on a 50' x 50' pad (or 2,500 SF) on its northwest corner leased by PCS Primeco, L.P.

The appraiser is not aware of any other sales, listings for sale, contracts, or offers to purchase involving the subject tract in the three years prior to the effective date of this appraisal.

INTENDED USE/USER OF THE APPRAISAL

The intended user of this appraisal is the City of Iowa Colony. The intended use is for determining the amount of Just Compensation to be paid for the acquisition and for any damages and / or cost to cure to the remainder parcel, as applicable. Any other parties are unintended and unauthorized users.

SCOPE OF WORK OF THE APPRAISAL

The scope of work of the appraisal is the process to support my opinion of the Just Compensation due the owner of the subject property, employing all applicable approaches to value in a comprehensive appraisal process and presented in this Appraisal Report. In preparing this appraisal, the appraiser:

- viewed the subject property unaccompanied from the street on September 18, 2020;
- interviewed Dinh V. Ho, P.E. (832-895-1093), the engineer for the City of Iowa Colony;
- analyzed macro and micro market conditions of this region and market area;
- gathered relevant available information on current comparable land sales, referencing such publications as the Houston MLS, CoStar, LoopNet and the appraiser's extensive database;
- referenced other publications and services such as MapPro, Google Earth, the Brazoria County Appraisal District, and the Brazoria County Clerk's Office, among other services;
- confirmed and analyzed the data and applied the most applicable approach to value; i.e. the Sales Comparison Approach-Residential Land Sales;
- the Cost Approach and the Income Approach do not apply to the valuation of vacant residential land; and
- concluded the Market Values of the subject Parent Tract, the Acquisition Tract, Improvements to be taken with the acquisition, the Remainder Tract before and after the acquisition, and the Cost to Cure to support my opinion of Just Compensation due the property owner.

PROPERTY RIGHTS APPRAISED

The property rights appraised are the ***Fee Simple Estate***. Fee Simple Estate is defined by The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, published in 2015, Page 90, as follows:

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat.

DEFINITION OF MARKET VALUE

In City of Austin v. Cannizzo, 267 S.W.2d 808,815 (Texas 1954), the Texas Supreme Court defined **Market Value** as follows:

The price which the property would bring when it is offered for sale by one who desires, but is not obliged to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future.

DEFINITION OF MARKET VALUE ON APPRAISAL DATE

As referred to herein, “**As Is**” **Market Value** is defined by The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, published in 2015, Page 13, as follows:

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraised date.

DEFINITION OF JUST COMPENSATION

The 5th Amendment to the United States Constitution contains a passage that states one shall not “...be deprived of life, liberty, or property, without due process of law; nor shall private property be taken for public use, without **just compensation**.” And the 14th Amendment states, “...nor shall any State deprive any person of life, liberty, or property, without due process of law; not deny to any person within its jurisdiction the equal protection of the laws.”

The U.S. Constitution does not define **Just Compensation**; however, it is defined herein by The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, published in 2015, Page 123, as follows:

The amount of loss for which a property owner is compensated when his or her property is taken. Just compensation should put the owner in as good a position pecuniary as her or she would have been if the property had not been taken.

For the purpose of this appraisal, ***Just Compensation*** is comprised of the diminution in the market value of the Acquisition Parcel and/or to any improvements thereto, plus any damages to the Remainder Parcel as a result of the acquisition and/or the cost to cure said damages to the remainder.

DATES OF THE APPRAISAL

The effective date of value of this appraisal is September 18, 2020 for the Fee Simple Estate Market Value and Just Compensation. The date of transmittal of the report is October 2, 2020.

ZONING & RESTRICTIONS

The Parent Tract is located in the city of Iowa Colony and is currently zoned Residential Single-Family Unit / Agriculture and is a legal conforming use to said zoning regulation. There are no known adverse restrictions that would preclude the use of the subject property, in a manner consistent with its highest and best use.

AD VALOREM TAX DATA

All properties in the State of Texas are taxed at 100% of their assessed value, which are determined for all taxing jurisdictions within a county by a central county appraisal district, in this case, the Brazoria County Appraisal District (BCAD).

2019 Tax Rates: The 2019 property tax rates per \$100, applicable to the subject, are summarized in the following table:

Taxing Authorities and 2019 Rates per \$100	
City of Iowa Colony	\$0.4892
Brazoria County Drainage District #5	\$0.1511
Brazoria County Emergency District #3	\$0.1000
Brazoria County	\$0.3652
Alvin Community College	\$0.1859
Port Freeport	\$0.0401
Road & Bridge Fund	\$0.0500
Alvin ISD	\$1.3977
2019 Cumulative Tax Rate per \$100:	\$2.7792

The following table reports the Legal Description, Property Tax Account Number, Owner, and Assessed Value for the subject land per BCAD:

Parent Tract								
Description	Size		BCAD Acct No.	Legal Description	Owner	BCAD		
	Acres	SF				Impr.	Land	Total
Acquisition (aka Tract 1)	0.1648	7,180	166986	A0259, H T & B R R, Tract 2C	Bonifacio Lopez, Jr. & Patricia Ann Ford	\$91,180	\$32,870	\$124,050
Remainder *	0.9352	40,736						
Total Parent Tract	1.1000	47,916						

* Inclusive of a 2,500 SF cell tower pad.

Copy

MARKET AREA ANALYSIS

Boundaries: In order to discuss a market area, the boundaries must be established in order to distinguish it from the rest of the community. The subject property may be generally defined as the Pearland/Iowa Colony/Rosharon/Fresno/Manvel/Alvin market area, or more specifically, being bound by:

State Highway 35 to the east;
F.M. 1462 to the south; and
Clear Creek to the north; and
Fort Bend Toll Road and the Brazos River to the west.

Access: The major freeway in the area is the S.H. 288, a four-lane highway running in a north-south direction that provides the most direct route to Beltway 8, the 610 Loop, and downtown Houston. Driving time to downtown Houston from S.H. 288 is about 30 to 35 minutes during non-peak hours and about one hour during peak times.

The other major highway in the area is S.H. 6, a four-lane highway running in an east west direction that provides relatively convenient access to Sienna Plantation, Riverstone, IH 69 (aka U.S. 59) and Sugar Land to the northwest; and the cities/communities of Rosharon, Pearland, Manvel, Iowa Colony and Alvin to the southeast and east.

The Sam Houston Tollway/Parkway (Beltway 8 Toll Road) extends in an east-west direction, just beyond the northerly boundary of the subject market area. This freeway system is designed to provide an outer belt expressway around Houston and is complete. This highway provides a vital commuter route in Harris County and eastern Fort Bend County. It also provides a direct and time-saving commute to Bush Intercontinental Airport in northern Harris County, and easterly to the Gulf Freeway, in the vicinity of Hobby Airport.

Other north-south arteries in the area include F.M. 1128, C.R. 48, C.R. 56 and F.M. 521. Most of these streets are concrete-paved with concrete curbs, and gutters, while others are well-maintained asphalt-paved, with open ditch drainage.

Land Use: The subject market area is primarily rural in nature but is rapidly transitioning to single-family residential. Development is intermittent; with large master-planned communities, followed by large tracts of vacant land. Shadow Creek Ranch, Lakes of Savannah, Rodeo Palms, Pomona, Sedona Lakes, Sterling Lakes, Sierra Vista and Meridiana are current large-scale master-planned communities that are selling new housing product within the subject market area. Otherwise, the majority of residential development is single-family residential subdivisions that range in age from new to 70 years and older. These subdivisions generally feature starter homes and mid to upper priced move-up homes.

A few apartment complexes, both large and small, are distributed throughout the market area. The newer Class "A" projects are all well-occupied at stabilized rates of 95% or better, with record-high rental rates.

Adequate shopping, schools, and community facilities are also located throughout the market area. It is estimated that approximately 50% of the immediate subject area is developed with predominantly residential uses and supportive commercial property along the major thoroughfares, and light industrial in the defined business parks and frontage tracts.

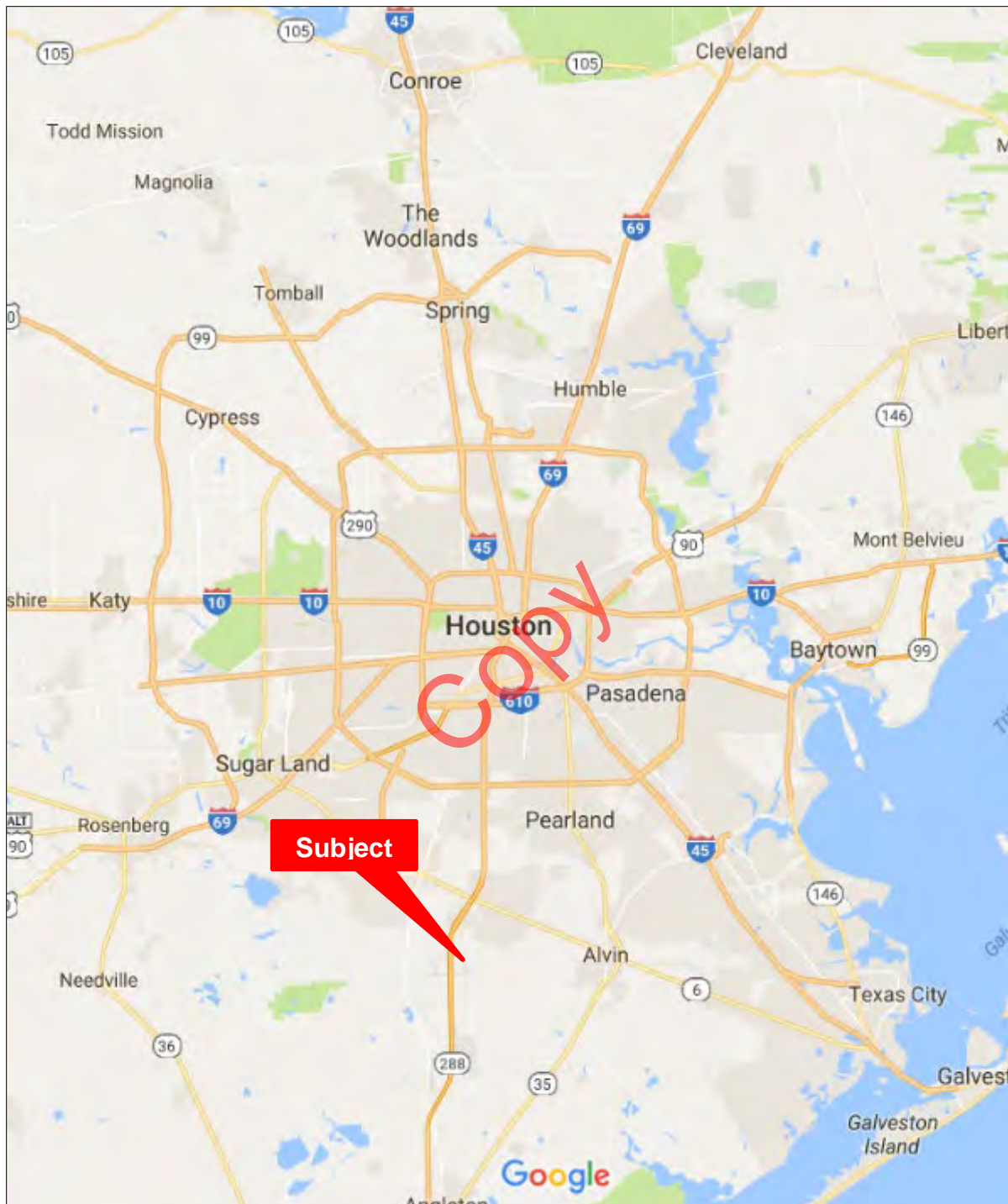
Education: The majority of the market area is in the Fort Bend, Pearland and Alvin independent school districts. Numerous schools, from elementary through high school, are situated throughout the area. Various community colleges provide a vast range of degrees and programs for higher education. Other institutes of higher education are also within commuting distance of the market area.

Services/Utilities: Police protection is provided by the cities of Arcola, Iowa Colony, Pearland and Manvel; as well as the counties of Fort Bend and Brazoria. Fire protection is usually provided by various Fort Bend and Brazoria County Emergency Services Districts, local volunteer fire departments and the incorporated cities. All public utilities

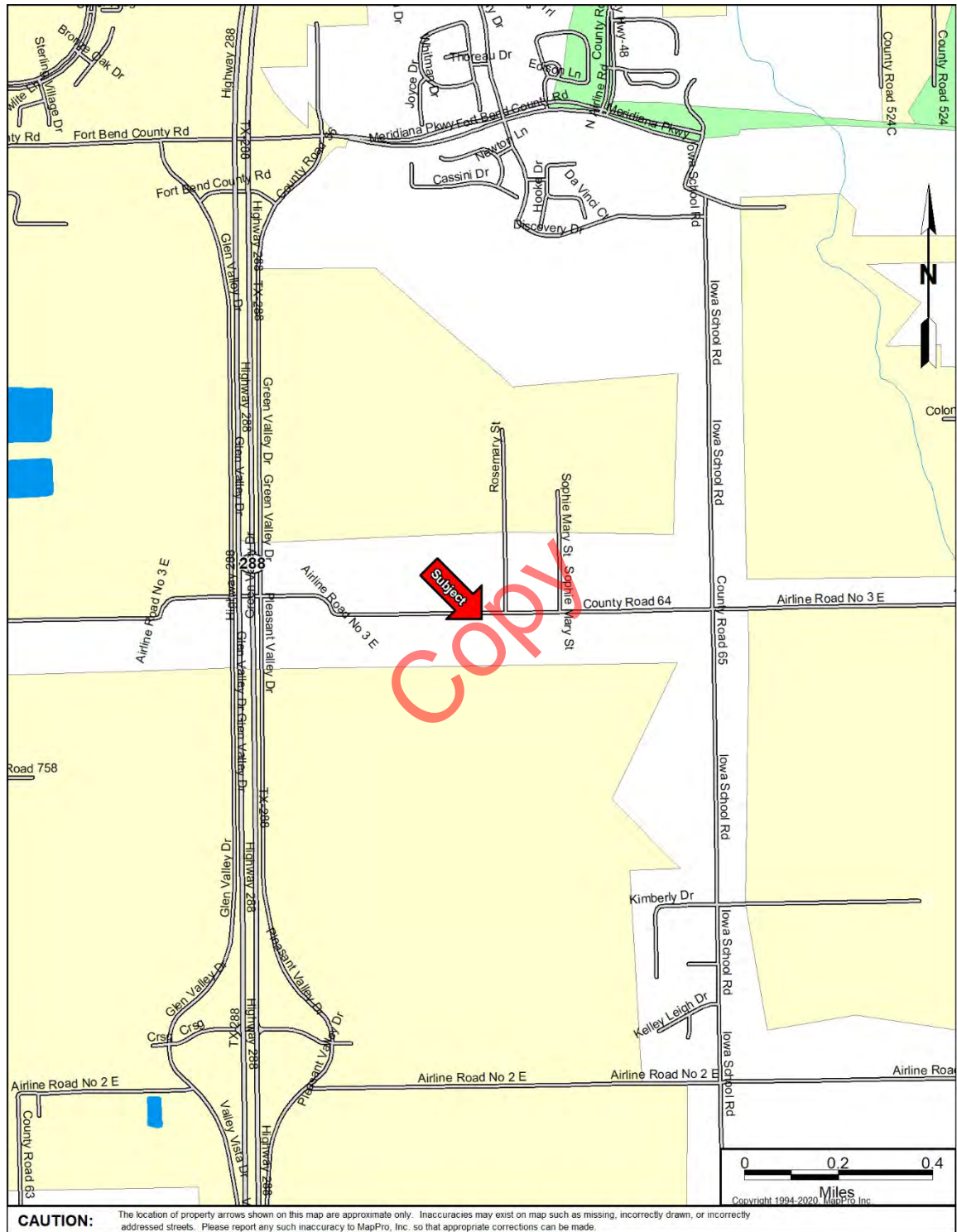
(electricity, gas, sewer, water, and telephone) are available to most developed properties, with water and sanitary sewer services typically supplied by municipal utility districts (MUDs) within platted subdivisions.

Conclusion: The subject market area is a desirable residential/commercial community with good direct access to the Texas Medical Center, via S.H. 288. Utilities are available to most developed subdivision properties in the area, and no zoning, restrictions or adverse conditions were observed that would represent a negative influence to the market area. With its convenient location and rapidly growing population, the subject market area appears to have an above-average growth outlook, as the employment base has maintained a relatively positive trend. The majority of development has been in the form of single-family residential and supportive commercial usage. The overall economic outlook of the market area is considered above-average, considering the market area's current growth economic conditions.

Copy

MARKET AREA MAP

LOCATION MAP - PARENT TRACT



AERIAL VIEW – PARENT TRACT – 1.1000 ACRES



BCAD PROPERTY INFORMATION

<https://propaccess.trueautomation.com/mapSearch/propertyPrint.html?ci...>

Brazoria CAD Map Search

Property Identification #: 166986

Geo ID: 0259-0004-000

Situs Address: 3518 DAVENPORT PKWY TX

Property Type: Real

State Code: A1

Property Information: 2021

Legal Description: A0259 H T & B R R, TRACT 2C, ACRES 1.100

Abstract: A0259

Neighborhood: SAL-SOUTHWEST

Appraised Value: N/A

Jurisdictions: DR5, GBC, SAL, RDB, EMS, JAL, NAV, CAD, CIC

Owner Identification #: 359555

Name: LOPEZ BONIFACIO JR & FORD PATRICIA ANN

Exemptions:

DBA: Null

Brazoria CAD Map Search

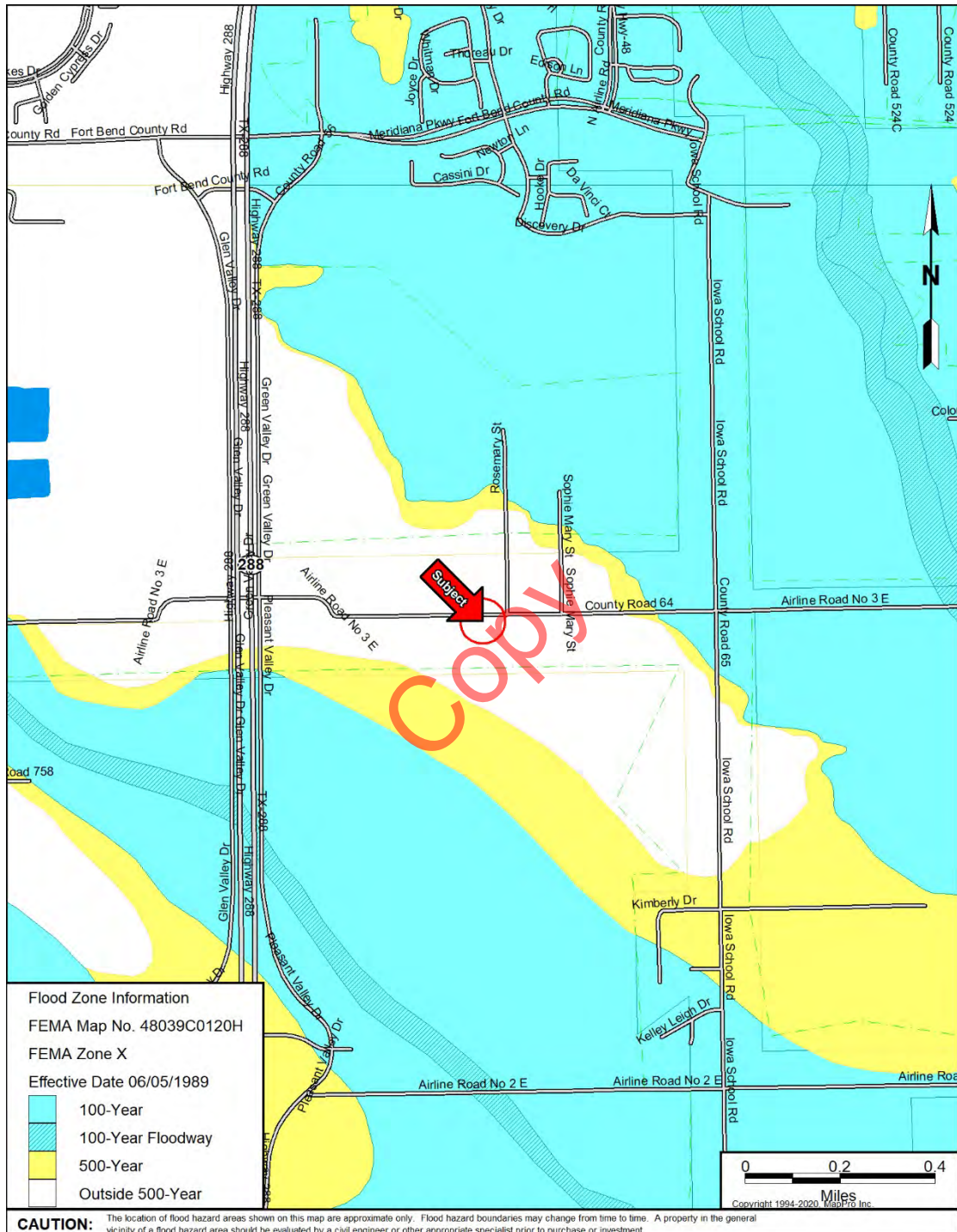
This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Brazoria County Appraisal District expressly disclaims any and all liability in connection herewith.



BARLETTA & ASSOCIATES, INC.

C7256-02

FLOODPLAIN MAP



SURVEY – ACQUISITION TRACT



SUBJECT PHOTOS

Copy



Front south view of 3518 Davenport Parkway (C.R. 64) -Tract 1



Residence at 3518 Davenport Parkway (C.R. 64)
With electrical pole and the cell tower pad



Cell tower on 50' x 50' pad (or 2,500 SF) at the NWC of The Remainder Tract



View looking north at rear of Remainder Tract
From the Alvin ISD High School parking lot



Davenport Parkway (C.R. 64) at Rosemary Street



Davenport Parkway (C.R. 64) facing east



Davenport Parkway (C.R. 64) facing west



Signage for new Alvin ISD High School



Construction of new Alvin ISD High School to rear of Parent Tract



Detention site along Davenport Parkway (C.R. 64)
to the east of the Parent Tract

ANALYSIS OF THE PARENT TRACT

Copy

SITE ANALYSIS – THE PARENT TRACT

Tract Size:

Parent Tract		
Description	Size	
	Acres	SF
Parent Tract *	1.1000	47,916
Total	1.1000	47,916

* Inclusive of a 2,500 SF cell tower pad.

Key Map:

692 P

Postal Address:

3518 Davenport Parkway, Iowa Colony, Texas 77583

Location:

Along the south line of Davenport Parkway (C.R. 64), and the north line of the parking lot for a new Alvin ISD high school that is currently under construction, about one-half mile east of S.H. 288 and about 4 miles south of Hwy 6, in Iowa Colony, Brazoria County, Texas 77583.

Improvements:

1,480 SF single-family residence (per BCAD), a cell tower on a 50' x 50' pad (or 2,500 SF) on its west line leased by PCS Primeco, L.P., a 24" reinforced concrete pipe (RCP) culvert over the open ditch to Davenport Parkway, and 7 trees with 6" to 20" diameters.

Shape:

Rectangular

Frontage:

Tract has approximately 150' frontage along Davenport Parkway (C.R. 64).

Zoning:

Residential Single-Family Unit / Agriculture by Iowa Colony, which is a legally conforming for the current SFR use.

Restrictions:

None adverse known.

Topography:

Generally level.

Utilities/Services:

Utilities/Services	
Electricity:	Reliant Energy and others
Gas:	Propane
Water/Sewer:	Private Water Well/Septic Tank
Phone:	AT&T & others
Police Protection:	Brazoria County Emergency District #3
Fire Protection:	Brazoria County Emergency District #3
School District:	Alvin ISD

Floodplain:

FEMA Flood Map - Parent	
Flood Map No.:	48039C0120H
Flood Map Date:	6/5/1989
Flood Map Designation:	Zone X

Per the FEMA flood map, the Parent Tract is in Zone X, an area outside of the 500-year floodplain.

Conclusion: The subject Parent Tract is prime for residential or estate lot use in a rapidly redeveloping corridor of the City of Iowa Colony.

Copy

HIGHEST AND BEST USE – PARENT TRACT

The “**Highest and Best Use**” is defined as:

The reasonably probable use of property, that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. (The Dictionary of Real Estate Appraisal, Sixth Edition, 2015, page 109, Appraisal Institute).

Highest and Best Use of Land or a Site As Though Vacant: Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements. (The Dictionary of Real Estate Appraisal, Fifth Edition, 2010, page 93, Appraisal Institute).

Highest and Best Use of Property As Improved: The use that should be made of a property as it exists. An existing property should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one. (The Dictionary of Real Estate Appraisal, Fifth Edition, 2010, page 94, Appraisal Institute).

The definition immediately above applies specifically to the highest and best use of land. In cases where a site has existing improvements, the highest and best use may be different from the existing use. The existing use will continue, however, unless or until land value in its highest and best use exceeds the total value of the property in its existing use.

Contribution of that specific use to community environment or to community development goals is implied within these definitions, in addition to wealth maximization. Also implied is that determination of the highest and best use is formulation of an opinion, not a fact, resulting from the appraiser’s judgment and analysis. In appraisal practice, the concept of highest and best use is the premise on which value is based. In the context of most probable selling price (market value), another appropriate term to reflect highest and best use would be “most probable use.” In the current context of investment value, an alternative term would be “most profitable use”.

In order to reasonably determine the highest and best use of the subject 1.1000-acre Parent Tract of vacant land, the legally permissible uses, physically possible uses, financially feasible uses and the maximally productive use are considered.

LEGALLY PERMISSIBLE

Zoning regulations, deed restrictions, adverse easements, historical districts, building codes, and environmental regulations often limit the potential uses of a property.

The Parent Tract is located in the city of Iowa Colony and is currently zoned Residential Single-Family Unit / Agriculture and the current residential use is a legal conforming use to said zoning regulation. There are no known adverse restrictions that would preclude the use of the subject property, in a manner consistent with its highest and best use.

PHYSICALLY POSSIBLE

Site size, shape, topography, location, and the availability of utilities are generally held as the most important factors in determining uses by which land may be developed. The subject Parent Tract of 1.1000 acres is located along the south line of Davenport Parkway (C.R. 64), and the north line of the parking lot for a new Alvin ISD high school that is currently under construction, about one-half mile east of S.H. 288 and about 4 miles south of Hwy 6, in Iowa Colony, Brazoria County. This was predominantly a rural residential / light commercial locale in Brazoria County that is in rapid transition to suburban residential development.

FINANCIALLY FEASIBLE

Any use that produces a positive rate of return is financially feasible. The market area's general character and adjacent land uses also provide indications of a proposed use's financial feasibility. Consistent with adjacent and nearby uses, the most financially feasible use for the Parent Tract is estate lot residential use.

MAXIMALLY PRODUCTIVE HIGHEST & BEST USE CONCLUSION

Any use that produces a positive rate of return is financially feasible. The market area's general character and adjacent land uses also provide indications of a proposed use's financial feasibility. Consistent with adjacent and nearby uses, the most financially feasible use is for estate lot residential use, per zoning regulations.

Copy

SALES COMPARISON APPROACH – PARENT TRACT

The Sales Comparison Approach is “The process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison.” (The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, 2015, p. 207).

The rationale for this approach, based on the principle of substitution, is that a probable purchaser would not be justified in paying more for a property than the cost of acquiring a substitute property with similar utility and characteristics, as the subject vacant tract.

Knowledgeable individuals active in the area, which include real estate brokers, landowners, developers, and investors, were consulted for information that would aid in the investigation. All of the data presented was confirmed for accuracy and is believed to be reliable. In the Addenda are details concerning the comparable land sales, all of which have been used for the establishment of the Market Value conclusion for the subject Parent Tract, based on similar highest and best use land, suitable for rural residential and/or light commercial use.

VACANT LAND SALES ANALYSES – PARENT TRACT

The comparable vacant land sales to be compared to the Parent Tract are detailed in the Addenda hereto and are summarized below:

Vacant Land Sales Summary							
Land Sale	Sale Date	Location	No. of Acres	Pulic Utilities	Floodplain	Street Frontage	Land Price Per SF
1	8/28/2020	7018 Louisiana St.	0.99	Similar	Zone X	Corner of Louisiana St & Mississippi Rd.	\$2.20
2	5/28/2019	000 W Highway 6	1.51	Similar	Zone AE	110' along SH 6	\$1.79
3	3/11/2020	0 Oak Hill Rd.	1.20	Similar	Zone AE	Corner of Oak Hill and Masters	\$1.64
4	8/18/2020	4922 CR 380	1.09	Similar	Zone X	252' along Colony Loop (CR 380)	\$1.58

All of the comparable sales have been thoroughly analyzed, documented, confirmed and compared to the subject property. These sales provide a good indication of market prices and market activity for the subject area. The market data were first analyzed to establish representative and realistic measures for adjustment factors. The following are comments and analyses of the adjustments applied to the land sales in comparison to the Parent Tract.

CUMULATIVE QUALITATIVE ADJUSTMENTS

Sales Date: Market conditions or time adjustments for the date of sale for vacant land are important, because they compensate for any increase or decrease in values that may have been experienced by a property. Although, activity has been notably increasing in this immediate corridor over 2019 into 2020, land prices have been stable in the local vacant land market over the past several years, warranting time adjustments of 0.0% per annum.

Financing/Cash Equivalent Considerations: Each of the sales sold for all cash or cash to the seller, with third party financing.

Conditions of Sale: All of the Land Sales involved ordinary or typical conditions of sale.

ADDITIVE QUALITATIVE ADJUSTMENTS

Location: The Parent Tract is located along the south line of Davenport Parkway (C.R. 64), and the north line of the parking lot for a new Alvin ISD high school that is currently under construction, about one-half mile east of S.H. 288 and about 4 miles south of Hwy 6, in Iowa Colony, Brazoria County, Texas 77583. This is a redeveloping new growth corridor, soon to be fronting a newly concrete-paved east-west thoroughfare. Land Sales 1, 3 and 4 have inferior locations, whereas, Land Sale 2 has a superior traffic location along Highway 6.

Site Size (Acres): The subject Parent Tract is a total of 1.1000 acres. The Land Sales are all similar ranging from 0.9917 acre to 1.5070 acres.

Corner: The subject vacant tract is an interior site, similar to Land Sales 2 & 4. Land Sales 1 & 3 are superior in that they have corner locations.

Shape: The subject and all Land Sales have similar mostly rectangular and/or functional shapes.

Utilities: The subject and all of the Land Sales have similar access to electricity, but no public water and sanitary sewer.

Floodplain: The Parent Tract is in Zone X, an area outside of the 500-year floodplain. Land Sales 1 & 4 are similarly zoned, whereas Land Sales 2 & 3 are inferior within Zone AE, an area inside the 100-year floodplain.

LAND SALES GRID –THE PARENT TRACT

Comparable Land Sales Data - Parent Tract - 1.1 Acres					
	Subject	Sale 1	Sale 2	Sale 3	Sale 4
Address	3518 Davenport Parkway	7018 Louisiana St.	000 W Highway 6	0 Oak Hill Rd.	4922 CR 380
MLS #		88969297	47257867	51188923	96880962
Sales Date	N/A	8/28/2020	5/28/2019	3/11/2020	8/18/2020
Size Acres	1.1000	0.9917	1.5070	1.2047	1.0900
Size SF	47,916	43,198	65,645	52,476	47,480
Flood Zone	Zone X	Zone X	Zone AE	Zone AE	Zone X
Utilities	Private	Similar	Similar	Similar	Similar
Street Frontage	150' along Davenport Parkway	Corner of Louisiana St & Mississippi Rd.	110' along SH 6	Corner of Oak Hill and Masters	252' along Colony Loop (CR 380)
Sale Price	-	\$95,000	\$117,500	\$86,000	\$75,000
Sale Price/SF	-	\$2.20	\$1.79	\$1.64	\$1.58
Cumulative Adjustments:					
Financing	-	0%	0%	0%	0%
Conditions of Sale	-	0%	0%	0%	0%
Expenditures After Sale	-	0%	0%	0%	0%
Market Conditions	-	0%	0%	0%	0%
Adjusted Sale Price		\$95,000	\$117,500	\$86,000	\$75,000
Adjusted Sale Price/SF		\$2.20	\$1.79	\$1.64	\$1.58
Additive Adjustments:					
Location	-	Inferior	Superior	Inferior	Inferior
Size	-	Similar	Similar	Similar	Similar
Corner	-	Superior	Similar	Superior	Similar
Shape	-	Similar	Inferior	Similar	Similar
Utilities	-	Similar	Similar	Similar	Similar
Flood Plain	-	Similar	Inferior	Inferior	Similar
Total Adjustment	-	Similar	Inferior	Inferior	Inferior
Indicated Value/SF	\$2.20				

CONCLUSION OF LAND VALUE - PARENT TRACT

The unadjusted PSF sales price range of our data is from \$1.58 to \$2.20 PSF. However, considering the qualitative characteristics of each sale comparable, the appraiser concludes a central tendency and “as vacant” Market Value of **\$2.20 PSF for the Parent Tract**. Thus, the Market Value of the Parent Tract can be concluded as follows:

Parent Tract						
Description	Size		Market Value			Total
	Acres	SF	PSF	% PSF	Adj PSF	
Parent Tract *	1.1000	47,916	\$2.20	100%	\$2.20	\$105,415
Total	1.1000	47,916				\$105,415

* Inclusive of a 2,500 SF cell tower pad.

ANALYSIS OF THE ACQUISITION TRACT

TRACT 1

Copy

SITE ANALYSIS – THE ACQUISITION TRACT / TRACT 1

Tract Size:

Acquisition Tract		
Description	Size	
	Acres	SF
Acquisition (aka Tract 1)	0.1648	7,180

Key Map:

692 P

Postal Address:

3518 Davenport Parkway, Iowa Colony, Texas 77583

Location:

This is the northerly 0.1648 acre or 7,180 SF of vacant land out of the Parent Tract and is located along the south line of Davenport Parkway (C.R. 64), just east of S.H. 288.

Improvements:

A 24" reinforced concrete pipe (RCP) culvert over the open ditch to Davenport Parkway, and 7 trees with 6" to 20" diameters. (It is important to note that while there are two electric poles on the Acquisition Tract, the City of Iowa Colony will properly relocate these, at their cost, as part of this acquisition. Thus, these electric poles will not be part of any valuation of this report.)

Shape:

Mostly rectangular, with a southwest corner outparcel (cell tower pad).

Frontage:

Acquisition Tract has approximately 150' frontage along Davenport Parkway (C.R. 64)

Zoning:

Residential Single-Family Unit / Agriculture by Iowa Colony.

Restrictions:

None adverse known.

Utilities/Services:

Utilities/Services	
Electricity:	Reliant Energy and others
Gas:	Propane
Water/Sewer:	Private Water Well/Septic Tank
Phone:	AT&T & others
Police Protection:	Brazoria County Emergency District #3
Fire Protection:	Brazoria County Emergency District #3
School District:	Alvin ISD

Floodplain:

FEMA Flood Map - Acquisition Tract	
Flood Map No.:	48039C0120H
Flood Map Date:	6/5/1989
Flood Map Designation:	Zone X

Per the FEMA flood map, the Acquisition Tract is in Zone X, an area outside of the 500-year floodplain.

Topography: Generally level.

Conclusion: The subject Acquisition Tract is prime for right-of-way expansion use or adjoined to the 40,736 SF Remainder Tract.

Copy

SURVEY – ACQUISITION TRACT / TRACT 1



HIGHEST AND BEST USE – ACQUISITION TRACT

The “**Highest and Best Use**” is defined as:

The reasonably probable use of property, that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. (The Dictionary of Real Estate Appraisal, Sixth Edition, 2015, page 109, Appraisal Institute).

Highest and Best Use of Land or a Site As Though Vacant: Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements. (The Dictionary of Real Estate Appraisal, Fifth Edition, 2010, page 93, Appraisal Institute).

Highest and Best Use of Property As Improved: The use that should be made of a property as it exists. An existing property should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one. (The Dictionary of Real Estate Appraisal, Fifth Edition, 2010, page 94, Appraisal Institute).

The definition immediately above applies specifically to the highest and best use of land. In cases where a site has existing improvements, the highest and best use may be different from the existing use. The existing use will continue, however, unless or until land value in its highest and best use exceeds the total value of the property in its existing use.

Contribution of that specific use to community environment or to community development goals is implied within these definitions, in addition to wealth maximization. Also implied is that determination of the highest and best use is formulation of an opinion, not a fact, resulting from the appraiser’s judgment and analysis. In appraisal practice, the concept of highest and best use is the premise on which value is based. In the context of most probable selling price (market value), another appropriate term to reflect highest and best use would be “most probable use.” In the current context of investment value, an alternative term would be “most profitable use”.

In order to reasonably determine the highest and best use of the subject 0.1648-acre or 7,180 SF Acquisition Tract of vacant land, the legally permissible uses, physically possible uses, financially feasible uses and the maximally productive use are considered.

LEGALLY PERMISSIBLE

Zoning regulations, deed restrictions, adverse easements, historical districts, building codes, and environmental regulations often limit the potential uses of a property.

The Acquisition Tract is located in the city of Iowa Colony and is currently zoned Residential Single-Family Unit / Agriculture and the current residential use is a legal conforming use to said zoning regulation. There are no known adverse restrictions that would preclude the use of the subject property, in a manner consistent with its highest and best use.

PHYSICALLY POSSIBLE

Site size, shape, topography, location, and the availability of utilities are generally held as the most important factors in determining uses by which land may be developed. The subject Acquisition Tract is the northerly part of the subject Parent Tract along Davenport Parkway (C.R. 64) and is being acquired by the City of Iowa Colony for the widening of Davenport Parkway from the current 2-lane asphalt road with open ditch into a 3-lane concrete parkway with a center turn-lane. This will provide access to the new Alvin ISD high school directly behind the subject Parent / Remainder Tract. Physically the subject site is too small and shallow to develop by itself, so it is best served as assemblage with the adjoining Remainder Tract.

FINANCIALLY FEASIBLE

Any use that produces a positive rate of return is financially feasible. The market area's general character and adjacent land uses also provide indications of a proposed use's financial feasibility. Consistent with adjacent and nearby uses, the most financially feasible use for the Acquisition Tract is prime for right-of-way expansion use, or adjoined to the 40,736 SF Remainder Tract.

MAXIMALLY PRODUCTIVE HIGHEST & BEST USE CONCLUSION

Any use that produces a positive rate of return is financially feasible. The market area's general character and adjacent land uses also provide indications of a proposed use's financial feasibility. Consistent with adjacent and nearby uses, the most financially feasible use is for right-of-way expansion use, or adjoined to the 40,736 SF Remainder Tract.

Copy

SALES COMPARISON APPROACH – ACQUISITION TRACT

The Sales Comparison Approach is “The process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison.” (The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, 2015, p. 207).

The rationale for this approach, based on the principle of substitution, is that a probable purchaser would not be justified in paying more for a property than the cost of acquiring a substitute property with similar utility and characteristics, as the subject vacant tract.

Knowledgeable individuals active in the area, which include real estate brokers, landowners, developers, and investors, were consulted for information that would aid in the investigation. All of the data presented was confirmed for accuracy and is believed to be reliable. In the Addenda are details concerning the comparable land sales, all of which have been used for the establishment of the Market Value conclusion for the subject Acquisition Tract, based on similar highest and best use land, suitable for commercial/light industrial development.

VACANT LAND SALES ANALYSES – ACQUISITION TRACT

The comparable vacant land sales to be compared to the Acquisition Tract are detailed in the Addenda hereto and are summarized below:

Vacant Land Sales Summary							
Land Sale	Sale Date	Location	No. of Acres	Pulic Utilities	Floodplain	Street Frontage	Land Price Per SF
1	8/28/2020	7018 Louisiana St.	0.99	Similar	Zone X	Corner of Louisiana St & Mississippi Rd.	\$2.20
2	5/28/2019	000 W Highway 6	1.51	Similar	Zone AE	110' along SH 6	\$1.79
3	3/11/2020	0 Oak Hill Rd.	1.20	Similar	Zone AE	Corner of Oak Hill and Masters	\$1.64
4	8/18/2020	4922 CR 380	1.09	Similar	Zone X	252' along Colony Loop (CR 380)	\$1.58

All of the comparable sales have been thoroughly analyzed, documented, confirmed and compared to the subject property. These sales provide a good indication of market prices and market activity for the subject area. The market data were first analyzed to establish representative and realistic measures for adjustment factors. The following are comments and analyses of the adjustments applied to the land sales in comparison to the Acquisition Tract.

CUMULATIVE QUALITATIVE ADJUSTMENTS

Sales Date: Market conditions or time adjustments for the date of sale for vacant land are important, because they compensate for any increase or decrease in values that may have been experienced by a property. Although, activity has been notably increasing in this immediate corridor over 2019 into 2020, land prices have been stable in the local vacant land market over the past several years, warranting time adjustments of 0.0% per annum.

Financing/Cash Equivalent Considerations: Each of the sales sold for all cash or cash to the seller, with third party financing.

Conditions of Sale: All of the Land Sales involved ordinary or typical conditions of sale.

ADDITIVE QUALITATIVE ADJUSTMENTS

Location: The Acquisition Tract is located along the south line of Davenport Parkway (C.R. 64), about one-half mile east of S.H. 288 and about 4 miles south of Hwy 6, in Iowa Colony, Brazoria County, Texas 77583. Land Sales 1, 3 and 4 have inferior locations, whereas, Land Sale 2 has a superior location along Highway 6.

Site Size (Acres): The subject Acquisition Tract is 0.1648 acre or 7,180 SF. The Land Sales are all larger, inferior tracts ranging from 0.9917 acre to 1.5070 acres.

Corner: The subject vacant tract is an interior site, similar to Land Sales 2 & 4. Land Sales 1 & 3 are superior in that they have corner locations.

Shape: All sites have similar mostly rectangular and/or functional shapes.

Utilities: The subject and all of the Land Sales have similar access to electricity, but no public water and sanitary sewer.

Floodplain: The Acquisition Tract is in Zone X, an area outside of the 500-year floodplain. Land Sales 1 & 4 are similarly zoned, whereas Land Sales 2 & 3 are inferior within Zone AE, an area inside the 100-year floodplain.

LAND SALES GRID – THE ACQUISITION TRACT

Comparable Land Sales Data - Acquisition Tract					
	Subject	Sale 1	Sale 2	Sale 3	Sale 4
Address	3518 Davenport Parkway	7018 Louisiana St.	000 W Highway 6	0 Oak Hill Rd.	4922 CR 380
MLS#		88969297	47257867	51188923	96880962
Sales Date		8/28/2020	5/28/2019	3/11/2020	8/18/2020
Size Acres	0.1648	0.992	1.507	1.205	1.090
Size SF	7,180	43,198	65,645	52,476	47,480
Flood Zone	Zone X	Zone X	Zone AE	Zone AE	Zone X
Utilities	Private	Similar	Similar	Similar	Similar
Street Frontage	150' along Davenport Parkway	Corner of Louisiana St & Mississippi Rd.	110' along SH 6	Corner of Oak Hill and Masters	252' along Colony Loop (CR 380)
Sale Price	-	\$95,000	\$117,500	\$86,000	\$75,000
Sale Price/SF	-	\$2.20	\$1.79	\$1.64	\$1.58
Cumulative Adjustments:					
Financing	-	0%	0%	0%	0%
Conditions of Sale	-	0%	0%	0%	0%
Expenditures After Sale	-	0%	0%	0%	0%
Market Conditions	-	0%	0%	0%	0%
Adjusted Sale Price		\$95,000	\$117,500	\$86,000	\$75,000
Adjusted Sale Price/SF		\$2.20	\$1.79	\$1.64	\$1.58
Additive Adjustments:					
Location	-	Inferior	Superior	Inferior	Inferior
Size	-	Inferior	Inferior	Inferior	Inferior
Corner	-	Superior	Similar	Superior	Similar
Shape	-	Similar	Inferior	Similar	Similar
Utilities	-	Similar	Similar	Similar	Similar
Flood Plain	-	Similar	Inferior	Inferior	Similar
Total Adjustment	-	Similar	Inferior	Inferior	Similar
Indicated Value/SF	\$2.20				

CONCLUSION OF LAND VALUE - ACQUISITION TRACT / TRACT 1

The unadjusted PSF sales price range of our data is from \$1.58 to \$2.20 PSF. However, considering the qualitative characteristics of each sale comparable, the appraiser concludes a value of **\$2.20 PSF for the Acquisition Tract**. Thus, the Market Value of the Acquisition Tract can be concluded as follows:

Acquisition Tract				
Description	Size		Market Value	
	Acres	SF	PSF	Total
Acquisition (aka Tract 1)	0.1648	7,180	\$2.20	\$15,796
Total				\$15,796

IMPROVEMENT TAKEN WITH THE ACQUISITION

Below is the calculation of improvements taken during the acquisition:

Improvements Taken in Acquisition								
Item	Units	Base Cost	Ent. Incentive	Total Unt Cost *	Replacement Cost	Physical Depreciation		Total
						Rate	Amount	
Gravel Drive	600 SF	\$3.00	10%	\$3.30	\$1,980	25%	(\$495)	\$1,485
Concrete Culvert - 24" Diameter	1	\$2,500	10%	\$2,750	\$2,750	25%	(\$688)	\$2,062
Trees	7	\$1,500	10%	\$1,650	\$11,550	0%	\$0	\$11,550
Total Improvements in Acquisition Tract					\$16,280			\$15,097

* Includes Soft Costs and Profit

Copy

ANALYSES OF THE REMAINDER TRACT

Copy

SITE ANALYSIS – THE REMAINDER TRACT

Tract Size: The subject Remainder Tract is a total of 0.9352 acres or 40,736 SF of partially vacant land, inclusive of a 50' x 50' pad (or 2,500 SF) on its northwest corner leased by PCS Primeco, L.P. for a cell tower, described as follows:

Remainder Tract		
Description	Size	
	Acres	SF
Remainder *	0.9352	40,736
Total	0.9352	40,736

** Inclusive of a 2,500 SF cell tower pad.*

Key Map: 692 P

Postal Address: 3518 Davenport Parkway, Iowa Colony, Texas 77583

Location: Along the north line of the parking lot for a new Alvin ISD high school that is currently under construction in Iowa Colony, about one-half mile east of S.H. 288 and about 4 miles south of Hwy 6, in Iowa Colony, Brazoria County, Texas 77583.

Improvements: 1,480 SF single-family residence (per BCAD) and a cell tower on a 50' x 50' pad (or 2,500 SF) on its northwest corner leased by PCS Primeco, L.P.

Shape: Mostly rectangular, inclusive of the 50' x 50' pad (or 2,500 SF) on the northwest corner leased for the cell tower by PCS Primeco, L.P.

Frontage: Tract has approximately 100' useable frontage along Davenport Parkway (C.R. 64), exclusive of the 50' frontage dedicated to the cell tower pad.

Zoning: Residential Single-Family Unit / Agriculture by Iowa Colony

Restrictions: None adverse known.

Utilities/Services:

Utilities/Services	
Electricity:	Reliant Energy and others
Gas:	Propane
Water/Sewer:	Private Water Well/Septic Tank
Phone:	AT&T & others
Police Protection:	Brazoria County Emergency District #3
Fire Protection:	Brazoria County Emergency District #3
School District:	Alvin ISD

Floodplain:

FEMA Flood Map - Remainder	
Flood Map No.:	48039C0120H
Flood Map Date:	6/5/1989
Flood Map Designation:	Zone X

Per the FEMA flood map, the Remainder Tract is in Zone X, an area outside of the 500-year floodplain.

Topography: Generally level.

Conclusion: The subject Remainder Tract is prime for estate lot residential use.

Copy

HIGHEST AND BEST USE – REMAINDER TRACT

The “**Highest and Best Use**” is defined as:

The reasonably probable use of property, that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. (The Dictionary of Real Estate Appraisal, Sixth Edition, 2015, page 109, Appraisal Institute).

Highest and Best Use of Land or a Site As Though Vacant: Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements. (The Dictionary of Real Estate Appraisal, Fifth Edition, 2010, page 93, Appraisal Institute).

Highest and Best Use of Property As Improved: The use that should be made of a property as it exists. An existing property should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one. (The Dictionary of Real Estate Appraisal, Fifth Edition, 2010, page 94, Appraisal Institute).

The definition immediately above applies specifically to the highest and best use of land. In cases where a site has existing improvements, the highest and best use may be different from the existing use. The existing use will continue, however, unless or until land value in its highest and best use exceeds the total value of the property in its existing use.

Contribution of that specific use to community environment or to community development goals is implied within these definitions, in addition to wealth maximization. Also implied is that determination of the highest and best use is formulation of an opinion, not a fact, resulting from the appraiser’s judgment and analysis. In appraisal practice, the concept of highest and best use is the premise on which value is based. In the context of most probable selling price (market value), another appropriate term to reflect highest and best use would be “most probable use.” In the current context of investment value, an alternative term would be “most profitable use”.

In order to reasonably determine the highest and best use of the subject 0.9352-acre or 40,736 SF Remainder Tract of vacant land, the legally permissible uses, physically possible uses, financially feasible uses and the maximally productive use are considered.

LEGALLY PERMISSIBLE

Zoning regulations, deed restrictions, adverse easements, historical districts, building codes, and environmental regulations often limit the potential uses of a property.

The Remainder Tract is located in the city of Iowa Colony and is currently zoned Residential Single-Family Unit / Agriculture and the current residential use is a legal conforming use to said zoning regulation. There are no known adverse restrictions that would preclude the use of the subject property, in a manner consistent with its highest and best use.

PHYSICALLY POSSIBLE

Site size, shape, topography, location, and the availability of utilities are generally held as the most important factors in determining uses by which land may be developed. The subject Remainder Tract of 0.9352 acres is located along the south line of Davenport Parkway (C.R. 64), and the north line of the parking lot for a new Alvin ISD high school that is currently under construction, about one-half mile east of S.H. 288 and about 4 miles south of Hwy 6, in Iowa Colony, Brazoria County. This was predominantly a rural residential / light commercial locale in Brazoria County that is in rapid transition to suburban residential development.

FINANCIALLY FEASIBLE

Any use that produces a positive rate of return is financially feasible. The market area's general character and adjacent land uses also provide indications of a proposed use's financial feasibility. Consistent with adjacent and nearby uses, the most financially feasible use for Remainder Tract is for estate lot use.

MAXIMALLY PRODUCTIVE HIGHEST & BEST USE CONCLUSION

Any use that produces a positive rate of return is financially feasible. The market area's general character and adjacent land uses also provide indications of a proposed use's financial feasibility. Consistent with adjacent and nearby uses, the most financially feasible use is for estate lot residential use, per zoning regulations.

Copy

REMAINDER TRACT – BEFORE THE ACQUISITION

The Market Value of the Remainder Tract – Before the Acquisition is simply calculated from the previously determined Market Value of the Parent Tract, less the Market Value of the Acquisition Tract, as follows:

Remainder Tract Calculation Before the Acquisition	
MV of Parent Tract	\$105,415
Less: MV of Acquisition Tract	(\$15,796)
Value of Remainder Tract Before the Acquisition	\$89,619

Copy

REMAINDER TRACT – AFTER THE ACQUISITION – SALES COMPARISON APPROACH

The Market Value of the Remainder Tract After the Acquisition is calculated independently utilizing the Sales Comparison Approach. The Sales Comparison Approach is “The process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison.” (The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, 2015, p. 207).

The rationale for this approach, based on the principle of substitution, is that a probable purchaser would not be justified in paying more for a property than the cost of acquiring a substitute property with similar utility and characteristics, as the subject vacant tract.

Knowledgeable individuals active in the area, which include real estate brokers, landowners, developers, and investors, were consulted for information that would aid in the investigation. All of the data presented was confirmed for accuracy and is believed to be reliable. In the Addenda are details concerning the comparable land sales, all of which have been used for the establishment of the Market Value conclusion for the subject Remainder Tract, based on similar highest and best use land, suitable rural residential or light commercial use. This valuation of the Remainder Tract – After the Acquisition, hypothetically assumes the Davenport Parkway improvements have been constructed at the frontage of the Remainder Tract.

VACANT LAND SALES ANALYSES
REMAINDER TRACT - AFTER THE ACQUISITION

The comparable vacant land sales to be compared to the Remainder Tract – After the Acquisition are detailed in the Addenda hereto and are summarized below:

Vacant Land Sales Summary							
Land Sale	Sale Date	Location	No. of Acres	Public Utilities	Floodplain	Street Frontage	Land Price Per SF
1	8/28/2020	7018 Louisiana St.	0.99	Similar	Zone X	Corner of Louisiana St & Mississippi Rd.	\$2.20
2	5/28/2019	000 W Highway 6	1.51	Similar	Zone AE	110' along SH 6	\$1.79
3	3/11/2020	0 Oak Hill Rd.	1.20	Similar	Zone AE	Corner of Oak Hill and Masters	\$1.64
4	8/18/2020	4922 CR 380	1.09	Similar	Zone X	252' along Colony Loop (CR 380)	\$1.58

As previously discussed, the Remainder Tract is described as follows:

Remainder Tract		
Description	Size	
	Acres	SF
Remainder *	0.9352	40,736
Total	0.9352	40,736

** Inclusive of a 2,500 SF cell tower pad.*

All of the comparable sales have been thoroughly analyzed, documented, confirmed and compared to the subject property. These sales provide a good indication of market prices and market activity for the subject area. The market data were first analyzed to establish representative and realistic measures for adjustment factors. The following are comments and analyses of the adjustments applied to the land sales.

CUMULATIVE QUALITATIVE ADJUSTMENTS

Sales Date: Market conditions or time adjustments for the date of sale for local vacant land are important, because they compensate for any increase or decrease in values that may have been experienced by a property. Although, activity has been notably increasing

in this immediate corridor over 2019 into 2020, land prices have been stable in the local vacant land market over the past several years, warranting time adjustments of 0.0% per annum.

Financing/Cash Equivalent Considerations: Each of the sales sold for all cash or cash to the seller, with third party financing.

Conditions of Sale: All of the Land Sales involved ordinary or typical conditions of sale.

ADDITIVE QUALITATIVE ADJUSTMENTS

Location: The subject Remainder Tract is located along the south line of Davenport Parkway (C.R. 64), and the north line of the parking lot for a new Alvin ISD high school that is currently under construction, about one-half mile east of S.H. 288 and about 4 miles south of Hwy 6, in Iowa Colony, Brazoria County, Texas 77583. Land Sales 1, 3 and 4 all have inferior locations, whereas, Land Sale 2 has a somewhat similar location along Highway 6, given the new street improvement hypothetically assumed for the "After" Remainder Tract valuation.

Site Size (Acres): The subject Remainder Tract is 0.9352 acres. The Land Sales are all similar ranging from 0.9917 acre to 1.5070 acres.

Corner: The subject vacant tract is an interior site, similar to Land Sales 2 & 4. Land Sales 1 & 3 are superior in that they have corner locations.

Shape: The subject and all of the Land Sales have similar mostly rectangular and/or functional shapes.

Utilities: The subject and all of the Land Sales have similar access to electricity, but no public water and sanitary sewer.

Floodplain: The Remainder Tract is in Zone X, an area outside of the 500-year floodplain. Land Sales 1 & 4 are similarly zoned, whereas Land Sales 2 & 3 are inferior within Zone AE, an area inside the 100-year floodplain.

Copy

LAND SALES GRID – THE REMAINDER TRACT – AFTER ACQUISITION

Comparable Land Sales Data - Remainder After Acquisition					
	Subject	Sale 1	Sale 2	Sale 3	Sale 4
Address	3518 Davenport Parkway	7018 Louisiana St.	000 W Highway 6	0 Oak Hill Rd.	4922 CR 380
MLS #		88969297	47257867	51188923	96880962
Sales Date		8/28/2020	5/28/2019	3/11/2020	8/18/2020
Size Acres	0.9352	0.992	1.507	1.205	1.090
Size SF	40,736	43,198	65,645	52,476	47,480
Flood Zone	Zone X	Zone X	Zone AE	Zone AE	Zone X
Utilities	Private	Similar	Similar	Similar	Similar
Street Frontage	100' along Davenport Parkway	Corner of Louisiana St & Mississippi Rd.	110' along SH 6	Corner of Oak Hill and Masters	252' along Colony Loop (CR 380)
Sale Price	-	\$95,000	\$117,500	\$86,000	\$75,000
Sale Price/SF	-	\$2.20	\$1.79	\$1.64	\$1.58
Cumulative Adjustments:					
Financing	-	0%	0%	0%	0%
Conditions of Sale	-	0%	0%	0%	0%
Expenditures After Sale	-	0%	0%	0%	0%
Market Conditions	-	0%	0%	0%	0%
Adjusted Sale Price		\$95,000	\$117,500	\$86,000	\$75,000
Adjusted Sale Price/SF		\$2.20	\$1.79	\$1.64	\$1.58
Additive Adjustments:					
Location	-	Inferior	Superior	Inferior	Inferior
Size	-	Similar	Similar	Similar	Similar
Corner	-	Superior	Similar	Superior	Similar
Shape	-	Similar	Inferior	Similar	Similar
Utilities	-	Similar	Similar	Similar	Similar
Flood Plain	-	Similar	Inferior	Inferior	Similar
Total Adjustment	-	Similar	Inferior	Inferior	Inferior
Indicated Value/SF	\$2.20				

CONCLUSION OF LAND VALUE - REMAINDER TRACT – AFTER THE ACQUISITION

The unadjusted PSF sales price range of our data is from \$1.58 to \$2.20 PSF. However, considering the qualitative characteristics of each sale comparable, the appraiser concludes a value of **\$2.20 PSF for the Remainder Tract – After the Acquisition**. Thus, the Market Value of the Remainder Tract After the Acquisition can be concluded as follows:

Remainder Tract - After the Acquisition						
Description	Size		Market Value			
	Acres	SF	PSF	% of PSF	Adj PSF	Total
Remainder *	0.9352	40,736	\$2.20	100%	\$2.20	\$89,619
Total	0.9352	40,736				\$89,619

* Inclusive of a 2,500 SF cell tower pad.

DAMAGES TO THE REMAINDER TRACT

Thus, Damages to the Remainder Tract is calculated as the difference between the Before and After Value of the Remainder Tract, is as follows:

Damages to Remainder	
Value Before Acquisition	\$89,619
Value After Acquisition	\$89,619
Damages to Remainder	\$0

COST TO CURE

As described herein there are no items to value for Cost to Cure.

RECONCILIATION AND SUMMARY OF JUST COMPENSATION

In the preceding sections of the report and as summarized below, the appraiser analyzed and valued, as applicable:

- the Parent Tract,
- the Acquisition Tract,
- the Improvements to be taken with the acquisition,
- the Remainder Tract before and after the acquisition,
- the Damages to the Remainder Tract, and
- the Cost to Cure the Remainder Tract.

Parent Tract Property Valuation Before the Acquisition:

Parent Tract Land Market Value	1.1000 Acres	\$105,415
---------------------------------------	--------------	------------------

Just Compensation Calculation:

Acquisition:

Acquisition Land Value	0.1648 Acre	\$15,796	
Value of Improvements being taken in Acquisition		\$15,097	
Subtotal Acquisition			\$30,893

Remainder:

Damages to the Remainder Land Value			
Remainder Before Acquisition	\$89,619		
Remainder After Acquisition	\$89,619		
Damages/(Enhancements)		\$0	
Cost to Cure Remainder		\$0	
Subtotal Remainder			\$0

Just Compensation Total	\$30,893
--------------------------------	-----------------

Thus, in the appraiser's opinion, **Just Compensation** is summarized as follows:

Just Compensation		
Acquistion Values:		
Value of Acquisition Parcel	\$15,796	
Value of Improvements Taken	<u>\$15,097</u>	
Subtotal Acquisition		\$30,893
Remainder Values:		
Value of Damages to Remainder	\$0	
Cost to Cure Remainder	<u>\$0</u>	
Subtotal Remainder		\$0
Total Just Compensation		\$30,893

Copy

ADDENDA

Copy

ENGAGEMENT LETTER

Copy

C7256

BARLETTA & ASSOCIATES, INC.
 REAL ESTATE APPRAISERS & CONSULTANTS

September 2, 2020

City of Iowa Colony
 Attn: Mayor Michael Byrum-Bratsen
 12003 Iowa Colony Blvd.
 Iowa Colony, Texas 77583

Office: 281-369-2471

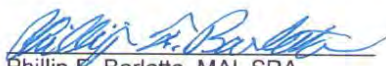
RE: Engagement for Davenport Parkway, Tract 1 – A Just Compensation Appraisal Report of a 7,180 square foot partial taking out of a larger 47,916 square foot parent residential parcel of land, for the improvement of Davenport Parkway, in the city of Iowa Colony, Brazoria County, Texas.

Dear Mayor:

We look forward to preparing for the City of Iowa Colony an **Appraisal Report** for the above-captioned real property, per the reporting requirements of the Uniform Standards of Professional Appraisal Practice, and the Appraisal Institute's Code of Professional Ethics. The scope of work will include an analysis of the fee simple estate **Just Compensation, due to a proposed partial taking by the City of Iowa Colony of a 7,180 SF strip of land along Davenport Parkway.** The Appraisal Report fee will be **\$1,800.00.** Completion of this assignment would be within approximately **two weeks from the date of engagement below.** If subsequently needed, expert legal testimony and/or consultation will be billed at **\$400.00 per hour for any related legal services, including court subpoena.**

Please execute, date below and e-mail to phillip@barlettainc.com. If you should have any further questions, please do not hesitate to contact me.

BARLETTA & ASSOCIATES, INC.


 Phillip F. Barletta, MAI, SRA
 President
 State Certified, TX-1320197-G

Accepted By:
 CITY OF IOWA COLONY


 Mayor Michael Byrum-Bratsen

Date: 9/15/2020

1313 CAMPBELL ROAD, BUILDING C · HOUSTON, TEXAS 77055 · PHONE (713) 464-7700/FAX (713) 464-3696

LAND SALES COMPS AND LOCATION MAP

Copy

All Properties 360 Property View

7018 Louisiana Street, Manvel, Texas 77578-4128 Brazoria County

Listing



Lots	Sold	
ML#: 88969297	List Price: \$125,000	
Address: 7018 Louisiana Street	Orig Price: \$125,000	
Area: 5	LP/SF: \$2.89	
Tax Acc #: 6405-0037-000	DOM: 40	
City/Location: Manvel	State: Texas	
County: Brazoria	Zip Code: 77578-4128	
Market Area: Alvin North	Key Map: 654W	
Subdivision: Manvel Plaza	Country: United States	
Lot Size: 43,198 / Appr Dist	Section #: 0	
Acres: .9917	Lot Num:	
Master Planned: No	LP/Acre: \$126,046.18	
Legal Desc: MANVEL PLAZA (A0283 H T & B R R), LOT 38, ACRES .9917	Tax Acc3:	
Tax Acc2:		

Directions: Take the TX-6 exit toward Alvin Sugarland, Turn left onto TX-6 S/Alvin Sugarland Rd, Turn left onto Mississippi Rd, Turn right onto Louisiana St, Destination will be on the left.

Listing Office Information

Listing Team: (71134937) The Sam Team	List Broker: RTOP01/RE/MAX Top Realty
List Agent: FERRERIS/Sam A. Ferreri	Request an Appointment
Agent Cell: 832-200-5656	Appt #: 832-200-5656 / Agent
Agent Phone: 832-200-5656	
List Team Name: The Sam Team	Office Phone: 713-733-3700
Address: 2911 South Sam Houston Pkwy E, Houston TX 77047 - 6510	Fax #:
List Agent Web: http://www.TheSamTeam.com	Office Web: http://www.TheTopOffice.com
Agent Email: Sam@TheSamTeam.com	
Licensed Supervisor:	

School Information

School District: 3 - Alvin	Elem: E C MASON ELEMENTARY SCHOOL
Middle: MANVEL JUNIOR HIGH SCHOOL	High: MANVEL HIGH SCHOOL

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Access:	Type Contract: Unimproved Property
Front Dim:	Left Dim:
Lot Use: Single-Family	Lot Improve:
Lot Desc: Corner	Acres: 1/2 Up to 1 Acre
Road Surface:	Dev Community:
Gas: Availability Unknown	Cable: Unknown
Electric: Electric Available	Phone: Unknown

Showing Instruct:

Agent Remarks:

DRIVE-BY ONLY - NO INTERIOR APPOINTMENT (BECAUSE THIS IS A TEAR-DOWN - NOTHING TO SEE INSIDE). If you get an accepted contract, we'll get you inside if you absolutely want to. Call listing agent at 832-200-5656 for Title Company Info. ***Please read Offer Instructions under attachments.*** All room measurements are approximate. **EXCLUSIONS: Chicken coop, clubhouse with slide, and all appliances.

Public Remarks:

Nearly 1 acre here in terrific location. Many new custom homes around, and this land is situated perfectly for tearing down and rebuilding. Per seller, well is good but needs new aerobic septic system. Nice trees, EZ access to Highway 6 and Highway 288. Drive by and make offer, but do not wander onto the property!!!

Utilities, Features and Additional Information

Utility District:	Area Pool:
Water/Sewer: Septic Tank, Well	Area Tennis:
Golf Course Nm:	Waterfront Feat:
Restrictions: No Restrictions	Disclosures: Sellers Disclosure
List Date: 07/06/2020	List Type: Exclusive Right to Sell/Lease
Comp: SubAgt: 0%	T/Date:
Expire Date: Buyer Agent: 3%	Bonus:
	Bonus End: No
	Var/Dual Rt:

Financial Information

1st Assumable:	Finance Cnstr: Cash Sale, Conventional
Maint. Fee: No	Exemptions:
Other Mand Fee: No	Auction: No
Taxes w/o Exempt: \$3,027/2019	Online Bidding: No
Tax Rate: 2.8888	

Pending Information

Pending Date: 08/15/2020	Est Close Dt:	OPT End:
Sell Agent: Linh Luong (linh)	Sell Broker: J. Hunter Properties (JHPS01)	
TREC #:		

Sold Information

Sale Price: \$95,000	Close Date: 08/28/2020	Ttl Discount Pts:	CoOp: Yes
SP/ACR: \$95,795.10	Days to Close: 13	Terms:	SP/LP #: 0.76
SP/SF: \$2.20	New Loan:	Amortize Years:	Int Rate:
Seller Contribution to Buyer Costs: 0	Repair/Actual Pd:	Repair/Actual Pd:	Title Pd By: Seller

Matrix

<https://matrix.harmls.com/Matrix/Printing/PrintPreview.aspx?c=AAE...>



Prepared By: Phillip Barletta

Data Not Verified/Guaranteed by MLS
Obtain Signed HAR Broker Notice to Buyer Form

Date: 09/21/2020 8:03 PM

Copyright 2020 Houston Realtors Information Service, Inc. All Rights Reserved. Users are Responsible for Verifying All Information for Total Accuracy.

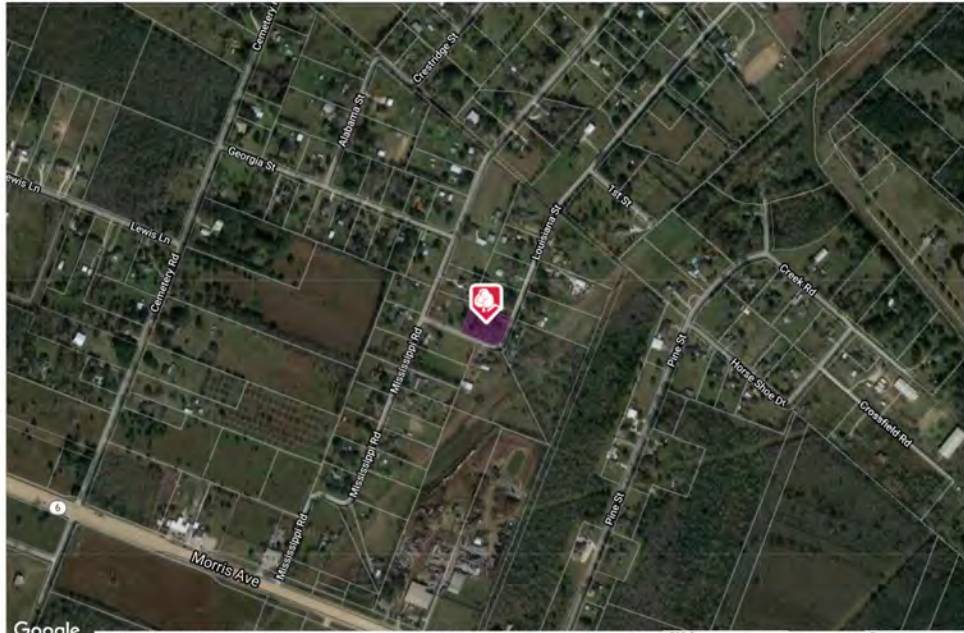
Parcel Map



Map data ©2020 Imagery ©2020, Houston-Galveston Area Council, Maxar Technologies, Texas General Land Office, 100 m Survey, USDA Forest Service, Report a map error



Matrix

<https://matrix.harmls.com/Matrix/Printing/PrintPreview.aspx?c=AAE...>

Map data ©2020 Imagery ©2020, Houston-Galveston Area Council, Maxar Technologies, Texas General Land Survey, USDA F, Report a map error

Flood Map

Flood Zone Code:	X	Special Flood Hazard Area (SFHA):	Out
Flood Zone Date:	06/05/1989	Within 250 Feet of Multiple Flood Zone:	No
Flood Zone Panel:	48039C0130H	Flood Community Name:	MANVEL
Flood Code Description:	Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.		



Map data ©2020 Imagery ©2020, Houston-Galveston Area Council, Maxar Technologies, Texas General Land Survey, USDA F, Report a map error

■ Coastal 100-Year Floodway
 ■ Coastal 100-year Floodplain
 ■ 100-year Floodway
 ■ 100-year Floodplain
 ■ Undetermined
■ 500-year Floodplain incl. levee protected area
■ Out of Special Flood Hazard Area


This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.

Matrix

https://matrix.harmls.com/Matrix/Printing/PrintPreview.aspx?c=AAE...

000 W Highway 6, Alvin, Texas 77511 Brazoria County

Listing

	Lots	Sold	
	ML#:	47257867	List Price: \$130,000
	Address:	000 W Highway 6	Orig Price: \$130,000
	Area:	5	LP/SF: \$1.98
	Tax Acc #:	8375-0025-000	DOM: 41
	City/Location:	Alvin	State: Texas
	County:	Brazoria	Zip Code: 77511
	Market Area:	Alvin North	Key Map: 695K
	Subdivision:	Willow Bend	Country: United States
	Lot Size:	65,645 / Survey	Section #: 1
	Acres:	1.5070	Lot Num: 1
	Master Planned:	No	LP/Acre: \$86,264.10
	Legal Desc:	WILLOW BEND (A0471 A C H & B 26) BLK 3 LOT 4-5 (ALVIN) ACRES	
	Tax Acc2:		Tax Acc3:

Directions: From Downtown, go south on 288. At Highway 6, turn left (east) toward Alvin. It's 8 miles down on the right(south) between 3245 and 3037 W Highway 6, Alvin TX 77511. It's wooded.

Listing Office Information

List Agent:	anvil/Anthony Luu	List Broker:	KWPT01/Keller Williams Realty
Agent Cell:	281-788-0592		Request an Appointment
Agent Phone:	281-788-0592	Appt #:	281-788-0592 / Agent
Address:	950 Corbindale, Ste 100, Houston TX 77024 - 1118	Office Phone:	713-461-9393
List Agent Web:		Fax #:	
Agent Email:	anthonylistings@gmail.com	Office Web:	http://www.kwmemorial.com
Licensed Supervisor:			

School Information

School District:	3 - Alvin	Elem:	MELBA PASSMORE ELEMENTARY SCHOOL
Middle:	FAIRVIEW JUNIOR HIGH SCHOOL	High:	ALVIN HIGH SCHOOL

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Access:		Type Contract:	Unimproved Property
Front Dim:	257	Left Dim:	232
Lot Use:	Other	Lot Improve:	
Lot Desc:	Wooded	Acres:	1 Up to 2 Acres
Road Surface:		Dev Community:	
Gas:	Gas Available	Cable:	Not Available
Electric:	Electric Available	Phone:	Not Available

Showing Instruct: Agent Remarks: Property is a drive by no appointment necessary. Owner will consider owner financing or lease / lease purchase. Please call Anthony 281-788-0592 for all questions about the property.

Public Remarks: 1.5+/- wooded acres with no restrictions on Highway 6. Potential use for residential or commercial. Developing area with High traffic. Great visibility. 2 miles from TX-35 in Alvin.

Utilities, Features and Additional Information

Utility District:	No Sewer, No Water	Area Pool:	
Water/Sewer:		Area Tennis:	
Golf Course Nm:		Waterfront Feat:	
Restrictions:	No Restrictions	Disclosures:	Sellers Disclosure
List Date:	03/15/2019	List Type:	Exclusive Right to Sell/Lease
Comp. SubAg:	0%	T/Date:	
Expire Date:	3%	Bonus:	
Buyer Agent:		Bonus End:	No
		Var/Dual Rt:	

Financial Information

1st Assumable:	No	Finance Cnstr:	Cash Sale, Conventional, Other, Owner Financing
Maint. Fee:	No	Exemptions:	
Other Mand Fee:	No	Auction:	
Taxes w/o Exempt:	\$4,308/2018	Online Bidding:	
Tax Rate:	3.0037		

Pending Information

Pending Date:	04/25/2019	Est Close Dt:		OPT End:	
Sell Agent:	Hsuan Lu (HNL)	Sell Broker:	A. O. Cain Co (FAOC01)		
TREC #:					

Sold Information

Sale Price:	\$117,500	Close Date:	05/28/2019	Ttl Discount Pts:	No
SP/ACR:	\$77,969.48	Days to Close:	33	Terms:	SP/LP # 0.90
SP/SF:	\$1.79	New Loan:		Amortize Years:	Int Rate:
Seller Contribution to Buyer Costs:	0	Repair/Actual Pd:	\$0	Title Pd By:	Seller

Matrix

<https://matrix.harmls.com/Matrix/Printing/PrintPreview.aspx?c=AAE...>

View from East (Barrera Insurance)

View from West

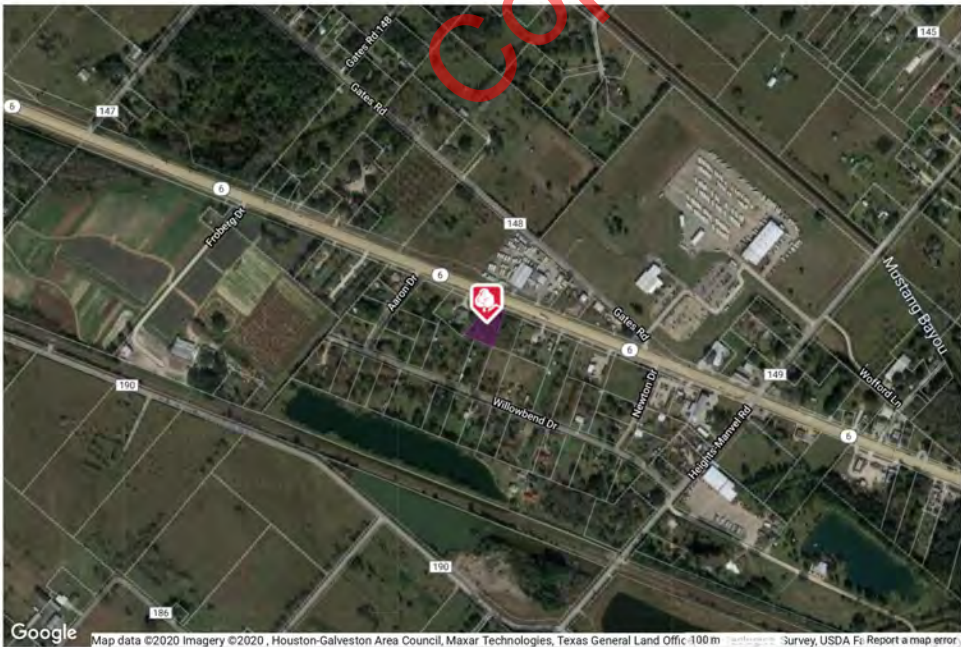
Prepared By: Phillip Barletta

Data Not Verified/Guaranteed by MLS
Obtain Signed HAR Broker Notice to Buyer Form

Date: 09/21/2020 8:03 PM

Copyright 2020 Houston Realtors Information Service, Inc. All Rights Reserved. Users are Responsible for Verifying All Information for Total Accuracy.

Parcel Map



5 of 12

9/21/2020, 8:06 PM

Matrix

<https://matrix.harmls.com/Matrix/Printing/PrintPreview.aspx?c=AAE...>



0 Oak Hill Road, Manvel, Texas 77578 Brazoria County

Listing



Lots
 ML#: 51189923
 Address: 0 Oak Hill Road
 Area: 5
 Tax Acc #: 6815-0021-000
 City/Location: Manvel
 County: Brazoria
 Market Area: Alvin North
 Subdivision: Oak Hill Manor
 Lot Size: 52,476 / Survey
 Acres: 1.2047
 Master Planned: No
 Legal Desc: OAK HILL MANOR (A0319 H N LITTLE)(MANVEL), LOT 20-21-22, ACR

Sold
 List Price: \$100,000
 Orig Price: \$115,000
 LP/SF: \$1.91
 DOM: 1,138 / 1323
 State: Texas
 Zip Code: 77578
 Key Map: 653R
 Country: United States
 Section #: 1
 Lot Num: 20-21-22
 LP/Acre: \$83,008.22

Tax Acc2: Tax Acc3:

Directions: 288 South to Hwy 6. Exit and turn left. Take a left at FM 1128. Left onto Oak Hill Rd. property is on the corner of Oak Hill Rd and FM 1128.

Listing Office Information

List Agent: kevinw/Scott Williams
 Agent Cell: 281-786-7689
 Agent Phone: 281-786-7689
 Address: 17000 El Camino Real Ste 107, Houston TX 77058 - 2632
 Alt Phone:
 List Agent Web: http://www.scottysoldit.com
 Agent Email: scott@scottysoldit.com
 Licensed Supervisor:
 List Broker: utxr01/UTR TEXAS, REALTORS, INC.
 Request an Appointment
 Appt #: 281-786-7689 / Agent
 Office Phone: 281-282-0935
 PM #: 281-786-7689
 Fax #: 281-282-0945
 Office Web: http://www.utrtexasrealtors.com

School Information

School District: 3 - Alvin
 Middle: MANVEL JUNIOR HIGH SCHOOL
 Elem: E C MASON ELEMENTARY SCHOOL
 High: MANVEL HIGH SCHOOL

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Access: Type Contract: Unimproved Property
 Front Dim: Lot Use: Single-Family
 Back Dim: Lot Improve: Cleared
 Left Dim: Right Dim:
 Lot Desc: Corner
 Road Surface: Asphalt
 Acreage: 1 Up to 2 Acres
 Gas: Availability Unknown
 Dev Community: No
 Electric: Electric Available
 Cable: Unknown
 Phone: Available

Showing Instruct:

Agent Remarks:

This is 1.2047 +/- acres on the corner of Oak Hill Rd and FM 1128. Survey and deed Restrictions under docs. Buyer to verify all information, Schools, Taxes, HOA info, etc. Please include pre-approval letter or proof of funds with a completed contract.
 Listing Broker: UTR-Texas Realtors, #532902 Listing Agent: Scott Williams, #652228 Licensed Supervisor: William Hayey, #390387 Office Address: 17000 El Camino Real, Suite 107, Houston TX 77058

Public Remarks:

GREAT LOCATION.. Beautiful 1.2047 +/- acres on the corner of Oak Hill Rd and FM 1128 in a well-established neighborhood to build your dream home.

Utilities, Features and Additional Information

Utility District:
 Water/Sewer: No Water
 Golf Course Nm:
 Restrictions: Deed Restrictions
 Area Pool: No
 Area Tennis: No
 Waterfront Feat:
 Disclosures: No Disclosures
 List Date: 01/14/2017
 Expire Date:
 Comp: SubAg: 0%
 Buyer Agent: 3%
 List Type: Exclusive Right to Sell/Lease
 T/Date:
 Bonus:
 Bonus End:
 Var/Dual Rt: No

Financial Information

1st Assumable: No
 Maint. Fee: No
 Other Mand Fee: No/0/Rollback Taxes
 Taxes w/o Exempt: 2016
 Tax Rate: 2.93701
 Finance Cnstr:
 Exemptions: ,,,,,,,,,,Agricultur
 Auction:
 Online Bidding:

Pending Information

Pending Date: 02/27/2020
 Est Close Dt:
 OPT End:
 Sell Agent: Scott Williams (kevinw)
 TREC #:
 Sell Broker: UTR TEXAS, REALTORS (UTXR01)

Sold Information

Sale Price: \$86,000
 SP/ACR: \$71,387.07
 SP/SF: \$1.64
 Close Date: 03/11/2020
 Days to Close: 13
 New Loan:
 Till Discount Pts:
 Terms:
 Amortize Years:
 Repair/Actual Pd: \$0
 CoOp: No
 SP/LP #: 0.86
 Int Rate:
 Title Pd By: Seller

Matrix

<https://matrix.harmls.com/Matrix/Printing/PrintPreview.aspx?c=AAE...>



Prepared By: Phillip Barletta

Data Not Verified/Guaranteed by MLS
Obtain Signed HAR Broker Notice to Buyer Form

Date: 09/21/2020 8:03 PM

Copyright 2020 Houston Realtors Information Service, Inc. All Rights Reserved. Users are Responsible for Verifying All Information for Total Accuracy.

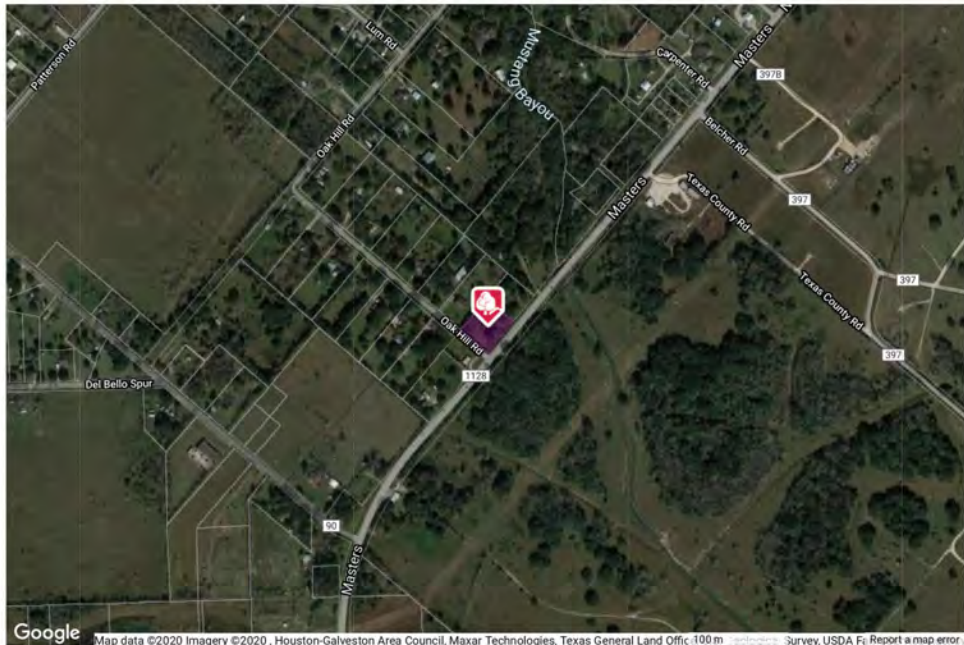
Parcel Map



Map data ©2020 Imagery ©2020, Houston-Galveston Area Council, Maxar Technologies, Texas General Land Office 100 ft Survey, USDA Forest Service, Report a map error



Matrix

<https://matrix.harmls.com/Matrix/Printing/PrintPreview.aspx?c=AAE...>

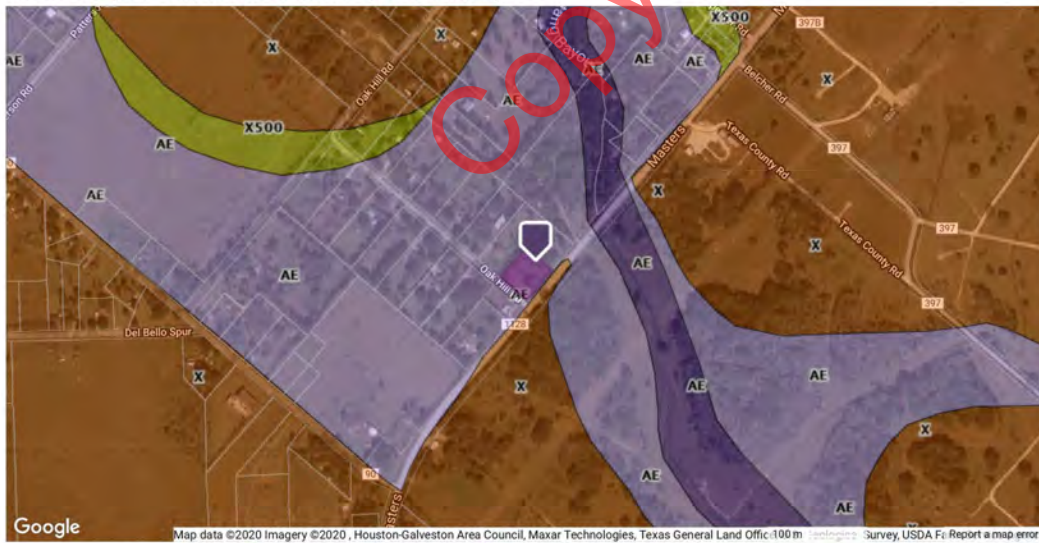
Map data ©2020 Imagery ©2020, Houston-Galveston Area Council, Maxar Technologies, Texas General Land Office, 100 m Survey, USDA F, Report a map error

Flood Map

Flood Zone Code: **AE**
 Flood Zone Date: **06/05/1989**
 Flood Zone Panel: **48039C0130H**
 Flood Code Description: **Zone Ae-An Area Inundated By 100-Year Flooding**

Special Flood Hazard Area (SFHA):
 Within 250 Feet of Multiple Flood Zone:
 Flood Community Name:

In
 Yes (X, AE)
 MANVEL



Map data ©2020 Imagery ©2020, Houston-Galveston Area Council, Maxar Technologies, Texas General Land Office, 100 m Survey, USDA F, Report a map error

This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.

4922 County Road 380, Rosharon, Texas 77583-4306 Brazoria County

Listing



Lots
 ML#: 96880962
 Address: 4922 County Road 380
 Area: 5
 Tax Acc #: 0282-0009-980
 City/Location: Rosharon
 County: Brazoria
 Market Area: Alvin North
 Subdivision: H T & B R R
 Lot Size: 47,480 / Appr Dist
 Acres: 1.0900
 Master Planned: No
 Legal Desc: A0282 H T & B R R TRACT 3E1 ACRES 1.09
 Tax Acc2:

Sold
 List Price: \$95,000
 Orig Price: \$95,000
 LP/SF: \$2.00
 DOM: 136
 State: Texas
 Zip Code: 77583-4306
 Key Map: 692D
 Country: United States
 Section #: 109
 Lot Num: 109
 LP/Acre: \$87,155.96
 Tax Acc3:

Directions: From 288 go to Meridiana parkway E into Meridiana. Turn Left at Iowa Colony Blvd in front of Meridiana school. Go 1 mi turn right on Cedar Rapids. Take second road to Left (Pursley) The next crossroad is 380, turn right & lot is on right.

Listing Office Information

List Agent: BOWENC/Carolyn E. Bowen
 Agent Cell: 281-997-7979
 Agent Phone: 281-997-7979
 Address: 2670 South Loop 35, Alvin TX 77511
 Alt Phone: 281-489-8991 / Sales Office
 List Agent Web: http://www.texas-homestead-realestate.com
 Agent Email: bhgcreator@aol.com
 Licensed Supervisor:

List Broker: BHGB01/Texas Home Team, Realtors
 Request an Appointment
 Appt #: 281-989-3486 / Agent
 Office Phone: 281-997-7979 Ext:102
 PM #: 281-989-3486
 Fax #: 281-489-7744
 Office Web:

School Information

School District: 3 - Alvin
 Middle: MANVEL JUNIOR HIGH SCHOOL
 Elem: MERIDIANA ELEMENTARY SCHOOL
 High: MANVEL HIGH SCHOOL

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Access: Type Contract: 1-4 Resale
 Front Dim: Left Dim: Right Dim:
 Lot Use: Single-Family
 Lot Desc: Interior
 Road Surface: Lot Improve: 1 Up to 2 Acres
 Gas: Gas Not Available
 Electric: Electric Available
 Showing Instruct: Dev Community:
 Agent Remarks: Cable: Not Available
 Phone: Available

Do not attempt to enter building. Secured and may not be safe. Access only during option period. Lot value only. Buyer to determine value and use of any improvements. Lot value only. Go and show

Public Remarks: House on property has little to no value. Well should be ok, likely not septic. Nice trees across front, wide lot convenient to 288 & 6. Estate sale, great location in Iowa Colony

Utilities, Features and Additional Information

Utility District: Area Pool:
 Water/Sewer: Septic Tank, Well
 Area Tennis:
 Golf Course Nm: Waterfront Feat:
 Restrictions: Zoned
 Disclosures: Estate
 List Type: Exclusive Right to Sell/Lease
 List Date: 03/09/2020
 T/Date:
 Comp. SubAg: 0%
 Buyer Agent: 3%
 Bonus End:
 Var/Dual Rt: Yes

Financial Information

1st Assumable: Finance Cnstr: Cash Sale
 Maint. Fee: No
 Other Mand Fee: No
 Taxes w/o Exempt: \$2,048/2019
 Tax Rate: 2.7391
 Exemptions:
 Auction:
 Online Bidding:

Pending Information

Pending Date: 07/23/2020 Est Close Dt: OPT End:
 Sell Agent: Rubi Almendarez (rubi)
 Sell Broker: Coldwell Banker United, (COLD25)
 TREC #:

Sold Information

Sale Price: \$75,000 Close Date: 08/18/2020 Ttl Discount Pts: CoOp: No
 SP/ACR: \$68,807.34 Days to Close: 26 Terms: Cash Sale SP/PLP #: 0.79
 SP/SF: \$1.58 New Loan: Amortize Years: Int Rate:
 Seller Contribution to Buyer Costs: 0 Repair/Actual Pd: \$0 Title Pd By: Buyer

Matrix

<https://matrix.harmls.com/Matrix/Printing/PrintPreview.aspx?c=AAE...>



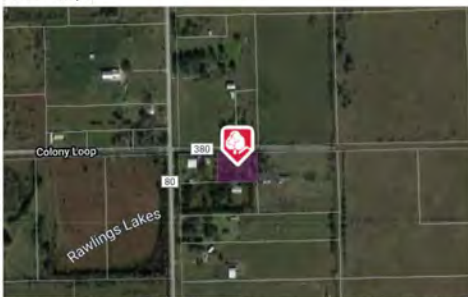
Prepared By: Phillip Barletta

Data Not Verified/Guaranteed by MLS
Obtain Signed HAR Broker Notice to Buyer Form

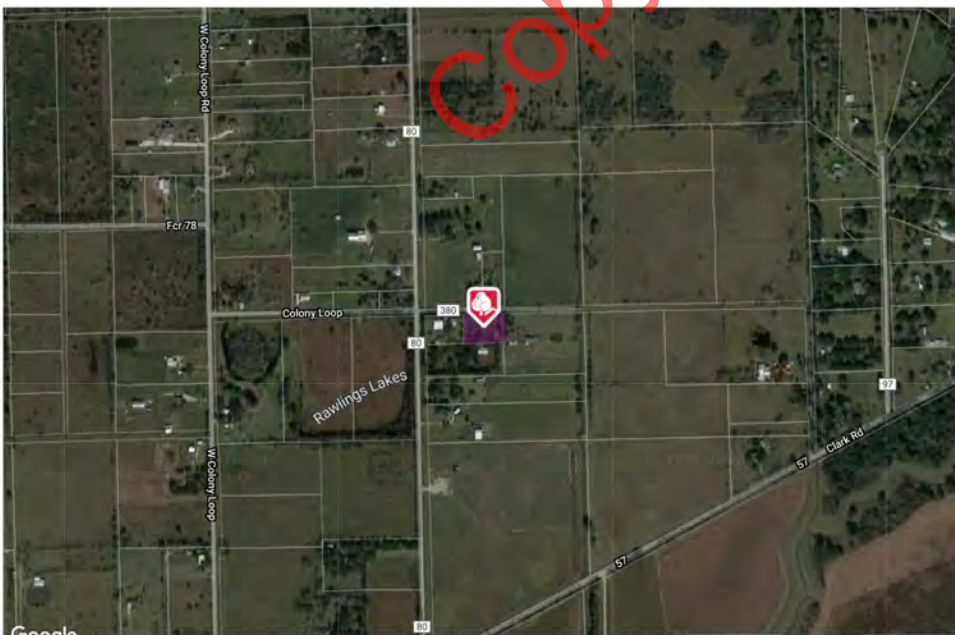
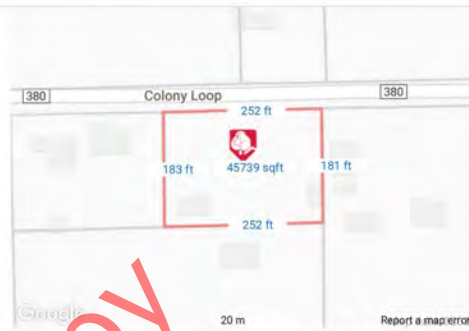
Date: 09/21/2020 8:03 PM

Copyright 2020 Houston Realtors Information Service, Inc. All Rights Reserved. Users are Responsible for Verifying All Information for Total Accuracy.

Parcel Map



Map data ©2020 Imagery ©2020, Houston-Galveston Area Council, Maxar Technologies, Texas General Land Office, 100 m Survey, USDA F. Report a map error.



Map data ©2020 Imagery ©2020, Houston-Galveston Area Council, Maxar Technologies, Texas General Land Office, 100 m Survey, USDA F. Report a map error.

Flood Map

Flood Zone Code:

X

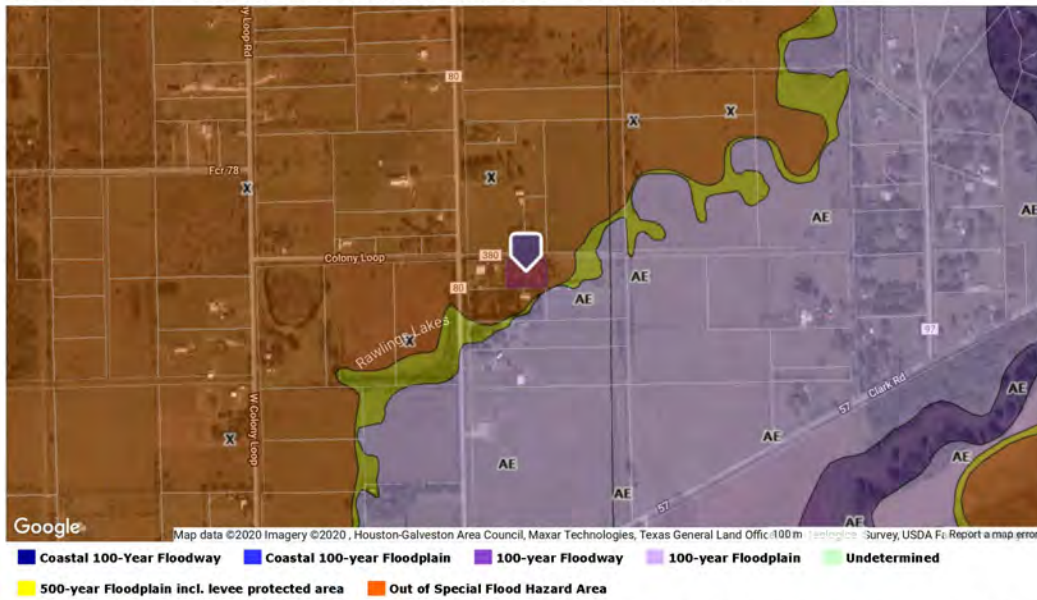
Special Flood Hazard Area (SFHA):

Out

Matrix

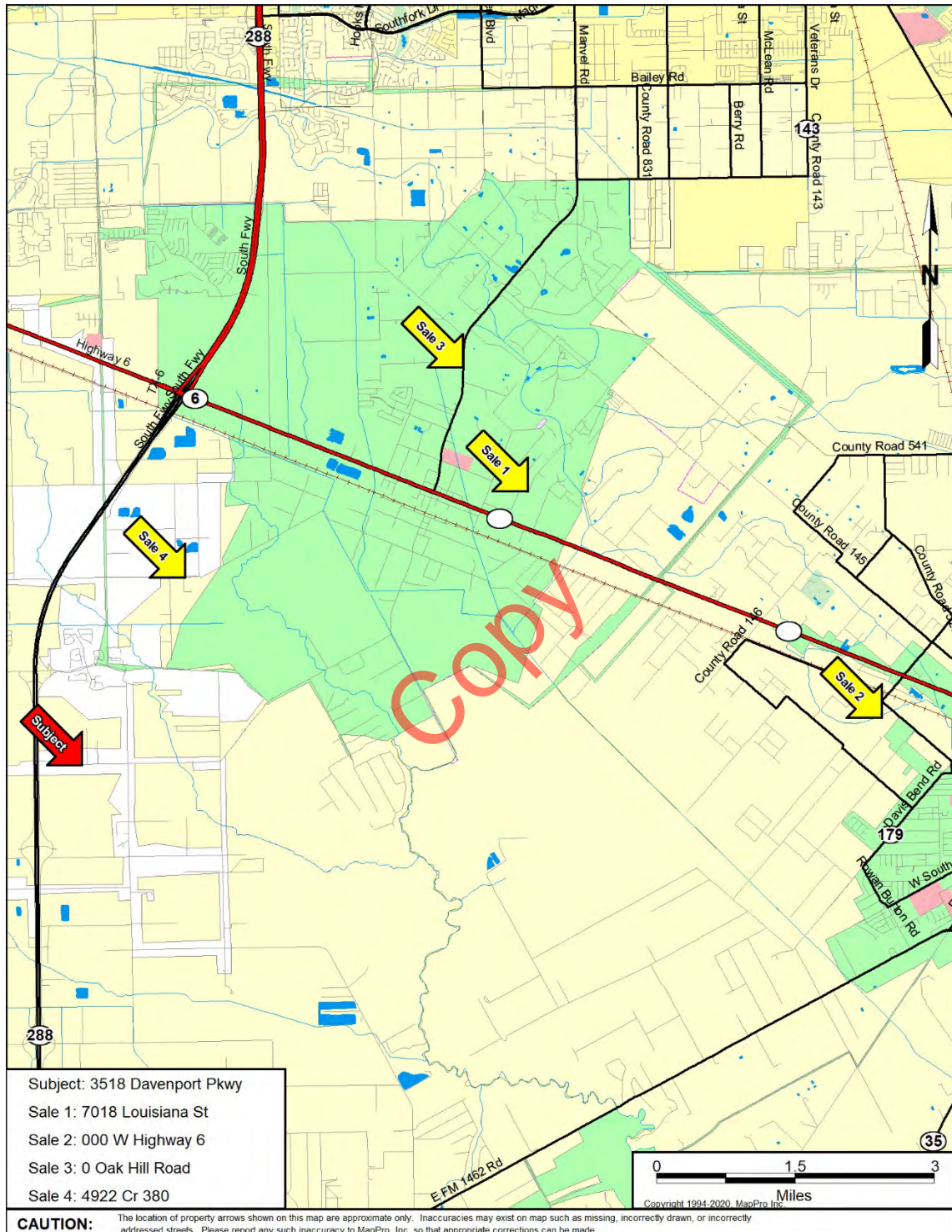
<https://matrix.harmls.com/Matrix/Printing/PrintPreview.aspx?c=AAE...>

Flood Zone Date: **06/05/1989** Within 250 Feet of Multiple Flood Zone: **Yes (X500,AE,X)**
 Flood Zone Panel: **48039C0110H** Flood Community Name: **IOWA COLONY**
 Flood Code Description: **Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.**



This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.

LOCATION MAP OF SALES COMPARABLES



BCAD TAX INFORMATION

Brazoria CAD**Property Search > 166986 LOPEZ BONIFACIO JR & FORD PATRICIA
ANN for Year 2020**

Tax Year: 2020

Property**Account**

Property ID:	166986	Legal Description:	A0259 H T & B R R, TRACT 2C, ACRES 1.100
Geographic ID:	0259-0004-000	Zoning:	3/29/17 CIC
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	3518 DAVENPORT PKWY TX	Mapsc:	SAL114
Neighborhood:	SAL-SOUTHWEST	Map ID:	
Neighborhood CD:	SAL.SW		

Owner

Name:	LOPEZ BONIFACIO JR & FORD PATRICIA ANN	Owner ID:	359955
Mailing Address:	7322 YELLOW PINE DR HOUSTON, TX 77040-1851	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$91,180	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$32,870	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$124,050	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$124,050	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$124,050	

Taxing Jurisdiction

Owner: LOPEZ BONIFACIO JR & FORD PATRICIA ANN
 % Ownership: 100.0000000000%
 Total Value: \$124,050

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	\$124,050	\$124,050	\$0.00
CIC	CITY OF IOWA COLONY	0.489209	\$124,050	\$124,050	\$606.86
DR5	BRAZORIA COUNTY DRAINAGE DISTRICT #5 (IOWA COLONY)	0.151131	\$124,050	\$124,050	\$187.48
EM3	BRAZORIA COUNTY EMERGENCY DISTRICT #3	0.100000	\$124,050	\$124,050	\$124.05
GBC	BRAZORIA COUNTY	0.365233	\$124,050	\$124,050	\$453.07
JAL	ALVIN COMMUNITY COLLEGE	0.185862	\$124,050	\$124,050	\$230.56
NAV	PORT FREEPORT	0.040100	\$124,050	\$124,050	\$49.75

RDB	ROAD & BRIDGE FUND	0.050000	\$124,050	\$124,050	\$62.03
SAL	ALVIN INDEPENDENT SCHOOL DISTRICT	1.397700	\$124,050	\$124,050	\$1,733.85
Total Tax Rate:		2.779235			
				Taxes w/Current Exemptions:	\$3,447.65
				Taxes w/o Exemptions:	\$3,447.64

Improvement / Building

Improvement #1: Residential State Code: A1 Living Area: 1480.0 sqft Value: \$90,980

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	4-	R1	1975	1480.0
OPF	OPEN PORCH	4-		1975	24.0

Improvement #2: Misc Imp State Code: A1 Living Area: sqft Value: \$200

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	FRONT ACREAGE	1.1000	47916.00	0.00	0.00	\$32,870	\$0

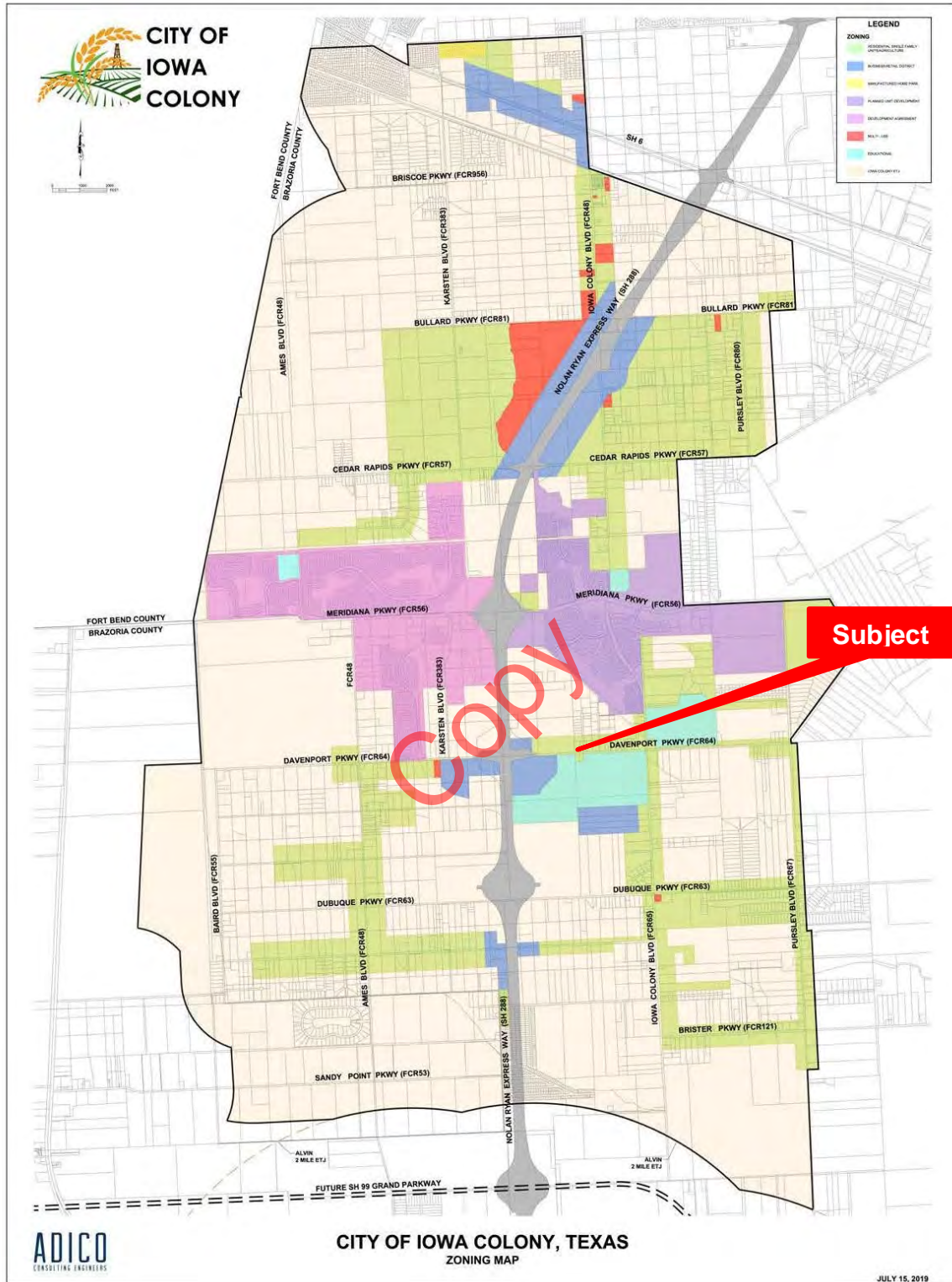
Roll Value History

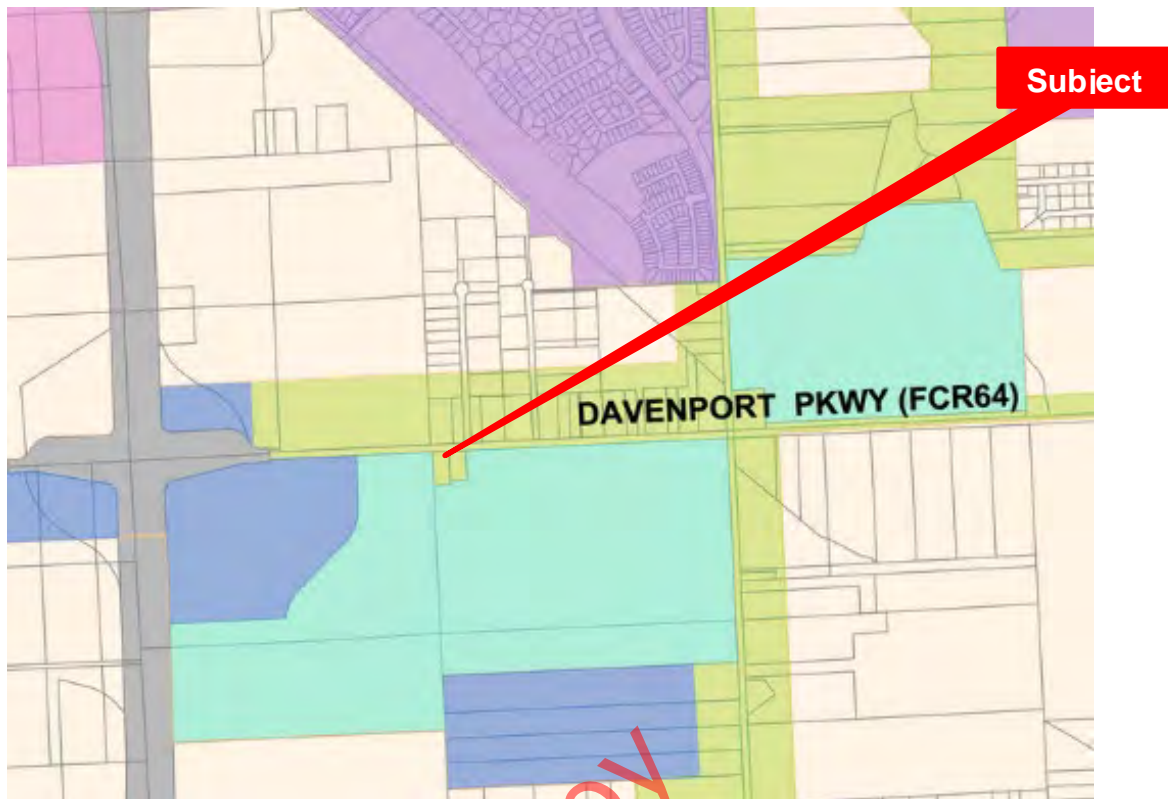
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$91,180	\$32,870	0	124,050	\$0	\$124,050
2019	\$87,310	\$32,870	0	120,180	\$0	\$120,180
2018	\$91,100	\$32,870	0	123,970	\$0	\$123,970
2017	\$84,830	\$31,500	0	116,330	\$0	\$116,330
2016	\$82,240	\$26,140	0	108,380	\$0	\$108,380
2015	\$71,580	\$21,780	0	93,360	\$0	\$93,360
2014	\$79,420	\$21,780	0	101,200	\$0	\$101,200
2013	\$70,100	\$21,780	0	91,880	\$0	\$91,880
2012	\$70,100	\$21,780	0	91,880	\$0	\$91,880
2011	\$71,110	\$21,780	0	92,890	\$0	\$92,890
2010	\$77,170	\$21,780	0	98,950	\$0	\$98,950
2009	\$81,330	\$21,780	0	103,110	\$0	\$103,110
2008	\$81,330	\$21,780	0	103,110	\$0	\$103,110
2007	\$83,770	\$21,780	0	105,550	\$0	\$105,550

Questions Please Call (979) 849-7792

ZONING MAP

Copy





HOUSTON REGIONAL DATA

Copy

THE ECONOMY AT A GLANCE

HOUSTON



A publication of the Greater Houston Partnership

Volume 29 Number 8 – August 2020

Table of Contents

The Perennial Questions	1
Metro Houston Employment	5
Snapshot – Key Economic Indicators	6

THE PERENNIAL QUESTIONS

“How much of Houston’s economy is tied to energy?”

That question gets asked every time the price of crude drops by more than a few dollars.

“Is Houston less dependent on energy than it was 10, 20 or 30 years ago?”

That gets asked by residents who lived through previous downturns and worry that Houston remains as vulnerable today as it was back then. This issue of *Glance* answers both questions.

Energy Defined

Before answering either question, one must first define the industry. Oil and gas has three sectors: upstream, midstream, and downstream. Upstream includes exploration, production, and oilfield services. Midstream focuses on the processing, transportation, and storage of crude and natural gas. Downstream involves the refining and processing of oil and natural gas into fuels, chemicals, and plastics. All three sectors are well-represented in Houston.

MAJOR PLAYERS IN HOUSTON’S ENERGY INDUSTRY

Sector	Sample Companies
Upstream	Apache, ConocoPhillips, EOG, Hess, Marathon, Noble, Southwestern
Midstream	Enbridge, Enterprise, Kinder Morgan, Plains All American, Spectra
Downstream	Dow, Citgo, Huntsman, Lyondell-Basell, Phillips66, Valero, Westlake
Integrated*	BP, Chevron, Exxon, Occidental, Shell, Total

* Operate in all three sectors

Each sector responds differently to changes in price. Exploration companies ramp up drilling as crude prices rise and ratchet it down as prices fall. Pipeline profits are tied

to the volume of products moving through their systems. Prices are a secondary concern. Refiners prefer low oil prices because they translate into cheaper feedstocks and wider profit margins. Domestic chemical producers prefer low natural gas prices. Their primary feedstocks are natural gas liquids (NGLs), like ethane and propane. Overseas, the primary feedstock is naphtha, which is derived from crude. As oil prices rise and natural gas prices stay flat, U.S. chemical producers have a cost advantage over their foreign competitors. All three sectors are currently dealing with low commodity prices, excess inventories, declines in drilling, government permitting hurdles, and weak overall demand due to the pandemic.

Energy’s Contribution to Houston’s GDP

Every December, the Bureau of Economic Analysis (BEA) publishes its estimates of gross domestic product (GDP) for all 384 U.S. metro areas. BEA estimates that oil and gas extraction accounted for \$20.5 billion (4.3 percent) of Houston’s GDP in ‘18. That’s down from \$33.1 billion or 7.7 percent in ‘14.

Industry	\$ Billions	% of Total
Manufacturing	84.800	17.7
Professional/Business Services	70.687	14.8
Finance, Insurance, Real Estate	68.963	14.4
Wholesale Trade	43.536	9.1
Government	39.328	8.2
Construction	29.082	6.1
Retail Trade	24.013	5.0
Oil and Gas Extraction	20.468	4.3
Hospitality ¹	16.707	3.5
Utilities	8.153	1.7
All Other Industries ²	73.042	15.3
Total	478.779	100.0

¹ Arts, entertainment, recreation, accommodation, and food services

² Health care, information, transportation, warehousing, utilities

Source: U.S. Bureau of Economic Analysis

BEA no longer publishes estimates for chemicals, refining, and pipelines contribution to Houston GDP. The last year for which the data was available (‘14), upstream, midstream and downstream accounted for 26.8 percent of local GDP. Once oilfield equipment and fabricated metal

product manufacturing were factored in, energy's share of Houston GDP jumped to 30 percent.

Much has happened since then, however. Oil prices have collapsed, upstream employment has tumbled, operators have added 30,000 miles of pipelines to their systems, and chemical companies have invested over \$60 billion in new plants and facilities. As a result, previous estimates of energy's contribution to GDP are no longer valid.

If You Torture the Data Long Enough

There's a saying among economists: "If you torture the data long enough, eventually it will tell you anything." That applies to GDP estimates as well.

Between '14 and '18, upstream's contribution to Houston GDP fell by \$12.5 billion. Over the same period, nondurables manufacturing rose by \$15 billion. Chemicals and refined products are nondurables.

When BEA last published data on chemicals and refining, the two accounted for 92 percent of the nondurables total. For the sake of this analysis, the Partnership assumes the percentage hasn't changed, though in reality it's likely higher given the construction boom.

Assuming that chemicals and refined products account for over 90 percent of nondurables manufacturing, the Partnership estimates that downstream energy contributed about \$52.0 billion, or 10.8 percent, to metro GDP in '18. That's two and half times upstream's share, which BEA estimates at \$20.5 billion, or 4.3 percent of GDP. Add together upstream and downstream, assume that pipelines, equipment manufacturing, engineering and a handful of other sectors contributed another \$15 to \$20 billion, and energy likely accounted for 20 to 25 percent of GDP in '18. That's down from 30 percent in '14.

What the Model Says

IMPLAN, an econometric model the Partnership uses to estimate the impact corporate relocations and expansions on the region, offers a different approach to estimating energy's contribution to regional GDP.

The model is based on a simple assumption. For a company to produce goods or deliver services, it requires inputs from other firms. A restaurant purchases meat, vegetables and spices to prepare meals. A developer purchases concrete, lumber, wiring, and windows to build houses. An exploration firm buys seismic data, negotiates leases, and contracts with drillers to find oil and gas. The more those purchases are made locally, the greater the impact on the

region. According to the IMPLAN model, energy accounted for around 20 percent of Houston's GDP in '18.

ENERGY'S CONTRIBUTION TO HOUSTON GDP IN '19

Industry	\$ Millions	%
Oil & Gas Extraction	\$38,597.8	7.2
Drilling Oil & Gas Wells	\$5,971.5	1.1
Support Activities for Oil & Gas	\$8,346.7	1.5
Oil Field Machinery Mfg.	\$5,141.5	1.0
Pipe & Valve Mfg.	1,575.8	0.3
Petroleum Refineries	\$19,846.0	3.7
Petrochemical Mfg.	\$20,741.0	3.9
Pipeline Transportation	\$7,971.5	1.5
Engineering Services	\$12,209.2	2.3
Energy Sector Total	\$120,401.2	22.3
HOUSTON MSA TOTAL	\$538,725.9	100.0%

There are some noteworthy differences between BEA's data, IMPLAN's data, and the Partnership's estimates. For instance, IMPLAN's values for oil and gas extraction and total GDP are higher than the BEA's; additionally, IMPLAN's estimates for chemicals and refining are much lower than the Partnership's. But when comparing bottom lines, the Partnership and IMPLAN are in the same neighborhood. Energy's share of regional GDP was 20 to 25 percent in '18.

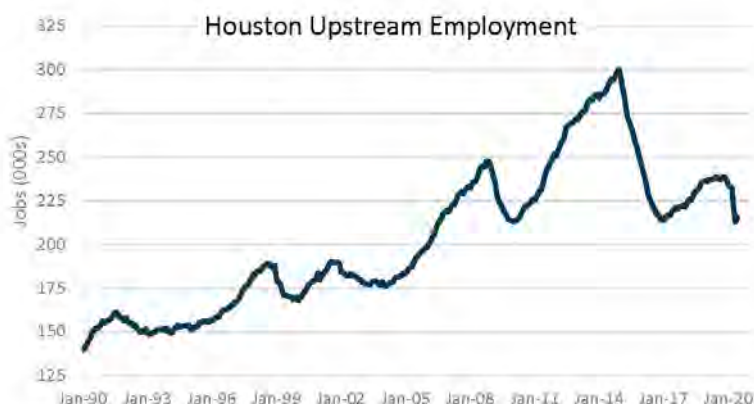
Energy's Share of Houston Employment

Each month, the Texas Workforce Commission (TWC) releases its estimates of payroll employment for all metro areas in the state. The series, referred to as the Current Employment Statistics (CES), is based on employer surveys and includes data on most industries that comprise upstream, midstream and downstream energy in Houston. The CES also provides data that allows oil field equipment manufacturing, fabricated metal products, and engineering services to be factored into the analysis.

The CES data show that upstream employment peaked at 300,000 jobs, or 10.0 percent of the metro total, in December '14.¹ The sector lost jobs through December '16, enjoyed a brief recovery starting in '17, and began trending down again this year. The trend has accelerated with the collapse in demand brought on by the pandemic.

The sector employed 215,000 as of June '20, down nearly 25,000 since December. The 215,000 mark is significant because it formed the floor of the last two downturns in Houston. If the sector falls below that threshold this time, upstream employment will be at its lowest level since '06.

¹ The Partnership is including oil field equipment manufacturing, fabricated metal products and engineering in upstream employment.



Source: Partnership calculations based on Texas Workforce Commission data

As a subset of upstream employment, exploration, production and oilfield services accounted for 59,600 jobs in June, or 2.1 percent of total employment. That's well below the 3.9 percent 104,000 peak of mid-'13, the height of the fracking boom.

Midstream employment peaked at 13,600 in April '02, then fell below 8,000 the middle of the decade. The steep drop reflects the collapse of Enron, which once employed more than 5,000 in Houston. Pipeline employment has inched up over the last 15 years but remains well below its previous peak. The sector employed 12,100 as of June '20, accounting for 0.4 percent of all jobs in the region.

Downstream employment peaked at 59,900 in August '91, accounting for 3.3 percent of total employment. As of June '20, the industry employed 51,400, and accounted for 1.7 percent of all jobs.

The drop in employment seems odd considering that the industry has invested billions on new plants along the Gulf Coast. Two factors likely account for this—the increased efficiencies of the plants coming online and a greater reliance on sub-contractors to maintain those plants.

The monthly CES data has its limitations, though. For one, it lacks the detail needed to understand the role that subsectors tied closely to energy, like pump and compressor manufacturing or geophysical surveying, play in Houston. The data,

because it's based on a survey sample and then extrapolated, is subject to substantial revisions.

A Different Set of Jobs Data

TWC's Quarterly Census of Employment & Wages (QCEW) provides another option for measuring the degree to which local employment is tied to energy. The QCEW is based on the number of workers covered by unemployment insurance, which is mandatory in Texas. Since the data is based on administrative records, not an employer survey, revisions are minimal.

Another benefit, the QCEW covers over 800 industries in Houston compared to fewer than 80 for the CES. The QCEW also provides data on compensation by industry, something not available elsewhere. The QCEW's major limitation: there's an eight- to nine-month lag from when the data is collected to when it's released. As of early August, the most current data available was for Q4/19. Houston's economy, especially the energy industry, has contracted significantly since then.

The Partnership's analysis of QCEW data from Q1/90 to Q4/19 found that

HOUSTON'S ENERGY INDUSTRY, Q4/19

Industry	Firms	Average Employment	Average Weekly Wages	Total Annual Wages
Oil & Gas Extraction	492	36,619	4,169	9,031.9
Drilling Oil & Gas Wells	137	10,772	2,658	1,615.3
Support Activities for Oil & Gas	773	27,825	2,674	3,938.1
Pipeline Construction	200	28,283	1,932	2,514.4
Petroleum Refineries	43	9,404	2,784	1,578.0
Petrochemicals	34	13,261	2,374	1,891.2
Basic Organic Chemicals	48	3,699	2,808	561.7
Synthetic Rubber	60	4,768	2,653	698.1
Industrial Valves	70	3,972	1,737	349.8
Fabricated Pipes & Fittings	93	5,360	1,335	371.4
Oil & Gas Field Equipment	251	27,780	2,182	3,308.2
Pipeline Transportation	86	12,034	3,232	2,275.0
Engineering Services	1,862	50,411	2,702	6,115.1
Geophysical Surveying	145	3,608	2,508	472.8
Totals	4,294	237,796	2,553	34,721.0

Source: Texas Workforce Commission, Quarterly Census of Employment & Wages, Q4/19

- As a share of total employment, energy peaked at 10.8 percent in Q3/91. Energy's share was 7.8 percent in Q4/19.
- As a share of total businesses, energy-related firms peaked at 4.0 percent in the early '90s. They represented only 3.2 percent of all firms in Q4/19.
- As a share of total wages, energy peaked at 21.5 percent in '12. Energy paid \$34.7 billion in wages last year, or 15.7 percent of total earnings in the region. That's was near the all-time low of 15.6 percent in '18.

Returning to IMPLAN

Tallying up CES or QCEW jobs does account for the indirect or induced impacts of the energy industry on the economy. The "indirect" impact occurs when the energy industry purchases goods and services in the community. The "induced" impact occurs when the employees at those energy companies and the firms supplying them spend their paychecks in the community. But those impacts can be estimated using IMPLAN. The table shows the impact that 1,000 jobs in various sectors of the energy industry have on Houston.

IMPACT OF 1,000 JOBS ON HOUSTON, SELECTED SECTORS

	Jobs Created			Jobs Multiplier
	Indirect	Induced	Total	
Oil & Gas Extraction	845	1,369	3,214	3.2
Drilling Oil & Gas Wells	1,085	1,290	3,376	3.4
Support Activities for Oil & Gas	909	1,053	2,962	3.0
Oil Field Machinery	684	948	2,632	2.6
Petroleum Refineries	10,853	9,400	21,253	21.3
Petrochemicals	5,590	3,607	10,197	10.2
Pipeline Transportation	617	6,302	7,919	7.9

Source: IMPLAN

Refining and chemicals have a greater impact, (or in economic parlance, "a higher multiplier"), because the plants require ongoing repair, maintenance and upgrades. A \$1 billion plant may employ only a few hundred operators but it requires an army of pipefitters, welders, and electricians to repair and maintain. Most of this work is sourced from local engineering and construction firms.

Pipelines have slightly lower multiplier than the downstream sector because while engineering, design and management are concentrated in Houston, construction and maintenance occurs along the rights-of-way.

Upstream's multiplier falls below middle and downstream because most of what takes place here are management functions. Decisions about where to drill are made here, the services to do so are acquired here, and some of the

equipment used to find oil is manufactured here, but the actual drilling takes place hundreds of miles away.

Although it's tempting, one can't run the model for multiple industries and then aggregate the results to determine energy's overall impact on Houston. That's because one sector's output is often another sector's input. Aggregating the results would lead to significant over-counting. The model does indicate that energy has some of the highest multipliers of any industry in Houston.

Nor can historic data be input into IMPLAN to determine how energy's importance has shifted over time. Technologies, purchasing patterns, and consumer preferences are ever-evolving. The model is updated regularly to reflect this. Regarding the energy timeline, consider: fracking first swept the industry 10 years ago; Congress only lifted the ban on crude exports five years ago; initial production per well in the Permian Basin is 50 percent higher than three years ago; and U.S. oil production has grown by 3.2 million barrels per day over the past five years. During this time, exploration and oil field service firms cut more than 125,000 jobs from their payrolls.

Additional Factors to Consider

Over the past 30 years, the nature of the energy industry has changed. To increase profitability, many companies have outsourced non-essential jobs, likely accounting for the drop in energy's share of employment. The jobs that were outsourced tend to be at the lower end of the pay scale. The jobs retained were core functions, which tend to be higher-skilled and higher-paid positions. The energy workforce was more blue-collar-oriented in the '80s and '90s. Today it's more white-collar-oriented. And over the past 30 years, Houston has shifted from a place where the industry made *things* to a place where the industry makes *decisions*.

But What Have You Done For Me Lately?

Houstonians have a love-hate relationship with oil and gas. From '10 to '14, during the height of the fracking boom, Houston lead the nation in job growth, population growth and housing starts. No one seemed to mind that the good times were driven by a drilling boom in the Eagle Ford shale. Now that energy is shedding jobs, the industry is seen as a liability, especially in light of growing concerns over climate change. But Houstonians need to consider a few points:

The energy industry helped make Houston a global city. According to '17 *Global Houston*, one-fifth of the world's

national oil companies, two-thirds of the global integrated oil companies, and half of the world's non-U.S. oil field service firms have offices in Houston.

A majority of tonnage handled at Port of Houston is energy related—crude 29 percent, refined exports 24 percent, chemicals and plastics 14 percent.

The industry is well integrated into Houston's cultural life. Scan the advertisers along the outfield fence in Minute Maid Park and over half are energy-related companies. Pick up a program for the opera, symphony or ballet and energy companies are among the major underwriters.

The Future

Houston now faces a double whammy of weak energy demand because of the COVID-19 pandemic and needs to transition away from fossil fuels to mitigate global climate change. The industry, at first slow to recognize the need for change, now embraces it.

In June '19, the Center for Houston's Future hosted the region's first low carbon energy summit. The event brought together energy executives, climate experts and thought leaders to start a dialogue on harnessing Houston's expertise to address the transition to a low carbon future.

At this year's annual meeting, Partnership Chairman Bobby Tudor declared Houston having not only the opportunity, but also the responsibility, to lead the global energy transition. BP, Shell, Chevron, Exxon have all launched initiatives to reduce carbon emissions and are funding research into alternative energy sources. And Greentown Labs will soon open Houston's first climate tech and clean tech-focused startup incubator. This will be its first venture outside of its hometown of Boston.

Some have referred to this shift in focus as Energy 2.0; however, Houston would not have the opportunity for an Energy 2.0 without foundation already having been laid with Energy 1.0.

Metro Houston Employment

Metro Houston added 55,000 jobs in June. That's on top of the 78,200 jobs added in May. Despite the surge, local employment remains 217,700 jobs below its February pre-COVID level. The largest job gains occurred in restaurants and bars, retail and arts, entertainment and recreation. Government, manufacturing and transportation, warehousing and utilities and energy continued to lose jobs. Of the major sectors, only finance and insurance has returned to its pre-COVID employment level.

IMPACT OF COVID-19 ON METRO HOUSTON PAYROLL EMPLOYMENT

EMPLOYMENT SECTOR	Losses March & April	Gains or Losses May & June	Gap from Pre-COVID Level
Total Nonfarm	-350,200	+133,200	217,000
Energy (Exploration, Oil Field Services)	-8,500	-5,200	13,700
Construction	-31,300	+10,300	21,000
Manufacturing	-13,300	+700	12,600
Wholesale Trade	-17,000	+2,300	14,700
Retail Trade	-27,700	+21,400	6,300
Transportation, Warehousing, and Utilities	-3,700	-1,000	4,700
Information	-3,100	-200	3,300
Finance and Insurance	-400	+1,500	NA
Real Estate and Equipment Leasing	-5,000	+1,100	3,900
Professional, Scientific, and Technical Services	-8,800	+2,000	6,800
Management of Companies and Enterprises	-4,500	+1,600	2,900
Administrative Support and Waste Management	-13,700	+8,600	5,100
Educational Services (Private)	-5,800	-400	6,200
Health Care and Social Assistance	-41,000	+27,500	13,500
Arts, Entertainment, and Recreation	-18,000	+10,000	8,000
Hotels, Restaurants, Bars	-110,900	+64,300	46,600
Other Services	-27,400	+7,200	20,200
Government	-10,100	-18,500	28,600

Source: Partnership calculations based on Texas Workforce Commission

SNAPSHOT – KEY ECONOMIC INDICATORS



Aviation — The Houston Airport System (HAS) handled 954,066 passengers in June '20, an 82.3 percent drop from the 5.4 million passengers handled during April '19.



Business-Cycle Index — The Houston Business-Cycle Index increased for a second consecutive month in June but remains well below pre-COVID levels. The index declined an annualized 23.9 percent over the three months ending in June



Construction — Construction starts totaled \$9.4 billion May '20 YTD, down from \$10.9 billion during the same period last year.



Crude Oil — The closing spot price for West Texas Intermediate (WTI), the U.S. benchmark for light, sweet crude, averaged \$40.69 per barrel during the last week of July '20, down 28.0 percent from \$56.05 for the same period in '19. The COVID-19 pandemic continues to reduce global economic activity. However, oil prices rose in July as OPEC and partner countries maintained production cuts and the United States continued to reduce drilling activity.



Home Sales — The Houston area housing market has fully regained its spring losses and returned to pre-COVID sales volumes though the recovery may be short-lived as listings dry up. Houston-area realtors sold 10,975 single-family homes in July '20, up 23.0 percent from the same month last year and the most ever for a single month in Houston. Year-to-date sales totaled 51,388 single-family homes, up 2.7 percent from the first seven months of '19.



Inflation — The cost of consumer goods and services as measured by the Consumer Price Index for All Urban Consumers (CPI-U) rose 1.0 percent nationwide from July '19 to July '20. Core inflation (all items less the volatile food and energy categories) increased 1.6 percent since July '19.



Natural Gas — The cost of consumer goods and services as measured by the Consumer Price Index for All Urban Consumers (CPI-U) rose 1.0 percent nationwide from July '19 to July '20, according to the U.S. Bureau of Labor Statistics. Core inflation (all items less the volatile food and energy categories) increased 1.6 percent since July '19.



Purchasing Managers Index — Overall economic activity expanded for the second straight month in Houston, though manufacturing activity continues to contract, according to the Houston Purchasing Managers Index (PMI). The PMI, which had sunk to 34.6 in April, inched up steadily in recent months, topping out at 49.5 in June. Escalation of COVID-19 cases in the Houston region caused the July reading to fall to 47.9. Readings above 45 correlate with expansion of the overall economy, below 45 a contraction.



Rig Count — Baker Hughes reports 244 drilling rigs were working in the U.S. during the second week of August '20. That's down 691 rigs, or 73.9 percent, from the same week in August last year.



Sales Tax Collections — Sales and use tax collections for the 12 most populous Houston-area cities¹ totaled \$981.7 million in the 12 months ending June '20, up 0.1 percent from \$980.8 million for the same period in '19. Despite the slight 12-month increase of 0.1 percent, collections have trended down in the past three months. Collections for the month of June totaled \$89.0 million, down 1.8 percent from \$90.7 million in June '19.

Elizabeth Balderrama, Heather Duran, Patrick Jankowski, Roel Gabe Martinez, Josh Pherigo, and Berina Suljic contributed to this issue of Glance.

STAY UP-TO-DATE

For past issues of **Economy at a Glance**, click [here](#).

If you are not a member of the Greater Houston Partnership and would like to subscribe to **Economy at a Glance**, please click [here](#) and enter your email address. For information about joining the Greater Houston Partnership, call Member Engagement at 713-844-3683.

The Key Economic Indicators table is **updated whenever any data change** — typically, six or so times per month. If you would like to receive these updates by e-mail, usually accompanied by commentary, click [here](#).

MEETS AND BOUNDS DESCRIPTION

Copy

**TRACT 1
METES AND BOUNDS DESCRIPTION
0.1648 ACRE
LOCATED IN THE
H.T. & B. R.R. Co. SURVEY,
SECTION 49, A-259,
CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS**

Being a tract or parcel of land containing 0.1648 acre of land or 7,180 square feet, located in the H.T. & B. R.R. Co. Survey, Section 49, Abstract Number 259, City of Iowa Colony, Brazoria County, Texas, Said 0.1648 acre being out of and a part of a called 1.1 acre tract of record in the name of Bonifacio M. Lopez, Jr. & Patricia Ann Ford in the Brazoria County Clerk's File (B.C.C.F.) Number 2006002972; said 0.1648 acre of land being more particularly described by metes and bounds described below (bearings based on Texas State Plane Coordinate System of 1983, South Central Zone):

COMMENCING at a 5/8 inch iron rod found for the southwest corner of aforesaid 1.1 acre tract;

THENCE, coincident the west line of aforesaid 1.1 acre tract, North 02 Degrees 40 Minutes 44 Seconds West, a distance of 262.68 feet to the southwest corner and **POINT OF BEGINNING** of the herein described tract, west line of said 1.1 acre tract;

THENCE, coincident the west line of both the herein described tract and aforesaid 1.1 acre tract, North 02 Degrees 40 Minutes 44 Seconds West, a distance of 40.00 feet to the northwest corner of both the herein described tract and said 1.1 acre tract, being on the south line of a Right-of-Way (R.O.W.) easement (10 feet wide) of record in Volume 524, Page 97, in the Deed Records of Brazoria County (B.C.D.R.), Texas;

THENCE, coincident the north line of the herein described tract and the south line of aforesaid R.O.W. easement, North 87 Degrees 16 Minutes 13 Seconds East, a distance of 150.00 feet to the northeast corner of the herein described tract, being on the east line of aforesaid 1.1 acre tract and the west line of a called 1.0 acre tract of record in the name of Virginia G. Rodriguez & Husband, Federico Rodriguez in B.C.C.F. Number 2011015007;

THENCE, coincident the east line of both the herein described tract and aforesaid 1.1 acre tract, South 02 Degrees 40 Minutes 44 Seconds East, a distance of 51.35 feet to the southeast corner of the herein described tract, being on the east line of said 1.1 acre tract and the west line of aforesaid 1.0 acre tract;

THENCE, through and across aforesaid 1.1 acre tract the following three (3) courses:

1. South 86 Degrees 45 Minutes 17 Seconds West, a distance of 100.00 feet;
2. North 02 Degrees 40 Minutes 44 Seconds West, a distance of 12.25 feet;
3. South 87 Degrees 16 Minutes 13 Seconds West, a distance of 50.00 feet to the **POINT OF BEGINNING** and containing 0.1648 acre of land.

**QUALIFICATIONS
OF THE
APPRAISERS**

QUALIFICATIONS OF PHILLIP F. BARLETTA, MAI, SRA

PROFESSIONAL AFFILIATIONS

Member Appraisal Institute, MAI Number: 7644

Texas State Certified General Real Estate Appraiser
 Certificate Number: TX-1320197-G
 Date of Expiration: 03/31/2021

Texas Real Estate Broker, License Number: 0235500

Mr. Barletta is a designated Realtor Member of the Houston Association of Realtors and the Texas Association of Realtors. He has served as a member on the Appraisal Institute's Houston Chapter Number 33 Admissions Committee and Candidate's Guidance Committee. He has also been elected to the Houston Chapter Number 33 Board of Directors for Years 2000, 2001 and 2002, and served on the Officer's Nominating Committee for 2003, 2004, 2011, 2014, 2017 and 2019. In 2020, he was again elected to the Houston Chapter Board of Directors in 2020 for 2021.

EDUCATIONAL BACKGROUND

Mr. Barletta graduated from Sam Houston State University in Huntsville, Texas on May 21, 1977. He received a Bachelor of Business Administration degree with primary emphasis on finance, management, and real estate related courses. In addition he has successfully passed the following Appraisal Institute Courses and attended the following Seminars:

- 1) Course 1-A: Basic Appraisal Principles, Methods and Techniques (1979)
- 2) Course 8: Single-Family Residential Appraisal (1979)
- 3) Course 1B-A: Capitalization Theory and Techniques, Part A (1984)
- 4) Course 1B-B: Capitalization Theory and Techniques, Part B (1985)
- 5) Course 2-1: Case Studies and Real Estate Valuation (1985)
- 6) Course 2-2: Valuation Analysis and Report Writing (1985)
- 7) Course 2-3: Standards of Professional Practice (1985)
- 8) Seminar: Subdivision Analysis, by A.I.R.E.A., Houston, TX (1986)
- 9) Seminar: R41-b and the Appraiser, by S.R.E.A., Dallas, TX (1987)
- 10) Course 1B-B: Audited Capitalization, Part B (1987)
- 11) Seminar: FNMA Underwriting Guidelines, by S.R.E.A., Houston, TX (1987)
- 12) Seminar: FNMA Appraisal Guidelines & Condo/PUD Acceptance (2 days), by S.R.E.A., Houston, TX (1988)
- 13) Seminar: FNMA Appraisal Guidelines, by S.R.E.A., Houston, TX (1989)
- 14) Seminar: Standards of Professional Practice Update by A.I.R.E.A., Houston, TX (1989)
- 15) Seminar: Comprehensive Appraisal Workshop by Ted Whitmer, MAI, Houston, TX (Jan. 15-18, 1990)
- 16) Seminar: Affordable Housing Disposition Program by RTC, Houston, TX (Sept. 21, 1990)
- 17) Seminar: Appraising Troubled Income Properties by A.I.R.E.A., Houston, TX (Oct. 25, 1990)
- 18) Seminar: Discounted Cash Flow Analysis by A.I.R.E.A., Houston, TX (Nov. 16, 1990)
- 19) Seminar: FNMA Underwriting Guidelines by Appraisal Institute, Houston, TX (July 19, 1991)
- 20) Seminar: Valuation of Leased Fees by Appraisal Institute, Houston, TX (July 20, 1991)
- 21) Course: Standards of Professional Practice - Parts A & B by Appraisal Institute, Houston, TX (March 26-29, 1992)
- 22) Seminar: Americans with Disabilities Act (ADA) Seminar by Appraisal Institute, Houston, TX (Nov. 4, 1992)
- 23) Seminar: ARGUS Version 3.0 Training Seminar by ARGUS Financial Software, Houston, TX (Nov. 12, 1993)
- 24) Seminar: The New URAR Report, by Appraisal Institute, Houston, TX (Feb. 17, 1994)
- 25) Seminar: Fair Lending and the Appraiser, by Appraisal Institute, Houston, TX (April 8, 1994)
- 26) Seminar: Understanding Limited Appraisals & Reporting Options - General, Houston, TX (July 7, 1994)
- 27) Seminar: How to Appraise FHA Insured Property, by H.U.D., Houston, TX (Dec. 1, 1994)
- 28) Seminar: Real Estate Evaluations & The Appraisal Industry, by Appraisal Institute, Houston, TX (April 20, 1995)
- 29) Seminar: Appraisal Practices for Litigation, by Appraisal Institute, Houston, TX (May 19-20, 1995)
- 30) Seminar: The High-Tech Appraisal Office, by Appraisal Institute, Kansas City, MO (6/14/96)
- 31) Seminar: The Internet and Appraising, by Appraisal Institute, Kansas City, MO (6/15/96)
- 32) Seminar: Litigation Skills for the Appraiser: An Overview, by Appraisal Institute, Houston, TX (10/25/96)
- 33) Seminar: Understanding Limited Appraisals & Appraisal Reporting Options, by Appraisal Institute, Houston, TX (June 12, 1997)
- 34) Seminar: Affordable Housing Valuation, by Appraisal Institute, Houston, TX (June 13, 1997)
- 35) Course 430: Standards of Professional Practice, Part C, by Appraisal Institute, Houston, TX (Dec. 4-5, 1997)
- 36) Seminar: R4580 Fannie Mae Seminar, by Appraisal Institute, Houston, TX (July 17, 1998)

- 37) Seminar: The Appraisal of Local Retail Properties, by Appraisal Institute, Houston, TX (September 28, 1998)
- 38) Seminar: Attacking & Defending an Appraisal in Litigation, by Ted Whitmer, MAI, CCIM, Houston, Texas (April 15-16, 1999)
- 39) Seminar: Fannie Mae – Mortgage Lending, by Appraisal Institute, Houston, TX (November 10, 1999)
- 40) Seminar: 10th Annual Outlook for Texas Rural Land Markets, by Texas A&M University, College Station, TX (March 24, 2000)
- 41) Seminar: Subdivision Analysis, by Appraisal Institute, Houston, TX (June 20, 2000)
- 42) Seminar: HUD Multifamily Accelerated Processing (MAP), by HUD, Fort Worth, TX (September 27, 2000)
- 43) Seminar: U.S.P.A.P. 2001 Update, by Appraisal Institute, Houston, TX (February 17, 2001)
- 44) Seminar: 11th Annual Outlook for Texas Rural Land Markets, by Texas A&M University, College Station, TX (May 4, 2001)
- 45) Seminar: 2002 Commercial Real Estate Forecast, by CCIM, Houston, TX (February 14, 2002)
- 46) Seminar: Texas USPAP Update, by Appraisal Institute, Houston, TX (March 23, 2002)
- 47) Seminar: 12th Annual Outlook for Texas Rural Land Markets, by Texas A&M University, College Station, TX (May 3, 2002)
- 48) Course 430: Standards of Professional Practice, Part C, by Appraisal Institute, Houston, TX (December 12-13, 2002)
- 49) Seminar: 13th Annual Outlook for Texas Land Markets, by Texas A&M University, College Station, TX (April 10, 2003)
- 50) Course 400: U.S.P.A.P. 2004 Update, by Appraisal Institute, Houston, TX (January 24, 2004)
- 51) Course 400: U.S.P.A.P. 2005 Update, by Appraisal Institute, Houston, TX (April 14, 2005)
- 52) Seminar: 15th Annual Outlook for Texas Land Markets, by Texas A&M University, College Station, TX (April 28, 2005)
- 53) Seminar: Professional Guide to the URAR, by Appraisal Institute, Houston, TX (June 23, 2005)
- 54) Seminar: 16th Annual Outlook for Texas Land Markets, by Texas A&M University, College Station, TX (April 27, 2006)
- 55) Seminar: Subdivision Valuation, by Appraisal Institute, Houston, TX (November 9, 2006)
- 56) Seminar: Scope of Work, by Appraisal Institute, Houston, TX (January 18, 2007)
- 57) Course 400: U.S.P.A.P. 2008-09 Update, by Appraisal Institute, Houston, TX (Jan. 19, 2008)
- 58) Seminar: Analyzing Distressed Real Estate, by Appraisal Institute, Houston, TX (Dec. 11, 2008)
- 59) Seminar: Mortgage Fraud, by Champions School of R.E., Houston, TX (Jan. 16, 2009)
- 60) Seminar: 19th Annual Outlook for Texas Land Markets, by Texas A&M University, San Antonio, TX (April 6-7, 2009)
- 61) Seminar: U.S.P.A.P. 2010 – 2011 Update, by Appraisal Institute, Houston, TX (Feb. 24, 2010)
- 62) Seminar: 20th Annual Outlook for Texas Land Markets, by Texas A&M University, San Antonio, TX (May 6-7, 2010)
- 63) Seminar: Business Practices & Ethics, by Appraisal Institute, Houston, TX (Dec. 9, 2010)
- 64) Seminar: Staying out of Trouble in Appraisal Practice & A Lender's Perspective, by Appraisal Institute, Houston, TX (Feb. 26, 2011)
- 65) Seminar: Appraising Distressed Commercial Real Estate, by Appraisal Institute, Houston, TX (April 15, 2011)
- 66) Seminar: Appraisal Curriculum Overview (2-Day General), by Appraisal Institute, Austin, TX (May 10-11, 2011)
- 67) Course: Fundamentals of Separating Real & Personal Property from Intangible Business Assets, by Appraisal Institute, Chicago, IL (Dec. 15-16, 2011)
- 68) Seminar: U.S.P.A.P. 2012-2013 Update, by Appraisal Institute, Houston, TX (Feb 22, 2012)
- 69) Seminar: Complex Litigation Appraisal Case Studies, by Appraisal Institute, Houston, TX (Jan. 14, 2013)
- 70) Seminar: 23rd Annual Outlook for Texas Land Markets, by Texas A&M University, San Antonio, TX (April 25-26, 2013)
- 71) Seminar: Business Practices & Ethics, by Appraisal Institute, Houston, TX (July 31, 2013)
- 72) Seminar: U.S.P.A.P. 2014-2015 Update, by Appraisal Institute, Houston, TX (December 6, 2013)
- 73) Seminar: 24th Annual Outlook for Texas Land Markets, by Texas A&M University, San Antonio, TX (April 17-18, 2014)
- 74) Course: Texas Appraiser Trainee/Sponsor Course, Houston, TX (April 16, 2015)
- 75) Seminar: 25th Annual Outlook for Texas Land Markets, by Texas A&M University, San Antonio, TX (April 23-24, 2015)
- 76) Seminar: U.S.P.A.P. 2016 – 2017 Update, by Appraisal Institute, Houston, TX (December 11, 2015)
- 77) Seminar: 26th Annual Outlook for Texas Land Markets, by Texas A&M University, San Antonio, TX (April 28 – 29, 2016)
- 78) Seminar: Eminent Domain, by CLE International, Austin, TX (Feb 9-10, 2017)
- 79) Seminar: 27th Annual Outlook for Texas Land Markets, by Texas A&M University, San Antonio, TX (April 20-21, 2017)
- 80) Symposium: 2017 Real Estate Symposium/TALCB Course #32884, by Appraisal Institute, Houston, TX (August 18, 2017)
- 81) Seminar: Business Practices & Ethics, by Appraisal Institute, Houston, TX (Oct. 13, 2017)
- 82) Course: U.S.P.A.P. 2018-2019, 7-Hour Update, by Appraisal Institute, Houston, TX (Dec. 7, 2017)
- 83) Seminar: 28th Annual Outlook for Texas Land Markets, by Texas A&M University, San Antonio, TX (April 26-27, 2018)
- 84) Symposium: 2018 Real Estate Symposium, by Appraisal Institute, Houston, TX (September 28, 2018)

- 85) Seminar: 29th Annual Outlook for Texas Land Markets, by Texas A&M University, San Antonio, TX (April 25-26, 2019)
- 86) Symposium: 2019 Real Estate Symposium, TALCB Course #37477, By Appraisal Institute, Houston, TX (Sept. 26, 2019)
- 87) Seminar: U.S.P.A.P. 2020-2021, 7-Hour Update, by Appraisal Institute, Houston, TX (Dec. 13, 2019)
- 88) Course: Eminent Domain & Condemnation by Appraisal Institute Online, (Sept. 10, 2020)

APPRAISAL BACKGROUND

Mr. Barletta began appraising in January, 1977. He has had extensive experience in appraising all types of commercial and residential properties (listed below) in the Houston, Dallas/Ft. Worth, Austin and San Antonio regions, plus numerous other cities throughout Texas. In August, 1987, Mr. Barletta became a partner in an appraisal company in which he held the title President. In 1991, he formed a new company, BARLETTA & ASSOCIATES, INC., where he also holds the title of President, with offices at 1313 Campbell Road, Suite C, Houston, Texas 77055-6429.

Some of the various types of appraisals performed by Mr. Barletta would include: high-end single-family residences, two-to-four unit residential income properties, raw land, mixed-use developed commercial sites, master-planned residential subdivisions, condominium/PUD projects, conventional and HUD apartment projects, office buildings, shopping centers, office/warehouses, special-purpose properties, motels/hotels, golf courses, marinas, restaurants, various commercial/retail facilities, all types of industrial properties and eminent domain/condemnation properties. Mr. Barletta has also been qualified as an expert witness in various court matters for real property valuation by numerous attorneys, and he has arbitrated and reviewed a number of legal issues.

Texas Address:	1313 Campbell Road, Suite C Houston, Texas 77055-6429
Phone Number:	(713) 464-7700
Fax Number:	(713) 464-3696
E-Mail:	phillip@barlettainc.com

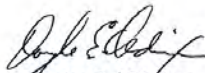
Copy

Texas Appraiser Licensing and Certification Board

P.O. Box 12188 Austin, Texas 78711-2188

Certified General Real Estate AppraiserNumber: **TX 1320197 G**Issued: **01/24/2019**Expires: **03/31/2021**Appraiser: **PHILLIP FRANK BARLETTA**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.


Douglas E. Oldmixon
Commissioner