ADICO
CONSULTING ENGINEERS

Monday, October 26, 2026

Alexandra Ruiz
Quiddity Engineering, LLC
1575 Sawdust Road, Suite 400
Woodlands, TX 77380
alruiz@quiddity.com

Re: Wynserra Street Dedication and Reserves Section 1 Final Plat
+/-55.97 acres, Chester S. Gorbet Survey, Abstract No. 64, City of Iowa Colony, Brazoria County, Texas
Letter of Recommendation to Approve - Updated
COIC Project No. 8492
ALLC Project No. 710-26-002-040

Dear Ms. Ruiz:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the fourth submittal for Wynserra Street Dedication and Reserves Section 1 Final Plat, received on or about October 23, 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 23, 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.

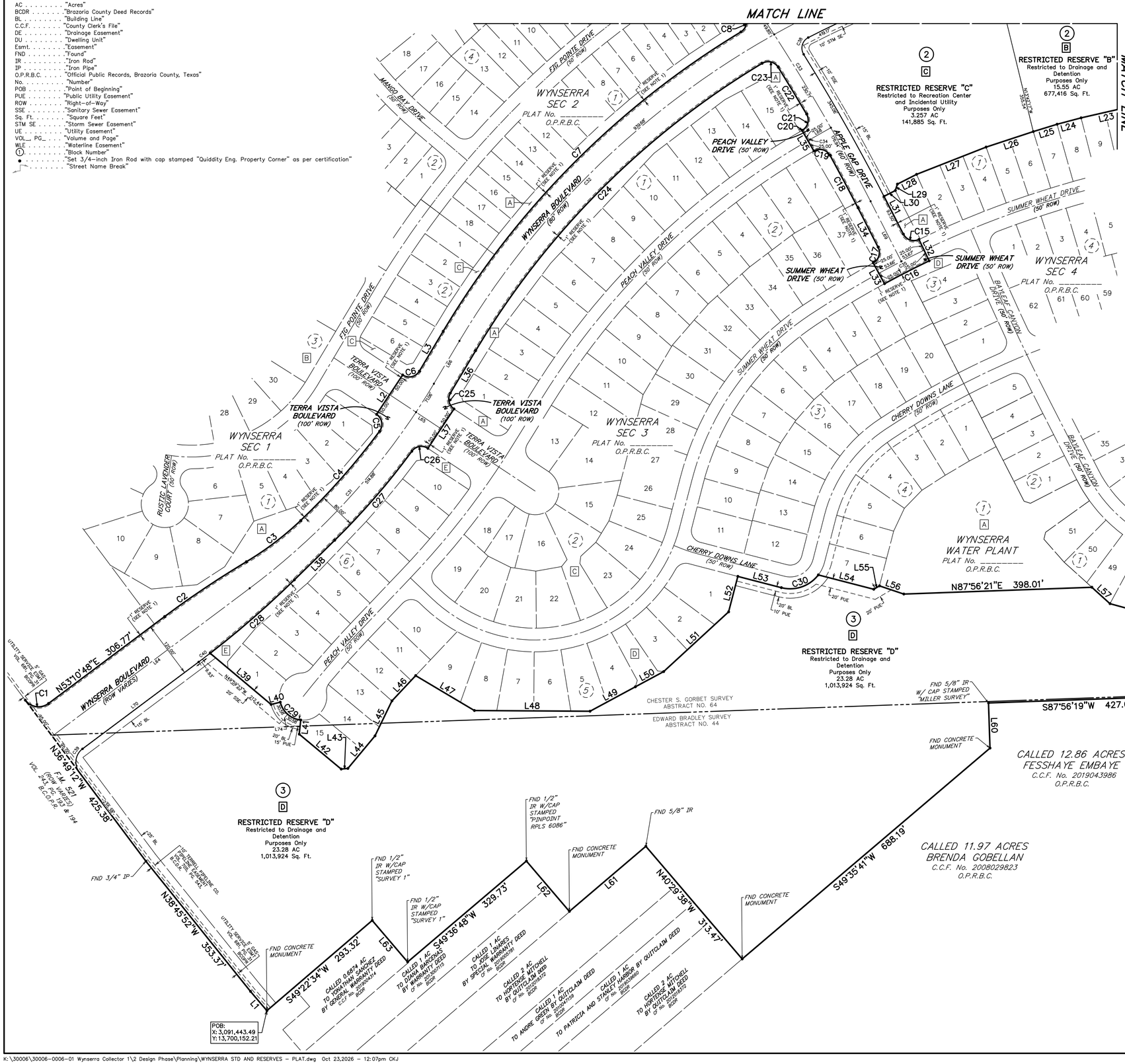
Should you have any questions, please do not hesitate to call our office.

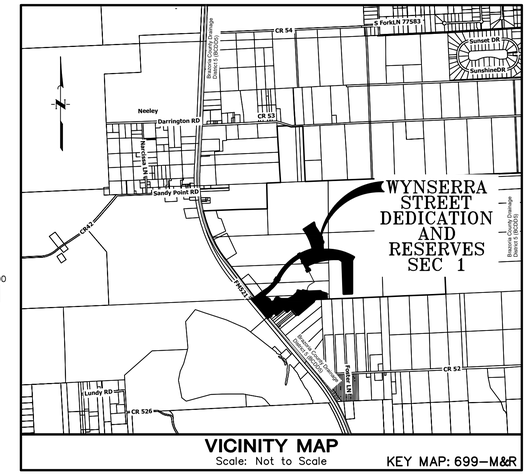
Sincerely,
Adico, LLC

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

Cc: Kayleen Rosser
File: 710-26-002-040

LEGEND:
AC . . . . . "Acres"
BCDR . . . . . "Brazoria County Deed Records"
BL . . . . . "Building Line"
C.C.F. . . . . "County Clerk's File"
DE . . . . . "Drainage Easement"
DU . . . . . "Dwelling Unit"
Esmt. . . . . "Easement"
FND . . . . . "Found"
IR . . . . . "Iron Rod"
IP . . . . . "Iron Pipe"
O.P.R.B.C. . . . . "Official Public Records, Brazoria County, Texas"
No. . . . . "Number"
POB . . . . . "Point of Beginning"
PUE . . . . . "Public Utility Easement"
ROW . . . . . "Right-of-Way"
SSE . . . . . "Sanitary Sewer Easement"
Sq. Ft. . . . . "Square Feet"
STM SE . . . . . "Storm Sewer Easement"
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"
. . . . . "Street Name Break"





VICINITY MAP
Scale: Not to Scale
KEY MAP: 699–M&R

GENERAL NOTES:
1. One–foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of street where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re–subdivided in a recorded plat, the one–foot reserve shall thereupon become vested in the public for street right–of–way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2. 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.
3. 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.
4. 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.
5. All building lines along street rights–of–way are as shown on the plat.
6. Sidewalks must be constructed as part of the issuance of a building permit.
7. No building permits will be issued until all storm drainage improvements, which may include detention, have been constructed.
8. 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.
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 lies within Brazoria County Municipal Utility District No. 90.

BRAZORIA COUNTY DRAINAGE DISTRICT #5 GENERAL NOTES
1. Slab elevations (finished floor) shall be minimum of two (2) feet above the Base Flood Elevation 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 40 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 heron, 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 minimum 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.

FINAL PLAT OF WYNSERRA STREET DEDICATION AND RESERVES

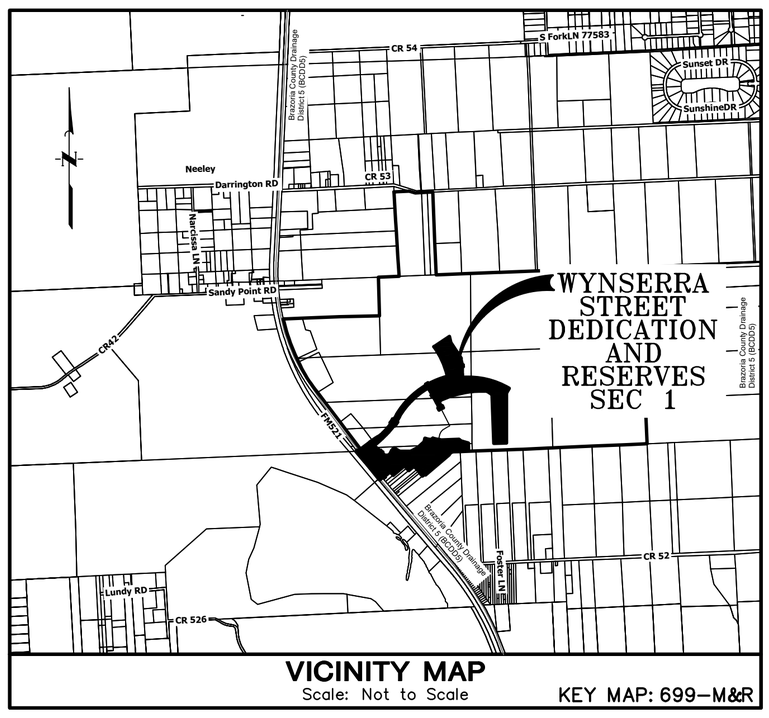
SEC 1

A SUBDIVISION OF 55.97 ACRES OF LAND
OUT OF THE
CHESTER S. GORBET SURVEY, A-64 AND
EDWARD BRADLEY SURVEY, A-44
CITY OF IOWA COLONY CITY LIMITS
BRAZORIA COUNTY, TEXAS

0 LOTS 4 RESERVES 3 BLOCKS
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



VICINITY MAP
Scale: Not to Scale
KEY MAP: 699–M&R

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	35.00'	90°00'08"	54.98'	S81°49'10"E	49.50'	35.00'
C2	2000.00'	5°57'49"	208.17'	N56°09'43"E	208.07'	104.18'
C3	650.00'	12°44'24"	144.53'	N52°46'25"E	144.23'	72.56'
C4	1460.00'	9°53'41"	252.13'	N41°27'23"E	251.82'	126.38'
C5	25.00'	92°59'45"	40.58'	N09°59'20"W	36.27'	26.34'
C6	25.00'	92°45'15"	40.47'	N77°10'33"E	36.19'	26.23'
C7	1840.00'	28°04'33"	901.63'	N44°50'13"E	892.64'	460.06'
C8	25.00'	92°31'20"	40.37'	N12°36'49"E	36.12'	26.13'
C9	25.00'	84°05'19"	36.69'	S75°41'30"E	33.49'	22.55'
C10	1840.00'	12°15'25"	393.62'	N68°23'32"E	392.87'	197.56'
C11	25.00'	87°54'01"	38.35'	N30°34'14"E	34.70'	24.10'
C12	1760.00'	22°44'22"	698.50'	N24°44'57"W	693.93'	353.91'
C13	50.00'	43°01'40"	37.55'	S01°52'38"E	36.67'	19.71'
C14	1760.00'	34°39'16"	1064.51'	S76°52'25"E	1048.35'	549.10'
C15	25.00'	88°27'45"	38.60'	S71°19'32"E	34.88'	24.34'
C16	1975.00'	3°04'29"	105.99'	S62°54'21"W	105.98'	53.01'
C17	25.00'	88°27'45"	38.60'	N17°08'14"E	34.88'	24.34'
C18	3970.00'	1°48'29"	125.28'	N27°59'53"W	125.27'	62.64'
C19	25.00'	90°59'28"	39.70'	N74°23'52"W	35.66'	25.44'
C20	1625.00'	0°00'58"	0.46'	N60°06'53"E	0.46'	0.23'
C21	25.00'	90°28'39"	39.48'	N14°53'03"E	35.50'	25.21'
C22	3970.00'	1°40'23"	115.92'	N31°11'28"W	115.92'	57.96'
C23	25.00'	88°57'38"	38.82'	N76°30'28"W	35.03'	24.55'
C24	1760.00'	28°12'47"	866.64'	S44°54'19"W	857.91'	442.29'
C25	25.00'	87°17'09"	38.09'	S12°50'37"E	34.51'	23.84'
C26	25.00'	87°15'11"	38.07'	S79°53'12"W	34.50'	23.83'
C27	1540.00'	9°16'34"	249.32'	S40°53'53"W	249.05'	124.94'
C28	2000.00'	6°46'13"	236.32'	S48°55'16"W	236.19'	118.30'
C29	50.00'	70°04'38"	61.15'	S48°54'10"E	57.41'	35.06'
C30	75.00'	66°58'05"	87.66'	N71°00'57"E	82.76'	49.61'
C31	1500.00'	22°22'52"	585.94'	N41°59'22"E	582.22'	296.75'
C32	1800.00'	55°00'01"	1727.88'	S58°17'57"W	1662.30'	937.03'
C33	4000.00'	6°33'12"	457.50'	N30°22'15"W	457.25'	229.00'
C34	1600.00'	0°11'05"	5.16'	S60°11'57"W	5.16'	2.58'
C35	2000.00'	3°04'29"	107.33'	S62°54'21"W	107.32'	53.68'
C36	1800.00'	24°42'51"	776.42'	N23°42'25"W	770.41'	394.34'
C37	25.00'	88°05'52"	38.44'	S57°26'08"E	34.76'	24.18'
C38	25.00'	94°35'58"	41.28'	S15°20'59"W	36.75'	27.09'
C39	35.00'	90°00'04"	54.98'	S08°10'50"W	49.50'	35.00'
C40	2000.00'	0°52'26"	30.50'	N52°44'35"E	30.50'	15.25'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N40°22'41"W	53.45'
L2	N33°30'47"E	100.00'
L3	N30°47'56"E	98.22'
L4	N56°21'09"E	60.00'
L5	S33°38'51"E	8.11'
L6	S13°22'55"E	137.41'
L7	S10°32'11"W	31.36'
L8	S15°16'17"E	114.63'
L9	S70°21'48"E	20.00'
L10	S66°36'33"W	23.97'
L11	S00°48'31"E	134.44'
L12	S04°12'03"E	18.98'
L13	S04°12'03"E	80.00'
L14	S29°35'25"W	118.31'
L15	N56°37'04"W	137.64'
L16	S89°33'25"W	173.22'
L17	S86°55'03"W	105.16'
L18	S84°00'47"W	52.59'
L19	S82°33'32"W	47.96'
L20	S81°55'34"W	51.79'
L21	S81°25'05"W	47.92'
L22	S79°12'45"W	52.58'
L23	S77°06'41"W	105.16'
L24	S75°00'36"W	52.58'
L25	S72°54'31"W	52.58'

LINE TABLE		
LINE	BEARING	DISTANCE
L26	S71°49'41"W	105.14'
L27	S68°35'12"W	157.78'
L28	S62°54'21"W	45.57'
L29	S17°54'21"W	14.14'
L30	S62°54'21"W	27.00'
L31	S27°05'39"E	89.98'
L32	S25°33'24"E	50.00'
L33	N28°37'53"W	50.00'
L34	N27°05'39"W	93.50'
L35	N29°53'36"W	50.00'
L36	S30°47'56"W	104.38'
L37	S33°30'47"W	100.00'
L38	S45°32'10"W	119.62'
L39	S49°57'46"E	168.29'
L40	N76°08'09"E	20.00'
L41	S06°03'31"W	30.00'
L42	S50°14'58"E	115.50'
L43	N84°45'02"E	14.14'
L44	N39°45'02"E	89.57'
L45	N25°55'29"E	82.16'
L46	N43°03'23"E	73.34'
L47	S59°15'17"E	144.61'
L48	S89°38'43"E	244.51'
L49	N61°40'25"E	108.88'
L50	N61°37'51"E	67.89'

LINE TABLE		
LINE	BEARING	DISTANCE
L51	N47°25'41"E	186.69'
L52	N14°30'00"E	77.48'
L53	S75°30'00"E	95.00'
L54	S75°30'00"E	120.98'
L55	N59°30'00"E	14.14'
L56	S71°22'49"E	54.14'
L57	S47°49'49"E	51.62'
L58	S74°42'13"E	170.53'
L59	S02°03'39"E	149.85'
L60	S01°56'03"E	95.45'
L61	S49°35'47"W	212.37'
L62	N40°28'04"E	95.44'
L63	N40°23'38"W	115.53'
L64	N53°10'48"E	521.52'
L65	N56°29'13"W	125.16'
L66	S30°47'56"W	105.27'
L67	N33°38'51"W	130.15'
L68	N60°22'17"E	105.28'
L69	N27°05'39"W	142.76'
L70	N53°10'48"E	306.77'
L71	S13°42'17"E	20.00'
L72	S75°57'58"W	20.00'
L73	N13°42'17"W	20.00'
L74	N41°25'40"E	26.61'

FINAL PLAT OF WYNSERRA STREET DEDICATION AND RESERVES SEC 1

A SUBDIVISION OF 55.97 ACRES OF LAND
OUT OF THE
CHESTER S. GORBET SURVEY, A-64 AND
EDWARD BRADLEY LEAGUE, A-44
CITY OF IOWA COLONY CITY LIMITS
BRAZORIA COUNTY, TEXAS

0 LOTS 4 RESERVES 3 BLOCKS

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

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 55.97 acre tract of land situated in the Chester S Gorbet Survey, Abstract No. 64 and the Edward R Bradley Survey, Abstract No. 44 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 Official Public Records Brazoria County (OPRBC) and a called 6.198 acre tract of land conveyed to 521 Opportunity LLC by Special Warranty Deed recorded in Clerk's File No. 2024023665 of the Brazoria County Deed Records; said 55.97 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

BEGINNING at a found Concrete Monument being the southwest corner of said 706.497 acre tract, common with the northeast line of F.M. 521 (width varies) recorded in Volume 243, Page 194 of the Brazoria County Deed Records, and being the northwest corner of a called 50'x75' to Stella Smith recorded in Volume 570, Page 471 of the Brazoria County Deed Records;

THENCE, along the southwest line of said 706.497 acre tract of land, common with northeast line of F.M. 521 the following three (3) courses and distances:

1. North 40°22'41" West, 53.45 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

2. North 38°45'52" West, 353.37 feet to a found 3/4–inch iron pipe;

3. North 36°49'12" West, 425.38 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a non–tangent curve to the left;

THENCE, along the arc of said non–tangent curve to the left having a radius of 35.00 feet, a central angle of 90°00'00", an arc length of 54.98 feet, and a long chord bearing South 81°49'10" East, 49.50 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a curve to the right;

THENCE, North 53°10'48" East, 306.77 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being in the southeast line of proposed Wynserra Sec 1;

THENCE, along said southeast line of Proposed Wynserra Sec 1 the following seven (7) courses and distances:

1. Along the arc of said curve to the right having a radius of 2000.00 feet, a central angle of 05°57'49", an arc length of 208.17 feet, and a long chord bearing North 56°09'43" East, 208.07 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a reverse curve;

2. Along the arc of said reverse curve to the left having a radius of 650.00 feet, a central angle of 12°44'24", an arc length of 144.53 feet, and a long chord bearing North 52°46'25" East, 144.23 feet to found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a non–tangent curve to the left

3. Along the arc of said non–tangent curve to the left having a radius of 1460.00 feet, a central angle of 09°53'41", an arc length of 252.13 feet, and a long chord bearing North 41°27'23" East, 251.82 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a compound curve;

4. Along the arc of said compound curve to the left having a radius of 25.00 feet, a central angle of 92°59'45", an arc length of 40.58 feet, and a long chord bearing North 09°59'20" West, 36.27 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

5. North 33°30'47" East, 100.00 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a non–tangent curve to the left;

6. Along the arc of said non–tangent curve to the left having a radius of 25.00 feet, a central angle of 92°45'15", an arc length of 40.47 feet, and a long chord bearing North 77°10'33" East, 36.19 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

7. North 30°47'56" East, 98.22 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 1840.00 feet, a central angle of 28°04'33", an arc length of 901.63 feet, and a long chord bearing North 44°50'13" East, 892.64 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being in the southeast line of proposed Wynserra Sec 2 being at the beginning of a reverse curve;

THENCE, along said southeast line of proposed Wynserra Sec 2 the following seven (7) courses and distances:

1. Along the arc of said reverse curve to the left having a radius of 25.00 feet, a central angle of 92°31'20", an arc length of 40.37 feet, and a long chord bearing North 12°36'49" East, 36.12 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

2. North 56°21'09" East, 60.00 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

3. South 33°38'51" East, 8.11 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a curve to the left;

4. Along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 84°05'19", an arc length of 36.69 feet, and a long chord bearing South 75°41'30" East, 33.49 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a reverse curve;

5. Along the arc of said reverse curve to the right having a radius of 1840.00 feet, a central angle of 12°15'25", an arc length of 393.62 feet, and a long chord bearing North 68°23'32" East, 392.87 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a reverse curve;

6. Along the arc of said reverse curve to the left having a radius of 25.00 feet, a central angle of 87°54'01", an arc length of 38.35 feet, and a long chord bearing North 30°34'14" East, 34.70 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a compound curve;

7. Along the arc of said compound curve to the left having a radius of 1760.00 feet, a central angle of 22°44'22", an arc length of 698.50 feet, and a long chord bearing North 24°44'57" West, 693.93 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 56°21'09" East, 411.02 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 13°22'55" East, 137.41 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 33°38'51" East, 414.03 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 10°32'11" West, 31.36 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 15°16'17" East, 114.63 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 70°21'48" East, 20.00 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a non–tangent curve to the left;

THENCE, along the arc of said non–tangent curve to the left having a radius of 50.00 feet, a central angle of 43°01'40", an arc length of 37.55 feet, and a long chord bearing South 01°52'38" East, 36.67 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 66°36'33" West, 23.97 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 00°48'31" East, 134.44 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 04°12'03" East, 18.98 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 04°12'03" East, 80.00 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of non–tangent curve to the right;

THENCE, along the arc of said non–tangent curve to the right having a radius of 1760.00 feet, a central angle of 34°39'16", an arc length of 1064.51 feet, and a long chord bearing South 76°52'25" East, 1048.35 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 29°35'25" West, 118.31 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 00°04'06" West, 1092.88 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 87°56'21" West, 279.74 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 02°03'39" West, 1073.53 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 56°37'04" West, 137.64 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 89°33'25" West, 173.22 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 86°55'03" West, 105.16 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 84°00'47" West, 52.59 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 82°33'32" West, 47.96 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 81°55'34" West, 51.79 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 81°25'05" West, 47.92 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 79°12'45" West, 52.58 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 77°06'41" West, 105.16 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 75°00'36" West, 52.58 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 72°54'31" West, 52.58 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 71°49'41" West, 105.14 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 68°35'12" West, 157.78 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 62°54'21" West, 45.57 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 17°54'21" West, 14.14 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 62°54'21" West, 27.00 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 27°05'39" East, 89.98 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 88°27'45", an arc length of 38.60 feet, and a long chord bearing South 71°19'32" East, 34.88 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 25°33'24" East, 50.00 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a non–tangent curve to the left;

THENCE, along the arc of said non–tangent curve to the left having a radius of 1975.00 feet, a central angle of 03°04'29", an arc length of 105.99 feet, and a long chord bearing South 62°54'21" West, 105.98 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 28°37'53" West, 50.00 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a non–tangent curve to the left;

THENCE, along the arc of said non–tangent curve to the left having a radius of 25.00 feet, a central angle of 88°27'45", an arc length of 38.60 feet, and a long chord bearing North 17°08'14" East, 34.88 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 27°05'39" West, 93.50 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 3970.00 feet, a central angle of 01°48'29", an arc length of 125.28 feet, and a long chord bearing North 27°59'53" West, 125.27 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" at the beginning of a compound curve;

THENCE, along the arc of said compound curve to the left having a radius of 25.00 feet, a central angle of 90°59'28", an arc length of 39.70 feet, and a long chord bearing North 74°23'52" West, 35.66 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 29°53'36" West, 50.00 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a non–tangent curve to the right;

THENCE, along the arc of said non–tangent curve to the right having a radius of 1625.01 feet, a central angle of 00°00'58", an arc length of 0.46 feet, and a long chord bearing North 60°06'53" East, 0.46 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a reverse curve;

THENCE, along the arc of said reverse curve to the left having a radius of 25.00 feet, a central angle of 90°28'39", an arc length of 39.48 feet, and a long chord bearing North 14°53'03" East, 35.50 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a compound curve;

THENCE, along the arc of said compound curve to the left having a radius of 3970.00 feet, a central angle of 01°40'23", an arc length of 115.92 feet, and a long chord bearing North 31°11'28" West, 115.92 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a compound curve;

THENCE, along the arc of said compound curve to the left having a radius of 25.00 feet, a central angle of 88°57'38", an arc length of 38.82 feet, and a long chord bearing North 76°30'28" West, 35.03 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a compound curve;

THENCE, along the arc of said compound curve to the left having a radius of 1760.00 feet, a central angle of 28°12'47", an arc length of 866.64 feet, and a long chord bearing South 44°54'19" West, 857.91 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 30°47'56" West, 104.38 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 87°17'09", an arc length of 38.09 feet, and a long chord bearing South 12°50'37" East, 34.51 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 33°30'47" West, 100.00 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a non–tangent curve to the left;

THENCE, along the arc of said non–tangent curve to the left having a radius of 25.00 feet, a central angle of 87°15'11", an arc length of 38.07 feet, and a long chord bearing South 79°53'12" West, 34.50 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a reverse curve;

THENCE, along the arc of said reverse curve to the right having a radius of 1540.00 feet, a central angle of 09°16'34", an arc length of 249.32 feet, and a long chord bearing South 40°53'53" West, 249.05 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 45°32'10" West, 119.62 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 2000.00 feet, a central angle of 06°46'13", an arc length of 236.32 feet, and a long chord bearing South 48°55'16" West, 236.19 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 49°57'46" East, 168.29 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 76°08'09" East, 20.00 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a non–tangent curve to the left;

THENCE, along the arc of said non–tangent curve to the left having a radius of 50.00 feet, a central angle of 70°04'38", an arc length of 61.15 feet, and a long chord bearing South 48°54'10" East, 57.41 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 06°03'31" West, 30.00 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 50°14'58" East, 115.50 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 84°45'02" East, 14.14 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 39°45'02" East, 89.57 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 25°55'29" East, 82.16 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 43°03'23" East, 73.34 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 59°15'17" East, 144.61 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 89°38'43" East, 244.51 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 61°40'25" East, 108.88 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 61°37'51" East, 67.89 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 47°25'41" East, 186.69 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 14°30'00" East, 77.48 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 75°30'00" East, 95.00 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 75.00 feet, a central angle of 66°58'05", an arc length of 87.66 feet, and a long chord bearing North 71°00'57" East, 82.76 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 75°30'00" East, 120.98 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 59°30'00" East, 14.14 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

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

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

THENCE, South 47°49'49" East, 51.62 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 74°42'13" East, 170.53 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 02°03'39" East, 149.85 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 87°56'21" West, 427.04 feet to a found 5/8–inch iron rod with cap stamped "Miller Survey";

THENCE, South 01°56'03" East, 95.45 feet to a found Concrete Monument being in the south line of said 706.497 acre tract;

THENCE, along said south line, the following seven (7) courses and distance:

1. South 49°35'41" West, 688.19 feet to a found Concrete Monument;

2. North 40°29'38" West, 313.47 feet to a found 5/8–inch iron rod;

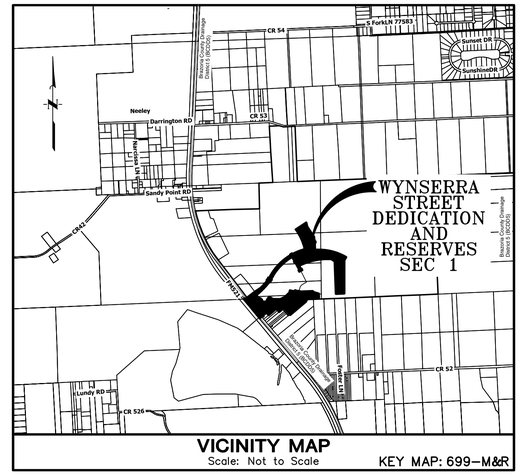
3. South 49°35'47" West, 212.37 feet to a found Concrete Monument;

4. North 40°28'35" West, 140.07 feet to a found 1/2–inch iron rod with cap stamped "Pinpoint RPLS 6086";

5. South 49°36'48" West, 329.73 feet to a found 1/2–inch iron rod with cap stamped "Survey 1";

6. North 40°23'38" West, 115.53 feet to a found 1/2–inch iron rod with cap stamped "Survey 1";

7. South 49°22'34" West, 293.32 feet to the POINT OF BEGINNING, CONTAINING 55.97 acres of land in Brazoria County, Texas.



VICINITY MAP
Scale: Not to Scale
KEY MAP: 699–M&R

PARKLAND BANK

PLAT	NUMBER OF LOTS	PARKLAND REQUIREMENT (1 AC/54 DU) 46 AC	PRIVATE PARK/ OPEN SPACE DEDICATION	PRIVATE PARK CREDIT (100%)	DRAINAGE/ DETENTION	DRAINAGE/ DETENTION (50%)	PARK CREDIT PROVIDED (AC)	PARKLAND TAKEN FROM BANK (AC)	REMAINING PARK CREDIT (AC)
WYNSERRA STD AND RESERVES SEC 1	0	0.00	3.26	3.26	44.44	22.22	25.48	0.00	25.48
TOTAL	0	0.00	3.26	3.26	44.44	22.22	25.48	0.00	25.48

FINAL PLAT OF WYNSERRA STREET DEDICATION AND RESERVES SEC 1

A SUBDIVISION OF 55.97 ACRES OF LAND
OUT OF THE
CHESTER S. GORBET SURVEY, A-64 AND
EDWARD BRADLEY SURVEY, A-44
CITY OF IOWA COLONY CITY LIMITS
BRAZORIA COUNTY, TEXAS

0 LOTS 4 RESERVES 3 BLOCKS

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

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 55.97 acre tract described in the above and foregoing map of Wynserra Street Dedication and Reserves Sec 1, 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 _____, _____, known to me 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

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

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 Street Dedication and Reserves Sec 1 as shown hereon.

_____
David Hurst, Chairman

_____
Demond Woods

_____
Brenda Dillon

_____
Terry Hayes

_____
Les Hosey

_____
Robert Wall

_____
De'Angelique Hardeman

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

_____
Dinh V. Ho, P.E.

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 Street Dedication and Reserves Sec 1 as shown hereon.

_____
Wil Kennedy, Mayor

_____
Margaret Madariaga

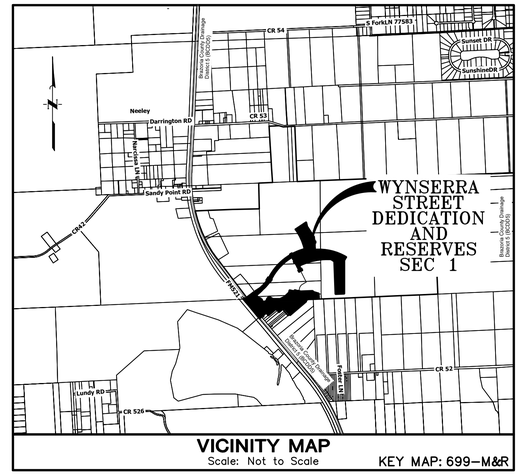
_____
Arnetta Hicks-Murray

_____
Marquette Greene-Scott

_____
Timothy Varlack

_____
Kareem Boyce

_____
Sydney Hargroder



VICINITY MAP
Scale: Not to Scale
KEY MAP: 699-M&R

FINAL PLAT OF WYNSERRA STREET DEDICATION AND RESERVES SEC 1

A SUBDIVISION OF 55.97 ACRES OF LAND OUT OF THE CHESTER S. GORBET SURVEY, A-64 AND EDWARD BRADLEY SURVEY, A-44 CITY OF IOWA COLONY CITY LIMITS BRAZORIA COUNTY, TEXAS

0 LOTS 4 RESERVES 3 BLOCKS

JULY 2026

OWNER
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a Delaware limited liability company
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New York, NY 10022
713-783-6702

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
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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