

Tuesday, August 26, 2025

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

Re: Wynserra Phase I General Plan (formerly Maple Farms)
Letter of Recommendation to Approve with Conditions
COIC Project No. 6896
ALLC Project No. 710-25-002-041

Dear Mr. Guerrero:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal for Wynserra Phase I General Plan (formerly Maple Farms), received on or about August 26, 2025. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, Adico recommends Approval with Conditions. The east-west collector road shall be a minimum 80' ROW as defined in the Subdivision Ordinance. Although not illustrated in the Major Thoroughfare Plan, the proposed east-west collector roadway connecting FM 521 (Super Arterial) and future Baird Parkway (Major Arterial) aligns with the description of the Major Collector.

Per the Subdivision Ordinance:

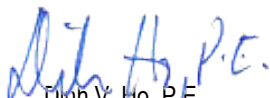
Major Collector streets are secondary traffic arteries which are intended to connect two or more Major Arterial streets or to connect Major Arterial streets with Minor Arterial streets and serve as parallel roadways adjacent to Super Arterial streets and which are used primarily for medium speed or medium traffic.

Minor collector streets are secondary traffic arteries which are intended to connect Local streets with Minor Arterial streets or to connect Major Arterial streets and which are used primarily for slower speed or lower volume traffic.

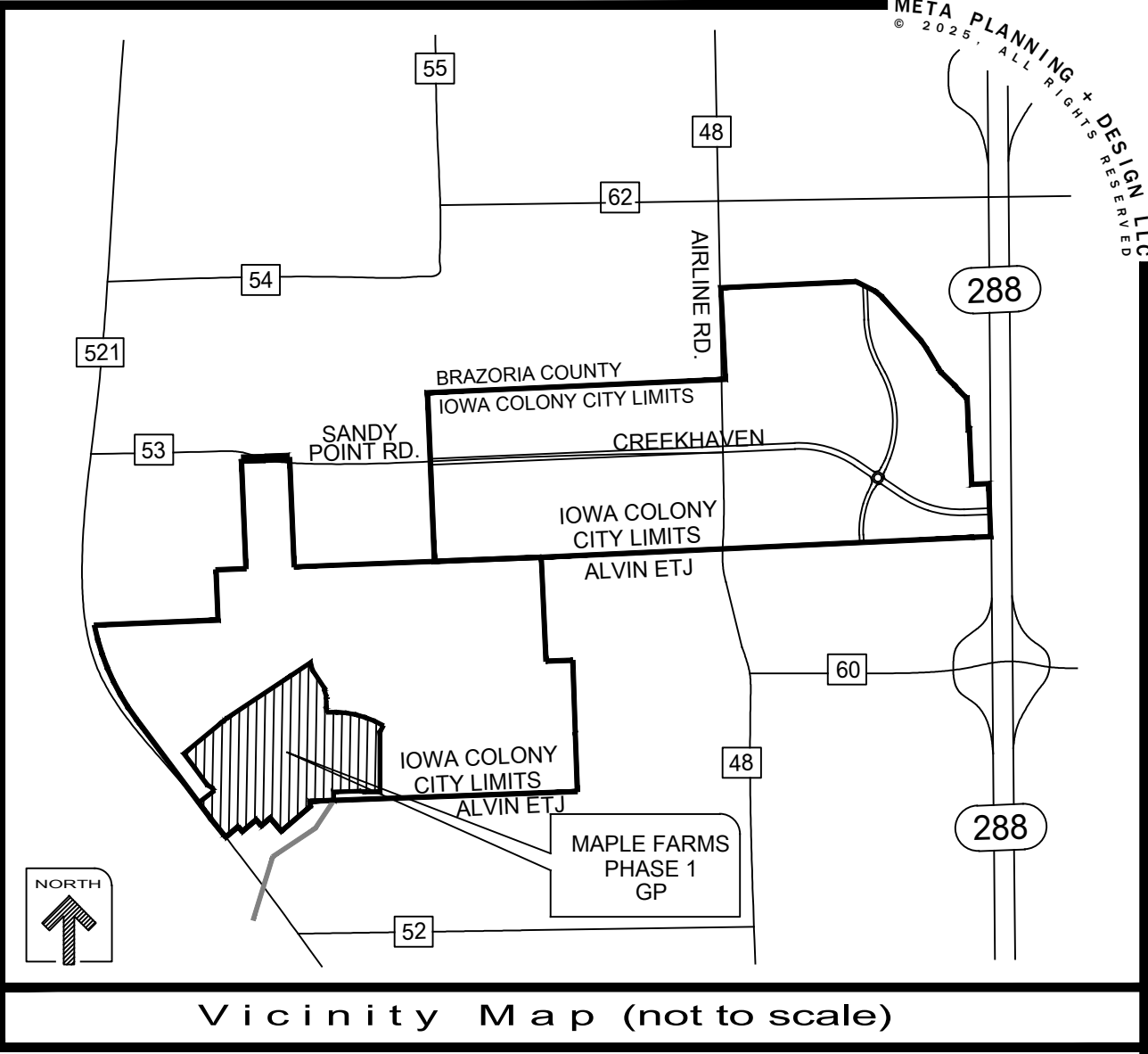
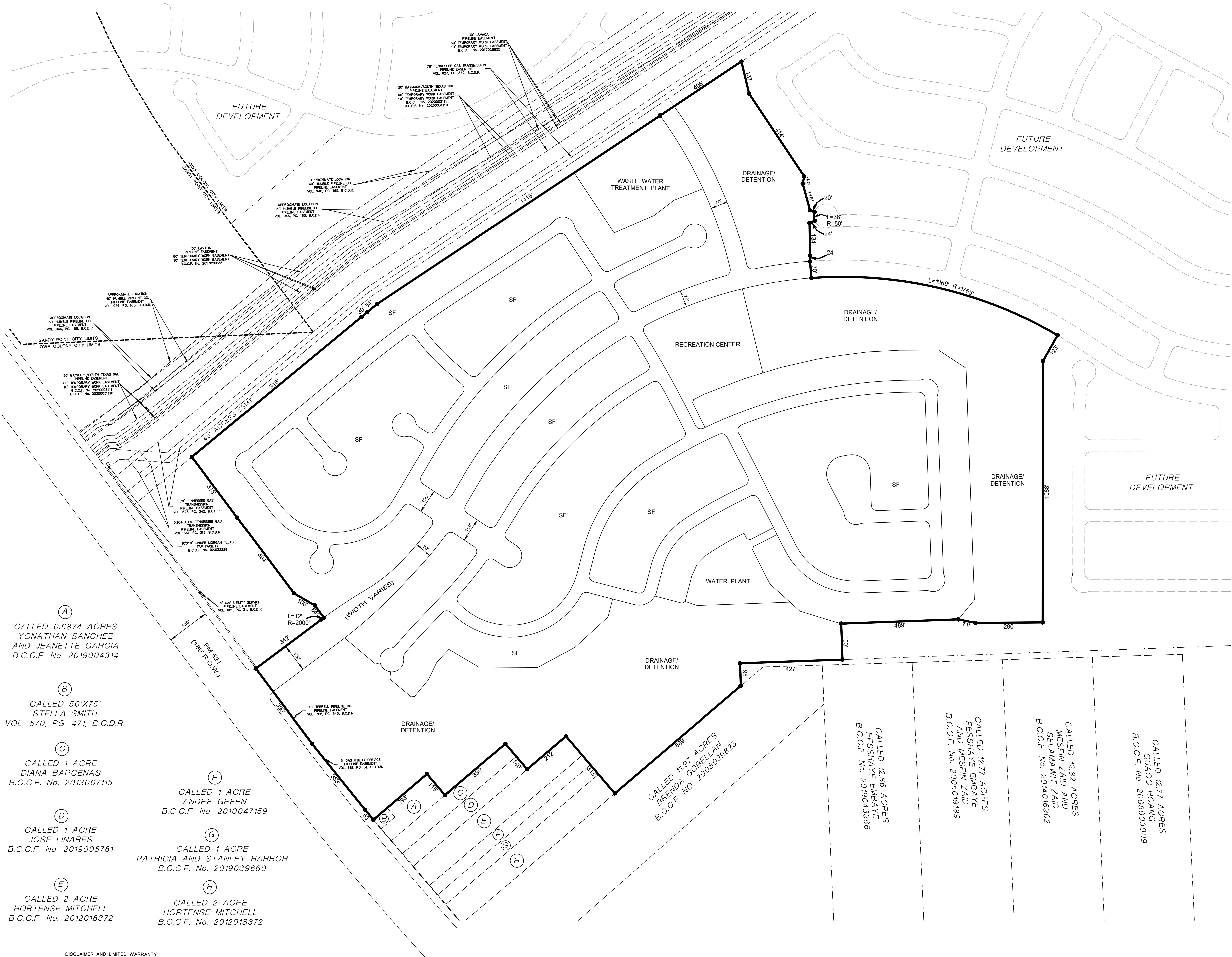
Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, August 27, 2025, for consideration at the September 2, 2025, Planning and Zoning Meeting.

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser
File: 710-25-002-041



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

A GENERAL PLAN OF

WYNSERRA PHASE ONE

BEING 148.5± ACRES OF LAND
OUT OF THE
CHESTER S. GORBET SURVEY, A-64
EDWARD BRADLEY LEAGUE, A-44
BRAZORIA COUNTY, TEXAS

OWNER:
MAPLE FARMS HOLDINGS, LLC

SCALE: 1" = 200'
0 200 400

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

AUGUST 21, 2025 MTA-45005A

DISCLAIMER AND LIMITED WARRANTY

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