

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 Section 1 Preliminary Plat (formerly Maple Farms)
Letter of Recommendation to Approve with Conditions
COIC Project No. 6791
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 1 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.

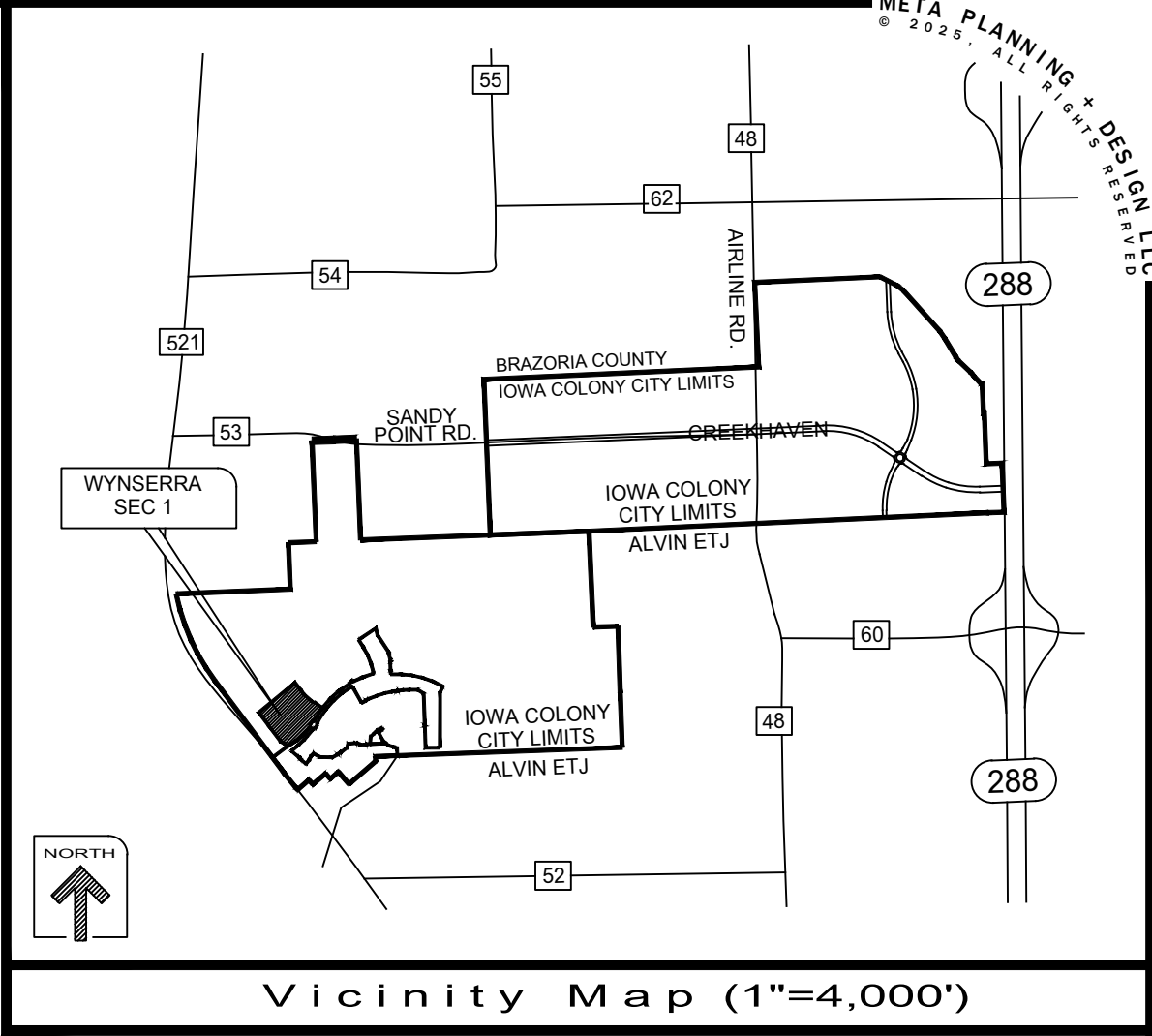
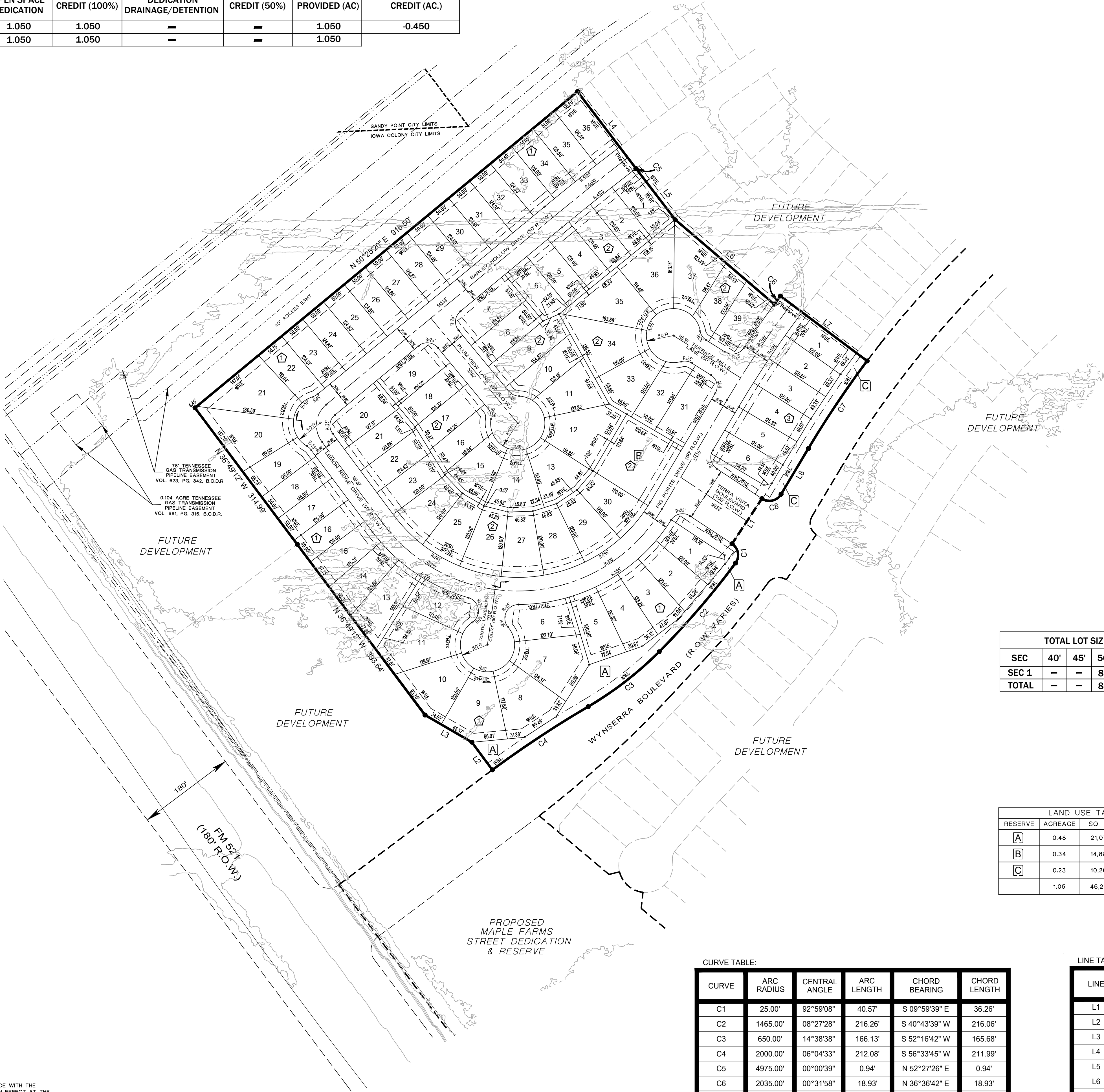
Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser
File: 710-25-002-033

PARKLAND BANK								
SEC	NUMBER OF LOTS	PUBLIC PARK REQUIREMENT (1AC /54 DU)	PRIVATE PARK/ OPEN SPACE DEDICATION	PRIVATE PARK/ CREDIT (100%)	PRIVATE PARK/ DRAINAGE/DETENTION	PRIVATE PARK/ CREDIT (50%)	PARK CREDIT PROVIDED (AC)	REMAINING PARK CREDIT (AC.)
SEC 1	81	1.500	1.050	1.050	—	—	1.050	-0.450
TOTAL	81	1.500	1.050	1.050	—	—	1.050	



- GENERAL NOTES:
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
 - The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (INAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
 - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C015K and 48039C0275K, dated December 30, 2020, the property lies within Unshaded Zone X. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Elevation Land Solutions, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Elevation Land Solutions.
 - "B.C.O.P.R." indicates Brazoria County Official Public Records
"B.C.D.R." indicates Brazoria County Deed Records
"B.L." indicates Building Line
"B.E." indicates Drainage Easement
"P.G." indicates Page
"P.O.B." indicates Point of Beginning
"P.U.E." indicates Public Utility Easement
"R." indicates Radius
"R.O.W." indicates Right-Of-Way
"U.E." indicates Utility Easement
"VOL." indicates Volume
"-/-" indicates change in street name.
 - The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County Drainage District No. 5.
 - Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
 - The Developer /Homeowners' Association shall be responsible for maintenance of all reserves.
 - Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
 - Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
 - The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
 - Drainage plans to be provided prior to final plat submittal.
 - One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tract, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and re-vest in the dedicator, his heirs, assigns, or successors.
 - This plat contains Type II 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.
 - Plat approval is subject to approval of adjacent Wynserra Boulevard Street Dedication and Reserves Sec 1 plat.
 - The plat is subject to the Development Agreement between Maple Farms Holdings and the City of Iowa Colony dated August 12, 2024.
 - The entire plat for Wynserra Sec 1 lies within BCMUD No. 90.

TOTAL LOT SIZE COUNT						
SEC	40'	45'	50'	55'	60'	70'
SEC 1	—	—	81	—	—	—
TOTAL	—	—	81	—	—	—

LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.48	21,072	LANDSCAPE/ OPEN SPACE
B	0.34	14,885	LANDSCAPE/ OPEN SPACE
C	0.23	10,266	LANDSCAPE/ OPEN SPACE
	1.05	46,223	TOTAL

CURVE TABLE:					
CURVE	ARC RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	92°59'08"	40.57'	S 09°59'39" E	36.26'
C2	1465.00'	08°27'28"	216.26'	S 40°43'39" W	216.06'
C3	650.00'	14°38'38"	166.13'	S 52°16'42" W	165.68'
C4	2000.00'	06°04'33"	212.08'	S 56°33'45" W	211.99'
C5	4975.00'	00°00'39"	0.94'	N 52°27'26" E	0.94'
C6	2035.00'	00°31'58"	18.93'	N 36°36'42" E	18.93'
C7	1835.00'	06°04'46"	194.70'	S 33°50'19" W	194.61'
C8	25.00'	92°42'51"	40.45'	S 77°09'22" W	36.18'

LINE TABLE:		
LINE	BEARING	DISTANCE
L1	S 33°30'47" W	100.00'
L2	N 36°28'31" W	63.53'
L3	N 59°50'27" W	100.19'
L4	S 37°32'14" E	178.22'
L5	S 37°32'53" E	119.01'
L6	S 49°29'40" E	240.64'
L7	S 53°07'18" E	200.00'
L8	S 30°47'56" W	98.46'

A PRELIMINARY PLAT OF

WYNSERRA SEC 1

BEING 18.6 ACRES OF LAND

OUT OF THE
CHESTER S. GORBET SURVEY, A-64
BRAZORIA COUNTY, TEXAS

CONTAINING 81 LOTS (50' X 120' TYP.) AND
THREE RESERVES IN THREE BLOCKS.

OWNER:
MAPLE FARMS HOLDINGS, LLC
5847 SAN FELIPE STREET
HOUSTON, TEXAS
ANDREW@MAPLEDEVELOPMENT.COM

ENGINEER:
QUIDDITY ENGINEERING, LLC
2322 W GRAND PARKWAY NORTH, SUITE 150
KATY, TEXAS 77449
(832) 913-4044

PLANNER:
META
PLANNING + DESIGN

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

SCALE: 1" = 100'
0 100 200

AUGUST 25, 2025

MTA-45005A

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION 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 CITY OF IOWA COLONY PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL. THIS PRELIMINARY PLAT 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 PRELIMINARY SUBDIVISION PLAT.