

Monday, March 4, 2024

Mayor Wil Kennedy  
 c/o City Council  
 City of Iowa Colony  
 12003 Iowa Colony Blvd.  
 Iowa Colony, TX 77553

Re: Sterling Lakes North Section 4 – Early Plat Application  
 Brazoria County Municipal Utility District No. 31  
 Astro Sterling Lakes North, L.P.  
 Letter of Recommendation to Approve  
 Adico Project No. 21001-026

Dear Mayor Kennedy and City Council;

On behalf of the City of Iowa Colony, Adico, LLC has received an Early Plat Application Request (attached) on or about February 28, 2024, from Astro Sterling Lakes North, L.P. for Sterling Lakes North Section 4. The Developer is proposing to record the plat in accordance with the City of Iowa Colony Subdivision Ordinance, as amended per Ordinance 2018-30.

Infrastructure construction for Sterling Lakes North Section 4 and 5 is complete and on the current agenda for approval/acceptance into the One Year Maintenance Period. Infrastructure approval/acceptance is contingent on early plat approval. The final plats were approved by Planning and Zoning at the November 2, 2023, meeting and approved by City Council at the November 20, 2023, meeting.

This early plat application references the Sanitary Sewer Lift Station No. 2 and 8” Offsite Force Main, which provides service to Sterling Lakes North Sections 4-8. Construction of these two projects is currently ongoing. The developer submitted the early plat application to record Sterling Lakes North Sections 4 and 5.

Below is a brief overview of the request.

| STERLING LAKES NORTH SECTION 4 - EARLY PLAT ESCROW SUMMARY                      |                        |                   |                |                    |  |
|---|------------------------|-------------------|----------------|--------------------|--|
| CONTRACTS   | CONTRACTOR             | ORIGINAL CONTRACT | CHANGE ORDERS  | CONFIRMED PAYMENTS | APPLICABLE EARLY PLAT PORTION AT TIME OF APPLICATION |
| Sanitary Sewer Lift Station No. 2   | 5J Services, LLC       | \$ 771,600.00     |                |                    | \$ 771,600.00  |
| 8” Offsite Force Main   | Rodriguez Construction | \$ 415,001.54     | \$ (94,092.90) | \$ 127,590.00      | \$ 193,318.64  |
| <i>Total Remaining Contract Amount</i>  |                        |                   |                |                    | \$ 964,918.64  |
| <i>Remaining construction plus 10%</i>  |                        |                   |                |                    | \$ 96,491.86   |
| <i>Total Escrow of Cash Deposit due to City (within 10 days of CC approval)</i> |                        |                   |                |                    | \$ 1,061,410.50                                      |
| <b>Administrative Fee @ 2% of \$1,061,410.50 at time of application</b>         |                        |                   |                |                    |  |
| Check No. 3764 - Received 2/27/24   |                        | \$ 21,280.19      |                |                    | \$ 21,228.21   |
| <b>Overage of Early Plat Application</b>  |                        |                   |                |                    | \$ (51.98)   |

Elevation Land Solutions has provided copies of contract documents, pay applications, Affidavit of Bills Paid, Waiver and Lien Release upon Partial and Final Payment and payment acknowledgements as required for the early plat application request.

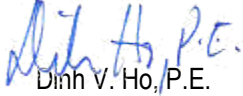
The amount remaining on current contracts is \$964,918.64 for the Sanitary Lift Station No. 2 and 8” Offsite Force Main contracts. Per the Ordinance, a cash deposit of 110% of the remaining construction cost is required to be escrowed with the City within ten days of approval by City Council. The total cash deposit shall be \$1,061,410.50.

In addition, a 2% administrative fee based on the total cash deposit is required at the time of application submittal. The City received an administrative fee of \$21,228.21.

Based on our review of the documents provided, we have no objections to the Early Plat Application Request for Sterling Lakes North Section 4. The Developer shall provide the cash deposit in the amount of \$1,064,410.50 within 10 days of approval by City Council.

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

Sincerely,  
Adico, LLC



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

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



February 27, 2024

Dinh V. Ho, PE  
Adico Consulting Engineers  
On behalf of City of Iowa Colony  
2114 El Dorado Blvd., Suite 400  
Friendswood, Texas 77546

Re: Early Plat Release Application Request  
Sterling Lakes North Sec 4

Mr. Ho:

On behalf of Land Tejas, this letter is to formally request the City of Iowa Colony process an application for an early plat escrow in connection with Sterling Lakes North Sec 4. Our intention is to obtain a recorded plat by April subject to City Council approval and deposit of escrowed funds per the agreement.

This escrow is proposed to include funds to complete the construction of Brazoria County Municipal Utility District No. 31 Sanitary Sewer Lift Station No. 2 and 8" Offstie Force Main in accordance with the approved plan of development. Construction of the projects is currently in progress, and we anticipate will be complete by October.

Exhibit A (attached) is a summary of the contract amounts and estimates for this project which is the basis for calculating the 2% administrative fee per the City's policy. Land Tejas will be submitting this fee to City Hall concurrently with this request.

If you have any questions, please call us.

Best Regards,

A handwritten signature in blue ink, appearing to read "Travis H. Harrison", is written over a horizontal line.

Travis H. Harrison, PE  
Partner, Development Manager

Cc: Josh Wadley – Land Tejas



**CITY OF IOWA COLONY - CONSTRUCTION ESCROW SUMMARY  
STERLING LAKES NORTH SEC 4**

**February 27, 2023**

| <u>Project</u>                       | <u>Contractor</u> | <u>Original Contract</u> |                      | <u>Current Contract</u> |                         | <u>Remaining Contract</u>                   |                                |
|--------------------------------------|-------------------|--------------------------|----------------------|-------------------------|-------------------------|---|--------------------------------|
|                                      |                   | <u>Amount</u>            | <u>Change Orders</u> | <u>Amount</u>           | <u>Payments to Date</u> | <u>Amount</u>                               |                                |
| 1. Sanitary Sewer Lift Station No. 2 | 5J Sercices, LLC  | \$ 771,600.00            | \$ -                 | \$ 771,600.00           | \$ -                    | \$ 771,600.00                               |                                |
| 2. 8" Offstie Force Main             | Rodriguez         | \$ 415,001.54            | \$ (94,092.90)       | \$ 320,908.64           | \$ 127,590.00           | \$ 193,318.64                               |                                |
|                                      |                   |                          |                      |                         |                         | Total Construction Contract Remaining       | \$ 964,918.64                  |
|                                      |                   |                          |                      |                         |                         | Contingency (10%)                           | <u>96,491.86</u>               |
|                                      |                   |                          |                      |                         |                         | Total Escrow                                | \$ 1,061,410.50 <sup>(2)</sup> |
|                                      |                   |                          |                      |                         |                         | City of Iowa Colony Administrative Fee (2%) | \$ 21,228.21                   |

Notes:

- (1) Administrative fee due to City of Iowa Colony at time of application.
- (2) Escrow deposit due within 10 business days following City Council approval.