

Permit #: 6277 Permit Date: 04/29/25

Permit Type:

Permit Type: RE-ZONING

Residential or Commercial: Residential

Flood Plain:

Owner Name: ABUMUHOR RANCH LLC Address: 7710 IOWA COLONY BLVD City, State, ZIP: IOWA COLONY TX 77583

Owner Phone Number: 9495108214

Applicant Email:

Description: CHANGE FROM SINGLE FAMILY RESIDENTIAL TO MIXED-USE

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: 7710 IOWA COLONY BLVD

Status: Pending

Assigned To:

Property

Legal Description

Owner Name

Owner Phone

Zoning

02810004000

Fees

7710 COUNTY ROAD 48

ABST - 281 Tract - 58

ISSA ABUMUHOR

\$2,000.00

ZONING CHANGE OVER 1 ACRE

Description

Notes

Amount

Total

\$2,000.00

Attached Letters

Web Form - New Home Permits Application

Payments

04/29/2025

04/29/2025

Date

Paid By

ABUMUHOR RANCH LLC

Description

Payment Type

Description

Rachel Patterson **Outstanding Balance** \$2,000.00

\$0.00



Permit #: 6277

Permit Type:

Address: 7710 COUNTY ROAD 48

City: IOWA COLONY

State: TX **Zip:** 77583

Owner: ISSA ABUMUHOR

Owner Address: 7710 IOWA COLONY BLVD

Owner City: IOWA COLONY

Owner State: TX

Owner Zip: 77583-3814

Owner Phone: Owner Email:

Receipt #: 9541

Date: 04/29/2025

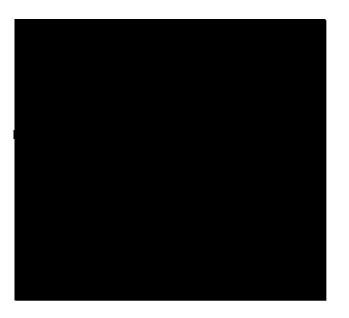
Paid By: ABUMUHOR RANCH LLC

Description:

Payment Type: Check

Payment Type Description: CHECK

Accepted By: Rachel Patterson



Fees Paid

Fee Name

Fee Type Description Factor Total Fee Amount Amount Paid

ZONING CHANGE OVER 1 ACRE

Building

0.00

2,000.00

Total: \$2,000.00

Form A City of Iowa Colony

"Where We Make It Happen"

APPLICATION FOR AMENDMENT TO REGULATIONS OR TO THE OFFICAL ZONING DISTRICT MAP

Name/Address Abunuhar Ranch LLC 7710 CR Y8 Rosharan TX 77583
Individual/Cómpany/Corporation
Description of Amendment Proposed Change Foring From Residential
to Multi use
Statement of need or justification for said amendment, including its consistency with the zoning policies and purposes set forth in this Ordinance and/or its consistency with the City's most current comprehensive planning document or documents. (Use separate sheet of paper for your statement).
The legal description and address of the property affected and the proposed boundaries of said property;
The signed consent of the property owner or owners whose property would be affected by the proposed amendment; $n/a - property$ Adjacent are already. The applicant's interest in the subject property if the applicant is not the property owner of all or a portion of the subject property;
The present zoning classification and existing uses of the property proposed to be reclassified; and
Such other information or documents as the City Council and Zoning Administrator may deem necessary.
A non-refundable fee must accompany the application to defray the cost of notification and processing the application. Please refer to the fee schedule of the City of Iowa Colony for the fee for your particular zoning need. Signature required: Signature required:
Signature required. 4 777/ 140/-
Form approved: July 20, 2009

April 29, 2025

Application for amendment of zoning

7710 CR 48, Rosharon, Texas 77583

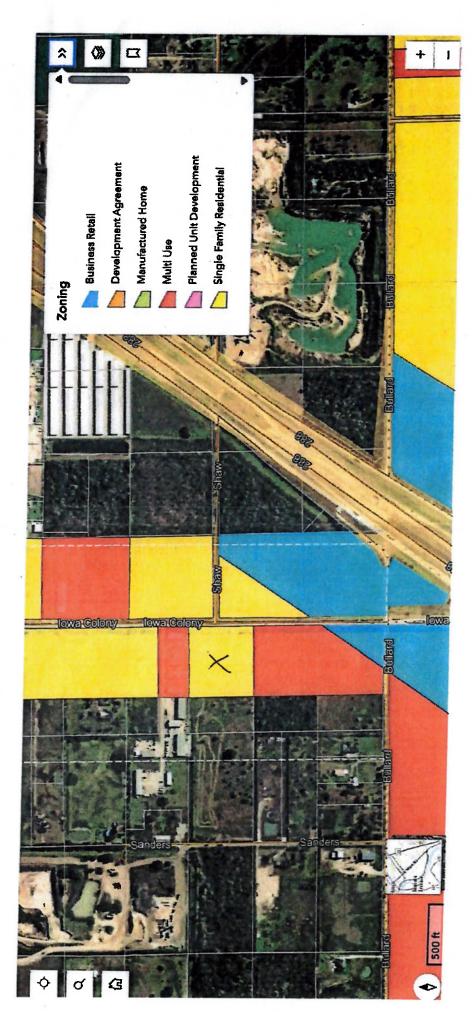
Currently zoned as residential

Proposed change to mixed use zoning

Property within .25 miles of new 288 interchange at CR 48

Proposed change requested to prepare for future activity on the property, yet to be determined.

Proposed change requested to increase the desirability for potential property purchasers.



X = Property as 7710 CK 48, Rosharm, TX 77583 Change from Residential to Mix-use zoning,

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 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 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 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 ¾ 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 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 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.