

Monday, May 19, 2025

Mayor Wil Kennedy  
c/o City Council  
City of Iowa Colony  
3144 Meridiana Parkway  
Iowa Colony, TX 77553

Re: Abumchor Ranch LLC  
Application for Amendment to the Official Zoning District Map  
19.8192 acres of land of being Lots 48 and 58 of Emigration Land Company Subdivision  
BCAD PID No. 167255  
Letter of Recommendation to Approve the Zoning Amendment Application

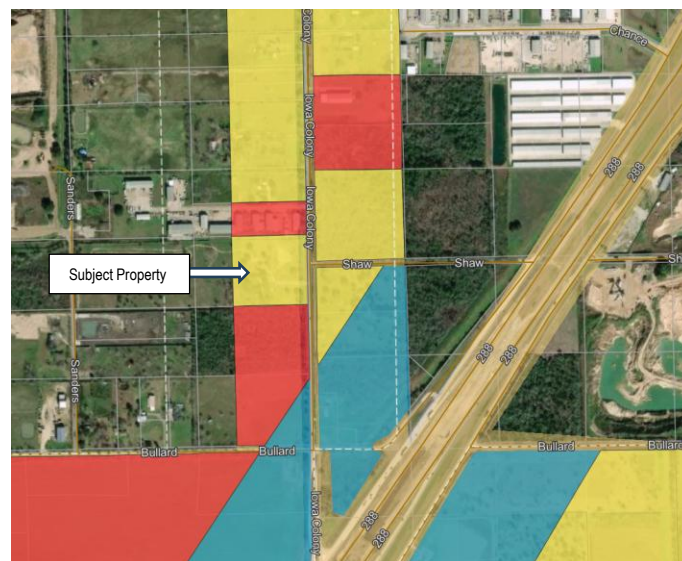
Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the Application for Amendment to the Official Zoning District Map from Abumuhor Living Trust to rezone approximately +/-19.8192 acres on Iowa Colony Blvd. (FCR 48) (Lots 48&58).

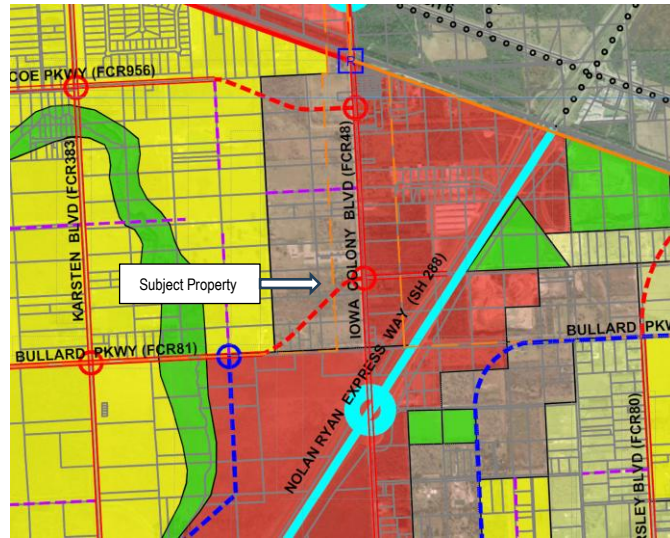
The applicant is requesting to rezone the approximately 20-acre tract, Property ID No. 167255. The property is currently zoned Single Family Residential District and seeking to change zoning to Mixed Use District (MUD). The Applicant has not provided a proposed use for this site.

Based on our review of the application and supporting documents, the proposed zoning change request is consistent with the City of Iowa Colony Comprehensive Plan adopted in June 2020.

The tract is located between two tracts to the north and south that is currently zoned MUD.



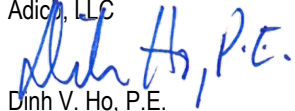
Mixed Use District should be located in the Medium to High Density Land Use as outlined in the Comprehensive Plan.



As such, we are recommending APPROVING the Application for Amendment to the Official Zoning District Map.

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

Sincerely,  
Adico, LLC

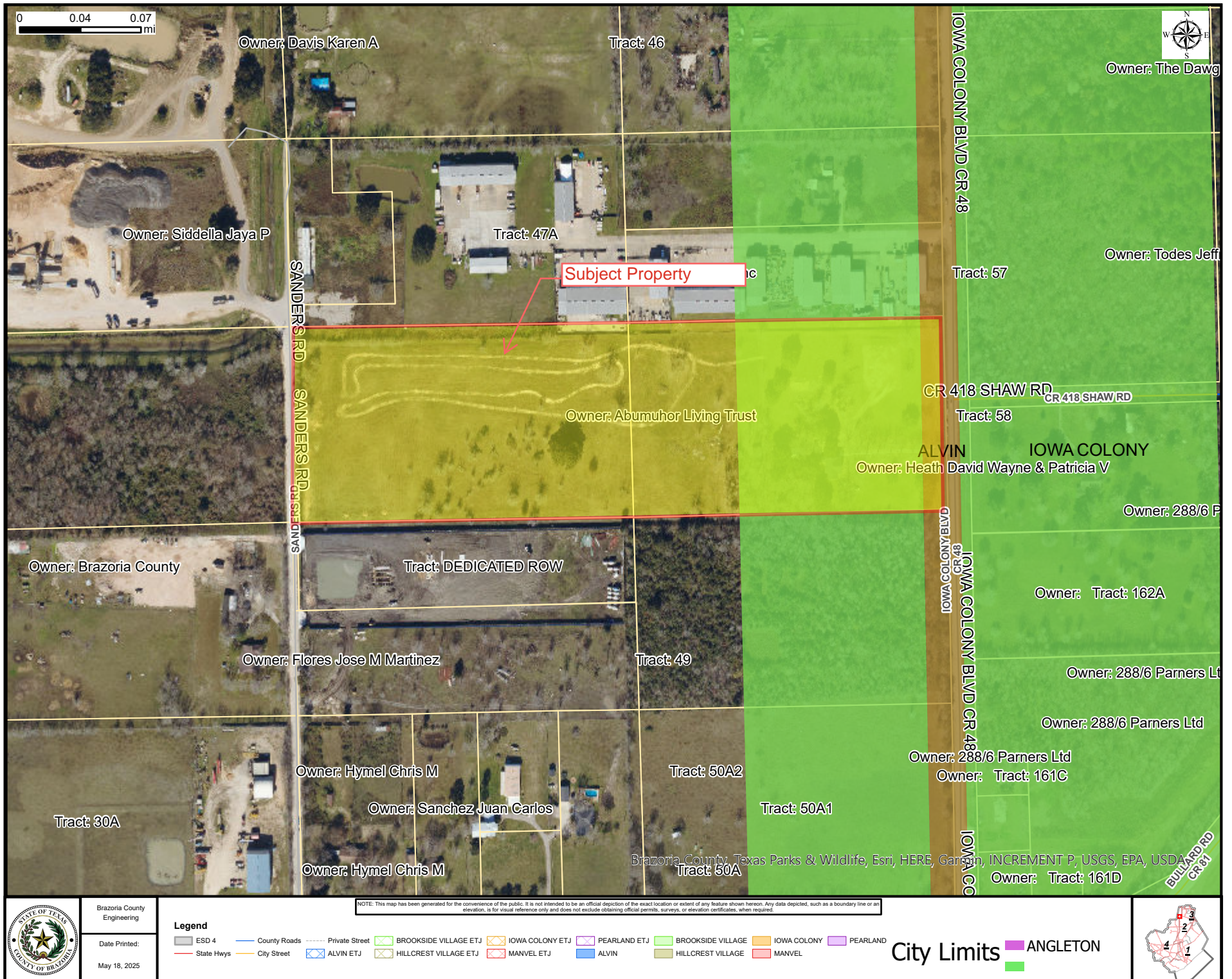


Dinh V. Ho, P.E.  
TBPE Firm No. 16423

Cc: Kayleen Rosser, COIC  
Natasha Brooks-Anderson, COIC  
File: 710-25-002-014



### 8.5x11\_Landscape



# Brazoria CAD Property Search

## Property Details

Account		
Property ID:	167255	Geographic ID: 0281-0004-000
Type:	R	Zoning: 3/19/2025 PPP
Property Use:		
Location		
Situs Address:	7710 IOWA COLONY BLVD TX 77583	
Map ID:		Mapsco:
Legal Description:	A0281 H T & B R R, TRACT 48-58, ACRES 20.000	
Abstract/Subdivision:	A0281	
Neighborhood:	(CIC) CITY OF IOWA COLONY	
Owner		
Owner ID:	1099782	
Name:	ABUMUHOR LIVING TRUST	
Agent:		
Mailing Address:	ABUMUHOR ISSA GEORGE & SHARON A 3135 HEREFORD CIR MANVEL, TX 77578-3273	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

## Property Values

Improvement Homesite Value:	\$260,170 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$660,000 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$920,170 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$36,802 (-)

Appraised Value:🔒	\$883,368
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: ABUMUHOR LIVING TRUST %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	\$920,170	\$883,368	\$0.00	
CIC	CITY OF IOWA COLONY	0.519209	\$920,170	\$430,342	\$2,234.37	
DR4	BRAZORIA COUNTY DRAINAGE DISTRICT #4 (PEARLAND)	0.113276	\$920,170	\$883,368	\$1,000.64	
EM3	BRAZORIA COUNTY EMERGENCY DISTRICT #3	0.077459	\$920,170	\$883,368	\$684.25	
GBC	BRAZORIA COUNTY	0.261625	\$920,170	\$883,368	\$2,311.11	
JAL	ALVIN COMMUNITY COLLEGE	0.155988	\$920,170	\$883,368	\$1,377.95	
RDB	ROAD & BRIDGE FUND	0.041921	\$920,170	\$883,368	\$370.32	
SAL	ALVIN INDEPENDENT SCHOOL DISTRICT	1.170000	\$920,170	\$883,368	\$10,335.41	

Total Tax Rate: 2.339478

Estimated Taxes With Exemptions: \$18,314.05

Estimated Taxes Without Exemptions: \$21,527.16



METES AND BOUNDS DESCRIPTION OF 19.8192 ACRES

A TRACT OR PARCEL OF LAND CONTAINING 19.8192 ACRES BEING THAT SO CALLED 20.00 ACRE TRACT AND BEING LOTS 48 AND 58 OF EMIGRATION LAND COMPANY SUBDIVISION, SECTION 67 RECORDED IN VOLUME 2, PAGE 81 OF THE PLAT RECORDS OF BRAZORIA COUNTY IN THE H. T. AND B. RAILROAD COMPANY SURVEY, ABSTRACT 281 IN BRAZORIA COUNTY, TEXAS, SAID 19.8192 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING at a  $\frac{3}{8}$  inch iron rod set with cap marking the Southeast corner of the herein described tract being in the Westerly right-of-way line of County Road No. 48 (70 ft. right-of-way) whence a  $\frac{5}{8}$  inch iron rod found bears North 84 degrees 51 minutes 57 seconds West-0.65 ft.;

THENCE South 87 degrees 12 minutes 42 seconds West with the Southerly boundary line of the herein described tract a distance of 1704.45 ft. to a  $\frac{3}{8}$  inch iron rod set with cap marking the Southwest corner of the herein described tract being in the East right-of-way line of Sanders Road (40 ft. right-of-way) whence a  $\frac{3}{4}$  inch iron pipe found bears South 30 degrees 22 minutes 34 seconds West-1.04 ft.;

THENCE North 02 degrees 46 minutes 23 seconds West with the Easterly right-of-way line of said Sanders Road a distance of 506.50 ft. to a  $\frac{3}{8}$  inch iron rod set with cap marking the Northwest corner of the herein described tract;

THENCE North 87 degrees 12 minutes 42 seconds East with the Northerly boundary line of the herein described tract a distance of 1704.53 ft. to a  $\frac{3}{8}$  inch iron rod set with cap at the Northeast corner of the herein described tract being in the West right-of-way line of said County Road No. 48;

THENCE South 02 degrees 45 minutes 49 seconds East with the Westerly right-of-way line of said County Road No. 48 a distance of 506.50 ft. to the PLACE OF BEGINNING and containing 19.8192 acres of land.