

Tuesday, August 26, 2025

Jacob Guerrero  
META Planning and Design, LLC  
24285 Katy Freeway, Suite 525  
Katy, TX 77494  
[jguerrero@meta-pd.com](mailto:jguerrero@meta-pd.com)

Re: Wynserra Section 2 Preliminary Plat (formerly Maple Farms)  
Letter of Recommendation to Approve with Conditions  
COIC Project No. 6792  
ALLC Project No. 710-25-002-033

Dear Mr. Guerrero:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Wynserra Section 2 Preliminary Plat (formerly Maple Farms), received on or about August 25, 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:

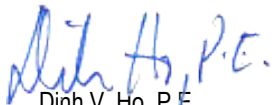
*Major Collector streets are secondary traffic arteries which are intended to connect two or more Major Arterial streets or to connect Major Arterial streets with Minor Arterial streets and serve as parallel roadways adjacent to Super Arterial streets and which are used primarily for medium speed or 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: 710-25-002-033





## WANNISERDA

## ING 18.0 ACRES OF LAND

OWNER:

ENGINEER: \_\_\_\_\_ PLANNER: \_\_\_\_\_

PLANNING REGION

AUGUST 25, 2025 MTA 15005A

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