

MEMORANDUM

Date: May 25, 2026
 To: Planning and Zoning
 Mayor Wil Kennedy, City Council Members
 From: Dinh V. Ho, P.E.
 RE: Thermal Energy Solutions LLC
 Specific Use Permit Application
 Staff’s Summary and Recommendations
 CC: Dr. Tarron Richardson, Natasha Brooks, Kayleen Rosser

I. APPLICATION SUMMARY

Permit Number	#7983
Applicant	Thermal Energy Solutions LLC
Property Address	7515 Iowa Colony Blvd, Iowa Colony, TX 77583
Legal Description	ABST-560 Tract-191A1-190A, 4.92 Acres
Zoning District	District MU (Mixed Use)
Application Date	April 22, 2026
Proposed Use	HVAC and chiller repair, service, maintenance, and storage of related equipment

II. ZONING ORDINANCE ANALYSIS

A. Permitted Use Status — Section 71(a)

The proposed HVAC/chiller contractor operation is not listed among the 79 enumerated permitted uses by right under Section 71(a) of the District MU regulations. No use category within Section 71(a) expressly covers a mechanical contractor service, maintenance, or equipment storage operation of this nature.

B. SUP Eligibility — Section 71(b)

Section 71(b) of the Zoning Ordinance provides the applicable pathway:

"Any other commercial or nonresidential use may be allowed, but only if the city council exercises its discretion to grant a specific use permit."

The applicant has correctly identified and pursued the SUP as the appropriate mechanism. Staff confirms the application is facially sufficient and procedurally compliant.

C. Absolute Prohibition — Section 71(b) Hard Bar

CRITICAL: Section 71(b) contains a categorical prohibition that cannot be overcome by SUP approval. No specific use permit shall be available for:

"...any use that is noxious or offensive by reason of emission of odors, soot, dust, gas, fumes, vibrations, electrical or magnetic emissions, noise, or other emissions onto the land of another person."

Council must evaluate whether the proposed operation would, in practice, generate any such emissions affecting adjacent properties. Staff identifies the following as the primary areas requiring evaluation:

- Refrigerant handling — potential gas/fume concerns if refrigerants are stored or handled on-site
- Equipment testing — noise generated from running HVAC or chiller units for service or testing
- Vibration — large chiller equipment operation or testing (also subject to Table 2, Section 52)
- Open storage — outdoor storage of HVAC/chiller equipment (defined in Section 5, Definition 78)

III. APPLICABLE PERFORMANCE STANDARDS

Regardless of SUP approval status, the following performance standards apply to the proposed use:

Standard	Requirement	Ordinance Ref.
Noise & Nuisance	No use shall create conditions that constitute a nuisance through noise, fumes, dust, or similar conditions adversely affecting adjacent properties.	Section 50
Vibration	Earthborne vibration shall not exceed displacement limits in Table 2 when measured at any residential property line.	Section 52, Table 2
Screening Fence	If sharing a side or rear lot line with any single-family residential use, an 8-foot solid screening fence is required from the nonresidential land owner.	Section 55

Hours of Operation	No use in District MU shall be open for business between midnight and 5:00 a.m. without a special exception from the Board of Adjustment.	Section 71(a)
Open Storage	Equipment storage outside of buildings constitutes "open storage" as defined. Any outdoor storage warrants screening and enclosure conditions.	Section 5, Def. 78
Off-Street Parking	Minimum 5 spaces required for any nonresidential use. Council to determine equivalent parking category. Service vehicles must be accommodated on-site.	Section 56, Table 5

IV. SUP REVIEW CRITERIA — SECTION 82

Per Section 82, Council must consider the following factors in evaluating this application:

Review Factor	Staff Assessment
Uses of abutting and nearby property	Property is 4.92 acres on Iowa Colony Blvd. Surrounding uses should be confirmed in the hearing record. Adjacency to residential uses will trigger screening requirements.
Compatibility with area uses	An HVAC contractor is a commercial service operation. Compatibility depends on whether operational emissions (noise, equipment testing) can be adequately controlled.
Preservation of neighborhood character	District MU is intended for small-scale mixed commercial and residential uses. A contractor operation must be conditioned to prevent characteristics of a contractor yard (outdoor equipment, truck traffic) from dominating the site.
Vehicular and pedestrian access	Iowa Colony Blvd is a major thoroughfare, providing favorable access. Service truck traffic is expected and should be evaluated for adequacy of on-site circulation.
Adequacy of drainage and off-street parking	Not addressed in the application. Staff recommends confirmation of adequate drainage and parking for both employees and service vehicles prior to Council action.

V. RECOMMENDED CONDITIONS OF APPROVAL

If Council determines that the proposed use clears the Section 71(b) hard bar and is otherwise compatible with the MU District, staff recommends the following conditions be attached to any SUP granted:

- All HVAC and chiller equipment storage must occur within an enclosed building or a fully screened enclosure — no outdoor open storage visible from the public right-of-way or adjacent properties.
- No on-site testing or operation of HVAC or chiller equipment that generates noise or vibration detectable at adjacent residential property lines.
- No storage of refrigerants or other regulated substances on-site in quantities exceeding applicable state and federal thresholds without appropriate permits.
- If the property shares a side or rear lot line with any single-family residential use, an 8-foot masonry solid screening fence shall be erected and maintained by the applicant per Section 55.
- Hours of business operation shall be limited to 5:00 a.m. to midnight, consistent with Section 71(a). Any deviation requires a special exception from the Board of Adjustment.
- A minimum of 5 off-street parking spaces shall be provided and maintained for nonresidential use, with adequate all-weather surface area for service vehicles.
- A certificate of occupancy shall be obtained prior to commencement of operations, per Section 115.
- Staff-level compliance review shall be conducted within the first 12 months following issuance of the SUP.

VI. STAFF RECOMMENDATION

The proposed use is not permitted by right in District MU, but is eligible for Specific Use Permit approval under Section 71(b) of the Zoning Ordinance.

Staff recommends CONDITIONAL APPROVAL, subject to the conditions set forth in Section V above, provided Council finds that the proposed operation will not constitute a noxious or offensive use under the Section 71(b) hard bar prohibition — specifically with respect to noise from equipment testing, refrigerant handling, and outdoor equipment storage.

With appropriate conditions in place, the use is conditionally compatible with the MU District's purpose of accommodating small-scale commercial activity, subject to Council's findings at the public hearing.



EP.L
4-24-26

Permit #: 7983

Permit Date: 04/24/26

Permit Type:

Permit Type: SUP SPECIFIC USE PERMIT

Residential or Commercial: Commercial

Flood Plain:

Owner Name: THERMAL ENERGY SOLUTIONS

Address: 7515 IOWA COLONY BLVD

City, State, ZIP: IOWA COLONY TX 77583

Owner Phone Number:

Applicant Email: [REDACTED]

Description: SUP APPLICATION TO CONDUCT HVAC & CHILLER REPAIRS SERVICE, MAINTENANCE AND STORE EQUIPMENT RELATED TO SAID WORK

Project Cost: 0

Number of Bathrooms: 0.0

Number of Bedroom: 0

Number of Garage Bays: 0

Number of Stories: 0

Living Area SQF: 0

Garage Area SQF: 0

Total SQF: 0

Parcel Address: 7515 IOWA COLONY BLVD

Status: Open

Assigned To:

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
05600033110	7515 IOWA COLONY BLVD	ABST - 560 Tract - 191A1-190A			MULTI USE

Fees

Fee	Description	Notes	Amount
4503 - SUP SPECIFIC USE PERMIT FEE			\$1,000.00
Total			\$1,000.00

Attached Letters

Date	Letter	Description
04/24/2026	Web Form - New Home Permits Application	

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
04/24/2026	THERMAL ENERGY SOLUTIONS LLC		check # [REDACTED]	Rachel Patterson	\$1,000.00
Outstanding Balance					\$0.00

Uploaded Files

Date	File Name
04/24/2026	31860976-SUP - 7515 Iowa Colony.pdf



Permit #: 7983

Permit Type:

Address: 7515 IOWA COLONY BLVD

City: IOWA COLONY

State: TX

Zip: 77583

Owner:

Owner Address:

Owner City:

Owner State:

Owner Zip:

Owner Phone:

Owner Email:

Receipt #: 13663

Date: 04/24/2026

Paid By: THERMAL ENERGY SOLUTIONS LLC

Description:

Payment Type: Check

Payment Type Description: check # [REDACTED]

Accepted By: Rachel Patterson

Fees Paid

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
4503 - SUP SPECIFIC USE PERMIT FEE	City Planning		0.00	1,000.00	1,000.00
				Total:	\$1,000.00

CITY OF IOWA COLONY
"Where We Make It Happen"
APPLICATION FOR SPECIFIC USE PERMIT
FORM 'B'

APPLICATION DATE: 4/22/2026

NAME OF APPLICANT: Thermal Energy Solutions

THE LEGAL DESCRIPTION AND THE ADDRESS OF THE PROPERTY THAT IS SUBJECT OF THE APPLICATION FOR SPECIFIC USE:
A0560 H T & B R R, TRACT 191A1-190A, ACRES 4.92, 7515 Iowa Colony, Iowa Colony, TX 77583

A DETAILED DESCRIPTION OF THE SPECIFIC USE PERMIT THAT IS PROPOSED: Full Consulting HVAC solutions for heating and cooling needs

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: *[Signature]*

THE APPLICANT'S INTEREST IN THE SUBJECT PROPERTY IF THE APPLICANT IS NOT AN OWNER OF ALL OR PART OF THE PROPERTY: To Conduct HVAC & Chiller repairs, service, maintenance and Store Equipment related to said work.

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

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.

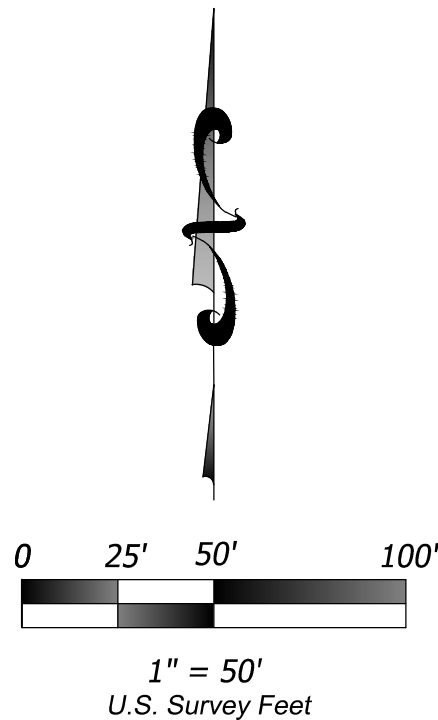
SIGNATURE REQUIRED: *[Signature]*

ITEMS CORRESPONDING TO SCHEDULE B-II

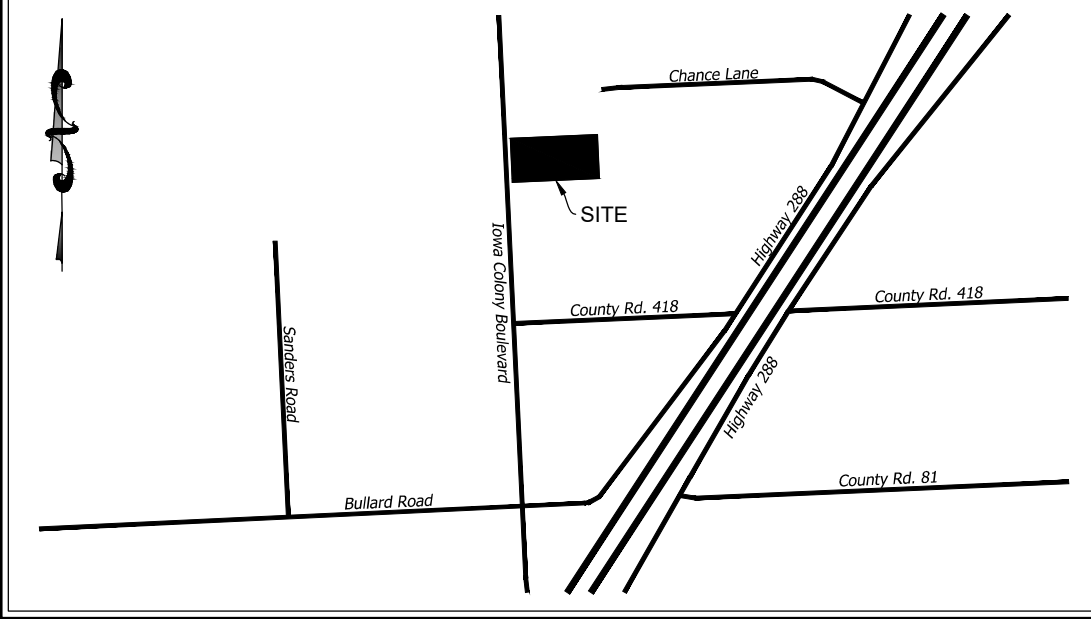
- 10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):
 - e. Mineral and/or royalty interest:
Recorded: in Volume 308, Page 222, of the Deed records, of Brazoria County, Texas.
Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.
NOT SHOWN; NON-SURVEY RELATED ITEM.
 - f. Mineral and/or royalty interest:
Recorded: in Volume 653, Page 327, of the Deed records, of Brazoria County, Texas.
Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.
NOT SHOWN; NON-SURVEY RELATED ITEM.
 - g. Mineral and/or royalty interest:
Recorded: in County Clerk's File No. 90035991, of the Official Public records, of Brazoria County, Texas.
Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.
NOT SHOWN; NON-SURVEY RELATED ITEM.
 - h. Mineral and/or royalty interest:
Recorded: in Volume 308, Page 101, of the Deed records, of Brazoria County, Texas.
Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.
NOT SHOWN; NON-SURVEY RELATED ITEM.
 - i. Mineral and/or royalty interest:
Recorded: in Volume 683, Page 326, of the Deed records, of Brazoria County, Texas.
Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.
NOT SHOWN; NON-SURVEY RELATED ITEM.
 - j. Oil, Gas and Mineral Lease, and all terms, conditions and stipulations therein:
Recorded: in County Clerk's File No(s). 87013858; 87013860; 87013861; 87015745; 87021228; 87026697; 87032189; and 87035917, of the Deed Records, Brazoria County, Texas.
Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.
NOT SHOWN; NON-SURVEY RELATED ITEM.
 - k. Oil, Gas and Mineral Lease, and all terms, conditions and stipulations therein:
Recorded: in County Clerk's File No. 2001020975, 2001020976, 2001020977 and 2001020978, of the Official Public Records, Brazoria County, Texas.
Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.
NOT SHOWN; NON-SURVEY RELATED ITEM.
 - l. Oil, Gas and Mineral Lease, and all terms, conditions and stipulations therein:
Recorded: in County Clerk's File No. 2001044569, of the Official Public Records, Brazoria County, Texas.
Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.
NOT SHOWN; NON-SURVEY RELATED ITEM.
 - m. Oil, Gas and Mineral Lease, and all terms, conditions and stipulations therein:
Recorded: in County Clerk's File No(s). 2008026285 and 2009026286, of the Official Public Records, Brazoria County, Texas.
Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.
NOT SHOWN; NON-SURVEY RELATED ITEM.
 - n. Oil, Gas and Mineral Lease, and all terms, conditions and stipulations therein:
Recorded: in County Clerk's File No(s). 2012004757; 2012050297; 2012050298; 2012050299; 2012050300; 2012050301; 2012050302; 2012050303 and 2013028744, of the Official Public Records, Brazoria County, Texas.
Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.
NOT SHOWN; NON-SURVEY RELATED ITEM.
 - o. Oil, Gas and Mineral Lease, and all terms, conditions and stipulations therein:
Recorded: in County Clerk's File No(s). 2017062115; 2017062116; 2017062117; 2017062118; 2017062120; 2017062454; 2017062457; 2017062468; 2017062469; 2017062472 and 2018006216, of the Official Public Records, Brazoria County, Texas.
Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.
NOT SHOWN; NON-SURVEY RELATED ITEM.

ZONING INFORMATION

Pursuant to Table A Items 6(a) and 6(b), the surveyor was not provided with a zoning report or letter and is therefore unable to address this item.



VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- (MND) Survey prepared by Golden Land Surveying, 4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120, (405) 802-7883, troy@goldenlands.com.
- (MND) Pursuant to Table A Item 2, The address of 7515 Iowa Colony Boulevard, Rosharon, Texas 77583 was posted on signage on the surveyed property.
- (MND) Pursuant to Table A Item 4, The surveyed property contains a total area of 214,555 Sq. Ft. or 4.9255 Acres, more or less.
- (MND) Only observable surface and above ground structures were located. No underground improvements, such as foundation footings, located. All dimensions shown are in feet and decimals thereof.
- (MND) The Property has direct vehicular & physical access to Iowa Colony Boulevard, being a dedicated public street.
- (MND) Pursuant to Table A Item 9, The total number of striped parking spaces on the subject property is 10, including 0 designated handicap spaces.
- (MND) Pursuant to Table A Items 10, There are no division or party walls with respect to adjoining properties.
- (MND) Pursuant to Table A Item 13, Adjoiner information shown hereon was obtained from the county's property appraiser web site.
- (MND) The surveyor was not provided with a specified street from the client pursuant to Table A Item 14. The intersection of Bullard Road and Iowa Colony Boulevard is located 2330'± from the S/W corner of subject property.
- (MND) Pursuant to Table A Item 16, There is no observed evidence of current earth moving work, building construction or building additions.
- (MND) Pursuant to Table A Item 17, There are no proposed changes in street right of way lines, to the best of my knowledge. There is no observed evidence of recent street or sidewalk construction or repairs.
- (MND) Pursuant to Table A Item 18, Plottable easement or servitudes provided to the surveyor are shown hereon.
- (MND) At the time of the survey, there was no observed evidence of substantial areas of refuse.
- (MND) Ownership of fences, if any, was not determined under the scope of this survey.
- (MND) At the time of this survey, there was no observable evidence of site use as a burial ground or cemetery.
- (MND) The parcels are contiguous along their common boundary lines with no gaps, gores or strips.
- (MND) An assumed bearing of North 87° 26' 23" East as the North line of the subject property per Texas State Plane Grid South Central was used as the basis of bearing for this survey.
- (MND) All unit of measurements are US Survey feet (Ground).
- (MND) All Iron Pins are located 0.2' below the surface unless otherwise noted on the survey.
- (MND) At the time of the survey there was observable evidence of septic systems location on the subject property.

RECORD DESCRIPTION

Being a tract of land containing 4.925 acres (214,555 square feet), situated in the H.T. & B.R.R. Company Survey, Section 66, Abstract 560, Brazoria County, Texas, being all of a tract of land conveyed by deed unto YL Holdings LLC under County Clerk's File No. 2019016530 of the Official Records of Brazoria County, Texas, and being out of the North 1/2 of Lots 190 and 191 of Iowa Colony Subdivision of the Emigration Land Company's Survey of said Section 66, as recorded in Volume 2, Pages 81 and 82 of the Plat Records of Brazoria County, Texas, said 4.925-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron rod in the east right-of-way line of County Road 48 (70.00 feet wide) and being in the south right-of-way line of an unimproved 40.00-foot-wide road, said point marking the northwest corner of Lot 190 and the northwest corner of the tract herein described;

THENCE North 89°26'16" East, along the north line of said Lot 190, passing at a distance of 643.80 feet for reference the common line of said Lots 190 and 191, and continuing in all a total distance of 651.89 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the northeast corner of the tract herein described;

THENCE South 00°20'04" West, a distance of 329.13 feet to a found 1/2-inch iron rod for the southeast corner of the tract herein described;

THENCE North 89°26'16" West, passing at a distance of 8.09 feet for reference the common line of said Lots 190 and 191, and continuing in all a total distance of 651.89 feet to a point in the east right-of-way line of County Road 48 for the southwest corner of the tract herein described (from which a 2-inch post bears North 49°51' West - 0.6 feet);

THENCE North 00°20'04" East, along the east right-of-way line of County Road 48, a distance of 329.13 feet to the POINT OF BEGINNING, containing 4.925 acres (214,555 square feet) of land, more or less.

The lands surveyed, shown and described hereon are the same lands as described in the Title Commitment provided by First American Title Insurance Company, Commitment No. NCS-1298335-ATL, Dated March 06, 2026.

UTILITY NOTE

Pursuant to Table A Item 11a, The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that utilities are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

LEGEND OF SYMBOLS & ABBREVIATIONS

- | | |
|-----------------------------------|------------------------------|
| ☉ POWER POLE | ⊙ GAS METER |
| ☎ LIGHT POLE | ⊕ GAS VALVE |
| ⊙ GUY ANCHOR | ⊙ GAS MARKER |
| ⊙ ELECTRIC METER | ⊙ OIL PIPELINE MARKER |
| ☑ ELECTRIC BOX | ⊙ SIGN |
| ☑ ELEC. TRANSFORMER | ⊙ FIRE HYDRANT |
| ⊙ ELEC. MANHOLE | ⊙ WATER MANHOLE |
| ⊙ ELEC. PEDESTAL | ⊙ WATER VALVE |
| ⊙ ELEC. PULL BOX | ⊙ WATER METER |
| ⊙ SPOT LIGHT | ⊙ DOWN SPOUT |
| ⊙ SANITARY SEWER MANHOLE | ⊙ AIR CONDITIONER |
| ⊙ SANITARY SEWER CLEANOUT | ⊙ TRAFFIC SIGNAL |
| ⊙ STORM SEWER MANHOLE | ⊙ TRAFFIC SIGNAL BOX |
| ⊙ TELEPHONE MARKER | ⊙ PEDESTRIAN CROSSING SIGNAL |
| ⊙ TELEPHONE RISER | ⊙ GREASE TRAP |
| ⊙ TELEPHONE MANHOLE | ⊙ MAIL BOX |
| ⊙ TELEPHONE PULL BOX | ⊙ FLAG POLE |
| ⊙ CABLE TV PEDESTAL | ⊙ SECTION CORNER |
| ⊙ CABLE TV MARKER | ⊙ QUARTER CORNER |
| ⊙ CABLE TV PULL BOX | ⊙ SET IRON PIN W/CAP |
| ⊙ FIBER OPTIC MARKER | ⊙ SET MAG NAIL W/WASHER |
| ⊙ IRRIGATION CONTROL VALVE | ⊙ FOUND MONUMENT |
| ⊙ SPRINKLER HEAD | ⊙ RIGHT OF WAY MARKER |
| ⊙ BOLLARD | ⊙ TREE |
| ⊙ FIRE DEPARTMENT CONNECT | ⊙ BUSH |
| ⊙ PROPANE TANK | ⊙ YARD HYDRANT/SPICKET |
| ⊙ WATER LINE | ⊙ BENCHMARK |
| ⊙ GAS LINE | ⊙ FIBER OPTIC LINE |
| ⊙ SANITARY SEWER LINE | ⊙ PROPERTY LINE |
| ⊙ TELEPHONE LINE | ⊙ LOT LINE |
| ⊙ ELECTRIC LINE | ⊙ EASEMENT LINE |
| ⊙ OVERHEAD POWERLINE | ⊙ SECTION LINE |
| ⊙ BARBED WIRE FENCE | ⊙ CHAIN LINK FENCE |
| ⊙ IRON FENCE | ⊙ WOOD PANEL FENCE |
| ⊙ MASONRY FENCE | ⊙ MASONRY FENCE |
| ⊙ I.P.-SET IRON PIN | ⊙ I.P.-IRON PIN |
| ⊙ F.I.P.-FOUND IRON PIN | ⊙ H.C.-HANDICAP |
| ⊙ B.U.L.-BUILDING LIMIT LINE | ⊙ U.E.-UTILITY EASEMENT |
| ⊙ R.C.P.-REINFORCED CONCRETE PIPE | |
- NOTE: ALL MONUMENTS SET ARE CAPPED 1/2" IRON PINS OR MAG NAILS WITH WASHERS BOTH BEING STAMPED "GEE RPLS 6004" UNLESS NOTED OTHERWISE

FLOOD NOTE

Pursuant to Table A Item 3, Said described property in, by graphical plotting only, located within an area having a Zone Designation "X" (Unshaded) by FEMA, on Flood Insurance Rate Map No. 48039C0110K, dated 12/30/2020, and is not in a special flood hazard area. No field surveying was performed to determine this zone.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
03/25/2026	FIRST DRAFT		
04/06/2026	NETWORK COMMENTS		
FIELD WORK:	DRAFTED: BT	CHECKED BY: TD	FB & PG.

SIGNIFICANT OBSERVATIONS

Potential Encroachments over Boundary Lines	Barbed wire fence extends past the southern property boundary by as much as 39.7'.	A
Potential Encroachments into Rights of Way or Easements	NONE	
Potential Encroachments of Front, Side or Rear Zoning Setbacks	NONE	
Physical access between adjoining parcels without benefit of an easement	NONE	
Use of adjoining parcels by apparent occupants of the surveyed property without benefit of an easement	NONE	

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

ALTA/NSPS LAND TITLE SURVEY

for
7515 Iowa Colony Blvd
NV5 Project No. 202601098-001

7515 Iowa Colony Boulevard, Rosharon, TX 77583

Based upon Title Commitment No. NCS-1298335-ATL
of First American Title Insurance Company
Bearing an effective date of March 06, 2026

Surveyor's Certification

To: OSI 7515 IOWA COLONY BLVD LLC; First American Title Insurance Company; and Bock & Clark Corporation, an NV5 Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1 (except those States exempt), 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 11a, 13, 14, 16, 17, 18, 19, 20, and 21 of Table A thereof. The field work was completed on 03/24/2026.

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 2, Land Title Survey.

PRELIMINARY

Troy Dee
Registration No. 6904
In the State of Texas
Date of survey: March 25, 2026
Date of last revision: April 04, 2026
Network Project No. 202601098-001-CMP

Golden Job No: 261457



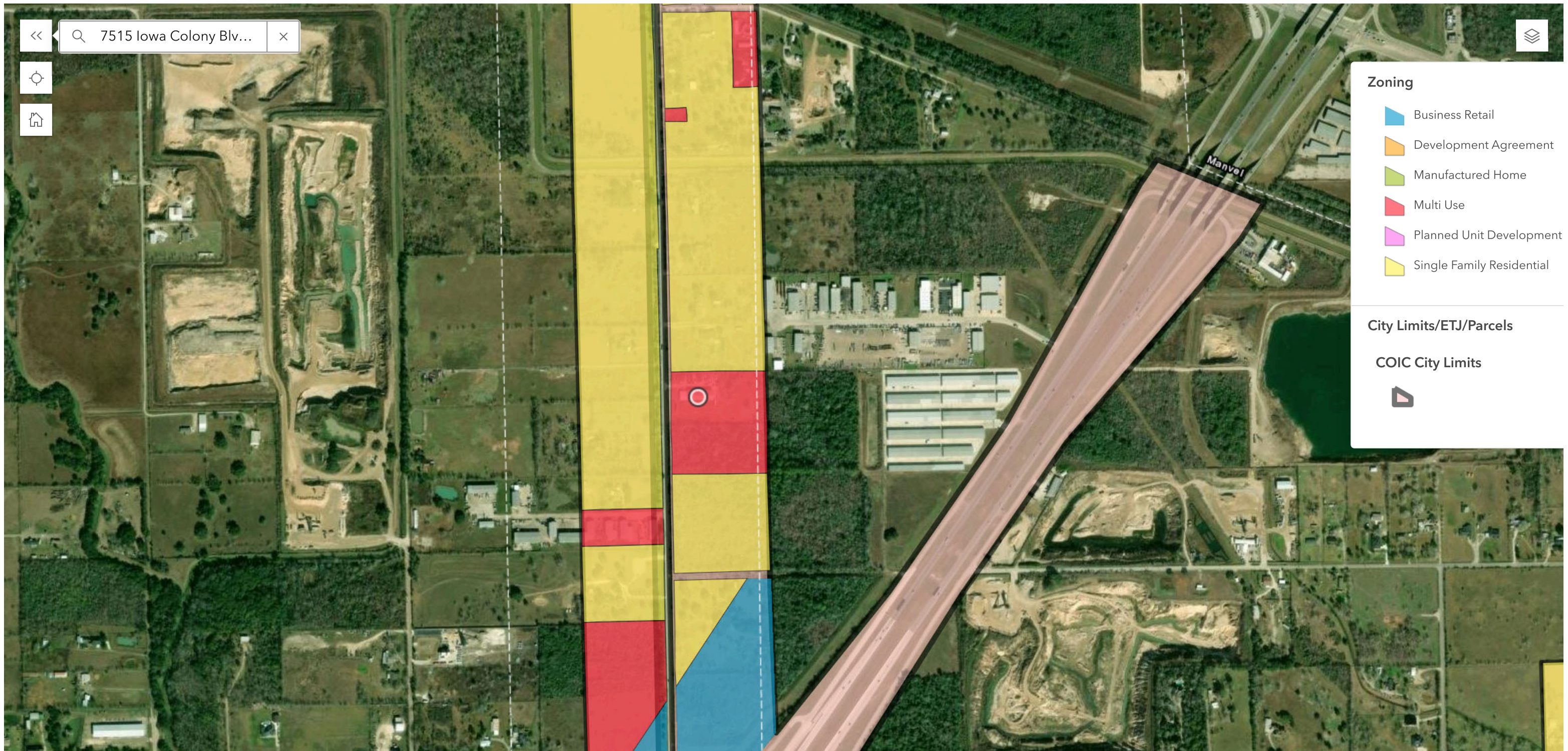
NV5

REAL ESTATE TRANSACTION SERVICES
1-800-SURVEYS (787-8397)

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

Bock & Clark Corporation - 4580 Stephen Circle, Suite 300, Canton, Ohio 44718
www.nv5.com/real-estate-transaction-services bockmaywehelpyou@nv5.com

Branch Job No.: 202601098-001



500 ft



+



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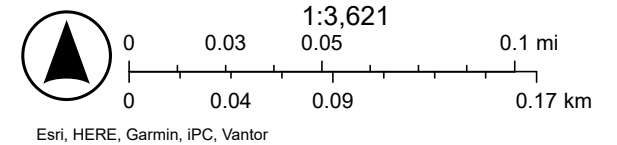
Brazoria CAD Web Map



5/26/2026, 3:28:48 PM

-  Address
-  Parcels
-  Abstracts
-  Streets
-  Brazoria County Boundary
-  World Imagery
-  Low Resolution 15m Imagery

-  High Resolution 60cm Imagery
-  High Resolution 30cm Imagery



Brazoria Central Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Brazoria CAD Property Search

Property Details

Account		
Property ID:	497619	Geographic ID: 0560-0033-110
Type:	R	Zoning: 02-21-07 CJC
Property Use:		
Location		
Situs Address:	7515 IOWA COLONY BLVD TX 77583	
Map ID:		Mapsco:
Legal Description:	A0560 H T & B R R, TRACT 191A1-190A, ACRES 4.92	
Abstract/Subdivision:	A0560	
Neighborhood:	(COMM) COMM ACCTS	
Owner		
Owner ID:	1235499	
Name:	PROGRESS LAND DEVELOPMENT LLC	
Agent:		
Mailing Address:	2515 HWY 153 PIEDMONT, SC 29673	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$1,222,110 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$281,400 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$1,503,510 (=)
Agricultural Value Loss: ?	\$0 (-)
HS Cap Loss: ?	\$0 (-)
Circuit Breaker: ?	
Appraised Value: ?	\$

Ag Use Value:

\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: PROGRESS LAND DEVELOPMENT LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	BRAZORIA CENTRAL APPRAISAL DISTRICT	0.000000	\$1,503,510	\$1,503,510	\$0.00	
CIC	CITY OF IOWA COLONY	0.519209	\$1,503,510	\$1,362,810	\$7,075.83	
DR4	BRAZORIA COUNTY DRAINAGE DISTRICT #4 (PEARLAND)	0.113276	\$1,503,510	\$1,503,510	\$1,703.12	
EM3	BRAZORIA COUNTY EMERGENCY DISTRICT #3	0.079229	\$1,503,510	\$1,503,510	\$1,191.22	
GBC	BRAZORIA COUNTY	0.262548	\$1,503,510	\$1,503,510	\$3,947.44	
JAL	ALVIN COLLEGE	0.156543	\$1,503,510	\$1,503,510	\$2,353.64	
RDB	ROAD & BRIDGE FUND	0.042210	\$1,503,510	\$1,503,510	\$634.63	
SAL	ALVIN INDEPENDENT SCHOOL DISTRICT	1.150000	\$1,503,510	\$1,503,510	\$17,290.37	

Total Tax Rate: 2.323015

Estimated Taxes With Exemptions: \$34,196.24

Estimated Taxes Without Exemptions: \$34,926.77

Property Improvement - Building

Description: METAL BLDG **Type:** Commercial **Living Area:** 13375.0 sqft **Value:** \$1,056,440

Type	Description	Class CD	Year Built	SQFT
406	STORAGE WAREHOUSE	S	1996	3300
406	STORAGE WAREHOUSE	S	2013	10075
CP6	CANOPY ROOF/SLAB	C	2017	1300

Description: CONC PAVING **Type:** Commercial **Living Area:** 0 sqft **Value:** \$13,530

Type	Description	Class CD	Year Built	SQFT
YPC1	CONCRETE PAVING AVERAGE	C	1996	3500

Description: E-GATE **Type:** Commercial **Living Area:** 0 sqft **Value:** \$3,760

Type	Description	Class CD	Year Built	SQFT
EGATE1	ELECTRONIC GATE	C	2022	1

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
S1	PRIMARY SITE	4.92	214,315.20	0.00	0.00	\$281,400	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2026	\$1,222,110	\$281,400	\$0	\$0	\$1,503,510
2025	\$1,411,150	\$90,060	\$0	\$0	\$1,501,210
2024	\$1,348,650	\$90,060	\$0	\$0	\$1,438,710
2023	\$1,337,350	\$90,060	\$0	\$0	\$1,427,410
2022	\$1,370,730	\$69,270	\$0	\$0	\$1,440,000
2021	\$1,370,730	\$69,270	\$0	\$0	\$1,440,000
2020	\$1,370,730	\$69,270	\$0	\$0	\$1,440,000
2019	\$564,540	\$69,270	\$0	\$0	\$633,810
2018	\$519,670	\$69,270	\$0	\$0	\$588,940

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
6/6/2024	DV	DEED RETAINING VENDORS LIEN	YL HOLDINGS LLC	PROGRESS LAND DEVELOPMENT LLC	2024	025336	
4/9/2019	DV	DEED RETAINING VENDORS LIEN	PSA INC	YL HOLDINGS LLC	19	016530	
5/8/2015	DV	DEED RETAINING VENDORS LIEN	PEREZ EVERARDO N JR	PSA INC	15	020621	
12/21/2010	WD	WARRANTY DEED	PEREZ EVERARDO N	PEREZ EVERARDO N JR	10	055253	
1/16/2003	DV	DEED RETAINING VENDORS LIEN	WINKLES DON & JOAN	PEREZ EVERARDO N	03	003813	0
12/1/1995	WD	WARRANTY DEED	SAGE CONSTRUCTION INC	WINKLES DON & JOAN	96	014246	0
10/6/1995	WD	WARRANTY DEED	CREECH ROBERT E & JOANN	SAGE CONSTRUCTION INC	95	033381	0

