ADICO
CONSULTING ENGINEERS

Thursday, October 22, 2026

David Morales
Quiddity Engineering, LLC
1575 Sawdust Road, Suite 400
Woodlands, TX 77380
dmorales@quiddity.com

Re: Wynserra Water Plant Final Plat
+/-2.005 acres, Chester S. Gorbet Survey, Abstract No. 64, City of Iowa Colony, Brazoria County, Texas
Letter of Recommendation to Approve - Updated
COIC Project No. 8490
ALLC Project No. 710-26-002-042

Dear Mr. Morales:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal for Wynserra Water Plant Final Plat, received on or about October 20, 2026. 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 final plat as resubmitted on October 20, 2026.

Please provide at least two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Tuesday, October 27, 2026, for consideration at the November 3, 2026, Planning and Zoning Commission meeting.

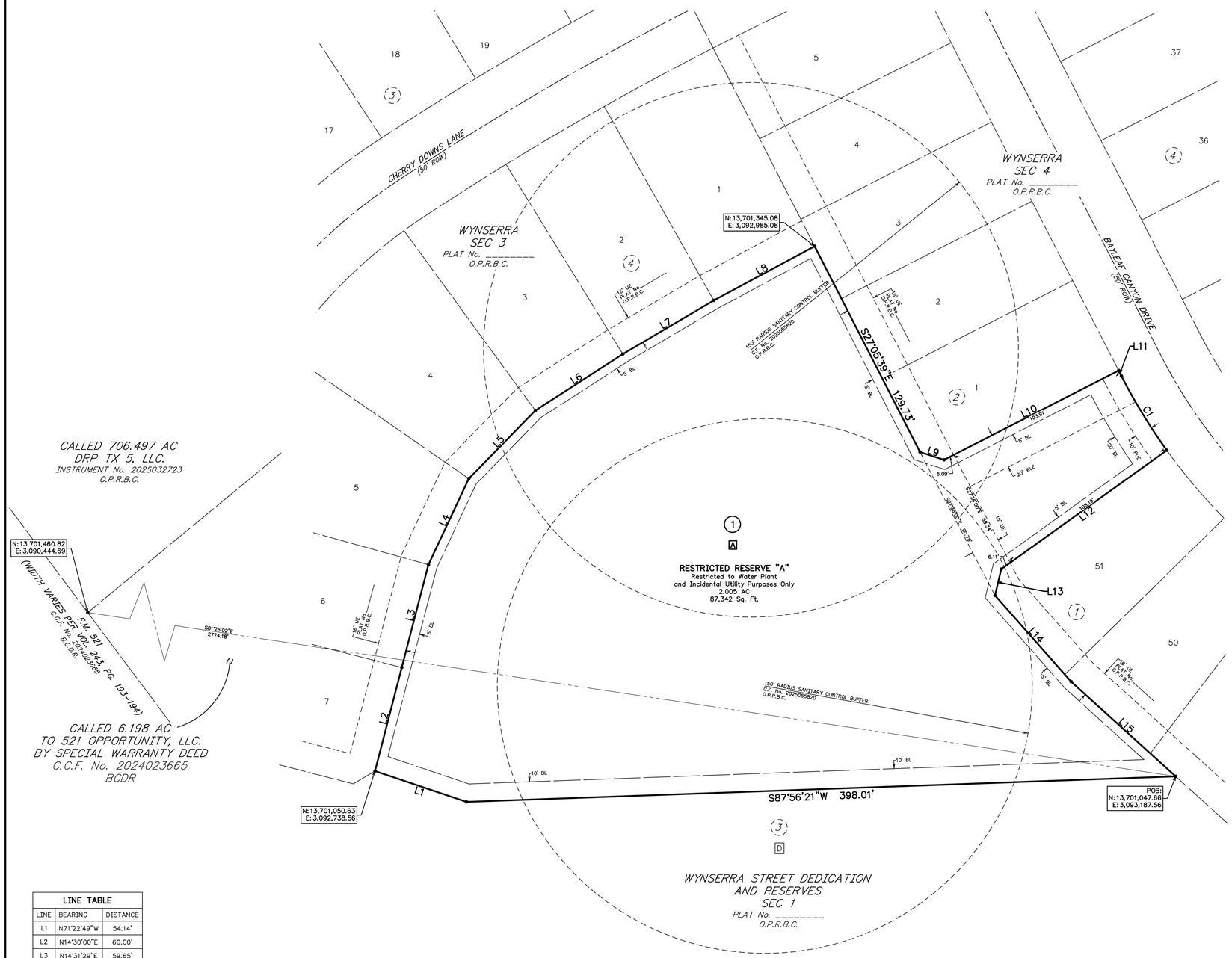
Following consideration at the Planning and Zoning Commission meeting, the plat will be placed on the November 16, 2026, City Council agenda for consideration.

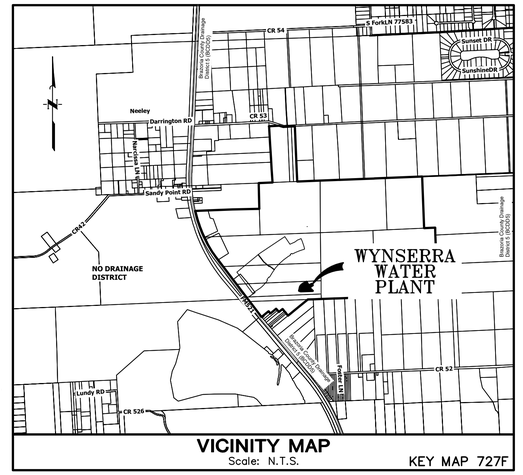
Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC

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

Cc: Kayleen Rosser
File: 710-26-002-042




LEGEND:

| | |
|---|---|
| AC | "Acres" |
| A.E. | "Aerial Easement" |
| B.C.D.R. | "Brazoria County Deed Records" |
| BL | "Building Line" |
| C.C.F. | "County Clerk's File" |
| DE | "Drainage Easement" |
| ESMT | "Easement" |
| FC | "Film Code" |
| FND | "Found" |
| O.P.R.B.C. | "Official Public Records, Brazoria County" |
| No | "Number" |
| POB | "Point of Beginning" |
| PUE | "Public Utility Easement" |
| ROW | "Right-of-Way" |
| SSE | "Sanitary Sewer Easement" |
| Sq. Ft. | "Square Feet" |
| Strm SE | "Storm Sewer Easement" |
| Temp | "Temporary" |
| UE | "Utility Easement" |
| VOL _ PG | "Volume and Page" |
| WLE | "Waterline Easement" |
| (1) | "Block Number" |
| ● | "Set 3/4-inch Iron Rod with cap stamped "Quiddity Eng. Property Corner" as per certification" |

GENERAL NOTES:

1. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 1.00013478.
2. According to Map No. 48039C0275K of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Brazoria County, revised December 30, 2020, the subject tract is situated within Unshaded Zone "X", defined as areas determined to be outside the 0.2% annual chance (500-year) floodplain.
3. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lot lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
4. All building lines along street rights-of-way are as shown on the plat.
5. Sidewalks must be constructed as part of the issuance of a building permit.
6. No building permits will be issued until all storm drainage improvements, which may include detention, have been constructed.
7. The final plat will expire two (2) years after final approval by the City Council if construction or the improvements has not commenced within the two (2) year period or the one (1) year extension period granted by City Council.
8. This plat lies within Brazoria County Municipal Utility District No. 90.
9. This plat is subject to the development agreement between Maple Farms Holdings and the City of Iowa Colony, dated August 12, 2024.
10. This plat is subject to approval of adjacent Wynserra Boulevard Street Dedication and Reserves Sec 1 plat and Wynserra Sec 4 plat.

BRAZORIA COUNTY DRAINAGE DISTRICT #5 NOTES:

1. Slab elevations (finished floor) shall be minimum of two (2) feet above the Base Flood Elevation (BFE) or two (2) feet above natural grade, whichever is greater.
2. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
3. All property shall drain into the drainage easement only through an approved drainage structure.
4. All drainage easements and detention pond reserves shown on this plat, will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
5. The property identified in the foregoing plat lies with Brazoria County Drainage District #5.
6. This rural commercial site employs a natural drainage system, which is intended to provide drainage for the site that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur on the site to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
7. Land use within the commercial site is limited to an average imperviousness of no more than 60 percent. The drainage and/or detention system has been designed with the assumption that this average percent, imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
8. Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
9. All storm water drainage pipes, culverts, tiles or other (including driveway culverts) will be a minimum of 24" I.D. or equal.
10. Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
11. Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No. 2007-06 & No. 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
12. Prohibited use of "metal" pipe in storm water/sewer applications (see District Resolution No. 2007-08).
13. Prohibited use of "rip-rap" in storm water/sewer applications (District policy).
14. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
15. All dedicated storm water drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at property owner's expense, in Brazoria County, Texas with a 'Recorded Document Number' affixed to said easement prior to final project approval granted by Brazoria County Drainage District #5 Board of Commissioners.
16. It will be the property owner's responsibility to verify if any Brazoria County Drainage District #5 'Dedicated' drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
17. Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub-Section 1.5. Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | N71°22'49"W | 54.14' |
| L2 | N14°30'00"E | 60.00' |
| L3 | N14°31'29"E | 59.65' |
| L4 | N25°07'25"E | 53.33' |
| L5 | N44°18'43"E | 53.33' |
| L6 | N57°09'20"E | 58.46' |
| L7 | N59°27'36"E | 59.24' |
| L8 | N61°43'37"E | 64.19' |
| L9 | S72°05'39"E | 14.14' |
| L10 | N62°54'21"E | 110.00' |
| L11 | S27°05'39"E | 3.45' |
| L12 | S54°17'31"W | 114.30' |
| L13 | S13°29'41"W | 15.14' |
| L14 | S41°24'59"E | 64.53' |
| L15 | S47°49'49"E | 79.18' |

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT |
| C1 | 325.00' | 8°36'51" | 48.86' | S31°24'04"E | 48.82' | 24.48' |

# FINAL PLAT OF
# WYNSERRA
## WATER PLANT

**A SUBDIVISION OF 2.005 ACRES OF LAND OUT OF THE CHESTER S. GORBET SURVEY, A-64**

**CITY OF IOWA COLONY CITY LIMITS**
**BRAZORIA COUNTY, TEXAS**

**1 RESERVE 1 BLOCK**

**JULY 2026**

OWNER
**DRP TX 5, LLC**
a Delaware limited liability company
520 Madison Ave, 21st Floor
New York, NY 10022
713-783-6702

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

UPDATED APPROVAL. ADICO, LLC. 10222026

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, DRP TX 5, LLC, a Delaware limited liability company, acting by and through _____, being an officer of DRP TX 5, LLC, a Delaware limited liability company, owner hereinafter referred to as Owners of the 2.005 acre tract described in the above and foregoing map of **Wynserra Water Plant**, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

IN TESTIMONY WHEREOF, the DRP TX 5, LLC, a Delaware limited liability company has caused these presents to be signed by _____, _____, thereunto authorized this ____ day of _____, 202__.

DRP TX 5, LLC,
a Delaware limited liability company

By:DW General Partner, LLC
a Delaware limited liability company
Its Manager

By: _____

Name: _____

Title: _____

STATE OF NEW YORK §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

_____
Notary Public in and for the State of New York

_____
Print Name

My commission expires: _____

I, Steven Jares, a Registered Professional Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct; was prepared from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of Professional Land Surveyors; that the plat boundary corners have been tied to the nearest street intersection; that the boundary corners, angle points, points of curvature/tangency and other points of reference were marked on the ground before I signed and sealed this document; and that all previously existing property markers are sufficiently described on this document as found and all set markers are a minimum 5/8-inch diameter iron rod with surveyor's cap.

_____
Steven Jares
Registered Professional Land Surveyor
Texas Registration No. 5317

This is hereby APPROVED by the City of Iowa Colony City Engineer, this _____ day of _____, 202_

_____
Dinh V. Ho, P.E.

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 2.005 acre tract of land situated in the Chester S Gorbet Survey, Abstract No. 64 in Brazoria County, Texas, being out of a called 706.497 acre tract of land conveyed to DRP TX 5, LLC. by Special Warranty Deed recorded in Clerk's File No. 2025032723 of the Brazoria County Official Public Records (BCOPR); said 2.005 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

COMMENCING at found Concrete Monument being a south corner of said 706.497 acre tract, being common with the east corner of a called 2 acre tract to Hortense Mitchell by Quitclaim Deed recorded in Clerk's File No. 2012018372 BCOPR, and being in the northwest line of a called 11.97 acre tract of land conveyed to Breda Gobellan by Special Warranty Deed recorded in Clerk's File No. 2008029823 BCOPR;

THENCE, North 49°35'41" East, along the south line of said 706.497 acre tract, common with the northwest line of said 11.97 acre tract, 688.19 feet to a found Concrete Monument;

THENCE, North 01°56'04" West, departing the northwest line of said 11.97 acre tract, continuing along south line of said 706.497 acre tract, 95.44 feet to a 5/8-inch iron rod with cap stamped Miler Survey;

THENCE, North 87°56'21" East, along the south line of said 706.497 acre tract of land, 427.04 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, over and across said 706.497 acre tract the following three (3) courses and distances:

1. North 02°03'39" West, 149.85 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
2. North 74°42'13" West, 170.53 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
3. North 47°49'49" West, 51.62 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner" being the POINT OF BEGINNING of the herein described tract;

THENCE, South 87°56'21" West, 398.01 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 71°22'49" West, 54.14 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, along the southeast side of proposed Wynserra Sec 3 the following seven (7) courses and distances:

1. North 14°30'00" East, 60.00 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
2. North 14°31'29" East, 59.65 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
3. North 25°07'25" East, 53.33 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
4. North 44°18'43" East, 53.33 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
5. North 57°09'20" East, 58.46 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
6. North 59°27'36" East, 59.24 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
7. North 61°43'37" East, 64.19 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, over and across said 706.497 acre tract the following nine (9) courses and distances:

1. South 27°05'39" East, 129.73 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
2. South 72°05'39" East, 14.14 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
3. North 62°54'21" East, 110.00 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
4. South 27°05'39" East, 3.45 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner" at the beginning of a curve to the left;
5. Along the arc of said curve to the left having a radius of 325.00 feet, a central angle of 08°36'51", an arc length of 48.86 feet, and a long chord bearing South 31°24'04" East, 48.82 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
6. South 54°17'31" West, 114.30 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
7. South 13°29'41" West, 15.14 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
8. South 41°24'59" East, 64.53 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
9. South 47°49'49" East, 79.18 feet to the POINT OF BEGINNING, CONTAINING 2.005 acres of land in Brazoria County, Texas.

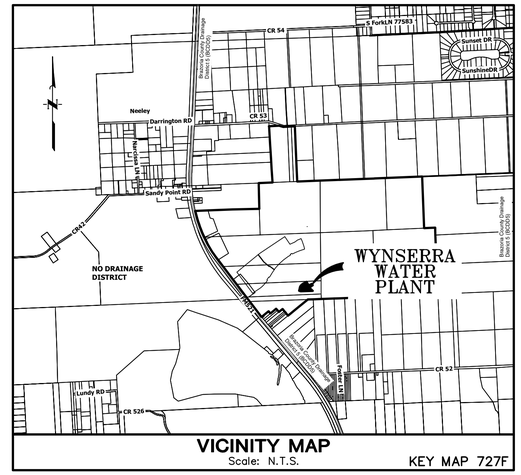
APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

_____ Date
Lee Walden, P.E.
President

_____ Date
Kerry Osburn
Vice President

_____ Date
Brandon Middleton
Secretary/Treasurer

_____ Date
Dinh V. Ho, P.E.
District Engineer




**VICINITY MAP**
Scale: N.T.S. KEY MAP 727F

CERTIFICATE OF PLANNING COMMISSION

This is to certify that City Planning Commission of the City of Iowa Colony, Texas this _____ day of _____, 20__, has approved this plat and subdivision of Wynserra Water Plant as shown hereon.

_____ David Hurst, Chairman

_____ Demond Woods

_____ Brenda Dillon

_____ Terry Hayes

_____ Les Hosey

_____ Robert Wall

_____ De'Angelique Hardeman

CERTIFICATE OF CITY COUNCIL

This is to certify that City Council of the City of Iowa Colony, Texas this _____ day of _____, 20__, has approved this plat and subdivision of Wynserra Water Plant as shown hereon.

_____ Wil Kennedy, Mayor

_____ Margaret Madariaga

_____ Arnetta Hicks-Murray

_____ Marquette Greene-Scott

_____ Timothy Varlack

_____ Kareem Boyce

_____ Sydney Hargroder

# FINAL PLAT OF
# WYNSERRA
# WATER PLANT

**A SUBDIVISION OF 2.005 ACRES OF LAND**
**OUT OF THE**
**CHESTER S. GORBET SURVEY, A-64**
**CITY OF IOWA COLONY CITY LIMITS**
**BRAZORIA COUNTY, TEXAS**

**1 RESERVE 1 BLOCK**

**JULY 2026**

OWNER
**DRP TX 5, LLC**
a Delaware limited liability company
520 Madison Ave, 21st Floor
New York, NY 10022
713-783-6702

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337