



Experience. Integrity. Customer Focus.

# TRANSMITTAL

To: Rachel Patterson  
12003 Iowa Colony Blvd  
Iowa Colony, TX 77583

Description: 15.6385 Ac.  
Iowa Colony Plaza  
23985 SH 288  
Rosharon, TX 77583

Telephone: (832) 293-5816

From: Joel Vitela

### We are sending you:

Prints  Plans  Specifications  Other

### Via

Delivery  Pick Up  Facsimile  Mail  Overnight Delivery

Copies	Date	Description
1		Petition for Annexation
1		Survey
1		Site Plan
1		Aerial
1		BCAD and Address email

These are TRANSMITTED as checked below:

For approval  For return  For review and comment  For signature

### REMARKS:

Please find attached the petition for annexation along with survey and proposed site plan. If you have any questions or additional information, please don't hesitate to contact me.

Respectfully,

Joel Vitela  
President  
832-293-5816  
jv@civilcontx.com

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**PETITION FOR ANNEXATION  
INTO THE CITY OF IOWA COLONY, TEXAS**

All of the current Owners (herein called "Owners," jointly and severally, whether one or more) of the Annexation Property described herein are:

BHA Investments, LLC  
Lynh Phan, Manager

The term "Petitioners" herein means all of the above-named Owners, and their respective heirs, successors, and assigns.

The term "Annexation Property" herein means the following real property, which is also more fully described on Exhibit "A," which is attached hereto and incorporated herein in full:

Approximately 15.6385 acres of land

Petitioners hereby request that the City of Iowa Colony, Texas ("the City") annex the Annexation Property into the incorporated city limits of Iowa Colony.

This petition or a copy of it may be recorded in the Official Records of Brazoria County, Texas. This petition shall run with the land and shall be binding on Petitioners and their respective heirs, successors, and assigns. This petition is irrevocable, without the consent of the City of Iowa Colony, which is in no way obligated to give such consent.

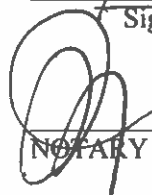
[EXECUTION PAGES TO FOLLOW]

Lynh Phan  
Signature of Petitioner  
Printed Name of Petitioner: LYNH PHAN

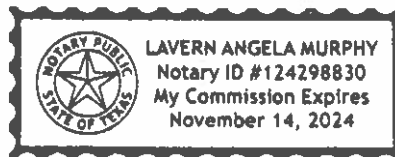
STATE OF TEXAS

COUNTY OF Brazoria

This instrument was subscribed, sworn, and acknowledged before me, the undersigned notary public, on this 16<sup>th</sup> day of March, 2023, by LYNH PHAN, as the manager/owner on behalf of BHA Investments LLC.

Lynh Phan  
Signature  
  
NOTARY PUBLIC

NOTARY SEAL



GRAPHIC SCALE  
1 inch = 50 feet



1. ALL SURVEYING AND FIELD WORK WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT, CHAPTER 161, ACTS 1989, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, TEXAS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT, CHAPTER 161, ACTS 1989, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, TEXAS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT, CHAPTER 161, ACTS 1989, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, TEXAS.

FLOOD HAZARD  
PROPERTY AND VENDOR INFORMATION  
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TOPOGRAPHIC & BOUNDARY SURVEY OF  
15,800 ACRES OF LAND, MORE OR LESS, BEING A PART OF TRACT 60, A PART OF TRACT 632 OF COUNTY SURVEY, DISTRICT 31A, BROWN COUNTY, TEXAS, ACCORDING TO THE MAP OF P.L.S. RECORDED IN VOLUME 2, PAGE 115, PUBLIC RECORDS OF BROWN COUNTY, TEXAS.  
ADDRESS: 6 STATE HIGHWAY 288, RICHMOND, TEXAS 77680  
JOB NO. 2316-22  
DATE: 12-18-22  
SCALE: 1" = 50'  
SHEET 1 OF 1  
SOUTH TEXAS SURVEYING ASSOCIATES, INC.  
11281 Richmond Ave. Suite 101, Houston, Texas 77082  
281-7-0500 FAX 281-7-0501  
www.stsa.com

JOB NO: 2316-22



**PARKING SYNOPSIS**

PARKING 1	14,000 SQ FT
PARKING 2	14,000 SQ FT
PARKING 3	14,000 SQ FT
PARKING 4	14,000 SQ FT
PARKING 5	14,000 SQ FT
PARKING 6	14,000 SQ FT
PARKING 7	14,000 SQ FT
PARKING 8	14,000 SQ FT
PARKING 9	14,000 SQ FT
PARKING 10	14,000 SQ FT
PARKING 11	14,000 SQ FT
PARKING 12	14,000 SQ FT
PARKING 13	14,000 SQ FT
PARKING 14	14,000 SQ FT
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PARKING 49	14,000 SQ FT
PARKING 50	14,000 SQ FT

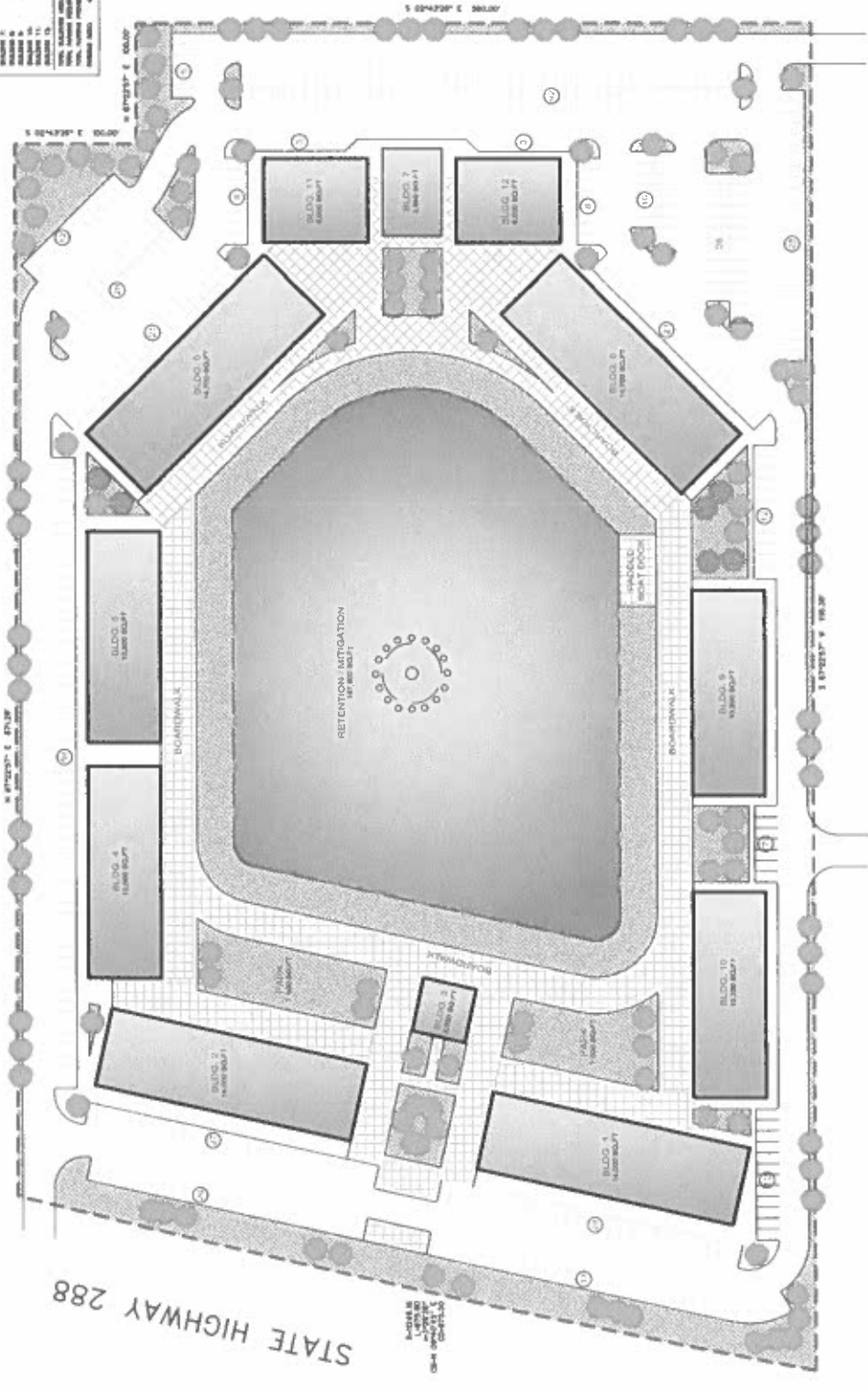
CONCEPTUAL  
ISSUED FOR REVIEW  
APRIL 14, 2023



IOWA COLONY PLAZA  
IOWA COUNTY, IOWA

SITE PLAN  
OPTION A

PROJECT NO. 119-028  
DATE: APRIL 2023  
DRAWN BY: JH  
CHECKED BY: JH  
SCALE: 1/8" = 1'-0"



STATE HIGHWAY 288



**From:** Laurie Rodriguez <[LaurieR@brazoriacountytx.gov](mailto:LaurieR@brazoriacountytx.gov)>  
**Date:** June 5, 2023 at 12:56:22 PM EST  
**To:** JOEL VITELA <[jv@civilcontx.com](mailto:jv@civilcontx.com)>  
**Cc:** Lourdes Prien <[lprien@brazoriacountytx.gov](mailto:lprien@brazoriacountytx.gov)>  
**Subject:** RE: [EXTERNAL] New Address Application - BHA Investments

Joel,

The address issued is:

23985 SH 288  
Rosharon, TX 77583

Once you have received TX-Dot approval and are certain you will be moving forward with the project as depicted on the site plan, please let me know. At that time additional addresses will be issued for the remaining buildings on the property.

Please let me know if you have any further questions.

“What wisdom can you find that is greater than kindness?” – jean-jacques rousseau

# Brazoria CAD

Property Search > 572533 BHA INVESTMENTS LLC for Year 2023

Tax Year: 2023 - Values not available

## Property

### Account

Property ID:	572533	Legal Description:	A0515 H T & B R R TRACT 653-654 TR 8 ACRES 15.638
Geographic ID:	0515-0021-001	Zoning:	03/28/17 CH
Type:	Real	Agent Code:	304
Property Use Code:			
Property Use Description:			

### Location

Address:	HIGHWAY 288	Mapsco:	SAL111
Neighborhood:		Map ID:	
Neighborhood CD:			

### Owner

Name:	BHA INVESTMENTS LLC	Owner ID:	360862
Mailing Address:	7827 ZILONIS CT JERSEY VILLAGE, TX 77040-1351	% Ownership:	100.0000000000%
		Exemptions:	

## Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
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(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
-----			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
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(=) Assessed Value:	=	N/A	

## Taxing Jurisdiction

Owner: BHA INVESTMENTS LLC  
 % Ownership: 100.0000000000%  
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	N/A	N/A	N/A	N/A	
DR5	BRAZORIA COUNTY DRAINAGE DISTRICT #5 (IOWA COLONY)	N/A	N/A	N/A	N/A	
EM3	BRAZORIA COUNTY EMERGENCY DISTRICT #3	N/A	N/A	N/A	N/A	
GBC	BRAZORIA COUNTY	N/A	N/A	N/A	N/A	
JAL	ALVIN COMMUNITY COLLEGE	N/A	N/A	N/A	N/A	
RDB	ROAD & BRIDGE FUND	N/A	N/A	N/A	N/A	
SAL	ALVIN INDEPENDENT SCHOOL DISTRICT	N/A	N/A	N/A	N/A	
Total Tax Rate:		N/A				
					Taxes w/Current Exemptions:	N/A
					Taxes w/o Exemptions:	N/A



## Improvement / Building

No improvements exist for this property.

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	FRONT ACREAGE	15.6380	681191.28	0.00	0.00	N/A	N/A

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$218,610	0	218,610	\$0	\$218,610
2021	\$0	\$218,610	0	218,610	\$0	\$218,610
2020	\$0	\$218,610	0	218,610	\$0	\$218,610
2019	\$0	\$218,610	0	218,610	\$0	\$218,610
2018	\$0	\$218,610	0	218,610	\$0	\$218,610
2017	\$0	\$234,570	0	234,570	\$0	\$234,570
2016	\$0	\$120,610	0	120,610	\$0	\$120,610
2015	\$0	\$120,610	0	120,610	\$0	\$120,610
2014	\$0	\$120,610	0	120,610	\$0	\$120,610
2013	\$0	\$120,610	0	120,610	\$0	\$120,610
2012	\$0	\$120,610	0	120,610	\$0	\$120,610
2011	\$0	\$155,380	0	155,380	\$0	\$155,380
2010	\$0	\$155,380	7,820	7,820	\$0	\$7,820
2009	\$0	\$155,380	7,820	7,820	\$0	\$7,820

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/28/2005	WD	WARRANTY DEED	TORREGROSA TRENTON L JR	BHA INVESTMENTS LLC	05	069892	0

## Tax Due

Property Tax Information as of 04/06/2023

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
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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

This year is not certified and ALL values will be represented with "N/A".