

CITY OF IOWA COLONY

"Where We Make It Happen"

APPLICATION FOR SPECIFIC USE PERMIT

FORM 'B'

APPLICATION DATE: June 18, 2024

NAME OF APPLICANT: Durdin Family Properties, LLC


THE LEGAL DESCRIPTION AND THE ADDRESS OF THE PROPERTY THAT IS SUBJECT OF THE APPLICATION FOR SPECIFIC USE:

See attached survey and metes & bounds

A0288 H T & B R R TRACT 605C1- 605D-606-606A1-608-608B-609-609B- 610-621B- ACRES 53.091 621E-622-622A-623-624-625A-625D-625E-626B

A DETAILED DESCRIPTION OF THE SPECIFIC USE PERMIT THAT IS PROPOSED: Applying for SUP to build and operate a Class A Kia dealership

THE ZONING DISTRICT IN WHICH THE SUBJECT PROPERTY IS LOCATED. CIRCLE ONE: (MU) (SFR) (MH) (BR)

THE SIGNED CONSENT OF THE OWNER OR OWNERS OF THE SUBJECT PROPERTY, IF THE APPLICANT IS NOT THE OWNER OF THE PROPERTY:  Suri Pullerita (Jun 20, 2024 10:45 CDT)

THE APPLICANT'S INTEREST IN THE SUBJECT PROPERTY IF THE APPLICANT IS NOT AN OWNER OF ALL OR PART OF THE PROPERTY. Applicant has 25.72 acres under contract with owner to build a Kia car dealership on 12 acres of the subject tract.

SUCH OTHER INFORMATION OR DOCUMENTATION AS THE CITY COUNCIL OR ZONING ADMINISTRATOR MAY DEEM NECESSARY. See attached presentation.

EACH APPLICATION FOR SPECIFIC USE PERMIT MUST BE ACCOMPANIED BY A NON-REFUNDABLE FEE OF \$1,000.00 TO DEFRAY THE COST OF NOTIFICATION, ATTORNEY'S FEES OR PROCESSING THE APPLICATION.

NOTE: THIS APPLICATION EXPIRES IN 180 DAYS IF NOT SUBMITTED. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS AND/ OR ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT.

SIGNATURE REQUIRED:  Sharilyn Durdin Lampson (Jun 20, 2024 11:06 CDT)



DBE/MBE/HUB/SBE/8(A)

Ally General Solutions, LLC
dba AGS Engineering & Construction LLC
7070 W. 43rd St. Ste. 203
Houston, Texas 77092
281-888-7682

**METES AND BOUNDS OF
25.72 ACRES OF LAND SITUATED IN
THE H.T.&B. RR. CO. SURVEY, SECTION 51
ABSTRACT NO. 288
BRAZORIA COUNTY, TEXAS**

Being a 25.72 acres (1,120,165 square feet) tract of land situated in the H.T.&B. RR. CO. Survey, Section 51, Abstract No. 288, Brazoria County, Texas, being out of and part of Lots 608, 609, 622, 623, 624 & 625 and portions of two 40-foot wide unnamed and unimproved roads, of the Emigration Land Company Plat of Sections 50, 51, & 56 H.T.&B. and of 2, 3, & 4 L.&N., a subdivision of record according to the map or plat thereof recorded under Volume 2, Page 133 of the Plat Records of Brazoria County, Texas and being all of a called 3.979 acres (Tract 3) of land and out of and a portion of a called 45.63 acres (Tract 1) of land as described in a Special Warranty Deed with Vendor's Lien as conveyed to Sierravista-383 Investments, LLC, a Texas limited liability company and recorded under Brazoria County Clerk's File (B.C.C.F.) No. 2019045563 of the Official Public Records of Brazoria County, Texas (O.P.R.B.C.T.); said 12.00 acre tract being more particularly described by metes and bounds as follows (bearing basis based on Texas Coordinate System of 1983, South Central Zone No. 4204 (NAD 1983)):

BEGINNING at a 5/8-inch iron rod with cap stamped "Baseline" found on the west right-of-way line of State Highway 288 (variable width as recorded under Volume 1043, Page 908 of the Brazoria County Deed Records, Texas (B.C.D.R.T.)) and being the southeast corner of Restricted Reserve E, Block 2, of Karsten Boulevard Phase I Street Dedication as recorded under Document No. 2018053880 of the Plat Records of Brazoria County, Texas, and being the northeast corner of said 3.979 acre tract (Tract 3) and the northeast corner of the herein described tract, and the beginning of a curve to the right from which its radius point bears South 59°26'23" West, 1273.24 feet;

THENCE, in a Southeasterly direction, along the west right-of-way line of State Highway 288 and the east line of said 3.979 acre tract (Tract 3) and said curve to the right, along an arc length of 405.17 feet, a radius distance of 1273.24 feet, having a central angle of 18°13'58", and whose chord bearing and distance bears South 21°26'38" East, 403.47 feet to a point of tangency, from which a 3/4-inch rod found bears South 70°19'49" East, 0.14 feet and a TxDOT concrete monument found bears South 16°20'35" East, 2.84 feet;

THENCE, South 12°19'41" East, continuing along the west right-of-way line of State Highway 288 and the east line of said 3.979 acre tract (Tract 3), pass at a distance of 18.24 feet the southeast corner of said 3.979 acre tract (Tract 3) and the northeast corner of said 45.63 acre tract (Tract 1), and continuing with the east line of said 45.63 acre tract (Tract 1) for a total distance of 584.67 feet to a 5/8-inch steel rod with cap stamped "Ally" set for an angle point of the herein described tract;

THENCE, South 02°19'40" East, continuing along the west right-of-way line of State Highway 288 and the east line of said 45.63 acre tract (Tract 1), a distance of 868.85 feet to a 5/8-inch steel rod found for the northeast corner of a called 22.3121 acre tract (Tract A) as described in a Gift Deed as conveyed to Texas Medical Center, a Texas nonprofit corporation as recorded under B.C.C.F. No. 02-043288 same being the southeast corner of said 45.63 acre tract (Tract 1) and the southeast corner of the herein described tract;



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THENCE, South 87°16'10" West, departing the west right-of-way line of State Highway 288 along the south line of said 45.63 acre tract (Tract 1), and the north line of said 22.3121 acre (Tract A), a distance of 676.82 feet to a 5/8-inch iron rod with cap stamped "Baseline" found on the west line of a 80-foot CenterPoint Energy Easement as recorded under B.C.C.F. No.'s 2019014551, 2019014569, 2019014571 & 2019014575 O.P.R.B.C.T. and Volume 815, Page 687 B.C.D.R.T.) for the southeast corner of Karsten Boulevard Phase IV Street Dedication as recorder under Document Number 202060010 of the Brazoria County Plat Records, same being the southwest corner of said 45.63 acre tract (Tract 1) and of the herein described tract

THENCE, North 02°32'26" West, with the west line of said 80-foot CenterPoint Energy Easement, and through the interior of said 45.63 acre tract (Tract 1), a distance of 1,697.78 feet to a 5/8-inch steel rod with cap stamped "Ally" set and being the northwest corner of the herein described tract;

THENCE, North 87°27'34" East, crossing through the said 80-foot CenterPoint Energy Easement, pass at a distance of 65.00 feet for the southwest corner of Unrestricted Reserve E, Block 2 of Karsten Boulevard Phase I Street Dedication Subdivision and being a corner on the east line of said 45.63 acre tract (Tract 1), and continuing with the south line of Unrestricted Reserve E and the east line of said 45.63 acre tract (Tract 1), for a total distance of 72.27 feet to a 5/8-inch iron rod with cap stamped "Baseline" found for an angle point;

THENCE, North 68°18'22" East, continuing with the south line of Unrestricted Reserve E and the east line of said 45.63 acre tract (Tract 1), pass at a distance of 8.18 feet a 5/8-inch iron rod with cap stamped "Baseline" found and being the northwest corner of said 3.979 acre tract (Tract 3), and continuing with the north line of said 3.979 acre tract (Tract 3) and the south line of Unrestricted Reserve E for a total distance of 399.80 feet to the **POINT OF BEGINNING** and containing 25.72 acres (1,120,165 square feet) of land.

Note: A survey map of even date was prepared in conjunction with this property description.

Daniel Paul Coyer

Daniel Paul Coyer, R.P.L.S.
Registered Professional Land Surveyor No.
4867
TBPELS Firm No. 10194392
March 21, 2024
Job No. 0133-014-23












APPLICATION FOR SPECIFIC USE PERMIT

Final Audit Report

2024-06-20

Created:	2024-06-20
By:	Cherie Brewster (cbrewster@newquest.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAMa4I4puwc1HN9mEY8civ4ykMuMOH892e

"APPLICATION FOR SPECIFIC USE PERMIT" History

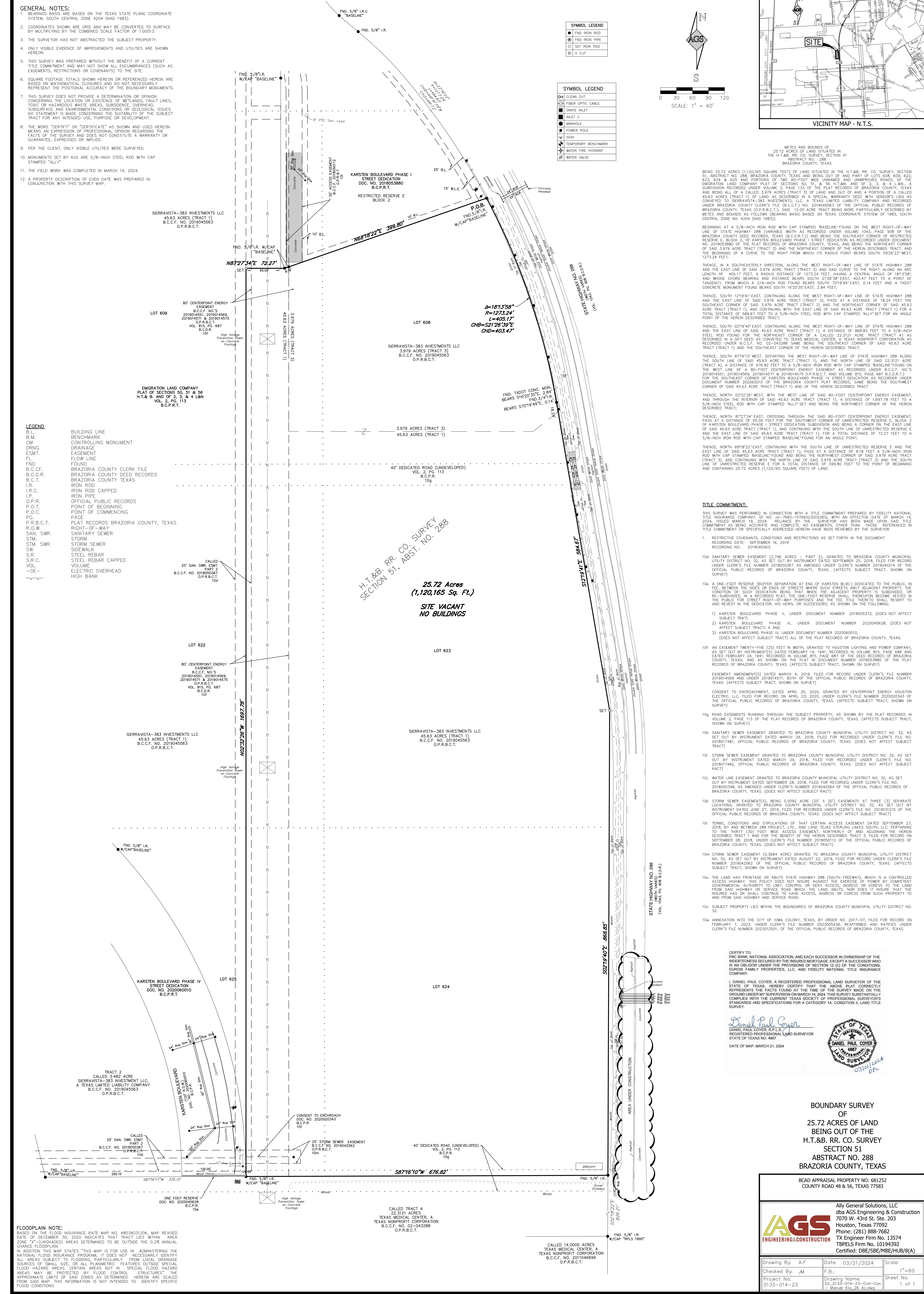
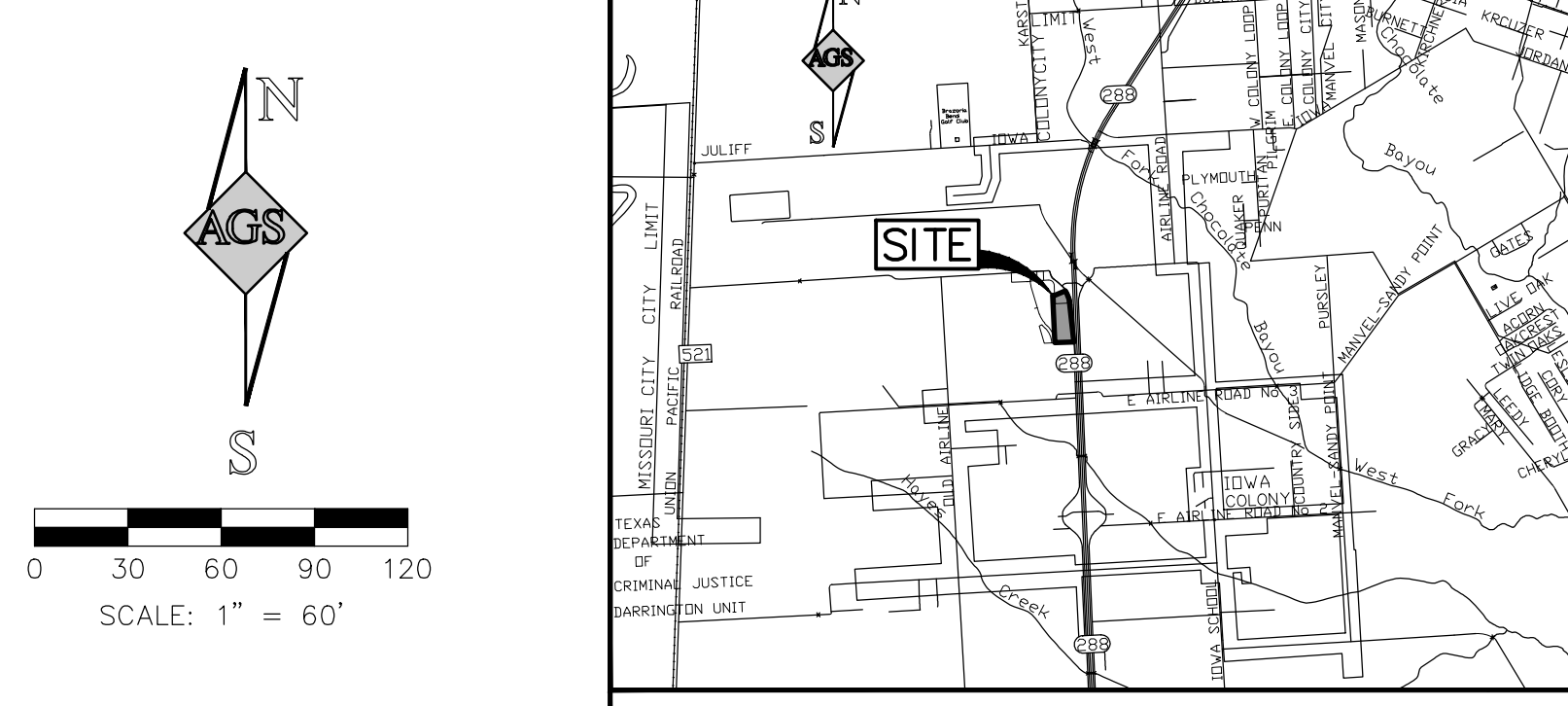
-  Document created by Cherie Brewster (cbrewster@newquest.com)
2024-06-20 - 1:44:12 PM GMT
-  Document emailed to Suri Pullemla (spullemla@ronitsystems.com) for signature
2024-06-20 - 1:44:53 PM GMT
-  Document emailed to sharilyn@parkwayfamily.com for signature
2024-06-20 - 1:44:54 PM GMT
-  Email viewed by Suri Pullemla (spullemla@ronitsystems.com)
2024-06-20 - 3:44:50 PM GMT
-  Document e-signed by Suri Pullemla (spullemla@ronitsystems.com)
Signature Date: 2024-06-20 - 3:45:15 PM GMT - Time Source: server
-  Email viewed by sharilyn@parkwayfamily.com
2024-06-20 - 4:05:18 PM GMT
-  Signer sharilyn@parkwayfamily.com entered name at signing as Sharilyn Durdin Lampson
2024-06-20 - 4:06:02 PM GMT
-  Document e-signed by Sharilyn Durdin Lampson (sharilyn@parkwayfamily.com)
Signature Date: 2024-06-20 - 4:06:04 PM GMT - Time Source: server
-  Agreement completed.
2024-06-20 - 4:06:04 PM GMT

GENERAL NOTES:

- BEARINGS BASIS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204 (NAD 1983).
- COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.00013.
- THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- ONLY VISIBLE EVIDENCE OF IMPROVEMENTS AND UTILITIES ARE SHOWN HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES (SUCH AS EASEMENTS, RESTRICTIONS OR COVENANTS) TO THE SITE.
- SQUARE FOOTAGE TOTALS SHOWN HEREON OR REFERENCED HEREIN ARE BASED ON MATHEMATICAL CLOSURES AND DO NOT NECESSARILY REPRESENT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTS.
- THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WELLS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OVERHEAD, SURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- PER THE CLIENT, ONLY VISIBLE UTILITIES WERE SURVEYED.
- MONUMENTS SET BY AGS ARE 5/8-INCH STEEL ROD WITH CAP STAMPED "ALL".
- THE FIELD WORK WAS COMPLETED IN MARCH 14, 2024.
- A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SURVEY MAP.

LEGEND

B.L.	BUILDING LINE
B.M.	BENCHMARK
CM	CONTROLLING MONUMENT
DRNG.	DRAINAGE
ESMT.	EASEMENT
FL	FLOW LINE
FND	FOUND
B.C.F.	BRAZORIA COUNTY CLERK FILE
B.C.D.R.	BRAZORIA COUNTY DEED RECORDS
B.C.T.	BRAZORIA COUNTY TEXAS
I.R.	IRON ROD
I.R.C.	IRON ROD CAPPED
I.P.	IRON PIPE
O.P.R.	OFFICIAL PUBLIC RECORDS
P.O.T.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.C.	PAGE
P.R.B.C.T.	PLAT RECORDS BRAZORIA COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
SAN. SWR.	SANITARY SEWER
STM.	STORM
STM. SWR.	STORM SEWER
SW	SIDEWALK
S.R.	STEEL REBAR
S.R.C.	STEEL REBAR CAPPED
VOL.	VOLUME
-OE-	ELECTRIC OVERHEAD
HIGH BANK	HIGH BANK



TITLE COMMITMENT:

THIS SURVEY WAS PERFORMED IN CONNECTION WITH A TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, 10019768-10786802898, WITH AN EFFECTIVE DATE OF MARCH 14, 2024, ISSUED MARCH 19, 2024. RELIANCE BY THE SURVEYOR HAS BEEN MADE UPON SAID TITLE COMMITMENT AS BEING ACCURATE AND COMPLETE, NO ENCUMBRANCES, OTHER THAN THOSE REFERENCED IN THE COMMITMENT OR SPECIFICALLY ADDRESSED HEREBY BY THE SURVEYOR.

- RESTRICTIVE COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT:
RECORDING DATE: SEPTEMBER 16, 2019
RECORDING NO.: 2019045563.
- SANITARY SEWER EASEMENT (2.746 ACRES - PART 2), GRANTED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32, AS SET OUT BY INSTRUMENT DATED SEPTEMBER 23, 2019, FILED FOR RECORD UNDER CLERK'S FILE NUMBER 2019040214 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN ON SURVEY)
- A ONE-FOOT RESERVE (BUFFER SEPARATION AT END OF KARSTEN BLVD.) DEDICATED TO THE PUBLIC, IN BETWEEN THE SIDES OF ENDS OF STREETS WHERE SUCH RESERVE IS SUBDIVIDED, OR RE-SUBDIVIDED, IN A RECONSTRUCTED PLAT. THE ONE-FOOT RESERVE SHALL THEREUPON BE 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, OR SUCCESSORS, AS SHOWN ON THE FOLLOWING:
 - KARSTEN BOULEVARD PHASE II, UNDER DOCUMENT NUMBER 2019003372, (DOES NOT AFFECT SUBJECT TRACT)
 - KARSTEN BOULEVARD PHASE III, UNDER DOCUMENT NUMBER 2020045628; (DOES NOT AFFECT SUBJECT TRACT) AND
 - KARSTEN BOULEVARD PHASE IV, UNDER DOCUMENT NUMBER 2020060010, (DOES NOT AFFECT SUBJECT TRACT) ALL OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.
- AN EASEMENT TWENTY-FIVE (25) FEET IN WIDTH, GRANTED TO HOUSTON LIGHTING AND POWER COMPANY, AS SET OUT BY INSTRUMENT DATED FEBRUARY 14, 1941, RECORDED IN VOLUME 815, PAGE 686 AND DATED FEBRUARY 24, 1941, RECORDED IN VOLUME 815, PAGE 687 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND AS SHOWN ON THE PLAT IN DOCUMENT NUMBER 201803890 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN ON SURVEY)
- EASEMENT AMENDMENT(S) DATED MARCH 4, 2019, FILED FOR RECORD UNDER CLERK'S FILE NUMBER 2019014569 AND UNDER 2019014571, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN ON SURVEY)
- CONSENT TO ENCROACHMENT, DATED APRIL 20, 2020, GRANTED BY CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, FILED FOR RECORD ON APRIL 23, 2020, UNDER CLERK'S FILE NUMBER 2020020343 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN ON SURVEY)
- ROAD EASEMENTS RUNNING THROUGH THE SUBJECT PROPERTY, AS SHOWN BY THE PLAT RECORDED IN VOLUME 2, PAGE 113 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN ON SURVEY)
- SANITARY SEWER EASEMENT GRANTED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32, AS SET OUT BY INSTRUMENT DATED MARCH 29, 2018, FILED FOR RECORD UNDER CLERK'S FILE NO. 201807481, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)
- STORM SEWER EASEMENT GRANTED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32, AS SET OUT BY INSTRUMENT DATED MARCH 29, 2018, FILED FOR RECORD UNDER CLERK'S FILE NO. 201807482, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)
- WATER LINE EASEMENT GRANTED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32, AS SET OUT BY INSTRUMENT DATED SEPTEMBER 28, 2018, FILED FOR RECORD UNDER CLERK'S FILE NO. 2018050348, AS AMENDED UNDER CLERK'S NUMBER 2019042564 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)
- STORM SEWER EASEMENT(S), BEING 0.0092 ACRE (20' X 20') EASEMENTS AT THREE (3) SEPARATE LOCATIONS, GRANTED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32, AS SET OUT BY INSTRUMENT DATED JUNE 27, 2019, FILED FOR RECORD UNDER CLERK'S FILE NO. 2019031215 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)
- TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN ACCESS EASEMENT DATED SEPTEMBER 27, 2019, BY AND BETWEEN 288 PROJECT, LTD., AND LAND TEXAS STERLING LAKES SOUTH, LLC, PERTAINING TO THE THIRTY (30) FOOT WIDE ACCESS EASEMENT, NORTHERLY OF AND ADJOINING THE HEREIN DESCRIBED TRACT 1 AND FOR THE BENEFIT OF THE HEREIN DESCRIBED TRACT 3, FILED FOR RECORD ON SEPTEMBER 28, 2019, UNDER CLERK'S FILE NUMBER 2018001012 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)
- STORM SEWER EASEMENT (0.3684 ACRE) GRANTED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32, AS SET OUT BY INSTRUMENT DATED AUGUST 22, 2019, FILED FOR RECORD UNDER CLERK'S FILE NUMBER 2019042662 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN ON SURVEY)
- THE LAND HAS FRONTAGE OR ABUTS STATE HIGHWAY 288 (SOUTH FREEWAY), WHICH IS A CONTROLLED ACCESS HIGHWAY. THIS POLICY DOES NOT INSURE AGAINST THE EXERCISE OF POWER BY COMPETENT GOVERNMENTAL AUTHORITY TO LIMIT, CONTROL OR DENY ACCESS, INGRESS OR EGRESS TO THE LAND FROM SAID HIGHWAY OR SERVICE ROAD WHICH THE LAND ABUTS. NOR DOES IT INSURE THAT THE INSURED HAS OR SHALL CONTINUE TO HAVE ACCESS, INGRESS OR EGRESS FROM SUCH PROPERTY TO AND FROM SAID HIGHWAY AND SERVICE ROAD.
- SUBJECT PROPERTY LIES WITHIN THE BOUNDARIES OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32.
- ANNEXATION INTO THE CITY OF IDIA COLONY, TEXAS, BY ORDER NO. 2017-07, FILED FOR RECORD ON FEBRUARY 7, 2023, UNDER CLERK'S FILE NUMBER 2023005439, REAFFIRMED AND RATIFIED UNDER CLERK'S FILE NUMBER 2023012501, OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.

FLOODPLAIN NOTE:
BASED ON THE FLOOD INSURANCE RATE MAP NO. 48039C0120K, MAP REVISED DATE OF DECEMBER 30, 2020 INDICATES THAT TRACT LIES WITHIN AREA ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

IN ADDITION THIS MAP STATES THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. CERTAIN AREAS NOT IN SPECIAL FLOOD HAZARD AREAS MAY BE PROTECTED BY FLOOD CONTROL STRUCTURES. THE APPROXIMATE LIMITS OF SAID ZONES AS DETERMINED HEREON ARE SCALED FROM SAID MAP. THIS INFORMATION IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

AGS ENGINEERING & CONSTRUCTION
Houston, Texas 77092
Phone: (281) 888-7682
TX Engineer Firm No. 13574
TPELIS Firm No. 10194392
Certified: DBE/SBE/MBE/HUB(BA)

Boundary Survey of 25.72 Acres of Land Being Out of the H.T.&B. RR. Co. Survey Section 51, Abstract No. 288, Brazoria County, Texas.

BCAD APPRAISAL PROPERTY NO: 681252
COUNTY ROAD 48 & 56, TEXAS 77583

Project No: 0133-014-23
Drawing Name: 02_0133-014-23_Civil-Const
= Manual K19-26_Ac.dwg

Drawing By: A.F.
Checked By: J.M.
Date: 03/21/2024
F.B.:
Scale: 1"=60'
Sheet No: 1 of 1



Parkway Kia of Iowa Colony



Potential
Big Box
Retail

GROCERY

POOL

KARSTEN BLVD

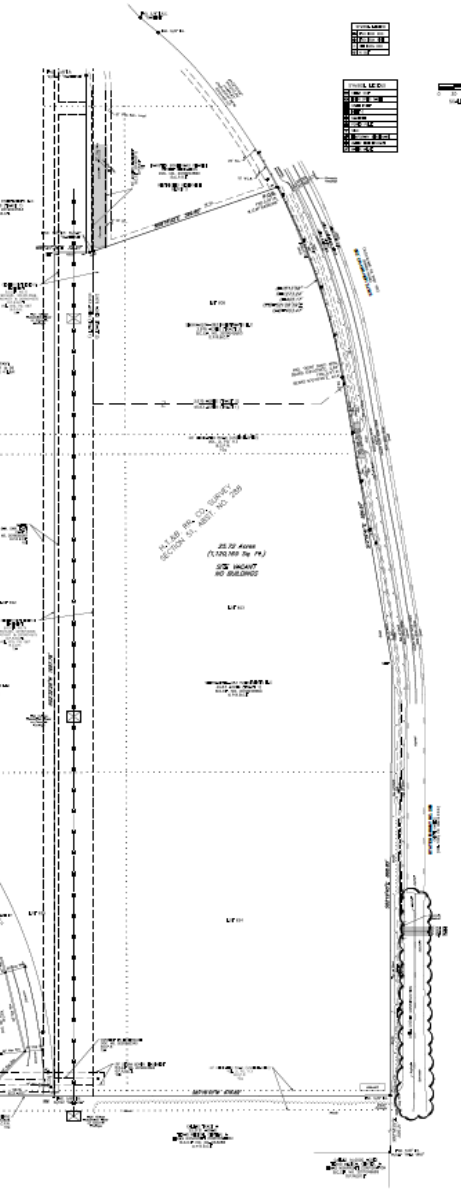
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PMENT

TENTION

GENERAL NOTES:
1. THIS SURVEY WAS MADE BY THE METHOD OF TRIANGULATION.
2. THE POINTS OF THIS SURVEY ARE IDENTIFIED BY IRON PIPES SET IN CONCRETE.
3. THE DISTANCES BETWEEN THE POINTS OF THIS SURVEY WERE MEASURED BY ELECTRONIC DISTANCE MEASUREMENT (EDM).
4. THE BEARINGS OF THE LINES OF THIS SURVEY WERE DETERMINED BY THE METHOD OF SIGHTING.
5. THE CORRECTIONS FOR CURVATURE AND REFRACTION WERE APPLIED TO ALL DISTANCE MEASUREMENTS.
6. THE CORRECTIONS FOR LOCAL ATTRACTION WERE APPLIED TO ALL BEARING MEASUREMENTS.
7. THE CORRECTIONS FOR THERMAL EXPANSION WERE APPLIED TO ALL DISTANCE MEASUREMENTS.
8. THE CORRECTIONS FOR SLOPE WERE APPLIED TO ALL DISTANCE MEASUREMENTS.
9. THE CORRECTIONS FOR WINDY WEATHER WERE APPLIED TO ALL DISTANCE MEASUREMENTS.
10. THE CORRECTIONS FOR TEMPERATURE WERE APPLIED TO ALL DISTANCE MEASUREMENTS.
11. THE CORRECTIONS FOR HUMIDITY WERE APPLIED TO ALL DISTANCE MEASUREMENTS.
12. THE CORRECTIONS FOR PRESSURE WERE APPLIED TO ALL DISTANCE MEASUREMENTS.
13. THE CORRECTIONS FOR ALTITUDE WERE APPLIED TO ALL DISTANCE MEASUREMENTS.
14. THE CORRECTIONS FOR GRAVITY WERE APPLIED TO ALL DISTANCE MEASUREMENTS.
15. THE CORRECTIONS FOR MAGNETIC DEVIATION WERE APPLIED TO ALL BEARING MEASUREMENTS.
16. THE CORRECTIONS FOR DIURNAL VARIATION WERE APPLIED TO ALL BEARING MEASUREMENTS.
17. THE CORRECTIONS FOR ANNUAL VARIATION WERE APPLIED TO ALL BEARING MEASUREMENTS.
18. THE CORRECTIONS FOR SEASONAL VARIATION WERE APPLIED TO ALL BEARING MEASUREMENTS.
19. THE CORRECTIONS FOR LUNAR VARIATION WERE APPLIED TO ALL BEARING MEASUREMENTS.
20. THE CORRECTIONS FOR SOLAR VARIATION WERE APPLIED TO ALL BEARING MEASUREMENTS.
21. THE CORRECTIONS FOR PLANETARY VARIATION WERE APPLIED TO ALL BEARING MEASUREMENTS.
22. THE CORRECTIONS FOR STELLAR VARIATION WERE APPLIED TO ALL BEARING MEASUREMENTS.
23. THE CORRECTIONS FOR COSMIC VARIATION WERE APPLIED TO ALL BEARING MEASUREMENTS.
24. THE CORRECTIONS FOR TERRESTRIAL VARIATION WERE APPLIED TO ALL BEARING MEASUREMENTS.
25. THE CORRECTIONS FOR ATMOSPHERIC VARIATION WERE APPLIED TO ALL BEARING MEASUREMENTS.
26. THE CORRECTIONS FOR OCEANIC VARIATION WERE APPLIED TO ALL BEARING MEASUREMENTS.
27. THE CORRECTIONS FOR CONTINENTAL VARIATION WERE APPLIED TO ALL BEARING MEASUREMENTS.
28. THE CORRECTIONS FOR CRUSTAL VARIATION WERE APPLIED TO ALL BEARING MEASUREMENTS.
29. THE CORRECTIONS FOR MANTLE VARIATION WERE APPLIED TO ALL BEARING MEASUREMENTS.
30. THE CORRECTIONS FOR CORE VARIATION WERE APPLIED TO ALL BEARING MEASUREMENTS.
31. THE CORRECTIONS FOR SURFACE VARIATION WERE APPLIED TO ALL BEARING MEASUREMENTS.
32. THE CORRECTIONS FOR SUBSURFACE VARIATION WERE APPLIED TO ALL BEARING MEASUREMENTS.
33. THE CORRECTIONS FOR DEEPER VARIATION WERE APPLIED TO ALL BEARING MEASUREMENTS.
34. THE CORRECTIONS FOR SHALLOWER VARIATION WERE APPLIED TO ALL BEARING MEASUREMENTS.
35. THE CORRECTIONS FOR LOCAL VARIATION WERE APPLIED TO ALL BEARING MEASUREMENTS.
36. THE CORRECTIONS FOR REGIONAL VARIATION WERE APPLIED TO ALL BEARING MEASUREMENTS.
37. THE CORRECTIONS FOR NATIONAL VARIATION WERE APPLIED TO ALL BEARING MEASUREMENTS.
38. THE CORRECTIONS FOR INTERNATIONAL VARIATION WERE APPLIED TO ALL BEARING MEASUREMENTS.
39. THE CORRECTIONS FOR GALACTIC VARIATION WERE APPLIED TO ALL BEARING MEASUREMENTS.
40. THE CORRECTIONS FOR COSMIC VARIATION WERE APPLIED TO ALL BEARING MEASUREMENTS.

LEGEND:
--- UNADJUSTED BEARING
--- ADJUSTED BEARING
--- UNADJUSTED DISTANCE
--- ADJUSTED DISTANCE
--- UNADJUSTED AREA
--- ADJUSTED AREA
--- UNADJUSTED PERIMETER
--- ADJUSTED PERIMETER
--- UNADJUSTED VOLUME
--- ADJUSTED VOLUME
--- UNADJUSTED WEIGHT
--- ADJUSTED WEIGHT
--- UNADJUSTED TEMPERATURE
--- ADJUSTED TEMPERATURE
--- UNADJUSTED HUMIDITY
--- ADJUSTED HUMIDITY
--- UNADJUSTED PRESSURE
--- ADJUSTED PRESSURE
--- UNADJUSTED ALTITUDE
--- ADJUSTED ALTITUDE
--- UNADJUSTED GRAVITY
--- ADJUSTED GRAVITY
--- UNADJUSTED MAGNETIC DEVIATION
--- ADJUSTED MAGNETIC DEVIATION
--- UNADJUSTED DIURNAL VARIATION
--- ADJUSTED DIURNAL VARIATION
--- UNADJUSTED ANNUAL VARIATION
--- ADJUSTED ANNUAL VARIATION
--- UNADJUSTED SEASONAL VARIATION
--- ADJUSTED SEASONAL VARIATION
--- UNADJUSTED LUNAR VARIATION
--- ADJUSTED LUNAR VARIATION
--- UNADJUSTED SOLAR VARIATION
--- ADJUSTED SOLAR VARIATION
--- UNADJUSTED PLANETARY VARIATION
--- ADJUSTED PLANETARY VARIATION
--- UNADJUSTED STELLAR VARIATION
--- ADJUSTED STELLAR VARIATION
--- UNADJUSTED COSMIC VARIATION
--- ADJUSTED COSMIC VARIATION
--- UNADJUSTED TERRESTRIAL VARIATION
--- ADJUSTED TERRESTRIAL VARIATION
--- UNADJUSTED ATMOSPHERIC VARIATION
--- ADJUSTED ATMOSPHERIC VARIATION
--- UNADJUSTED OCEANIC VARIATION
--- ADJUSTED OCEANIC VARIATION
--- UNADJUSTED CONTINENTAL VARIATION
--- ADJUSTED CONTINENTAL VARIATION
--- UNADJUSTED CRUSTAL VARIATION
--- ADJUSTED CRUSTAL VARIATION
--- UNADJUSTED MANTLE VARIATION
--- ADJUSTED MANTLE VARIATION
--- UNADJUSTED CORE VARIATION
--- ADJUSTED CORE VARIATION
--- UNADJUSTED SURFACE VARIATION
--- ADJUSTED SURFACE VARIATION
--- UNADJUSTED SUBSURFACE VARIATION
--- ADJUSTED SUBSURFACE VARIATION
--- UNADJUSTED DEEPER VARIATION
--- ADJUSTED DEEPER VARIATION
--- UNADJUSTED SHALLOWER VARIATION
--- ADJUSTED SHALLOWER VARIATION
--- UNADJUSTED LOCAL VARIATION
--- ADJUSTED LOCAL VARIATION
--- UNADJUSTED REGIONAL VARIATION
--- ADJUSTED REGIONAL VARIATION
--- UNADJUSTED NATIONAL VARIATION
--- ADJUSTED NATIONAL VARIATION
--- UNADJUSTED INTERNATIONAL VARIATION
--- ADJUSTED INTERNATIONAL VARIATION
--- UNADJUSTED GALACTIC VARIATION
--- ADJUSTED GALACTIC VARIATION
--- UNADJUSTED COSMIC VARIATION
--- ADJUSTED COSMIC VARIATION

AGS
AGS SURVEYING & ENGINEERING, P.C.
1000 W. 10th St., Suite 100
Oklahoma City, Oklahoma 73106
Phone: (405) 521-1000
Fax: (405) 521-1001
www.agsurveying.com



NO.	DESCRIPTION	DATE
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DESCRIPTION OF THE SURVEY:
This survey was made by the method of triangulation. The points of this survey are identified by iron pipes set in concrete. The distances between the points of this survey were measured by electronic distance measurement (EDM). The bearings of the lines of this survey were determined by the method of sighting. The corrections for curvature and refraction were applied to all distance measurements. The corrections for local attraction were applied to all bearing measurements. The corrections for thermal expansion were applied to all distance measurements. The corrections for slope were applied to all distance measurements. The corrections for windy weather were applied to all distance measurements. The corrections for temperature were applied to all distance measurements. The corrections for humidity were applied to all distance measurements. The corrections for pressure were applied to all distance measurements. The corrections for altitude were applied to all distance measurements. The corrections for gravity were applied to all distance measurements. The corrections for magnetic deviation were applied to all bearing measurements. The corrections for diurnal variation were applied to all bearing measurements. The corrections for annual variation were applied to all bearing measurements. The corrections for seasonal variation were applied to all bearing measurements. The corrections for lunar variation were applied to all bearing measurements. The corrections for solar variation were applied to all bearing measurements. The corrections for planetary variation were applied to all bearing measurements. The corrections for stellar variation were applied to all bearing measurements. The corrections for cosmic variation were applied to all bearing measurements. The corrections for terrestrial variation were applied to all bearing measurements. The corrections for atmospheric variation were applied to all bearing measurements. The corrections for oceanic variation were applied to all bearing measurements. The corrections for continental variation were applied to all bearing measurements. The corrections for crustal variation were applied to all bearing measurements. The corrections for mantle variation were applied to all bearing measurements. The corrections for core variation were applied to all bearing measurements. The corrections for surface variation were applied to all bearing measurements. The corrections for subsurface variation were applied to all bearing measurements. The corrections for deeper variation were applied to all bearing measurements. The corrections for shallower variation were applied to all bearing measurements. The corrections for local variation were applied to all bearing measurements. The corrections for regional variation were applied to all bearing measurements. The corrections for national variation were applied to all bearing measurements. The corrections for international variation were applied to all bearing measurements. The corrections for galactic variation were applied to all bearing measurements. The corrections for cosmic variation were applied to all bearing measurements.

DEED:
This deed was made by the method of triangulation. The points of this deed are identified by iron pipes set in concrete. The distances between the points of this deed were measured by electronic distance measurement (EDM). The bearings of the lines of this deed were determined by the method of sighting. The corrections for curvature and refraction were applied to all distance measurements. The corrections for local attraction were applied to all bearing measurements. The corrections for thermal expansion were applied to all distance measurements. The corrections for slope were applied to all distance measurements. The corrections for windy weather were applied to all distance measurements. The corrections for temperature were applied to all distance measurements. The corrections for humidity were applied to all distance measurements. The corrections for pressure were applied to all distance measurements. The corrections for altitude were applied to all distance measurements. The corrections for gravity were applied to all distance measurements. The corrections for magnetic deviation were applied to all bearing measurements. The corrections for diurnal variation were applied to all bearing measurements. The corrections for annual variation were applied to all bearing measurements. The corrections for seasonal variation were applied to all bearing measurements. The corrections for lunar variation were applied to all bearing measurements. The corrections for solar variation were applied to all bearing measurements. The corrections for planetary variation were applied to all bearing measurements. The corrections for stellar variation were applied to all bearing measurements. The corrections for cosmic variation were applied to all bearing measurements. The corrections for terrestrial variation were applied to all bearing measurements. The corrections for atmospheric variation were applied to all bearing measurements. The corrections for oceanic variation were applied to all bearing measurements. The corrections for continental variation were applied to all bearing measurements. The corrections for crustal variation were applied to all bearing measurements. The corrections for mantle variation were applied to all bearing measurements. The corrections for core variation were applied to all bearing measurements. The corrections for surface variation were applied to all bearing measurements. The corrections for subsurface variation were applied to all bearing measurements. The corrections for deeper variation were applied to all bearing measurements. The corrections for shallower variation were applied to all bearing measurements. The corrections for local variation were applied to all bearing measurements. The corrections for regional variation were applied to all bearing measurements. The corrections for national variation were applied to all bearing measurements. The corrections for international variation were applied to all bearing measurements. The corrections for galactic variation were applied to all bearing measurements. The corrections for cosmic variation were applied to all bearing measurements.



BOUNDARY SURVEY
OF
25.72 ACRES OF LAND
BEING PART OF THE
S.T.M. NO. 100 SURVEY
SECTION 10
ABSTRACT NO. 208
MCCLAIN COUNTY, TEXAS

NO.	DESCRIPTION	DATE
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About Parkway Family Auto Group

- Family run since 1979
- Number 1 Kia Dealership in Texas
- Approved Chevrolet, Mazda, Chrysler Dodge and Ford Dealer as well



Benefits of Parkway Dealership

- Employee Count – up to 150 employees
- Tax Benefits – Parkway Dealerships appraise in value up to \$15m
- Community Involvement
- Potential future retail development on the southern 14 acres of the tract.



Sales

Parkway Dealerships Sales from Car Wash, Quick Maintenance and Repair/Parts range from \$25-35m

Comparable Retailers Avg Sales

Target - \$35m (Avg Footprint – 15 ac)
Burlington - \$11m (Avg Footprint – 6 ac)
At Home - \$8m (Avg Footprint – 9 ac)
Ross - \$13m
Dicks - \$11m

Parkway Employment



- Projected employee count within 5 years – 150
- Jobs ranging from sales, repair, IT, admin, and management
- Average wage per employee - \$102,196.65

Parkway Community Involvement

- Annual Charity Gala benefitting local charities that raises \$50-120k per year
- Chamber membership including sponsorships
 - Greater Tomball Area Chamber of Commerce
 - Cy-Fair Chamber of Commerce
 - Partnership Lake Houston Chamber of Commerce
 - Greater Area Pampa Chamber of Commerce
- Tomball Rotary \$40k contribution over the last 2 years
- Donate \$20-30k annually to the FFA supporting Tomball, Cy-Fair, and Klein
- Football field sponsorship in Kingwood and Pampa, over \$200k commitment to each
- Little league baseball team sponsorships and scoreboard sponsorships - \$20k
- Various Golf Tournament sponsorships for local charities
- Pampa Rodeo Gold Sponsorship
- Food and Toy Drives annually at each dealership
- Various board positions held by corporate officers
- Donations made to Methodist Hospital, American Heart Association, NW Assistance Ministries, Women's Fund for Health Education and Resiliency, Tomball Emergency Assistance Ministries, Texas Panhandle Fire Fund, and many other charities throughout the area









