

Monday, October 27, 2025

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

Re: Sierra Vista West Section 11 – Early Plat Application
Brazoria County Municipal Utility District No. 53
Astro Sterling Lakes North, L.P.
Letter of Recommendation to Approve
Adico Project No. 710-25-009-03

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the Early Plat Application Request (attached) from Elevation Land Solutions, on behalf of Astro Sterling Lakes North, L.P., for Sierra Vista West Section 11, received on or about October 15, 2025. 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 have been approved and construction is currently ongoing. The final plat was approved by Planning and Zoning on August 5, 2025 and approved by City Council on August 18, 2025. Below is a brief overview:

SIERRA VISTA WEST SEC. 11 - EARLY PLAT ESCROW SUMMARY					
CONTRACTS	CONTRACTOR	ORIGINAL CONTRACT	CHANGE ORDERS	CONFIRMED PAYMENTS	APPLICABLE EARLY PLAT PORTION AT TIME OF APPLICATION
Sierra Vista Sec 11 WSD Contract	Dimas Brothers Construction	\$ 1,938,000.00		\$ 1,256,826.96	\$ 681,173.04
Sierra Vista Sec 11 Paving Contract	Dimas Brothers Construction	\$ 1,271,000.00			\$ 1,271,000.00
Total Remaining Contract Amount					\$ 1,952,173.04
Remaining construction plus 10%					\$ 195,217.30
Total Escrow of Cash Deposit due to City (within 10 days of CC approval)					\$ 2,147,390.34
Administrative Fee @ 2% of \$2,147,390.34 at time of application					\$ 42,947.81
Check No. 1814 Received 10/15/25					
Total Administrative Fee Received	\$ -				\$ 42,947.81

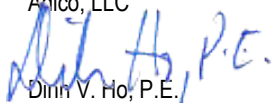
Elevation Land Solutions has provided copies of contract documents, pay applications, Affidavit of Bills Paid, Waiver and Lien Release upon Partial Payment and payment acknowledgements as required for the early plat application request.

Based on our review of the documentation provided, the amount remaining on current contracts is \$1,952,173.04. Per the Ordinance, a cash deposit of 110% of the remaining construction cost is required to be escrowed with the city. The total cash deposit shall be \$2,147,390.34. In addition, a 2% administrative fee based on the total cash deposit is required at the time of application submittal. At the time of submittal, the city received the \$42,947.81 administrative fee.

Based on our review of the documents provided, we have no objections to the Early Plat Application Request for Sierra Vista Section 11. The Developer shall provide the cash deposit in the amount of \$2,147,390.34 to the city within 10 days from the date of the agreement, if approved 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)
Natasha Brooks, Interim City Manager (nbrooks@iowacolonytx.gov)



October 14, 2025

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
Sierra Vista West Section 11

Mr. Ho:

On behalf of Astro Sierra Vista LP, this letter is to formally request the City of Iowa Colony process an application for an early plat escrow in connection with Sierra Vista West Section 11. Our intention is to obtain a recorded plat in November 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 end of 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. Astro Sierra Vista LP will be submitting this fee to City Hall concurrently with this request.

If you have any questions, please call us.

Best Regards,

Travis H. Harrison, PE
Development Manager, Partner

CC: Brian Stidham – Astro Sierra Vista LP.



CITY OF IOWA COLONY - CONSTRUCTION ESCROW SUMMARY
SIERRA VISTA WEST SEC 11

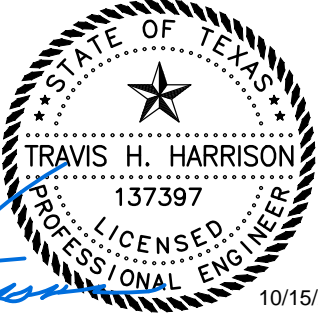

October 13, 2025

<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. Sierra Vista West Sec 11 WSD	Dimas Bros	\$ 1,938,000.00		\$ 1,938,000.00	\$ 1,256,826.96	\$ 681,173.04	
2. Sierra Vista West Sec 11 Paving	Dimas Bros	\$ 1,271,000.00		\$ 1,271,000.00		\$ 1,271,000.00	
Total Construction Contract Remaining						\$ 1,952,173.04	
Contingency (10%)						195,217.30	
Total Escrow						\$ 2,147,390.34	(2)
City of Iowa Colony Administrative Fee (2%)						\$ 42,947.81	

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.



10/15/2025

Astro Sierra Vista, L.P

8433 Enterprise Circle, Suite 100
Lakewood Ranch, FL 34202

Third Coast Bank SSB
20202 Hwy 59 N Ste. 190
Humble, TX 77338

1814

113094149

PAY ***** FORTY TWO THOUSAND NINE HUNDRED FORTY SEVEN AND 81/100 DOLLARS

TO THE
ORDER OF

DATE

AMOUNT

10/15/2025

\$42,947.81**

CITY OF IOWA COLONY

3144 Meridiana Parkway

Rosharon, TX 77583

L. Lewis
Amel



⑈001814⑈ ⑆113094149⑆ 1000136133⑈

DATE:10/15/2025 CK#:1814 TOTAL:\$42,947.81** BANK:Astro Sierra Vista, L.P(tru52115)
PAYEE:CITY OF IOWA COLONY(v0011060)

Property Address - Code

Invoice - Date

Description

Amount

Astro Sierra Vista, LP - pastro3

Admin Fee Sec 11 20251014-1

42,947.81

42,947.81

October 14, 2025

Dimas Bros. Construction, LLC

2003 Center Street

Richmond, TX 77469

Project: Construction of Water, Sanitary, and Drainage Facilities for Sierra Vista West
Section 11

Acknowledgement of Payment

I, Omar Dimas, of Dimas Bros. Construction, LLC confirm that we have been paid for the following pay estimates listed below:

Pay Estimate #1	\$ 428,036.36
Pay Estimate #2	\$ 828,790.60
Total Received	\$ 1,256,826.96

Signed:

Dimas Bros, Construction, LLC



By: ~~Omar~~ Dimas, President

Date: 10/15/2025