

Tuesday, August 25, 2026

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

Re: Wynserra Section 2 Final Plat
+/-17.83 acres, Chester S. Gorbet Survey, Abstract No. 64, City of Iowa Colony, Brazoria County, Texas
Letter of Recommendation to Approve
COIC Project No. 8494
ALLC Project No. 710-26-002-039

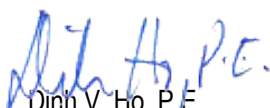
Dear Ms. Ruiz:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Wynserra Section 2 Final Plat, received on or about August 25, 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 August 25, 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 Wednesday, August 25, 2026, for consideration at the Tuesday, September 1, 2026, Planning and Zoning Commission meeting.

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

Sincerely,
Adico, LLC


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

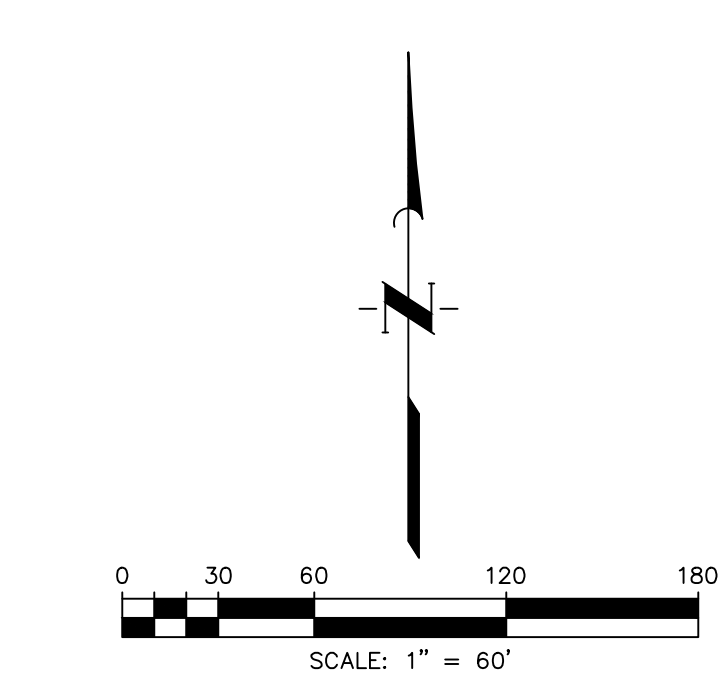
Cc: Kayleen Rosser
File: 710-26-002-039

RESTRICTED RESERVE A
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.39 AC
16,805 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.09 AC
3,797 Sq. Ft.

RESTRICTED RESERVE C
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.09 AC
4,126 Sq. Ft.

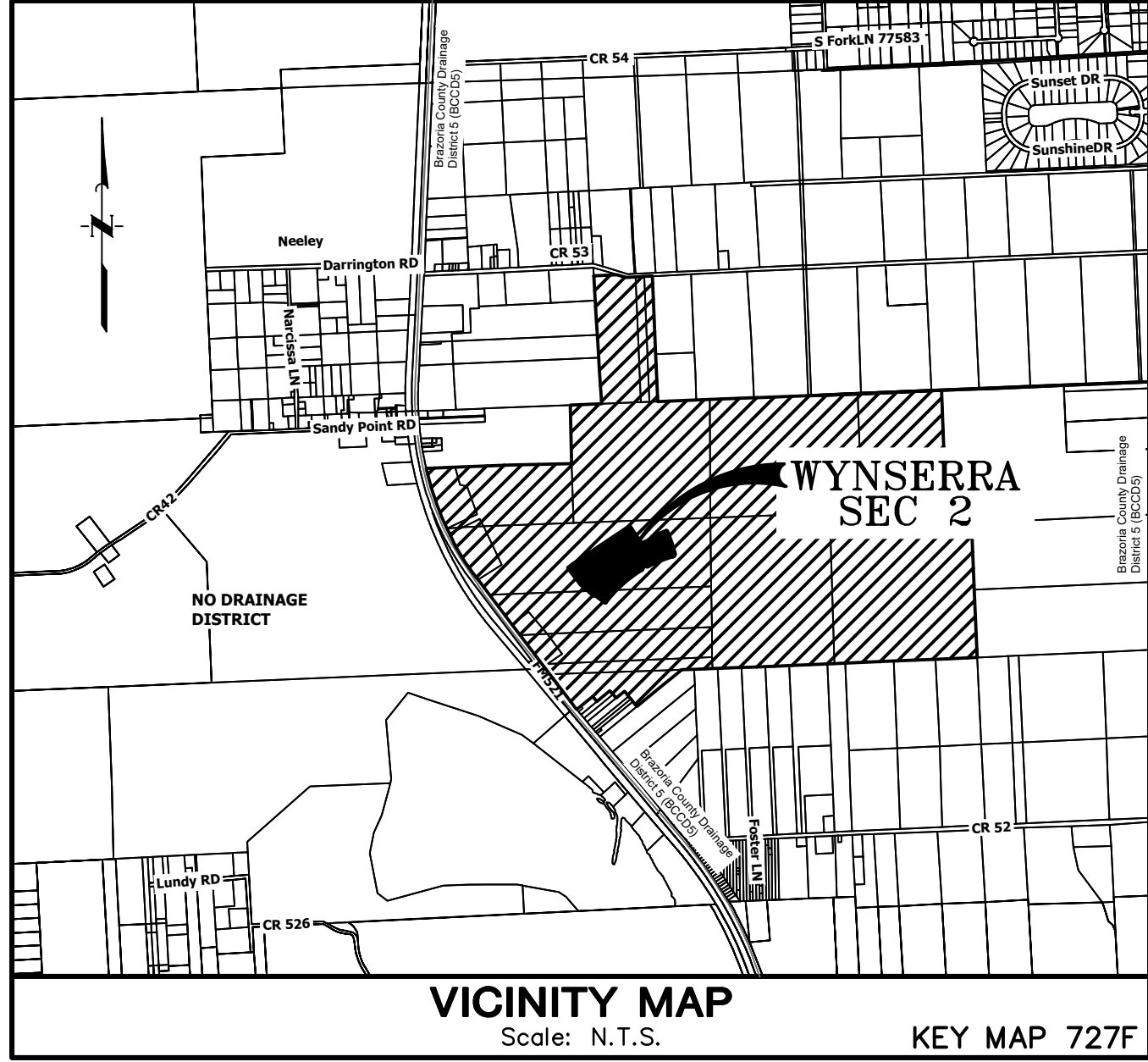
RESTRICTED RESERVE D
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0.51 AC
22,276 Sq. Ft.



- LEGEND:
- AC "Acres"
 - AE "Aerial Easement"
 - BL "Building Line"
 - B.C.D.R. "Brazoria County Deed Records"
 - C.C.F. "County Clerk's File"
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 - O.P.R.B.C. "Official Public Records, Brazoria County"
 - No "Number"
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 - VOL "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"

- GENERAL NOTES:
- 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.
 - According to Map No. 480390275K 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.
 - 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.
 - All building lines along street rights-of-way are as shown on the plat.
 - Sidewalks must be constructed as part of the issuance of a building permit.
 - No building permits will be issued until all storm drainage improvements, which may include detention, have been constructed.
 - 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.
 - This plat lies within Brazoria County Municipal Utility District No. 90.
 - This plat is subject to the development agreement between Maple Farms Holdings and the City of Iowa Colony, dated August 12, 2024.
 - This plat is subject to approval of adjacent Wynserra Boulevard Street Dedication and Reserves Sec 1 plat.
 - This plat contains Type 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 SPECIAL NOTES:
- 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.
 - All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
 - All property shall drain into the drainage easement only through an approved drainage structure.
 - 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.
 - The property identified in the foregoing plat lies with Brazoria County Drainage District #5.
 - 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.
 - 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 replot and/or redesign of the system may be necessary.
 - Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
 - All storm water drainage pipes, culverts, tiles or other (including driveway culverts) will be a minimum of 24" I.D. or equal.
 - 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.
 - 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 Brazoria County Drainage District #5's lock.
 - Prohibited use of "metal" pipe in storm water/sewer applications (see District Resolution No. 2007-08).
 - Prohibited use of "rip-rap" in storm water/sewer applications (District policy).
 - Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
 - 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.
 - 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.
 - 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.



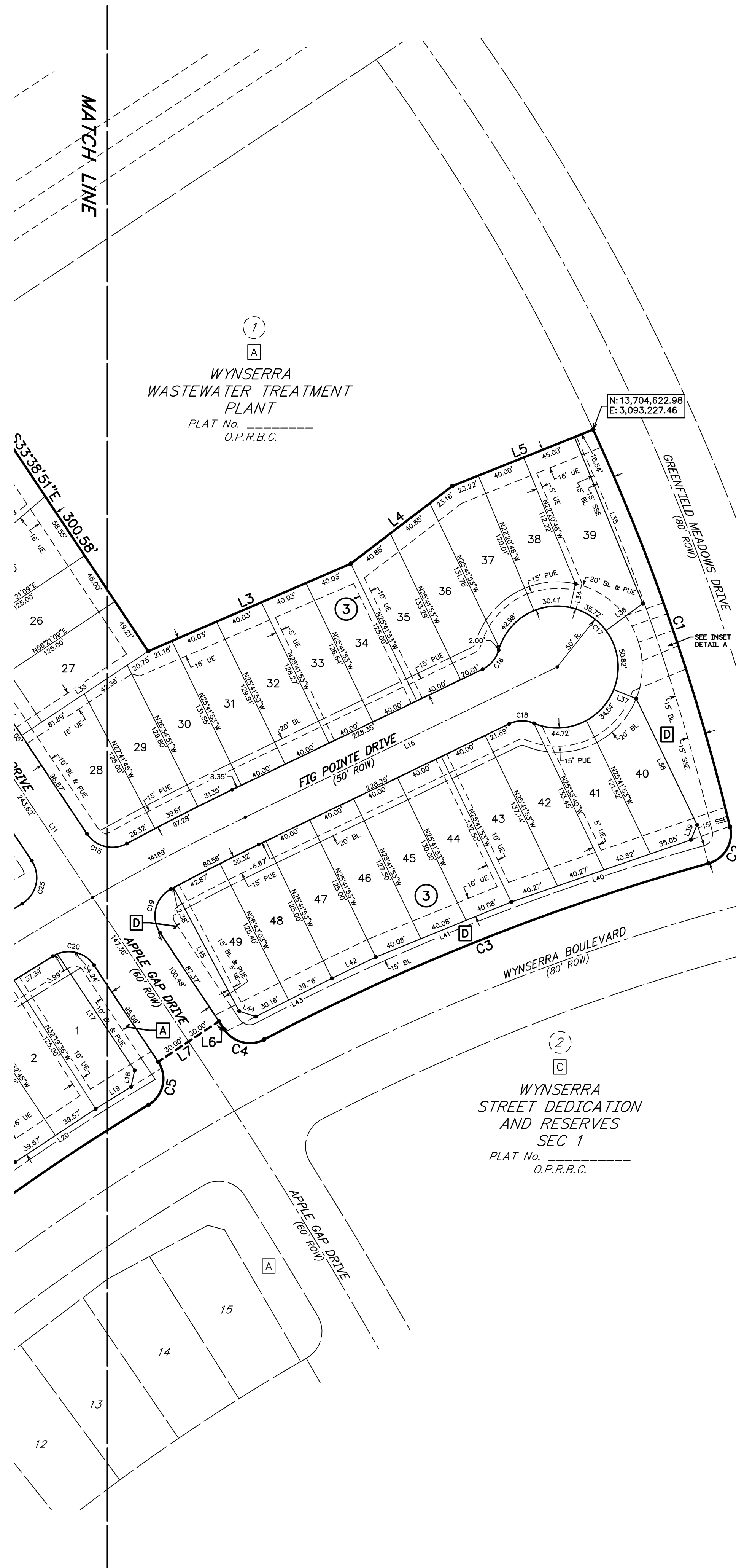
FINAL PLAT OF WYNSERRA SEC 2

A SUBDIVISION OF 17.83 ACRES OF LAND
OUT OF THE
CHESTER S. GORBET SURVEY, A-64
CITY OF IOWA COLONY CITY LIMITS
BRAZORIA COUNTY, TEXAS

107 LOTS 4 RESERVES 4 BLOCKS
AUGUST 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-23790 & 10494100
6330 West Loop South, Suite 150 • Houston, TX 77056 • 713.777.5337

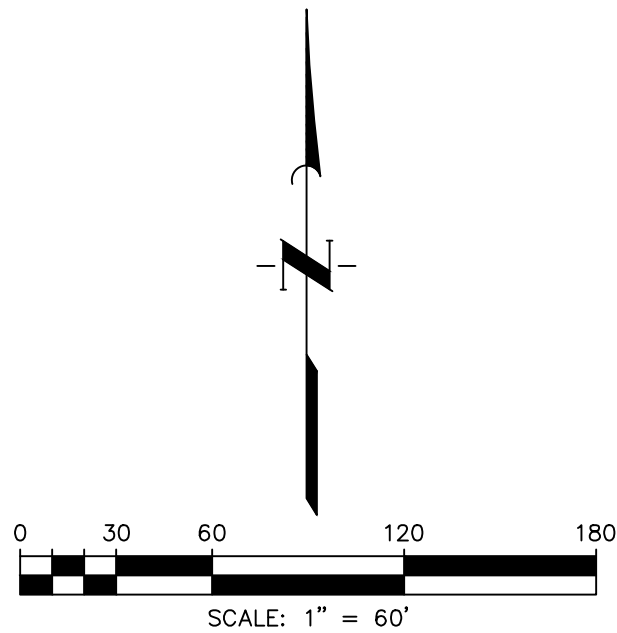


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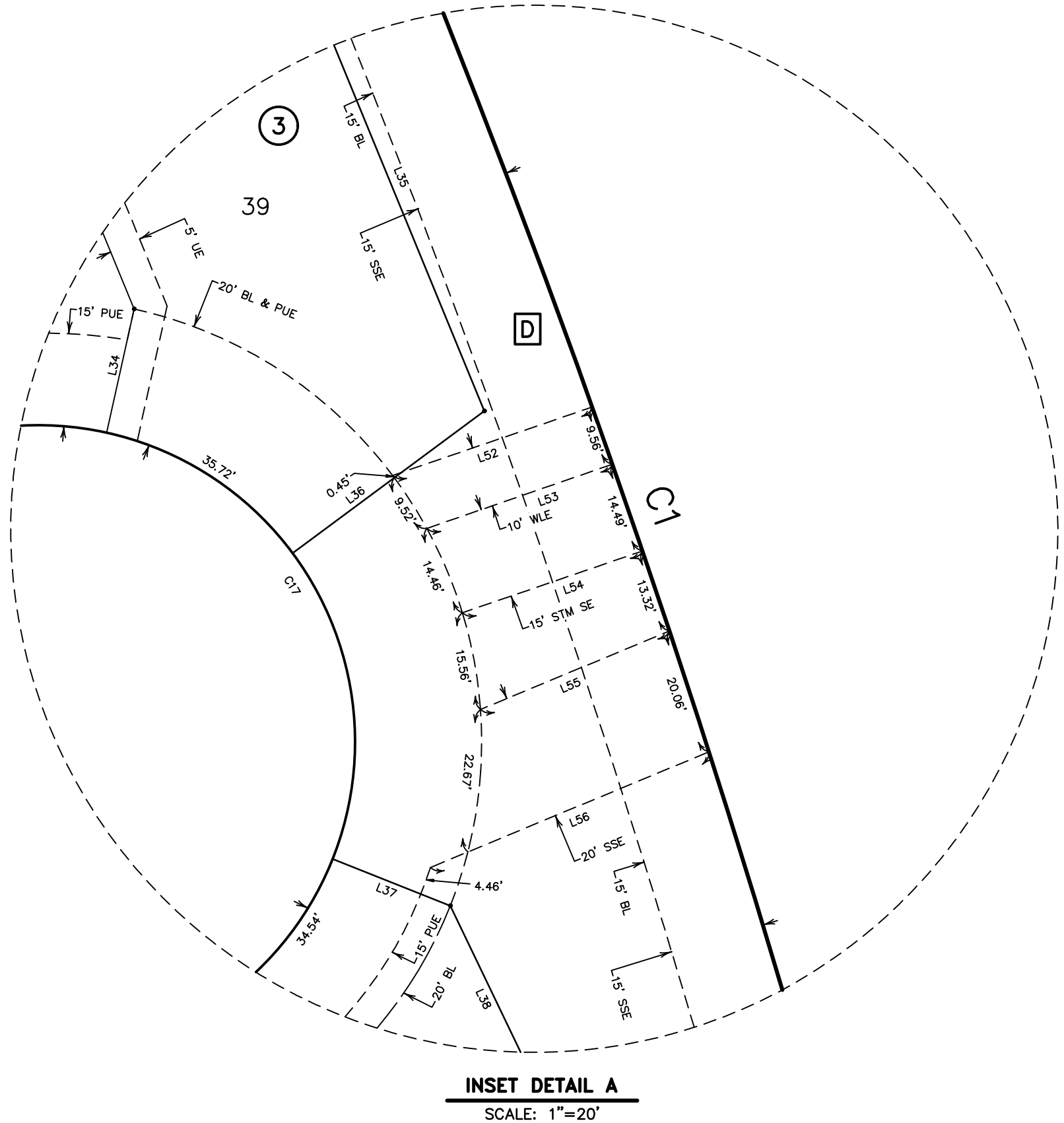
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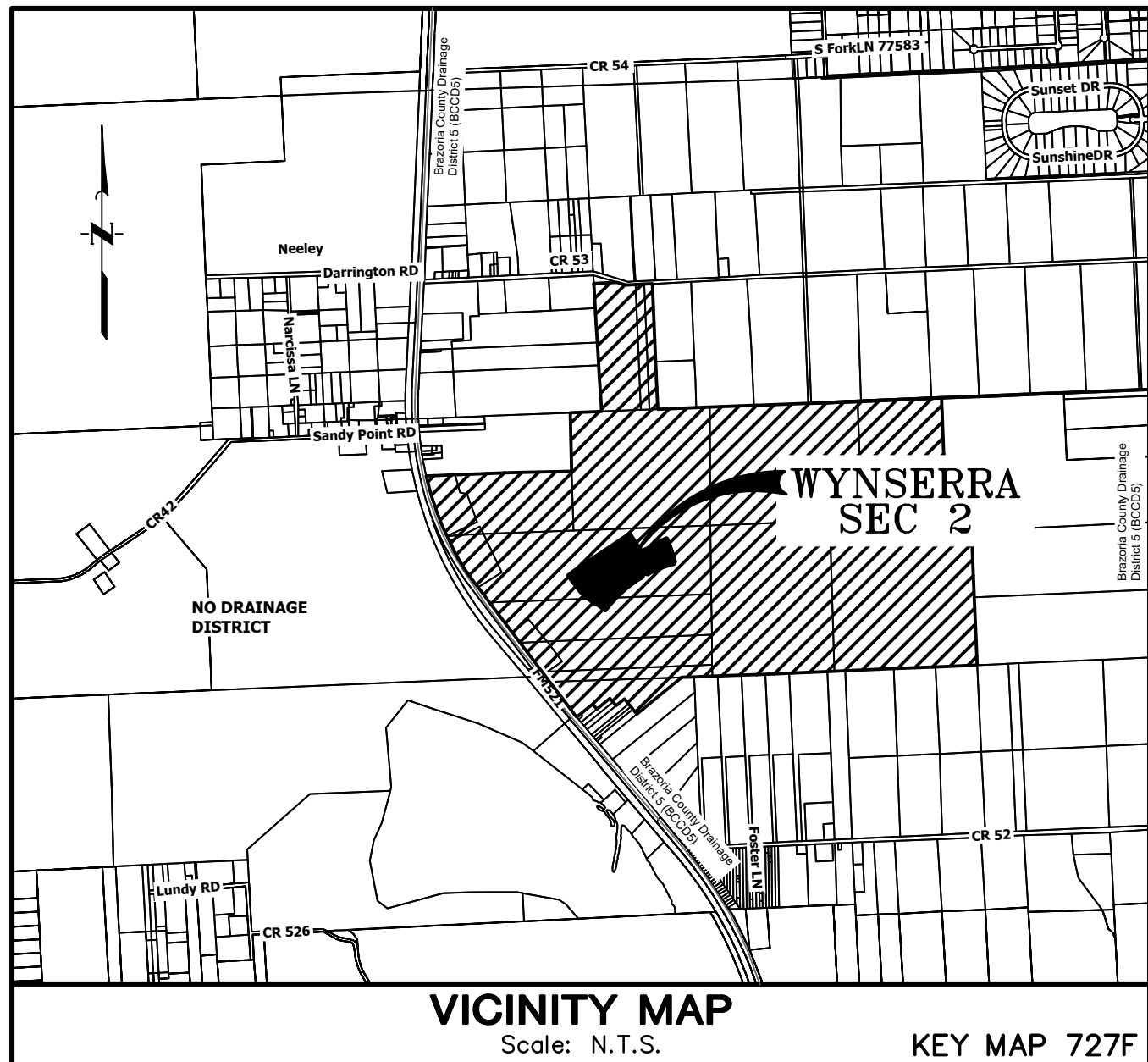
**WYNSERRA
STREET DEDICATION
AND RESERVES
SEC 1**
PLAT No. _____
O.P.R.B.C.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N50°23'49"E	29.54'
L2	N50°26'09"E	54.34'
L3	N66°38'46"E	181.29'
L4	N52°35'50"E	104.86'
L5	N68°08'54"E	124.76'
L6	N33°38'51"W	8.11'
L7	S56°21'09"W	60.00'
L8	N53°07'18"W	195.00'
L9	N37°32'53"W	119.01'
L10	N37°14'03"W	178.21'
L11	N33°38'51"W	385.74'
L12	N11°21'09"E	6.16'
L13	N56°21'09"E	518.70'
L14	S35°47'54"E	40.38'
L15	S49°33'59"E	125.74'
L16	S64°18'07"W	284.25'
L17	N33°38'51"W	114.81'
L18	N12°21'13"E	13.89'
L19	N58°21'16"E	34.23'
L20	N49°08'23"E	79.14'
L21	N54°00'58"E	79.14'
L22	N51°34'40"E	79.14'
L23	N49°08'23"E	79.14'
L24	N46°42'05"E	79.14'
L25	N44°15'48"E	79.14'
L26	N41°49'31"E	79.14'
L27	N39°23'13"E	79.14'
L28	S36°45'47"W	41.87'
L29	S37°12'32"E	129.35'

LINE TABLE		
LINE	BEARING	DISTANCE
L30	N59°55'44"E	80.16'
L31	N56°21'09"E	320.00'
L32	N60°52'58"E	187.89'
L33	S56°21'09"W	125.00'
L34	S12°30'13"W	20.00'
L35	S22°20'46"E	147.73'
L36	S53°26'05"W	37.69'
L37	N68°20'00"W	20.00'
L38	N25°41'53"W	115.14'
L39	S22°36'37"W	13.30'
L40	N70°55'07"E	156.11'
L41	S67°52'41"W	120.23'
L42	S64°18'07"W	40.00'
L43	N63°18'24"E	69.92'
L44	N72°19'15"W	14.30'
L45	N27°57'17"W	114.94'
L46	N34°05'47"W	53.72'
L47	N42°35'40"W	86.13'
L48	N47°50'54"W	43.11'
L49	S49°33'59"E	105.49'
L50	S47°13'18"W	119.39'
L51	N56°21'09"E	451.00'
L52	S71°06'31"W	33.29'
L53	S70°54'47"W	30.99'
L54	N71°05'15"E	30.04'
L55	S67°26'56"W	32.29'
L56	S67°26'56"W	47.60'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1760.00'	11°15'18"	345.73'	S19°00'26"E	345.17'	173.42'
C2	25.00'	87°54'01"	38.35'	S30°34'14"W	34.70'	24.10'
C3	1840.00'	12°15'25"	393.62'	S68°23'32"W	392.87'	197.56'
C4	25.00'	84°05'19"	36.69'	N75°41'30"W	33.49'	22.55'
C5	25.00'	92°31'20"	40.37'	S12°36'49"W	36.12'	26.13'
C6	1840.00'	21°59'48"	706.40'	S47°52'36"W	702.07'	357.60'
C7	2035.00'	0°31'58"	18.93'	S36°36'42"W	18.93'	9.46'
C8	50.00'	90°00'00"	78.54'	N78°38'51"W	70.71'	50.00'
C9	5000.00'	3°53'57"	340.26'	S54°24'11"W	340.20'	170.20'
C10	850.00'	13°46'04"	204.25'	S42°40'57"E	203.76'	102.62'
C11	2010.00'	27°25'25"	962.05'	S50°35'24"W	952.90'	490.42'
C12	25.00'	23°04'26"	10.07'	N44°48'56"E	10.00'	5.10'
C13	50.00'	136°08'52"	118.81'	N78°38'51"W	92.77'	124.22'
C14	25.00'	23°04'26"	10.07'	S22°06'38"E	10.00'	5.10'
C15	25.00'	84°47'23"	37.00'	S76°02'32"E	33.71'	22.82'
C16	25.00'	48°11'23"	21.03'	N40°12'25"E	20.41'	11.18'
C17	50.00'	276°22'46"	241.19'	N25°41'53"W	66.67'	44.72'
C18	25.00'	48°11'23"	21.03'	S88°23'48"W	20.41'	11.18'
C19	25.00'	95°37'26"	41.72'	S14°09'52"W	37.05'	27.58'
C20	25.00'	87°36'00"	38.22'	N77°26'51"W	34.61'	23.97'
C21	25.00'	88°36'33"	38.66'	N05°15'42"W	34.92'	24.40'
C22	25.00'	89°56'58"	39.25'	N81°24'07"W	35.34'	24.98'
C23	25.00'	91°17'12"	39.83'	S09°08'15"W	35.75'	25.57'
C24	25.00'	88°36'33"	38.66'	N86°07'45"E	34.92'	24.40'
C25	25.00'	92°25'21"	40.33'	N12°33'50"E	36.09'	26.08'



LEGEND:
AC "Acres"
AE "Aerial Easement"
BL "Building Line"
B.C.D.R. "Brazoria County Deed Records"
C.C.F. "County Clerk's File"
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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"

**FINAL PLAT OF
WYNSERRA
SEC 2**
A SUBDIVISION OF 17.83 ACRES OF LAND
OUT OF THE
CHESTER S. GORBET SURVEY, A-64
CITY OF IOWA COLONY CITY LIMITS
BRAZORIA COUNTY, TEXAS

107 LOTS 4 RESERVES 4 BLOCKS
AUGUST 2026

OWNER
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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-22760 & 10048100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

BLOCK	LOT	AREA	BLOCK	LOT	AREA
1	1	5,302	3	1	5
1	2	5,124	3	2	5
1	3	5,124	3	3	5
1	4	5,124	3	4	5
1	5	5,124	3	5	5
1	6	5,124	3	6	5
1	7	5,124	3	7	5
1	8	5,124	3	8	5
1	9	5,124	3	9	5
1	10	5,124	3	10	5
1	11	5,124	3	11	5
1	12	5,124	3	12	4
1	13	5,124	3	13	4
1	14	5,124	3	14	4
1	15	5,124	3	15	4
1	16	5,124	3	16	4
1	17	5,124	3	17	4
1	18	5,424	3	18	4
			3	19	4
BLOCK	LOT	AREA	3	20	4
2	1	6,185	3	21	4
2	2	5,399	3	22	5
2	3	5,626	3	23	9
2	4	5,761	3	24	9
2	5	5,987	3	25	6
2	6	5,989	3	26	5
2	7	7,019	3	27	

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
TOTAL	188	3.48	5.38	5.38	44.44	22.22	27.60	—	24.12



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AUGUST 2026

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 _____, _____ owner hereinafter referred to as Owners of the 17.83 acre tract described in the above and foregoing map of Wynserra Sec 2, 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 TEXAS §
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 Texas

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

Lee Walden, P.E.
President

Date

Kerry Osburn
Vice President

Date

Brandon Middleton
Secretary/Treasurer

Date

Dinh V. Ho, P.E.
District Engineer

Date

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 2 as shown hereon.

David Hurst, Chairman

Demand Woods

Brenda Dillon

Terry Hayes

Les Hosey

Robert Wall

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 2 as shown hereon.

Wil Kennedy, Mayor

Margaret Madariaga

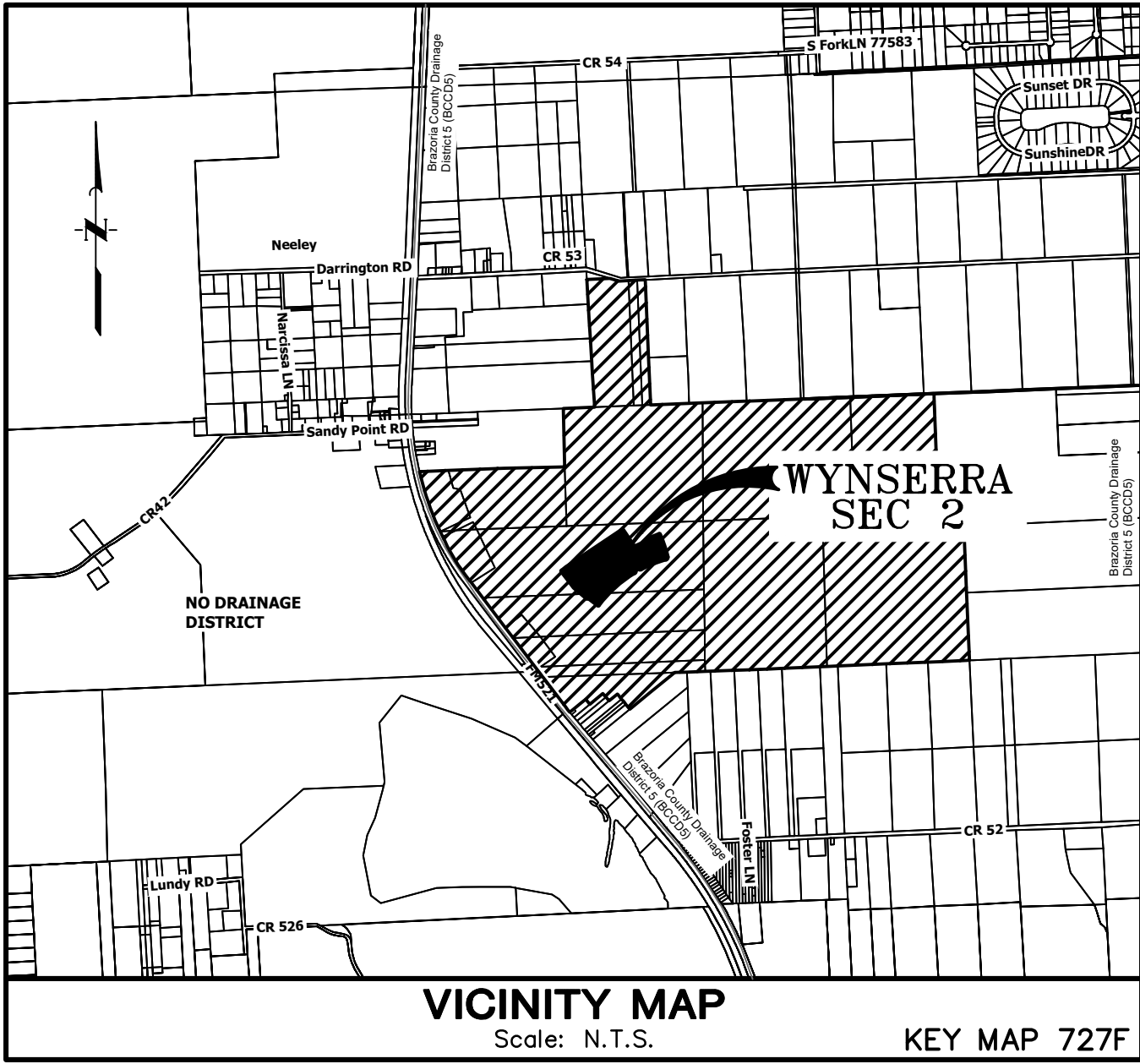
Arnetta Hicks-Murray

Marquette Greene-Scott

Timothy Varlack

Kareem Boyce

Sydney Hargroder



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OUT OF THE
CHESTER S. GORBET SURVEY, A-64
CITY OF IOWA COLONY CITY LIMITS
BRAZORIA COUNTY, TEXAS

107 LOTS 4 RESERVES 4 BLOCKS
AUGUST 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-22700 & 10048100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337