

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 Street Dedication and Reserves Section 1 Preliminary Plat (formerly Maple Farms)  
Letter of Recommendation to Approve with Conditions  
COIC Project No. 6795  
ALLC Project No. 710-25-002-037

Dear Mr. Guerrero:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Wynserra Street Dedication and Reserves 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: 710-25-002-037



- 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 (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998674295.
  - 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  
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"R." indicates Radius  
"R.O.W." indicates Right-Of-Way  
"U.E." indicates Utility Easement  
"VOL." indicates Volume  
"C" 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 April 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.

LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	23.17	1,009,385	DETENTION/ DRAINAGE
B	3.35	145,886	RECREATION CENTER
C	15.67	682,455	DETENTION/ DRAINAGE
D	5.72	249,201	DETENTION/ DRAINAGE
	47.91	2,086,927	TOTAL

A  
CALLED 0.6874 ACRES  
YONATHAN SANCHEZ  
AND JEANETTE GARCIA  
B.C.C.F. No. 2019004314

B  
CALLED 50'X75'  
STELLA SMITH  
VOL. 570, PG. 471, B.C.D.R.

C  
CALLED 1 ACRE  
DIANA BARCENAS  
B.C.C.F. No. 2013007115

D  
CALLED 1 ACRE  
JOSE LINARES  
B.C.C.F. No. 2019005781

E  
CALLED 2 ACRE  
HORTENSE MITCHELL  
B.C.C.F. No. 2012018372

F  
CALLED 1 ACRE  
ANDRE GREEN  
B.C.C.F. No. 2010047159

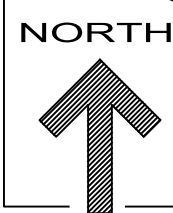
G  
CALLED 1 ACRE  
PATRICIA AND STANLEY HARBOR  
B.C.C.F. No. 2019039660

H  
CALLED 2 ACRE  
HORTENSE MITCHELL  
B.C.C.F. No. 2012018372

TOTAL LOT SIZE COUNT						
SEC	40'	45'	50'	55'	60'	70'
SEC 1	-	-	81	-	-	-
SEC 2	107	-	-	-	-	-
SEC 3	2	-	2	-	96	-
SEC 4	-	-	131	-	-	-
TOTAL	109	-	212	-	96	-



Vicinity Map (1"=4,000')



# WYNSERRA STREET DEDICATION AND RESERVES SEC 1 BEING 55.49 ACRES OF LAND

OUT OF THE  
CHESTER S. GORBET SURVEY, A-64  
EDWARD BRADLEY LEAGUE, A-44  
BRAZORIA COUNTY, TEXAS

FOUR RESERVES IN FOUR BLOCKS.

OWNER:  
**MAPLE FARMS HOLDINGS, LLC**  
5847 SAN FELIPE STREET  
HOUSTON, TEXAS 77057  
ANDREW@MAPLEDEVELOPMENT.COM

ENGINEER/SURVEYOR:  
**QUIDDITY ENGINEERING, LLC**  
2322 W. GRAND PARKWAY N SUITE 150  
KATY, TEXAS 77449  
(832) 913-4000

PLANNER:

**META**  
PLANNING + DESIGN

Meta Planning + Design LLC  
24285 KATY FREEWAY, SUITE 525  
KATY, TEXAS 77449 | TEL: 281-810-1422

SCALE: 1" = 100'

0 100 200

AUGUST 25, 2025

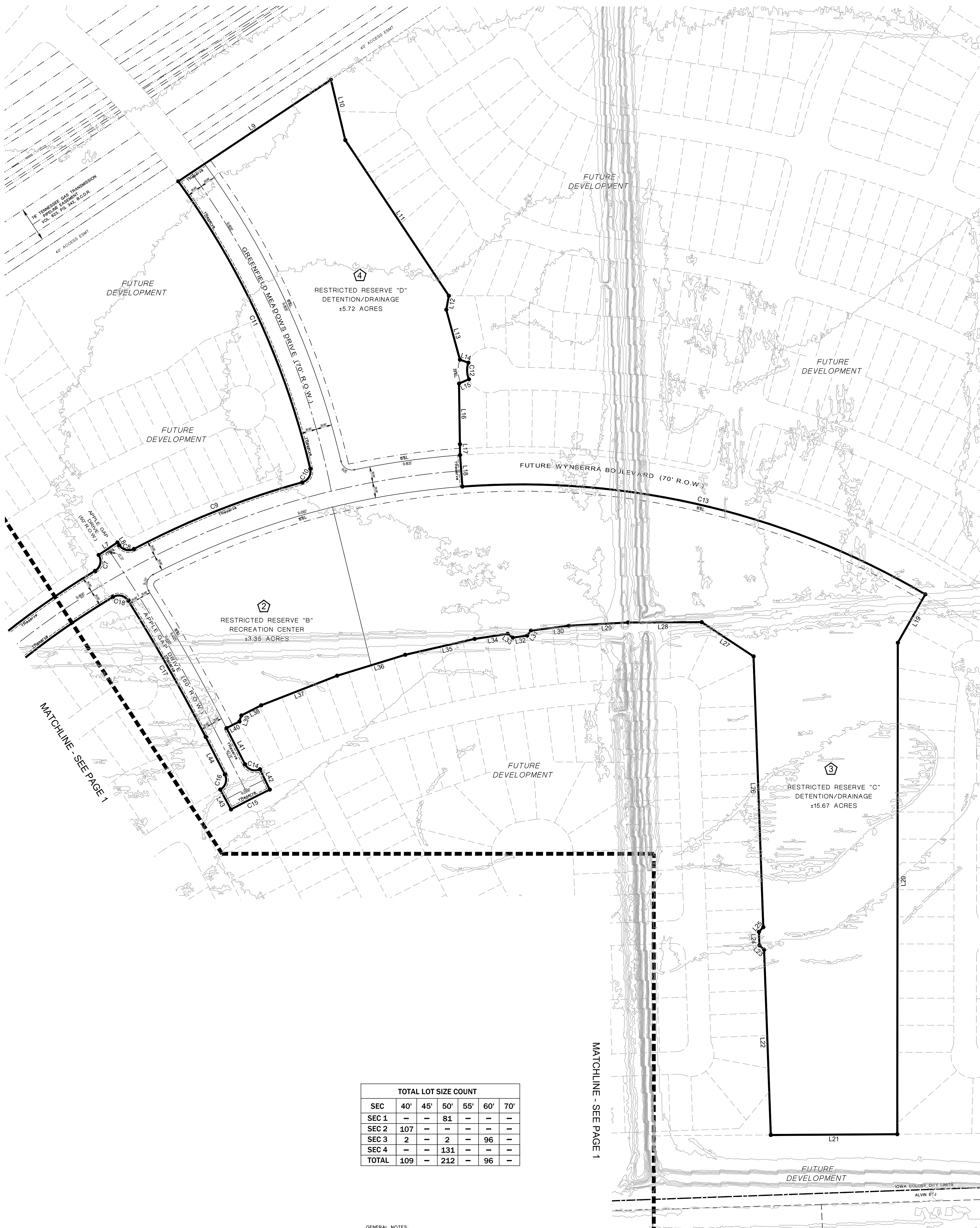
PAGE: 1 OF 3

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. 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.





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B CALLED 50'X75' STELLA SMITH VOL. 570, PG. 471, B.C.D.R.		F CALLED 1 ACRE ANDRE GREEN B.C.C.F. No. 2010047159	
C CALLED 1 ACRE DIANA BARCENAS B.C.C.F. No. 2013007115		G CALLED 1 ACRE PATRICIA AND STANLEY HARBOR B.C.C.F. No. 2019039660	
D CALLED 1 ACRE JOSE LINARES B.C.C.F. No. 2019005781		H CALLED 2 ACRE HORTENSE MITCHELL B.C.C.F. No. 2012018372	

CURVE TABLE:

CURVE	ARC RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2000.00'	06°25'13"	224.11'	N 56°23'25" E	223.99'
C2	650.00'	14°38'38"	166.13'	N 52°16'42" E	165.68'
C3	1465.00'	08°27'28"	216.26'	N 40°43'39" E	216.06'
C4	25.00'	92°59'08"	40.57'	N 09°59'39" W	36.26'
C5	25.00'	92°42'51"	40.45'	S 77°09'22" W	36.18'
C6	1835.00'	28°14'13"	904.34'	N 44°55'03" E	895.21'
C7	25.00'	92°41'00"	40.44'	S 12°41'39" W	36.17'
C8	25.00'	84°13'39"	36.75'	N 75°45'40" W	33.53'
C9	1835.00'	12°32'38"	401.74'	N 68°23'49" E	400.94'
C10	25.00'	87°53'23"	38.35'	N 30°43'27" E	34.70'
C11	1765.00'	22°53'28"	705.17'	N 24°39'59" W	700.49'
C12	50.00'	43°01'40"	37.55'	N 01°52'38" W	36.67'
C13	1765.00'	34°41'47"	1068.82'	S 76°53'49" E	1052.57'
C14	25.00'	88°36'09"	38.66'	S 71°23'43" E	34.92'
C15	1975.00'	02°47'43"	96.35'	S 62°54'21" W	96.34'
C16	25.00'	88°36'09"	38.66'	S 17°12'25" W	34.92'
C17	3975.00'	05°00'16"	347.20'	N 29°35'47" W	347.09'
C18	25.00'	88°43'40"	38.71'	S 76°27'45" E	34.96'
C19	1765.00'	28°22'28"	874.08'	S 44°59'10" W	865.17'
C20	25.00'	87°17'09"	38.09'	N 12°50'38" W	34.51'
C21	25.00'	87°14'40"	38.07'	N 79°53'28" E	34.49'
C22	1535.00'	06°38'24"	177.89'	S 39°35'20" W	177.79'
C23	2000.00'	09°23'51"	328.03'	S 47°36'27" W	327.67'
C24	50.00'	58°32'25"	51.09'	N 43°08'03" W	48.89'
C25	50.00'	69°27'18"	60.61'	N 80°04'48" W	56.97'

TOTAL LOT SIZE COUNT						
SEC	40'	45'	50'	55'	60'	70'
SEC 1	—	—	81	—	—	—
SEC 2	107	—	—	—	—	—
SEC 3	2	—	2	—	96	—
SEC 4	—	—	131	—	—	—
TOTAL	109	—	212	—	96	—

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 40°30'45" W	53.50'
L2	N 38°45'53" W	353.37'
L3	N 36°49'12" W	390.38'
L4	N 53°10'48" E	341.77'
L5	N 33°31'21" E	100.00'
L6	N 30°47'56" E	98.46'
L7	N 56°21'09" E	50.00'
L8	S 33°38'51" E	7.39'
L9	N 56°21'09" E	406.02'
L10	S 13°22'55" E	137.41'
L11	S 33°38'51" E	414.03'
L12	S 10°32'11" W	31.36'
L13	S 15°16'17" E	114.63'
L14	N 70°21'48" W	20.00'
L15	N 66°36'33" E	23.97'
L16	S 00°48'31" E	134.44'
L17	N 00°48'31" W	24.03'
L18	S 04°14'43" E	70.00'
L19	S 29°35'25" W	123.31'
L20	S 00°04'06" W	1088.30'
L21	S 89°39'37" W	280.04'
L22	S 02°03'39" E	410.57'
L23	S 47°03'39" E	14.14'
L24	N 02°03'39" W	30.00'
L25	N 42°56'21" E	14.14'
L26	N 02°03'39" W	600.03'
L27	N 56°37'04" W	137.64'
L28	S 89°43'10" W	163.19'
L29	S 86°55'03" W	131.47'
L30	S 82°42'54" W	84.19'
L31	N 37°30'40" E	14.09'
L32	S 81°47'39" W	31.86'
L33	S 53°36'57" E	14.12'
L34	S 81°18'50" W	74.14'
L35	S 77°06'41" W	157.78'
L36	S 72°54'31" W	157.78'
L37	S 68°42'21" W	180.32'
L38	N 62°54'21" E	49.35'
L39	S 17°54'21" W	14.14'
L40	S 62°54'21" W	32.00'
L41	N 27°05'39" W	89.85'
L42	S 25°41'48" E	50.00'
L43	N 28°29'30" W	50.00'
L44	N 27°05'39" W	93.37'
L45	N 30°47'56" E	104.15'
L46	S 33°30'48" W	100.00'
L47	S 42°54'31" W	98.41'
L48	N 49°57'46" W	168.29'
L49	S 76°08'09" W	20.00'
L50	S 06°03'31" W	36.36'
L51	S 50°14'58" E	120.85'
L52	S 84°45'02" W	14.14'
L53	N 39°45'02" E	102.32'
L54	S 25°26'59" W	79.49'
L55	S 43°03'23" W	73.34'
L56	S 59°15'17" E	144.61'
L57	S 89°38'43" E	244.51'
L58	S 61°40'25" W	108.88'
L59	S 16°40'25" W	14.14'
L60	S 57°27'46" W	66.82'
L61	S 81°44'52" E	14.14'
L62	S 53°15'08" W	145.55'
L63	N 14°30'00" E	80.27'
L64	S 85°16'58" W	137.51'
L65	N 44°38'51" E	20.00'
L66	S 24°48'27" E	40.00'
L67	N 87°56'21" E	122.71'
L68	N 47°24'28" E	15.20'
L69	S 47°49'49" E	55.51'
L70	S 72°45'48" E	99.49'
L71	S 02°03'39" E	150.00'
L72	N 01°40'53" W	94.66'
L73	N 49°32'19" E	212.45'
L74	N 40°27'41" W	115.38'

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FOUR RESERVES IN FOUR BLOCKS.

OWNER:  
**MAPLE FARMS HOLDINGS, LLC**  
5847 SAN FELIPE STREET  
HOUSTON, TEXAS 77057  
ANDREW@MAPLEDEVELOPMENT.COM

ENGINEER/SURVEYOR:  
**QUIDDITY ENGINEERING, LLC**  
2322 W. GRAND PARKWAY SUITE 150  
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(832) 913-4000

PLANNER:



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

PAGE: 3 OF 3

MTA-45005A

DISCLAIMER AND LIMITED WARRANTY  
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