

Monday, December 2, 2024

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

Re: Creekhaven Section Three – Early Plat Application  
Brazoria County Municipal Utility District No. 92  
Sandy Point DEV Owner, LP  
Letter of Recommendation to Approve - Updated  
Adico Project No. 24101-04

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has received an updated Early Plat Application Request (attached) on or about December 2, 2024, from Elevation Land Solutions on behalf of Sandy Point DEV Owner, LP for Creekhaven Section 3. 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 plans are approved and construction is currently ongoing. The final plat is on the December 3, 2024, Planning and Zoning agenda and the December 9, 2024, City Council agenda. Below is a brief overview:

Below is a brief overview of the request.

CREEKHAVEN SECTION 3 - EARLY PLAT ESCROW SUMMARY					
CONTRACTS	CONTRACTOR	ORIGINAL CONTRACT	CHANGE ORDERS	CONFIRMED PAYMENTS	APPLICABLE EARLY PLAT PORTION AT TIME OF APPLICATION
WSD	Gonzalez Construction	\$ 2,132,236.60	\$ (61,199.02)	\$ 1,576,042.50	\$ 494,995.08
Paving	Bay Paving, LLC	\$ 1,537,818.50	\$ (52,327.50)	\$ 1,167,890.40	\$ 317,600.60
<i>Total Remaining Contract Amount</i>					\$ 812,595.68
<i>Remaining construction plus 10%</i>					\$ 81,259.57
<b>Total Escrow of Cash Deposit due to City (within 10 days of CC approval)</b>					<b>\$ 893,855.25</b>
<b>2% Administrative Fee</b>					<b>\$ 40,978.18</b>
Check No. 1133 dated 11/7/24					\$ 40,978.18

Elevation Land Solutions has provided copies of contract documents, pay applications, change orders, 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 all contracts is \$812,595.68. 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 \$893,855.25.

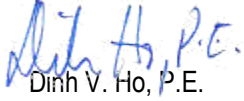
In addition, a 2% administrative fee based on the total cash deposit is required at the time of application submittal. The City received an administrative fee of \$40,978.18 on or about November 11, 2024.

Based on our review of the documents provided, we have no objections to the Early Plat Application Request for Creekhaven Section 3. The Developer shall provide the cash deposit in the amount of \$893,855.25 within 10 days of approval by City Council.

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

Creekhaven Section 3  
Early Plat Application Request

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))



November 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  
Creekhaven Section 3

Mr. Ho:

On behalf of Sandy Point DEV Owner, LP, this letter is to formally request the City of Iowa Colony process an application for an early plat escrow in connection with Creekhaven Section 3. Our intention is to obtain a recorded plat by December 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 water, sanitary, drainage and paving for the above referenced project. Construction of the projects is currently in progress, and we anticipate will be complete by December.

Exhibit A (attached) is a summary of the contract amounts and estimates for this project which is the basis for calculating the escrow amount per the City's policy. Sandy Point DEV Owner, LP will be submitting the escrow to the City within the appropriate timeline after City approval of the early plat application.

If you have any questions, please call us.

Best Regards,



Jennifer L. Carline, PE  
Project Manager

Cc: Kasper Musteikis – Hines



**CITY OF IOWA COLONY - CONSTRUCTION ESCROW SUMMARY**  
**Creekhaven Section 3**  
**December 2, 2024**

<u>Project</u>	<u>Contractor</u>	<u>Original Contract</u>		<u>Current Contract</u>		<u>Payments to Date</u>	<u>Remaining Contract</u>
		<u>Amount</u>	<u>Change Orders</u>	<u>Amount</u>			<u>Amount</u>
1. Section 3 WS&D	Gonzalez Construction Enterprise, Inc	\$ 2,132,236.60	\$ (61,199.02)	\$ 2,071,037.58		\$ 1,576,042.50	\$ 494,995.08
2. Section 3 Paving	Bay Paving, LLC	\$ 1,537,818.50	\$ (52,327.50)	\$ 1,485,491.00		\$ 1,167,890.40	\$ 317,600.60
						Total Construction Contract Remaining	\$ 812,595.68
						Contingency (10%)	<u>81,259.57</u>
						Total Escrow	\$ 893,855.25 <sup>(1)</sup>

Notes:

(1) Escrow deposit due within 10 business days following City Council approval.