

Wednesday, October 8, 2025

Jacob Guerrero
META Planning and Design, LLC
24285 Katy Freeway, Suite 525
Katy, TX 77494
jguerrero@meta-pd.com

Re: Wynserra Phase I General Plan
Letter of Recommendation to Approve - Updated
COIC Project No. 6896
ALLC Project No. 710-25-002-041

Dear Mr. Guerrero:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Wynserra Phase I General Plan, received on or about October 2, 2025. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

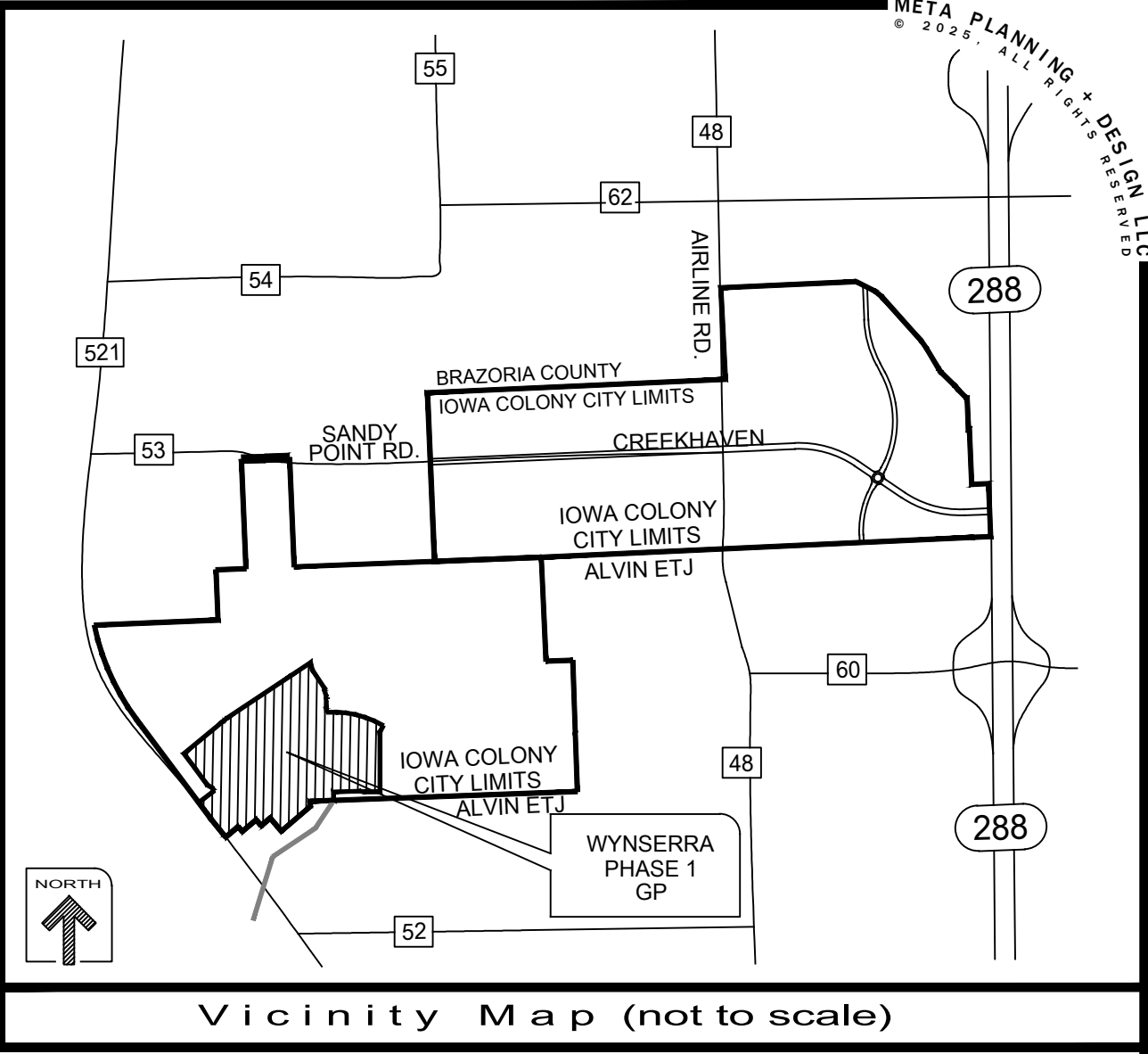
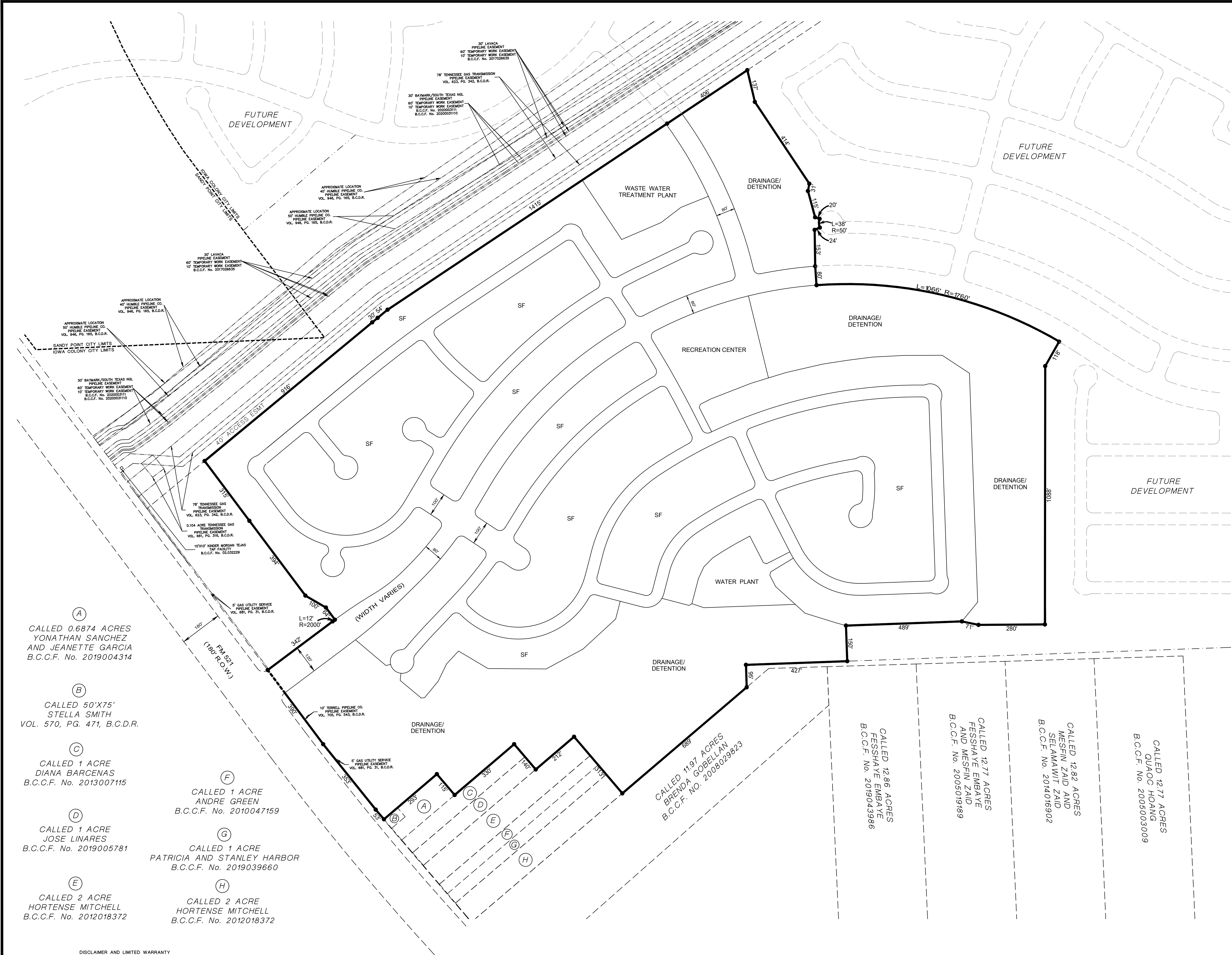
Based on our review, we have no objection to the general plan as resubmitted on October 2, 2025. Please provide ten (10) prints of the general plan to Kayleen Rosser, City Secretary, by no later than Monday, October 13, 2025, for consideration at the October 20, 2025, City Council meeting.

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
File: 710-25-002-041



- GENERAL NOTE:
- 1) ALL RIGHTS-OF-WAY ARE FIFTY FEET (50') IN WIDTH UNLESS OTHERWISE NOTED.
 - 2) ALL CUL-DE-SAC RADII ARE FIFTY FEET (50') UNLESS OTHERWISE NOTED.
 - 3) THIS GENERAL PLAN IS SUBJECT TO THE DEVELOPMENT AGREEMENT BETWEEN MAPLE FARMS HOLDINGS AND CITY OF IOWA COLONY DATED AUGUST 12, 2024.

A GENERAL PLAN OF

WYNSERRA PHASE ONE

BEING 148.3± ACRES OF LAND

OUT OF THE
CHESTER S. GORBET SURVEY, A-64
EDWARD BRADLEY LEAGUE, A-44
BRAZORIA COUNTY, TEXAS

OWNER:
MAPLE FARMS HOLDINGS, LLC

SCALE: 1" = 200'

0 200 400

PLANNER:

META
PLANNING + DESIGN

Meta Planning + Design LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

REV: SEPTEMBER 29, 2025

MTA-45005A

DISCLAIMER AND LIMITED WARRANTY

THIS GENERAL PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF IOWA COLONY SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE IOWA COLONY PLANNING & ZONING COMMISSION AND/OR CITY-COUNCIL. THIS GENERAL PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE GENERAL PLAN.