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 Section 3 Final Plat
+/-26.57 acres, Chester S. Gorbet Survey, Abstract No. 64, City of Iowa Colony, Brazoria County, Texas
Letter of Recommendation to Approve - Updated
COIC Project No. 8495
ALLC Project No. 710-26-002-043

Dear Mr. Morales:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal for Wynserra Section 3 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: 710-26-002-043

UPDATED APPROVAL, ADICO, LLC, 10222026

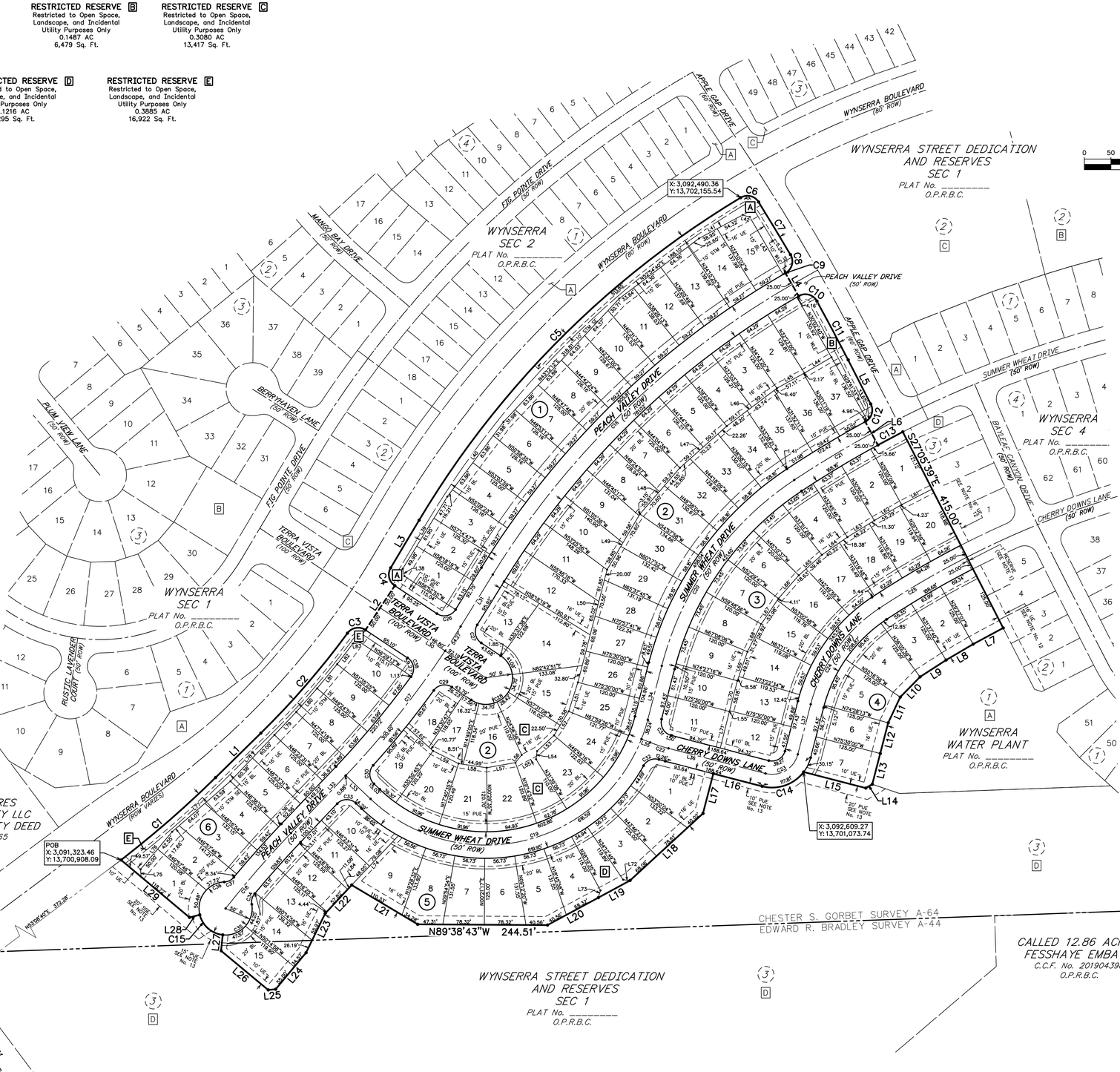
**RESTRICTED RESERVE A**
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.7374 AC
32,122 Sq. Ft.

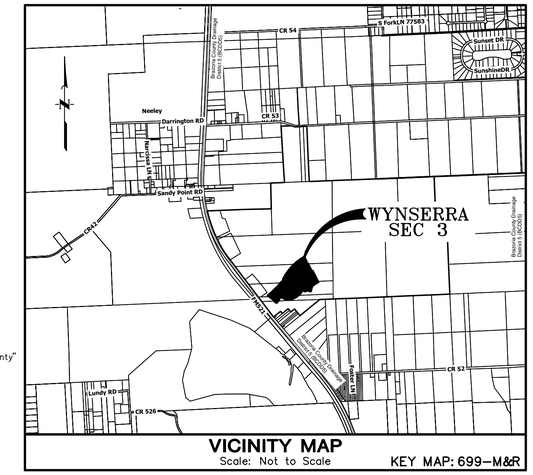
**RESTRICTED RESERVE B**
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.1487 AC
6,479 Sq. Ft.

**RESTRICTED RESERVE C**
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.3080 AC
13,417 Sq. Ft.

**RESTRICTED RESERVE D**
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.1216 AC
5,295 Sq. Ft.

**RESTRICTED RESERVE E**
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.3885 AC
16,922 Sq. Ft.




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

LEGEND:
AC . . . . . "Acres"
A.E. . . . . "Aerial Easement"
BL . . . . . "Building Line"
C.C.F. . . . . "County Clerk's File"
DU . . . . . "Dwelling Unit"
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"
STM SE . . . . . "Storm Sewer Easement"
TMP . . . . . "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. 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 of 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.
11. This plat is subject to approval of adjacent Wynserra Street Dedication and Reserves Sec 1 plat.
12. Utility Easements to be dedicated with adjacent Wynserra Sec 4 Plat.
13. Utility Easement to be dedicated with adjacent Wynserra Street Dedication and Reserves Sec 1
14. This plat contains Type I, II, and III lots and is subject to such regulations defined in the Development Agreement between Maple Farms Holdings and the City of Iowa Colony dated August 12, 2024.

BRAZORIA COUNTY DRAINAGE DISTRICT #5 GENERAL NOTES

1. Slab elevations (finished floor) shall be a 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 residential 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 SEC 3

## A SUBDIVISION OF 26.57 ACRES OF LAND OUT OF THE CHESTER S. GORBET SURVEY, A-64 CITY OF IOWA COLONY CITY LIMITS BRAZORIA COUNTY, TEXAS

**104 LOTS 5 RESERVES 6 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 26.57 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 26.57 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 a set Concrete Monument being a southern corner of said 706.497 acre tract, being common with the northeast line of F.M. 521 (right-of-way varies) as recorded in Volume 243, Pages 193 and 194 of the Brazoria County Deed Records (BCDR), and being the northwest corner of a called 50 foot by 75 foot tract to Stella Smith by Volume 570, Page 471 BCDR;

THENCE, North 40°22'41"West, along the southwest line of said 706.497 acre tract common with said northeast line of F.M. 521, 53.45 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 38°45'52"West, continuing along said common line, 353.37 feet to a set 3/4-inch iron pipe;

THENCE, North 36°49'12"West, 235.38 feet to a set 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 non-tangent curve to the right having a radius of 35.00 feet, a central angle of 90°00'04", an arc length of 54.98 feet, and a long chord bearing North 08°10'50" East, 49.50 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 53°10'48"East, 306.77 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner"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 2000.00 feet, a central angle of 00°52'26", an arc length of 30.50 feet, and a long chord bearing North 52°44'35" East, 30.50 feet to a the POINT OF BEGENNING of the herein described tract;

THENCE, along the south right-of-way line of proposed Wynserra Boulevard (right-of-way varies) the following eight (8) course:

1. Along the arc of said non-tangent curve to the left 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 North 48°55'16" East, 236.19 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
2. North 45°32'10" East, 119.62 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner"being at the beginning of a curve to the left;
3. Along the arc of said curve to the left 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 North 40°53'53" East, 249.05 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner"at the beginning of a reverse curve to the right;
4. Along the arc of said reverse curve to the right 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 North 79°53'12" East, 34.50 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
5. North 33°30'47" East, 100.00 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner"being at the beginning of a non-tangent curve to the right;
6. Along the arc of said non-tangent curve to the right 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 North 12°50'37" West, 34.51 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
7. North 30°47'56" East, 104.38 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner"being at the beginning of a curve to the right;
8. Along the arc of said curve to the right 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 North 44°54'19" East, 857.91 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner"being in the west line of proposed Apple Gap Drive (60 foot right-of-way) being at the beginning of a compound curve to the right;

THENCE, along said west line of proposed Apple Gap Drive the following ten (10) courses and distances:

1. Along the arc of said compound curve to the right 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 South 76°30'28" East, 35.03 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner"at the beginning of a compound curve to the right;
2. Along the arc of said compound curve to right 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 South 31°11'28"East, 115.92 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner"being at the beginning of a non-tangent curve to the right;
3. Along the arc of said non-tangent curve to the right 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 South 14°53'03" West, 35.50 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner"being at the beginning of a reverse curve;
4. Along the arc of said reverse curve to the left 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 South 60°06'53" West, 0.46 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
5. South 29°53'36" East, 50.00 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner"being at the beginning of a non-tangent curve to the right;
6. Along the arc of said non-tangent curve to the right 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 South 74°23'52" East, 35.66 feet to a set 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 right 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 South 27°59'53" East, 125.27 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
8. South 27°05'39" East, 93.50 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner"being at the beginning of a non-tangent curve to the right;
9. Along the arc of said non-tangent curve to the right having a radius of 24.97 feet, a central angle of 88°36'09", an arc length of 38.61 feet, and a long chord bearing South 17°08'14" West, 34.88 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
10. South 28°37'53" East, 50.00 feet to a set 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 1975.00 feet, a central angle of 01°32'15", an arc length of 52.99 feet, and a long chord bearing North 62°08'14" East, 52.99 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 27°05'39" East, 415.00 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, along the northwest line of Proposed Wynserra Water Plant No. 1 the following six (6) courses and distances:

1. South 61°43'37" West, 64.19 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
2. South 59°27'36" West, 59.24 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
3. South 57°09'20" West, 58.46 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
4. South 44°18'43" West, 53.33 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
5. South 25°07'25" West, 53.33 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
6. South 14°30'45" West, 119.65 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, along the south line of said proposed Wynserra Sec 3 the following nineteen (19) courses and distances:

1. South 59°30'00" West, 14.14 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
2. North 75°30'00" West, 120.98 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner"being at the beginning of a non-tangent curve to the right;
3. Along the arc of said non-tangent curve to the right 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 South 71°00'57" West, 82.76 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
4. North 75°30'00" West, 95.00 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
5. South 14°30'00" West, 77.48 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
6. South 47°25'41" West, 186.69 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
7. South 61°37'51" West, 67.89 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
8. South 61°40'25" West, 108.88 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
9. North 89°38'43" West, 244.51 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
10. North 59°15'17" West, 144.61 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
11. South 43°03'23" West, 73.34 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
12. South 25°55'29" West, 82.16 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
13. South 39°45'02" West, 89.57 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
14. South 84°45'02" West, 14.14 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
15. North 50°14'58" West, 115.50 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
16. North 06°03'31" East, 30.00 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner"being at the beginning of a non-tangent curve to the right;
17. Along the arc of said non-tangent curve to the right 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 North 48°54'10" West, 57.41 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
18. South 76°08'09" West, 20.00 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
19. North 49°57'46" West, 168.29 feet to the POINT OF BEGINNING, CONTAINING 26.57 acres of land in Brazoria County, Texas.

## LOT SUMMARY TABLE

| BLOCK | LOT | AREA |
|---|---|---|
| 1 | 1 | 7,649 |
| 1 | 2 | 7,602 |
| 1 | 3 | 7,764 |
| 1 | 4 | 7,719 |
| 1 | 5 | 7,719 |
| 1 | 6 | 7,812 |
| 1 | 7 | 7,719 |
| 1 | 8 | 7,719 |
| 1 | 9 | 7,868 |
| 1 | 10 | 8,168 |
| 1 | 11 | 8,524 |
| 1 | 12 | 8,505 |
| 1 | 13 | 8,559 |
| 1 | 14 | 8,646 |
| 1 | 15 | 8,359 |
| BLOCK | LOT | AREA |
| 2 | 1 | 8,046 |
| 2 | 2 | 7,872 |
| 2 | 3 | 7,765 |
| 2 | 4 | 7,765 |
| 2 | 5 | 7,765 |
| 2 | 6 | 7,765 |
| 2 | 7 | 7,846 |
| 2 | 8 | 8,008 |
| 2 | 9 | 8,376 |
| 2 | 10 | 8,880 |
| 2 | 11 | 9,737 |
| 2 | 12 | 11,878 |
| 2 | 13 | 8,843 |
| 2 | 14 | 13,770 |
| 2 | 15 | 9,258 |
| 2 | 16 | 8,842 |
| 2 | 17 | 6,298 |
| 2 | 18 | 5,931 |
| 2 | 19 | 8,672 |
| 2 | 20 | 8,847 |
| 2 | 21 | 8,860 |
| 2 | 22 | 9,162 |
| 2 | 23 | 8,834 |
| 2 | 24 | 8,929 |
| 2 | 25 | 7,916 |
| 2 | 26 | 7,306 |
| 2 | 27 | 7,629 |
| 2 | 28 | 8,083 |
| 2 | 29 | 8,576 |
| 2 | 30 | 8,558 |
| 2 | 31 | 8,496 |
| 2 | 32 | 8,404 |
| 2 | 33 | 8,309 |
| 2 | 34 | 8,454 |
| 2 | 35 | 8,303 |
| 2 | 36 | 8,426 |
| 2 | 37 | 8,260 |

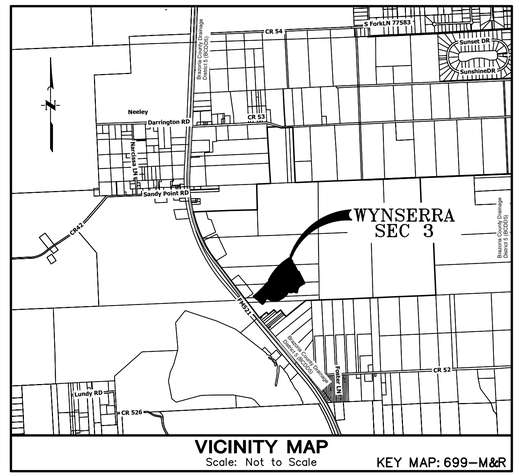
| BLOCK | LOT | AREA |
|---|---|---|
| 3 | 1 | 8,036 |
| 3 | 2 | 7,383 |
| 3 | 3 | 7,383 |
| 3 | 4 | 7,714 |
| 3 | 5 | 7,931 |
| 3 | 6 | 7,931 |
| 3 | 7 | 7,931 |
| 3 | 8 | 7,931 |
| 3 | 9 | 7,931 |
| 3 | 10 | 7,302 |
| 3 | 11 | 8,410 |
| 3 | 12 | 8,548 |
| 3 | 13 | 7,738 |
| 3 | 14 | 8,369 |
| 3 | 15 | 8,372 |
| 3 | 16 | 8,378 |
| 3 | 17 | 8,339 |
| 3 | 18 | 7,719 |
| 3 | 19 | 7,722 |
| 3 | 20 | 7,930 |
| BLOCK | LOT | AREA |
| 4 | 1 | 8,360 |
| 4 | 2 | 7,713 |
| 4 | 3 | 7,932 |
| 4 | 4 | 9,394 |
| 4 | 5 | 9,394 |
| 4 | 6 | 7,597 |
| 4 | 7 | 8,758 |
| BLOCK | LOT | AREA |
| 5 | 1 | 11,962 |
| 5 | 2 | 8,629 |
| 5 | 3 | 8,451 |
| 5 | 4 | 8,514 |
| 5 | 5 | 9,216 |
| 5 | 6 | 8,564 |
| 5 | 7 | 8,564 |
| 5 | 8 | 9,319 |
| 5 | 9 | 10,608 |
| 5 | 10 | 8,700 |
| 5 | 11 | 7,526 |
| 5 | 12 | 7,501 |
| 5 | 13 | 8,016 |
| 5 | 14 | 7,795 |
| 5 | 15 | 8,364 |
| BLOCK | LOT | AREA |
| 6 | 1 | 7634 |
| 6 | 2 | 7952 |
| 6 | 3 | 8385 |
| 6 | 4 | 7872 |
| 6 | 5 | 7519 |
| 6 | 6 | 7500 |
| 6 | 7 | 7583 |
| 6 | 8 | 7713 |
| 6 | 9 | 7713 |
| 6 | 10 | 7915 |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | N45°32'10"E | 119.62' |
| L2 | N33°30'47"E | 100.00' |
| L3 | N30°47'56"E | 104.38' |
| L4 | S29°53'36"E | 50.00' |
| L5 | S27°05'39"E | 93.50' |
| L6 | S28°37'53"E | 50.00' |
| L7 | S61°43'37"W | 64.19' |
| L8 | S59°27'36"W | 59.24' |
| L9 | S57°09'20"W | 58.46' |
| L10 | S44°18'43"W | 53.33' |
| L11 | S25°07'25"W | 53.33' |
| L12 | S14°31'29"W | 59.65' |
| L13 | S14°30'00"W | 60.00' |
| L14 | S59°30'00"W | 14.14' |
| L15 | N75°30'00"W | 120.98' |
| L16 | N75°30'00"W | 95.00' |
| L17 | S14°30'00"W | 77.48' |
| L18 | S47°25'41"W | 186.69' |
| L19 | S61°37'51"W | 67.89' |
| L20 | S61°40'25"W | 108.88' |
| L21 | N59°15'17"W | 144.61' |
| L22 | S43°03'23"W | 73.34' |
| L23 | S25°55'29"W | 82.16' |
| L24 | S39°45'02"W | 89.57' |
| L25 | S84°45'02"W | 14.14' |
| L26 | N50°14'58"W | 115.50' |
| L27 | N06°03'31"E | 30.00' |
| L28 | S76°08'09"W | 20.00' |
| L29 | N49°57'46"W | 168.29' |
| L30 | N56°29'13"W | 238.99' |
| L31 | S31°41'41"W | 115.08' |
| L32 | S43°36'29"W | 149.23' |
| L33 | N46°23'31"W | 64.29' |
| L34 | N14°30'00"E | 104.96' |
| L35 | S68°32'38"E | 17.47' |
| L36 | N75°30'00"W | 188.64' |
| L37 | N14°30'00"E | 97.43' |
| L38 | S12°23'46"E | 14.36' |
| L39 | S31°41'41"W | 159.64' |
| L40 | S36°56'01"W | 175.91' |
| L41 | S61°50'34"W | 93.27' |
| L42 | N75°04'38"W | 14.14' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L43 | N30°04'38"W | 125.00' |
| L44 | N59°51'40"E | 58.98' |
| L45 | N61°06'06"E | 59.28' |
| L46 | N52°56'21"E | 118.34' |
| L47 | N48°15'42"E | 118.34' |
| L48 | N40°56'12"E | 115.15' |
| L49 | N30°32'48"E | 121.56' |
| L50 | N14°30'00"E | 219.45' |
| L51 | N17°43'00"E | 57.22' |
| L52 | N31°22'38"E | 53.08' |
| L53 | N47°06'32"E | 43.40' |
| L54 | N07°43'43"E | 15.46' |
| L55 | S61°55'59"W | 48.53' |
| L56 | N38°50'13"E | 18.73' |
| L57 | S79°55'44"W | 55.14' |
| L58 | N81°37'35"W | 53.50' |
| L59 | N63°32'57"W | 53.58' |
| L60 | N47°51'35"W | 68.39' |
| L61 | S62°54'21"W | 64.47' |
| L62 | S59°59'42"W | 59.52' |
| L63 | S58°09'24"W | 59.52' |
| L64 | S55°21'57"W | 58.70' |
| L65 | S48°28'58"W | 58.09' |
| L66 | S41°09'48"W | 58.09' |
| L67 | S33°50'38"W | 58.09' |
| L68 | S26°31'29"W | 58.09' |
| L69 | S19°12'19"W | 58.09' |
| L70 | S14°34'22"W | 59.73' |
| L71 | S13°57'05"W | 71.00' |
| L72 | N83°23'34"W | 13.07' |
| L73 | S16°40'25"W | 14.14' |
| L74 | N43°24'35"E | 127.93' |
| L75 | S04°57'46"E | 14.14' |
| L76 | S40°02'14"W | 92.55' |
| L77 | S49°00'08"W | 145.32' |
| L78 | S43°36'29"W | 120.38' |
| L79 | S43°26'41"W | 59.71' |
| L80 | S41°40'25"W | 59.24' |
| L81 | S39°29'52"W | 59.24' |
| L82 | S37°20'22"W | 48.29' |
| L83 | S80°25'35"W | 14.61' |
| L84 | S89°24'21"W | 11.18' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT |
| C1 | 2000.00' | 6°46'13" | 236.32' | N48°55'16"E | 236.19' | 118.30' |
| C2 | 1540.00' | 9°16'34" | 249.32' | N40°53'53"E | 249.05' | 124.94' |
| C3 | 25.00' | 87°15'11" | 38.07' | N79°53'12"E | 34.50' | 23.83' |
| C4 | 25.00' | 87°17'09" | 38.09' | N12°50'37"W | 34.51' | 23.84' |
| C5 | 1760.00' | 28°12'47" | 866.64' | N44°54'19"E | 857.91' | 442.29' |
| C6 | 25.00' | 88°57'38" | 38.82' | S76°30'28"E | 35.03' | 24.55' |
| C7 | 3970.00' | 1°40'23" | 115.92' | S31°11'28"E | 115.92' | 57.96' |
| C8 | 25.00' | 90°28'39" | 39.48' | S14°53'03"W | 35.50' | 25.21' |
| C9 | 1625.00' | 0°00'58" | 0.46' | S60°06'53"W | 0.46' | 0.23' |
| C10 | 25.00' | 90°59'28" | 39.70' | S74°23'52"E | 35.66' | 25.44' |
| C11 | 3970.00' | 1°48'29" | 125.28' | S27°59'53"E | 125.27' | 62.64' |
| C12 | 24.97' | 88°36'09" | 38.61' | S17°08'14"W | 34.88' | 24.37' |
| C13 | 1975.00' | 1°32'15" | 52.99' | N62°08'14"E | 52.99' | 26.50' |
| C14 | 75.00' | 66°58'05" | 87.66' | S71°00'57"W | 82.76' | 49.61' |
| C15 | 50.00' | 70°04'38" | 61.15' | N48°54'10"W | 57.41' | 35.06' |
| C16 | 1600.00' | 28°24'43" | 793.41' | S45°54'03"W | 785.31' | 405.04' |
| C17 | 1710.00' | 11°54'48" | 355.55' | N37°39'05"E | 354.91' | 178.42' |
| C18 | 2000.00' | 5°23'18" | 188.09' | S40°54'49"W | 188.02' | 94.11' |
| C19 | 315.00' | 119°06'28" | 654.83' | N74°03'14"E | 543.13' | 535.92' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT |
| C20 | 600.00' | 41°59'24" | 439.72' | S35°29'42"W | 429.94' | 230.26' |
| C21 | 2000.00' | 4°52'43" | 170.29' | S58°55'45"W | 170.24' | 85.20' |
| C22 | 300.00' | 6°57'22" | 36.42' | S72°01'19"E | 36.40' | 18.23' |
| C23 | 50.00' | 90°00'00" | 78.54' | N59°30'00"E | 70.71' | 50.00' |
| C24 | 310.00' | 41°59'24" | 227.19' | S35°29'42"W | 222.14' | 118.97' |
| C25 | 1710.00' | 6°24'57" | 191.48' | S59°41'53"W | 191.38' | 95.84' |
| C26 | 25.00' | 91°49'06" | 40.06' | N77°36'14"E | 35.91' | 25.81' |
| C27 | 25.00' | 88°10'54" | 38.48' | S12°23'46"E | 34.79' | 24.22' |
| C28 | 50.00' | 180°00'00" | 157.08' | N33°30'48"E | 100.00' | |
| C29 | 25.00' | 87°33'28" | 38.20' | S79°44'04"W | 34.59' | 23.96' |
| C30 | 25.00' | 88°20'36" | 38.55' | S02°13'13"E | 34.84' | 24.29' |
| C31 | 25.00' | 89°41'18" | 39.13' | S30°20'39"E | 35.26' | 24.86' |
| C32 | 25.00' | 77°31'34" | 33.83' | S67°53'56"W | 31.31' | 20.07' |
| C33 | 25.00' | 90°00'00" | 39.27' | S88°36'29"W | 35.36' | 25.00' |
| C34 | 25.00' | 49°00'21" | 21.38' | S15°20'19"W | 20.74' | 11.39' |
| C35 | 50.00' | 105°13'23" | 91.82' | N43°26'50"E | 79.45' | 65.42' |
| C36 | 50.00' | 101°04'09" | 88.20' | S36°40'14"W | 77.20' | 60.73' |
| C37 | 25.00' | 47°24'13" | 20.68' | N63°30'12"E | 20.10' | 10.98' |
| C38 | 25.00' | 92°35'22" | 40.40' | N10°11'31"W | 36.15' | 26.16' |




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

| LOT TYPE TABLE | | | |
|---|---|---|---|
| PLAT | TYPE I-60' | TYPE II-50' | TYPE III-40' |
| WYNSERRA SEC 1 | | 81 | |
| WYNSERRA SEC 2 | | | 107 |
| WYNSERRA SEC 3 | 100 | 2 | 2 |
| TOTAL | 100 | 83 | 109 |

| 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 |
| WYNSERRA SEC 1 | 81 | 1.50 | 1.04 | 1.04 | 0.00 | 0.00 | 1.04 | 0.46 | 25.02 |
| WYNSERRA SEC 2 | 107 | 1.98 | 1.08 | 1.08 | 0.00 | 0.00 | 1.08 | 0.90 | 24.12 |
| WYNSERRA SEC 3 | 104 | 1.93 | 1.71 | 1.71 | 0.00 | 0.00 | 0.32 | 0.22 | 23.90 |
| TOTAL | 292 | 5.41 | 7.09 | 7.09 | 44.44 | 22.22 | 29.31 | | 23.90 |

# FINAL PLAT OF WYNSERRA SEC 3

## A SUBDIVISION OF 26.57 ACRES OF LAND OUT OF THE CHESTER S. GORBET SURVEY, A-64 CITY OF IOWA COLONY CITY LIMITS BRAZORIA COUNTY, TEXAS

**104 LOTS 5 RESERVES 6 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 26.57 acre tract described in the above and foregoing map of Wynserra Sec 3, 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

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

_____
Dinh V. Ho, P.E.

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 Sec 3 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 Sec 3 as shown hereon.

_____
Wil Kennedy, Mayor

_____
Margaret Madariaga

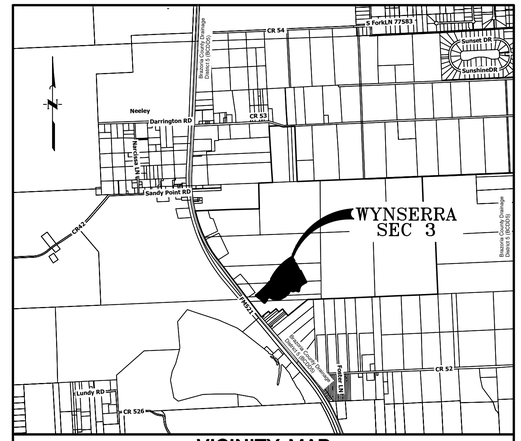
_____
Arnetta Hicks-Murray

_____
Marquette Greene-Scott

_____
Timothy Varlack

_____
Kareem Boyce

_____
Sydney Hargroder




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

# FINAL PLAT OF WYNSERRA SEC 3

**A SUBDIVISION OF 26.57 ACRES OF LAND**
**OUT OF THE**
**CHESTER S. GORBET SURVEY, A-64**
**CITY OF IOWA COLONY CITY LIMITS**
**BRAZORIA COUNTY, TEXAS**

**104 LOTS 5 RESERVES 6 BLOCKS**

**JULY 2026**

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