PLANNING & ZONING COMMISSION MEETING

Wednesday, November 04, 2026
6:30 PM

Iowa Colony City Council Chambers, 3144 Meridiana Parkway, Iowa Colony, Texas 77583
Phone: 281-369-2471 • Fax: 281-369-0005 • www.iowacolonytx.gov

THIS NOTICE IS POSTED PURSUANT TO THE TEXAS OPEN MEETING ACT (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE). THE **PLANNING AND ZONING COMMISSION** OF IOWA COLONY WILL HOLD A **PUBLIC MEETING** AT **6:30 PM** ON **WEDNESDAY, NOVEMBER 4, 2026** AT **IOWA COLONY CITY HALL**, 3144 MERIDIANA PARKWAY, IOWA COLONY, TEXAS 77583 FOR THE PURPOSE OF DISCUSSING AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE FOLLOWING ITEMS.

Requests for accommodations or interpreter services must be made 48 hours prior to this meeting. Please contact the City Secretary at 281-369-2471.

CALL TO ORDER

CITIZEN COMMENTS

An opportunity for the public to address the Planning and Zoning Commission on agenda items or concerns not on the agenda. To comply with Texas Open Meetings Act, this period is not for question and answer. Those wishing to speak must identify themselves and observe a three-minute time limit.

PUBLIC HEARING

1. Hold a public hearing pursuant to the Comprehensive Zoning Ordinance and the Unified Development Code, as amended, to consider rezoning the following property from Single Family Residential to a Planned Unit Development:

   Approximately 104-acres of land located on Cedar Rapids Parkway (County Road 57), A0286 H T & BRR TRACT 1-2-2C, Brazoria County, Texas

EXECUTIVE SESSION

Executive session in accordance with *551.087* of the Texas Gov't Code to deliberate on a prospective real estate development project proposal.

POST EXECUTIVE SESSION

ITEMS FOR CONSIDERATION

2. Administer Oath of Office to newly appointed members.
3. Consideration and possible action on Executive Session matters.
4. Consider approval of the October 5, 2026, Planning and Zoning Commission meeting minutes.
5. Consider approval of the Alvin West College Campus Preliminary Plat.
6. Consider approval of the Glendale Lakes Drive Street Dedication Preliminary Plat.
7. Consider approval of the Meridiana Section 35A Amending Plat No. 1.
8. Consider approval of the Sierra Vista Replat No. 1.

9. Consider approval of the Wynserra Section 1 Final Plat.
10. Consider approval of the Wynserra Section 2 Final Plat.
11. Consider approval of the Wynserra Section 3 Final Plat.
12. Consider approval of the Wynserra Section 4 Final Plat.
13. Consider approval of the Wynserra Street Dedication and Reserves Section 1 Final Plat.
14. Consider approval of the Wynserra Wastewater Treatment Plant Final Plat.
15. Consider approval of the Wynserra Water Plant Final Plat.
16. Consideration and possible action to provide a recommendation to City Council concerning rezoning the following property from Single Family Residential to Planned Unit Development (PUD).

    Approximately 104-acres of land located on Cedar Rapids Parkway (County Road 57), A0286 H T & BRR TRACT 1-2-2C, Brazoria County, Texas

17. Consideration and possible action to provide a recommendation to City Council regarding a variance request for the sign height requirements at 2038 Meridiana Parkway.
18. Consideration and possible action to approve a resolution adopting Bylaws for the Planning and Zoning Commission.

ADJOURNMENT

I, Kayleen Rosser, hereby certify that the above notice of meeting of the Iowa Colony Planning and Zoning Commission was posted pursuant to the Texas Open Meeting Act (Chapter 551 of the Texas Government Code) on October 28, 2026.

Kayleen Rosser

Kayleen Rosser, City Secretary

CITY OF IOWA COLONY NOTICE OF PUBLIC HEARING ON REZONING

Planning and Zoning Commission Public Hearing: **November 4, 2026, at 6:30 p.m.**
City Council Public Hearing: **November 16, 2026, at 7:00 p.m.**
City Council Chambers
3144 Meridiana Pkwy., Iowa Colony, Texas, 77583

The Iowa Colony **Planning and Zoning Commission** will hold a public hearing at 6:30 p.m. on November 4, 2026, and the Iowa Colony **City Council** will hold a public hearing at 7:00 p.m. on November 16, 2026, each in the Iowa Colony City Council Chambers, 3144 Meridiana Pkwy., Iowa Colony, Texas, 77583, pursuant to the Comprehensive Zoning Ordinance and the Unified Development Code, as amended, to consider rezoning the following property from Single Family Residential to a Planned Unit Development:

> Approximately 104-acres of land located on Cedar Rapids Parkway (County Road 57), A0286 H T & BRR TRACT 1-2-2C, Brazoria County, Texas

All interested persons may be heard concerning this matter. A copy of the application for action by the City of Iowa Colony and a map of the area subject to this action are available for inspection by any person upon a reasonable request to the City Secretary at the address herein stated or at krosser@iowacolonytx.gov.

Kayleen Rosser
City Secretary

CITY OF IOWA COLONY

PLANNING & ZONING COMMISSION MEETING MINUTES

Monday, October 05, 2026
6:30 PM

Iowa Colony City Council Chambers, 3144 Meridiana Parkway, Iowa Colony, Texas 77583
Phone: 281-369-2471 • Fax: 281-369-0005 • www.iowacolonytx.gov

Members present: David Hurst, Terry Hayes, Brenda Dillon, Les Hosey, Demond Woods and Robert Wall

Members absent: None

Others present: Dinh Ho

CALL TO ORDER
Chairman Hurst called the meeting to order at 6:30 P.M.

CITIZEN COMMENTS
Jean Meyerson commended Brazoria County Drainage District No. 5 for addressing many of the drainage issues near her home. However, since the City assumed responsibility for the drainage in front of her property, she has continued to experience drainage problems. She explained that construction at Ellwood altered the grading of the ditch, causing water to collect in front of her house without draining properly. She had intended to discuss the issue with the City Manager but did not have the opportunity, so she brought the matter forward during the meeting. She requested that a city inspector or appropriate staff member inspect the ditch and asked the City to be aware of the ongoing issue and take action, particularly since the City has assumed responsibility for the road.

ITEMS FOR CONSIDERATION

1. Consider approval of the September 1, 2026 Planning and Zoning Commission meeting minutes.

   Motion made by Hosey to approve the September 1, 2026 Planning and Zoning Commission meeting minutes, Seconded by Hayes.
   Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall

2. Consider approval of the Apollo CR 57 Preliminary Plat.

   Motion made by Hayes to approve the Apollo CR 57 Preliminary Plat, Seconded by Dillon.
   Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Woods

3. Consider approval of the Ellwood Dubuque Parkway Street Dedication Preliminary Plat.

   Motion made by Hosey to approve the Ellwood Dubuque Parkway Street Dedication Preliminary Plat, Seconded by Wall.
   Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Woods

4. Consider approval of the Ellwood Karsten Boulevard Phase 4 Final Plat.

   Motion made by Wall to approve the Ellwood Karsten Boulevard Phase 4 Final Plat, Seconded by Hayes.
   Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Woods

5. Consider approval of the Ellwood Recreation Reserve Final Plat.

   Motion made by Hayes to approve the Ellwood Recreation Reserve Final Plat, Seconded by Dillon.
   Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall

6. Consider approval of the Ellwood Section 3B Final Plat.

   Motion made by Dillon to approve the Ellwood Section 3B Final Plat, Seconded by Hosey.
   Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Woods

7. Presentation and discussion regarding the Colony Retreat Planned Unit Development (PUD).

   Kayla Leal with LJA Engineering presented an overview of the Planned Unit Development (PUD). The approximately 104-acre tract is located at Cedar Rapids Parkway and Iowa Colony Boulevard and is currently undeveloped. The applicant is proposing a single-family residential subdivision consisting of approximately 304 lots, with a mix of 40-foot, 50-foot, and 60-foot lot widths. The average lot width will be 50 feet.

   Ms. Leal reviewed the concept plan, which includes two access points from Iowa Colony Boulevard and one access point from Cedar Rapids Parkway. The proposed development will include a detention pond, trails, open space, and a potential site for a recreation center. The tract is located north of a City park, and the applicant is proposing trail connectivity to the park.

   She stated that a Plan of Development had been submitted to City staff and that several comments had been addressed. The applicant is working to finalize the plan for consideration at a future meeting.

   Terry Hayes asked how many lots were proposed.

   Dinh clarified that the City park is located east of the property near the proposed pond and that a trail connection to the park is planned. He also noted that a proposed lift station and a major pipeline cross the property.

   Brenda Dillon clarified that the pipeline is active.

   Robert Wall asked whether a street connection to Cedar Rapids Parkway was proposed. He expressed concern that the roadway already experiences heavy traffic from Meridiana and that adding another access point near the intersection could create additional congestion and safety concerns. He also raised concerns about the speed limit and existing traffic conditions.

   Terry Hayes asked whether a traffic study would be conducted. Dinh stated that a traffic study would be required.

   Les Hosey asked where the proposed detention pond would discharge. Dinh stated that the drainage would flow to the West Fork.

   Robert Wall asked where the subdivision's water supply would originate. Dinh stated that the development would receive water from the City and that the applicant is proposing to establish its own Municipal Utility District (MUD). He added that the development would pay its proportionate share of the wastewater treatment plant expansion and water treatment plant improvements.

   Terry Hayes asked whether the development would be gated. Dinh confirmed that it would not be a gated community.

   Robert Wall expressed additional concerns regarding flooding at the intersection of Iowa Colony Boulevard and Cedar Rapids Parkway during heavy rainfall. He shared an example from his time as Mayor to illustrate the area's existing drainage challenges.

Brenda Dillon expressed concern about the loss of the area's rural character and stated that traffic conditions were already problematic.

Robert Wall reiterated his concerns about traffic and drainage, noting that during his tenure as Mayor, the City Council had adopted zoning regulations. Dinh stated they are required to provide a Traffic Impact Analysis, Drainage Impact Study, and flood mitigation measures to address the potential impacts of the proposed development.

ADJOURNMENT
The meeting was adjourned at 7:08 P.M.

APPROVED THIS 4TH DAY OF NOVEMBER 2026.

ATTEST:

_____ _____

Kayleen Rosser, City Secretary David Hurst, Chair

ADICO
CONSULTING ENGINEERS

Monday, October 26, 2026

Robert Kness
Kimley-Horn & Associates, Inc.
11700 Katy Frwy, Suite 800
Houston, TX 77079
robert.kness@kimley-horn.com

Re: Alvin West College Campus Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 8704
Adico, LLC Project No. 710-26-002-050

Dear Mr. Kness:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Alvin West College Campus Preliminary Plat, being +/- 34.57 acres out of the H.T. & B.R.R. Co. Survey, Section 49, Abstract No. 259, located in the City of Iowa Colony, Brazoria County, TX, received on or about October 20, 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 preliminary plat as resubmitted on October 20, 2026.

Please provide ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, October 28, 2026, for consideration at the November 3, 2026, Planning and Zoning meeting.

Upon Planning and Zoning Commission action, the plat will be placed on the agenda for the November 16, 2026, City Council meeting for consideration.

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, COIC
File: 710-26-002-050

APPROVED, ADICO, LLC, 10262026

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, ALVIN COLLEGE, ACTING BY AND THROUGH DR. ROBERT J. EXLEY, PRESIDENT AND ELIZABETH NELSON, VICE PRESIDENT OF ALVIN COLLEGE, OWNERS OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAMES ARE DESCRIBED THERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED. THE OWNERS DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREET OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

IN TESTIMONY WHEREOF, ALVIN COLLEGE HAS CAUSED THESE PRESENTS TO BE SIGNED BY DR. ROBERT J. EXLEY, ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS VICE PRESIDENT, ELIZABETH NELSON, THIS ___ DAY OF _____, 2026.

ALVIN COLLEGE

BY: _____
DR. ROBERT J. EXLEY
PRESIDENT

BY: _____
ELIZABETH NELSON
VICE PRESIDENT

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DR. ROBERT J. EXLEY, AND ELIZABETH NELSON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS, _____ DAY OF _____, 202__.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
MY COMMISSION EXPIRES: (DATE)

I, ROBERT KNESS, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

_____
ROBERT KNESS, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6486

STATE OF TEXAS
REGISTERED
R ROBERT KNESS R
6486
PROFESSIONAL
LAND SURVEYOR

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

_____
WIL KENNEDY, MAYOR

_____
MARQUETTE GREENE-SCOTT, COUNCIL MEMBER

_____
MARGARET MADARIAGA, COUNCIL MEMBER

_____
ARNETTA HICKS-MURRAY, OOUNCIL MEMBER

_____
TIMOTHY VARLACK, COUNCIL MEMBER

_____
KAREEM BOYCE, COUNCIL MEMBER

_____
SYDNEY HARGRODER, COUNCIL MEMBER

_____
DINH HO, P.E., CITY ENGINEER

_____
DATE:

PLANNING AND ZONING COMMISSION APPROVAL

_____
DAVID HURST, CHAIR

_____
BRENDA DILLON, MEMBER

_____
TERRY HAYES, MEMBER

_____
LES HOSEY, MEMBER

_____
BRIAN JOHNSON, MEMBER

_____
ROBERT WALL, MEMBER

I, JOYCE HUDMAN, COUNTY CLERK OF BRAZORIA COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____20___ AT _____ O'CLOCK __.M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT ANGLETON, TEXAS. THE DAY AND DATE LAST ABOVE WRITTEN.

_____
JOYCE HUDMAN, COUNTY CLERK
BRAZORIA COUNTY, TEXAS

BY: _____
DEPUTY

LEGAL DESCRIPTION:

A TRACT OR PARCEL CONTAINING 34.569 ACRE (1,505,825 SQUARE FEET) OF LAND SITUATED IN THE H.T. & B. R.R. SURVEY, SECTION 49, ABSTRACT NUMBER 259, BRAZORIA COUNTY, TEXAS AND BEING OUT OF THE RESIDUE OF A CALLED 132.1854 ACRES TRACT CONVEYED TO BAHAM INTERESTS LIMITED PARTNERSHIP, AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NUMBER (NO.) 2012054324, WITH SAID 34.569 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP STAMPED "KHA" SET FOR THE NORTHERLY CUTBACK CORNER AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF DAVENPORT PARKWAY (VARIABLE WIDTH R.O.W.) AS RECORDED IN B.C.C.F. NO. 2022044760, AND THE WEST R.O.W. LINE OF DISCOVERY DRIVE (VARIABLE WIDTH R.O.W.) AS RECORDED IN B.C.C.F. NOS. 20220447620, AND 2022044868, AND THE MOST NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG AND WITH THE WEST BOUNDARY LINE OF SAID DISCOVERY DRIVE THE FOLLOWING FIVE (5) COURSES AND DISTANCES;

1. SOUTH 47°24'24" EAST, A DISTANCE OF 35.36 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "KHA" SET FOR AN ANGLE POINT;
2. SOUTH 02°24'24" EAST, A DISTANCE OF 338.83 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "KHA" SET FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
3. IN A SOUTHWESTERLY DIRECTION, A DISTANCE OF 390.93 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 491.00 FEET, SUBTENDING A CENTRAL ANGLE OF 45°37'06", AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 20°24'09" WEST, 380.69 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "KHA" SET AT THE END OF CURVE;
4. SOUTH 43°12'40" WEST, A DISTANCE OF 467.37 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "KHA" SET FOR AN ANGLE POINT AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
5. IN A SOUTHWESTERLY DIRECTION, A DISTANCE OF 355.54 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 611.00 FEET, SUBTENDING A CENTRAL ANGLE OF 33°20'25", AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 26°32'27" WEST, 350.55 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "KHA" SET IN A NORTHERLY LINE OF A CALLED 206.73 ACRE TRACT CONVEYED TO ALVIN INDEPENDENT SCHOOL DISTRICT, AS RECORDED IN B.C.C.F. NO. 2018061880 FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND END OF CURVE;

THENCE SOUTH 87°19'08" WEST, ALONG AND WITH A NORTHERLY LINE OF SAID 206.73 ACRE TRACT, A DISTANCE OF 1,004.97 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "KHA" SET IN THE EAST R.O.W. LINE OF STATE HIGHWAY 288 (420 FOOT R.O.W.), AS RECORDED IN VOLUME (VOL.) 1085, PAGE (PG.) 733, BRAZORIA COUNTY DEED RECORDS (B.C.D.R.), FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02°18'54" WEST, ALONG AND WITH THE EAST R.O.W. LINE OF SAID STATE HIGHWAY 288, A DISTANCE OF 251.01 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "KHA" SET FOR THE MOST SOUTHERLY CORNER OF A CALLED 8.660 ACRE TRACT CONVEYED TO THE TEXAS DEPARTMENT OF TRANSPORTATION, AS RECORDED IN B.C.C.F. NO. 2019028491, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG AND WITH THE EAST LINE OF SAID 8.660 ACRE TRACT THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. IN A NORTHEASTERLY DIRECTION, A DISTANCE OF 588.28 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 596.00 FEET, SUBTENDING A CENTRAL ANGLE OF 56°33'14", AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 29°18'20" EAST, 564.69 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "KHA" SET AT THE END OF CURVE;
2. NORTH 57°34'57" EAST, A DISTANCE OF 112.90 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "KHA" SET FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
3. IN A NORTHEASTERLY DIRECTION, A DISTANCE OF 210.18 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 724.00 FEET, SUBTENDING A CENTRAL ANGLE OF 16°37'59", AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 49°15'57" EAST, 209.44 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "KHA" SET AT THE END OF CURVE;
4. NORTH 40°56'57" EAST, A DISTANCE OF 132.36 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "KHA" SET FOR AN ANGLE POINT AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
5. IN A NORTHEASTERLY DIRECTION, A DISTANCE OF 361.45 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 736.00 FEET, SUBTENDING A CENTRAL ANGLE OF 28°08'17", AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 16°31'11" EAST, 357.83 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "KHA" SET IN THE SOUTH R.O.W. LINE OF SAID DAVENPORT PARKWAY, MARKING THE NORTHEAST CORNER OF SAID 8.660 ACRE TRACT, AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG AND WITH SAID SOUTH R.O.W. LINE OF DAVENPORT PARKWAY, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 87°21'51" EAST, ALONG AND WITH SAID SOUTH R.O.W. LINE OF DAVENPORT PARKWAY, A DISTANCE OF 186.57 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "KHA" SET FOR AN ANGLE POINT;
2. NORTH 87°35'36" EAST, CONTINUING ALONG AND WITH SAID SOUTH R.O.W. LINE OF DAVENPORT PARKWAY, A DISTANCE OF 678.43 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 1,505,825 SQUARE FEET OR 34.569 ACRE OF LAND.

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5

_____
LEE WALDEN, P.E. DATE:
PRESIDENT

_____
BRANDON MIDDLETON DATE:
SECRETARY/TREASURER

_____
KERRY OSBURN DATE:
VICE PRESIDENT

_____
DINH V. HO, P.E. DATE
DISTRICT ENGINEER

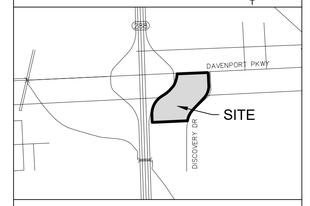
PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED.

GENERAL NOTES

1. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY A FACTOR OF 0.999870017.
3. THIS PLAT WAS PREPARED TO MEET REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF IOWA COLONY.
4. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY OLD REPUBLIC TITLE INSURANCE COMPANY, FILE NO. 26001546, DATED MAY 29, 2026.
5.
6. THIS PLAT LIES WHOLLY WITHIN THE CITY LIMITS OF IOWA COLONY, BRAZORIA COUNTY, BRAZORIA COUNTY M.U.D. 55 AND BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 (B.D.D. 5)
7. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR THIS RESERVE.
8. CONTOUR LINES SHOWN HEREON ARE BASED ON NGS BENCHMARK AW5686 , NOTED HEREON.
9. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 48039C0120K, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, DATED DECEMBER 30,2020, THIS PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ZONE X (SHADED) DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD", AND ZONE A DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATIONS DETERMINED)"
10. 1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE THE BASE FLOOD ELEVATION (BFE) OR TWO (2) FEET ABOVE NATURAL GRADE, WHICHEVER IS GREATER.
11. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
12. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
13. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT, WITH THE EXCEPTION OF DISTRICT MAINTAINED FACILITIES 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.
14. 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.
15. LAND USE WITHIN THE COMMERCIAL SITE IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN ____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 REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
16. OTHER THAN SHOWN HERON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
17. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
18. 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.
19. 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 WITH BRAZORIA COUNTY DRAINAGE DISTRICT # 5'S LOCK.
20. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
21. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
22. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
23. 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.
24. 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.
25. 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.

VICINITY MAP

N.T.S.



CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

BENCHMARK

NATIONAL GEODETIC SURVEY MONUMENT NUMBER "AW5686" . LOCATED IN THE SOUTHEAST CORNER OF THE SACRED HEART AND JESUS CATHOLIC CHURCH YARD, 23.0 METERS (75.5 FT) SOUTH OF THE CENTER OF THE AW5686'SOUTH DRIVE OF A HORSE SHOE DRIVE OF THE CHURCH, 21.3 METERS (69.9 FT) NORTH OF THE CENTER OF COUNTY ROAD 37, 18.5 METERS (60.7 FT) SOUTHEAST OF THE SOUTHEAST CORNER OF THE CHURCH, 13.6 METERS (44.6 FT) WEST OF THE CENTER OF COUNTY ROAD 48, 3.1 METERS (10.2 FT) EAST OF THE EAST CORNER OF THE FOUNDATION OF THE BRICK CHURCH SIGN.

PUBLISHED ELEVATION = 55.7 FEET (NAVD88, GEOID18)

ABBREVIATIONS

IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IPF	IRON PIPE FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND
IRF	IRON ROD FOUND
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
B.C.P.R.	BRAZORIA COUNTY PLAT RECORDS
B.C.D.R.	BRAZORIA COUNTY DEED RECORDS
B.C.C.F.	BRAZORIA COUNTY CLERK'S FILE
DOC.	DOCUMENT
NO.	NUMBER
F.C.	FILM CODE
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
ESMT.	EASEMENT

ALVIN COLLEGE WEST CAMPUS

A SUBDIVISION OF
34.569 ACRES / 1,505,825 SQ. FT.
SITUATED IN
H.T. & B.R.R. CO. SURVEY, SECTION 49, A-259
CITY OF IOWA COLONY
BRAZORIA COUNTY, TEXAS

0 LOTS 1 BLOCK 1 RESERVE

OWNER
ALVIN COLLEGE
3110 MUSTANG
ALVIN, TX 77511
PH: (281) 756-3598

SURVEYOR / ENGINEER

Kimley»Horn
11700 Katy Freeway, Suite 800
Houston, Texas 77079
Tel. No. (281) 597-9300
FIRM # 10115500

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	RK	AM	OCT. 2026	065004201	1 OF 2

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DWG NAME: K:\HOU_SURVEY\PROJECTS\065004201-ALVIN WEST COLLEGE CAMPUS\DWG\PLAT\065004201-ALVIN WEST COLLEGE_V2.DWG PLOTTED BY KNESS, ROBERT 10/21/2026 5:06 PM LAST SAVED 10/20/2026 9:29 PM

NORTH

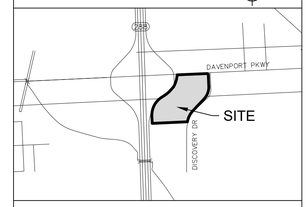
GRAPHIC SCALE IN FEET

100 0 50 100 200

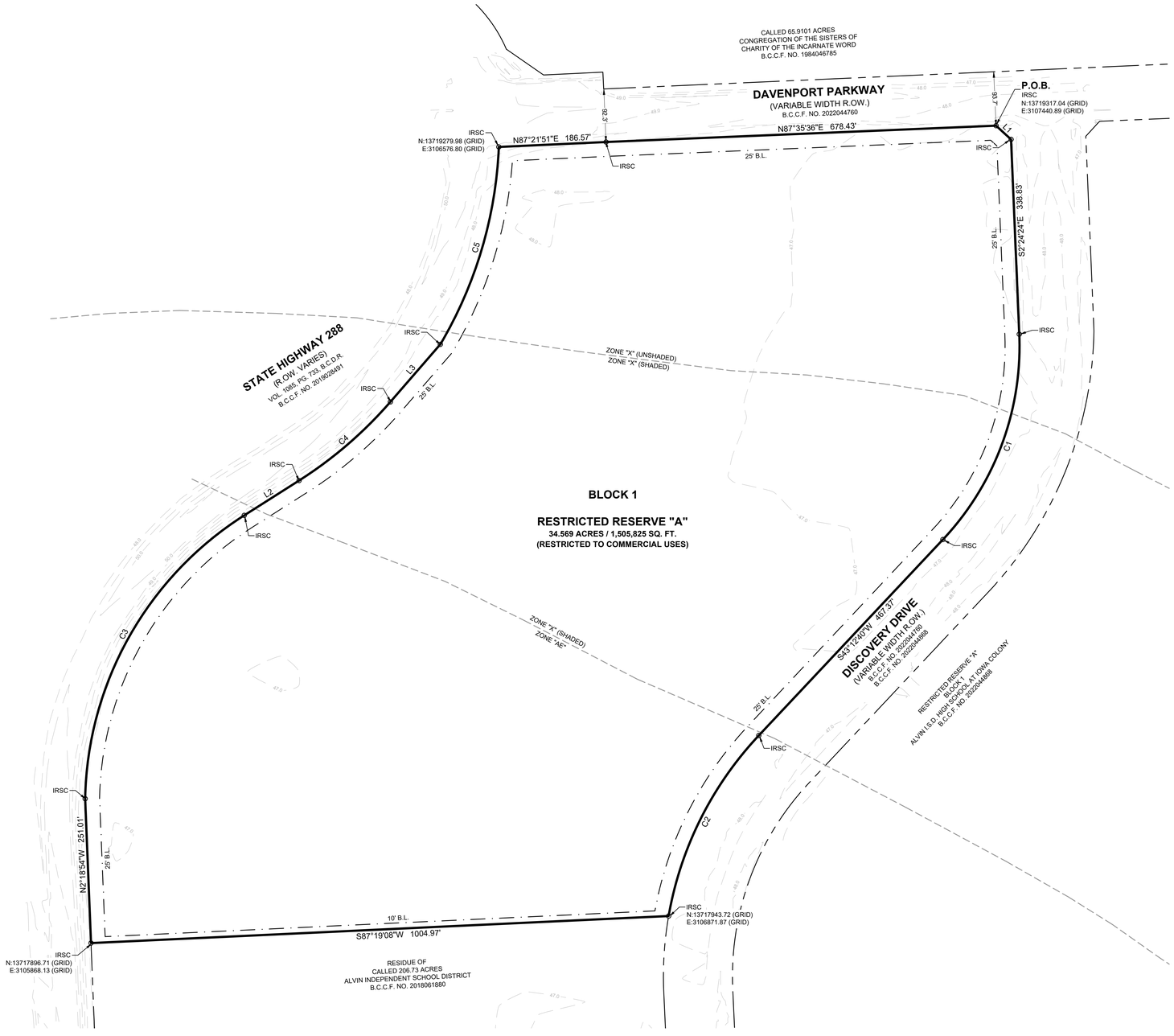
1"=100' @ 24X36

VICINITY MAP

N.T.S.



CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS



BENCHMARK

NATIONAL GEODETIC SURVEY MONUMENT NUMBER "AW5686" . LOCATED IN THE SOUTHEAST CORNER OF THE SACRED HEART AND JESUS CATHOLIC CHURCH YARD, 23.0 METERS (75.5 FT) SOUTH OF THE CENTER OF THE AW5686'SOUTH DRIVE OF A HORSE SHOE DRIVE OF THE CHURCH, 21.3 METERS (69.9 FT) NORTH OF THE CENTER OF COUNTY ROAD 37, 18.5 METERS (60.7 FT) SOUTHEAST OF THE SOUTHEAST CORNER OF THE CHURCH, 13.6 METERS (44.6 FT) WEST OF THE CENTER OF COUNTY ROAD 48, 3.1 METERS (10.2 FT) EAST OF THE EAST CORNER OF THE FOUNDATION OF THE BRICK CHURCH SIGN.

PUBLISHED ELEVATION = 55.7 FEET (NAVD88, GEOID18)

LINE TABLE		
NO.	BEARING	LENGTH
L1	S47°24'24"E	35.36'
L2	N57°34'57"E	112.90'
L3	N40°56'57"E	132.36'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	45°37'06"	491.00'	390.93'	S20°24'09"W	380.69'
C2	33°20'25"	611.00'	355.54'	S26°32'27"W	350.55'
C3	56°33'14"	596.00'	588.28'	N29°18'20"E	564.69'
C4	16°37'59"	724.00'	210.18'	N49°15'57"E	209.44'
C5	28°08'17"	736.00'	361.45'	N16°31'11"E	357.83'

ALVIN COLLEGE WEST CAMPUS

A SUBDIVISION OF
34.569 ACRES / 1,505,825 SQ. FT.
SITUATED IN
H.T. & B.R.R. CO. SURVEY, SECTION 49, A-259
CITY OF IOWA COLONY
BRAZORIA COUNTY, TEXAS

0 LOTS 1 BLOCK 1 RESERVE

OWNER
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3110 MUSTANG
ALVIN, TX 77511
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	RK	AM	OCT. 2026	065004201	2 OF 2

DWG NAME: K:\HOU_SURVEY\PROJECTS\065004201-ALVIN WEST COLLEGE CAMPUS\DWG\PLAT\065004201-ALVIN WEST COLLEGE_V2.DWG PLOTTED BY KNESS, ROBERT 10/21/2026 5:06 PM LAST SAVED 10/20/2026 9:29 PM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved

ADICO
CONSULTING ENGINEERS

Friday, October 16, 2026

Kenny Lopez
Blackline Engineering
1616 S. Voss Rd., Suite 300
Houston, TX 77057
Klopez@blackline-eng.com

Re: Glendale Lakes Drive Street Dedication Preliminary Plat
+/- 0.551 in the I & G.N.R.R. Co Survey and A.B. Langermann Survey, A-625, Fort Bend and Brazoria County, TX
Letter or Recommendation to Approve
COIC Project No. 8334
Adico, LLC Project No. 710-26-002-032

Dear Mr. Lopez:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Glendale Lakes Drive Street Dedication Preliminary Plat, being +/- 0.551 acres in Fort Bend and Brazoria County, Texas, received on or about July 27, 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 plat as submitted on July 27, 2026. Please provide ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Tuesday, October 27, 2026, for consideration at the November 3, 2026, Planning and Zoning Commission meeting. Following Planning and Zoning Commission consideration, the plat will be placed on the November 16, 2026, City Council agenda.

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: File 710-26-002-032
Kayleen Rosser
Rachel Patterson

APPROVED_ADICO_LLC_10182026

STATE OF TEXAS
COUNTY OF FORT BEND

WE, HANNOVER ESTATES, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH CLINTON F. WONG, PRESIDENT OF AMVEST PROPERTIES INC., A TEXAS CORPORATION, ITS GENERAL PARTNER OWNER HEREINAFTER REFERRED TO AS OWNERS OF THE 0.174 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF GLENDALE LAKES DRIVE STREET DEDICATION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT 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, 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, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES 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 PURPOSES 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 THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING ALL 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.

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION 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, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF GLENDALE LAKES DRIVE STREET DEDICATION WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, WE DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, THE HANNOVER ESTATES, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH AMVEST PROPERTIES INC., A TEXAS CORPORATION, ITS GENERAL PARTNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY CLINTON F. WONG, ITS PRESIDENT OF AMVEST PROPERTIES INC., HEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2026.

HANNOVER ESTATES, LTD., A TEXAS LIMITED PARTNERSHIP
BY: AMVEST PROPERTIES INC., A TEXAS CORPORATION, ITS GENERAL PARTNER

BY: _____
CLINTON F. WONG,
PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CLINTON F. WONG, PRESIDENT OF AMVEST PROPERTIES INC., A TEXAS CORPORATION, THE GENERAL PARTNER OF HANNOVER ESTATES, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME:

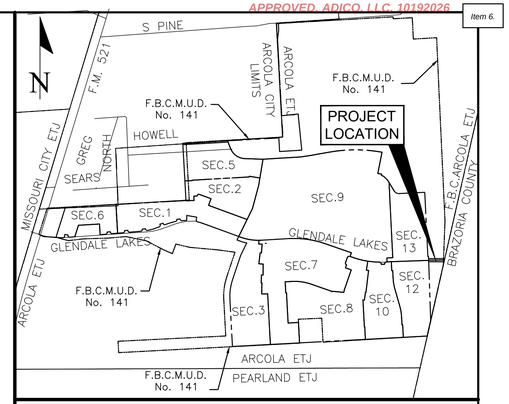
MY COMMISSION EXPIRES: _____

I, JULIANA BIHLET, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

_____
JULIANA BIHLET, P.E.
TEXAS REGISTRATION NO. 104900

I, JOEL BILYEU, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLE POINTS AND POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON RODS HAVING AN OUTSIDE DIAMETER OF FIVE EIGHTH OF ONE INCH (5/8) AND A LENGTH OF THREE (3) FEET UNLESS OTHERWISE NOTED.

_____
JOEL BILYEU
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6106



KEY MAP:

VICINITY MAP
SCALE: 1" = 1/2 MILE

CERTIFICATE OF CITY COUNCIL

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS THIS THE _____ DAY OF _____, 2026, HAS APPROVED THIS PLAT AND SUBDIVISION OF GLENDALE LAKES DRIVE STREET DEDICATION AS SHOWN HEREON.

_____	_____	_____	_____
WIL KENNEDY, MAYOR	MARGARET MADARIAGA	TIMOTHY VARLACK	SYDNEY HARGRODER
_____	_____	_____	
ARNETTA HICKS-MURRAY	MARQUETTE GREENE-SCOTT	KAREEM BOYCE	

CERTIFICATE OF CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE CITY PLANNING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS THIS THE _____ DAY OF _____, 2026, HAS APPROVED THIS PLAT AND SUBDIVISION OF GLENDALE LAKES DRIVE STREET DEDICATION AS SHOWN HEREON.

_____	_____	_____
DAVID HURST, CHAIRMAN	ROBERT WALL, MEMBER	LES HOSEY, MEMBER
_____	_____	_____
BRENDA DILLON, MEMBER	DEMOND WOODS, MEMBER	TERRY HAYES, MEMBER

APPROVAL BY CITY ENGINEER

_____ _____
DATE DINH HO

I, MATT HANKS, JD, PE, COUNTY ENGINEER OF BRAZORIA COUNTY, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL EXISTING RULES AND REGULATIONS OF THE COUNTY, AS ADOPTED BY COMMISSIONERS COURT.

_____ _____
DATE MATT HANKS, JD, PE, COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS COURT OF BRAZORIA COUNTY, TEXAS, THIS _____ DAY OF _____, 2026

_____
COUNTY JUDGE

_____	_____
COMMISSIONER, PRECINCT 1	COMMISSIONER, PRECINCT 2
_____	_____
COMMISSIONER, PRECINCT 3	COMMISSIONER, PRECINCT 4

GLENDALE LAKES DRIVE STREET DEDICATION

A SUBDIVISION OF
0.174 ACRES OF LAND
LOCATED IN THE
A.B. LANGERMANN SURVEY A-625
BRAZORIA COUNTY, TEXAS

DATE: JULY, 2026 SCALE: 1" = 30'

OWNER
HANNOVER ESTATES, LTD.
1616 S. VOSS RD., SUITE 618
HOUSTON, TX., 77057
713-978-5900

ENGINEER
BLACKLINE
ENGINEERING
1616 S. Voss, Suite 300
Houston, TX 77057
(832) 431-5959
Firm No. 14051
WWW.BLACKLINE-ENG.COM

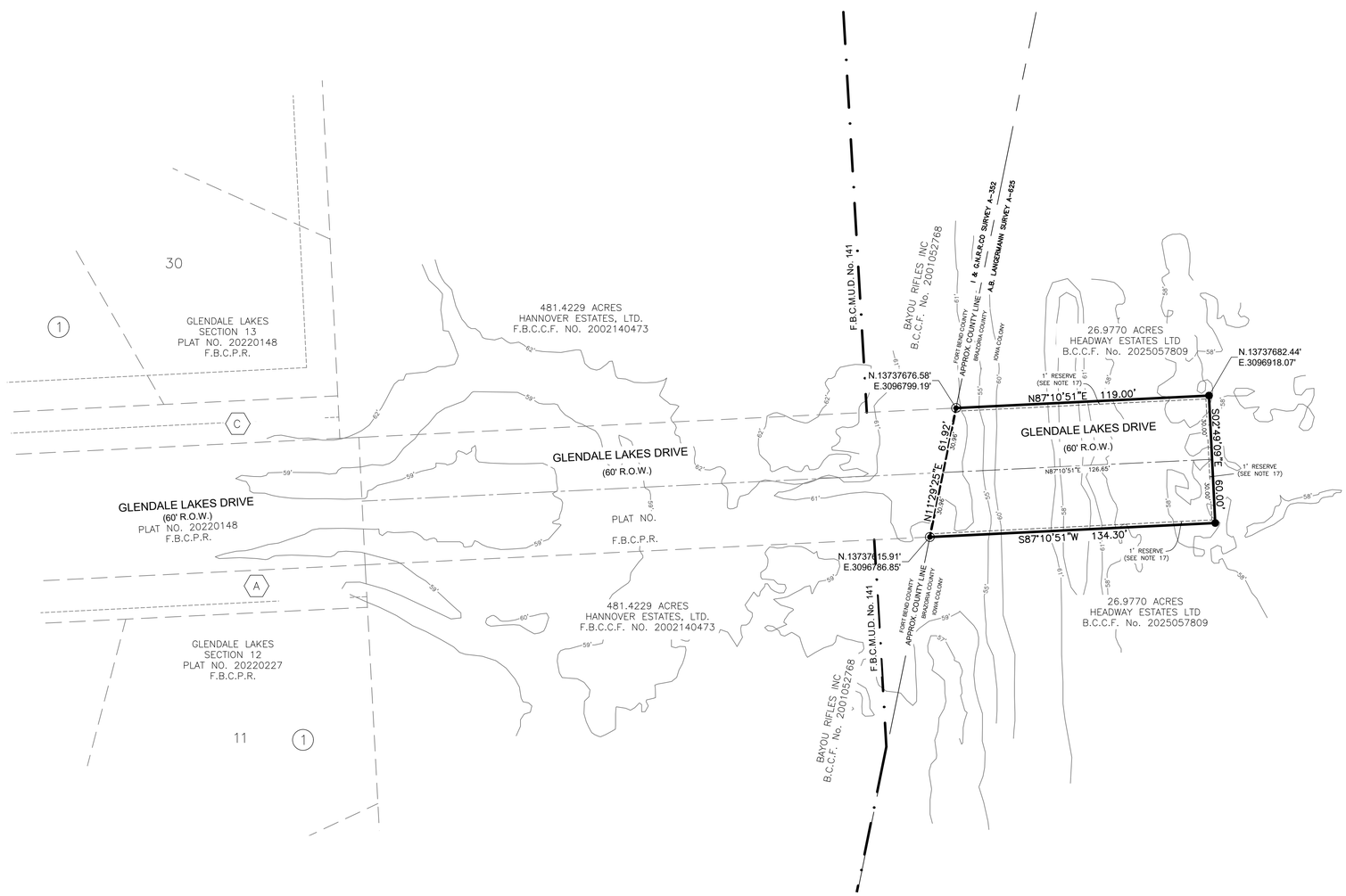
SURVEYOR
MillerSurvey
DCCM
Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com

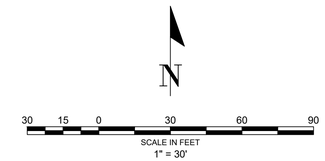
N:\PROJECTS\BLACKLINE PROJECTS\PROJECTS UNDERWAY\GLENDALE LAKES\GLENDALE LAKES STREET DEDICATION\GLENDALE LAKES DRIVE STREET DEDICATION PLAT P - BRAZORIA.DWG

DISTRICT NAMES	
F.B.C. ASSISTANCE DISTRICT	N/A
WCID	N/A
MUD	FBC MUD 141
LID	N/A
DID	FBC DRAINAGE DISTRICT
SCHOOL	FORT BEND ISD
FIRE	N/A
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	IOWA COLONY
UTILITIES CO.	CENTERPOINT ENERGY
EMERGENCY SERVICE DISTRICT	ESD 7

LEGEND

AC.	= ACRE
A.E.	= AERIAL EASEMENT
B.L.	= BUILDING LINE
E.E.	= ELECTRIC EASEMENT
F.B.C.C.F.	= FORT BEND COUNTY CLERK'S FILE
F.B.C.P.R	= FORT BEND COUNTY PLAT RECORDS
B.C.C.F.	= BRAZORIA COUNTY CLERK'S FILE
LTD.	= LIMITED
NO.	= NUMBER
PG.	= PAGE
R=	= RADIUS
R.O.W.	= RIGHT-OF-WAY
S.F.	= SQUARE FEET
S.S.E.	= SANITARY SEWER EASEMENT
STM.S.E.	= STORM SEWER EASEMENT
U.E.	= UTILITY EASEMENT
VOL.	= VOLUME
W.L.E.	= WATER LINE EASEMENT
X	= EASTING COORDINATE
Y	= NORTHING COORDINATE
(1)	= BLOCK NUMBER
●	= SET 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
◉	= FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)





NOTES:

1. PROJECT BENCHMARK: ELEVATIONS SHOWN HEREON ARE REFERENCED TO NGS MONUMENT "TXRO REF MON 1", PID DR8259, HAVING AN ELEVATION OF 94.2 FEET, NORTH AMERICAN VERTICAL DATUM 1988.
2. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 141, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND I.S.D., ESD 7, CITY OF ARCOLA E.T.J., IOWA COLONY AND BRAZORIA COUNTY.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48157C0400M REVISED DATE JANUARY 29, 2021, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
5. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
6. THIS PLAT LIES WITHIN LIGHT ZONE LZ2 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.
7. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
8. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
9. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.99986796.
10. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH A.D.A.
11. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
12. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED STRUCTURE.
13. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
14. THE EXISTENCE OF AN ON-SITE SEWAGE FACILITY (OSSF), TOGETHER WITH THE TERMS AND CONDITIONS RELATIVE TO THE MAINTENANCE OF SAME, AS EVIDENCED BY THE AFFIDAVIT TO THE PUBLIC DATED MARCH 16, 2004, FILED FOR RECORD UNDER CLERK'S FILE NUMBER 2004030427 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
15. NOTICES OF WAIVER(S) OF SPECIAL APPRAISAL FOR THE BENEFIT OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 141, FILED FOR RECORD UNDER CLERK'S FILE NUMBERS 2006020685, 2020152706 AND 2021069597 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
16. THIS SUBDIVISION CONTAINS ONE OR MORE PUBLIC STREETS/ROADS THAT HAVE BEEN DEDICATED TO THE PUBLIC BUT WILL NOT BE ACCEPTED FOR MAINTENANCE BY BRAZORIA COUNTY. THE OBLIGATION FOR MAINTENANCE SHALL BE THE SOLE RESPONSIBILITY OF THE F.B.C.M.U.D. NO. 141.
17. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE AND END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

GLENDALE LAKES DRIVE STREET DEDICATION

A SUBDIVISION OF
0.174 ACRES OF LAND
LOCATED IN THE
A.B. LANGERMANN SURVEY A-625
BRAZORIA COUNTY, TEXAS

DATE: JULY, 2026 SCALE: 1" = 30'

OWNER

HANNOVER ESTATES, LTD.
1616 S. VOSS RD., SUITE 618
HOUSTON, TX., 77057
713-978-5900

ENGINEER

BLACKLINE
ENGINEERING
1616 S. Voss, Suite 300
Houston, TX 77057
(832) 431-5959
Firm No. 14051
WWW.BLACKLINE-ENG.COM

SURVEYOR

MillerSurvey
DCCM
Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com

I:\BLACKLINE PROJECTS\PROJECTS\2025\2025-0121 - GLENDALE LAKES STREET DEDICATION\PLAT\2025-0121 - PLAT 2 - 20251216.DWG

ADICO
CONSULTING ENGINEERS

Monday, October 19, 2026

Kailtin Gile
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
kgile@ehra.team

Re: Meridiana Section 35A Amending Plat No. 1
Letter of Recommendation to Approve
COIC Project No. 8636
Adico, LLC Project No. 710-26-002-048

Dear Ms. Gile:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of the Meridiana Section 35A Amending Plat no. 1, being +/-0.153 acres out of the H.T. & B. R.R. Company Survey, Section 54, Abstract no. 514, located in the City of Iowa Colony, received on or about October 7, 2026. The review of the plan 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 amending plat as submitted on October 7, 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 Monday, October 26, 2026, for consideration at the Tuesday, November 3, 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: Rachel Patterson
Kayleen Rosser
File: 710-26-002-048

APPROVED, ADICO, LLC, 10192026

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, Chesmar Homes, LLC, a Texas limited liability company, acting by and through Jeff Johnson, Division President of Chesmar Homes, LLC, a Texas limited liability company, owner of the property subdivided in this plat, MERIDIANA SECTION 35A AMENDING PLAT NO. 1, do hereby make subdivision of said property for and on behalf of said Chesmar Homes, LLC, a Texas Limited liability company, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'–6") for ten feet (10'–0") perimeter easements or seven feet, six inches (7'–6") for fourteen feet (14'–0") perimeter easements or five feet, six inches (5'–6") for sixteen feet (16'–0") perimeter easements from a plane sixteen feet (16'–0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & 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 easements, or eight feet (8'–0") for fourteen feet (14'–0") back–to–back easements or seven feet (7'–0") for sixteen feet (16'–0") back–to–back 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. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'–0") in width.

IN TESTIMONY WHEREOF, Chesmar Homes, LLC, a Texas limited liability company, has caused these presents to be signed by Jeff Johnson, Division President of Chesmar Homes, LLC, a Texas Limited Liability Company, thereunto authorized by this_____, day of _____, 2026.

OWNER

Chesmar Homes, LLC, a
Texas limited liability
Company

BY:_____

Print Name: Jeff Johnson

Title: Division President

STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Jeff Johnson, Division President of Chesmar Homes, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2026.

_____

Notary Public in and for the
State of Texas
My Notary Commission Expires_____

I, Charles Jurica, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of not less than five–eighths of one inch (5/8) inch and a length of not less than three (3) feet.

_____

Charles Jurica, Registered Professional Land Surveyor
Texas Registration No. 6696

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

_____
Wil Kennedy, Mayor

_____
Margaret Madariaga, Council Member

_____
Arnetta Hicks–Murray, Council Member

_____
Marquette Greene–Scott, Council Member

_____
Tim Varlack, Council Member

_____
Sydney Hargroder, Council Member

_____
Kareem Boyce, Council Member

_____
Dinh Ho, P.E., City Engineer

_____
Date

PLANNING AND ZONING COMMISSION APPROVAL

_____
David Hurst, Chairman
Planning and Zoning Commission

_____
Les Hosey
Planning and Zoning Commission Member

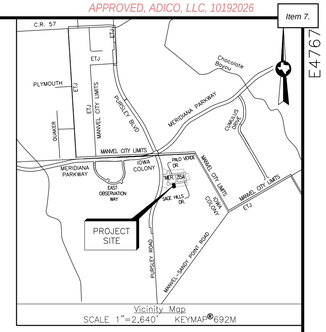
_____
Brenda Dillon
Planning and Zoning Commission Member

_____
Terry Hayes
Planning and Zoning Commission Member

_____
Robert Wall
Planning and Zoning Commission Member

_____
Demond Woods
Planning and Zoning Commission Member

_____
Date



Vicinity Map
SCALE 1"=2,640' KEYMAP® 692M

MERIDIANA SECTION 35A AMENDING PLAT NO 1

BEING A SUBDIVISION OF 0.1536 ACRES OUT OF THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT NO. 514, IN THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS: ALSO BEING AN AMENDING PLAT OF LOTS 18 AND 19, BLOCK 3 OF MERIDIANA SECTION 35A AS RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS NUMBER 2024025315

2 LOTS 1 BLOCK

PURPOSE OF AMENDING PLAT:
TO REVISE LOT LINE

OWNER

CHESMAR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY
17220 KATY FREEWAY, SUITE 130,
HOUSTON, TX 77094
(281) 850–7049

OCTOBER, 2026

ENGINEER/SURVEYOR

EHRA
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPELS FIRM No(s).
F-726 & 10092300

JOB NO. 081–011–35–01

PATH:R:\2008\081–011–35\DRAWING\PLAT\AMENDING PLAT\08101135V–PLFP35A–MERIDIANA 35A AMENDING BY:---- DATE:2026–10–07

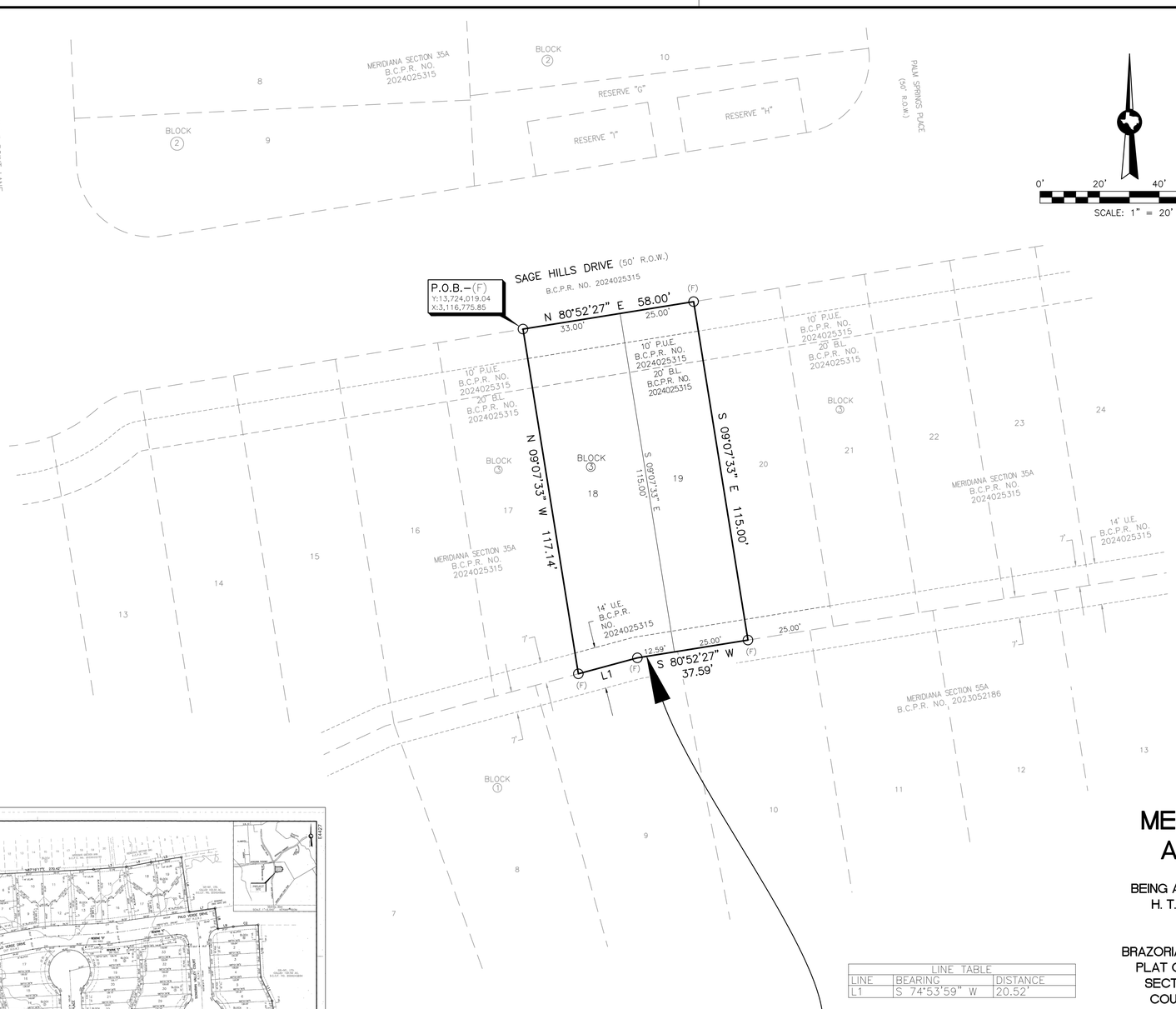
APPROVED, ADICO, LLC, 10192026

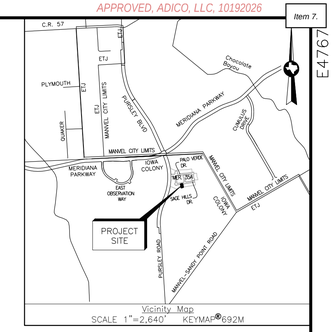
E4767

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
2. All boundary corners for the plat shown hereon are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise noted.
3. A- indicates Abstract
   AC. indicates Acres
   A.E. indicates Aerial Easement
   B.C.C.F. NO. indicates Brazoria County Clerk's File Number
   B.C.P.R. NO. indicates Brazoria County Plat Records Number
   B.L. indicates Building Line
   P.O.B. indicates Point Of Beginning
   P.U.E. indicates Public Utility Easement
   R.O.W. indicates Right of Way
   S.D.E. indicates Shared Driveway Easement
   S.E. indicates Sidewalk Easement
   S.U.E. indicates Shared Utility Easement
   SQ. FT. indicates Square Feet
   U.E. indicates Utility Easement
   (S) indicates set 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
   (F) indicates found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
   indicates Change of Street Name
4. The property subdivided in the foregoing plat lies within Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. 55, and Brazoria County Drainage District #5 (B.D.D.#5).
5. The boundary for this plat has a closure in excess of 1:15,000.
6. The terms and conditions of Amendment #1 of the City of Iowa Colony Ordinance #2007-7 may affect this plat. This plat is in conformance with Meridiana PUD Amendment No. 4
7. No building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.
8. This final plat will expire two (2) years after final approval by City Council if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by City Council.
9. All water and wastewater facilities shall conform to the city's design criteria.
10. This plat is subject to the conditions and restrictions of the Meridiana PUD Agreement, No. 4 as approved March 21, 2022.
11. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K dated December 30, 2020. The subject property shown hereon lies within Unshaded Zone "X" (areas determined to be outside of the 500-year flood plain).

    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. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, 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 Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
12. All sidewalks shall be a minimum of 4' wide and built in accordance to the Meridiana Planned Unit Development District Amendment #4 of the City of Iowa Colony Ordinance #2022-04.
13. The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all easements and all restricted reserves.
14. All fourteen (14) foot wide Utility Easements extend seven (7) feet on each side of the common line, unless otherwise indicated.
15. All front lot maintenance within this section shall be performed by the Homeowners Association, as per Meridiana PUD Amendment No. 4, as approved March 21, 2022.
16. 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.
17. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
18. A courtyard home that utilizes a shared driveway and has frontage on a public street is prohibited from having fencing that blocks the facade of the home from the street face.
19. All courtyard lots shall take access from private driveways and not public R.O.W.
20. This plat is subject to the Short Form Blanket Easement granted to CenterPoint Energy Houston Electric, LLC under Brazoria County Clerk's File Number 2023028840.
20. This plat is subject to an Agreement for Underground Electric Service as recorded under Brazoria County Clerk's File Number 2024027558.
21. This plat is subject to the Short Form Blanket Easement for Certain Utilities as recorded under Brazoria County Clerk's File Number 2024031430.





METES AND BOUNDS DESCRIPTION
AMENDING PLAT NO 1
MERIDIANA SECTION 35A
BEING A 0.1536 ACRE TRACT OF LAND SITUATED IN
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT NO. 514
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 0.1536 ACRE TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT 514, BRAZORIA COUNTY, TEXAS, BEING LOTS 18 AND 19, BLOCK 3 OF MERIDIANA SECTION 35A, A SUBDIVISION AS PER PLAT RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) 2024025315 SAID 0.1536 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch capped iron rod stamped ηE.H.R.A. 713-784-4500b found for the northwest corner of Lot 18, Block 3 of said Meridiana Section 35A, common to the northeast corner of Lot 17, in the south right-of-way line of Sage Hills Drive (50' ROW) as per said Meridiana Section 35A;

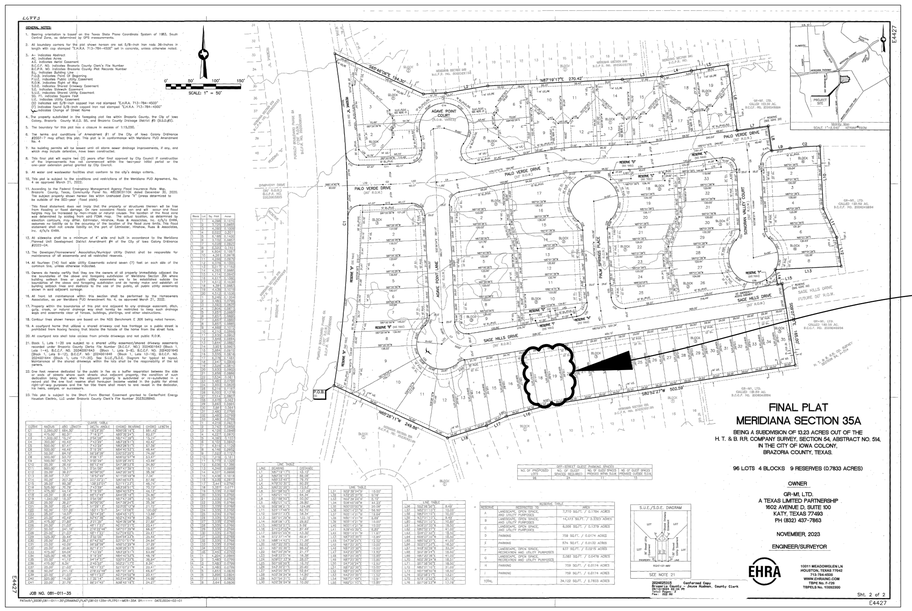
1) THENCE, North 80° 52' 27» East, along said south right-of-way line of said Sage Hills Drive, along the north line of aforesaid Lots 18 and 19, for a distance of 58.00 feet to a 5/8-inch capped iron rod stamped ηE.H.R.A. 713-784-4500b found for the northwest corner of Lot 20, Block 3 of said Meridiana Section 35A, common to the northeast corner of said Lot 19;

2) THENCE, South 09°07'33" East, along the west line of said Lot 20, common to the east line of said Lot 19, for a distance of 115.00 feet to a 5/8-inch capped iron rod stamped ηE.H.R.A. 713-784-4500b found for the southwest corner of Lot 20, the southeast corner of Lot 19, in the south line of aforesaid Block 3 of said Meridiana Section 35A common to the north line of Meridiana Section 55A, a subdivision as per plat recorded under B.C.P.R. 2023052186;

3) THENCE, South 80°52'27" West, along the south line of said Lots 18 and 19 the south line of aforesaid Block 3 of said Meridiana Section 35A, common to the north line of said Meridiana Section 55A, for a distance of 37.59 feet to a 5/8-inch capped iron rod stamped ηE.H.R.A. 713-784-4500b found for an angle point of said lot 18, and angle corner for aforesaid Block 3 of said Meridiana Section 35A;

4) THENCE, South 74°53'59" West, continuing along the south line of said Lot 18, the south line of aforesaid Block 3 of said Meridiana Section 35A common to the north line of said Meridiana Section 55A, for a distance of 20.52 feet to 5/8-inch capped iron rod stamped ηE.H.R.A. 713-784-4500b found for the southwest corner of said Lot 18, common to the southeast corner of said Lot 17;

5) THENCE, North 09°07'33" West, along the west line of said Lot 18, common to the east line of said Lot 17, for a distance of 117.14 feet to the POINT OF BEGINNING and containing 0.1536 acres of land.



AMENDING PLAT AREA

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 74°53'59" W	20.52'

BENCHMARK:

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

MERIDIANA SECTION 35A AMENDING PLAT NO 1

BEING A SUBDIVISION OF 0.1536 ACRES OUT OF THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT NO. 514, IN THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS; ALSO BEING AN AMENDING PLAT OF LOTS 18 AND 19, BLOCK 3 OF MERIDIANA SECTION 35A AS RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS NUMBER 2024025315

2 LOTS 1 BLOCK

PURPOSE OF AMENDING PLAT:
TO REVISE LOT LINE

OWNER

CHESMAR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY
17220 KATY FREEWAY, SUITE 130,
HOUSTON, TX 77094
(281) 850-7049

OCTOBER, 2026

ENGINEER/SURVEYOR

EHRA
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPELS FIRM No(s).
F-726 & 10092300

ADICO
CONSULTING ENGINEERS

Friday, October 23, 2026

Adaris Serna
Civil-Surv Land Surveying, LLC
10590 West Office Dr., Suite 100
Houston, TX 77042
adaris@civil-surv.net

Re: Sierra Vista Center Replat No. 1
Letter of Recommendation to Approve - Updated
COIC Project No. 8348
Adico, LLC Project No. 710-26-002-033

Dear Mr. Serna:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of Sierra Vista Center Replat No. 1, being +/- 7.971 acres within the H.T. & B. R.R. Survey, Abstract No. 288, located in the City of Iowa Colony, Texas, received on or about October 23, 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 plat as resubmitted on October 23, 2026.

Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Monday, October 26, 2026, for consideration at the November 3, 2026, Planning and Zoning Commission meeting.

Upon Planning and Zoning Commission action, the plat will be placed on the agenda for the October 16, 2026, City Council meeting for consideration.

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, COIC
File: 710-26-002-033

APPROVED, ADICO, LLC, 10232026

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, PANJWANI ENERGY PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH AAMIR PANJWANI, OWNER; OWNERS OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAMES ARE DESCRIBED THERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED. THE OWNERS DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREET OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

IN TESTIMONY WHEREOF, PANJWANI ENERGY PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY; HAS CAUSED THESE PRESENTS TO BE SIGNED BY FEROZ PANJWANI, MANAGER, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2026.

PANJWANI ENERGY PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____
FEROZ PANJWANI, MANAGER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FEROZ PANJWANI, MANAGER KNOWN TO ME TO BE THE PERSON WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME: _____

COMMISSION EXPIRES: _____

I, CHRIS RHODES, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT THE ELEVATION BENCHMARK REFLECTED ON THE FACE OF THE PLAT WAS ESTABLISHED AS REQUIRED BY REGULATION; THAT ALL CORNERS AND ANGLE POINTS OF THE BOUNDARIES OF THE ORIGINAL TRACT TO BE SUBDIVIDED OF REFERENCE HAVE BEEN MARKED WITH IRON RODS THAT HAVE A DIAMETER OF NOT LESS THAN FIVE-EIGHTS OF AN INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3'); AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

_____
CHRIS RHODES, R.P.L.S.
TEXAS REGISTRATION NO. 6532

STATE OF TEXAS
REGISTERED
CHRIS RHODES
6532
PROFESSIONAL
LAND SURVEYOR

BENCHMARK ELEV. 54.41'

BRAZORIA DRAINAGE DISTRICT NUMBER 4 MONUMENT RP-1 BEING A BRASS CAP STAMPED "RP-1" SET IN A CONCRETE HEADWALL ALONG THE SOUTH SIDE OF STATE HIGHWAY 6 AT THE STREAM CENTERLINE OF RODEO PALMS DITCH. (NAVD 88)

FLOOD STATEMENT: THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS AND UNINCORPORATED AREAS, COMMUNITY NO. 485458, DATED DECEMBER 30, 2020, INDICATES THAT THIS TRACT IS WITHIN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON MAP AND PANEL NO. 48039C0105K. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE ABOVE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

10590 WESTOFFICE DR. SUITE 100
HOUSTON, TEXAS 77042
Civil-Surv
Land Surveying,LLC
FIRM No. 10143800 OFFICE: (713) 839-9181
Email: michael@civil-surv.net

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL	PLANNING AND ZONING COMMISSION APPROVAL
WL KENNEDY, MAYOR	DAVID HURST, CHAIRMAN
SYDNEY HARGRODER, COUNCIL MEMBER	LES HOSEY, MEMBER
ARNETTA HICKS-MURRAY, COUNCIL MEMBER	BRENDA DILLON, MEMBER
MARGARET MADARIAGA, COUNCIL MEMBER	DEMOND WOODS, MEMBER
TIMOTHY VARLACK, COUNCIL MEMBER	TERRY HAYES, MEMBER
MARQUETTE GREENE-SCOTT, COUNCIL MEMBER	ROBERT WALL, MEMBER
KAREEM BOYCE, COUNCIL MEMBER	DE'ANGELIQUE HARDEMAN, MEMBER
DINH HO, P.E., CITY ENGINEER	DATE
DATE	

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5

REFERENCE ID #B230076

LEE WALDEN, P.E PRESIDENT	DATE	KERRY OSBURN VICE PRESIDENT	DATE
BRANDON MIDDLETON SECRETARY/TREASURER	DATE	DINH HO, P.E., DISTRICT ENGINEER	DATE

NOTE: PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HEREON. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED.

I, JOYCE HUDMAN, COUNTY CLERK OF BRAZORIA COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2026, AT _____ O'CLOCK _____M., AND DULY RECORDED ON _____, 2026 AT _____ O'CLOCK _____M., AND AT PLAT NO. _____ OF THE PLAT RECORDS OF BRAZORIA COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT ANGLETON, THE DAY AND DATE LAST ABOVE WRITTEN.

_____
JOYCE HUDMAN
COUNTY CLERK OF BRAZORIA COUNTY, TEXAS

BY: _____
DEPUTY

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE BASE FLOOD ELEVATION (BFE) OR TWO (2) FEET ABOVE NATURAL GRADE, WHICHEVER IS GREATER.

2. WITHIN MASTER PLANNED COMMUNITIES, SLAB ELEVATIONS (FINISHED FLOOR) MAY BE A MINIMUM OF ONE (1) FOOT ABOVE NATURAL GRADE PROVIDED THE SLAB ELEVATIONS REMAIN A MINIMUM OF TWO (2) FEET ABOVE THE BASE FLOOD ELEVATION (BFE).

3. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.

4. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

5. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT, WITH THE EXCEPTION OF _ 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.

6. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.

7. 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.

8. LAND USE WITHIN THE COMMERCIAL SITE IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 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 REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.

9. OTHER THAN SHOWN HERON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.

10. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24"I.D. OR EQUAL.

11. 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.

12. 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 WITH BRAZORIA COUNTY DRAINAGE DISTRICT # 5'S LOCK.

13. PROHIBITED USE OF 'METAL' PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).

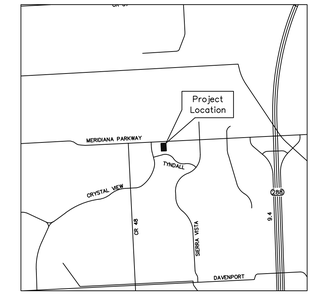
14. PROHIBITED USE OF 'RIP-RAP' IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).

15. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.

16. 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 PRIOR TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BOARD OF COMMISSIONERS.

17. 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.

18. 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.



VICINITY MAP
SCALE: 1" = 1/2 MI.

ABBREVIATIONS

AC.	= ACRE
A.E.	= AERIAL EASEMENT
B.L.	= BUILDING LINE
D.E.	= DRAINAGE EASEMENT
ESMT.	= EASEMENT
B.C.C.F.	= BRAZORIA COUNTY CLERK'S FILE
B.C.D.R.	= BRAZORIA COUNTY DEED RECORDS
B.C.P.R.	= BRAZORIA COUNTY PLAT RECORDS
No.	= NUMBER
PG.	= PAGE
R.O.W.	= RIGHT OF WAY
W.L.E.	= WATER LINE EASEMENT
SAN. SWR.	= SANITARY SEWER
STM. SWR.	= STORM SEWER
U.E.	= UTILITY EASEMENT
VOL.	= VOLUME
FND.	= FOUND
I.R	= IRON ROD
C.I.R.	= CAPPED IRON ROD
I.P.	= IRON PIPE

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE FOLLOWING COMBINED SCALE FACTOR: 0.99986512211.
3. THIS PLAT HAS BEEN PREPARED UTILIZING A CITY PLANNING LETTER PREPARED BY TITLE HOUSTON HOLDINGS GF#7910-26-4445, DATED JULY 3, 2026.
4. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY, AND THE CITY OF IOWA COLONY. FUTURE DEVELOPMENT OF THIS TRACT IS SUBJECT TO THE DEVELOPMENT AGREEMENT FOR STERLING LAKES AT IOWA COLONY AND SIERRA VISTA, AS APPROVED ON FEBRUARY 2016 AND AS AMENDED.
5. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR THIS RESERVE.

SIERRA VISTA CENTER REPLAT No. 1

A SUBDIVISION OF 7.9714 ACRES, BEING A REPLAT OF RESERVE "A" OF SIERRA VISTA CENTER, A SUBDIVISION OF RECORD IN PLAT No. 2023043692 OF THE B.C.P.R., LOCATED IN THE H.T. & B. R.R. Co. SURVEY, SECTION 51, ABSTRACT-288, CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE FOUR RESERVES

1 BLOCK 0 LOTS 4 RESERVES

DATE: OCTOBER, 2026 JOB NO. 25208

SHEET 1 OF 2

APPROVED, ADICO, LLC, 10232026

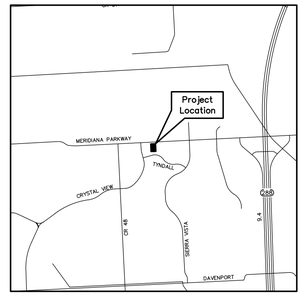
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FLOOD STATEMENT: THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS AND UNINCORPORATED AREAS, COMMUNITY NO. 485458, DATED DECEMBER 30, 2020, INDICATES THAT THIS TRACT IS WITHIN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON MAP AND PANEL NO. 48039C0105K. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE ABOVE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 0°09'05" E	34.37'
L2	N 2°43'36" W	47.51'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	410.00'	37°48'20"	270.53'	N 85°30'19" W	265.65'
C2	500.00'	2°35'40"	22.64'	S 76°53'22" W	22.64'
C3	500.00'	3°51'57"	33.74'	S 76°15'14" W	33.73'
C4	25.00'	90°00'00"	39.27'	N 60°40'43" W	35.36'
C5	760.00'	5°43'20"	75.90'	N 12°49'04" W	75.87'
C6	510.00'	10°06'30"	89.98'	N 04°54'10" W	89.86'
C7	510.00'	2°52'39"	25.61'	N 01°17'01" W	25.61'
C8	35.00'	90°00'00"	54.98'	N 42°16'24" E	49.50'



VICINITY MAP
SCALE: 1" = 1/2 MI.

MERIDIANA PARKWAY
(120' R.O.W.)
(PLAT NO. 2020051576 – B.C.P.R.)

FND. 5/8" C.I.R.
X: 3100937.97
Y: 13724316.44

FND. 5/8" C.I.R.
X: 3101815.45
Y: 13724358.23

N 87°16'24" E 878.60'

259.72'
189.10'
429.78'

25' ENTERPRISE CRUDE PIPELINE LLC MAINTENANCE ESMT. B.C.C.F. NO. 2016055348 AND 2016056368

30' ETC NGL TRANSPORT, LLC ESMT. B.C.C.F. NO. 2012010807

25' B.L. B.C.C.F. NO. 2022054930

15' PARKING SETBACK AND L.E. B.C.C.F. NO. 2022054930

30' M2E3 PIPELINE ESMT. B.C.C.F. NO. 2020049260

5' ENTERPRISE CRUDE PIPELINE LLC MAINTENANCE ESMT. B.C.C.F. NO. 2016055348 AND 2016056368 ENCROACHMENT AGREEMENT B.C.C.F. NO. 2019046209

71' B.L. PLAT NO. 2023043692 B.C.P.R.

UNRESTRICTED RESERVE "A" BLOCK 1 SIERRA VISTA SEC 9 PLAT NO. 2023022997 B.C.P.R.

S 02°43'36" E 313.39'
273.39'

BLOCK 1
RESERVE "A–1"
2.644 ACRES
(115,161 SQUARE FEET)

BLOCK 1
RESERVE "A–2"
1.261 ACRES
(54,920 SQUARE FEET)

BLOCK 1
RESERVE "A–3"
2.764 ACRES
(120,382 SQUARE FEET)

N 02°43'37" W 290.43'
S 02°43'37" E 290.43'

CRYSTAL VIEW DRIVE
(VARIABLE WIDTH R.O.W.)
(PLAT NO. 2019057867 – B.C.P.R.)

SET 5/8" C.I.R.

15' PARKING SETBACK AND L.E. B.C.C.F. NO. 2022054930

10' W.L.E. B.C.C.F. NO. 2019060237

N 15°40'43" W 126.18'

L=30.46'
R=20.00'
D=87°15'37"
CHB=S43°38'32"W
CHD=27.60'

38.92'
189.10'
155.95'
N 87°16'26" E 383.97'

S 00°00'38" W 107.86'

1.0661 ACRE D.E. B.C.C.F. NO. 2025049071

BLOCK 1
RESTRICTED RESERVE "A–4"
1.303 ACRES
(56,776 SQUARE FEET)
RESTRICTED TO DETENTION AND DRAINAGE PURPOSES

L=50.13'
R=70.00'
D=41°02'08"
CHB=N66°47'19"E
CHD=49.07'

N 87°18'23" E 227.85'

0.7745 ACRE D.E. B.C.C.F. NO. 2021035910

40.09'

FND. 5/8" C.I.R.
S 87°18'23" W 246.59'
FND. 5/8" C.I.R.
FND. 5/8" C.I.R.

BLOCK 1
SIERRA VISTA SEC 6
AMENDING PLAT NO. 1
PLAT NO.
2020051592
B.C.P.R.
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8

S 23°23'50" W 131.97'

10' B.L. PLAT NO. 2023043692 B.C.P.R.

20' STM. SWR. ESMT. B.C.C.F. NO. 2019049730

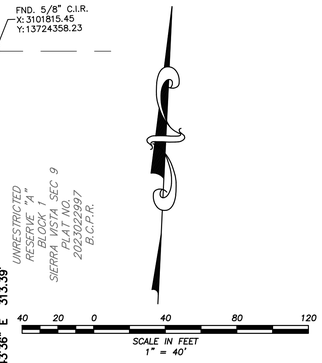
10' SAN. SWR. ESMT. B.C.C.F. NO. 2019049731

25' SAN. SWR. ESMT. B.C.C.F. NO. 2019049731

93.59'
FND. 5/8" I.R.
24.33'
SET 5/8" C.I.R.
S 78°11'12" W 117.92'
SET 5/8" C.I.R.
S 74°19'17" W 103.13'
SET 5/8" C.I.R.
SET 5/8" C.I.R.
FND XCUT

TYNDALL MIST DRIVE
(VARIABLE WIDTH R.O.W.)
(PLAT NO. 2020051592 – B.C.P.R.)

BLOCK 2
SIERRA VISTA SEC 6
AMENDING PLAT NO. 1
PLAT NO.
2020051592
B.C.P.R.



SIERRA VISTA CENTER REPLAT No. 1

A SUBDIVISION OF 7.9714 ACRES, BEING A REPLAT OF RESERVE "A" OF SIERRA VISTA CENTER, A SUBDIVISION OF RECORD IN PLAT No. 2023043692 OF THE B.C.P.R., LOCATED IN THE H.T. & B. R.R. Co. SURVEY, SECTION 51, ABSTRACT–288, CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE FOUR RESERVES

1 BLOCK 0 LOTS 4 RESERVES

DATE: OCTOBER, 2026 JOB NO. 25208

SHEET 2 OF 2

10590 WESTOFFICE DR. SUITE 100
HOUSTON, TEXAS 77042
Civil-Surv
Land Surveying,LLC
FIRM No. 10143800 OFFICE: (713) 839-9181
Email: michael@civil-surv.net

ADICO
CONSULTING ENGINEERS

Thursday, October 22, 2026

David Morales
Quiddity Engineering, LLC
1575 Sawdust Road, Suite 400
Woodlands, TX 77380
dmorales@quiddity.com

Re: Wynserra Section 1 Final Plat
+/-18.58 acres, Chester S. Gorbet Survey, Abstract No. 64, City of Iowa Colony, Brazoria County, Texas
Letter of Recommendation to Approve - Updated
COIC Project No. 8493
ALLC Project No. 710-26-002-038

Dear Mr. Morales:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal for Wynserra Section 1 Final Plat, received on or about October 20, 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 October 20, 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 Tuesday, October 27, 2026, for consideration at the November 3, 2026, Planning and Zoning Commission meeting.

Following consideration at the Planning and Zoning Commission meeting, the plat will be placed on the November 16, 2026, City Council agenda for consideration.

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

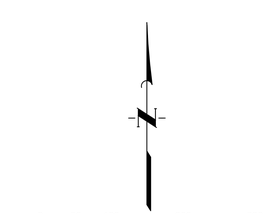
Cc: Kayleen Rosser
File: 710-26-002-038

RESTRICTED RESERVE A
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.5002 AC
21,789 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.3417 AC
14,886 Sq. Ft.

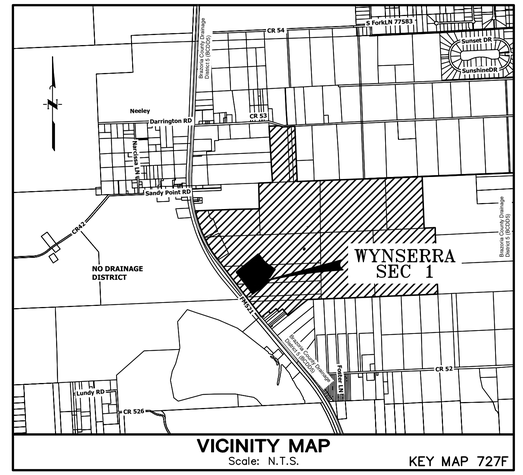
RESTRICTED RESERVE C
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.1990 AC
8,669 Sq. Ft.





LEGEND:

AC	"Acres"
A.E.	"Aerial Easement"
BL	"Building Line"
B.C.D.R.	"Brazoria County Deed Records"
C.C.F.	"County Clerk's File"
DE	"Drainage Easement"
DU	"Dwelling Unit"
Esmt.	"Easement"
FND	"Found"
O.P.R.B.C.	"Official Public Records, Brazoria County"
No.	"Number"
POB	"Point of Beginning"
PUE	"Public Utility Easement"
ROW	"Right-of-Way"
SSE	"Sanitary Sewer Easement"
Sq. Ft.	"Square Feet"
STM SE	"Storm Sewer Easement"
UE	"Utility Easement"
VOL. _, PG _	"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"



VICINITY MAP
Scale: N.T.S.
KEY MAP 727F

GENERAL NOTES:

1. One-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of street where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2. 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.
3. According to Map No. 48039C0275K 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.
4. 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.
5. All building lines along street rights-of-way are as shown on the plat.
6. Sidewalks must be constructed as part of the issuance of a building permit.
7. No building permits will be issued until all storm drainage improvements, which may include detention, have been constructed.
8. The final plat will expire two (2) years after final approval by the City Council if construction or the improvements has not commenced within the two (2) year period or the one (1) year extension period granted by City Council.
9. There are no pipeline easements, or pipelines within the boundaries of this plat.
10. This plat is subject to the development agreement between Maple Farms Holdings and the City of Iowa Colony, dated August 12, 2024.
11. This plat is subject to approval of adjacent Wynserra Street Dedication and Reserves Sec 1 plat.
12. This plat lies within Brazoria County Municipal Utility District No. 90.
13. This plat contains Type II lots and is subject to such regulations defined in the Development Agreement between Maple Farms Holding and the City of Iowa Colony dated August 12, 2024.
14. Utility Easements to be dedicated with adjacent Wynserra Sec 2 Plat.

BRAZORIA DRAINAGE DISTRICT #5 SPECIAL NOTES:

1. Slab elevations (finished floor) shall be minimum of two (2) feet above the Base Flood Elevation (BFE) or two (2) feet above natural grade, whichever is greater.
2. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and obstructions to the operation and maintenance of drainage facilities.
3. All property shall drain into the drainage easement only through an approved drainage structure.
4. 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 drainage easements to perform maintenance operations at any time after the date hereof.
5. The property identified in the foregoing plat lies with Brazoria County Drainage District #5
6. The 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.
7. Land use within the residential site is limited to an average impervisuoness of no more than 40 percent. The drainage and/or detention system has been designed with the assumption that this average percent, impervisuoness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
8. Other than shown heron, there are no pipeline easements or pipelines within the boundaries of this plat.
9. All storm water drainage pipes, culverts, tile or other (including driveway culverts) will be minimum 24" I.D or equal.
10. 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.
11. Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2007-06 & N2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
12. Prohibited use of "metal" pipe in storm water/sewer applications (see District Resolution No 2007-08).
13. Prohibited use of "rip-rap" in storm water/sewer applications (District policy).
14. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
15. 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.

FINAL PLAT OF
WYNSERRA
SEC 1

A SUBDIVISION OF 18.58 ACRES OF LAND OUT OF THE CHESTER S. GORBET SURVEY, A-64

CITY OF IOWA COLONY CITY LIMITS
BRAZORIA COUNTY, TEXAS

81 LOTS 3 RESERVES 3 BLOCKS

JULY 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-23290 & 10065100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

SHEET 1 OF 3

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	2035.00'	0°31'58"	18.93'	N36°36'42"E	18.93'	9.46'
C2	1840.00'	6°04'46"	195.23'	S33°50'19"W	195.14'	97.71'
C3	25.00'	92°45'15"	40.47'	S77°10'33"W	36.19'	26.23'
C4	25.00'	92°59'45"	40.58'	S09°59'20"E	36.27'	26.34'
C5	1460.00'	9°53'41"	252.13'	S41°27'23"W	251.82'	126.38'
C6	650.00'	12°44'24"	144.53'	S52°46'25"W	144.23'	72.56'
C7	2000.00'	5°57'49"	208.17'	S56°09'43"W	208.07'	104.18'
C8	5000.00'	2°01'03"	176.06'	S51°26'41"W	176.05'	88.04'
C9	25.00'	90°00'00"	39.27'	S05°26'09"W	35.36'	25.00'
C10	25.00'	48°11'23"	21.03'	S63°39'32"E	20.41'	11.18'
C11	50.00'	276°22'46"	241.19'	N50°26'09"E	66.67'	44.72'
C12	25.00'	48°11'23"	21.03'	N15°28'09"W	20.41'	11.18'
C13	25.00'	90°00'00"	39.27'	N84°33'51"W	35.36'	25.00'
C14	25.00'	23°04'26"	10.07'	N61°58'22"E	10.00'	5.10'
C15	50.00'	133°24'13"	116.42'	S06°48'29"W	91.85'	116.11'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C16	50.00'	87°15'21"	76.15'	S06°48'29"W	69.00'	47.66'
C17	25.00'	23°04'26"	10.07'	N48°21'25"W	10.00'	5.10'
C18	25.00'	82°00'59"	35.79'	N33°14'31"W	32.81'	21.74'
C19	25.00'	48°11'23"	21.03'	N31°51'40"E	20.41'	11.18'
C20	50.00'	276°22'46"	241.19'	S82°14'01"E	66.67'	44.72'
C21	25.00'	48°11'23"	21.03'	S16°19'43"E	20.41'	11.18'
C22	25.00'	82°00'59"	35.79'	S48°46'28"W	32.81'	21.74'
C23	310.00'	112°22'52"	608.04'	N86°59'22"E	515.15'	462.91'
C24	25.00'	91°15'10"	39.82'	S77°53'12"W	35.74'	25.55'
C25	25.00'	87°17'09"	38.09'	S12°50'38"E	34.51'	23.84'
C26	25.00'	88°37'50"	38.67'	N13°30'59"W	34.93'	24.41'
C27	25.00'	48°11'23"	21.03'	N81°55'36"W	20.41'	11.18'
C28	50.00'	276°22'46"	241.19'	S32°10'06"W	66.67'	44.72'
C29	25.00'	48°11'23"	21.03'	S33°44'13"E	20.41'	11.18'
C30	25.00'	88°36'33"	38.66'	N77°51'49"E	34.92'	24.40'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S37°14'03"E	178.21'
L2	S37°32'53"E	119.01'
L3	S49°29'40"E	240.64'
L4	S53°07'18"E	195.00'
L5	S30°47'56"W	98.22'
L6	S33°30'47"W	100.00'
L7	S53°10'53"W	26.77'
L8	N39°33'51"W	251.62'
L9	N50°26'09"E	543.59'
L11	N36°49'12"W	189.39'
L12	N07°45'59"E	103.12'
L13	N07°45'59"E	0.70'
L14	N07°45'59"E	0.70'

LINE TABLE		
LINE	BEARING	DISTANCE
L15	N56°29'13"W	141.61'
L16	N30°47'56"E	234.70'
L17	N57°49'54"W	146.39'
L18	N32°03'57"E	158.11'
L19	N59°50'27"W	100.19'
L20	S84°35'24"W	97.39'
L21	S56°53'07"W	69.49'
L22	N32°38'23"E	87.81'
L23	N14°08'38"W	147.81'
L24	N63°24'42"E	125.11'
L25	N52°50'55"E	83.19'
L26	N40°19'09"E	90.81'
L27	N32°41'47"E	55.96'

LINE TABLE		
LINE	BEARING	DISTANCE
L28	N11°53'43"W	14.24'
L29	N50°59'58"E	204.48'
L30	N50°26'09"E	71.88'
L31	N66°34'04"E	32.39'
L32	N39°33'51"W	111.00'
L33	N29°07'29"W	190.22'
L34	S59°40'07"E	157.84'
L35	N30°31'41"E	121.64'
L36	S40°16'42"W	45.83'
L37	S56°14'44"W	45.83'
L38	S72°12'46"W	45.83'
L39	S88°10'47"W	45.83'
L40	N75°51'11"W	45.83'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	N59°53'10"W	45.83'
L42	S43°50'57"E	46.45'
L43	S31°45'14"E	105.54'
L44	S39°33'51"E	111.00'
L45	S36°45'47"W	49.33'
L46	N33°50'19"E	98.67'
L47	S31°10'35"W	49.33'
L48	S31°10'35"W	50.00'
L49	S30°47'56"W	40.00'
L50	S75°47'56"W	14.14'

K:\30006\30006-0007-01 Wynserra Section 1 WSD&P\2 Design Phase\Planning\Wynserra Sec 1-PLAT.dwg Oct 22,2026 - 3:44pm kblake

LOT SUMMARY TABLE

BLOCK	LOT	AREA	BLOCK	LOT	AREA
1	1	6,521	3	1	6,639
1	2	7,053	3	2	6,073
1	3	7,416	3	3	6,082
1	4	9,697	3	4	6,030
1	5	10,764	3	5	6,000
1	6	9,412	3	6	6,220
1	7	10,117	3	7	7,876
1	8	10,444	3	8	6,565
1	9	9,779	3	9	7,826
1	10	9,544	3	10	7,102
1	11	11,385	3	11	8,018
1	12	7,608	3	12	11,225
1	13	9,223	3	13	8,503
1	14	7,340	3	14	8,479
1	15	6,659	3	15	7,813
1	16	6,250	3	16	6,369
1	17	6,250	3	17	6,437
1	18	6,250	3	18	6,266
1	19	6,527	3	19	7,510
1	20	11,947	3	20	7,801
1	21	11,615	3	21	6,417
1	22	6,434	3	22	6,332
1	23	6,250	3	23	6,111
1	24	6,250	3	24	7,537
1	25	6,250	3	25	7,573
1	26	6,250	3	26	7,573
1	27	6,250	3	27	7,573
1	28	6,250	3	28	7,573
1	29	6,250	3	29	7,573
1	30	6,249	3	30	7,573
1	31	6,249	3	31	8,221
1	32	6,249	3	32	6,686
1	33	6,274	3	33	8,162
1	34	6,315	3	34	10,480
1	35	6,353	3	35	10,515
1	36	7,019	3	36	10,343
			3	37	10,008
BLOCK	LOT	AREA	3	38	6,307
2	1	6,394	3	39	7,912
2	2	6,396			
2	3	6,396			
2	4	6,388			
2	5	6,258			
2	6	6,198			

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 18.58 acre tract of land situated in the Chester S Gorbet Survey, Abstract No. 64 in Brazoria County, Texas, being out of a called 706.497 acre tract of land conveyed to DRP TX 5, LLC. by Special Warranty Deed recorded in Clerk's File No. 2025032723 of the Official Public Records Brazoria County (OPRBC); said 18.58 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

BEGINNING at a found 5/8-inch iron rod with cap stamped "Miller Survey" being in the west line of said 706.497 acre tract common with the north corner of a called 6.198 acre tract of land conveyed to 521 Opportunity, LLC by Special Warranty Deed recorded in Clerk's File No. 2024023665 of the Brazoria County Deed Records (BCDR), from which a found 5/8-inch iron rod with cap stamped "Miller Survey" bears South 50°26'09" West, 315.36 feet;

THENCE, departing said common line, over and across said 706.497 acre tract, North 50°26'15" East, 916.49 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, along the west line of proposed Wynserra Section 2, the following five (5) courses and distances:

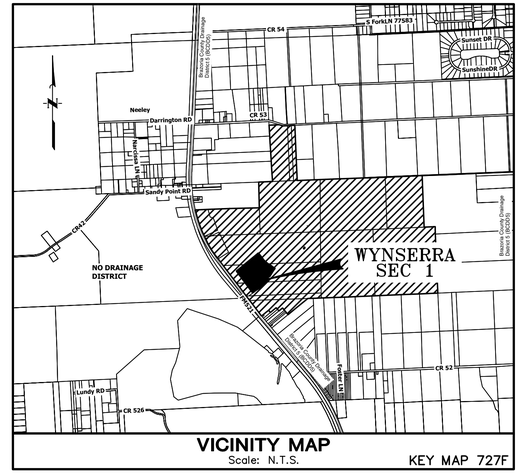
1. South 37°14'03" East, 178.21 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
2. South 37°32'53" East, 119.01 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
3. South 49°29'40" East, 240.64 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner" at the beginning of a non-tangent curve to the right;
4. Along the arc of said non-tangent curve to the right having a radius of 2035.00 feet, a central angle of 00°31'58", an arc length of 18.93 feet, and a long chord bearing North 36°36'42" East, 18.93 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
5. South 53°07'18" East, 195.00 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner" being in the north line of proposed Wynserra STD & Reserves, at the beginning of a non-tangent curve to the left;

THENCE, departing said west line, along the north line of said proposed Wynserra STD & Reserves, the following nine (9) courses and distances:

1. Along the arc of said non-tangent curve to the left having a radius of 1840.00 feet, a central angle of 06°04'46", an arc length of 195.23 feet, and a long chord bearing South 33°50'19" West, 195.14 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
2. South 30°47'56" West, 98.22 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner" at the beginning of a curve to the right;
3. Along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 92°45'15", an arc length of 40.47 feet, and a long chord bearing South 77°10'33" West, 36.19 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
4. South 33°30'47" West, 100.00 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner" at the beginning of a non-tangent curve to the right;
5. Along the arc of said non-tangent curve to the right having a radius of 25.00 feet, a central angle of 92°59'45", an arc length of 40.58 feet, and a long chord bearing South 09°59'20" East, 36.27 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner" at the beginning of a compound curve to the right;
6. Along the arc of said compound curve to the right having a radius of 1460.00 feet, a central angle of 09°53'41", an arc length of 252.13 feet, and a long chord bearing South 41°27'23" West, 251.82 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner" at the beginning of a compound curve to the right;
7. Along the arc of said compound curve to the right having a radius of 650.00 feet, a central angle of 12°44'24", an arc length of 144.53 feet, and a long chord bearing South 52°46'25" West, 144.23 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner" at the beginning of a reverse curve to the left;
8. Along the arc of said reverse curve to the left having a radius of 2000.00 feet, a central angle of 05°57'49", an arc length of 208.17 feet, and a long chord bearing South 56°09'43" West, 208.07 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
9. South 53°10'53" West, 26.77 feet to a found 5/8-inch iron rod with cap stamped "Miller Survey" being the east corner of the aforementioned 6.198 acre tract;

THENCE, North 36°49'12" West, 864.58 feet to the POINT OF BEGINNING, CONTAINING 18.58 acres of land in Brazoria County, Texas.

LOT TYPE TABLE			
PLAT	TYPE I-60'	TYPE II-50'	TYPE III-40'
WYNSERRA SEC 1		81	
TOTAL		81	



VICINITY MAP
Scale: N.T.S.
KEY MAP 727F

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
TOTAL	81	1.50	4.30	4.30	44.44	22.22	26.52		25.02

FINAL PLAT OF
WYNSERRA
SEC 1

A SUBDIVISION OF 18.58 ACRES OF LAND
OUT OF THE
CHESTER S. GORBET SURVEY, A-64

CITY OF IOWA COLONY CITY LIMITS
BRAZORIA COUNTY, TEXAS

81 LOTS 3 RESERVES 3 BLOCKS

JULY 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-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 _____, _____ being an officer of DPR TX 5, LLC, a Delaware Limited Liability Company, owner hereinafter referred to as Owners of the 18.58 acre tract described in the above and foregoing map of Wynserra Sec 1, 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 NEW YORK §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____, 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 New York

_____
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

_____ Date
Lee Walden, P.E.
President

_____ Date
Kerry Osburn
Vice President

_____ Date
Brandon Middleton
Secretary/Treasurer

_____ Date
Dinh V. Ho, P.E.
District Engineer

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 1 as shown hereon.

_____
David Hurst, Chairman

_____
Demond Woods

_____
Brenda Dillon

_____
Terry Hayes

_____
Les Hosey

_____
Robert Wall

_____
De'Angelique Hardeman

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 1 as shown hereon.

_____
Wil Kennedy, Mayor

_____
Margaret Madariaga

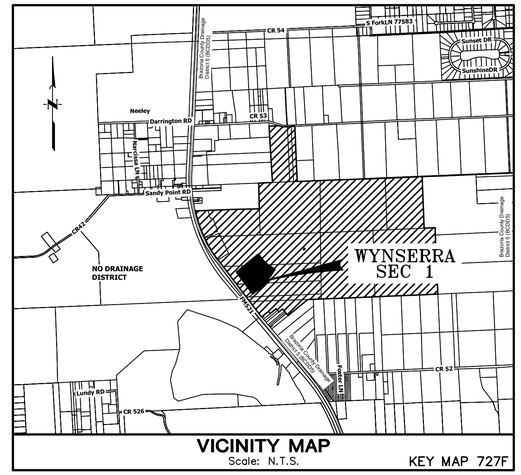
_____
Arnetta Hicks-Murray

_____
Marquette Greene-Scott

_____
Timothy Varlack

_____
Kareem Boyce

_____
Sydney Hargroder



VICINITY MAP
Scale: N.T.S.
KEY MAP 727F

FINAL PLAT OF
WYNSERRA
SEC 1

A SUBDIVISION OF 18.58 ACRES OF LAND
OUT OF THE
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CITY OF IOWA COLONY CITY LIMITS
BRAZORIA COUNTY, TEXAS

81 LOTS 3 RESERVES 3 BLOCKS

JULY 2026

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DRP TX 5, LLC,
a Delaware limited liability company
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ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
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6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

SHEET 3 OF 3

K:\30006\30006-0007-01 Wynserra Section 1 WSD&P\2 Design Phase\Planning\Wynserra Sec 1-PLAT.dwg Oct 22,2026 - 3:45pm kblake

ADICO
CONSULTING ENGINEERS

Thursday, October 22, 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 - Updated
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 third submittal for Wynserra Section 2 Final Plat, received on or about October 20, 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 October 20, 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 Tuesday, October 27, 2026, for consideration at the November 3, 2026, Planning and Zoning Commission meeting.

Following consideration at the Planning and Zoning Commission meeting, the plat will be placed on the November 16, 2026, City Council agenda for consideration.

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

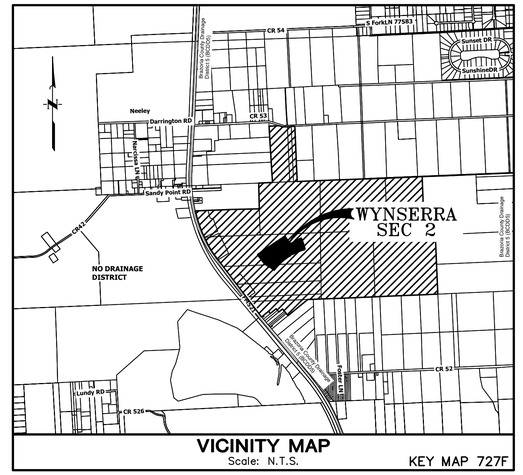
RESTRICTED RESERVE A
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.3858 AC
16,805 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.0872 AC
3,798 Sq. Ft.

RESTRICTED RESERVE C
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.0947 AC
4,126 Sq. Ft.

RESTRICTED RESERVE D
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.5114 AC
22,276 Sq. Ft.





VICINITY MAP
Scale: N.T.S.
KEY MAP 727F

SCALE: 1" = 60'

LEGEND:
AC . . . . . "Acres"
AE . . . . . "Aerial Easement"
BL . . . . . "Building Line"
B.C.D.R. . . . "Brazoria County Deed Records"
C.C.F. . . . . "County Clerk's File"
DE . . . . . "Drainage Easement"
DU . . . . . "Dwelling Unit"
ESMT . . . . . "Easement"
FND . . . . . "Found"
O.P.R.B.C. . . . "Official Public Records, Brazoria County"
No . . . . . "Number"
POB . . . . . "Point of Beginning"
PUE . . . . . "Public Utility Easement"
ROW . . . . . "Right-of-Way"
SSE . . . . . "Sanitary Sewer Easement"
Sq. Ft. . . . . "Square Feet"
STM SE . . . . . "Storm Sewer Easement"
Temp . . . . . "Temporary"
UE . . . . . "Utility Easement"
VOL. _, PG._ . . "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:

1. 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.
2. According to Map No. 48039C0275K 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.
3. 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.
4. All building lines along street rights-of-way are as shown on the plat.
5. Sidewalks must be constructed as part of the issuance of a building permit.
6. No building permits will be issued until all storm drainage improvements, which may include detention, have been constructed.
7. 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.
8. This plat lies within Brazoria County Municipal Utility District No. 90.
9. This plat is subject to the development agreement between Maple Farms Holdings and the City of Iowa Colony, dated August 12, 2024.
10. This plat is subject to approval of adjacent Wynserra Street Dedication and Reserves Sec 1 plat.
11. 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 NOTES:

1. 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.
2. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
3. All property shall drain into the drainage easement only through an approved drainage structure.
4. 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.
5. The property identified in the foregoing plat lies with Brazoria County Drainage District #5.
6. 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.
7. 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 replat and/or redesign of the system may be necessary.
8. Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
9. All storm water drainage pipes, culverts, tiles or other (including driveway culverts) will be a minimum of 24" I.D. or equal.
10. 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.
11. 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 with Brazoria County Drainage District #5's lock.
12. Prohibited use of "metal" pipe in storm water/sewer applications (see District Resolution No. 2007-08).
13. Prohibited use of "rip-rap" in storm water/sewer applications (District policy).
14. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
15. 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.
16. 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.
17. 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

JULY 2026

OWNER
DRP TX 5, LLC,
a Delaware limited liability company
520 MADISON AVE, 21st FLOOR
NEW YORK, NY 10022
713-783-6702

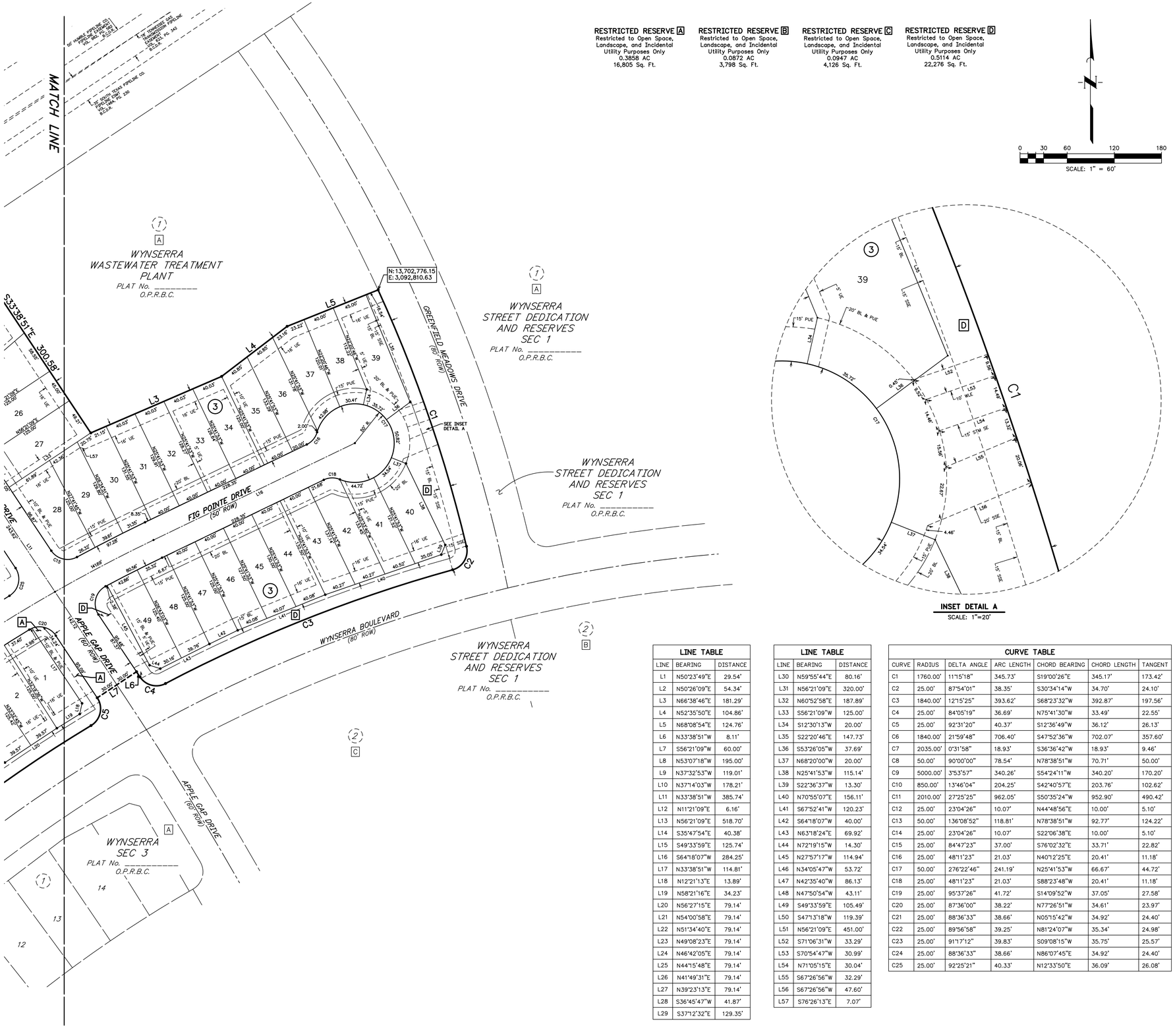
ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

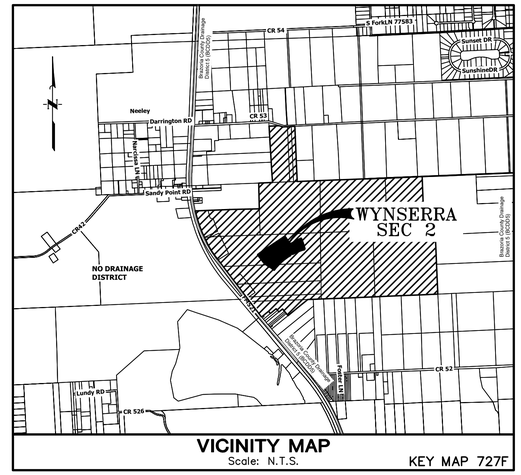
RESTRICTED RESERVE A
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.3858 AC
16,805 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.0872 AC
3,798 Sq. Ft.

RESTRICTED RESERVE C
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.0947 AC
4,126 Sq. Ft.

RESTRICTED RESERVE D
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.5114 AC
22,276 Sq. Ft.





VICINITY MAP
Scale: N.T.S.
KEY MAP 727F

LEGEND:
AC . . . . . "Acres"
AE . . . . . "Aerial Easement"
BL . . . . . "Building Line"
B.C.D.R. . . . . "Brazoria County Deed Records"
C.C.F. . . . . "County Clerk's File"
DE . . . . . "Drainage Easement"
DU . . . . . "Dwelling Unit"
ESMT . . . . . "Easement"
FND . . . . . "Found"
O.P.R.B.C. . . . "Official Public Records, Brazoria County"
No . . . . . "Number"
POB . . . . . "Point of Beginning"
PUE . . . . . "Public Utility Easement"
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(1) . . . . . "Block Number"
● . . . . . "Set 3/4-inch Iron Rod with cap stamped "Quiddity Eng. Property Corner" as per certification"
⌐ . . . . . "Street Name Break"

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	N56°27'15"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'
L57	S76°26'13"E	7.07'

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'

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**

JULY 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-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

LOT SUMMARY TABLE

BLOCK	LOT	AREA
1	1	5,302
1	2	5,124
1	3	5,124
1	4	5,124
1	5	5,124
1	6	5,124
1	7	5,124
1	8	5,124
1	9	5,124
1	10	5,124
1	11	5,124
1	12	5,124
1	13	5,124
1	14	5,124
1	15	5,124
1	16	5,124
1	17	5,124
1	18	5,424

BLOCK	LOT	AREA
2	1	6,185
2	2	5,399
2	3	5,626
2	4	5,761
2	5	5,987
2	6	5,989
2	7	7,019

BLOCK	LOT	AREA
3	1	5,919
3	2	5,295
3	3	5,223
3	4	5,160
3	5	5,111
3	6	5,075
3	7	5,052
3	8	5,031
3	9	5,000
3	10	5,000
3	11	5,000
3	12	4,950
3	13	4,850
3	14	4,800
3	15	4,800
3	16	4,800
3	17	4,800
3	18	4,800
3	19	4,800
3	20	4,800
3	21	4,791
3	22	5,988
3	23	9,635
3	24	9,214
3	25	6,207
3	26	5,625
3	27	6,151
3	28	6,664
3	29	5,202
3	30	5,355
3	31	5,229
3	32	5,164
3	33	5,098
3	34	5,033
3	35	5,166
3	36	5,437
3	37	5,238
3	38	4,884
3	39	6,967
3	40	5,721
3	41	4,969
3	42	5,555
3	43	5,393
3	44	5,250
3	45	5,150
3	46	5,050
3	47	5,000
3	48	5,119
3	49	5,149

BLOCK	LOT	AREA
4	1	6,013
4	2	4,775
4	3	4,802
4	4	4,867
4	5	4,917
4	6	5,002
4	7	5,122
4	8	5,276
4	9	5,466
4	10	5,693
4	11	5,926
4	12	5,979
4	13	7,609
4	14	6,878
4	15	5,305
4	16	5,594
4	17	5,649
4	18	5,649
4	19	6,973
4	20	6,448
4	21	5,186
4	22	4,929
4	23	4,800
4	24	4,800
4	25	4,800
4	26	4,800
4	27	4,800
4	28	4,800
4	29	4,800
4	30	4,800
4	31	4,800
4	32	4,800
4	33	5,986

LOT TYPE TABLE			
PLAT	TYPE I–60'	TYPE II–50'	TYPE III–40'
WYNSERRA SEC 1		81	
WYNSERRA SEC 2			107
TOTAL		81	107

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

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 17.83 acre tract of land situated in the Chester S Gorbet Survey, Abstract No. 64 in Brazoria County, Texas, being out of a called 706.497 acre tract of land conveyed to DRP TX 5, LLC. by Special Warranty Deed recorded in Clerk's File No. 2025032723 of the Official Public Records Brazoria County (OPRBC); said 17.83 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

COMMENCING at a found 5/8–inch iron rod with cap stamped "Miller Survey" being in the west line of said 706.497 acre tract common with the north corner of a called 6.198 acre tract of land conveyed to 521 Opportunity, LLC by Special Warranty Deed recorded in Clerk's File No. 2024023665 of the Brazoria County Deed Records (BCDR) and the west corner of proposed Wynserra Section 1, from which a found 5/8–inch iron rod with cap stamped "Miller Survey" bears South 36°49'12" East, 864.58 feet;

THENCE, North 50°26'15" East, departing said west line, along the north line of said proposed Section 1, 916.49 feet to the POINT OF BEGINNING of the herein described tract;

THENCE, over and across said 706.497 acre tract, the following three (3) courses and distances:

1. North 50°23'49" East, 29.54 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";
2. North 50°26'09" East, 54.34 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";
3. North 56°21'09" East, 984.84 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being the west corner of proposed Wynserra Wastewater Treatment Plant;

THENCE, South 33°38'51" East, along the west line of said proposed Wynserra Wastewater Treatment Plant, 300.58 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being the south corner of said proposed Wastewater Treatment Plant;

THENCE, departing said west line, along the south line of said Wastewater Treatment Plant, the following three (3) courses and distances:

1. North 66°38'46" East, 181.29 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";
2. North 52°35'50" East, 104.86 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";
3. North 68°08'54" East, 124.76 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being the east corner of said Waste Water Treatment Plant, at the beginning of a non–tangent curve to the right;

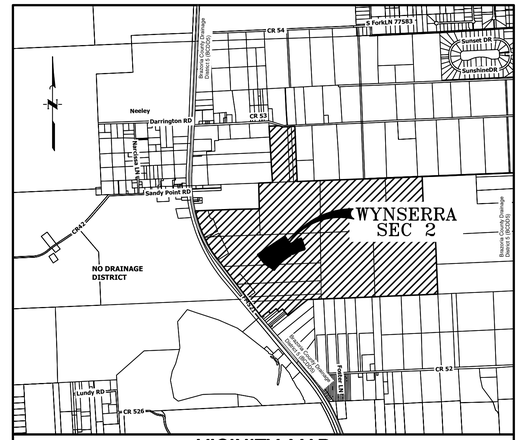
THENCE, along the west line of proposed Wynserra STD & Reserves, along the arc of said non–tangent curve to the right having a radius of 1760.00 feet, a central angle of 11°15'18", an arc length of 345.73 feet, and a long chord bearing South 19°00'26" East, 345.17 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" at the beginning of a compound curve to the right;

THENCE, along the north line of said STD & Reserves, the following seven (7) courses and distances:

1. Along the arc of said compound curve to the right having a radius of 25.00 feet, a central angle of 87°54'01", an arc length of 38.35 feet, and a long chord bearing South 30°34'14" West, 34.70 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" at the beginning of a reverse curve to the left;
2. Along the arc of said reverse curve to the left having a radius of 1840.00 feet, a central angle of 12°15'25", an arc length of 393.62 feet, and a long chord bearing South 68°23'32" West, 392.87 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" at the beginning of a reverse curve to the right;
3. Along the arc of said reverse curve to the right having a radius of 25.00 feet, a central angle of 84°05'19", an arc length of 36.69 feet, and a long chord bearing North 75°41'30" West, 33.49 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";
4. North 33°38'51" West, 8.11 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";
5. South 56°21'09" West, 60.00 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" at the beginning of non–tangent curve to the right;
6. Along the arc of said non–tangent curve to the right having a radius of 25.00 feet, a central angle of 92°31'20", an arc length of 40.37 feet, and a long chord bearing South 12°36'49" West, 36.12 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" at the beginning of a reverse curve to the left;
7. Along the arc of said reverse curve to the left having a radius of 1840.00 feet, a central angle of 21°59'48", an arc length of 706.40 feet, and a long chord bearing South 47°52'36" West, 702.07 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being the east corner of proposed Wynserra Section 1;

THENCE, along the east line of said proposed section 1, the following five (5) courses and distances:

1. North 53°07'18" West, 195.00 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" at the beginning of non–tangent curve to the left;
2. Along the arc of said non–tangent curve to the left having a radius of 2035.00 feet, a central angle of 00°31'58", an arc length of 18.93 feet, and a long chord bearing South 36°36'42" West, 18.93 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";
3. North 49°29'40" West, 240.64 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";
4. North 37°32'53" West, 119.01 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";
5. North 37°14'03" West, 178.21 feet to the POINT OF BEGINNING, CONTAINING 17.83 acres of land in Brazoria County, Texas.



VICINITY MAP
Scale: N.T.S. KEY MAP 727F

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

JULY 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-26290 & 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 NEW YORK §

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 New York

_____
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

_____ Date
Lee Walden, P.E.
President

_____ Date
Kerry Osburn
Vice President

_____ Date
Brandon Middleton
Secretary/Treasurer

_____ Date
Dinh V. Ho, P.E.
District Engineer

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

_____
Demond Woods

_____
Brenda Dillon

_____
Terry Hayes

_____
Les Hosey

_____
Robert Wall

_____
De'Angelique Harderman

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

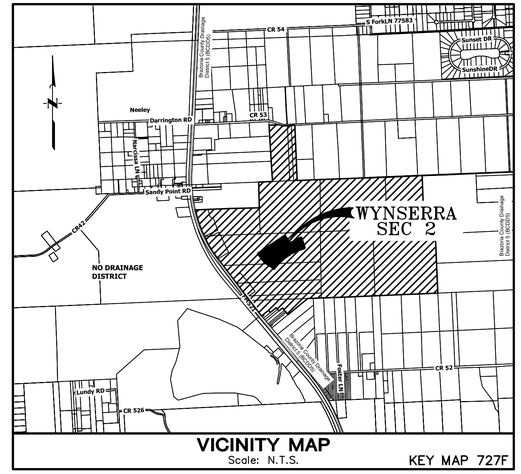
_____
Arnetta Hicks-Murray

_____
Marquette Greene-Scott

_____
Timothy Varlack

_____
Kareem Boyce

_____
Sydney Hargroder



VICINITY MAP
Scale: N.T.S.
KEY MAP 727F

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

JULY 2026

OWNER
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a Delaware limited liability company
520 MADISON AVE, 21st FLOOR
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6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

SHEET **4** OF **4**

ADICO
CONSULTING ENGINEERS

Thursday, October 22, 2026

David Morales
Quiddity Engineering, LLC
1575 Sawdust Road, Suite 400
Woodlands, TX 77380
dmorales@quiddity.com

Re: Wynserra Section 3 Final Plat
+/-26.57 acres, Chester S. Gorbet Survey, Abstract No. 64, City of Iowa Colony, Brazoria County, Texas
Letter of Recommendation to Approve - Updated
COIC Project No. 8495
ALLC Project No. 710-26-002-043

Dear Mr. Morales:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal for Wynserra Section 3 Final Plat, received on or about October 20, 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 October 20, 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 Tuesday, October 27, 2026, for consideration at the November 3, 2026, Planning and Zoning Commission meeting.

Following consideration at the Planning and Zoning Commission meeting, the plat will be placed on the November 16, 2026, City Council agenda for consideration.

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: 710-26-002-043

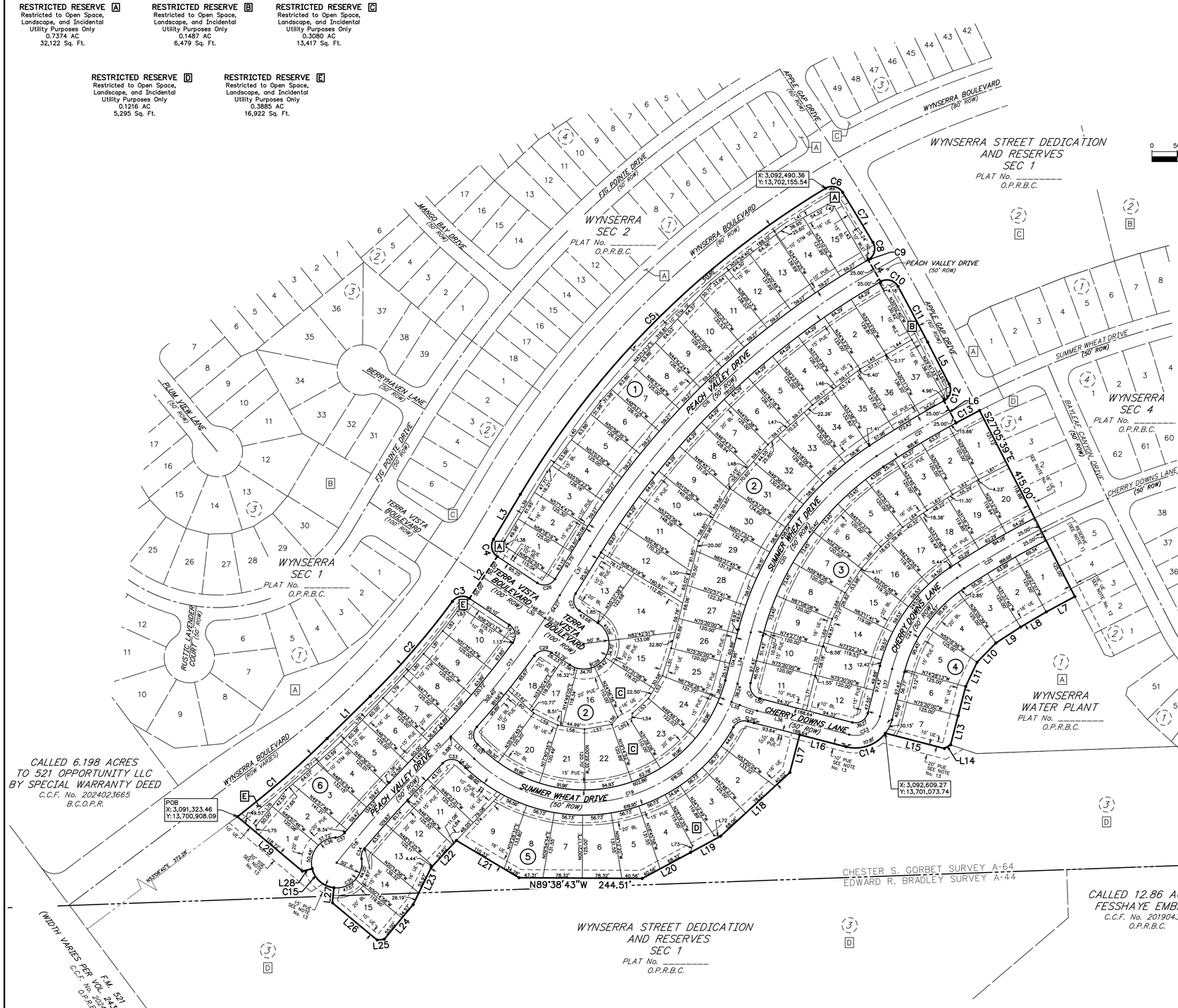
RESTRICTED RESERVE A
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.7374 AC
32,122 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.1487 AC
6,479 Sq. Ft.

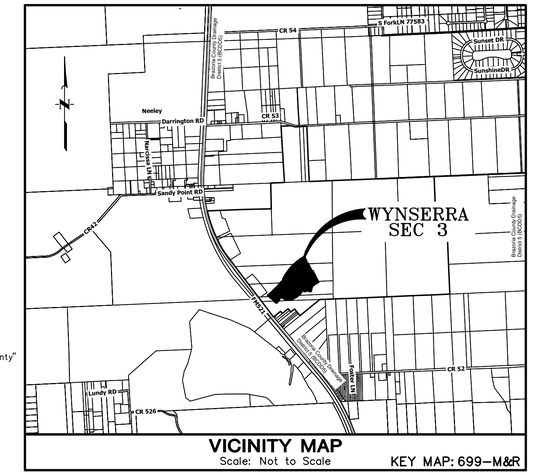
RESTRICTED RESERVE C
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.3080 AC
13,417 Sq. Ft.

RESTRICTED RESERVE D
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.1216 AC
5,295 Sq. Ft.

RESTRICTED RESERVE E
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.3885 AC
16,922 Sq. Ft.



LEGEND:
AC . . . . . "Acres"
A.E. . . . . "Aerial Easement"
BL . . . . . "Building Line"
C.C.F. . . . . "County Clerk's File"
DU . . . . . "Dwelling Unit"
ESMT. . . . . "Easement"
FC . . . . . "Film Code"
FND . . . . . "Found"
O.P.R.B.C. . . . . "Official Public Records, Brazoria County"
No. . . . . "Number"
POB . . . . . "Point of Beginning"
PUE . . . . . "Public Utility Easement"
ROW . . . . . "Right-of-Way"
SSE . . . . . "Sanitary Sewer Easement"
Sq. Ft. . . . . "Square Feet"
STM SE . . . . . "Storm Sewer Easement"
TMP . . . . . "Temporary"
UE . . . . . "Utility Easement"
Vol _ Pg _ . . . "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"



GENERAL NOTES:

1. One–foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of street where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re–subdivided in a recorded plat, the one–foot reserve shall thereupon become vested in the public for street right–of–way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2. 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.
3. According to Map No. 48039C0275K 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.
4. 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.
5. All building lines along street rights–of–way are as shown on the plat.
6. Sidewalks must be constructed as part of the issuance of a building permit.
7. No building permits will be issued until all storm drainage improvements, which may include detention, have been constructed.
8. 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.
9. This plat is subject to the development agreement between Maple Farms Holdings and the City of Iowa Colony, dated August 12, 2024.
10. This plat lies within Brazoria County Municipal Utility District No. 90.
11. This plat is subject to approval of adjacent Wynserra Street Dedication and Reserves Sec 1 plat.
12. Utility Easements to be dedicated with adjacent Wynserra Sec 4 Plat.
13. Utility Easement to be dedicated with adjacent Wynserra Street Dedication and Reserves Sec 1
14. This plat contains Type I, II, and 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 GENERAL NOTES

1. Slab elevations (finished floor) shall be a minimum of two (2) feet above the Base Flood Elevation (BFE) or two (2) feet above natural grade, whichever is greater.
2. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
3. All property shall drain into the drainage easement only through an approved drainage structure.
4. 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.
5. The property identified in the foregoing plat lies with Brazoria County Drainage District #5.
6. 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.
7. 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 replat and/or redesign of the system may be necessary.
8. Other than shown heron, there are no pipeline easements or pipelines within the boundaries of this plat.
9. All storm water drainage pipes, culverts, tiles or other (including driveway culverts) will be minimum 24" I.D. or equal.
10. 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.
11. 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 with Brazoria County Drainage District #5's lock.
12. Prohibited use of "metal" pipe in storm water/sewer applications (see District Resolution No 2007–08).
13. Prohibited use of "rip–rap" in storm water/sewer applications (District policy).
14. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
15. 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.
16. 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.
17. 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 3

A SUBDIVISION OF 26.57 ACRES OF LAND
OUT OF THE
CHESTER S. GORBET SURVEY, A-64
CITY OF IOWA COLONY CITY LIMITS
BRAZORIA COUNTY, TEXAS

104 LOTS 5 RESERVES 6 BLOCKS

JULY 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-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 26.57 acre tract of land situated in the Chester S Gorbet Survey, Abstract No. 64 in Brazoria County, Texas, being out of a called 706.497 acre tract of land conveyed to DRP TX 5, LLC. by Special Warranty Deed recorded in Clerk's File No. 2025032723 of the Brazoria County Official Public Records (BCOPR) said 26.57 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

COMMENCING at a set Concrete Monument being a southern corner of said 706.497 acre tract, being common with the northeast line of F.M. 521 (right-of-way varies) as recorded in Volume 243, Pages 193 and 194 of the Brazoria County Deed Records (BCDR), and being the northwest corner of a called 50 foot by 75 foot tract to Stella Smith by Volume 570, Page 471 BCDR;

THENCE, North 40°22'41"West, along the southwest line of said 706.497 acre tract common with said northeast line of F.M. 521, 53.45 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 38°45'52"West, continuing along said common line, 353.37 feet to a set 3/4-inch iron pipe;

THENCE, North 36°49'12"West, 235.38 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner"being at the beginning of a curve to the right;

THENCE, along the arc of said non-tangent curve to the right having a radius of 35.00 feet, a central angle of 90°00'04", an arc length of 54.98 feet, and a long chord bearing North 08°10'50" East, 49.50 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 53°10'48"East, 306.77 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner"at the beginning of a non-tangent curve to the left;

THENCE, along the arc of said non-tangent curve to the left having a radius of 2000.00 feet, a central angle of 00°52'26", an arc length of 30.50 feet, and a long chord bearing North 52°44'35" East, 30.50 feet to a the POINT OF BEGENNING of the herein described tract;

THENCE, along the south right-of-way line of proposed Wynserra Boulevard (right-of-way varies) the following eight (8) course:

1. Along the arc of said non-tangent curve to the left having a radius of 2000.00 feet, a central angle of 06°46'13", an arc length of 236.32 feet, and a long chord bearing North 48°55'16" East, 236.19 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
2. North 45°32'10" East, 119.62 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner"being at the beginning of a curve to the left;
3. Along the arc of said curve to the left having a radius of 1540.00 feet, a central angle of 09°16'34", an arc length of 249.32 feet, and a long chord bearing North 40°53'53" East, 249.05 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner"at the beginning of a reverse curve to the right;
4. Along the arc of said reverse curve to the right having a radius of 25.00 feet, a central angle of 87°15'11", an arc length of 38.07 feet, and a long chord bearing North 79°53'12" East, 34.50 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
5. North 33°30'47" East, 100.00 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner"being at the beginning of a non-tangent curve to the right;
6. Along the arc of said non-tangent curve to the right having a radius of 25.00 feet, a central angle of 87°17'09", an arc length of 38.09 feet, and a long chord bearing North 12°50'37" West, 34.51 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
7. North 30°47'56" East, 104.38 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner"being at the beginning of a curve to the right;
8. Along the arc of said curve to the right having a radius of 1760.00 feet, a central angle of 28°12'47", an arc length of 866.64 feet, and a long chord bearing North 44°54'19" East, 857.91 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner"being in the west line of proposed Apple Gap Drive (60 foot right-of-way) being at the beginning of a compound curve to the right;

THENCE, along said west line of proposed Apple Gap Drive the following ten (10) courses and distances:

1. Along the arc of said compound curve to the right having a radius of 25.00 feet, a central angle of 88°57'38", an arc length of 38.82 feet, and a long chord bearing South 76°30'28" East, 35.03 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner"at the beginning of a compound curve to the right;
2. Along the arc of said compound curve to right having a radius of 3970.00 feet, a central angle of 01°40'23", an arc length of 115.92 feet, and a long chord bearing South 31°11'28"East, 115.92 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner"being at the beginning of a non-tangent curve to the right;
3. Along the arc of said non-tangent curve to the right having a radius of 25.00 feet, a central angle of 90°28'39", an arc length of 39.48 feet, and a long chord bearing South 14°53'03" West, 35.50 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner"being at the beginning of a reverse curve;
4. Along the arc of said reverse curve to the left having a radius of 1625.01 feet, a central angle of 00°00'58", an arc length of 0.46 feet, and a long chord bearing South 60°06'53" West, 0.46 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
5. South 29°53'36" East, 50.00 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner"being at the beginning of a non-tangent curve to the right;
6. Along the arc of said non-tangent curve to the right having a radius of 25.00 feet, a central angle of 90°59'28", an arc length of 39.70 feet, and a long chord bearing South 74°23'52" East, 35.66 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner"being at the beginning of a compound curve;
7. Along the arc of said compound curve to the right having a radius of 3970.00 feet, a central angle of 01°48'29", an arc length of 125.28 feet, and a long chord bearing South 27°59'53" East, 125.27 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
8. South 27°05'39" East, 93.50 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner"being at the beginning of a non-tangent curve to the right;
9. Along the arc of said non-tangent curve to the right having a radius of 24.97 feet, a central angle of 88°36'09", an arc length of 38.61 feet, and a long chord bearing South 17°08'14" West, 34.88 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
10. South 28°37'53" East, 50.00 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner"being at the beginning of a non-tangent curve to the right;

THENCE, along the arc of said non-tangent curve to the right having a radius of 1975.00 feet, a central angle of 01°32'15", an arc length of 52.99 feet, and a long chord bearing North 62°08'14" East, 52.99 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 27°05'39" East, 415.00 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, along the northwest line of Proposed Wynserra Water Plant No. 1 the following six (6) courses and distances:

1. South 61°43'37" West, 64.19 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
2. South 59°27'36" West, 59.24 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
3. South 57°09'20" West, 58.46 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
4. South 44°18'43" West, 53.33 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
5. South 25°07'25" West, 53.33 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
6. South 14°30'45" West, 119.65 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, along the south line of said proposed Wynserra Sec 3 the following nineteen (19) courses and distances:

1. South 59°30'00" West, 14.14 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
2. North 75°30'00" West, 120.98 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner"being at the beginning of a non-tangent curve to the right;
3. Along the arc of said non-tangent curve to the right having a radius of 75.00 feet, a central angle of 66°58'05", an arc length of 87.66 feet, and a long chord bearing South 71°00'57" West, 82.76 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
4. North 75°30'00" West, 95.00 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
5. South 14°30'00" West, 77.48 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
6. South 47°25'41" West, 186.69 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
7. South 61°37'51" West, 67.89 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
8. South 61°40'25" West, 108.88 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
9. North 89°38'43" West, 244.51 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
10. North 59°15'17" West, 144.61 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
11. South 43°03'23" West, 73.34 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
12. South 25°55'29" West, 82.16 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
13. South 39°45'02" West, 89.57 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
14. South 84°45'02" West, 14.14 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
15. North 50°14'58" West, 115.50 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
16. North 06°03'31" East, 30.00 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner"being at the beginning of a non-tangent curve to the right;
17. Along the arc of said non-tangent curve to the right having a radius of 50.00 feet, a central angle of 70°04'38", an arc length of 61.15 feet, and a long chord bearing North 48°54'10" West, 57.41 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
18. South 76°08'09" West, 20.00 feet to a set 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
19. North 49°57'46" West, 168.29 feet to the POINT OF BEGINNING, CONTAINING 26.57 acres of land in Brazoria County, Texas.

LOT SUMMARY TABLE

BLOCK	LOT	AREA
1	1	7,649
1	2	7,602
1	3	7,764
1	4	7,719
1	5	7,719
1	6	7,812
1	7	7,719
1	8	7,719
1	9	7,868
1	10	8,168
1	11	8,524
1	12	8,505
1	13	8,559
1	14	8,646
1	15	8,359

BLOCK	LOT	AREA
2	1	8,046
2	2	7,872
2	3	7,765
2	4	7,765
2	5	7,765
2	6	7,765
2	7	7,846
2	8	8,008
2	9	8,376
2	10	8,880
2	11	9,737
2	12	11,878
2	13	8,843
2	14	13,770
2	15	9,258
2	16	8,842
2	17	6,298
2	18	5,931
2	19	8,672
2	20	8,847
2	21	8,860
2	22	9,162
2	23	8,834
2	24	8,929
2	25	7,916
2	26	7,306
2	27	7,629
2	28	8,083
2	29	8,576
2	30	8,558
2	31	8,496
2	32	8,404
2	33	8,309
2	34	8,454
2	35	8,303
2	36	8,426
2	37	8,260

BLOCK	LOT	AREA
3	1	8,036
3	2	7,383
3	3	7,383
3	4	7,714
3	5	7,931
3	6	7,931
3	7	7,931
3	8	7,931
3	9	7,931
3	10	7,302
3	11	8,410
3	12	8,548
3	13	7,738
3	14	8,369
3	15	8,372
3	16	8,378
3	17	8,339
3	18	7,719
3	19	7,722
3	20	7,930

BLOCK	LOT	AREA
4	1	8,360
4	2	7,713
4	3	7,932
4	4	9,394
4	5	9,394
4	6	7,597
4	7	8,758

BLOCK	LOT	AREA
5	1	11,962
5	2	8,629
5	3	8,451
5	4	8,514
5	5	9,216
5	6	8,564
5	7	8,564
5	8	9,319
5	9	10,608
5	10	8,700
5	11	7,526
5	12	7,501
5	13	8,016
5	14	7,795
5	15	8,364

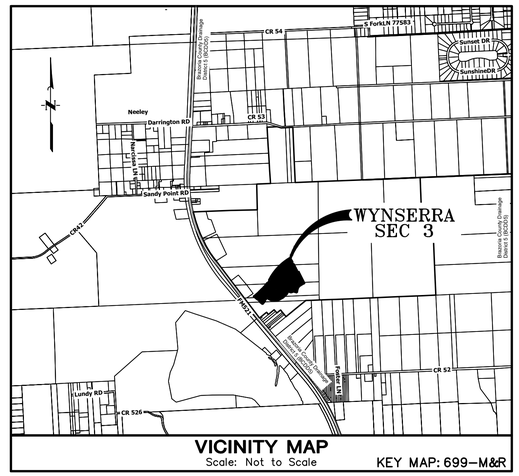
BLOCK	LOT	AREA
6	1	7634
6	2	7952
6	3	8385
6	4	7872
6	5	7519
6	6	7500
6	7	7583
6	8	7713
6	9	7713
6	10	7915

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N45°32'10"E	119.62'
L2	N33°30'47"E	100.00'
L3	N30°47'56"E	104.38'
L4	S29°53'36"E	50.00'
L5	S27°05'39"E	93.50'
L6	S28°37'53"E	50.00'
L7	S61°43'37"W	64.19'
L8	S59°27'36"W	59.24'
L9	S57°09'20"W	58.46'
L10	S44°18'43"W	53.33'
L11	S25°07'25"W	53.33'
L12	S14°31'29"W	59.65'
L13	S14°30'00"W	60.00'
L14	S59°30'00"W	14.14'
L15	N75°30'00"W	120.98'
L16	N75°30'00"W	95.00'
L17	S14°30'00"W	77.48'
L18	S47°25'41"W	186.69'
L19	S61°37'51"W	67.89'
L20	S61°40'25"W	108.88'
L21	N59°15'17"W	144.61'
L22	S43°03'23"W	73.34'
L23	S25°55'29"W	82.16'
L24	S39°45'02"W	89.57'
L25	S84°45'02"W	14.14'
L26	N50°14'58"W	115.50'
L27	N06°03'31"E	30.00'
L28	S76°08'09"W	20.00'
L29	N49°57'46"W	168.29'
L30	N56°29'13"W	238.99'
L31	S31°41'41"W	115.08'
L32	S43°36'29"W	149.23'
L33	N46°23'31"W	64.29'
L34	N14°30'00"E	104.96'
L35	S68°32'38"E	17.47'
L36	N75°30'00"W	188.64'
L37	N14°30'00"E	97.43'
L38	S12°23'46"E	14.36'
L39	S31°41'41"W	159.64'
L40	S36°56'01"W	175.91'
L41	S61°50'34"W	93.27'
L42	N75°04'38"W	14.14'

LINE TABLE		
LINE	BEARING	DISTANCE
L43	N30°04'38"W	125.00'
L44	N59°51'40"E	58.98'
L45	N61°06'06"E	59.28'
L46	N52°56'21"E	118.34'
L47	N48°15'42"E	118.34'
L48	N40°56'12"E	115.15'
L49	N30°32'48"E	121.56'
L50	N14°30'00"E	219.45'
L51	N17°43'00"E	57.22'
L52	N31°22'38"E	53.08'
L53	N47°06'32"E	43.40'
L54	N07°43'43"E	15.46'
L55	S61°55'59"W	48.53'
L56	N38°50'13"E	18.73'
L57	S79°55'44"W	55.14'
L58	N81°37'35"W	53.50'
L59	N63°32'57"W	53.58'
L60	N47°51'35"W	68.39'
L61	S62°54'21"W	64.47'
L62	S59°59'42"W	59.52'
L63	S58°09'24"W	59.52'
L64	S55°21'57"W	58.70'
L65	S48°28'58"W	58.09'
L66	S41°09'48"W	58.09'
L67	S33°50'38"W	58.09'
L68	S26°31'29"W	58.09'
L69	S19°12'19"W	58.09'
L70	S14°34'22"W	59.73'
L71	S13°57'05"W	71.00'
L72	N83°23'34"W	13.07'
L73	S16°40'25"W	14.14'
L74	N43°24'35"E	127.93'
L75	S04°57'46"E	14.14'
L76	S40°02'14"W	92.55'
L77	S49°00'08"W	145.32'
L78	S43°36'29"W	120.38'
L79	S43°26'41"W	59.71'
L80	S41°40'25"W	59.24'
L81	S39°29'52"W	59.24'
L82	S37°20'22"W	48.29'
L83	S80°25'35"W	14.61'
L84	S89°24'21"W	11.18'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	2000.00'	6°46'13"	236.32'	N48°55'16"E	236.19'	118.30'
C2	1540.00'	9°16'34"	249.32'	N40°53'53"E	249.05'	124.94'
C3	25.00'	87°15'11"	38.07'	N79°53'12"E	34.50'	23.83'
C4	25.00'	87°17'09"	38.09'	N12°50'37"W	34.51'	23.84'
C5	1760.00'	28°12'47"	866.64'	N44°54'19"E	857.91'	442.29'
C6	25.00'	88°57'38"	38.82'	S76°30'28"E	35.03'	24.55'
C7	3970.00'	1°40'23"	115.92'	S31°11'28"E	115.92'	57.96'
C8	25.00'	90°28'39"	39.48'	S14°53'03"W	35.50'	25.21'
C9	1625.00'	0°00'58"	0.46'	S60°06'53"W	0.46'	0.23'
C10	25.00'	90°59'28"	39.70'	S74°23'52"E	35.66'	25.44'
C11	3970.00'	1°48'29"	125.28'	S27°59'53"E	125.27'	62.64'
C12	24.97'	88°36'09"	38.61'	S17°08'14"W	34.88'	24.37'
C13	1975.00'	1°32'15"	52.99'	N62°08'14"E	52.99'	26.50'
C14	75.00'	66°58'05"	87.66'	S71°00'57"W	82.76'	49.61'
C15	50.00'	70°04'38"	61.15'	N48°54'10"W	57.41'	35.06'
C16	1600.00'	28°24'43"	793.41'	S45°54'03"W	785.31'	405.04'
C17	1710.00'	11°54'48"	355.55'	N37°39'05"E	354.91'	178.42'
C18	2000.00'	5°23'18"	188.09'	S40°54'49"W	188.02'	94.11'
C19	315.00'	119°06'28"	654.83'	N74°03'14"E	543.13'	535.92'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C20	600.00'	41°59'24"	439.72'	S35°29'42"W	429.94'	230.26'
C21	2000.00'	4°52'43"	170.29'	S58°55'45"W	170.24'	85.20'
C22	300.00'	6°57'22"	36.42'	S72°01'19"E	36.40'	18.23'
C23	50.00'	90°00'00"	78.54'	N59°30'00"E	70.71'	50.00'
C24	310.00'	41°59'24"	227.19'	S35°29'42"W	222.14'	118.97'
C25	1710.00'	6°24'57"	191.48'	S59°41'53"W	191.38'	95.84'
C26	25.00'	91°49'06"	40.06'	N77°36'14"E	35.91'	25.81'
C27	25.00'	88°10'54"	38.48'	S12°23'46"E	34.79'	24.22'
C28	50.00'	180°00'00"	157.08'	N33°30'48"E	100.00'	
C29	25.00'	87°33'28"	38.20'	S79°44'04"W	34.59'	23.96'
C30	25.00'	88°20'36"	38.55'	S02°13'13"E	34.84'	24.29'
C31	25.00'	89°41'18"	39.13'	S30°20'39"E	35.26'	24.86'
C32	25.00'	77°31'34"	33.83'	S67°53'56"W	31.31'	20.07'
C33	25.00'	90°00'00"	39.27'	S88°36'29"W	35.36'	25.00'
C34	25.00'	49°00'21"	21.38'	S15°20'19"W	20.74'	11.39'
C35	50.00'	105°13'23"	91.82'	N43°26'50"E	79.45'	65.42'
C36	50.00'	101°04'09"	88.20'	S36°40'14"W	77.20'	60.73'
C37	25.00'	47°24'13"	20.68'	N63°30'12"E	20.10'	10.98'
C38	25.00'	92°35'22"	40.40'	N10°11'31"W	36.15'	26.16'



VICINITY MAP

Scale: Not to Scale KEY MAP: 699-M&R

LOT TYPE TABLE			
PLAT	TYPE I-60'	TYPE II-50'	TYPE III-40'
WYNSERRA SEC 1		81	
WYNSERRA SEC 2			107
WYNSERRA SEC 3	100	2	2
TOTAL	100	83	109

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
WYNSERRA SEC 3	104	1.93	1.71	1.71	0.00	0.00	0.32	0.22	23.90
TOTAL	292	5.41	7.09	7.09	44.44	22.22	29.31		23.90

FINAL PLAT OF WYNSERRA SEC 3

A SUBDIVISION OF 26.57 ACRES OF LAND OUT OF THE CHESTER S. GORBET SURVEY, A-64 CITY OF IOWA COLONY CITY LIMITS BRAZORIA COUNTY, TEXAS

104 LOTS 5 RESERVES 6 BLOCKS

JULY 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-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

K:\30006\30006-0009-01 Wynserra Section 3 WSD&P\2 Design Phase\Planning\WYNSERRA SEC 3 - PLAT.dwg Oct 22,2026 - 3:40pm kblake

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, DRP TX 5, LLC, a delaware limited liability company, acting by and through _____, _____, being an officer of DRP TX 5, LLC, a delaware limited liability company, owner hereinafter referred to as Owners of the 26.57 acre tract described in the above and foregoing map of Wynserra Sec 3, 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 New York §

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 New York

_____
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. Date
President

_____ _____
Kerry Osburn Date
Vice President

_____ _____
Brandon Middleton Date
Secretary/Treasurer

_____ _____
Dinh V. Ho, P.E. Date
District Engineer

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 3 as shown hereon.

_____ _____
David Hurst, Chairman

_____ _____
Demond Woods

_____ _____
Brenda Dillon

_____ _____
Terry Hayes

_____ _____
Les Hosey

_____ _____
Robert Wall

_____
De'Angelique Hardeman

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 3 as shown hereon.

_____ _____
Wil Kennedy, Mayor

_____ _____
Margaret Madariaga

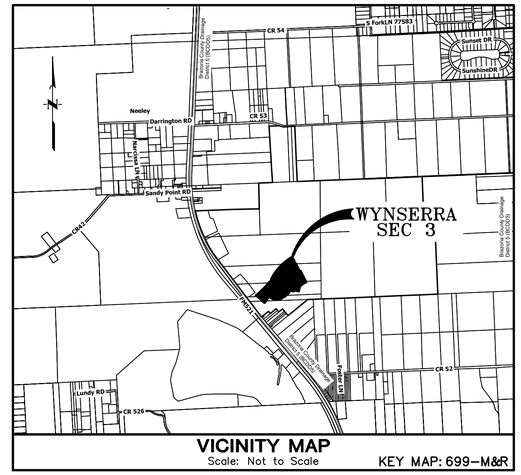
_____ _____
Arnetta Hicks-Murray

_____ _____
Marquette Greene-Scott

_____ _____
Timothy Varlack

_____ _____
Kareem Boyce

_____
Sydney Hargroder



VICINITY MAP
Scale: Not to Scale
KEY MAP: 699-M&R

FINAL PLAT OF
WYNSERRA
SEC 3
A SUBDIVISION OF 26.57 ACRES OF LAND
OUT OF THE
CHESTER S. GORBET SURVEY, A-64
CITY OF IOWA COLONY CITY LIMITS
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104 LOTS 5 RESERVES 6 BLOCKS

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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

ADICO
CONSULTING ENGINEERS

Thursday, October 22, 2026

David Morales
Quiddity Engineering, LLC
1575 Sawdust Road, Suite 400
The Woodlands, TX 77380
dmorales@quiddity.com

Re: Wynserra Section 4 Final Plat
Letter of Recommendation to Approve
COIC Project No. 8709
ALLC Project No. 710-26-002-051

Dear Mr. Morales:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Wynserra Section 4 Final Plat, being +/-24.30 acres out of the Chester S. Gorbet Survey, Abstract No. 64, located in the City of Iowa Colony, Brazoria County, Texas, received on or about October 22, 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 October 22, 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 Tuesday, October 27, 2026, for consideration at the November 3, 2026, Planning and Zoning Commission meeting.

Following consideration at the Planning and Zoning Commission meeting, the plat will be placed on the November 16, 2026, City Council agenda for consideration.

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: 710-26-002-051

APPROVED, ADICO, LLC, 10222026

LEGEND:

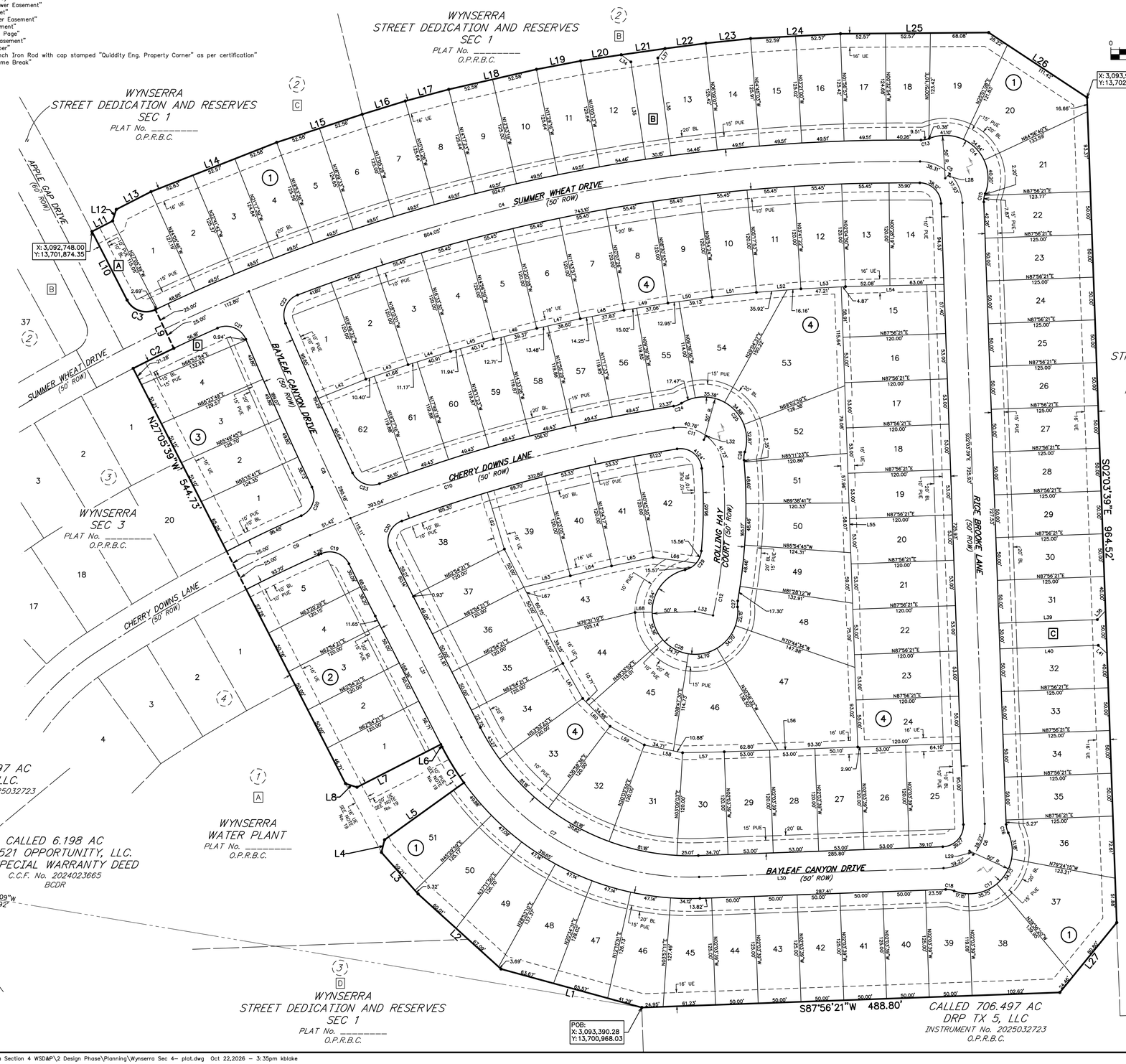
AC . . . . . "Acres"
AE . . . . . "Aerial Easement"
B.C.D.R. . . . . "Brazoria County Deed Records"
BL . . . . . "Building Line"
C.C.F. . . . . "County Clerk's File"
DU . . . . . "Dwelling Unit"
Esmt. . . . . "Easement"
FND . . . . . "Found"
O.P.R.B.C. . . . . "Official Public Records, Brazoria County"
POB . . . . . "Point of Beginning"
No. . . . . "Number"
PUE . . . . . "Public Utility Easement"
ROW . . . . . "Right-of-Way"
SSE . . . . . "Sanitary Sewer Easement"
Sq. Ft. . . . . "Square Feet"
Stm SE . . . . . "Storm Sewer Easement"
UE . . . . . "Utility Easement"
VOL., PG. . . . "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"

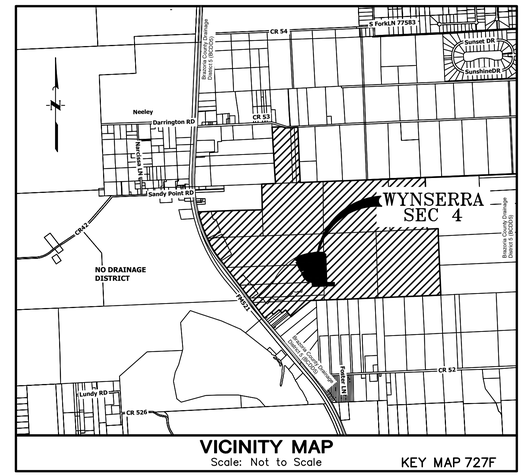
RESTRICTED RESERVE A
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.0682 AC
2,971 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.0912 AC
3,974 Sq. Ft.

RESTRICTED RESERVE C
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.0884 AC
3,850 Sq. Ft.

RESTRICTED RESERVE D
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.0720 AC
3,135 Sq. Ft.




WYNSERRA SEC 4
Neeley
Darrington Rd
CR 54
CR 53
Sandy Point Rd
Lundy Rd
CR 52
CR 526
CR 51
NO DRAINAGE DISTRICT
Brazoria County Drainage District #5
Brazoria County Drainage District #5
Brazoria County Drainage District #5

APPROVED, ADICO, LLC, 10222026

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 24.30 acre tract of land situated in the Chester S Gorbet Survey, Abstract No. 64 in Brazoria County, Texas, being out of a called 706.497 acre tract of land conveyed to DRP TX 5, LLC. by Special Warranty Deed recorded in Clerk's File No. 2025032723 of the Brazoria County Official Public Records (BCOPR); said 24.30 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

COMMENCING at found Concrete Monument being a south corner of said 706.497 acre tract, being common with the east corner of a called 2 acre tract to Hortense Mitchell by Quitclaim Deed recorded in Clerk's File No. 2012018372 BCOPR, and being in the northwest line of a called 11.97 acre tract of land conveyed to Breda Gobellan by Special Warranty Deed recorded in Clerk's File No. 2008029823 BCOPR;

THENCE, North 49°35'52" East, along the south line of said 706.497 acre tract, common with the northwest line of said 11.97 acre tract, 687.48 feet to a found Concrete Monument;

THENCE, North 01°56'03" West, departing the northwest line of said 11.97 acre tract, continuing along south line of said 706.497 acre tract, 95.45 feet to a 5/8–inch iron rod with cap stamped Miller Survey;

THENCE, North 87°56'21" East, along the south line of said 706.497 acre tract of land, 427.04 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

North 02°03'39" West, 149.85 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being the POINT OF BEGINNING of the herein described tract;

THENCE, North 74°42'13" West, 170.53 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 47°49'49" West, 130.79 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner"being in the east line of proposed Wynserra Water Plant No. 1;

THENCE, along said east line of Proposed Wynserra Water Plant No. 1 the following seven (7) courses and distances:

1. North 41°24'59" West, 64.53 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";
2. North 13°29'41" East, 15.14 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";
3. North 54°17'31" East, 114.30 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a non–tangent curve to the right;
4. Along the arc of said non–tangent curve to the right having a radius of 325.00 feet, a central angle of 08°36'51", an arc length of 48.86 feet, and a long chord bearing North 31°24'04" West, 48.82 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";
5. North 27°05'39" West, 3.45 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";
6. South 62°54'21" West, 110.00 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";
7. North 72°05'39" West, 14.14 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 27°05'39" West, 544.73 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner"beign at the beginning of a non–tangent curve to the right;

THENCE, along the arc of said non–tangent curve to the right having a radius of 1975.00 feet, a central angle of 01°32'15", an arc length of 52.99 feet, and a long chord bearing North 63°40'28" East, 52.99 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 25°33'24" West, 50.00 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner"being at the beginning of a non–tangent curve to the right;

THENCE, along the arc of said non–tangent curve to the right having a radius of 24.97 feet, a central angle of 88°36'09", an arc length of 38.61 feet, and a long chord bearing North 71°19'32" West, 34.88 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 27°05'39" West, 89.98 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 62°54'21" East, 27.00 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 17°54'21" East, 14.14 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 17°54'21" East, 14.14 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 62°54'21" East, 45.57 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 68°35'12" East, 157.78 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 71°49'41" East, 105.14 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 72°54'31" East, 52.58 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 75°00'36" East, 52.58 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 77°06'41" East, 105.16 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 79°12'45" East, 52.58 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 81°25'05" East, 47.92 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 81°55'34" East, 51.79 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 82°33'32" East, 47.96 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 84°00'47" East, 52.59 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 86°55'03" East, 105.16 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 89°33'25" East, 173.22 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 56°37'04" East, 137.64 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

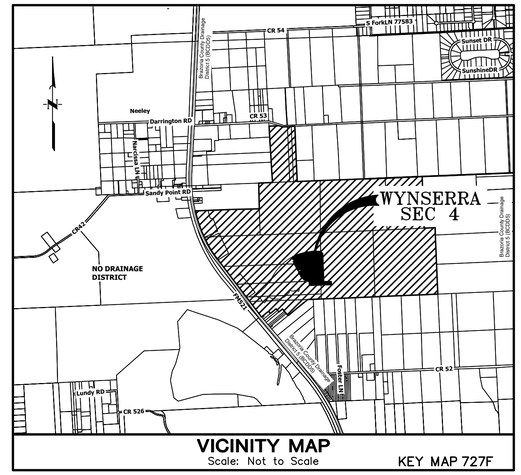
THENCE, South 02°03'39" East, 964.52 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 39°09'48" West, 105.26 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 87°56'21" West, 488.80 feet to the POINT OF BEGINNING, CONTAINING 24.30 acres of land in Brazoria County, Texas.

LOT SUMMARY TABLE

BLOCK	LOT	AREA	BLOCK	LOT	AREA
1	1	6,532	4	1	7,592
1	2	6,442	4	2	6,458
1	3	6,380	4	3	6,458
1	4	6,386	4	4	6,458
1	5	6,381	4	5	6,458
1	6	6,365	4	6	6,458
1	7	6,391	4	7	6,458
1	8	6,408	4	8	6,458
1	9	6,391	4	9	6,458
1	10	6,391	4	10	6,458
1	11	6,408	4	11	6,458
1	12	6,977	4	12	6,458
1	13	6,971	4	13	6,458
1	14	6,409	4	14	7,204
1	15	6,399	4	15	6,987
1	16	6,386	4	16	6,360
1	17	6,377	4	17	6,360
1	18	6,367	4	18	6,360
1	19	8,192	4	19	6,360
1	20	10,008	4	20	6,360
1	21	8,170	4	21	6,360
1	22	6,247	4	22	6,360
1	23	6,250	4	23	6,360
1	24	6,250	4	24	6,600
1	25	6,250	4	25	7,558
1	26	6,250	4	26	6,360
1	27	6,250	4	27	6,360
1	28	6,250	4	28	6,360
1	29	6,250	4	29	6,360
1	30	6,250	4	30	6,524
1	31	6,200	4	31	7,667
1	32	6,200	4	32	7,667
1	33	6,250	4	33	7,667
1	34	6,250	4	34	6,819
1	35	6,250	4	35	6,000
1	36	7,165	4	36	6,000
1	37	11,043	4	37	6,000
1	38	10,234	4	38	9,762
1	39	6,170	4	39	7,795
1	40	6,250	4	40	6,178
1	41	6,250	4	41	6,178
1	42	6,250	4	42	8,668
1	43	6,250	4	43	9,321
1	44	6,250	4	44	7,902
1	45	6,851	4	45	8,626
1	46	7,266	4	46	9,224
1	47	7,129	4	47	15,408
1	48	7,531	4	48	8,244
1	49	7,434	4	49	6,851
1	50	7,046	4	50	6,486
1	51	7,376	4	51	6,404
BLOCK	LOT	AREA	4	52	7,306
2	1	6,755	4	53	14,145
2	2	6,000	4	54	9,695
2	3	6,000	4	55	5,913
2	4	6,038	4	56	6,131
2	5	6,659	4	57	6,131
BLOCK	LOT	AREA	4	58	6,131
3	1	7,755	4	59	6,131
3	2	6,327	4	60	6,131
3	3	6,461	4	61	6,131
3	4	6,620	4	62	7,639



VICINITY MAP
Scale: Not to Scale
KEY MAP 727F

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N74°42'13"W	170.53'
L2	N47°49'49"W	130.79'
L3	N41°24'59"W	64.53'
L4	N13°29'41"E	15.14'
L5	N54°17'31"E	114.30'
L6	N27°05'39"W	3.45'
L7	S62°54'21"W	110.00'
L8	N72°05'39"W	14.14'
L9	N25°33'24"W	50.00'
L10	N27°05'39"W	89.98'
L11	N62°54'21"E	27.00'
L12	N17°54'21"E	14.14'
L13	N62°54'21"E	45.57'
L14	N68°35'12"E	157.78'
L15	N71°49'41"E	105.14'
L16	N72°54'31"E	52.58'
L17	N75°00'36"E	52.58'
L18	N77°06'41"E	105.16'
L19	N79°12'45"E	52.58'
L20	N81°25'05"E	47.92'
L21	N81°55'34"E	51.79'
L22	N82°33'32"E	47.96'
L23	N84°00'47"E	52.59'
L24	N86°55'03"E	105.16'
L25	N89°33'25"E	173.22'
L26	S56°37'04"E	137.64'
L27	S39°09'48"W	105.26'
L28	S44°28'10"W	7.29'
L29	N47°03'39"W	6.16'
L30	S87°56'21"W	285.80'
L31	N27°05'39"W	171.81'
L32	S37°41'35"W	5.25'
L33	N77°48'21"W	21.63'
L34	N53°36'57"W	14.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L35	S08°32'45"E	115.01'
L36	S07°41'34"E	115.05'
L37	S37°30'40"W	13.91'
L38	S42°56'21"W	14.14'
L39	S87°56'21"W	115.00'
L40	S87°56'21"W	115.00'
L41	S47°03'39"E	14.14'
L42	N68°01'58"E	59.92'
L43	N71°01'44"E	52.08'
L44	N72°38'15"E	52.08'
L45	N74°14'46"E	52.08'
L46	N75°51'17"E	52.08'
L47	N77°27'48"E	52.08'
L48	N79°04'19"E	52.08'
L49	N80°40'50"E	52.08'
L50	N82°17'21"E	52.08'
L51	N83°53'52"E	52.08'
L52	N85°30'23"E	52.08'
L53	N87°06'54"E	52.08'
L54	N88°43'25"E	115.14'
L55	N02°03'39"W	537.91'
L56	S87°56'21"W	276.10'
L57	N88°41'30"E	48.79'
L58	S78°23'34"E	45.59'
L59	S61°28'47"E	45.59'
L60	S44°34'00"E	45.59'
L61	S29°25'32"E	47.08'
L62	S16°45'17"E	69.20'
L63	N76°16'28"E	55.82'
L64	N76°31'19"E	49.53'
L65	N78°20'06"E	49.53'
L66	S82°27'05"E	50.84'
L67	S27°05'39"E	150.00'
L68	N89°05'10"E	20.00'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	325.00'	8°36'51"	48.86'	N31°24'04"W	48.82'	24.48'
C2	1975.00'	1°32'15"	52.99'	N63°40'28"E	52.99'	26.50'
C3	24.97'	88°36'09"	38.61'	N71°19'32"W	34.88'	24.37'
C4	2000.00'	26°15'57"	916.85'	N77°26'11"E	908.85'	466.63'
C5	50.00'	87°22'12"	76.24'	S45°44'44"E	69.07'	47.76'
C6	50.00'	90°00'00"	78.54'	S42°56'21"W	70.71'	50.00'
C7	300.00'	64°58'00"	340.16'	N59°34'39"W	322.23'	191.00'
C8	5000.00'	4°38'40"	405.29'	N24°46'19"W	405.18'	202.76'
C9	1710.00'	3°11'10"	95.09'	N64°29'56"E	95.07'	47.56'
C10	1710.00'	14°53'32"	444.46'	N73°32'17"E	443.21'	223.49'
C11	50.00'	94°31'20"	82.49'	S51°45'18"E	73.45'	54.11'
C12	600.00'	16°41'17"	174.76'	S03°51'01"W	174.14'	88.00'
C13	25.00'	22°39'35"	9.89'	N79°15'38"E	9.82'	5.01'
C14	50.00'	133°04'57"	116.14'	N45°31'41"W	91.73'	115.22'
C15	25.00'	23°04'26"	10.07'	S09°28'34"W	10.00'	5.10'
C16	25.00'	23°04'26"	10.07'	S13°35'52"E	10.00'	5.10'
C17	50.00'	136°08'52"	118.81'	N42°56'21"E	92.77'	124.22'
C18	25.00'	23°04'26"	10.07'	N80°31'26"W	10.00'	5.10'
C19	25.00'	87°28'54"	38.17'	N70°03'23"W	34.57'	23.92'
C20	25.00'	91°16'20"	39.82'	N20°27'21"E	35.75'	25.56'
C21	25.00'	90°54'09"	39.66'	N68°28'33"W	35.63'	25.40'
C22	25.00'	92°02'51"	40.16'	S22°59'16"W	35.98'	25.91'
C23	25.00'	85°24'32"	37.27'	S67°56'36"E	33.91'	23.07'
C24	25.00'	22°35'26"	9.86'	N69°48'59"E	9.79'	4.99'
C25	50.00'	138°11'46"	120.60'	N52°22'52"W	93.42'	130.92'
C26	25.00'	21°44'31"	9.49'	S05°50'46"W	9.43'	4.80'
C27	25.00'	16°14'08"	7.08'	S01°59'55"W	7.06'	3.57'
C28	50.00'	262°36'06"	229.16'	S54°49'06"E	75.13'	56.91'
C29	25.00'	71°20'44"	31.13'	N40°48'35"E	29.16'	17.95'
C30	25.00'	96°03'58"	41.92'	S21°37'54"W	37.18'	27.80'

LOT TYPE TABLE			
PLAT	TYPE I–60'	TYPE II–50'	TYPE III–40'
WYNSERRA SEC 1		81	
WYNSERRA SEC 2			107
WYNSERRA SEC 3	100	2	2
WYNSERRA SEC 4		122	
TOTAL	100	205	109

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
WYNSERRA SEC 3	104	1.93	1.71	1.71	0.00	0.00	0.32	0.22	23.90
WYNSERRA SEC 4	122	2.26	0.32	0.32	0.00	0.00	0.32	1.94	21.96
TOTAL	414	7.67	7.41	7.41	44.44	22.22	29.63		21.96

FINAL PLAT OF WYNSERRA SEC 4

A SUBDIVISION OF 24.30 ACRES OF LAND OUT OF THE CHESTER S. GORBET SURVEY, A-64 BRAZORIA COUNTY, TEXAS

122 LOTS 4 RESERVES 4 BLOCKS

JULY 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-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

APPROVED, ADICO, LLC, 10222026

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 24.30 acre tract described in the above and foregoing map of Wynserra Sec 4, 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
Its Manager

By: _____

Name: _____

Title: _____

STATE OF NEW YORK §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ , _____, known to me to be the persons whose names are 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 New York

_____
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

This plat 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 4 as shown hereon.

_____
David Hurst, Chairman

_____
Demond Woods

_____
Brenda Dillon

_____
Terry Hayes

_____
Les Hosey

_____
Robert Wall

_____
De'Angelique Hardeman

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 4 as shown hereon.

_____
Wil Kennedy, Mayor

_____
Margaret Madariaga

_____
Arnetta Hicks-Murray

_____
Marquette Greene-Scott

_____
Timothy Varlack

_____
Kareem Boyce

_____
Sydney Hargroder

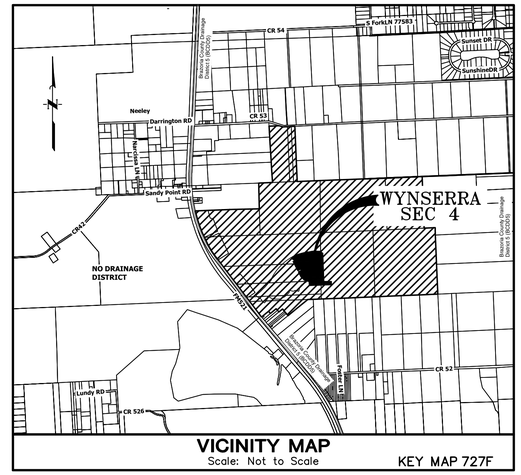
APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

_____ _____
Lee Walden, P.E. Date
President

_____ _____
Kerry Osburn Date
Vice President

_____ _____
Brandon Middleton Date
Secretary/Treasurer

_____ _____
Dinh V. Ho, P.E. Date
District Engineer



VICINITY MAP
Scale: Not to Scale
KEY MAP 727F

FINAL PLAT OF
WYNSERRA
SEC 4
A SUBDIVISION OF 24.30 ACRES OF LAND
OUT OF THE CHESTER S. GORBET SURVEY, A-64
BRAZORIA COUNTY, TEXAS

122 LOTS 4 RESERVES 4 BLOCKS

JULY 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-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

K:\30006\30006-0010-01 Wynserra Section 4 WSD&P\2 Design Phase\Planning\Wynserra Sec 4- plat.dwg Oct 22,2026 - 3:38pm kblake

ADICO
CONSULTING ENGINEERS

Monday, October 26, 2026

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

Re: Wynserra Street Dedication and Reserves Section 1 Final Plat
+/-55.97 acres, Chester S. Gorbet Survey, Abstract No. 64, City of Iowa Colony, Brazoria County, Texas
Letter of Recommendation to Approve - Updated
COIC Project No. 8492
ALLC Project No. 710-26-002-040

Dear Ms. Ruiz:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the fourth submittal for Wynserra Street Dedication and Reserves Section 1 Final Plat, received on or about October 23, 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 October 23, 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 Tuesday, October 27, 2026, for consideration at the November 3, 2026, Planning and Zoning Commission meeting.

Following consideration at the Planning and Zoning Commission meeting, the plat will be placed on the November 16, 2026, City Council agenda for consideration.

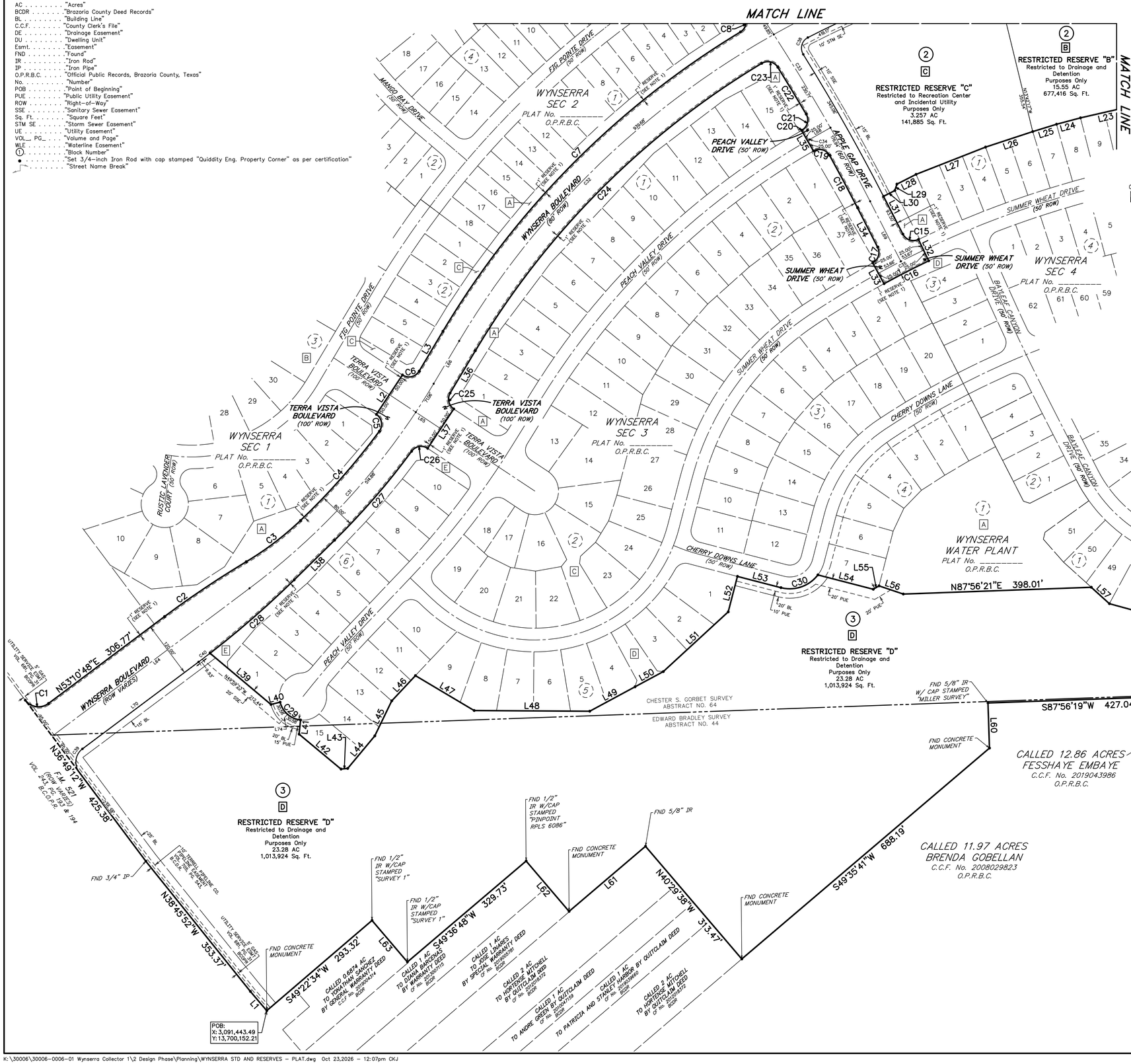
Should you have any questions, please do not hesitate to call our office.

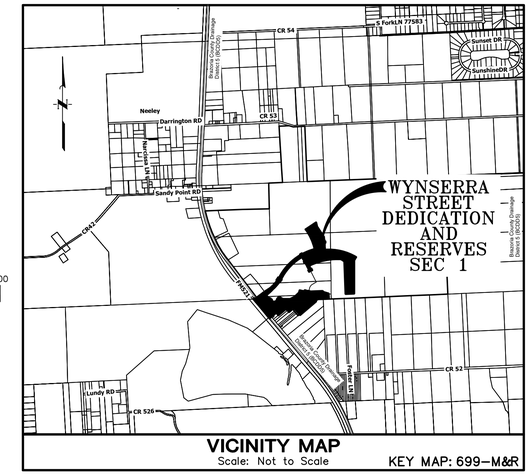
Sincerely,
Adico, LLC

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

Cc: Kayleen Rosser
File: 710-26-002-040

LEGEND:
AC . . . . . "Acres"
BCDR . . . . . "Brazoria County Deed Records"
BL . . . . . "Building Line"
C.C.F. . . . . "County Clerk's File"
DE . . . . . "Drainage Easement"
DU . . . . . "Dwelling Unit"
Esmt. . . . . "Easement"
FND . . . . . "Found"
IR . . . . . "Iron Rod"
IP . . . . . "Iron Pipe"
O.P.R.B.C. . . . . "Official Public Records, Brazoria County, Texas"
No. . . . . "Number"
POB . . . . . "Point of Beginning"
PUE . . . . . "Public Utility Easement"
ROW . . . . . "Right-of-Way"
SSE . . . . . "Sanitary Sewer Easement"
Sq. Ft. . . . . "Square Feet"
STM SE . . . . . "Storm Sewer Easement"
UE . . . . . "Utility Easement"
VOL_, PG_ . . . "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"





VICINITY MAP
Scale: Not to Scale KEY MAP: 699–M&R

GENERAL NOTES:
1. One–foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of street where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re–subdivided in a recorded plat, the one–foot reserve shall thereupon become vested in the public for street right–of–way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2. 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.
3. According to Map No. 48039C0275K 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.
4. 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.
5. All building lines along street rights–of–way are as shown on the plat.
6. Sidewalks must be constructed as part of the issuance of a building permit.
7. No building permits will be issued until all storm drainage improvements, which may include detention, have been constructed.
8. The final plat will expire two (2) years after final approval by the City Council if construction or the improvements has not commenced within the two (2) year period or the one (1) year extension period granted by City Council.
9. This plat is subject to the development agreement between Maple Farms Holdings and the City of Iowa Colony, dated August 12, 2024.
10. This plat lies within Brazoria County Municipal Utility District No. 90.

BRAZORIA COUNTY DRAINAGE DISTRICT #5 GENERAL NOTES
1. 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.
2. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
3. All property shall drain into the drainage easement only through an approved drainage structure.
4. 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.
5. The property identified in the foregoing plat lies with Brazoria County Drainage District #5.
6. 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.
7. Land use within the commercial 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 replat and/or redesign of the system may be necessary.
8. Other than shown heron, there are no pipeline easements or pipelines within the boundaries of this plat.
9. All storm water drainage pipes, culverts, tiles or other (including driveway culverts) will be minimum 24" I.D. or equal.
10. 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.
11. 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 with Brazoria County Drainage District #5's lock.
12. Prohibited use of "metal" pipe in storm water/sewer applications (see District Resolution No 2007–08).
13. Prohibited use of "rip–rap" in storm water/sewer applications (District policy).
14. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
15. 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.
16. 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.
17. 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.

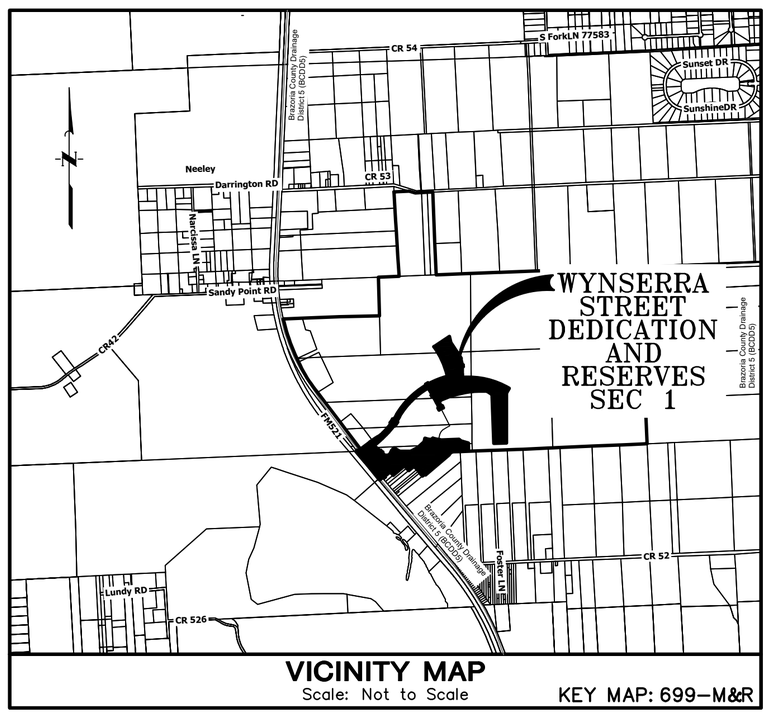
FINAL PLAT OF WYNSERRA STREET DEDICATION AND RESERVES
SEC 1
A SUBDIVISION OF 55.97 ACRES OF LAND OUT OF THE CHESTER S. GORBET SURVEY, A-64 AND EDWARD BRADLEY SURVEY, A-44 CITY OF IOWA COLONY CITY LIMITS BRAZORIA COUNTY, TEXAS

0 LOTS 4 RESERVES 3 BLOCKS

JULY 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-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337



VICINITY MAP
Scale: Not to Scale
KEY MAP: 699–M&R

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	35.00'	90°00'08"	54.98'	S81°49'10"E	49.50'	35.00'
C2	2000.00'	5°57'49"	208.17'	N56°09'43"E	208.07'	104.18'
C3	650.00'	12°44'24"	144.53'	N52°46'25"E	144.23'	72.56'
C4	1460.00'	9°53'41"	252.13'	N41°27'23"E	251.82'	126.38'
C5	25.00'	92°59'45"	40.58'	N09°59'20"W	36.27'	26.34'
C6	25.00'	92°45'15"	40.47'	N77°10'33"E	36.19'	26.23'
C7	1840.00'	28°04'33"	901.63'	N44°50'13"E	892.64'	460.06'
C8	25.00'	92°31'20"	40.37'	N12°36'49"E	36.12'	26.13'
C9	25.00'	84°05'19"	36.69'	S75°41'30"E	33.49'	22.55'
C10	1840.00'	12°15'25"	393.62'	N68°23'32"E	392.87'	197.56'
C11	25.00'	87°54'01"	38.35'	N30°34'14"E	34.70'	24.10'
C12	1760.00'	22°44'22"	698.50'	N24°44'57"W	693.93'	353.91'
C13	50.00'	43°01'40"	37.55'	S01°52'38"E	36.67'	19.71'
C14	1760.00'	34°39'16"	1064.51'	S76°52'25"E	1048.35'	549.10'
C15	25.00'	88°27'45"	38.60'	S71°19'32"E	34.88'	24.34'
C16	1975.00'	3°04'29"	105.99'	S62°54'21"W	105.98'	53.01'
C17	25.00'	88°27'45"	38.60'	N17°08'14"E	34.88'	24.34'
C18	3970.00'	1°48'29"	125.28'	N27°59'53"W	125.27'	62.64'
C19	25.00'	90°59'28"	39.70'	N74°23'52"W	35.66'	25.44'
C20	1625.00'	0°00'58"	0.46'	N60°06'53"E	0.46'	0.23'
C21	25.00'	90°28'39"	39.48'	N14°53'03"E	35.50'	25.21'
C22	3970.00'	1°40'23"	115.92'	N31°11'28"W	115.92'	57.96'
C23	25.00'	88°57'38"	38.82'	N76°30'28"W	35.03'	24.55'
C24	1760.00'	28°12'47"	866.64'	S44°54'19"W	857.91'	442.29'
C25	25.00'	87°17'09"	38.09'	S12°50'37"E	34.51'	23.84'
C26	25.00'	87°15'11"	38.07'	S79°53'12"W	34.50'	23.83'
C27	1540.00'	9°16'34"	249.32'	S40°53'53"W	249.05'	124.94'
C28	2000.00'	6°46'13"	236.32'	S48°55'16"W	236.19'	118.30'
C29	50.00'	70°04'38"	61.15'	S48°54'10"E	57.41'	35.06'
C30	75.00'	66°58'05"	87.66'	N71°00'57"E	82.76'	49.61'
C31	1500.00'	22°22'52"	585.94'	N41°59'22"E	582.22'	296.75'
C32	1800.00'	55°00'01"	1727.88'	S58°17'57"W	1662.30'	937.03'
C33	4000.00'	6°33'12"	457.50'	N30°22'15"W	457.25'	229.00'
C34	1600.00'	0°11'05"	5.16'	S60°11'57"W	5.16'	2.58'
C35	2000.00'	3°04'29"	107.33'	S62°54'21"W	107.32'	53.68'
C36	1800.00'	24°42'51"	776.42'	N23°42'25"W	770.41'	394.34'
C37	25.00'	88°05'52"	38.44'	S57°26'08"E	34.76'	24.18'
C38	25.00'	94°35'58"	41.28'	S15°20'59"W	36.75'	27.09'
C39	35.00'	90°00'04"	54.98'	S08°10'50"W	49.50'	35.00'
C40	2000.00'	0°52'26"	30.50'	N52°44'35"E	30.50'	15.25'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N40°22'41"W	53.45'
L2	N33°30'47"E	100.00'
L3	N30°47'56"E	98.22'
L4	N56°21'09"E	60.00'
L5	S33°38'51"E	8.11'
L6	S13°22'55"E	137.41'
L7	S10°32'11"W	31.36'
L8	S15°16'17"E	114.63'
L9	S70°21'48"E	20.00'
L10	S66°36'33"W	23.97'
L11	S00°48'31"E	134.44'
L12	S04°12'03"E	18.98'
L13	S04°12'03"E	80.00'
L14	S29°35'25"W	118.31'
L15	N56°37'04"W	137.64'
L16	S89°33'25"W	173.22'
L17	S86°55'03"W	105.16'
L18	S84°00'47"W	52.59'
L19	S82°33'32"W	47.96'
L20	S81°55'34"W	51.79'
L21	S81°25'05"W	47.92'
L22	S79°12'45"W	52.58'
L23	S77°06'41"W	105.16'
L24	S75°00'36"W	52.58'
L25	S72°54'31"W	52.58'

LINE TABLE		
LINE	BEARING	DISTANCE
L26	S71°49'41"W	105.14'
L27	S68°35'12"W	157.78'
L28	S62°54'21"W	45.57'
L29	S17°54'21"W	14.14'
L30	S62°54'21"W	27.00'
L31	S27°05'39"E	89.98'
L32	S25°33'24"E	50.00'
L33	N28°37'53"W	50.00'
L34	N27°05'39"W	93.50'
L35	N29°53'36"W	50.00'
L36	S30°47'56"W	104.38'
L37	S33°30'47"W	100.00'
L38	S45°32'10"W	119.62'
L39	S49°57'46"E	168.29'
L40	N76°08'09"E	20.00'
L41	S06°03'31"W	30.00'
L42	S50°14'58"E	115.50'
L43	N84°45'02"E	14.14'
L44	N39°45'02"E	89.57'
L45	N25°55'29"E	82.16'
L46	N43°03'23"E	73.34'
L47	S59°15'17"E	144.61'
L48	S89°38'43"E	244.51'
L49	N61°40'25"E	108.88'
L50	N61°37'51"E	67.89'

LINE TABLE		
LINE	BEARING	DISTANCE
L51	N47°25'41"E	186.69'
L52	N14°30'00"E	77.48'
L53	S75°30'00"E	95.00'
L54	S75°30'00"E	120.98'
L55	N59°30'00"E	14.14'
L56	S71°22'49"E	54.14'
L57	S47°49'49"E	51.62'
L58	S74°42'13"E	170.53'
L59	S02°03'39"E	149.85'
L60	S01°56'03"E	95.45'
L61	S49°35'47"W	212.37'
L62	N40°28'04"E	95.44'
L63	N40°23'38"W	115.53'
L64	N53°10'48"E	521.52'
L65	N56°29'13"W	125.16'
L66	S30°47'56"W	105.27'
L67	N33°38'51"W	130.15'
L68	N60°22'17"E	105.28'
L69	N27°05'39"W	142.76'
L70	N53°10'48"E	306.77'
L71	S13°42'17"E	20.00'
L72	S75°57'58"W	20.00'
L73	N13°42'17"W	20.00'
L74	N41°25'40"E	26.61'

FINAL PLAT OF WYNSERRA STREET DEDICATION AND RESERVES SEC 1

A SUBDIVISION OF 55.97 ACRES OF LAND
OUT OF THE
CHESTER S. GORBET SURVEY, A-64 AND
EDWARD BRADLEY LEAGUE, A-44
CITY OF IOWA COLONY CITY LIMITS
BRAZORIA COUNTY, TEXAS

0 LOTS 4 RESERVES 3 BLOCKS

JULY 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-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 55.97 acre tract of land situated in the Chester S Gorbet Survey, Abstract No. 64 and the Edward R Bradley Survey, Abstract No. 44 in Brazoria County, Texas, being out of a called 706.497 acre tract of land conveyed to DRP TX 5, LLC. by Special Warranty Deed recorded in Clerk's File No. 2025032723 of the Official Public Records Brazoria County (OPRBC) and a called 6.198 acre tract of land conveyed to 521 Opportunity LLC by Special Warranty Deed recorded in Clerk's File No. 2024023665 of the Brazoria County Deed Records; said 55.97 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

BEGINNING at a found Concrete Monument being the southwest corner of said 706.497 acre tract, common with the northeast line of F.M. 521 (width varies) recorded in Volume 243, Page 194 of the Brazoria County Deed Records, and being the northwest corner of a called 50'x75' to Stella Smith recorded in Volume 570, Page 471 of the Brazoria County Deed Records;

THENCE, along the southwest line of said 706.497 acre tract of land, common with northeast line of F.M. 521 the following three (3) courses and distances:

1. North 40°22'41" West, 53.45 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

2. North 38°45'52" West, 353.37 feet to a found 3/4–inch iron pipe;

3. North 36°49'12" West, 425.38 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a non–tangent curve to the left;

THENCE, along the arc of said non–tangent curve to the left having a radius of 35.00 feet, a central angle of 90°00'00", an arc length of 54.98 feet, and a long chord bearing South 81°49'10" East, 49.50 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a curve to the right;

THENCE, North 53°10'48" East, 306.77 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being in the southeast line of proposed Wynserra Sec 1;

THENCE, along said southeast line of Proposed Wynserra Sec 1 the following seven (7) courses and distances:

1. Along the arc of said curve to the right having a radius of 2000.00 feet, a central angle of 05°57'49", an arc length of 208.17 feet, and a long chord bearing North 56°09'43" East, 208.07 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a reverse curve;

2. Along the arc of said reverse curve to the left having a radius of 650.00 feet, a central angle of 12°44'24", an arc length of 144.53 feet, and a long chord bearing North 52°46'25" East, 144.23 feet to found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a non–tangent curve to the left

3. Along the arc of said non–tangent curve to the left having a radius of 1460.00 feet, a central angle of 09°53'41", an arc length of 252.13 feet, and a long chord bearing North 41°27'23" East, 251.82 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a compound curve;

4. Along the arc of said compound curve to the left having a radius of 25.00 feet, a central angle of 92°59'45", an arc length of 40.58 feet, and a long chord bearing North 09°59'20" West, 36.27 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

5. North 33°30'47" East, 100.00 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a non–tangent curve to the left;

6. Along the arc of said non–tangent curve to the left having a radius of 25.00 feet, a central angle of 92°45'15", an arc length of 40.47 feet, and a long chord bearing North 77°10'33" East, 36.19 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

7. North 30°47'56" East, 98.22 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 1840.00 feet, a central angle of 28°04'33", an arc length of 901.63 feet, and a long chord bearing North 44°50'13" East, 892.64 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being in the southeast line of proposed Wynserra Sec 2 being at the beginning of a reverse curve;

THENCE, along said southeast line of proposed Wynserra Sec 2 the following seven (7) courses and distances:

1. Along the arc of said reverse curve to the left having a radius of 25.00 feet, a central angle of 92°31'20", an arc length of 40.37 feet, and a long chord bearing North 12°36'49" East, 36.12 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

2. North 56°21'09" East, 60.00 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

3. South 33°38'51" East, 8.11 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a curve to the left;

4. Along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 84°05'19", an arc length of 36.69 feet, and a long chord bearing South 75°41'30" East, 33.49 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a reverse curve;

5. Along the arc of said reverse curve to the right having a radius of 1840.00 feet, a central angle of 12°15'25", an arc length of 393.62 feet, and a long chord bearing North 68°23'32" East, 392.87 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a reverse curve;

6. Along the arc of said reverse curve to the left having a radius of 25.00 feet, a central angle of 87°54'01", an arc length of 38.35 feet, and a long chord bearing North 30°34'14" East, 34.70 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a compound curve;

7. Along the arc of said compound curve to the left having a radius of 1760.00 feet, a central angle of 22°44'22", an arc length of 698.50 feet, and a long chord bearing North 24°44'57" West, 693.93 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 56°21'09" East, 411.02 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 13°22'55" East, 137.41 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 33°38'51" East, 414.03 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 10°32'11" West, 31.36 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 15°16'17" East, 114.63 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 70°21'48" East, 20.00 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a non–tangent curve to the left;

THENCE, along the arc of said non–tangent curve to the left having a radius of 50.00 feet, a central angle of 43°01'40", an arc length of 37.55 feet, and a long chord bearing South 01°52'38" East, 36.67 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 66°36'33" West, 23.97 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 00°48'31" East, 134.44 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 04°12'03" East, 18.98 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 04°12'03" East, 80.00 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of non–tangent curve to the right;

THENCE, along the arc of said non–tangent curve to the right having a radius of 1760.00 feet, a central angle of 34°39'16", an arc length of 1064.51 feet, and a long chord bearing South 76°52'25" East, 1048.35 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 29°35'25" West, 118.31 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 00°04'06" West, 1092.88 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 87°56'21" West, 279.74 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 02°03'39" West, 1073.53 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 56°37'04" West, 137.64 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 89°33'25" West, 173.22 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 86°55'03" West, 105.16 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 84°00'47" West, 52.59 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 82°33'32" West, 47.96 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 81°55'34" West, 51.79 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 81°25'05" West, 47.92 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 79°12'45" West, 52.58 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 77°06'41" West, 105.16 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 75°00'36" West, 52.58 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 72°54'31" West, 52.58 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 71°49'41" West, 105.14 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 68°35'12" West, 157.78 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 62°54'21" West, 45.57 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 17°54'21" West, 14.14 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 62°54'21" West, 27.00 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 27°05'39" East, 89.98 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 88°27'45", an arc length of 38.60 feet, and a long chord bearing South 71°19'32" East, 34.88 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 25°33'24" East, 50.00 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a non–tangent curve to the left;

THENCE, along the arc of said non–tangent curve to the left having a radius of 1975.00 feet, a central angle of 03°04'29", an arc length of 105.99 feet, and a long chord bearing South 62°54'21" West, 105.98 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 28°37'53" West, 50.00 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a non–tangent curve to the left;

THENCE, along the arc of said non–tangent curve to the left having a radius of 25.00 feet, a central angle of 88°27'45", an arc length of 38.60 feet, and a long chord bearing North 17°08'14" East, 34.88 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 27°05'39" West, 93.50 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 3970.00 feet, a central angle of 01°48'29", an arc length of 125.28 feet, and a long chord bearing North 27°59'53" West, 125.27 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" at the beginning of a compound curve;

THENCE, along the arc of said compound curve to the left having a radius of 25.00 feet, a central angle of 90°59'28", an arc length of 39.70 feet, and a long chord bearing North 74°23'52" West, 35.66 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 29°53'36" West, 50.00 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a non–tangent curve to the right;

THENCE, along the arc of said non–tangent curve to the right having a radius of 1625.01 feet, a central angle of 00°00'58", an arc length of 0.46 feet, and a long chord bearing North 60°06'53" East, 0.46 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a reverse curve;

THENCE, along the arc of said reverse curve to the left having a radius of 25.00 feet, a central angle of 90°28'39", an arc length of 39.48 feet, and a long chord bearing North 14°53'03" East, 35.50 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a compound curve;

THENCE, along the arc of said compound curve to the left having a radius of 3970.00 feet, a central angle of 01°40'23", an arc length of 115.92 feet, and a long chord bearing North 31°11'28" West, 115.92 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a compound curve;

THENCE, along the arc of said compound curve to the left having a radius of 25.00 feet, a central angle of 88°57'38", an arc length of 38.82 feet, and a long chord bearing North 76°30'28" West, 35.03 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a compound curve;

THENCE, along the arc of said compound curve to the left having a radius of 1760.00 feet, a central angle of 28°12'47", an arc length of 866.64 feet, and a long chord bearing South 44°54'19" West, 857.91 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 30°47'56" West, 104.38 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 87°17'09", an arc length of 38.09 feet, and a long chord bearing South 12°50'37" East, 34.51 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 33°30'47" West, 100.00 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a non–tangent curve to the left;

THENCE, along the arc of said non–tangent curve to the left having a radius of 25.00 feet, a central angle of 87°15'11", an arc length of 38.07 feet, and a long chord bearing South 79°53'12" West, 34.50 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a reverse curve;

THENCE, along the arc of said reverse curve to the right having a radius of 1540.00 feet, a central angle of 09°16'34", an arc length of 249.32 feet, and a long chord bearing South 40°53'53" West, 249.05 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 45°32'10" West, 119.62 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 2000.00 feet, a central angle of 06°46'13", an arc length of 236.32 feet, and a long chord bearing South 48°55'16" West, 236.19 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 49°57'46" East, 168.29 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 76°08'09" East, 20.00 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a non–tangent curve to the left;

THENCE, along the arc of said non–tangent curve to the left having a radius of 50.00 feet, a central angle of 70°04'38", an arc length of 61.15 feet, and a long chord bearing South 48°54'10" East, 57.41 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 06°03'31" West, 30.00 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 50°14'58" East, 115.50 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 84°45'02" East, 14.14 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 39°45'02" East, 89.57 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 25°55'29" East, 82.16 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 43°03'23" East, 73.34 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 59°15'17" East, 144.61 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 89°38'43" East, 244.51 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 61°40'25" East, 108.88 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 61°37'51" East, 67.89 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 47°25'41" East, 186.69 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 14°30'00" East, 77.48 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 75°30'00" East, 95.00 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 75.00 feet, a central angle of 66°58'05", an arc length of 87.66 feet, and a long chord bearing North 71°00'57" East, 82.76 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 75°30'00" East, 120.98 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 59°30'00" East, 14.14 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 71°22'49" East, 54.14 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 87°56'21" East, 398.01 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 47°49'49" East, 51.62 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 74°42'13" East, 170.53 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 02°03'39" East, 149.85 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 87°56'21" West, 427.04 feet to a found 5/8–inch iron rod with cap stamped "Miller Survey";

THENCE, South 01°56'03" East, 95.45 feet to a found Concrete Monument being in the south line of said 706.497 acre tract;

THENCE, along said south line, the following seven (7) courses and distance:

1. South 49°35'41" West, 688.19 feet to a found Concrete Monument;

2. North 40°29'38" West, 313.47 feet to a found 5/8–inch iron rod;

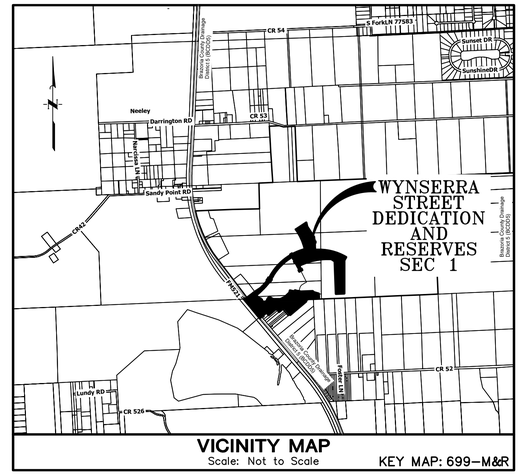
3. South 49°35'47" West, 212.37 feet to a found Concrete Monument;

4. North 40°28'35" West, 140.07 feet to a found 1/2–inch iron rod with cap stamped "Pinpoint RPLS 6086";

5. South 49°36'48" West, 329.73 feet to a found 1/2–inch iron rod with cap stamped "Survey 1";

6. North 40°23'38" West, 115.53 feet to a found 1/2–inch iron rod with cap stamped "Survey 1";

7. South 49°22'34" West, 293.32 feet to the POINT OF BEGINNING, CONTAINING 55.97 acres of land in Brazoria County, Texas.



VICINITY MAP

Scale: Not to Scale

KEY MAP: 699–M&R

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
TOTAL	0	0.00	3.26	3.26	44.44	22.22	25.48	0.00	25.48

FINAL PLAT OF WYNSERRA STREET DEDICATION AND RESERVES SEC 1

A SUBDIVISION OF 55.97 ACRES OF LAND OUT OF THE CHESTER S. GORBET SURVEY, A-64 AND EDWARD BRADLEY SURVEY, A-44 CITY OF IOWA COLONY CITY LIMITS BRAZORIA COUNTY, TEXAS

0 LOTS 4 RESERVES 3 BLOCKS

JULY 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-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

SHEET 3 OF 4

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, DRP TX 5, LLC, a Delaware Limited Liability Company, acting by and through _____, _____, being an officer of DRP TX 5, LLC, a Delaware Limited Liability Company, owner hereinafter referred to as Owners of the 55.97 acre tract described in the above and foregoing map of Wynserra Street Dedication and Reserves Sec 1, 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 NEW YORK §

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 New York

_____
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

_____ Date
Lee Walden, P.E.
President

_____ Date
Kerry Osburn
Vice President

_____ Date
Brandon Middleton
Secretary/Treasurer

_____ Date
Dinh V. Ho, P.E.
District Engineer

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 Street Dedication and Reserves Sec 1 as shown hereon.

_____
David Hurst, Chairman

_____
Demond Woods

_____
Brenda Dillon

_____
Terry Hayes

_____
Les Hosey

_____
Robert Wall

_____
De'Angelique Hardeman

This plat is hereby APPROVED by the City of Iowa Colony City Engineer, this _____ day of _____, 202_.

_____
Dinh V. Ho, P.E.

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 Street Dedication and Reserves Sec 1 as shown hereon.

_____
Wil Kennedy, Mayor

_____
Margaret Madariaga

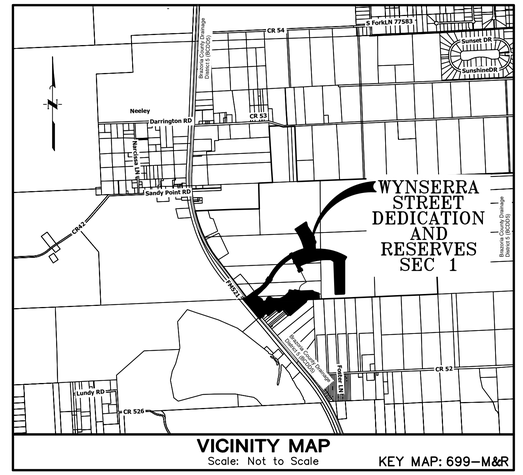
_____
Arnetta Hicks-Murray

_____
Marquette Greene-Scott

_____
Timothy Varlack

_____
Kareem Boyce

_____
Sydney Hargroder



VICINITY MAP
Scale: Not to Scale

KEY MAP: 699-M&R

FINAL PLAT OF WYNSERRA STREET DEDICATION AND RESERVES SEC 1

A SUBDIVISION OF 55.97 ACRES OF LAND OUT OF THE CHESTER S. GORBET SURVEY, A-64 AND EDWARD BRADLEY SURVEY, A-44 CITY OF IOWA COLONY CITY LIMITS BRAZORIA COUNTY, TEXAS

0 LOTS 4 RESERVES 3 BLOCKS

JULY 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-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

SHEET 4 OF 4

K:\30006\30006-0006-01 Wynserra Collector 1\2 Design Phase\Planning\WYNSERRA STD AND RESERVES - PLAT.dwg Oct 23,2026 - 11:57am CKJ

ADICO
CONSULTING ENGINEERS

Thursday, October 22, 2026

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

Re: Wynserra Wastewater Treatment Plant Final Plat
+/-3.167 acres, Chester S. Gorbet Survey, Abstract No. 64, City of Iowa Colony, Brazoria County, Texas
Letter of Recommendation to Approve - Updated
COIC Project No. 8491
ALLC Project No. 710-26-002-041

Dear Ms. Ruiz:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal for Wynserra Wastewater Treatment Plant Final Plat, received on or about October 20, 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 October 20, 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 Tuesday, October 27, 2026, for consideration at the November 3, 2026, Planning and Zoning Commission meeting.

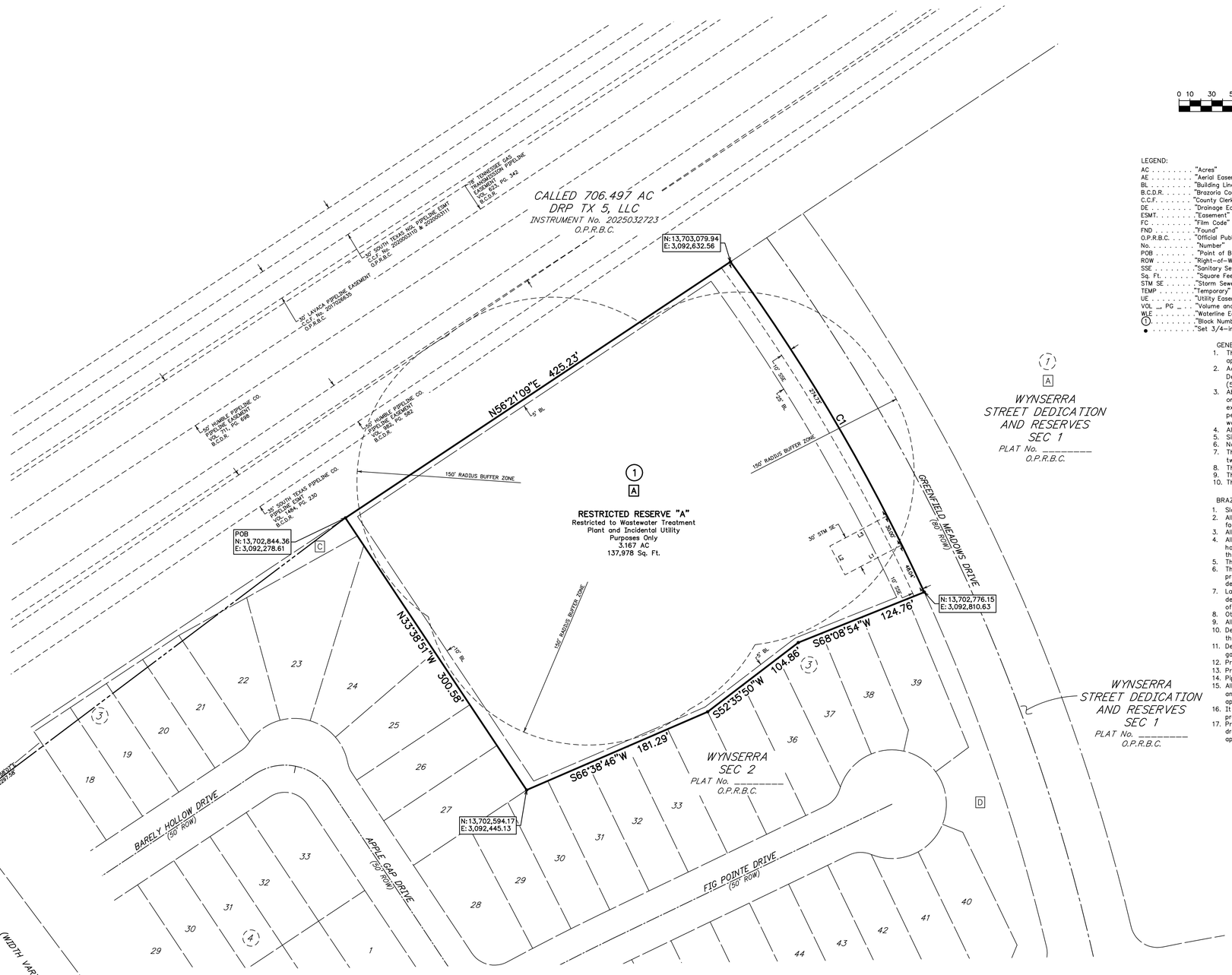
Following consideration at the Planning and Zoning Commission meeting, the plat will be placed on the November 16, 2026, City Council agenda for consideration.

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

Sincerely,
Adico, LLC

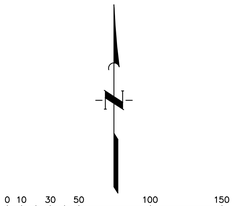
Dinh V. Ho, P.E.
TBPE Firm No. 16423

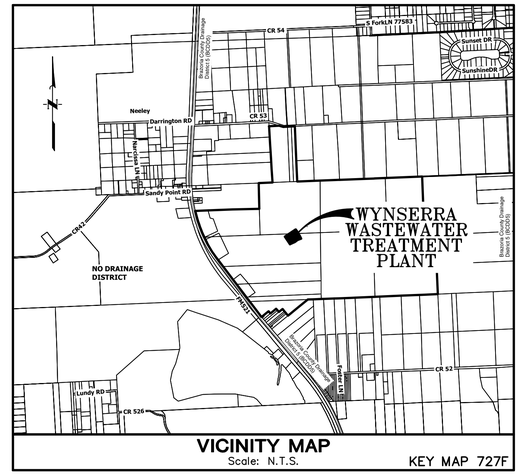
Cc: Kayleen Rosser
File: 710-26-002-041



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N62°14'04"E	59.03'
L2	S27°45'02"E	29.87'
L3	S62°06'55"W	59.59'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1760.00'	11°29'04"	352.77'	S30°22'36"E	352.18'	176.98'





VICINITY MAP
Scale: N.T.S.
KEY MAP 727F

LEGEND:

AC	"Acres"
AE	"Aerial Easement"
BL	"Building Line"
B.C.D.R.	"Brazoria County Deed Records"
C.C.F.	"County Clerk's File"
DE	"Drainage Easement"
ESMT.	"Easement"
FC	"Film Code"
FND	"Found"
O.P.R.B.C.	"Official Public Records, Brazoria County"
No.	"Number"
POB	"Point of Beginning"
ROW	"Right-of-Way"
SSE	"Sanitary Sewer Easement"
Sq. Ft.	"Square Feet"
STM SE	"Storm Sewer Easement"
TEMP	"Temporary"
UE	"Utility Easement"
VOL _, PG _	"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"

GENERAL NOTES:

1. 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.
2. According to Map No. 48039C0275K 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.
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9. This plat is subject to the development agreement between Maple Farms Holdings and the City of Iowa Colony, dated August 12, 2024.
10. This plat is subject to approval of adjacent Wynserra Boulevard Street Dedication and Reserves Sec 1 plat.

BRAZORIA COUNTY DRAINAGE DISTRICT #5 NOTES:

1. 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.
2. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
3. All property shall drain into the drainage easement only through an approved drainage structure.
4. 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.
5. The property identified in the foregoing plat lies with Brazoria County Drainage District #5.
6. 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.
7. Land use within the residential site is limited to an average imperviousness of no more than 60 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 replat and/or redesign of the system may be necessary.
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9. All storm water drainage pipes, culverts, tiles or other (including driveway culverts) will be a minimum of 24" I.D. or equal.
10. 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.
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13. Prohibited use of "rip-rap" in storm water/sewer applications (District policy).
14. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
15. 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.
16. 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.
17. 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 WASTEWATER TREATMENT PLANT

A SUBDIVISION OF 3.167 ACRES OF LAND
OUT OF THE
CHESTER S. GORBET SURVEY, A-64

CITY OF IOWA COLONY CITY LIMITS
BRAZORIA COUNTY, TEXAS

1 RESERVE 1 BLOCK

JULY 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-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

K:\30006\30006-0003-01 Maple Farms Wastewater Treatment Plant Phase I\2 Design Phase\Planning\WYNSERRA WWTP - PLAT.dwg Oct 22,2026 - 3:48pm kblake

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 3.167 acre tract of land situated in the Chester S Gorbet Survey, Abstract No. 64 in Brazoria County, Texas, being out of a called 706.497 acre tract of land conveyed to DRP TX 5, LLC. by Special Warranty Deed recorded in Clerk's File No. 2025032723 of the Brazoria County Official Public Records (BCOPR); said 3.167 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

COMMENCING at a found Concrete Monument being a southern corner of said 706.497 acre tract, being common with the northeast line of F.M. 521 (right-of-way varies) as recorded in Volume 243, Pages 193 and 194 of the Brazoria County Deed Records (BCDR), and being the northwest corner of a called 50 foot by 75 foot tract to Stella Smith by Volume 570, Page 471 BCDR;

THENCE, North 40°22'41" West, along the southwest line of said 706.497 acre tract common with said northeast line of F.M. 521, 53.45 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 38°45'52" West, continuing along said common line, 353.37 feet to a found 3/4-inch iron pipe;

THENCE, North 36°49'12" West, continuing along said common line, at 390.38 feet passing the southwest corner of a called 6.198 acre tract of land conveyed to 521 Opportunity LLC by Special Warranty Deed recorded in Clerk's File No. 2024023665 BCOPR, continuing along southwest line of said 6.198 acre tract common with the northeast line of said F.M. 521, in all a total distance of 1239.86 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner" being the northwest corner of said 6.198 acre tract;

THENCE, North 50°26'09" East, 315.36 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner" being the northeast corner of said 6.198 acre tract, being common with the northwest corner of proposed Wynserra Sec 1;

THENCE, North 50°26'15" East, along the northwest line of said proposed Wynserra Sec 1, 916.49 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner" being the north corner of said proposed Wynserra Sec 1, being common with the western corner of proposed Wynserra Sec 2;

THENCE, North 50°23'49" East, along the northwest line of said proposed Wynserra Sec 2, 29.54 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 50°26'09" East, continuing along said northwest line, 54.34 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 56°21'09" East, continuing along said northwest line, 984.84 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner" being the POINT OF BEGINNING of herein described tract;

THENCE, North 56°21'09" East, over and across said 706.497 acre tract, 425.23 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner" being the north corner of herein described tract, and being in the northwest corner of proposed Greenfield Meadows Drive being at the beginning of a non-tangent curve to the right;

THENCE, along westerly right-of-way line of said proposed Greenfield Meadows Drive, along the arc of said non-tangent curve to the right having a radius of 1760.00 feet, a central angle of 11°29'04", an arc length of 352.77 feet, and a long chord bearing South 30°22'36" East, 352.18 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner" being the southeast corner of herein described tract, being common the northeast corner of proposed Wynserra Sec 2;

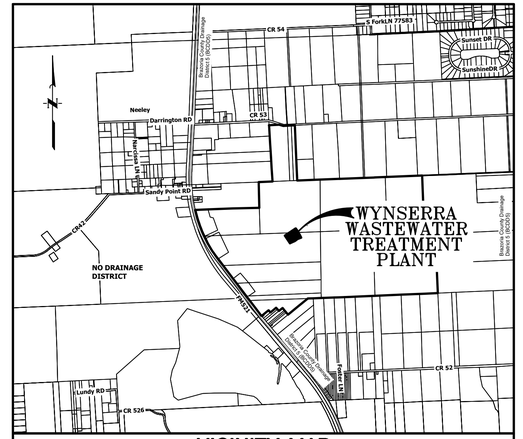
THENCE, along the northwest line of said proposed Wynserra Sec 2 the following four (4) courses and distances:

1. South 68°08'54" West, 124.76 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";

2. South 52°35'50" West, 104.86 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";

3. South 66°38'46" West, 181.29 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";

4. North 33°38'51" West, 300.58 feet to the POINT OF BEGINNING, CONTAINING 3.167 acres of land in Brazoria County, Texas.



VICINITY MAP
Scale: N.T.S.
KEY MAP 727F

FINAL PLAT OF
WYNSERRA WASTEWATER TREATMENT PLANT

A SUBDIVISION OF 3.167 ACRES OF LAND
OUT OF THE
CHESTER S. GORBET SURVEY, A-64

CITY OF IOWA COLONY CITY LIMITS
BRAZORIA COUNTY, TEXAS

1 RESERVE 1 BLOCK

JULY 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
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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

K:\30006\30006-0003-01 Maple Farms Wastewater Treatment Plant Phase 1\2 Design Phase\Planning\WYNSERRA WWTP - PLAT.dwg Oct 22,2026 - 3:49pm kblake

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 3.167 acre tract described in the above and foregoing map of **Wynserra Wastewater Treatment Plant**, 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 NEW YORK §

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 New York

_____
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

_____ Date
Lee Walden, P.E.
President

_____ Date
Kerry Osburn
Vice President

_____ Date
Brandon Middleton
Secretary/Treasurer

_____ Date
Dinh V. Ho, P.E.
District Engineer

This plat 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 Wastewater Treatment Plant as shown hereon.

_____
David Hurst, Chairman

_____
Demond Woods

_____
Brenda Dillon

_____
Terry Hayes

_____
Les Hosey

_____
Robert Wall

_____
De'Angelique Hardeman

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 Wastewater Treatment Plant as shown hereon.

_____
Wil Kennedy, Mayor

_____
Margaret Madariaga

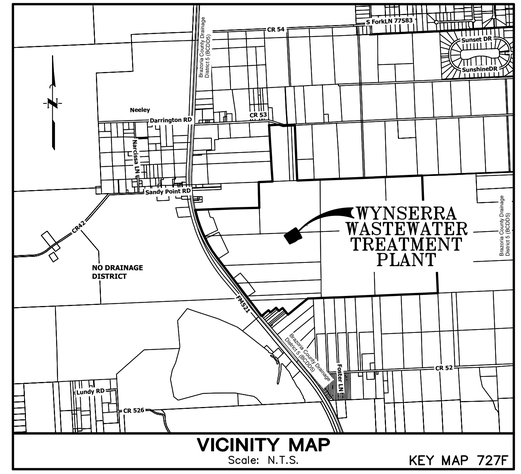
_____
Arnetta Hicks-Murray

_____
Marquette Greene-Scott

_____
Timothy Varlack

_____
Kareem Boyce

_____
Sydney Hargroder



VICINITY MAP
Scale: N.T.S.
KEY MAP 727F

FINAL PLAT OF
WYNSERRA WASTEWATER TREATMENT PLANT

A SUBDIVISION OF 3.167 ACRES OF LAND
OUT OF THE
CHESTER S. GORBET SURVEY, A-64

CITY OF IOWA COLONY CITY LIMITS
BRAZORIA COUNTY, TEXAS

1 RESERVE 1 BLOCK

JULY 2026

OWNER
DRP TX 5, LLC,
a Delaware limited liability company
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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-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

ADICO
CONSULTING ENGINEERS

Thursday, October 22, 2026

David Morales
Quiddity Engineering, LLC
1575 Sawdust Road, Suite 400
Woodlands, TX 77380
dmorales@quiddity.com

Re: Wynserra Water Plant Final Plat
+/-2.005 acres, Chester S. Gorbet Survey, Abstract No. 64, City of Iowa Colony, Brazoria County, Texas
Letter of Recommendation to Approve - Updated
COIC Project No. 8490
ALLC Project No. 710-26-002-042

Dear Mr. Morales:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal for Wynserra Water Plant Final Plat, received on or about October 20, 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 October 20, 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 Tuesday, October 27, 2026, for consideration at the November 3, 2026, Planning and Zoning Commission meeting.

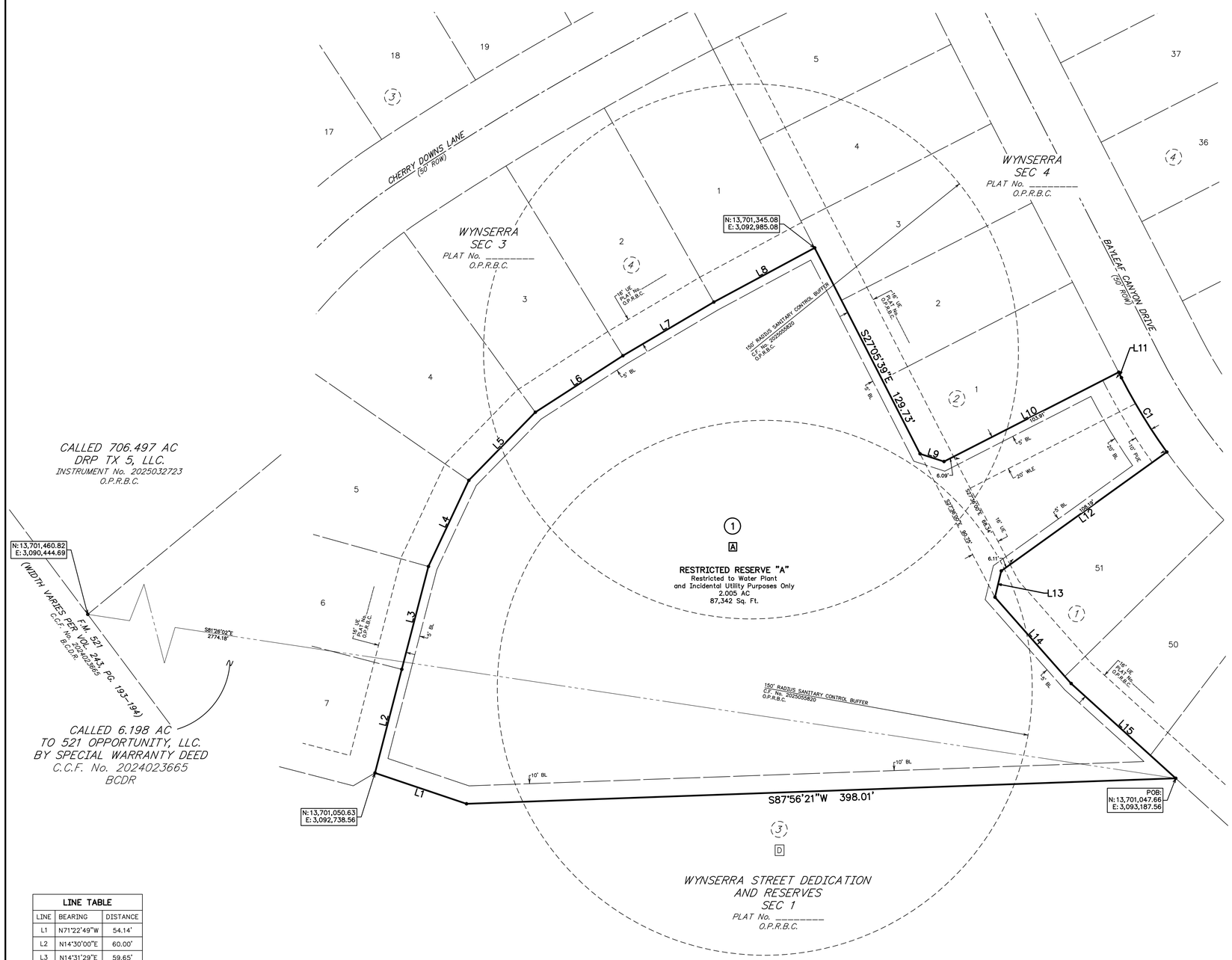
Following consideration at the Planning and Zoning Commission meeting, the plat will be placed on the November 16, 2026, City Council agenda for consideration.

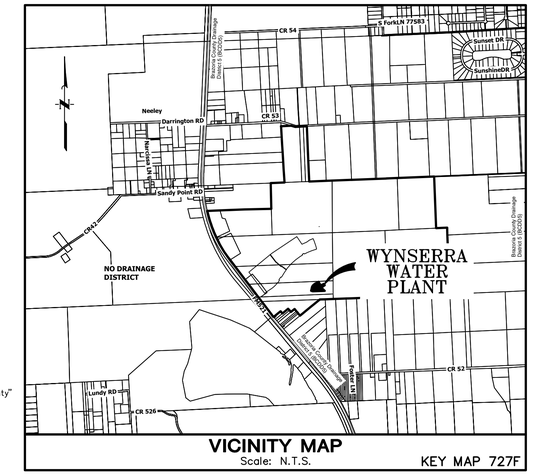
Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC

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

Cc: Kayleen Rosser
File: 710-26-002-042





VICINITY MAP
Scale: N.T.S.
KEY MAP 727F

LEGEND:

AC	"Acres"
A.E.	"Aerial Easement"
B.C.D.R.	"Brazoria County Deed Records"
BL	"Building Line"
C.C.F.	"County Clerk's File"
DE	"Drainage Easement"
ESMT	"Easement"
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LINE TABLE

LINE	BEARING	DISTANCE
L1	N71°22'49"W	54.14'
L2	N14°30'00"E	60.00'
L3	N14°31'29"E	59.65'
L4	N25°07'25"E	53.33'
L5	N44°18'43"E	53.33'
L6	N57°09'20"E	58.46'
L7	N59°27'36"E	59.24'
L8	N61°43'37"E	64.19'
L9	S72°05'39"E	14.14'
L10	N62°54'21"E	110.00'
L11	S27°05'39"E	3.45'
L12	S54°17'31"W	114.30'
L13	S13°29'41"W	15.14'
L14	S41°24'59"E	64.53'
L15	S47°49'49"E	79.18'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	325.00'	8°36'51"	48.86'	S31°24'04"E	48.82'	24.48'

FINAL PLAT OF
WYNSERRA
WATER PLANT

A SUBDIVISION OF 2.005 ACRES OF LAND OUT OF THE CHESTER S. GORBET SURVEY, A-64

CITY OF IOWA COLONY CITY LIMITS
BRAZORIA COUNTY, TEXAS

1 RESERVE 1 BLOCK

JULY 2026

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STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, DRP TX 5, LLC, a Delaware limited liability company, acting by and through _____, being an officer of DRP TX 5, LLC, a Delaware limited liability company, owner hereinafter referred to as Owners of the 2.005 acre tract described in the above and foregoing map of **Wynserra Water Plant**, 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 NEW YORK §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____, 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 New York

_____
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

This is hereby APPROVED by the City of Iowa Colony City Engineer, this _____ day of _____, 202_

_____
Dinh V. Ho, P.E.

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 2.005 acre tract of land situated in the Chester S Gorbet Survey, Abstract No. 64 in Brazoria County, Texas, being out of a called 706.497 acre tract of land conveyed to DRP TX 5, LLC. by Special Warranty Deed recorded in Clerk's File No. 2025032723 of the Brazoria County Official Public Records (BCOPR); said 2.005 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

COMMENCING at found Concrete Monument being a south corner of said 706.497 acre tract, being common with the east corner of a called 2 acre tract to Hortense Mitchell by Quitclaim Deed recorded in Clerk's File No. 2012018372 BCOPR, and being in the northwest line of a called 11.97 acre tract of land conveyed to Breda Gobellan by Special Warranty Deed recorded in Clerk's File No. 2008029823 BCOPR;

THENCE, North 49°35'41" East, along the south line of said 706.497 acre tract, common with the northwest line of said 11.97 acre tract, 688.19 feet to a found Concrete Monument;

THENCE, North 01°56'04" West, departing the northwest line of said 11.97 acre tract, continuing along south line of said 706.497 acre tract, 95.44 feet to a 5/8-inch iron rod with cap stamped Miler Survey;

THENCE, North 87°56'21" East, along the south line of said 706.497 acre tract of land, 427.04 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, over and across said 706.497 acre tract the following three (3) courses and distances:

1. North 02°03'39" West, 149.85 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
2. North 74°42'13" West, 170.53 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
3. North 47°49'49" West, 51.62 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner" being the POINT OF BEGINNING of the herein described tract;

THENCE, South 87°56'21" West, 398.01 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 71°22'49" West, 54.14 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, along the southeast side of proposed Wynserra Sec 3 the following seven (7) courses and distances:

1. North 14°30'00" East, 60.00 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
2. North 14°31'29" East, 59.65 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
3. North 25°07'25" East, 53.33 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
4. North 44°18'43" East, 53.33 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
5. North 57°09'20" East, 58.46 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
6. North 59°27'36" East, 59.24 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
7. North 61°43'37" East, 64.19 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, over and across said 706.497 acre tract the following nine (9) courses and distances:

1. South 27°05'39" East, 129.73 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
2. South 72°05'39" East, 14.14 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
3. North 62°54'21" East, 110.00 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
4. South 27°05'39" East, 3.45 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner" at the beginning of a curve to the left;
5. Along the arc of said curve to the left having a radius of 325.00 feet, a central angle of 08°36'51", an arc length of 48.86 feet, and a long chord bearing South 31°24'04" East, 48.82 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
6. South 54°17'31" West, 114.30 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
7. South 13°29'41" West, 15.14 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
8. South 41°24'59" East, 64.53 feet to a found 3/4-inch iron rod with cap stamped "Quiddity ENG Property Corner";
9. South 47°49'49" East, 79.18 feet to the POINT OF BEGINNING, CONTAINING 2.005 acres of land in Brazoria County, Texas.

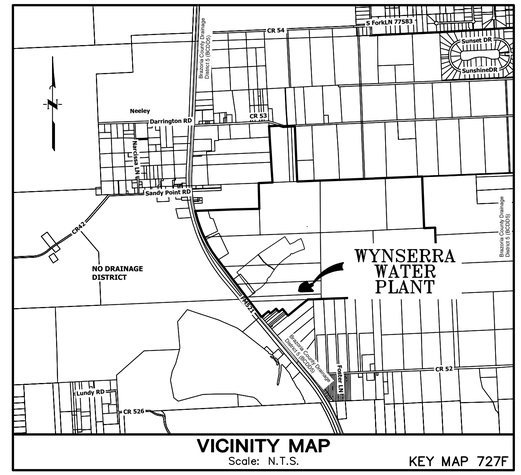
APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

_____ Date
Lee Walden, P.E.
President

_____ Date
Kerry Osburn
Vice President

_____ Date
Brandon Middleton
Secretary/Treasurer

_____ Date
Dinh V. Ho, P.E.
District Engineer



VICINITY MAP
Scale: N.T.S. KEY MAP 727F

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 Water Plant as shown hereon.

_____ David Hurst, Chairman

_____ Demond Woods

_____ Brenda Dillon

_____ Terry Hayes

_____ Les Hosey

_____ Robert Wall

_____ De'Angelique Hardeman

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 Water Plant as shown hereon.

_____ Wil Kennedy, Mayor

_____ Margaret Madariaga

_____ Arnetta Hicks-Murray

_____ Marquette Greene-Scott

_____ Timothy Varlack

_____ Kareem Boyce

_____ Sydney Hargroder

FINAL PLAT OF
WYNSERRA
WATER PLANT

A SUBDIVISION OF 2.005 ACRES OF LAND
OUT OF THE
CHESTER S. GORBET SURVEY, A-64
CITY OF IOWA COLONY CITY LIMITS
BRAZORIA COUNTY, TEXAS

1 RESERVE 1 BLOCK

JULY 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-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

CITY OF IOWA COLONY

APPLICATION FOR AMENDMENT TO REGULATIONS OR TO THE OFFICIAL ZONING DISTRICT MAP

3144 MERIDIANA PKWY, IOWA COLONY, TEXAS 77583 | PHONE: 346-395-4528 | FAX: 281-369-0005 | WWW.IOWACOLONYTX.GOV

APPLICANT INFORMATION:

Name: Kayla Leal, LJA
Address: 3600 W Sam Houston Pkwy S Ste 600
Houston, TX 77042
Phone: 713.953.5200
Email: kleal@lja.com

OWNER INFORMATION:

Name: Srinivasa Gogineni, Colony Retreat, LLC
Address: 4943 Glenmeadow Dr
Houston, TX 77096
Phone: [redacted]
Email:

DESCRIPTION OF PROPOSED AMENDMENT:

Change of zoning from Single Family Residential to Planned Unit Development for 104-acre Colony Retreat PUD, located at COUNTY ROAD 57 TX 77583

PROPERTY INFORMATION:

Legal Description:

A0286 H T & B R R TRACT 1-2-2C ACRES 105.00

Brazoria County Tax Account Number(s) and Parcel ID No(s).

1. Tax Acct No. 02860001000 Parcel ID No. 167438 Current Zoning: SFR Requested Zoning: PUD
2. Tax Acct No. _____ Parcel ID No. _____ Current Zoning: _____ Requested Zoning: _____
3. Tax Acct No. _____ Parcel ID No. _____ Current Zoning: _____ Requested Zoning: _____
4. Tax Acct No. _____ Parcel ID No. _____ Current Zoning: _____ Requested Zoning: _____
5. Tax Acct No. _____ Parcel ID No. _____ Current Zoning: _____ Requested Zoning: _____

SUBMITTAL REQUIREMENTS:

- Application
- Survey/ Metes and Bounds Description
- Fee: Less than 1 acre: $1,000.00, More than 1 acre: $2,000.00
- Authorization letter, if applicable
- General plan/site plan, if available

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT, and I, the undersigned, am authorized to make this application on behalf of the owner(s). I understand that this application will expire one year from the date submitted.

9.11.26 Kayla Leal
Applicant Signature and Date

FOR CITY USE ONLY:

RECEIVED BY: _____ DATE RECEIVED: _____ PAYMENT TYPE: _____ PROJECT NO.: _____

CITY OF IOWA COLONY NOTICE OF PUBLIC HEARING ON REZONING

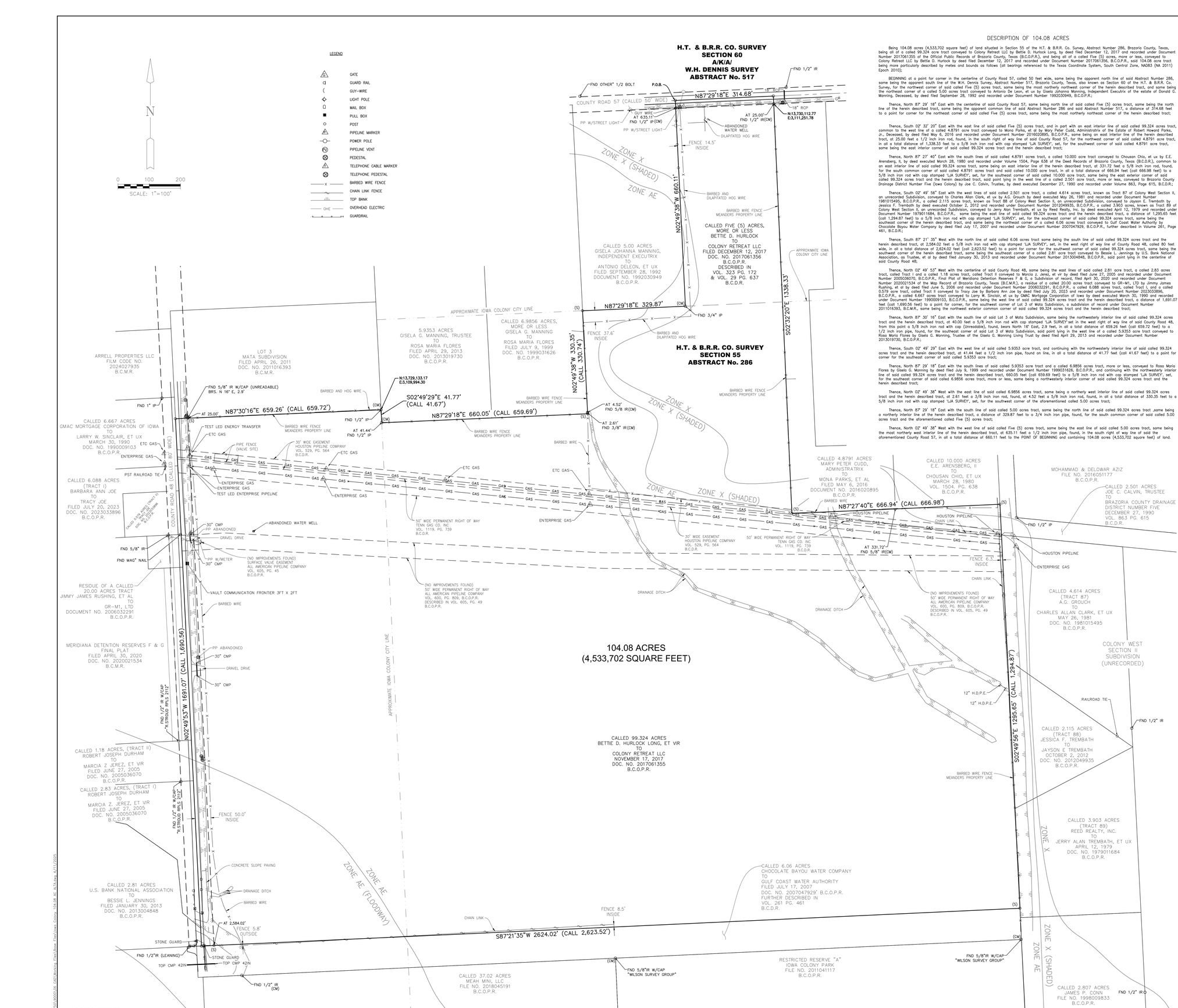
Planning and Zoning Commission Public Hearing: **November 4, 2026, at 6:30 p.m.**
City Council Public Hearing: **November 16, 2026, at 7:00 p.m.**
City Council Chambers
3144 Meridiana Pkwy., Iowa Colony, Texas, 77583

The Iowa Colony **Planning and Zoning Commission** will hold a public hearing at 6:30 p.m. on November 4, 2026, and the Iowa Colony **City Council** will hold a public hearing at 7:00 p.m. on November 16, 2026, each in the Iowa Colony City Council Chambers, 3144 Meridiana Pkwy., Iowa Colony, Texas, 77583, pursuant to the Comprehensive Zoning Ordinance and the Unified Development Code, as amended, to consider rezoning the following property from Single Family Residential to a Planned Unit Development:

> Approximately 104-acres of land located on Cedar Rapids Parkway (County Road 57), A0286 H T & BRR TRACT 1-2-2C, Brazoria County, Texas

All interested persons may be heard concerning this matter. A copy of the application for action by the City of Iowa Colony and a map of the area subject to this action are available for inspection by any person upon a reasonable request to the City Secretary at the address herein stated or at krosser@iowacolonytx.gov.

Kayleen Rosser
City Secretary



DESCRIPTION OF 104.08 ACRES

Being 104.08 acres (4,533,702 square feet) of land situated in Section 55 of the H.T. & B.R.R. Co. Survey, Abstract Number 286, Brazoria County, Texas, being all of a called 99.324 acre tract conveyed to Colony Retreat LLC by Bettie D. Hurlock Long, by deed filed December 12, 2017 and recorded under Document Number 2017061355 of the Official Public Records of Brazoria County, Texas (B.C.O.P.R.), and being all of a called Five (5) acres, more or less, conveyed to Colony Retreat LLC by Bettie D. Hurlock by deed filed December 12, 2017 and recorded under Document Number 2017061356, B.C.O.P.R., said 104.08 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83 (NA 2011) Epoch 2010);

BEGINNING at a point for corner in the centerline of County Road 57, called 50 feet wide, same being the apparent north line of said Abstract Number 286, same being the apparent south line of the W.H. Dennis Survey, Abstract Number 517, Brazoria County, Texas, also known as Section 60 of the H.T. & B.R.R. Co. Survey, for the northwest corner of said called Five (5) acres tract, same being the most northerly northwest corner of the herein described tract, and same being the northeast corner of a called 5.00 acres tract conveyed to Antonio De Leon, et ux by Gisela Johanna Manning, Independent Executrix of the estate of Donald G. Manning, Deceased, by deed filed September 28, 1992 and recorded under Document Number 1992030949, B.C.O.P.R.;

Thence, North 87° 29' 18" East with the centerline of said County Road 57, same being north line of said called Five (5) acres tract, same being the north line of the herein described tract, same being the apparent common line of said Abstract Number 286 and said Abstract Number 517, a distance of 314.68 feet to a point for corner for the northeast corner of said called Five (5) acres tract, same being the most northerly northeast corner of the herein described tract;

Thence, South 02° 32' 20" East with the east line of said called Five (5) acres tract, and in part with an east interior line of said called 99.324 acres tract, common to the west line of a called 4.8791 acre tract conveyed to Mona Parks, et al by Mary Peter Cudd, Administratrix of the Estate of Robert Howard Parks, Jr., Deceased, by deed filed May 6, 2016 and recorded under Document Number 2016020895, B.C.O.P.R., same being an east interior line of the herein described tract, at 25.00 feet a 1/2 inch iron rod, found, in the south right of way line of said County Road 57, for the northwest corner of said called 4.8791 acre tract, in all a total distance of 1,338.33 feet to a 5/8 inch iron rod with cap stamped "LJA SURVEY", set, for the southwest corner of said called 4.8791 acre tract, same being the east interior corner of said called 99.324 acres tract and the herein described tract;

Thence, North 87° 27' 40" East with the south lines of said called 4.8791 acres tract, a called 10.000 acre tract conveyed to Chousan Chio, et ux by E.E. Arensberg, II, by deed executed March 28, 1980 and recorded under Volume 1504, Page 638 of the Deed Records of Brazoria County, Texas (B.C.O.R.), common to an east interior line of said called 99.324 acres tract, same being an east interior line of the herein described tract, at 331.72 feet a 5/8 inch iron rod, found, for the south common corner of said called 4.8791 acres tract and said called 10.000 acre tract, in all a total distance of 666.94 feet (call 666.98 feet) to a 5/8 inch iron rod with cap stamped "LJA SURVEY", set, for the southeast corner of said called 10.000 acre tract, same being the east exterior corner of said called 99.324 acres tract and the herein described tract, said point lying in the west line of a called 2.501 acre tract, more or less, conveyed to Brazoria County Drainage District Number Five (Iowa Colony) by Joe C. Calvin, Trustee, by deed executed December 27, 1990 and recorded under Volume 863, Page 615, B.C.D.R.;

Thence, South 02° 49' 56" East with the west lines of said called 2.501 acre tract, a called 4.614 acres tract, known as Tract 87 of Colony West Section II, an unrecorded Subdivision, conveyed to Charles Allan Clark, et ux by A.G. Grouch by deed executed May 26, 1981 and recorded under Document Number 1981015495, B.C.O.P.R., a called 2.115 acres tract, known as Tract 88 of Colony West Section II, an unrecorded Subdivision, conveyed to Jayson E. Trembath by Jessica F. Trembath by deed executed October 2, 2012 and recorded under Document Number 2012049935, B.C.O.P.R., a called 3.903 acres, known as Tract 89 of Colony West Section II, an unrecorded Subdivision, conveyed to Jerry Alan Trembath, et ux by Reed Realty, Inc. by deed executed April 12, 1979 and recorded under Document Number 1979011684, B.C.O.P.R., same being the east line of said called 99.324 acres tract and the herein described tract, a distance of 1,295.65 feet (call 1,294.87 feet) to a 5/8 inch iron rod with cap stamped "LJA SURVEY", set, for the southeast corner of said called 99.324 acres tract, same being the southeast corner of the herein described tract, and same being the northeast corner of a called 6.06 acres tract conveyed to Gulf Coast Water Authority by Chocolate Bayou Water Company by deed filed July 17, 2007 and recorded under Document Number 2007047929, B.C.O.P.R., further described in Volume 261, Page 461, B.C.D.R.;

Thence, South 87° 21' 35" West with the north line of said called 6.06 acres tract same being the south line of said called 99.324 acres tract and the herein described tract, at 2,584.02 feet a 5/8 inch iron rod with cap stamped "LJA SURVEY", set, in the west right of way line of County Road 48, called 80 feet wide, in all a total distance of 2,624.02 feet (call 2,623.52 feet) to a point for corner for the southwest corner of said called 99.324 acres tract, same being the southwest corner of the herein described tract, same being the southeast corner of a called 2.81 acre tract conveyed to Bessie L. Jennings by U.S. Bank National Association, as Trustee, et al by deed filed January 30, 2013 and recorded under Document Number 2013004848, B.C.O.P.R., said point lying in the centerline of said County Road 48;

Thence, North 02° 49' 53" West with the centerline of said County Road 48, same being the east lines of said called 2.81 acre tract, a called 2.83 acres tract, called Tract I and a called 1.18 acres tract, called Tract II conveyed to Marcia z. Jerez, et vir by deed filed June 27, 2005 and recorded under Document Number 2005036070, B.C.O.P.R., Final Plat of Meridiana Detention Reserves F & G, a Subdivision of record, filed April 30, 2020 and recorded under Document Number 2020021534 of the Map Record of Brazoria County, Texas (B.C.M.R.), a residue of a called 20.00 acres tract conveyed to GR-M1, LTD by Jimmy James Rushing, et al by deed filed June 5, 2006 and recorded under Document Number 2006032291, B.C.O.P.R., a called 6.088 acres tract, called Tract I, and a called 0.579 acre tract, called Tract II conveyed to Tracy Joe by Barbara Ann Joe by deed filed July 20, 2023 and recorded under Document Number 2023033896, B.C.O.P.R., a called 6.667 acres tract conveyed to Larry W. Sinclair, et ux by GMAC Mortgage Corporation of Iowa by deed executed March 30, 1990 and recorded under Document Number 1990009103, B.C.O.P.R., same being the west line of said called 99.324 acres tract and the herein described tract, a distance of 1,691.07 feet (call 1,690.56 feet) to a point for corner, for the southwest corner of Lot 3 of Mata Subdivision, a subdivision of record under Document Number 2011016393, B.C.M.R., same being the northwest exterior common corner of said called 99.324 acres tract and the herein described tract;

Thence, North 87° 30' 16" East with the south line of said Lot 3 of Mata Subdivision, same being the northwesterly interior line of said called 99.324 acres tract and the herein described tract, at 40.00 feet a 5/8 inch iron rod with cap stamped "LJA SURVEY"set in the west right of way line of said County Road 48, from this point a 5/8 inch iron rod with cap (Unreadable), found, bears North 16° East, 2.9 feet, in all a total distance of 659.26 feet (call 659.72 feet) to a 1/2 inch iron pipe, found, for the southeast corner of said Lot 3 of Mata Subdivision, said point lying in the west line of a called 5.9353 acre tract conveyed to Rosa Maria Flores by Gisela G. Manning, Trustee of the Gisela G. Manning Living Trust by deed filed April 29, 2013 and recorded under Document Number 2013019730, B.C.O.P.R.;

Thence, South 02° 49' 29" East with the west line of said called 5.9353 acre tract, and continuing with the northwesterly interior line of said 99.324 acres tract and the herein described tract, at 41.44 feet a 1/2 inch iron pipe, found on line, in all a total distance of 41.77 feet (call 41.67 feet) to a point for corner for the southeast corner of said called 5.9353 acre tract;

Thence, North 87° 29' 18" East with the south lines of said called 5.9353 acre tract and a called 6.9856 acres tract, more or less, conveyed to Rosa Maria Flores by Gisela G. Manning by deed filed July 9, 1999 and recorded under Document Number 1999031626, B.C.O.P.R., and continuing with the northwesterly interior line of said called 99.324 acres tract and the herein described tract, 660.05 feet (call 659.69 feet) to a 5/8 inch iron rod with cap stamped "LJA SURVEY", set, for the southeast corner of said called 6.9856 acres tract, more or less, same being a northwesterly interior corner of said called 99.324 acres tract and the herein described tract;

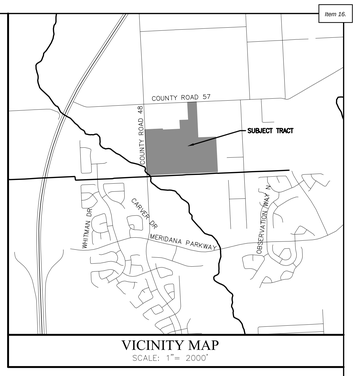
Thence, North 02° 49' 38" West with the east line of said called 6.9856 acres tract, same being a northerly westerly interior line of said called 99.324 acres tract and the herein described tract, at 2.61 feet a 3/8 inch iron rod, found, at 4.52 feet a 5/8 inch iron rod, found, in all a total distance of 330.35 feet to a 5/8 inch iron rod with cap stamped "LJA SURVEY", set, for the southwest corner of the aforementioned called 5.00 acres tract;

Thence, North 87° 29' 18" East with the south line of said called 5.00 acres tract, same being the north line of said called 99.324 acres tract ,same being a northerly interior line of the herein described tract, a distance of 329.87 feet to a 3/4 inch iron pipe, found, for the south common corner of said called 5.00 acres tract and the aforementioned called Five (5) acres tract;

Thence, North 02° 49' 38" West with the west line of said called Five (5) acres tract, same being the east line of said called 5.00 acres tract, same being the most northerly west interior line of the herein described tract, at 635.11 feet a 1/2 inch iron pipe, found, in the south right of way line of said the aforementioned County Road 57, in all a total distance of 660.11 feet to the POINT OF BEGINNING and containing 104.08 acres (4,533,702 square feet) of land.

VICINITY MAP

SCALE: 1"= 2000'



NOTES

1. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83, 2011 ADJUSTMENT. ALL DISTANCES SHOWN HEREON ARE SURFACE (HORIZONTAL) AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99988713?. All COORDINATES SHOWN HEREON ARE GRID.
2. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF TEXAS.
3. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. HOU-2025-00019-1 WITH AN EFFECTIVE DATE OF FEBRUARY 20, 2025 AND ISSUED FEBRUARY 27, 2025 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. SEE SCHEDULE B NOTES BELOW.
4. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
5. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS ZONE AE (FOODWAY), ZONE AE, ZONE X (SHADED), AND ZONE X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NOS. 48039C0110K, EFFECTIVE DATE OF JUNE 5, 1989 AND REVISED DATE OF DECEMBER 30, 2020, FOR COMMUNITY NOS. 481071, IN BRAZORIA COUNTY, STATE OF TEXAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.
6. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES, EXCEPT SHOWN HEREON.
7. THE PROPERTY HAS DIRECT ACCESS TO COUNTY ROAD 48, & COUNTY ROAD 57, ALL DEDICATED PUBLIC STREETS OR HIGHWAYS.
8. THERE WAS NO OBSERVED PARKING SPACES ON THE PROPERTY..
9. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
10. CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY HAVE NOT BEEN PROVIDED TO THE SURVEYOR.
11. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
12. THERE WAS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
13. THERE WERE NO OBSERVED CEMETERIES, BURIAL GROUNDS, AND/OR GRAVES AFFECTING THE PROPERTY.
14. PORTIONS OF THE 104.08 ACRE TRACT, SHOWN HEREON, ARE WITHIN THE CITY OF IOWA COLONY LIMITS, SUBJECT TO IOWA COLONY ZONING ORDINANCE NO. 2006-15, PASSED NOVEMBER 20, 2006.

THE FOLOWING ITEMS WERE LISTED IN SCHEDULE "B" OF THE ABOVE REFERENCES TITLE COMMITMENT:

ITEM 10 (G.) EASEMENT AND RIGHT OF WAY, GRANTED TO HOUSTON PIPELINE COMPANY BY INSTRUMENT RECORDED IN VOLUME 529, PAGE 564 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECTS SUBJECT TRACT AND IS SHOWN HEREON)

ITEM 10 (H.) TERMS, CONDITIONS AND PROVISIONS OF THAT RIGHT OF WAY AGREEMENT GRANTED TO HOUSTON PIPELINE COMPANY BY INSTRUMENT RECORDED IN VOLUME 1119, PAGE 739 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECTS SUBJECT TRACT AND IS SHOWN HEREON)

ITEM 10 (I.) EASEMENT AND ASSIGNMENT, AS SET FORTH BY INSTRUMENT RECORDED IN VOLUME 1465, PAGE 207 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)

ITEM 10 (J.) EASEMENT AND RIGHT OF WAY, GRANTED TO ALL AMERICAN PIPELINE COMPANY BY INSTRUMENT RECORDED IN VOLUME (88) 600, PAGE 809 AND AMENDED BY VOLUME (88) 605, PAGE 49 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECTS SUBJECT TRACT AND IS SHOWN HEREON, NO IMPROVEMENTS FOUND, NO EVIDENCE OF A RELEASE, VACATION OR ABANDONMENT PROVIDED)

ITEM 10 (K.) SURFACE EASEMENT (VALVE), GRANTED TO ALL AMERICAN PIPELINE COMPANY BY INSTRUMENT RECORDED IN VOLUME (88) 605 PAGE 45 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECTS SUBJECT TRACT AND IS SHOWN HEREON, NO IMPROVEMENTS FOUND, NO EVIDENCE OF A RELEASE, VACATION OR ABANDONMENT PROVIDED)

ITEM 10 (L.) TERMS, CONDITIONS AND PROVISIONS OF THAT MEMORANDUM OF GEOPHYSICAL OPTION AGREEMENT, RECORDED UNDER CLERK'S FILE NO. 98-045075 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECTS SUBJECT TRACT AND IS BLANKET IN NATURE)

ITEM 10 (M.) OIL, GAS AND MINERAL LEASE, TOGETHER WITH ALL RIGHTS INCIDENT THERETO, RECORDED IN VOLUME 16, PAGE 255 OF THE LEASE RECORD; VOLUME 220, PAGE 354 AND VOLUME 1338, PAGE 804 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECTS SUBJECT TRACT AND IS BLANKET IN NATURE)

ITEM 10 (N.) OIL, GAS AND MINERAL LEASE, TOGETHER WITH ALL RIGHTS INCIDENT THERETO, RECORDED IN VOLUME 1707, PAGE 506 AND VOLUME 1710, PAGE 535 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECT SUBJECT TRACT AND IS BLANKET IN NATURE)

ITEM 10 (O.) OIL, GAS AND MINERAL LEASE, TOGETHER WITH ALL RIGHTS INCIDENT THERETO, RECORDED IN VOLUME 1712, PAGE 901 AND VOLUME 1712, PAGE 903 , BOTH OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECTS SUBJECT TRACT AND IS BLANKET IN NATURE)

ITEM 10 (P.) OIL, GAS AND MINERAL LEASE, TOGETHER WITH ALL RIGHTS INCIDENT THERETO, RECORDED IN VOLUME (88) 557, PAGE 589 AND VOLUME (88) 557, PAGE 593 , BOTH OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECTS SUBJECT TRACT AND IS BLANKET IN NATURE)

ITEM 10 (Q.) MINERAL AND/OR ROYALTY INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO, RECORDED IN VOLUME 1422, PAGE 842 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECTS SUBJECT TRACT AND IS BLANKET IN NATURE)

SURVEYOR'S CERTIFICATE:

To Colony Retreat LLC, KB Home Lone Star Inc, A Texas Corporation, Aqu Title, LLC as Agent for Fidelity National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6 (a), 6(b), 7(a), 7(b)(1), 8, 9, 10, 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed in March 2025.

Date: 04/11/2025

STATE OF TEXAS
REGISTERED
JAMES N. CHILTON
7088
PROFESSIONAL
LAND SURVEYOR

ABBREVIATIONS:

B.C.D.R.	DEED RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.M.R.	MAP RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BRAZORIA COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
DOC.	DOCUMENT

IRONS

(S)	SET 5/8" IRON ROD WITH CAP "LJA SURVEY"
(CM)	CONTROLLING MONUMENT
BRS.	BEARS
I.R.	IRON ROD
I.P.	IRON PIPE

ALTA/NSPS LAND TITLE SURVEY OF 104.08 ACRES

IN THE H.T.&B.R.R. CO. SURVEY SECTION 55, A-286 BRAZORIA COUNTY, TEXAS

APRIL 2025 JOB NO. 1750-9000

LJA SURVEYING, INC.
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
TBPELS Firm No. 10194382

Colony Retreat

Planned Unit Development

District

DRAFT

Prepared for:

Colony Retreat LLC

Prepared by:

LJA PLANNING & LANDSCAPE ARCHITECTURE

September 2026

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EXHIBITS

Exhibit A – Area Location Map
Exhibit B – Aerial Map
Exhibit C – Conceptual Development Plan
Exhibit D – Conceptual Amenities and Open Space Plan
Exhibit E – Street and Circulation System Exhibit
Exhibit F – Signage Location Exhibit

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I. INTRODUCTION

The Colony Retreat Planned Unit Development (PUD) has been prepared on behalf of Colony Retreat LLC pursuant to Appendix A, Article VII, Section 74 (Planned Unit Developments) of the Iowa Colony Code of Ordinances. The purpose of the PUD is to encourage flexibility in the use and development of land in order to promote the most innovative and efficient uses; to provide a high level of amenities; to preserve the quality of the natural environment; and to provide flexibility in the development of land subject to the development standards coordinated with the necessary public services and facilities.

The Colony Retreat PUD is located in the eastern portion of the Iowa Colony ETJ and is bounded on the north by Cedar Rapids Parkway, to the west by Iowa Colony Boulevard, to the south by the North Canal, and to the east by the Colony West Subdivision. Exhibit A, Area Location Map, illustrates the location of the PUD.

This PUD is approximately 104 acres and will be developed as a master planned community for primarily residential use, including neighborhood parks that will be dedicated to the HOA or MUD as part of any approved Development Agreement.

II. SITE INVENTORY ANALYSIS

1. Physical Opportunities and Constraints

The PUD is located in the eastern portion of Iowa Colony ETJ. A portion of the tract falls within Iowa Colony City Limits and the majority of the tract falls within the City's ETJ. The PUD property is primarily vacant land with a cluster of trees at the northeast portion of the property. Existing physical constraints affecting the development include the following:

- A 50' wide Tenn Gas Co. pipeline easement runs through the northern side of the tract in an east-west direction.
- A 30' wide Houston Pipeline Company pipeline easement runs through the northern side of the tract in an east-west direction parallel to the Tenn Gas Co. pipeline easement.

The existing site constraints are shown in Exhibit B, Aerial Map.

2. Surrounding Land Use

The land surrounding the PUD consists of vacant land, rural warehousing, and the single-family residential developments, Colony West, and Meridiana. A drainage channel owned by the Gulf Coast Water Authority is adjacent to the property along the southern boundary. The surrounding land uses can be seen on Exhibit A, Area Location Map.

III. PROJECT DESCRIPTION

1. Compliance with Comprehensive Plan

In Iowa Colony's Comprehensive plan, which was adopted in 2020, the Future Land Use Plan classifies the Colony Retreat PUD area as Medium Density Single Family Residential. The development complies with the Iowa Colony Comprehensive Plan by adhering to the vision elements and guiding principles outlined in the plan. The development consists of single-family residential lots with a minimum lot width of forty feet, a maximum lot width of sixty feet, and an average lot width of fifty feet. The development will provide a well-defined vehicular circulation system that provides connectivity to Cedar Rapids Parkway and Iowa Colony Boulevard.

2. Justification

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The intent of the PUD Overlay District is to encourage high quality development in the City by providing additional flexibility to take advantage of various site characteristics, constraints, location, or land uses. This document establishes flexible development standards that use the minimum requirements as a basis for properties specifically located within the boundaries of the Colony Retreat PUD.

The PUD will meet or exceed the minimum requirements of the UDC through specific, architectural design and engineering standards such as:

- Providing a PUD document that can respond to today's market conditions and maintain the flexibility necessary to address changes in the future;
- Incorporating new alignments of pedestrian trails within the development. In addition to what is required, additional trails and pedestrian pathways will be provided throughout the development;
- Incorporation/revision of the roadway alignments based on the most updated version of the Thoroughfare Plan.

3. Single-Family Residential

The traditional single-family residential component that will be found throughout the PUD will be a collection of individual single-family residential sections that take their access from Cedar Rapids Parkway, Iowa Colony Boulevard, and an internal local street system that provides connections to the surrounding areas to the east and the south. The traditional single-family residential neighborhood will be developed with a mixture of lot sizes, including a range with a minimum of forty feet up to sixty feet, and the mixture of the lot width shall be permitted to respond to market conditions as long as any changes to the lot mix fall within the limitations of this PUD.

4. Projected Population

Based on the number of residential lots proposed for the development located in Section IV.4, Single-Family Residential Lot Distribution Table, the projected population for the overall development will be approximately 882 people. This approximation is calculated by multiplying the 304 lots shown in the table by 2.9 individuals per household.

5. Parks and Open Space

Exhibit D, Conceptual Amenities and Open Space Plan, shows a recreation center, parks, lakes, and various open space areas all connected via a pedestrian trail system. The proposed recreation center and neighborhood park will serve the master planned residential community and will contain a small pool, an active play area for children, an open pavilion, seating areas, and ball fields. The detention lake within the PUD will not only enhance the aesthetic quality of the development but feature trail connectivity and a community mail kiosk.

The pedestrian pathway system, which is illustrated in Exhibit D, will include five-foot (5') wide trails and a pedestrian connection to the future city park directly to the south of the project. The trails system will provide easy and safe pedestrian access to the various parks, lakes, and recreation center. Compliance with Iowa Colony's Comprehensive Plan for Parks and Open Space will be maintained throughout the development, completing the overall pedestrian network.

The lake within the PUD will be maintained at a constant water level while serving as a detention facility for the PUD. The lake will be utilized as trail corridors allowing close proximity to parks and the recreation center.

All land, which is dedicated to the Homeowners Association (HOA) or Municipal Utility District (MUD) for the purpose of fulfilling the parks requirement, will be developed with some form of either passive or active facilities.

IV. ZONING

1. Proposed Zoning

The property shall be developed and used in accordance with the development regulations as established by the Iowa Colony Unified Development Code, except as supplemented or modified by this PUD document.

The Colony Retreat PUD is partially within the Iowa Colony City Limits and is zoned Single Family Residential. The majority of the PUD is located in the City of Iowa Colony ETJ, but will be zoned as PUD Planned Unit Development upon annexation into the city limits. To implement the Conceptual Land Use Plan, Exhibit C, the base zoning district will remain single-family residential. The various land uses will follow the development requirements for the SFR zoning district as described in Appendix A, Zoning Ordinance in the UDC, unless otherwise noted. Notwithstanding the foregoing, no amendment to the UDC shall impact the PUD's vested rights as described in Chapter 245 of the Texas Local Government Code. When there is a conflict between the requirements in the UDC and this PUD Document, this PUD Document will govern. Interpretation as to what constitutes a conflict shall be made by the City designee.

Each land use category may be increased or decreased in acreage by up to ten percent (10%) of the total gross acreage of that land use category. The percentage of land use area change is required to ensure the success of the development by maintaining the flexibility to modify land use sizes in response to changes in economic and market conditions and future modifications of roadway and drainage alignments. This will allow the development to remain competitive in the real estate market over the life of the development and the ability to adjust as necessary to accommodate specific end users in a timely manner.

The development's single-family residential density shall not exceed 3 lots per acre, except as allowed per Section IV.4 of this document and as authorized by the City designee. The single-family residential density is calculated by dividing the total number of single-family residential lots by the gross acreage of this PUD.

Additionally, the development proposes 40-, 50-, and 60-foot single-family residential lots, as shown in the Single-Family Residential Lot Distribution Table in Section IV. 4. Although there are a variety of lot sizes, the development will maintain an average lot width of 50 feet. The average lot width is calculated as the weighted average of all lot widths in the development, as the example shown below using the project lot counts:

$$\frac{(40\ x\ 60) + (50 + 181) + (60\ x\ 63)}{304} = \pm 50.1\ feet$$

The land uses may be relocated within the boundaries of the PUD, provided there are no significant changes in geographic location as indicated in Article VII, Section 74, Planned Unit Developments in the UDC. The Composition of Land Use Table below provides a detailed tabulation of each land use within the development. All acreages shown below are subject to change as development occurs within the boundaries of the PUD and as allowed by this PUD.

2. Conversion of Specific Land Uses

a. In the event the developer elects to exercise using the pipeline corridor as a trail system to count as a parks dedication credit, the excess parks acreage shown on the conceptual land use plan may be converted to single-family residential uses.

3. Composition of Land Use Table

Land Use	Zoning District	Approximate Acreage	% Gross Acreage
Constraints Land Uses			
Roadways	SFR	±5.8	
Pipelines & Easements	SFR	±4.3	
Lakes/Detention	SFR	±15.4	
Lift Station	SFR	±0.1	
Subtotal		**±25.6**	**24.6%**
Community Land Uses			
Recreation Center & Parks	SFR	±6.5	
Landscape/Open Space	SFR	±4.0	
Subtotal		**±10.5**	**10.1%**
Residential Land Uses			
Single-Family Residential	See below	±67.9	
Subtotal		**±67.9**	**65.3%**
Totals		**±104.0**	**100.0%**

4. Single-Family Residential Lot Distribution Table

Lot Size	Zoning District	Number of Lots*	Allowable Percentage
40' x 110’ wide lots	SFR	60	19.7%
50' x 110’ wide lots	SFR	181	59.6%
60' x 110’ wide lots	SFR	63	20.7%
Gross Residential Total		**304**	**100.0%**

**The number of lots per lot product is subject to change as subdivision layouts are finalized.*

Refer to Section V.2, of this document for applicable standards for the single-family residential lot product. The total number of lots may increase by up to 15%. The lot size listed above in the Single-Family Residential Lot Distribution Table reflect minimum lot width as described in Section V.2.

While the Conceptual Development Plan (Exhibit C) indicates the lot layout for this area, these lot counts are subject to change. The lot counts for this PUD shall be subject to the allowable percentages in the Single-Family Residential Lot Distribution Table. The actual number of lots and the units per acre may vary as allowed by this PUD.

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V. DEVELOPMENT REGULATIONS

This PUD shall remain the governing document of the development. Consistent with provisions specified in Appendix A, Zoning Ordinance in the UDC, the future development of the subdivision will be governed by the development regulations for their assigned zoning district layout, design, and general conditions as approved in this document and exhibits. The PUD shall have vested rights as described in Chapter 245 of the Texas Local Government Code ("Chapter 245"), subject to the exemptions set forth therein. The term "Property" shall apply to all land contained within the PUD boundary. When there is a conflict between the requirements in the UDC (as may be amended) and this PUD Document, this PUD Document will govern. Interpretation as to what constitutes a conflict shall be made by the City designee. Additional roadways, roadway alignments, or land uses shall not be required of this development as a result of future changes to the City's comprehensive plan or UDC. Development fees (including without limitation capital recovery fees, parkland dedication fees, building permit fees, and tree mitigation fees) are not established in the UDC and therefore will be assessed at the rate in existence at the time that the relevant approval is sought for any development activity. All tracts located within the bounds of this PUD shall be platted, and detention ponds shall be platted and recorded with the corresponding section it serves.

1. Street and Circulation System

Exhibit E is a supplemental exhibit illustrating the proposed street and circulation system. The PUD Exhibits are conceptual and may be modified as the development progresses, provided the development complies with the regulations established by this PUD. Below are several additional regulations that apply to the street and circulation system within the PUD:

a. The Planned Unit Development has established certain street criteria that will apply to streets within this PUD in addition to the city's standards.
b. All subdivision sections containing more than thirty-five (35) residential lots shall have a minimum of two points of access. A divided or boulevard entry, or a roundabout, shall be considered two points of access. A divided or boulevard entry shall consist of two (2) 25-foot-wide travel lanes separated by a median and shall extend to the first intersecting street.
c. Neighborhood collector streets shall have a minimum right-of-way of 60 feet.
d. Residential (local) streets providing access to lots may have a right-of-way width of fifty (50) feet.
e. All street rights-of-way widths shall be not less than fifty (50) feet with a 10' utility easement on each side.
f. Paving width shall be 28' B-B for all residential streets.
g. Iowa Colony Boulevard and Cedar Rapids Parkway are proposed to be 120' feet. The Development Agreement shall regulate the development details of the ROW.
h. Each single-family lot shall have frontage on a local street, private street, or common area. When lots front a common area, vehicular access must be provided by a local street, private street, or alley.

2. Traditional Single-Family

All development standards for the proposed traditional single-family residential lots are subject to the development regulations below:

a. Minimum lot area: 4,800 square feet
b. Minimum lot width – 40' (measured at the front setback)
c. Minimum lot depth – 110'
d. Minimum front setback – 20'
e. Minimum side setback – 5'
f. Minimum street side setback (corner lot) – 10'
g. Minimum rear setback – 10'
h. Minimum porch setback – 15'
i. Minimum setback where garages face directly onto a street – 20'

j. Minimum setback for side-entry garages – 10’
k. Minimum pipeline setback – 50’
l. Maximum impervious building coverage – 60%
m. Maximum height of structures – 2 stories or 35’. May exceed 35’ if approved by the Fire Chief.

3. Tree Protection

The developer shall follow the City’s tree preservation guidelines, as stated in Article 1 of Iowa Colony’s UDC. The property consists primarily of agricultural fields with a few partially wooded areas. These wooded sections consist mainly of new-growth trees and brush and do not appear to contain mature shade trees or culturally significant vegetation that would warrant protection under the City’s tree preservation guidelines. However, a tree survey and mitigation plan shall be provided with the final plat to confirm.

4. Parks and Trails

a. Compliance with Parkland Dedication and Compensating Open Space Requirements

Identification of the required amount of neighborhood parkland is to be indicated in this document. Compensating open space must be reasonably dry and flat with no more than fifty (50) percent of the total required compensating open space to be located within the one hundred (100) year floodplain and/or within a non-permanent wet location of a drainage detention area. The various parks will be developed as the adjacent residential sections are developed. The parks shown throughout the project will be developed in accordance with PUD ordinance requirements and may include various forms of passive and active amenities, such as a small pool, pavilion, seating areas, ball fields, kids’ play area, and trailhead connections. The open space and park locations shall be owned and maintained by the HOA. The regional park fee applicable to residential development within the project shall be subject to change, unless park fees for all lots are paid at the time of adoption of the PUD. Should regional park fees be paid in full, they shall be set at the current rate in effect at the time of adoption of this PUD, $1,147 per dwelling unit. This fee shall not be subject to future increases and shall remain in effect for the duration of the project unless a lower park fee is later adopted by the City and the developer elects to utilize such lower fee. These vested rates shall apply to all phases of the development.

Park dedication requirements in the City of Iowa Colony UDC for planned unit developments state that private neighborhood parkland dedicated in lieu of public parkland shall be 1 acre of parkland for every 54 proposed dwelling units. Based upon the estimated number of dwelling units, the development will be required to provide ±5.6 acres of parkland. The development is proposing 9.5 acres of private neighborhood parkland as shown in the Parkland Table below.

Additionally, with the proposed mixture in lot sizes, 400 square feet of compensating open space shall be required per 40’ lot and 150 square feet of compensating open space shall be required per 50’ lot. Based on the estimated number of dwelling units, the development shall provide approximately ±1.1 acre of compensating open space, and the compensating open space shall be shown at the preliminary platting stage. Compensating open space may be provided within existing pipeline easements, as long as it is clearly shown as a reserve on the plat.

The table below provides a tabulation of how the development will meet this requirement. If the dwelling units in the PUD are increased to where the neighborhood parkland provided is less than the minimum amount required per the City of Iowa Colony Zoning Ordinance, additional parkland will be provided to meet the requirement. A minimum of 4 percent of the total area shall be set aside for open spaces areas, which shall include pipeline and utility easements, drainage ways, and wet and

dry detention areas. The HOA or MUD will be responsible for maintaining all recreation centers, parks, landscaped areas, and open spaces within the PUD.

Colony Retreat Required Parkland	
Total Proposed Number of Lots	304
Private Neighborhood Parkland Requirement	1 acre per 54 dwelling units
Total Required Parkland Acres	5.6 acres
Provided Private Neighborhood Parkland	**9.5 acres**

Colony Retreat Private Neighborhood Parkland Overview		
Type of Private Neighborhood Park	**Owner**	**Provided Parkland Acreage**
Parks	HOA or MUD	2.8
Recreation Center	HOA or MUD	3.7
Detention Parks Credit	HOA or MUD	3.0
Total		**9.5**

b. Use of Detention Areas for Parks Credit

The development is eligible to receive up to a 50% credit for construction of improvements to new wet detention facilities. Improvements may include at least one fountain, benches, and/or walking trails, and other water-based recreational activities. Credit for detention ponds is limited to the top of bank if it includes trails.

c. Trails

The Conceptual Amenities and Open Space Plan (Exhibit D) features five-foot (5') wide trails providing pedestrian connectivity. If approved by the pipeline company, trails will be provided along the pipeline easements to enhance the linear parks. The trails along the pipeline easement shall contribute towards the required parkland dedication requirements. The construction of the trails shall take place prior to acceptance of the section that is being developed. Unless otherwise mentioned in this section, compliance with the Iowa Colony's sidewalk requirements will be maintained throughout the project, completing the overall pedestrian network. Five-foot (5') wide sidewalks adjacent to reserves or open space areas shall be constructed prior to the release of the construction maintenance bond for the appropriate section. Minimum five-foot (5') sidewalks shall be provided along all streets with no upgrades required for existing sidewalks unless noted above.

VI. UTILITIES

The utilities provided within the Colony Retreat PUD shall be appropriately designed, sized, and constructed in conformance with either Iowa Colony's engineering design criteria in effect at the time of approval of this PUD or an approved Utility Agreement.

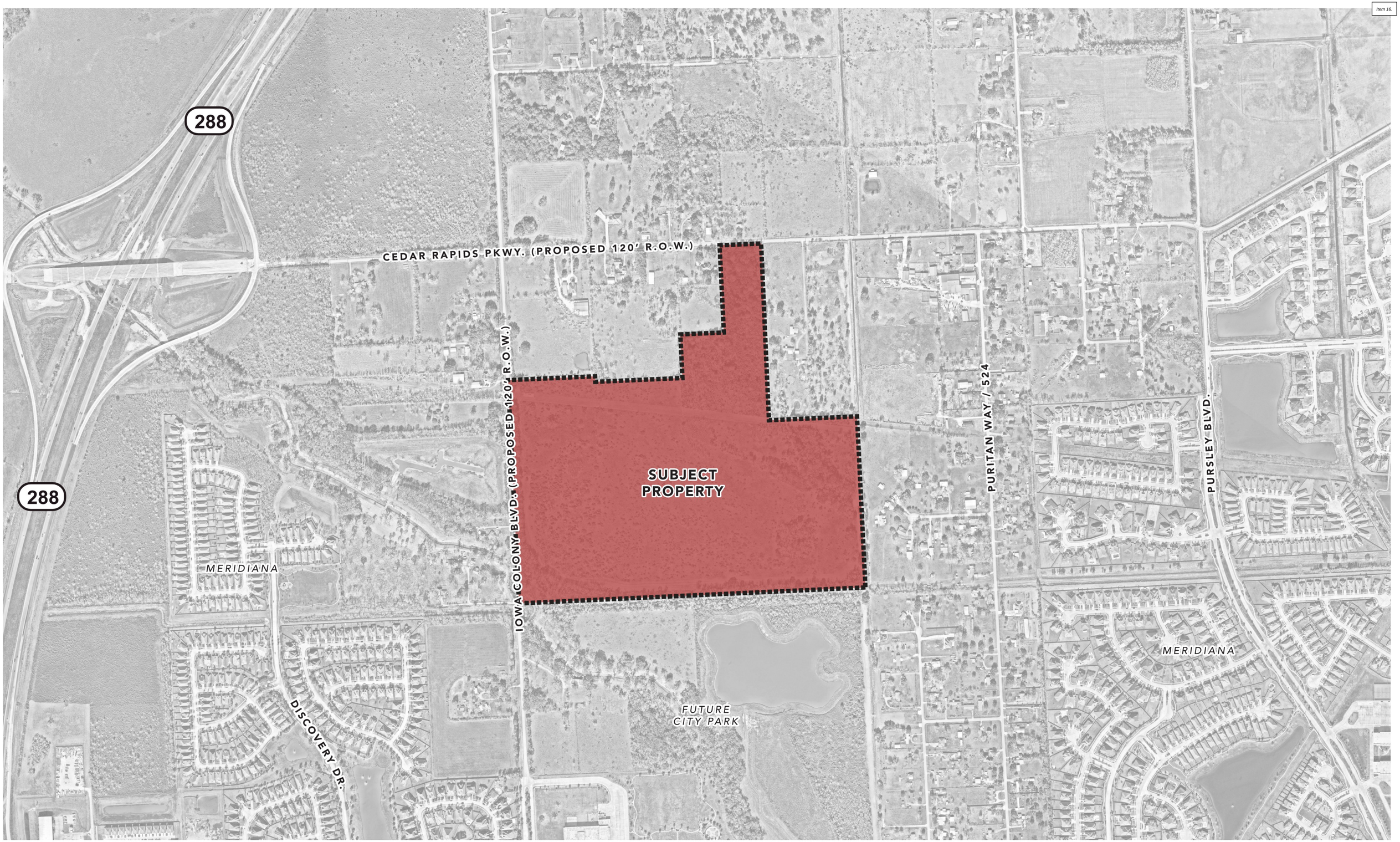
VII. VARIANCES

There are variances to the Iowa Colony development regulations anticipated by the Colony Retreat PUD. Any variances to Iowa Colony's Subdivision Ordinance not known at this time due to the lack of specific designs or physical characteristics will be presented on a case-by-case basis for the consideration of the Planning and Zoning Commission. Any variances to Chapter 2, Zoning Regulations and Chapter 3, Site Development Design and Improvements, not known at this time due to the lack of specific designs or physical

characteristics will be presented on a case-by-case basis for the consideration of the Zoning Board of Adjustments.

1. The street and circulation system shall be developed in accordance with Section V.1 – Street and Circulation System.
2. All single-family residential traditional lots shall be regulated by the standards set forth in Section V.2 – Traditional Single-Family.
3. Parks and trails shall be regulated by the standards as stated in Section V.5 – Parks & Trails.

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± 104.0 Ac. COLONY RETREAT - AREA LOCATION MAP

EXHIBIT A

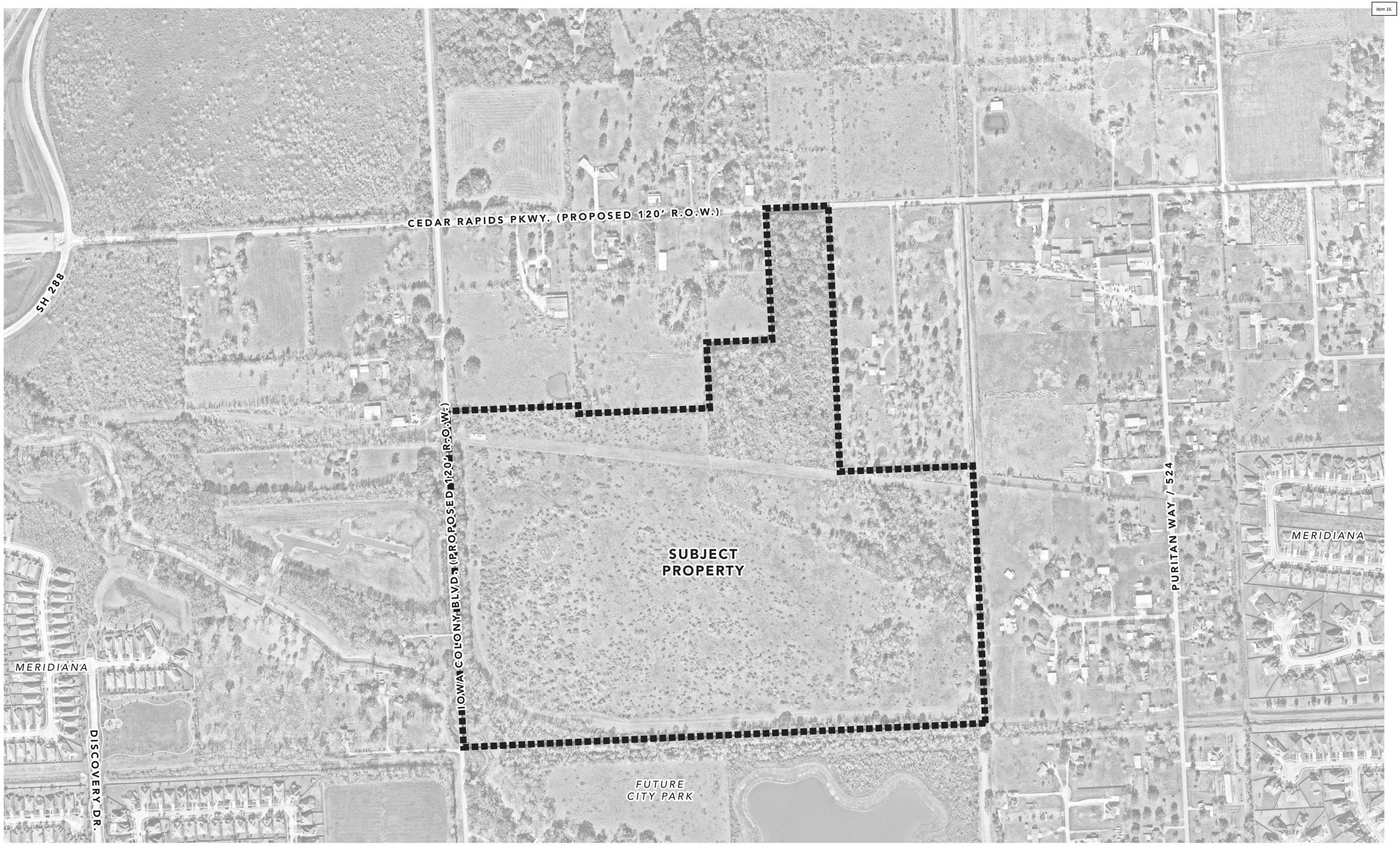
LOCATION: Iowa Colony, Texas CLIENT: Colony Retreat LLC DATE: December 04, 2025

P:\01 Planning\00-New Projects\a105 Ac. Iowa Colony tract\03-Concept Plan

N 0 150 300 600

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± 104.0 Ac. COLONY RETREAT - PROJECT AERIAL MAP

EXHIBIT B

N

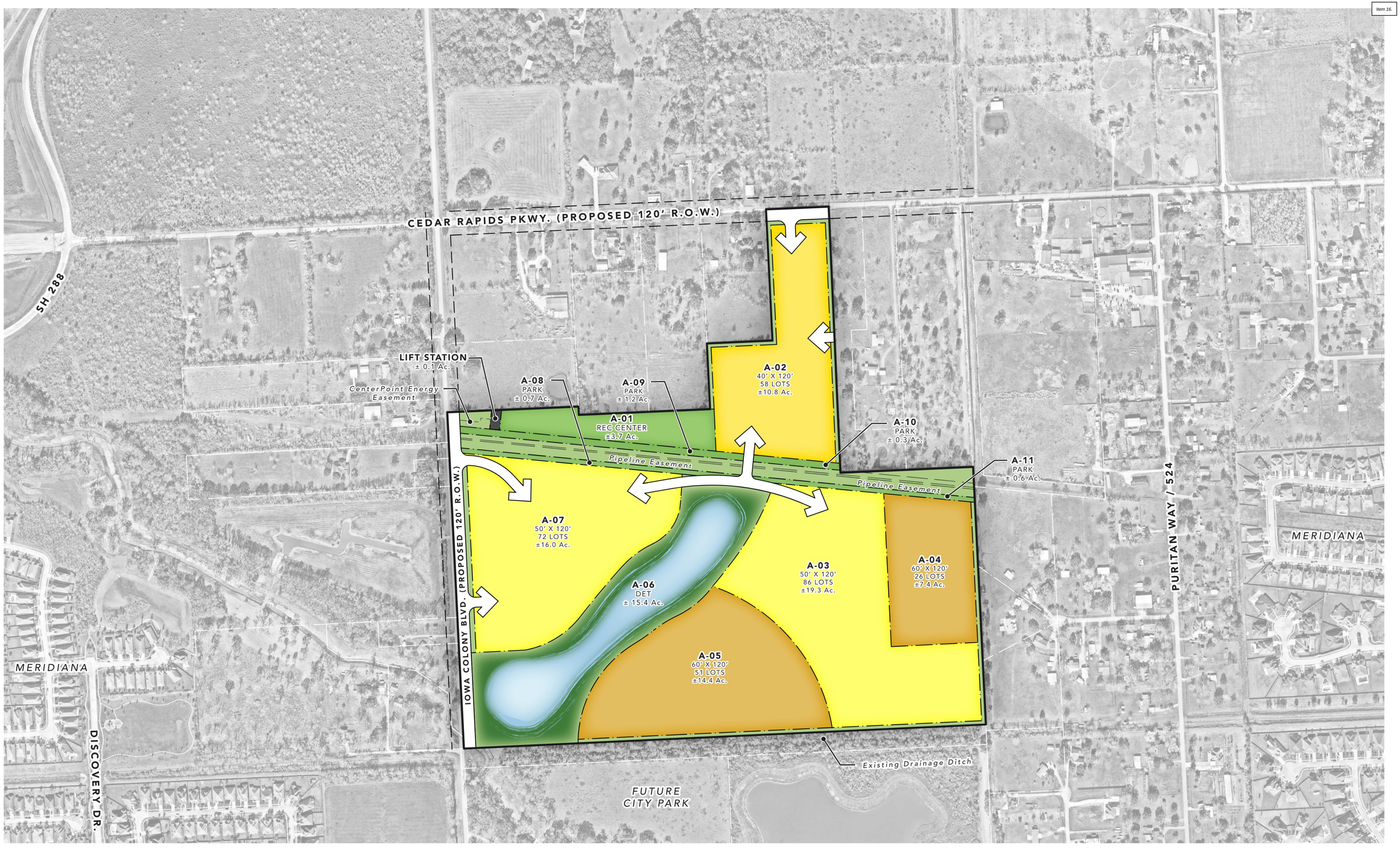
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LOCATION: Iowa Colony, Texas CLIENT: Colony Retreat LLC DATE: December 04, 2025

P:\01 Planning\00-New Projects\a105 Ac. Iowa Colony tract\03-Concept Plan

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± 104.0 Ac. COLONY RETREAT - CONCEPTUAL DEVELOPMENT PLAN

EXHIBIT C

LOCATION: Iowa Colony, Texas CLIENT: Colony Retreat LLC DATE: December 04, 2025

P:\01 Planning\00-New Projects\± 105 Ac. Iowa Colony tract\03-Concept Plan

0 100 200 400

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± 104.0 Ac. COLONY RETREAT - CONCEPTUAL AMENITIES AND OPEN SPACE PLAN

EXHIBIT D

0 100 200 400

LOCATION: Iowa Colony, Texas CLIENT: Colony Retreat LLC DATE: December 04, 2025

P:\01 Planning\00-New Projects\± 105 Ac. Iowa Colony tract\03-Concept Plan

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± 104.0 Ac. COLONY RETREAT - STREET AND CIRCULATION SYSTEM

EXHIBIT E

LOCATION: Iowa Colony, Texas CLIENT: Colony Retreat LLC DATE: December 04, 2025

P:\01 Planning\00-New Projects\± 105 Ac. Iowa Colony tract\03-Concept Plan

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± 104.0 Ac. COLONY RETREAT - CONCEPTUAL SIGNAGE LOCATION

EXHIBIT F

LOCATION: Iowa Colony, Texas CLIENT: Colony Retreat LLC DATE: December 04, 2025

P:\01 Planning\00-New Projects\± 105 Ac. Iowa Colony tract\03-Concept Plan

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Colony Retreat

Planned Unit Development

District

DRAFT

Prepared for:

Colony Retreat LLC

Prepared by:

LJA PLANNING & LANDSCAPE ARCHITECTURE

September 2026

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EXHIBITS

Exhibit A – Area Location Map
Exhibit B – Aerial Map
Exhibit C – Conceptual Development Plan
Exhibit D – Conceptual Amenities and Open Space Plan
Exhibit E – Street and Circulation System Exhibit
Exhibit F – Signage Location Exhibit

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I. INTRODUCTION

The Colony Retreat Planned Unit Development (PUD) has been prepared on behalf of Colony Retreat LLC pursuant to Appendix A, Article VII, Section 74 (Planned Unit Developments) of the Iowa Colony Code of Ordinances. The purpose of the PUD is to encourage flexibility in the use and development of land in order to promote the most innovative and efficient uses; to provide a high level of amenities; to preserve the quality of the natural environment; and to provide flexibility in the development of land subject to the development standards coordinated with the necessary public services and facilities.

The Colony Retreat PUD is located in the eastern portion of the Iowa Colony ETJ and is bounded on the north by Cedar Rapids Parkway, to the west by Iowa Colony Boulevard, to the south by the North Canal, and to the east by the Colony West Subdivision. Exhibit A, Area Location Map, illustrates the location of the PUD.

This PUD is approximately 104 acres and will be developed as a master planned community for primarily residential use, including neighborhood parks that will be dedicated to the HOA or MUD as part of any approved Development Agreement.

II. SITE INVENTORY ANALYSIS

1. Physical Opportunities and Constraints

The PUD is located in the eastern portion of Iowa Colony ETJ. A portion of the tract falls within Iowa Colony City Limits and the majority of the tract falls within the City's ETJ. The PUD property is primarily vacant land with a cluster of trees at the northeast portion of the property. Existing physical constraints affecting the development include the following:

- A 50' wide Tenn Gas Co. pipeline easement runs through the northern side of the tract in an east-west direction.
- A 30' wide Houston Pipeline Company pipeline easement runs through the northern side of the tract in an east-west direction parallel to the Tenn Gas Co. pipeline easement.

The existing site constraints are shown in Exhibit B, Aerial Map.

2. Surrounding Land Use

The land surrounding the PUD consists of vacant land, rural warehousing, and the single-family residential developments, Colony West, and Meridiana. A drainage channel owned by the Gulf Coast Water Authority is adjacent to the property along the southern boundary. The surrounding land uses can be seen on Exhibit A, Area Location Map.

III. PROJECT DESCRIPTION

1. Compliance with Comprehensive Plan

In Iowa Colony's Comprehensive plan, which was adopted in 2020, the Future Land Use Plan classifies the Colony Retreat PUD area as Medium Density Single Family Residential. The development complies with the Iowa Colony Comprehensive Plan by adhering to the vision elements and guiding principles outlined in the plan. The development consists of single-family residential lots with a minimum lot width of forty feet, a maximum lot width of sixty feet, and an average lot width of fifty feet. The development will provide a well-defined vehicular circulation system that provides connectivity to Cedar Rapids Parkway and Iowa Colony Boulevard.

2. Justification

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The intent of the PUD Overlay District is to encourage high quality development in the City by providing additional flexibility to take advantage of various site characteristics, constraints, location, or land uses. This document establishes flexible development standards that use the minimum requirements as a basis for properties specifically located within the boundaries of the Colony Retreat PUD.

The PUD will meet or exceed the minimum requirements of the UDC through specific, architectural design and engineering standards such as:

- Providing a PUD document that can respond to today's market conditions and maintain the flexibility necessary to address changes in the future;
- Incorporating new alignments of pedestrian trails within the development. In addition to what is required, additional trails and pedestrian pathways will be provided throughout the development;
- Incorporation/revision of the roadway alignments based on the most updated version of the Thoroughfare Plan.

3. Single-Family Residential

The traditional single-family residential component that will be found throughout the PUD will be a collection of individual single-family residential sections that take their access from Cedar Rapids Parkway, Iowa Colony Boulevard, and an internal local street system that provides connections to the surrounding areas to the east and the south. The traditional single-family residential neighborhood will be developed with a mixture of lot sizes, including a range with a minimum of forty feet up to sixty feet, and the mixture of the lot width shall be permitted to respond to market conditions as long as any changes to the lot mix fall within the limitations of this PUD.

4. Projected Population

Based on the number of residential lots proposed for the development located in Section IV.4, Single-Family Residential Lot Distribution Table, the projected population for the overall development will be approximately 882 people. This approximation is calculated by multiplying the 304 lots shown in the table by 2.9 individuals per household.

5. Parks and Open Space

Exhibit D, Conceptual Amenities and Open Space Plan, shows a recreation center, parks, lakes, and various open space areas all connected via a pedestrian trail system. The proposed recreation center and neighborhood park will serve the master planned residential community and will contain a small pool, an active play area for children, an open pavilion, seating areas, and ball fields. The detention lake within the PUD will not only enhance the aesthetic quality of the development but feature trail connectivity and a community mail kiosk.

The pedestrian pathway system, which is illustrated in Exhibit D, will include five-foot (5') wide trails and a pedestrian connection to the future city park directly to the south of the project. The trails system will provide easy and safe pedestrian access to the various parks, lakes, and recreation center. Compliance with Iowa Colony's Comprehensive Plan for Parks and Open Space will be maintained throughout the development, completing the overall pedestrian network.

The lake within the PUD will be maintained at a constant water level while serving as a detention facility for the PUD. The lake will be utilized as trail corridors allowing close proximity to parks and the recreation center.

All land, which is dedicated to the Homeowners Association (HOA) or Municipal Utility District (MUD) for the purpose of fulfilling the parks requirement, will be developed with some form of either passive or active facilities.

IV. ZONING

1. Proposed Zoning

The property shall be developed and used in accordance with the development regulations as established by the Iowa Colony Unified Development Code, except as supplemented or modified by this PUD document.

The Colony Retreat PUD is partially within the Iowa Colony City Limits and is zoned Single Family Residential. The majority of the PUD is located in the City of Iowa Colony ETJ, but will be zoned as PUD Planned Unit Development upon annexation into the city limits. To implement the Conceptual Land Use Plan, Exhibit C, the base zoning district will remain single-family residential. The various land uses will follow the development requirements for the SFR zoning district as described in Appendix A, Zoning Ordinance in the UDC, unless otherwise noted. Notwithstanding the foregoing, no amendment to the UDC shall impact the PUD's vested rights as described in Chapter 245 of the Texas Local Government Code. When there is a conflict between the requirements in the UDC and this PUD Document, this PUD Document will govern. Interpretation as to what constitutes a conflict shall be made by the City designee.

Each land use category may be increased or decreased in acreage by up to ten percent (10%) of the total gross acreage of that land use category. The percentage of land use area change is required to ensure the success of the development by maintaining the flexibility to modify land use sizes in response to changes in economic and market conditions and future modifications of roadway and drainage alignments. This will allow the development to remain competitive in the real estate market over the life of the development and the ability to adjust as necessary to accommodate specific end users in a timely manner.

The development's single-family residential density shall not exceed 3 lots per acre, except as allowed per Section IV.4 of this document and as authorized by the City designee. The single-family residential density is calculated by dividing the total number of single-family residential lots by the gross acreage of this PUD.

Additionally, the development proposes 40-, 50-, and 60-foot single-family residential lots, as shown in the Single-Family Residential Lot Distribution Table in Section IV. 4. Although there are a variety of lot sizes, the development will maintain an average lot width of 50 feet. The average lot width is calculated as the weighted average of all lot widths in the development, as the example shown below using the project lot counts:

$$\frac{(40\ x\ 60) + (50 + 181) + (60\ x\ 63)}{304} = \pm 50.1\ feet$$

The land uses may be relocated within the boundaries of the PUD, provided there are no significant changes in geographic location as indicated in Article VII, Section 74, Planned Unit Developments in the UDC. The Composition of Land Use Table below provides a detailed tabulation of each land use within the development. All acreages shown below are subject to change as development occurs within the boundaries of the PUD and as allowed by this PUD.

2. Conversion of Specific Land Uses

a. In the event the developer elects to exercise using the pipeline corridor as a trail system to count as a parks dedication credit, the excess parks acreage shown on the conceptual land use plan may be converted to single-family residential uses.

3. Composition of Land Use Table

Land Use	Zoning District	Approximate Acreage	% Gross Acreage
Constraints Land Uses			
Roadways	SFR	±5.8	
Pipelines & Easements	SFR	±4.3	
Lakes/Detention	SFR	±15.4	
Lift Station	SFR	±0.1	
Subtotal		**±25.6**	**24.6%**
Community Land Uses			
Recreation Center & Parks	SFR	±6.5	
Landscape/Open Space	SFR	±4.0	
Subtotal		**±10.5**	**10.1%**
Residential Land Uses			
Single-Family Residential	See below	±67.9	
Subtotal		**±67.9**	**65.3%**
Totals		**±104.0**	**100.0%**

4. Single-Family Residential Lot Distribution Table

Lot Size	Zoning District	Number of Lots*	Allowable Percentage
40' x 110’ wide lots	SFR	60	19.7%
50' x 110’ wide lots	SFR	181	59.6%
60' x 110’ wide lots	SFR	63	20.7%
Gross Residential Total		**304**	**100.0%**

**The number of lots per lot product is subject to change as subdivision layouts are finalized.*

Refer to Section V.2, of this document for applicable standards for the single-family residential lot product. The total number of lots may increase by up to 15%. The lot size listed above in the Single-Family Residential Lot Distribution Table reflect minimum lot width as described in Section V.2.

While the Conceptual Development Plan (Exhibit C) indicates the lot layout for this area, these lot counts are subject to change. The lot counts for this PUD shall be subject to the allowable percentages in the Single-Family Residential Lot Distribution Table. The actual number of lots and the units per acre may vary as allowed by this PUD.

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V. DEVELOPMENT REGULATIONS

This PUD shall remain the governing document of the development. Consistent with provisions specified in Appendix A, Zoning Ordinance in the UDC, the future development of the subdivision will be governed by the development regulations for their assigned zoning district layout, design, and general conditions as approved in this document and exhibits. The PUD shall have vested rights as described in Chapter 245 of the Texas Local Government Code ("Chapter 245"), subject to the exemptions set forth therein. The term "Property" shall apply to all land contained within the PUD boundary. When there is a conflict between the requirements in the UDC (as may be amended) and this PUD Document, this PUD Document will govern. Interpretation as to what constitutes a conflict shall be made by the City designee. Additional roadways, roadway alignments, or land uses shall not be required of this development as a result of future changes to the City's comprehensive plan or UDC. Development fees (including without limitation capital recovery fees, parkland dedication fees, building permit fees, and tree mitigation fees) are not established in the UDC and therefore will be assessed at the rate in existence at the time that the relevant approval is sought for any development activity. All tracts located within the bounds of this PUD shall be platted, and detention ponds shall be platted and recorded with the corresponding section it serves.

1. Street and Circulation System

Exhibit E is a supplemental exhibit illustrating the proposed street and circulation system. The PUD Exhibits are conceptual and may be modified as the development progresses, provided the development complies with the regulations established by this PUD. Below are several additional regulations that apply to the street and circulation system within the PUD:

a. The Planned Unit Development has established certain street criteria that will apply to streets within this PUD in addition to the city's standards.
b. All subdivision sections containing more than thirty-five (35) residential lots shall have a minimum of two points of access. A divided or boulevard entry, or a roundabout, shall be considered two points of access. A divided or boulevard entry shall consist of two (2) 25-foot-wide travel lanes separated by a median and shall extend to the first intersecting street.
c. Neighborhood collector streets shall have a minimum right-of-way of 60 feet.
d. Residential (local) streets providing access to lots may have a right-of-way width of fifty (50) feet.
e. All street rights-of-way widths shall be not less than fifty (50) feet with a 10' utility easement on each side.
f. Paving width shall be 28' B-B for all residential streets.
g. Iowa Colony Boulevard and Cedar Rapids Parkway are proposed to be 120' feet. The Development Agreement shall regulate the development details of the ROW.
h. Each single-family lot shall have frontage on a local street, private street, or common area. When lots front a common area, vehicular access must be provided by a local street, private street, or alley.

2. Traditional Single-Family

All development standards for the proposed traditional single-family residential lots are subject to the development regulations below:

a. Minimum lot area: 4,800 square feet
b. Minimum lot width – 40' (measured at the front setback)
c. Minimum lot depth – 110'
d. Minimum front setback – 20'
e. Minimum side setback – 5'
f. Minimum street side setback (corner lot) – 10'
g. Minimum rear setback – 10'
h. Minimum porch setback – 15'
i. Minimum setback where garages face directly onto a street – 20'

j. Minimum setback for side-entry garages – 10’
k. Minimum pipeline setback – 50’
l. Maximum impervious building coverage – 60%
m. Maximum height of structures – 2 stories or 35’. May exceed 35’ if approved by the Fire Chief.

3. Tree Protection

The developer shall follow the City’s tree preservation guidelines, as stated in Article 1 of Iowa Colony’s UDC. The property consists primarily of agricultural fields with a few partially wooded areas. These wooded sections consist mainly of new-growth trees and brush and do not appear to contain mature shade trees or culturally significant vegetation that would warrant protection under the City’s tree preservation guidelines. However, a tree survey and mitigation plan shall be provided with the final plat to confirm.

4. Parks and Trails

a. Compliance with Parkland Dedication and Compensating Open Space Requirements

Identification of the required amount of neighborhood parkland is to be indicated in this document. Compensating open space must be reasonably dry and flat with no more than fifty (50) percent of the total required compensating open space to be located within the one hundred (100) year floodplain and/or within a non-permanent wet location of a drainage detention area. The various parks will be developed as the adjacent residential sections are developed. The parks shown throughout the project will be developed in accordance with PUD ordinance requirements and may include various forms of passive and active amenities, such as a small pool, pavilion, seating areas, ball fields, kids’ play area, and trailhead connections. The open space and park locations shall be owned and maintained by the HOA. The regional park fee applicable to residential development within the project shall be subject to change, unless park fees for all lots are paid at the time of adoption of the PUD. Should regional park fees be paid in full, they shall be set at the current rate in effect at the time of adoption of this PUD, $1,147 per dwelling unit. This fee shall not be subject to future increases and shall remain in effect for the duration of the project unless a lower park fee is later adopted by the City and the developer elects to utilize such lower fee. These vested rates shall apply to all phases of the development.

Park dedication requirements in the City of Iowa Colony UDC for planned unit developments state that private neighborhood parkland dedicated in lieu of public parkland shall be 1 acre of parkland for every 54 proposed dwelling units. Based upon the estimated number of dwelling units, the development will be required to provide ±5.6 acres of parkland. The development is proposing 9.5 acres of private neighborhood parkland as shown in the Parkland Table below.

Additionally, with the proposed mixture in lot sizes, 400 square feet of compensating open space shall be required per 40’ lot and 150 square feet of compensating open space shall be required per 50’ lot. Based on the estimated number of dwelling units, the development shall provide approximately ±1.1 acre of compensating open space, and the compensating open space shall be shown at the preliminary platting stage. Compensating open space may be provided within existing pipeline easements, as long as it is clearly shown as a reserve on the plat.

The table below provides a tabulation of how the development will meet this requirement. If the dwelling units in the PUD are increased to where the neighborhood parkland provided is less than the minimum amount required per the City of Iowa Colony Zoning Ordinance, additional parkland will be provided to meet the requirement. A minimum of 4 percent of the total area shall be set aside for open spaces areas, which shall include pipeline and utility easements, drainage ways, and wet and

dry detention areas. The HOA or MUD will be responsible for maintaining all recreation centers, parks, landscaped areas, and open spaces within the PUD.

Colony Retreat Required Parkland	
Total Proposed Number of Lots	304
Private Neighborhood Parkland Requirement	1 acre per 54 dwelling units
Total Required Parkland Acres	5.6 acres
Provided Private Neighborhood Parkland	**9.5 acres**

Colony Retreat Private Neighborhood Parkland Overview		
Type of Private Neighborhood Park	**Owner**	**Provided Parkland Acreage**
Parks	HOA or MUD	2.8
Recreation Center	HOA or MUD	3.7
Detention Parks Credit	HOA or MUD	3.0
Total		**9.5**

b. Use of Detention Areas for Parks Credit

The development is eligible to receive up to a 50% credit for construction of improvements to new wet detention facilities. Improvements may include at least one fountain, benches, and/or walking trails, and other water-based recreational activities. Credit for detention ponds is limited to the top of bank if it includes trails.

c. Trails

The Conceptual Amenities and Open Space Plan (Exhibit D) features five-foot (5') wide trails providing pedestrian connectivity. If approved by the pipeline company, trails will be provided along the pipeline easements to enhance the linear parks. The trails along the pipeline easement shall contribute towards the required parkland dedication requirements. The construction of the trails shall take place prior to acceptance of the section that is being developed. Unless otherwise mentioned in this section, compliance with the Iowa Colony's sidewalk requirements will be maintained throughout the project, completing the overall pedestrian network. Five-foot (5') wide sidewalks adjacent to reserves or open space areas shall be constructed prior to the release of the construction maintenance bond for the appropriate section. Minimum five-foot (5') sidewalks shall be provided along all streets with no upgrades required for existing sidewalks unless noted above.

VI. UTILITIES

The utilities provided within the Colony Retreat PUD shall be appropriately designed, sized, and constructed in conformance with either Iowa Colony's engineering design criteria in effect at the time of approval of this PUD or an approved Utility Agreement.

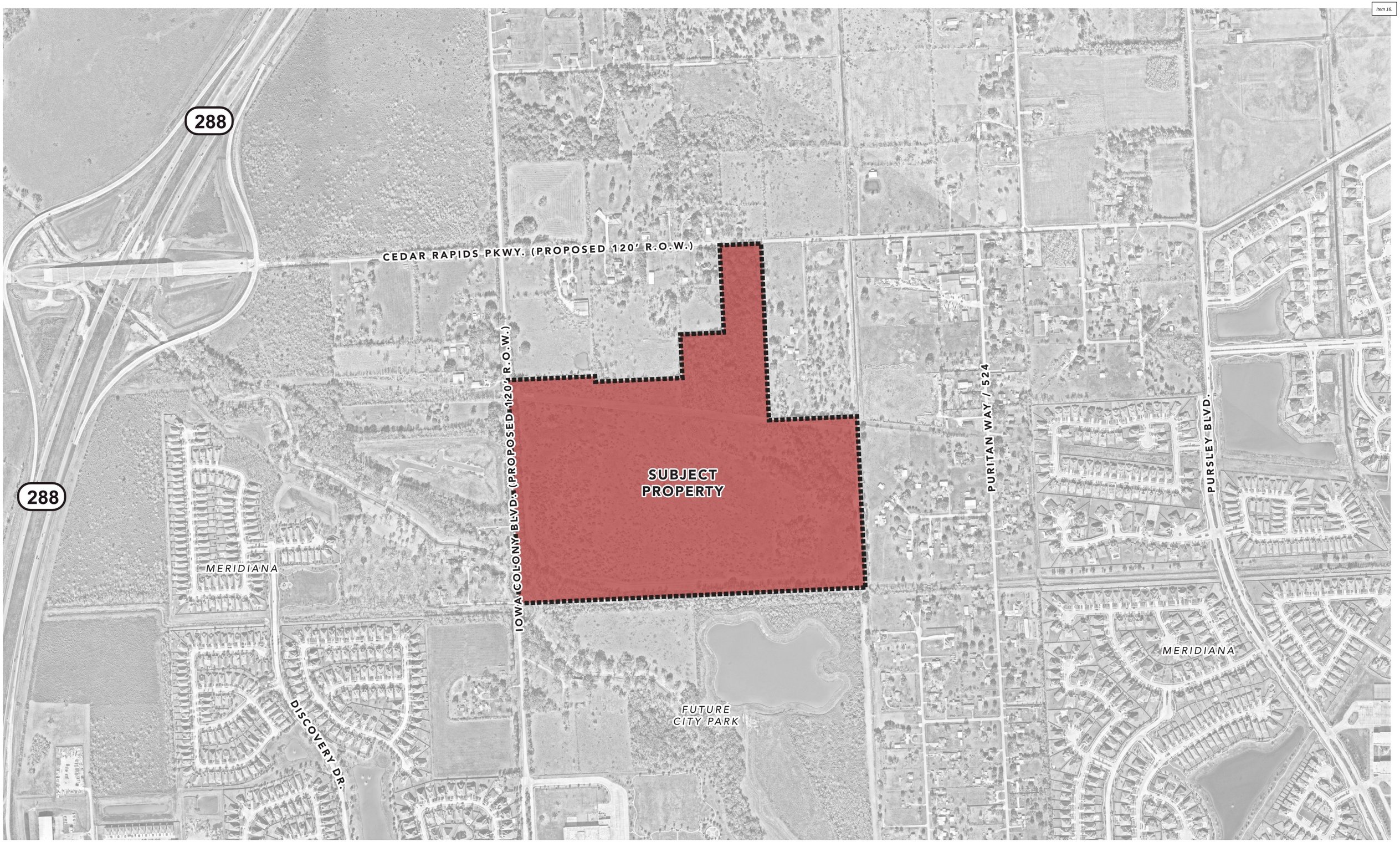
VII. VARIANCES

There are variances to the Iowa Colony development regulations anticipated by the Colony Retreat PUD. Any variances to Iowa Colony's Subdivision Ordinance not known at this time due to the lack of specific designs or physical characteristics will be presented on a case-by-case basis for the consideration of the Planning and Zoning Commission. Any variances to Chapter 2, Zoning Regulations and Chapter 3, Site Development Design and Improvements, not known at this time due to the lack of specific designs or physical

characteristics will be presented on a case-by-case basis for the consideration of the Zoning Board of Adjustments.

1. The street and circulation system shall be developed in accordance with Section V.1 – Street and Circulation System.
2. All single-family residential traditional lots shall be regulated by the standards set forth in Section V.2 – Traditional Single-Family.
3. Parks and trails shall be regulated by the standards as stated in Section V.5 – Parks & Trails.

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± 104.0 Ac. COLONY RETREAT - AREA LOCATION MAP

EXHIBIT A

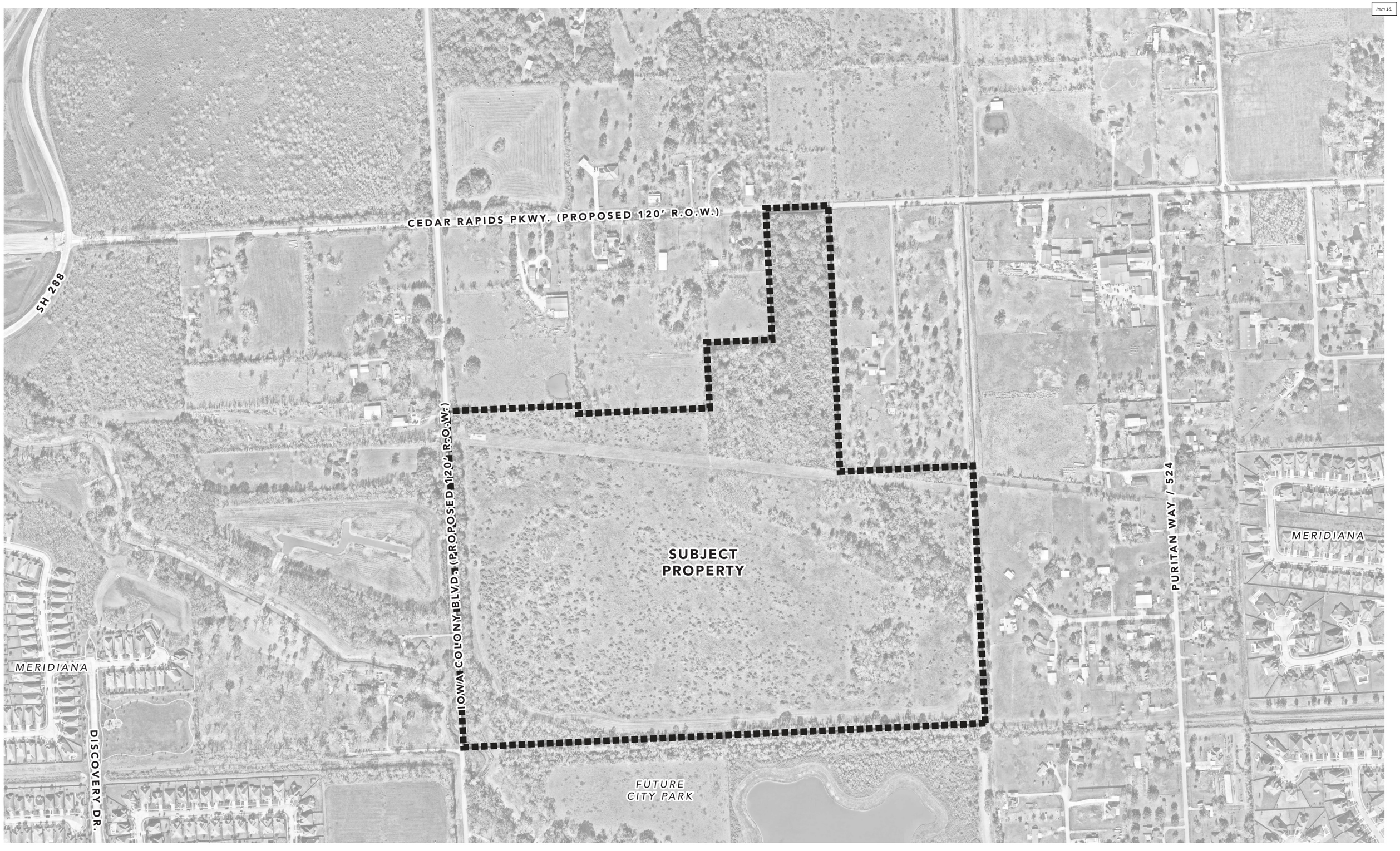
LOCATION: Iowa Colony, Texas CLIENT: Colony Retreat LLC DATE: December 04, 2025

P:\01 Planning\00-New Projects\105 Ac. Iowa Colony tract\03-Concept Plan

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± 104.0 Ac. COLONY RETREAT - PROJECT AERIAL MAP

EXHIBIT B

N

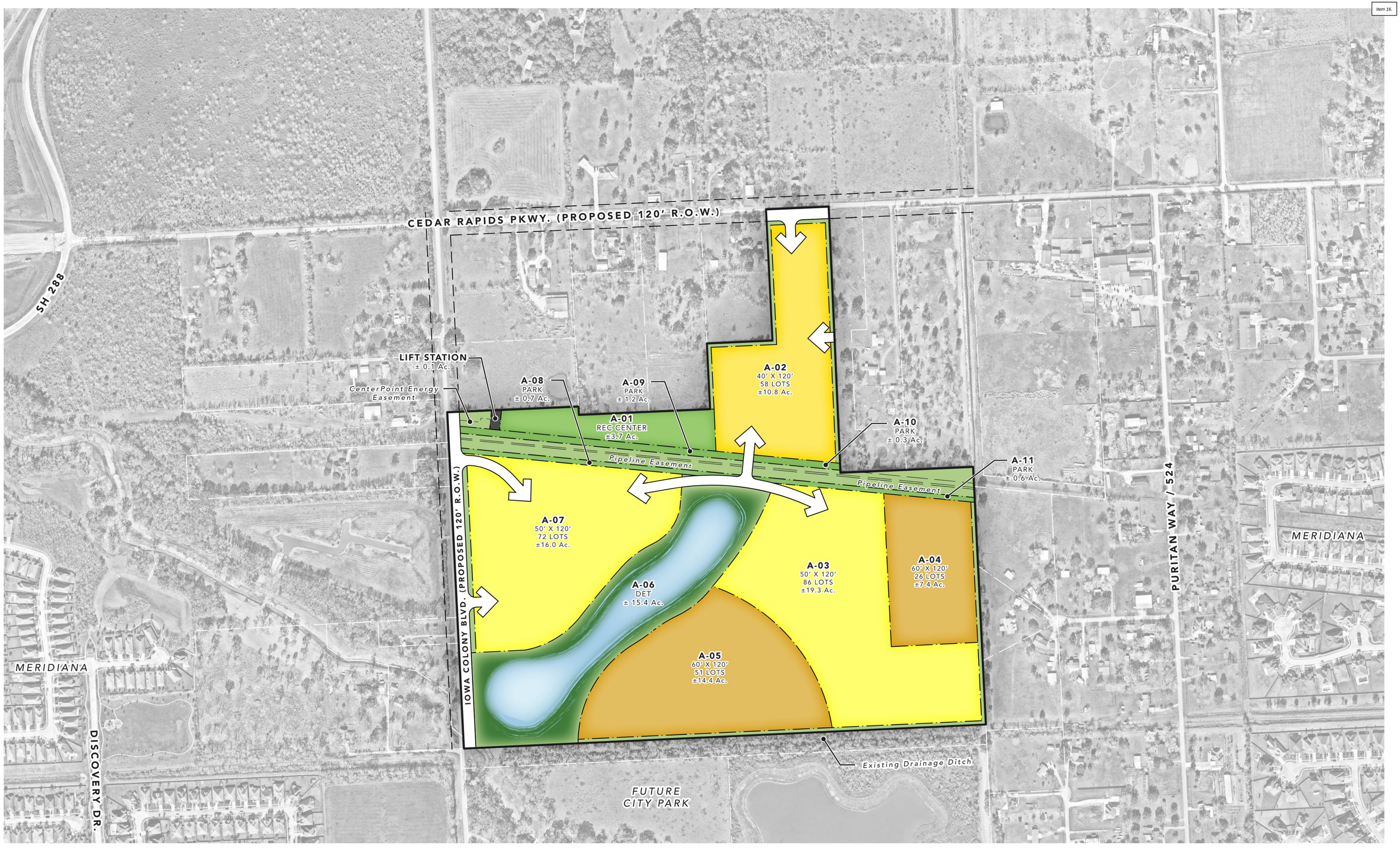
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± 104.0 Ac. COLONY RETREAT - CONCEPTUAL DEVELOPMENT PLAN

EXHIBIT C

LOCATION: Iowa Colony, Texas CLIENT: Colony Retreat LLC DATE: December 04, 2025

P:\01 Planning\00-New Projects\± 105 Ac. Iowa Colony tract\03-Concept Plan

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± 104.0 Ac. COLONY RETREAT - CONCEPTUAL AMENITIES AND OPEN SPACE PLAN

EXHIBIT D

0 100 200 400

LOCATION: Iowa Colony, Texas CLIENT: Colony Retreat LLC DATE: December 04, 2025

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EXHIBIT E

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± 104.0 Ac. COLONY RETREAT - CONCEPTUAL SIGNAGE LOCATION

EXHIBIT F

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ADICO
CONSULTING ENGINEERS

MEMORANDUM

Date: **October 28, 2026**

To: **Planning and Zoning Members**

City Council Members

From: **Dinh V. Ho, P.E.**

RE: **104 Ac Colony Retreat Planned Unit Development (PUD)**

Staff's Summary and Recommendations

CC: **Mayor Wil Kennedy, Natasha Brooks Anderson, Kayleen Rosser**

LJA, on behalf of Colony Retreat LLC, submitted the Colony Retreat Planned Unit Development (PUD), Exhibit B to the Development Agreement (September 2026). The tract is comprised of +/-104 acres of land, located at the southeast corner of Cedar Rapids Parkway and Iowa Colony Boulevard. A portion of the property is located within the City of Iowa Colony city limits and the majority is located within the Iowa Colony ETJ. The property is planned to be developed as a master planned community consisting of single family residential. Below is a summary of the proposed Colony Retreat PUD and Staff's recommendations.

Summary:

1. Total acreage: +/-104 acres. The tract is bounded by Cedar Rapids Parkway to the north, Iowa Colony Blvd. to the west, the GCWA North Canal to the south and the Colony West Subdivision to the east.
2. The portion within the city limits is zoned Single Family Residential (SFR). The ETJ portion will be zoned PUD upon annexation into the City of Iowa Colony city limits, with SFR as the base zoning district.
3. Existing site constraints: 50' Tenn Gas Co. and 30' Houston Pipeline Co. pipeline easements running east-west across the northern portion of the tract.
4. Land plan summary:
    a. Single Family Residential: +/-67.9 acres
        i. Lot sizes: 40' x 110', 50' x 110' and 60' x 110', min 4,800 SF
        ii. Proposed 304 lots (60 – 40' lots, 181 – 50' lots, 63 – 60' lots) with a 15% variance (approximately 350 lots).
        iii. Density: 2.92 lots/acre (max 3.0 lots/acre). Average lot width +/-50.1 feet.
    b. Recreation Center, Parks and Open Space: +/-10.5 acres
    c. Lakes/Detention: +/-15.4 acres
    d. Roadways +/-5.8 acres; Pipelines & Easements +/-4.3 acres; Lift Station +/-0.1 acres
    e. Each land use category may be increased or decreased in acreage by up to 10%.
5. Major Roadway Improvements:

   a. Iowa Colony Blvd. (proposed 120' ROW)
   b. Cedar Rapids Parkway (proposed 120' ROW)
   c. Internal streets: 50' local ROW, 60' neighborhood collector ROW, 28' B-B paving. Sections with more than 35 lots require two points of access (divided/boulevard entry or roundabout).
6. Development Standards (Traditional Single-Family):
   a. Minimum lot area 4,800 SF; minimum lot width 40'; minimum lot depth 110'
   b. Setbacks: 20' front, 5' side, 10' street side, 10' rear, 15' porch, 20' front-entry garage, 10' side-entry garage, 50' pipeline
   c. Maximum building coverage 60%; maximum height 2 stories or 35'
7. Parks & Open Space Plan:
   a. Parks: +/-2.8 acres
   b. Rec Center: +/-3.7 acres
   c. Detention Parks Credit: +/-3.0 acres
   d. Total private neighborhood parkland of 9.5 acres provided vs. 5.6 acres required (1 acre per 54 dwelling units).
   e. Compensating open space: +/-1.1 acres, to be confirmed at preliminary plat.
   f. Proposed amenities may include small pool, pavilion, seating areas, ball fields, kids' play area and trailhead connections.
   g. Five-foot (5') trails and five-foot (5') sidewalks along all streets, with a pedestrian connection to the future city park to the south.
   h. Regional park fee of $1,147 per dwelling unit, vested only if fees for all lots are paid at the time of PUD adoption.
8. Utilities: designed and constructed per the City's engineering design criteria or an approved Utility Agreement.
9. Signage: PUD signage standards were removed; signage will comply with the UDC.

Staff Recommendations:
Based on staff review, the proposed development is consistent with the Comprehensive Plan Future Land Use designation of Medium Density Single Family Residential and with nearby single-family residential development.

If the Commission approves the development, staff recommends the following conditions to be included:

1) *Drainage Buffer:*
   a. *Provide a minimum 20-foot drainage buffer between the existing residences and the new single-family lots along the northern boundary and along the eastern boundary adjacent to the Colony West Subdivision.*
   b. *The buffer shall be platted as a reserve and owned and maintained by the HOA or MUD.*
   c. *Include a swale or other drainage facility, sized per City drainage criteria, to intercept runoff so that post-development flow onto adjacent properties does not exceed existing conditions based on 100-year storm event.*
   d. *Show the buffer on the revised Conceptual Development Plan (Exhibit C) and on each preliminary plat abutting the northern or eastern boundary.*

2) *Masonry Fence:*
    a. *Construct a masonry screening fence along the northern boundary adjacent to the existing residences, minimum 6 feet tall. This is in addition to requirements for Masonry screening fence along Cedar Rapids Parkway and Iowa Colony Blvd. per the UDC.*
    b. *Construct with the first adjacent section, prior to acceptance of that section. Fence to be owned and maintained by the HOA.*
    c. *Add the fence to the PUD as a development regulation and show its location on Exhibits C and D.*

3) *Inclusive Playground:*
    a. *Provide an inclusive, all-abilities playground in the neighborhood park area meeting the 2010 ADA Standards for Accessible Design, with unitary accessible surfacing, accessible routes to adjoining sidewalks and trails, and ground-level and transfer-accessible play components.*
    b. *Construct with the park, prior to acceptance of the section it serves.*

4) *Amenity Details:*
    a. *Amend Section V.4 (Parks and Trails) and Exhibit D to list the specific amenities for each park area, with a phasing schedule tied to residential sections:*
        i. *Recreation center: pool size, pavilion, restrooms and parking.*
        ii. *Neighborhood parks: inclusive playground, ball fields, shade structures and seating.*
        iii. *Detention lake: trail length, fountain, benches, lighting and mail kiosk.*
        iv. *Trails: length, width and surface material.*

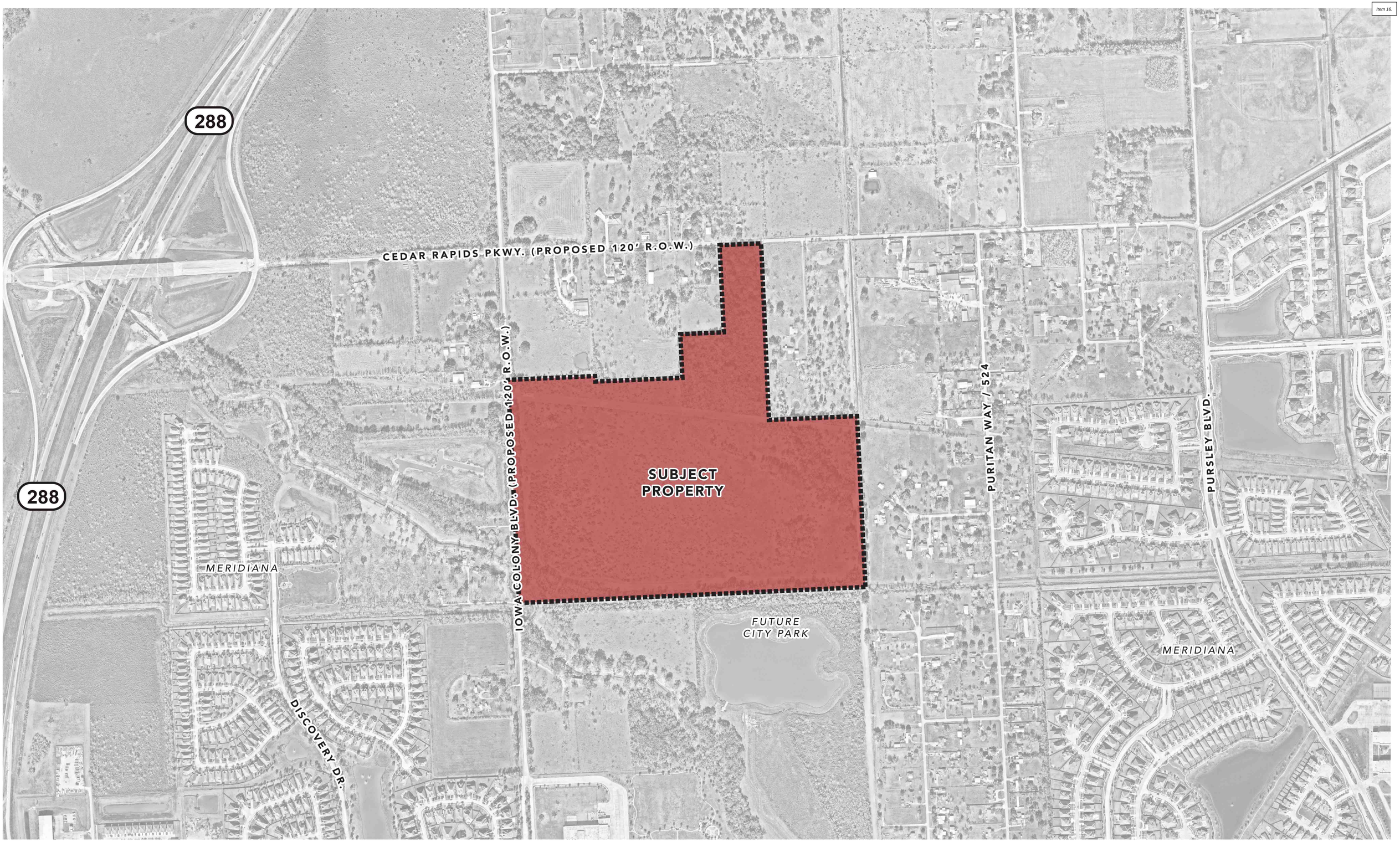
5) *Regional Cluster Mailbox:*
    a. *Dedicate a reserve for a regional cluster mailbox unit to serve nearby existing residents as well as the residents within the PUD.*
    b. *Provide access from a public street with a safe vehicle pull-off and an accessible route, at a location approved by the City and USPS, and show on Exhibits C and D.*

6) *Traffic Signalization:*
    a. *The Developer shall participate in the cost of traffic signal improvements at the intersection of Iowa Colony Blvd. and Cedar Rapids Parkway.*
    b. *The Developer's pro rata share shall be based on a City-approved TIA, with the amount and timing of payment or escrow per the Development Agreement.*

7) *Masonry Requirements:*
    a. *All homes, one-story and two-story, shall have brick/masonry on three sides of the first floor (front and both sides).*
    b. *The second story of two-story homes shall be a minimum of 40% masonry.*
    c. *Masonry shall mean clay brick, natural or manufactured stone, or cast stone; fiber cement siding and EIFS do not count. Add these standards to Section V.2 (Traditional Single-Family).*

8) *Minimum Lot Width:*
    a. *All single-family lots shall have a minimum lot width of 50 feet. The 40-foot lot product shall be removed.*
    b. *Revise Section V.2 to a 50-foot minimum lot width and a 5,500 SF minimum lot area (50' x 110').*
    c. *Revise the Lot Distribution Table, average lot width calculation, density, projected population, parkland and compensating open space calculations, and Exhibit C to match the revised lot mix.*

9) *Development Agreement:*
    a. *Roadway improvements subject to the Development Agreement, including thoroughfare ROW dedication and cost responsibility for Iowa Colony Blvd. and Cedar Rapids Parkway. Include phasing plan.*
    b. *Any additional requirements with approved TIA.*



± 104.0 Ac. COLONY RETREAT - AREA LOCATION MAP

EXHIBIT A

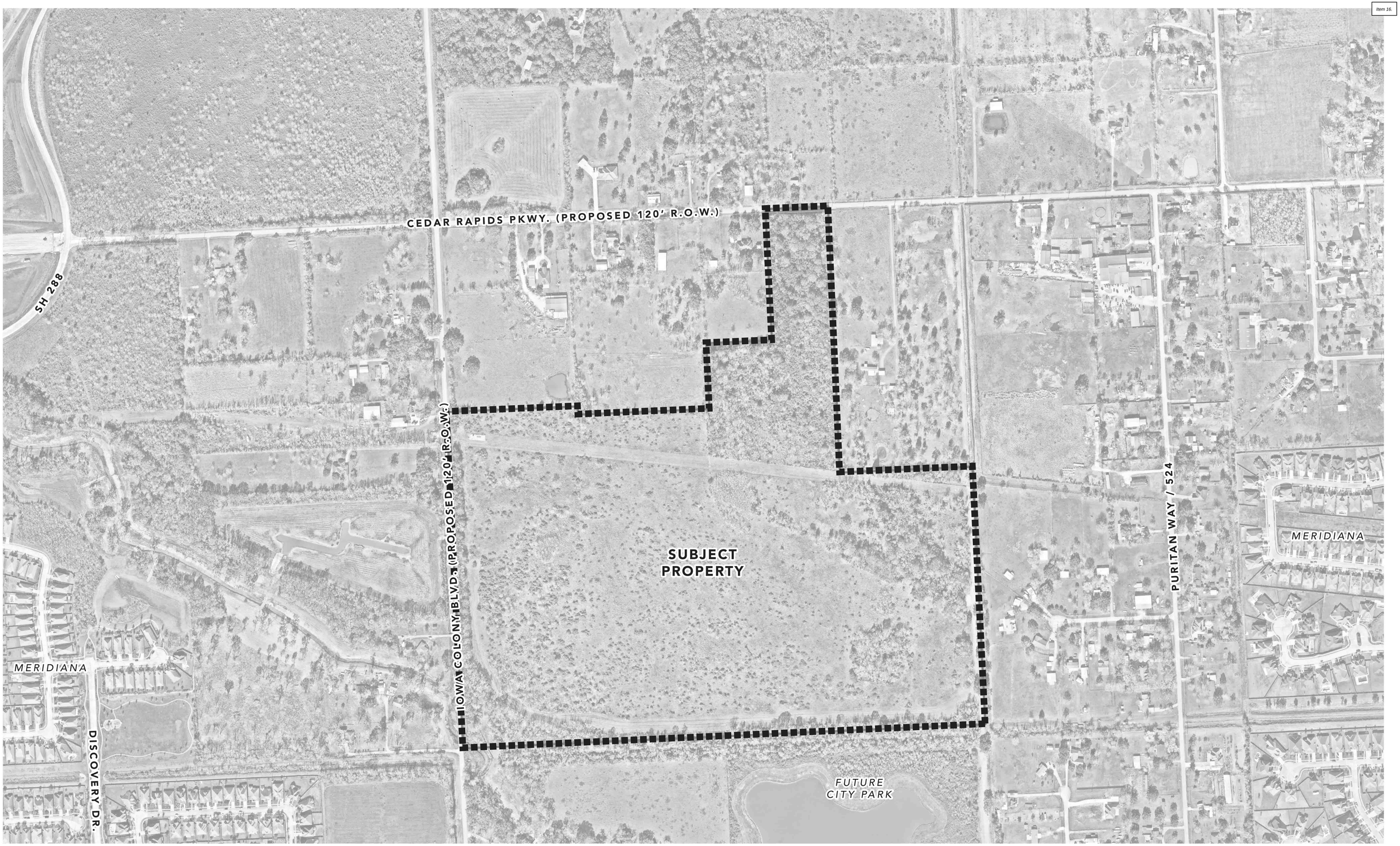
LOCATION: Iowa Colony, Texas CLIENT: Colony Retreat LLC DATE: October 20, 2026

P:\01 Planning\7463-3101\02-City and Zoning\PUD Exhibits

N 0 150 300 600

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± 104.0 Ac. COLONY RETREAT - PROJECT AERIAL MAP

EXHIBIT B

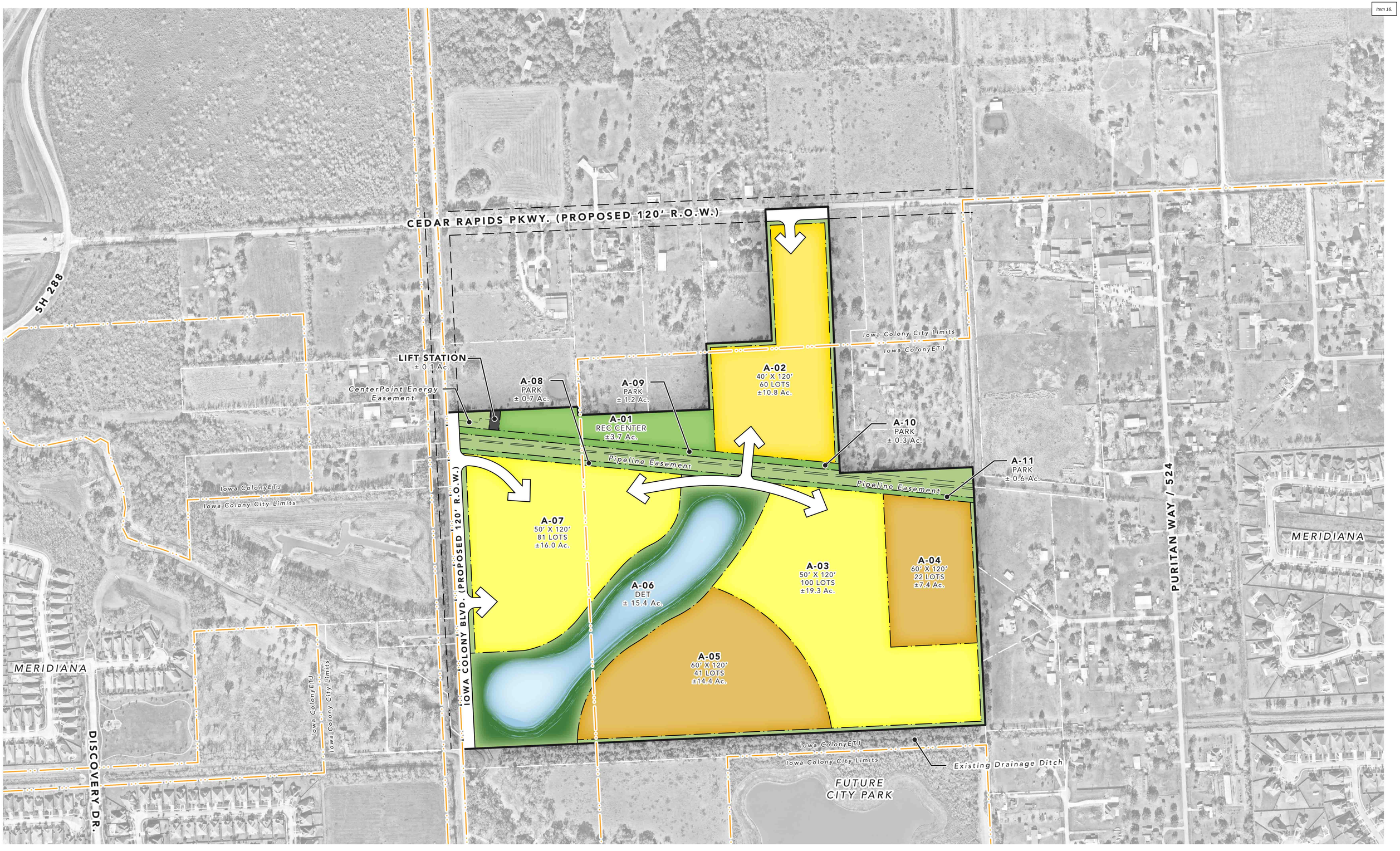
LOCATION: Iowa Colony, Texas CLIENT: Colony Retreat LLC DATE: October 20, 2026

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± 104.0 Ac. COLONY RETREAT - CONCEPTUAL DEVELOPMENT PLAN

EXHIBIT C

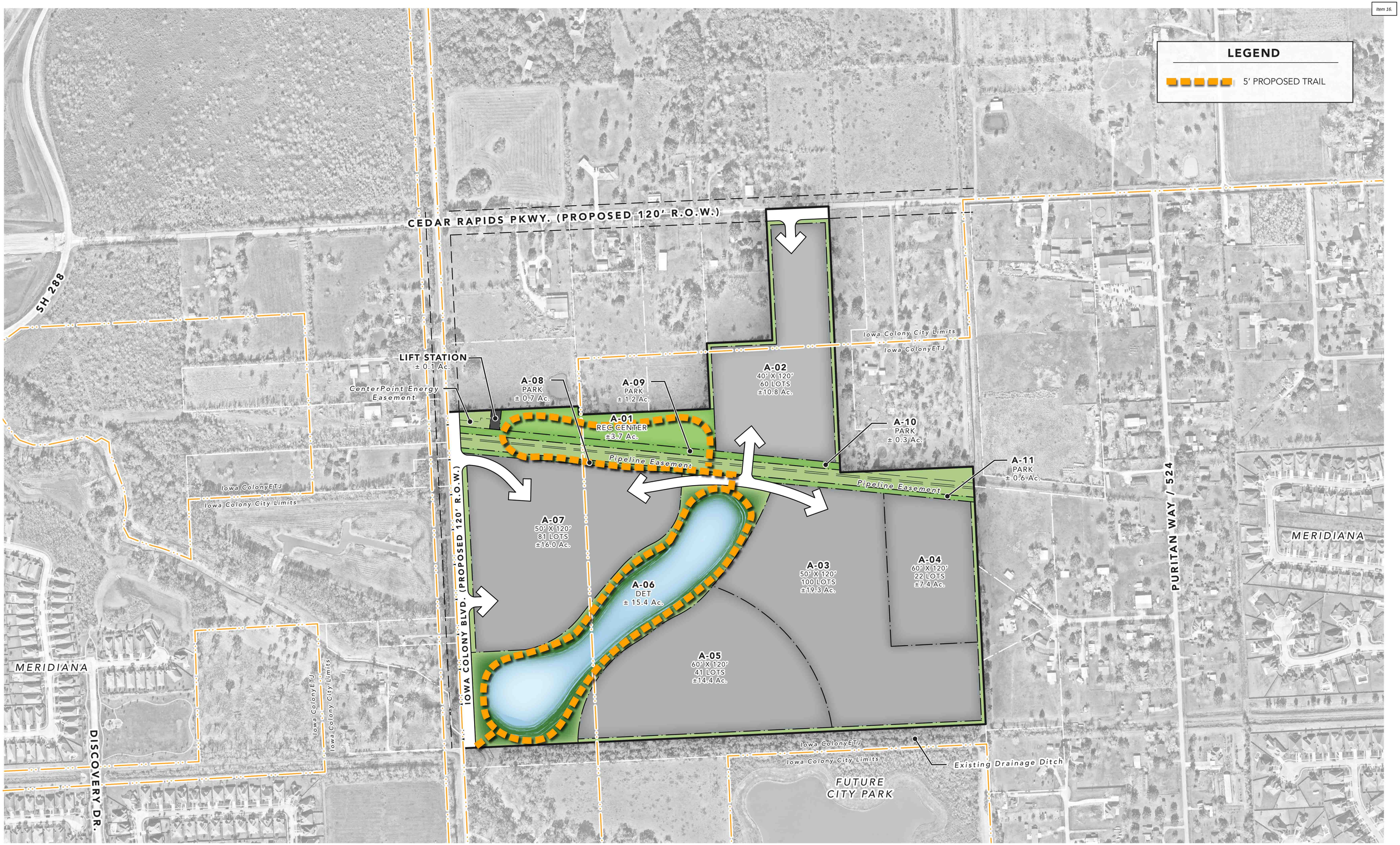
LOCATION: Iowa Colony, Texas CLIENT: Colony Retreat LLC DATE: October 20, 2026

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± 104.0 Ac. COLONY RETREAT - CONCEPTUAL AMENITIES AND OPEN SPACE PLAN

EXHIBIT D

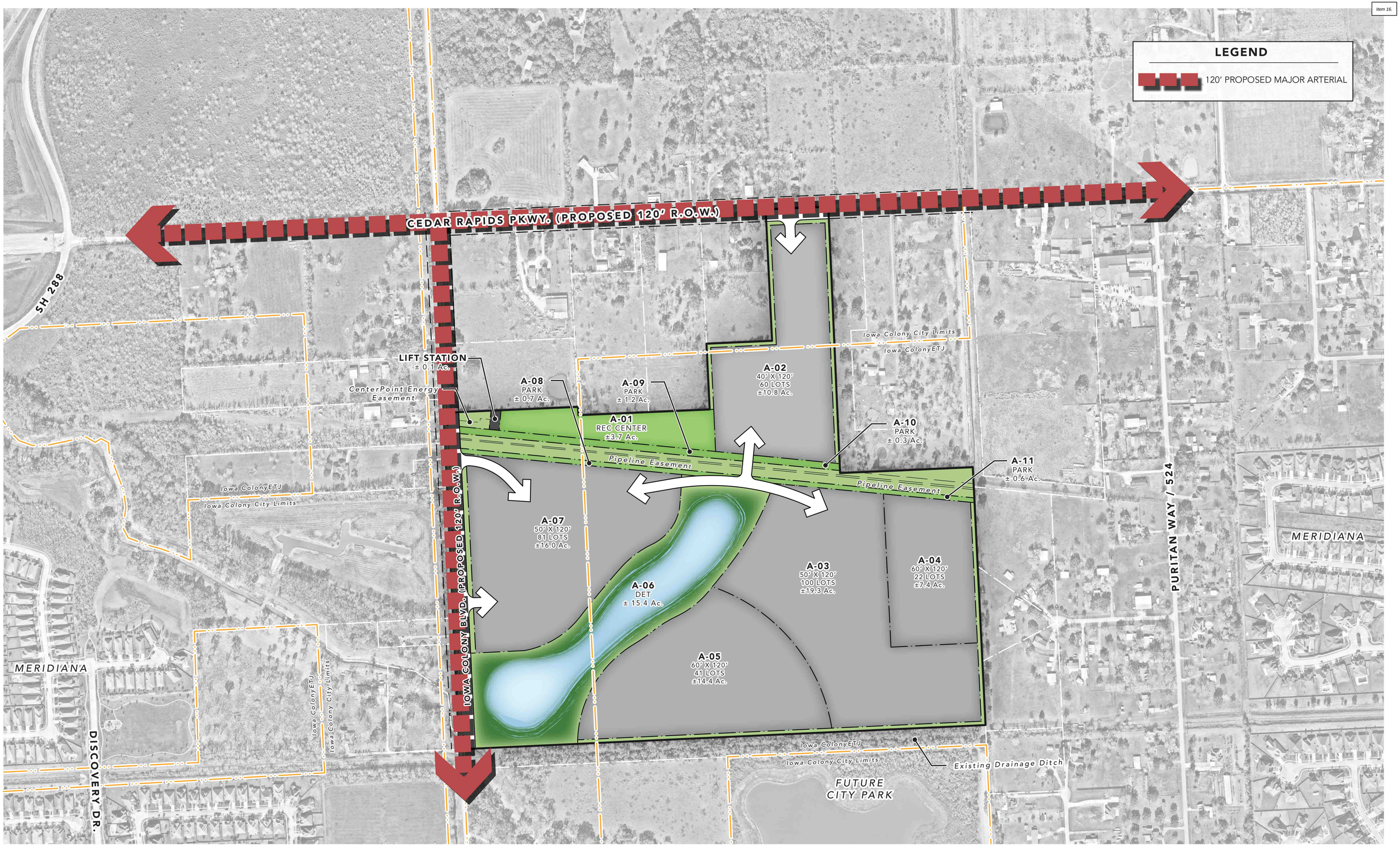
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LOCATION: Iowa Colony, Texas CLIENT: Colony Retreat LLC DATE: October 20, 2026

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± 104.0 Ac. COLONY RETREAT - STREET AND CIRCULATION SYSTEM

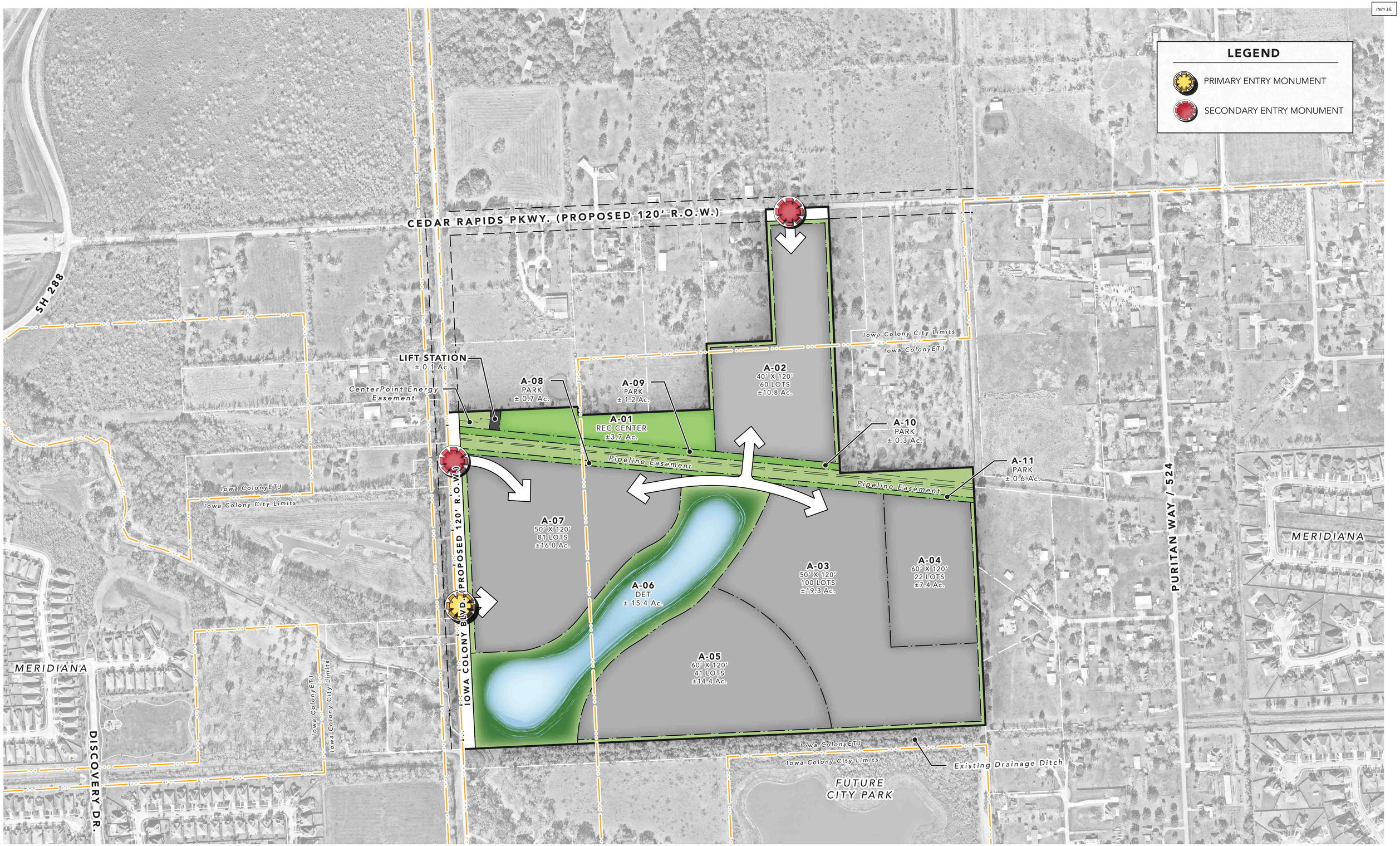
EXHIBIT E

LOCATION: Iowa Colony, Texas CLIENT: Colony Retreat LLC DATE: October 20, 2026

P:\01 Planning\7463-3107\02-City and Zoning\PUD Exhibits

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± 104.0 Ac. COLONY RETREAT - CONCEPTUAL SIGNAGE LOCATION

EXHIBIT F

LOCATION: Iowa Colony, Texas CLIENT: Colony Retreat LLC DATE: October 20, 2026

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ADICO
CONSULTING ENGINEERS

MEMORANDUM

Date: October 28, 2026

To: Planning and Zoning Members

Mayor Wil Kennedy, City Council Members

From: Dinh V. Ho, P.E.

RE: O'Reilly Auto Parts – Signage Variance – Project No. 8698

Staff's Summary and Recommendations

CC: Dr. Tarron Richardson, Natasha Brooks, Kayleen Rosser

Applicant: Apache Sign & Service, Inc., on behalf of O'Reilly Auto Enterprises, LLC

Property Address: 2038 Meridiana Parkway, Iowa Colony, TX

Zoning: Development Agreement

The applicant is requesting a variance from the City of Iowa Colony Sign Ordinance (Ordinance No. 2016-19, as amended; Chapter 30, Signs, of the Code of Ordinances) to allow:

1. A 5'-3" (63-inch) tall wall sign on the front building elevation, consisting of the O'Reilly cloud logo and "AUTO PARTS" channel letters (97.30 sq. ft.)

Staff Analysis:

Sign Ordinance No. 2016-19, as amended (Chapter 30, Code of Ordinances): Section 25, Wall Signs; Sec. 30-36, Variances

- Maximum Wall Sign Height (under 10,000 sq. ft.; building is 7,908 sq. ft.): 1½ in. per foot of wall height
- Building Wall Height: 22'-0" (sheets G1.1 and A5.2); maximum sign height: **33 inches**
- The requested 63-inch sign exceeds the maximum by 30 inches, approximately a 91% increase over permitted height.
- The stated hardship (building setback and parking area in front of the store) is typical of commercial pad sites along Meridiana Parkway.

Staff Recommendation:

Based on the variance criteria in Sec. 30-36 the wall sign standards in Section 25 of the Sign Ordinance (Ordinance No. 2016-19, as amended), staff recommends denial of the request for a 63-inch wall sign due to:

- Lack of demonstrated unique hardship; the claimed condition is consistent with the all commercial development along Meridiana Parkway.
- The requested sign height is a 91% increase over permitted height. This is a significant deviation from the wall sign height standard in Section 25 of the Sign Ordinance.

CITY OF IOWA COLONY

APPLICATION FOR VARIANCE REQUEST or APPEAL

3144 MERIDIANA PKWY, IOWA COLONY, TEXAS 77583 | PHONE: 281-369-2471 | FAX: 281-369-0005 | WWW.IOWACOLONYTX.GOV

Please use this application to request a variance/appeal within the Subdivision Ordinance, Zoning Ordinance, Unified Development Code (UDC) and Sign Ordinance. An Application for Variance Request/Appeal shall be considered by Planning Commission and Planning Commission shall make a recommendation to City Council, who has the authority to grant or deny variance requests. Considerations are made at the monthly Planning Commission and City Council meetings. Refer to the www.iowacolonytx.gov for Planning Commission and City Council scheduled meeting dates and all ordinances and development guidelines affecting the City. Provide hard copies and digital files (cd or flash drive) of application and any supporting documentation to the City Secretary. This application may be used for several requests but only one property or one section of a subdivision. The application fee for Variance Requests/Appeal is $1,000, due at the time of submission and is non-refundable. Applications received without the required fee shall be considered incomplete.

TYPE OF VARIANCE REQUEST (SELECT ONE): ____ ZONING ____ UDC ____ ZONING ORDINANCE X SIGN ORDINANCE ____ APPEAL

APPLICANT INFORMATION:

Name of Applicant: Apache Sign & Service, Inc

Address of Applicant: 1902 Karbach Bldg 1
Houston, TX 77092

Phone: [redacted]

Email: [redacted]

Name of Owner: O'Reilly Auto Enterprises, LLC

Address of Owner: 233 S Patterson Ave
Springfield, MO 65802

Phone: [redacted]

Email: awhite93@oreillyauto.com

PROPERTY INFORMATION:

Address of Subject Property: 2038 Meridiana Pkwy, Rosharon, TX 77583

Legal Description of Subject Property: A0288 H T & B R R TRACT 600B-601E ACRES 10.19

Brazoria County Tax No(s): CAD Account 02880011009

Current Zoning: _____

Water and Sanitary Serviced by: _____

Street Frontage Type (Circle One): Private or Public

FIRM Map Panel Number: _____

VARIANCE REQUST/APPEAL INFORMATION: *Requestor must identify specific Chapter and Section of the Subdivision Ordinance, Zoning Ordinance, Unified Development Code or Sign Ordinance that the Variance Request applies to. If additional space is needed, please attach to this application.*

List Ordinance or Code: _____

Request and reason: Requesting increase in sign height because of site-specific visibility hardship due to excessive building setback and intervening parking area. The sign is required to perform the same identification function as a sign on a building located much closer to the roadway, but this building is physically much farther away from the roadway.

~~List Ordinance or Code:~~

~~Request and reason:~~

List of supplemental documentation provided: Plan sheet C1.0

Planning Commission Date Requested: _____

City Council Date Requested: _____

Requestor Signature or Owner and Date: [signature] 9.16.2026

FOR CITY USE ONLY: Application Received By: Rachel Patterson Date Received: 9-30-26

Planning Commission Date: _____

Fee Received: Check # [redacted]

City Council Date: _____

Notifications Required: [ ] Published Notice [ ] Public Hearing

Date Approved or Denied: _____

[ ] Posting on Property *(applicant responsibility)* [ ] Personal Notice

Project No.: 8698

[ ] Written Notice of Decision

REVISED JAN. 2024

City of Iowa Colony
Sign Application

Address: 3144 Meridiana Pkwy. Iowa Colony TX 77583 Phone: 346-395-4528 Fax: 281-369-0005

Date: 1/19/26

Sign Owner: O'Reilly Auto Parts

Email: [redacted] Telephone: [redacted]

Owner Address: 233 S. Patterson Avenue City: Springfield State: MO

Sign Location: 2038 Meridiana Pkwy Iowa Colony, TX 77583

Type of Sign: (Select all that apply)

- ☐ Freestanding
- ☐ Monument
- ☐ Temporary Freestanding
- ☐ Temporary Freestanding - Special Activity
- ☑ Wall Sign (A)
- ☐ Window / Door Sign
- ☐ Stake Sign
- ☐ Wind Device Sign
- ☐ Flag / Flagpole
- ☐ Electronic

Size of Sign – Height 5'3 Width 28'9

Valuation of Sign: $ 7,235

Materials Used: Aluminum, poly, vinyl, LED's, power supplies

Contractor: Apache Sign & Service Inc

Phone Number: [redacted] Email: [redacted]

Contractor Address: 1902 Kolbrook Bldg 1 Houston, TX 77092

Please Note:

- **All signs are to be 10 feet from HL&P power lines (right of ways).**
- **All plans and drawings must be checked by permit clerk or city planner before permit can be purchased.**
- **All plans must be in compliance with Ordinance 2016-19**

I, John McCoy the owner, of the above documented sign, have been given a copy of the Sign Ordinance providing rules and regulations regarding signs. I have read said Ordinance and will comply to the requirements. If I do not, I will be cited for violations of said Ordinance by the Building Inspector or designated representative of the City of Iowa Colony, Texas.

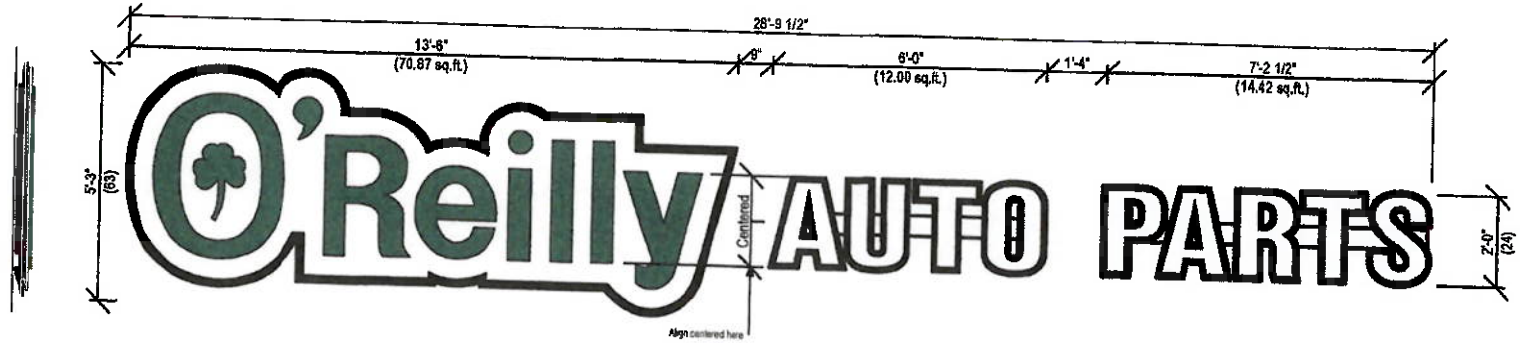
_____
Signature of Owner

Approved: _____ Denied: _____ Date: _____

(A)

GRAPHICS PROVI
CONTRACTOR'S C
CONSTRUCTION C
AND ROUGH-IN EL
REFER TO A2.1 FC

(C) REQUIRED GOVEF
SIGNAGE TO BE P



Side View "O'Reilly"

Front View
Scale 1/4 " = 1'-0"

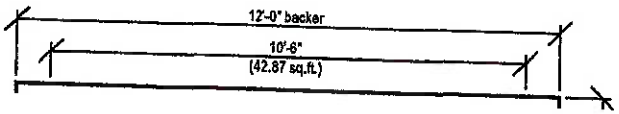
Part# 63/24-L-CldLogo&ChLtrs-WFC
97.30 sq. ft. (Combined Individual Components) 150.82 (Encompassed Rectangle)

Side View "AUTO PARTS"

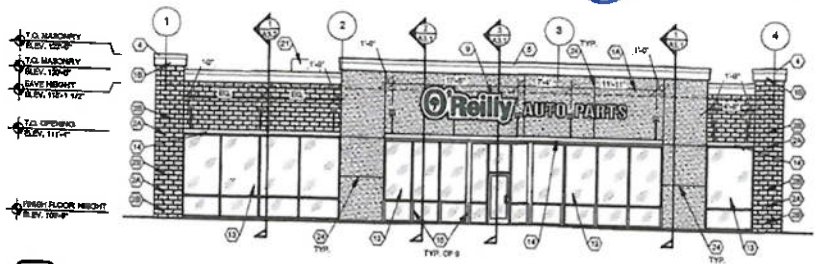
"O'Reilly" Cloud Logo with **"AP"** channel letters on 7" (h) x 1" (d) wireways. Raceways paint color: Match red stucco
"O'Reilly" Cloud Logo is formed polycarb with double embossment with 2nd surface painted graphics. Paint match to: Green (PMS# 342c), Black and White.
"AP" to have formed polycarb caps with 1/4 " letter "bumps". Black 5" aluminum coil returns. 2nd surface Black and White paint. WHITE LED illumination.

5 FRONT WALL SIGN ELEVATION

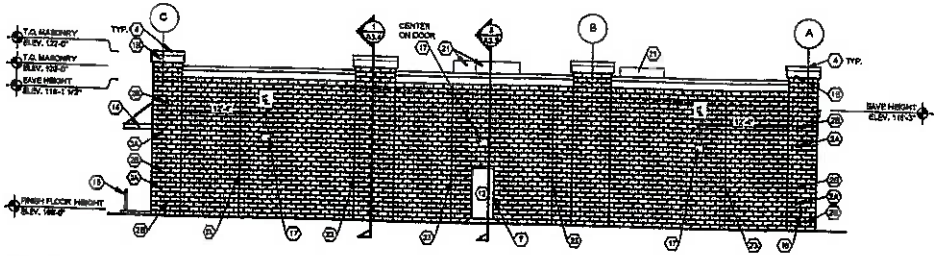
SG2.1 **SCALE: 1/4" = 1'-0"**



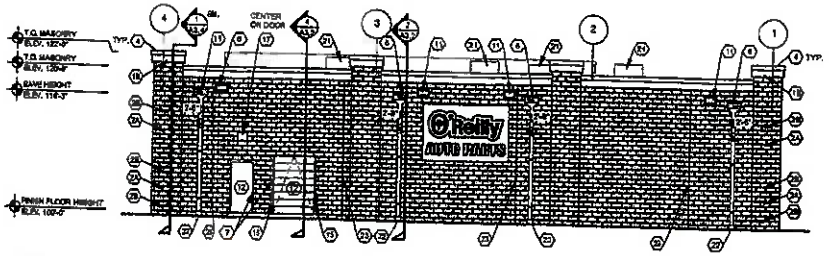
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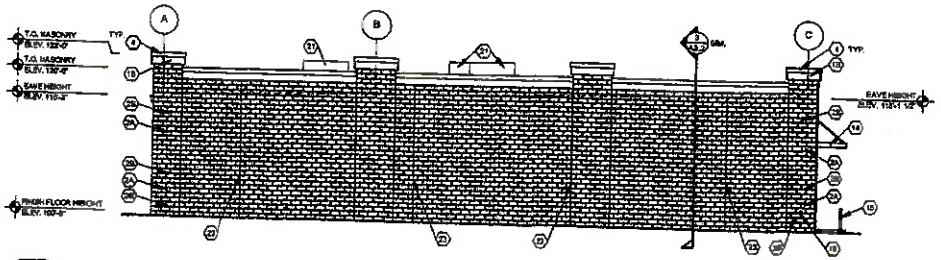
1 NORTH ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
A2.1



3 SOUTH ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
A2.1 SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

PORTLAND CEMENT STUCCO
KEY NOTE NO. 1A:
MFG: STO SPECIFIED, EQUAL BY DRYVIT OR MASTER BUILDERS (NO SUBSTITUTES)
SERIES: STO PONDERWALL
TEXTURE: MEDIUM SAND
COLOR: STUCCO TO HAVE INTEGRAL COLOR MATCHING SHERWIN WILLIAMS "POSITIVE RED" SW6871 (SHER-CRYL) GLOSS

PORTLAND CEMENT STUCCO
KEY NOTE NO. 1B:
MFG: STO SPECIFIED, EQUAL BY DRYVIT OR MASTER BUILDERS (NO SUBSTITUTES)
SERIES: STO PONDERWALL
TEXTURE: MEDIUM SAND
COLOR: STUCCO TO HAVE INTEGRAL COLOR MATCHING SHERWIN WILLIAMS "SOFTER TAN" SW6141

CMU MASONRY
KEY NOTE NO. 3A:
TYPE: CONCRETE MASONRY UNIT (CMU)
MFG: (REFER TO PROJECT MANUAL)
SIZE: 8"X8"X16" (NOM.)
TEXTURE: SPLIT FACE
COURSING: RUNNING BOND
COLOR: UNIT TO HAVE INTEGRAL COLOR MATCHING SHERWIN WILLIAMS "SOFTER TAN" SW6141
NOTE: REFER TO "CONCRETE MASONRY UNIT SPECIAL SCHEDULE OF TREATMENTS" FOR ADDITIONAL REQUIREMENTS.

KEY NOTE NO. 3B:
TYPE: CONCRETE MASONRY UNIT (CMU)
MFG: (REFER TO PROJECT MANUAL)
SIZE: 8"X8"X16" (NOM.)
TEXTURE: SMOOTH FACE
COURSING: RUNNING BOND
COLOR: UNIT TO HAVE INTEGRAL COLOR MATCHING SHERWIN WILLIAMS "SOFTER TAN" SW6141
NOTE: REFER TO "CONCRETE MASONRY UNIT SPECIAL SCHEDULE OF TREATMENTS" FOR ADDITIONAL REQUIREMENTS.

FLASHING AND SHEET METAL
KEY NOTE NO. 5:
TYPE: STANDING SEAM ROOFING SYSTEM
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
COLOR: GALVALUME

KEY NOTE NO. 6:
TYPE: CAP FLASHING AT MASONRY
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
FINISH: PREFINISHED
COLOR: EQUAL TO BUTLER BUILDING "COOL BIRCH WHITE"

KEY NOTE NO. 8:
TYPE: CAP FLASHING AT STUCCO
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
FINISH: FACTORY PRIMED AND FIELD PAINT
COLOR: SHERWIN WILLIAMS "POSITIVE RED" SW6871 (SHER-CRYL) GLOSS WITH SHERWIN WILLIAMS THREE COMPONENT (SW6100 / SW6100 / SW6100) CLEAR URETHANE

KEY NOTE NO. 9:
TYPE: PRE-ENGINEERED METAL BUILDING CONDUCTOR HEAD AND DOWNSPOUTS
MFR: (OWNER FURNISHED / CONTRACTOR INSTALLED)
FINISH: COLOR TO MATCH BUILDING MASONRY

DOORS AND WINDOWS
KEY NOTE NO. 12:
TYPE: STEEL DOORS AND FRAMES (DOORS NO. 2 AND 7)
MFG: (OWNER FURNISHED / CONTRACTOR INSTALLED)
FINISH: FACTORY PRIMED AND FIELD PAINTED
COLOR: SHERWIN WILLIAMS (MATCH ADJACENT MASONRY COLOR) (SEMI-GLOSS)

KEY NOTE NO. 13:
TYPE: STEEL DOORS AND FRAMES (DOORS NO. 3)
MFG: (REFER PROJECT MANUAL)
FINISH: FACTORY PRIMED AND FIELD PAINTED
COLOR: SHERWIN WILLIAMS (MATCH ADJACENT MASONRY COLOR) (SEMI-GLOSS)

KEY NOTE NO. 13:
TYPE: (REFER TO WINDOW SCHEDULE)
MFG: EFCO, KAWNEER, OR OLD CASTLE (VISTA WALL). (NO SUBSTITUTES)
COLOR: EFCO "IVY", KAWNEER "DARK IVY", VISTA WALL "INTERSTATE GREEN"

PRE-FABRICATED METAL CANOPY
KEY NOTE NO. 14:
TYPE: PRE-FABRICATED METAL CANOPY SYSTEM
MFG: (REFER PROJECT MANUAL SECTION 10 73 00)
FINISH: KYNAR FINISH
COLOR: (MATCH WINDOW SYSTEM)

PAINTING
KEY NOTE NO. 18:
TYPE: STEEL BOLLARDS (REFER TO CIVIL DRAWINGS)
FINISH: FIELD PRIMED AND PAINTED
COLOR: SHERWIN WILLIAMS "HUNT CLUB" SW6468 (SEMI-GLOSS)

CONCRETE MASONRY UNIT SPECIAL SCHEDULE OF TREATMENTS

GENERAL
1. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

2. MANUFACTURER: SHERWIN WILLIAMS SPECIFIED, EQUAL PRODUCTS BY PPG INDUSTRIES ACCEPTABLE (NO SUBSTITUTES).

3. APPLICATION: INSTALL PER MANUFACTURER'S RECOMMENDATIONS FOR PROJECT CONDITIONS. EACH COAT SPECIFIED SHALL BE SPRAY APPLIED AND BACK ROLLED. COVERAGE THICKNESS INDICATED IN WET MIL UNITS, UNLESS OTHERWISE INDICATED.

4. QUALITY CONTROL: SUBMIT INSTALLER AND MANUFACTURER WARRANTIES SPECIFIED.

CONCRETE MASONRY UNIT (CMU) INTERIOR SURFACE COATINGS
1. APPLY PRIOR TO INSTALLATION OF INTERIOR SURFACE FURRING, INSULATION, AND GYPSUM BOARD ASSEMBLIES.

2. FINISH COLOR: MATCH "W-2" (REFER INTERIOR FINISH TYPES).

3. PRIMER: "LOXON" WATER BLOCKING PRIMER "LX 024X0804 LUX WHT BLCK PR W/" (NO LESS THAN 5 MILS). APPLICATION WITH OVERNIGHT DRYING BETWEEN COAT 1. MATCH "W-2" (REFER INTERIOR FINISH TYPES).

4. COAT 1: "LOXON" WATER BLOCKING PRIMER "LX 024X0804 LUX WHT BLCK PR W/" (NO LESS THAN 5 MILS). MATCH "W-2" (REFER INT FINISH TYPES).

KEY NOTES

(1A) PORTLAND CEMENT STUCCO AT ENTRY TOWER
(1B) PORTLAND CEMENT STUCCO CORNICH AT PERIMETER OF BUILDING
(3A) CONCRETE MASONRY UNIT (CMU) EXTERIOR WALL CONSTRUCTION (ACCENT COURSES). REFER TO PLANS, SECTIONS, AND DETAILS FOR ADDITIONAL REQUIREMENTS.
(3B) CONCRETE MASONRY UNIT (CMU) EXTERIOR WALL CONSTRUCTION (FIELD). REFER TO PLANS, SECTIONS, AND DETAILS FOR ADDITIONAL REQUIREMENTS.
(3) (NOT USED).
(4) PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING (AT STUCCO CORNICE). FLASHING TO BE FIELD BENT BY CONTRACTOR
(5) PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING (AT STUCCO ENTRY TOWER). FLASHING TO BE FIELD BENT BY CONTRACTOR
(6) PRE-ENGINEERED METAL BUILDING SHEET METAL GUTTER (BEYOND AND THRU WALL SCUPPER WITH CONDUCTOR HEAD AND DOWNSPOUT. REFER TO SHEET A3.3.
(7) CONCRETE MASONRY UNIT (CMU) CORNER FINISHED JAMB UNIT.
(8) LINE OF ROOF BEYOND WITH 1/4" 12" SLOPE MINIMUM.
(9) SURFACE MOUNTED SIGN - OWNER FURNISHED AND INSTALLED. PROVIDE BACKING FOR MOUNTING AND ROUGH-IN ELECTRICAL. COORDINATE REQUIREMENTS WITH OWNER. REFER TO SHEET SG2.1.
(10) BUILDING ADDRESS NUMBERS 8" HIGH HELVETICA WHITE VINYL ADHERED TO EXTERIOR FACE OF GLAZING.
(11) PRE-ENGINEERED METAL BUILDING THRU WALL OVERFLOW SCUPPER. REFER TO SHEET A3.3 FOR ADDITIONAL INFORMATION.
(12) EXTERIOR DOOR AND FRAME SYSTEM. REFER TO FLOOR PLAN AND DOOR SCHEDULE FOR TYPES.
(13) EXTERIOR CURTAINWALL SYSTEM. REFER TO FLOOR PLAN AND WINDOW SCHEDULE FOR TYPES.
(14) PRE-FABRICATED METAL CANOPY SYSTEM. REFER TO EXTERIOR FINISH SCHEDULE AND WALL SECTIONS FOR DETAILS.
(15) STEEL BOLLARDS, REFER TO CIVIL AND STRUCTURAL DRAWINGS.
(16) HOSE BIB. REFER TO PLUMBING DRAWINGS.
(17) LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS. MOUNT WITH CENTER OF FIXTURE AT 10'-0" A.F.F.
(18) (NOT USED).
(19) MECHANICAL ROOF TOP UNIT. REFER TO MECHANICAL DRAWINGS.
(20) MECHANICAL WALL PENETRATIONS. REFER TO MECHANICAL DRAWINGS. PROVIDE FRAMING, FLASHING, AND SEALANT AS REQUIRED. INSTALL RESTROOM EXHAUST FANS 12" MINIMUM ABOVE INTERIOR CEILING FRAMING.
(21) ROOFTOP UNIT.
(22) CONNECT EACH DOWNSPOUT TO UNDERGROUND STORM SEWER SYSTEM. REFER TO CIVIL DRAWINGS.
(23) MASONRY CONTROL JOINT. REFER TO STRUCTURAL DRAWINGS. PROVIDE SEALANT OVER 1/2" DIAMETER FOAM BACKER ROD.
(24) STUCCO CONTROL JOINT. REFER TO DETAIL 3/A3.4.

PRELIMINARY NOT FOR CONSTRUCTION OR PERMIT

ARD ENGINEERING ARCHITECTURE

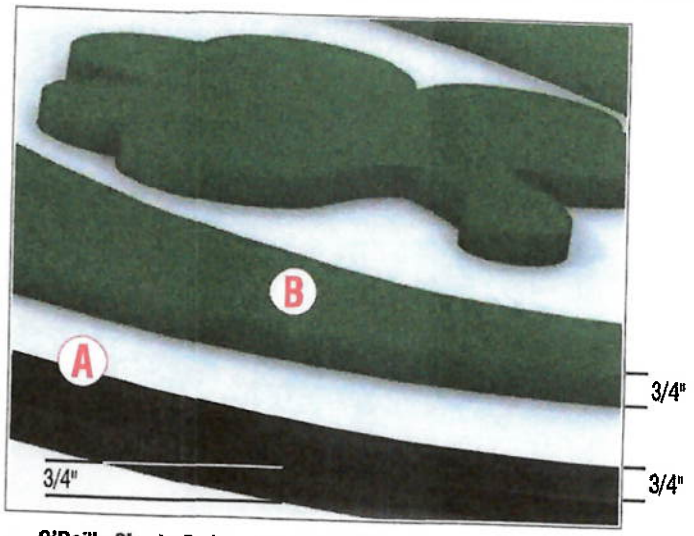
PROJECT: NEW O'REILLY AUTO PARTS STORE
CR 56 and Crystal View
Iowa Colony, TX 77583

EXTERIOR ELEVATIONS

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-6708 TELEPHONE

DRAWN BY: CB
DATE: 08/27/25
REVISION:
PROJECT NUMBER: 25-0167
SHEET NUMBER: A2.1

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② O'Reilly Cloud - Embossment Detail
*NTS



① O'Reilly Cloud - Formed Cap Face
*NTS

(70.22 Sq. Ft.)

(A) 3/4" formed returns with 3/4" face embossment. Paint 2nd surface Black & White.

(B) 3/4" embossed letters faces. Paint 2nd surface White and Green (PMS# 342c)

(C) 3mm ACM (White) reflective panel.

(D) LED population: Principal-Patriot Series (7100K) Module UL Part #PL-PT71-MD-R Lumens per linear foot (160). Total population of *240* LED modules. Vertical LEDs on 5 1/2" +/- centers. Boarder string of LEDs inset at 2"+/-.

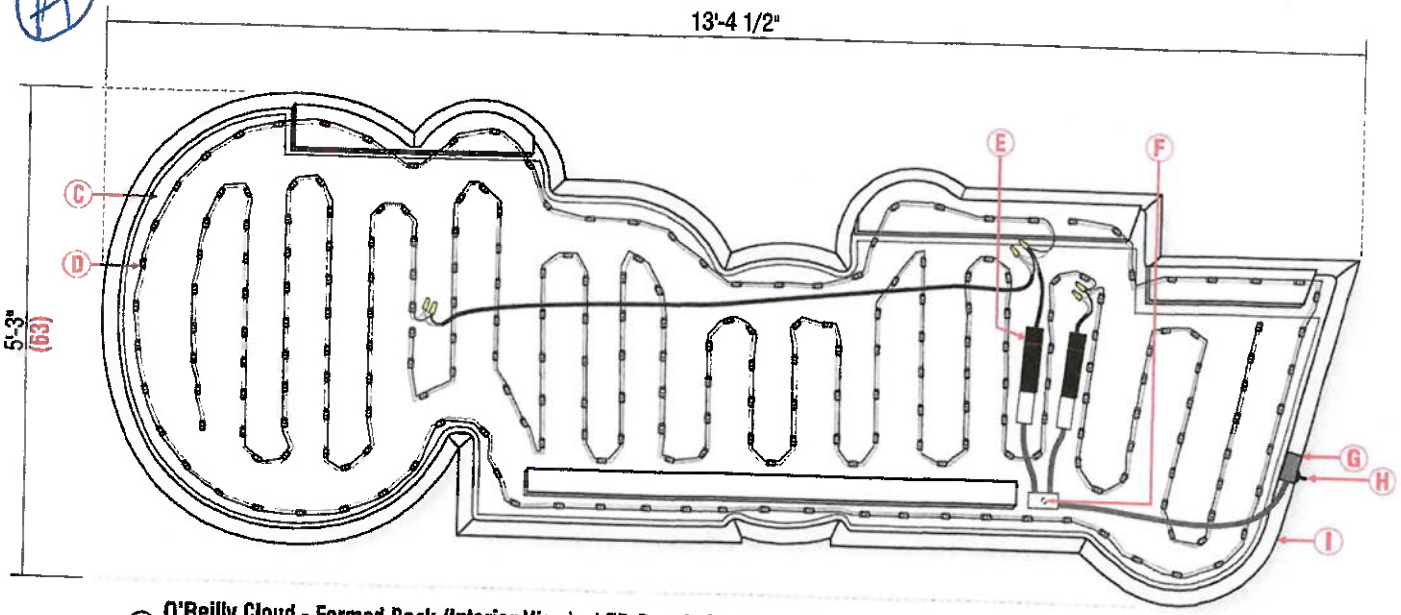
(E) Qty. of (2) Principal P-LED 24V DC power supply.

(F) 7/8" power feed hole with 1/2" coupler.

(G) Qty of (1) U.L. approved 2" x 4" "Handy Box" with 3/8" flex conduit.

(H) U.L. approved Disconnect switch (side to side).

(I) Rubberlite - Black rubber based adhesive tape (on front edge of cloud pan).



③ O'Reilly Cloud - Formed Back (Interior View) - LED Population/Power Supply Detail
*NTS

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O'Reilly Auto Parts
233 Patterson St.
Springfield, MO 65803

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Formed Embossed Cloud Logo
AUTO PARTS Channel Letters
w/Formed Embossed Cap Faces

Formed Cloud Logo - Face Detail / Interior Formed Back Detail - Scaled Drawings

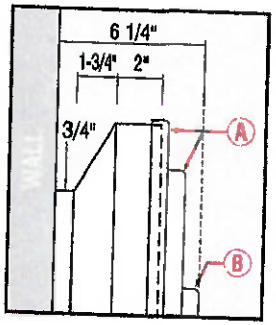
Part# 63-Cloud Logo-2022



② **Side View**
Scale: 3/8" = 1'-0"

① **Front View -**
Scale: 3/8" = 1'-0"

(70.22 Sq. Ft.)



③ **Cloud - Side Detail**
Scale: 1 1/2" = 1'-0"

Cloud Face Detail

Ⓐ 3/4" formed returns with 3/4" face embossment. Paint 2nd surface Black & White.

Ⓑ 3/4" embossed letters faces. Paint 2nd surface White and Green (PMS# 342c)

Ⓒ U.L. approved Disconnect switch (side to side).

Ⓐ 4 1/2" deep formed .150 clear polycarbonate rear sign pan. Paint 2nd surface Black & White.

Ⓑ 3mm ACM (White) reflective panel

Ⓒ LED population: Principal-Patriot Series (7100K) Module UL Part #PL-PT71-MD-P. Lumens per linear foot (160). Total population of *240* LED modules. Vertical LEDs on 5 1/2" +/- centers. Boarder string of LEDs inset at 2"+/-.

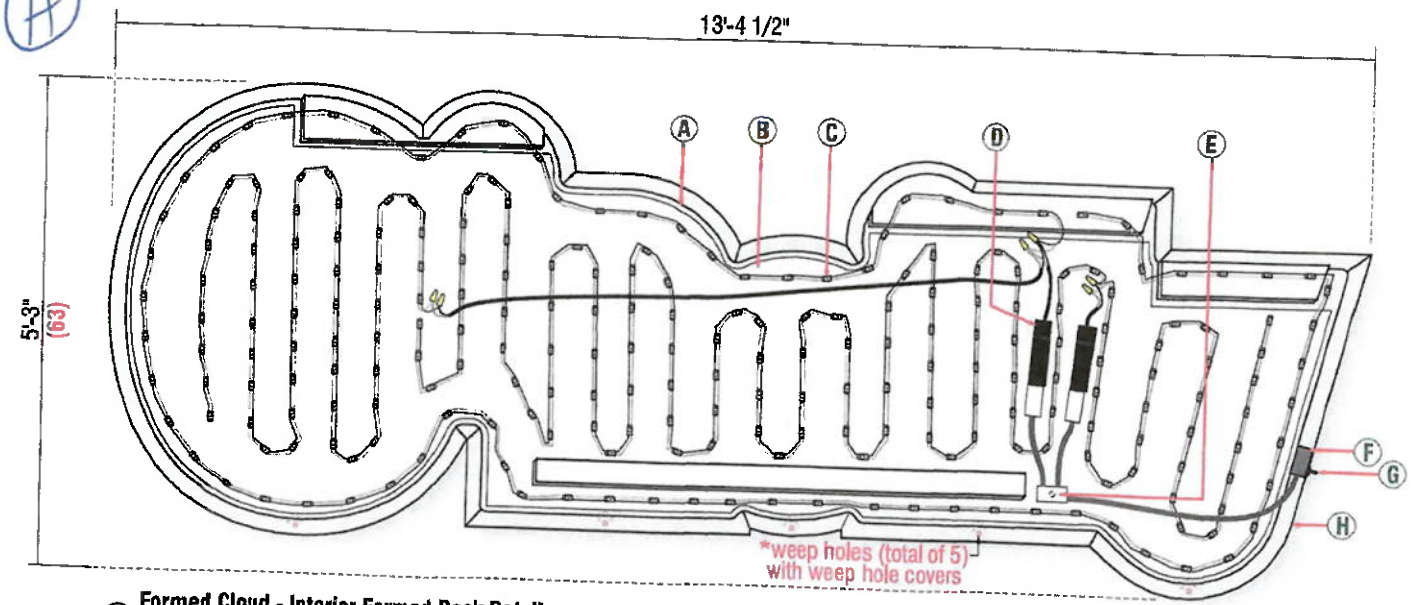
Ⓓ Qty. of (2) Principal P-LED 24V DC power supply.

Ⓔ 7/8" power feed hole with 1/2" coupler.

Ⓕ Qty of (1) U.L. approved 2" x 4" "Handy Box" with 3/8" flex conduit.

Ⓖ U.L. approved Disconnect switch (side to side).

Ⓗ Rubberlite - Black rubber based adhesive tape (on front edge of cloud pan).



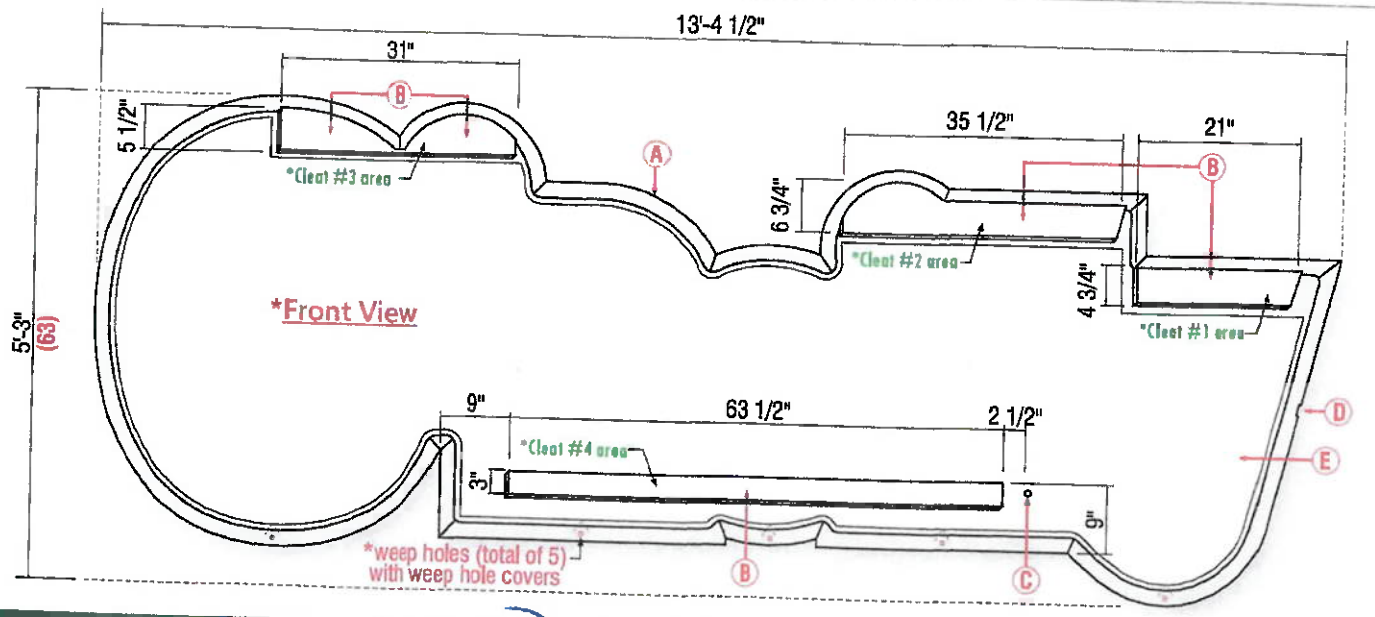
① **Formed Cloud - Interior Formed Back Detail**
Scale: 1/2" = 1'-0"

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Formed Embossed Cloud Logo
AUTO PARTS Channel Letters
w/Formed Embossed Cap Faces

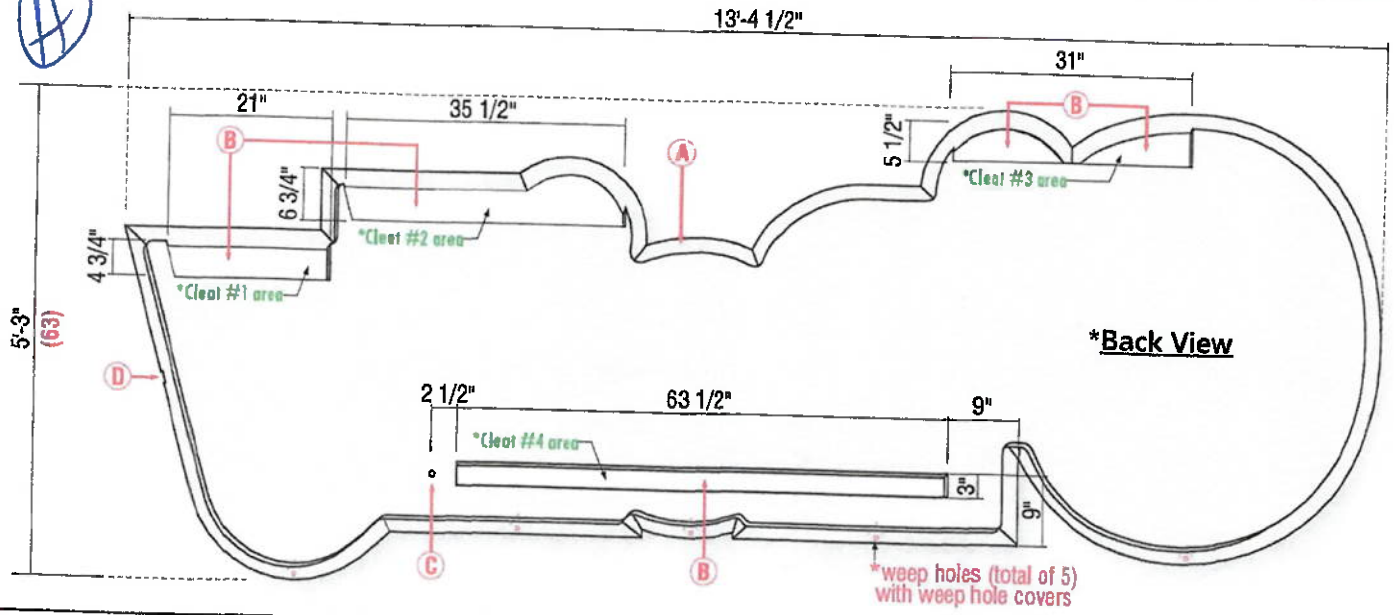


① Formed Cloud Rear Panel (Interior View) Detail
Scale: 1/2"=1'-0"

- (A) 4 1/2" deep formed .150 clear polycarbonate rear sign pan. Paint 2nd surface Black & White.
- (B) 3/4" embossed (from back of panel) cleat bracket mounting area. Covered w/ACM (White) reflector backer panel.
- (C) 7/8" power feed hole with 1/2" coupler.
- (D) 1/2" disconnect switch hole.
- (E) ACM (White) reflector backer panel.

② Formed Cloud Rear Panel (Back View) Detail
Scale: 1/2"=1'-0"

- (A) 4 1/2" deep formed .150 clear polycarbonate rear sign pan. Paint 2nd surface Black & White.
- (B) 3/4" embossed (from back of panel) cleat bracket mounting area.
- (C) 7/8" power feed hole with 1/2" coupler.
- (D) 1/2" disconnect switch hole.



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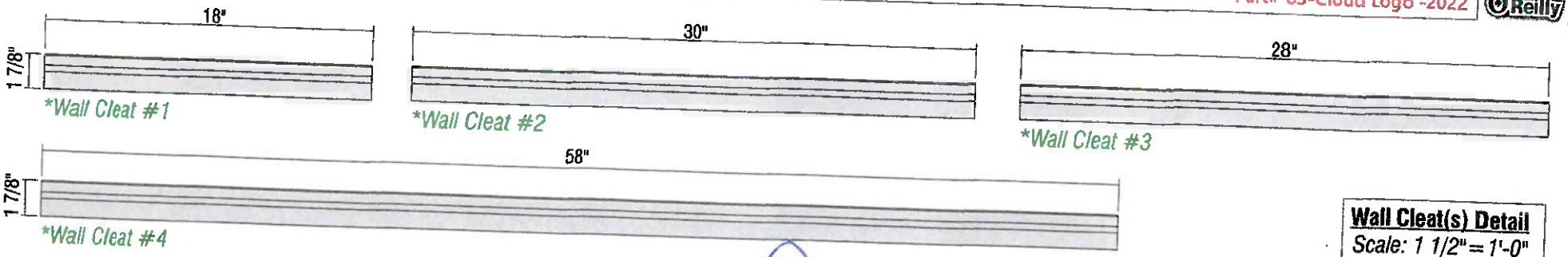
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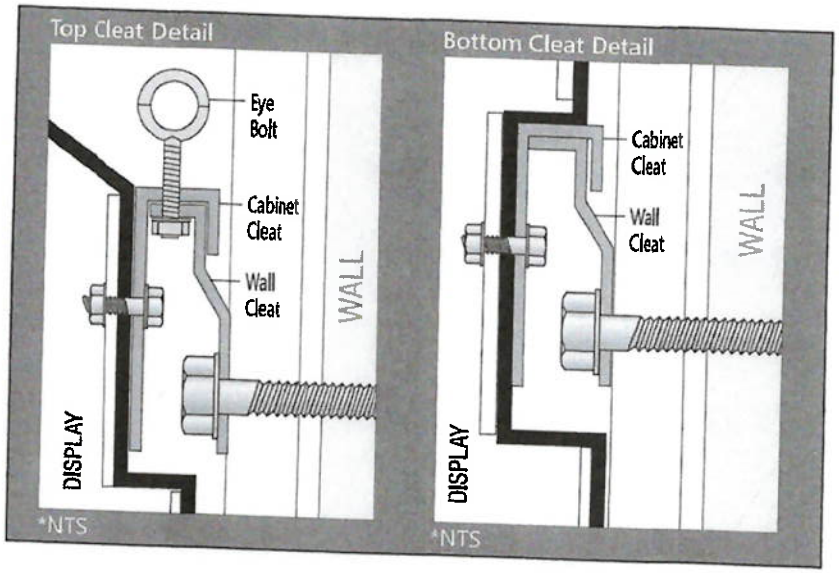
Formed Embossed Cloud Logo
AUTO PARTS Channel Letters
w/Formed Embossed Cap Faces

Formed Cloud Logo - Wall & Cabinet Cleat Detail- Scaled Drawings

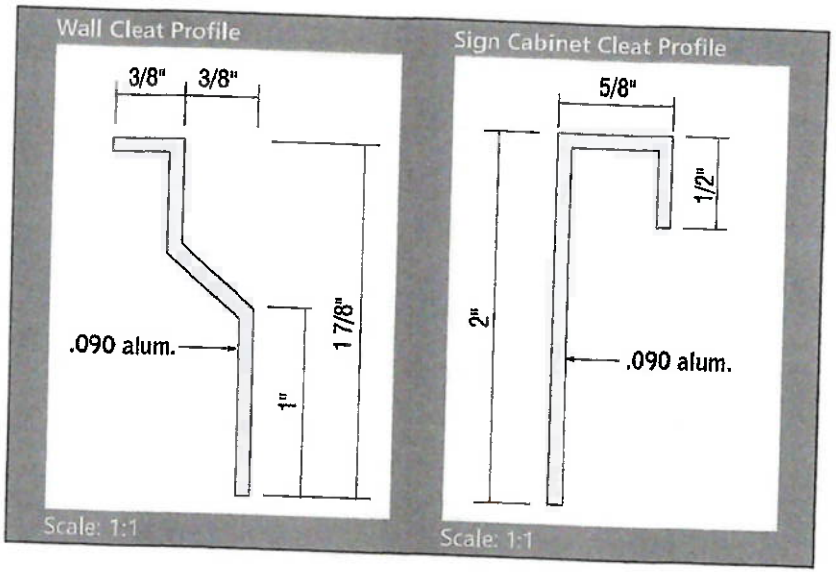
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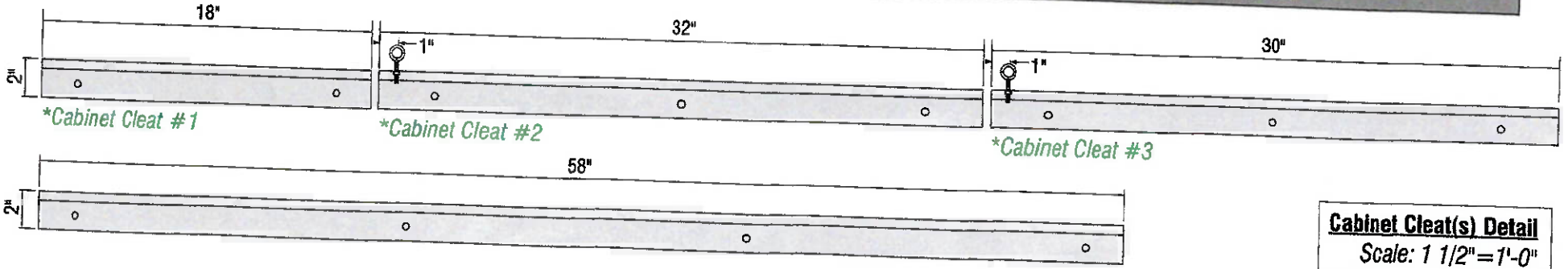


Wall Cleat(s) Detail
Scale: 1 1/2"=1'-0"



A





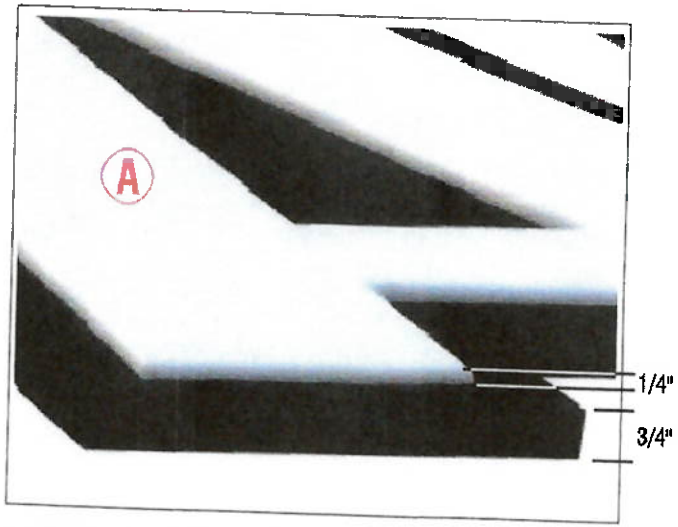
Cabinet Cleat(s) Detail
Scale: 1 1/2"=1'-0"

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Formed Embossed Cloud Logo
AUTO PARTS Channel Letters
w/Formed Embossed Cap Faces



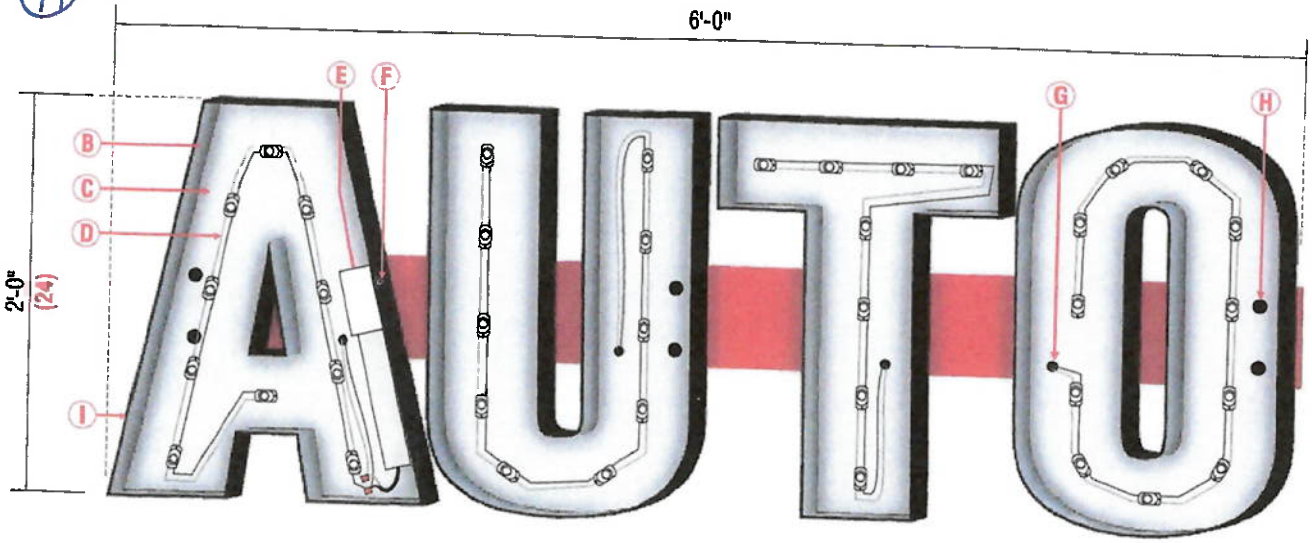
② "AUTO" Letters - Face Embossment Detail
*NTS



① "AUTO" Letters - Formed Cap Face
*NTS (12.00 Sq. Ft.)

(A)

- (A) 3/4" formed returns with 1/4" letter embossment. Paint 2nd surface Black & White.
- (B) .040 Black stock 5" coil returns.
- (C) 3mm ACM (White) letter backs
- (D) LED population: Principal-Patriot Series (7100K) Module UL Part #PL-PT71-MD-P. Lumens per linear foot (160). Total population of *39* LED modules. (A):10 (U):10 (T):8 (O):11
- (E) Qty. of (1) Principal P-LED 24V DC power supply w/junction box.
- (F) U.L. approved Disconnect switch (side to side).
- (G) 7/8" power feed hole with 1/2" coupler.
- (H) Wireway mount access hole.
- (I) PANDUIT Adhesive Lined Edging #GES62F-A-C (on front edge of coil returns).



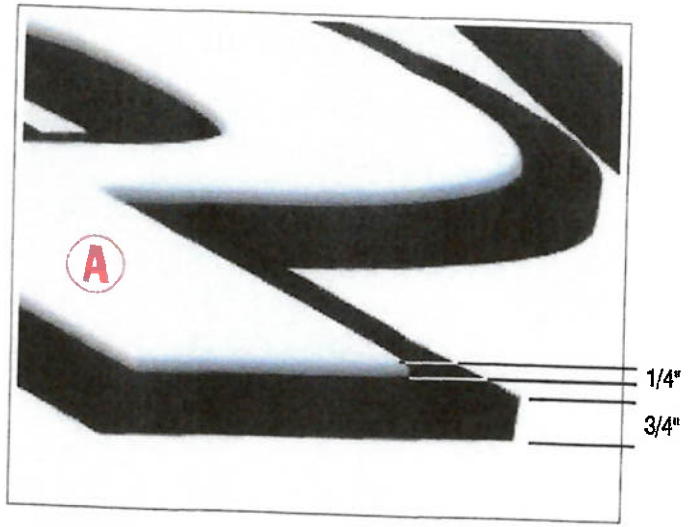
③ "AUTO" Letters - Channel Returns Interior View - LED Population/Power Supply Detail
*NTS

O'Reilly AUTO PARTS

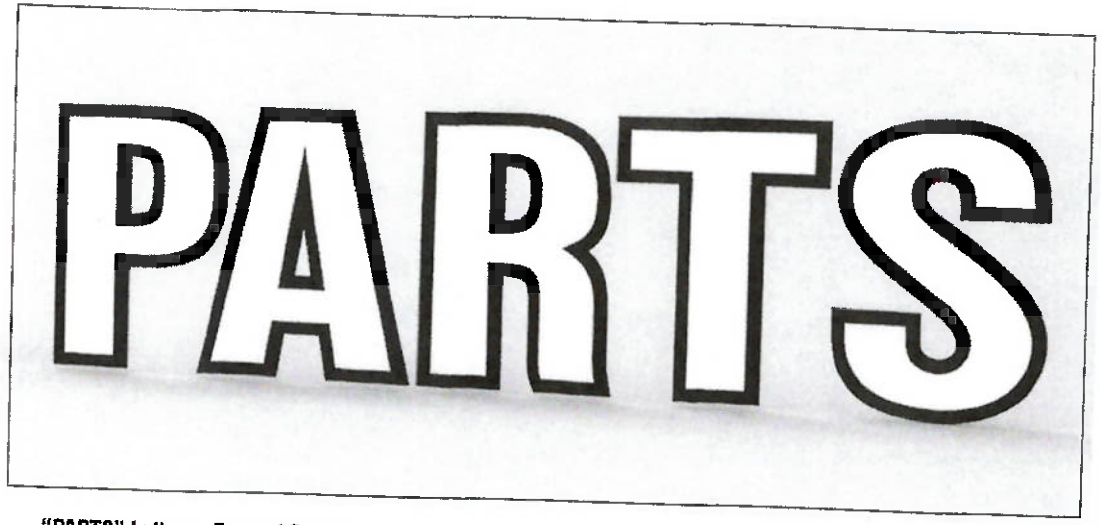
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Formed Embossed Cloud Logo
AUTO PARTS Channel Letters
w/Formed Embossed Cap Faces
49/24-L-CldLogo&ChLtrs WFC-2022
SEPTEMBER 2022

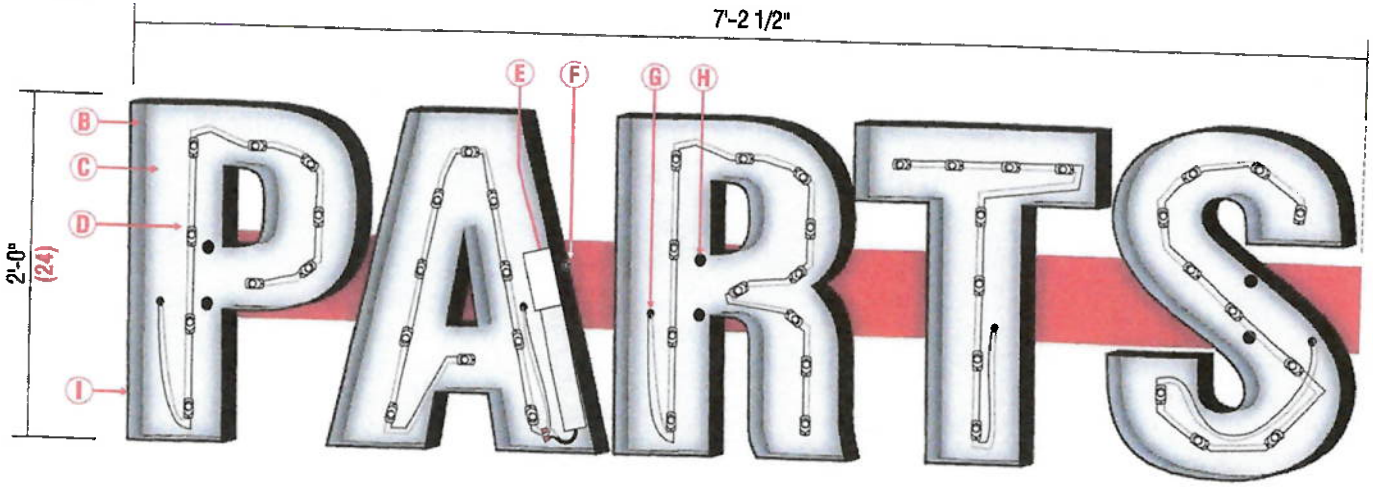


② "PARTS" Letters - Face Embossment Detail
*NTS



① "PARTS" Letters - Formed Cap Face
*NTS (14.42 Sq. Ft.)

- (A) 3/4" formed returns with 1/4" letter embossment. Paint 2nd surface Black & White.
- (B) .040 Black stock 5" coil returns.
- (C) 3mm ACM (White) letter backs
- (D) LED population: Principal-Patriot Series (7100K) Module UL Part #PL-PT71-MD-P. Lumens per linear foot (160). Total population of *49* LED modules. (P):9 (A):10 (R):12 (T):8 (S):10
- (E) Qty. of (1) Principal P-LED 24V DC power supply w/junction box.
- (F) U.L. approved Disconnect switch (side to side).
- (G) 7/8" power feed hole with 1/2" coupler.
- (H) Wireway mount access hole.
- (I) PANDUIT Adhesive Lined Edging #GES62F-A-C (on front edge of coil returns).



③ "PARTS" Letters - Channel Returns Interior View - LED Population
*NTS

O'Reilly AUTO PARTS

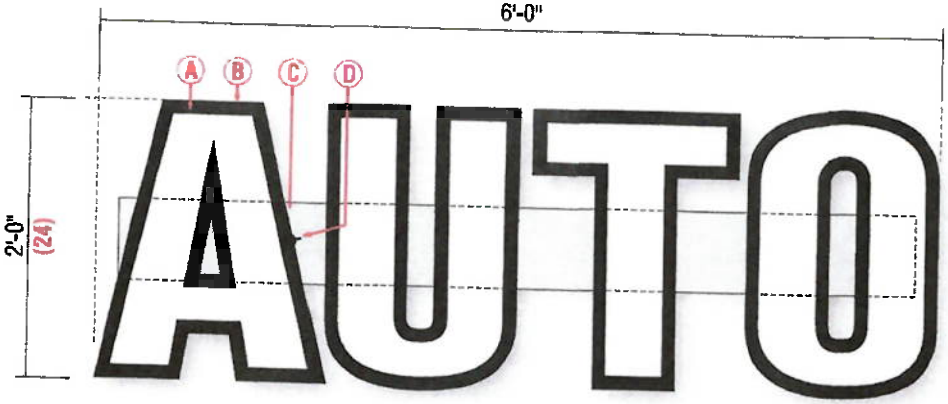
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AUTO PARTS Channel Letters
w/Formed Embossed Cap Faces
49/24-L-CldLogo&ChLtrs WFC-2022
SEPTEMBER 2022

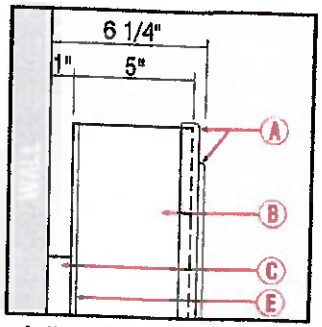


② Side View
Scale: 3/4" = 1'-0"

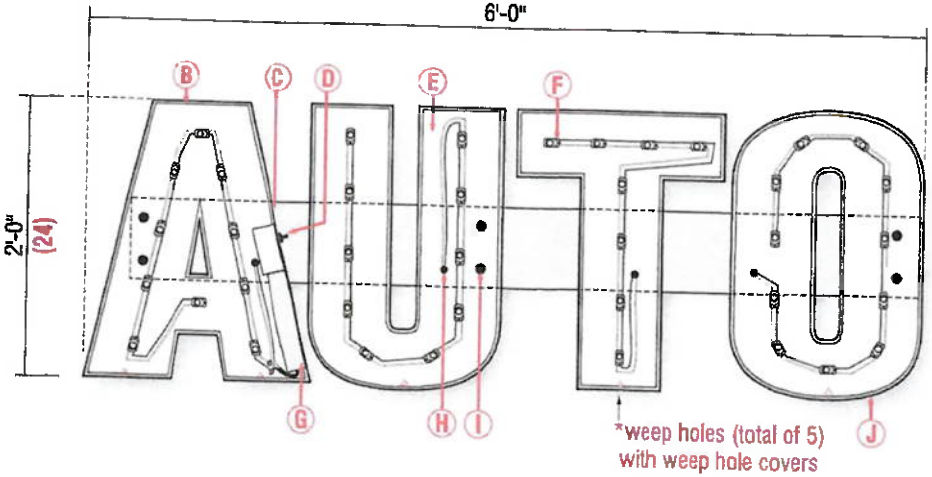


① Front View
Scale: 3/4" = 1'-0"

(12.00 Sq. Ft.)



③ Letter - Side Detail
Scale: 1 1/2" = 1'-0"



④ "AUTO" Letters - Interior Channel Letter Detail
Scale: 3/4" = 1'-0"

(12.00 Sq. Ft.)

Ⓐ 3/4" formed .150 clear polycarb letter caps with 1/4" White letter area embossment. Paint 2nd surface Black & White.

Ⓑ .040 Black stock 5" coil returns.

Ⓒ .090 fabricated 7"(H) x 1" deep wireway (paint match as required).

Ⓓ U.L. approved Disconnect switch (side to side).

Ⓔ 3mm ACM (White)letter backs.

Ⓕ LED population: Principal-Patriot Series (7100K) Module UL Part #PL-PT71-MD-P. Lumens per linear foot (160). Total population of *39* LED modules.
(A):10 (U):10 (T):8 (O):11

Ⓖ Qty. of (1) Principal P-LED 24V DC power supply w/junction box.

Ⓗ 7/8" power feed hole with 1/2" coupler.

Ⓘ Wireway mount access hole.

Ⓙ PANDUIT Adhesive Lined Edging #GES62F-A-C (on front edge of coil returns).

O'Reilly AUTO PARTS

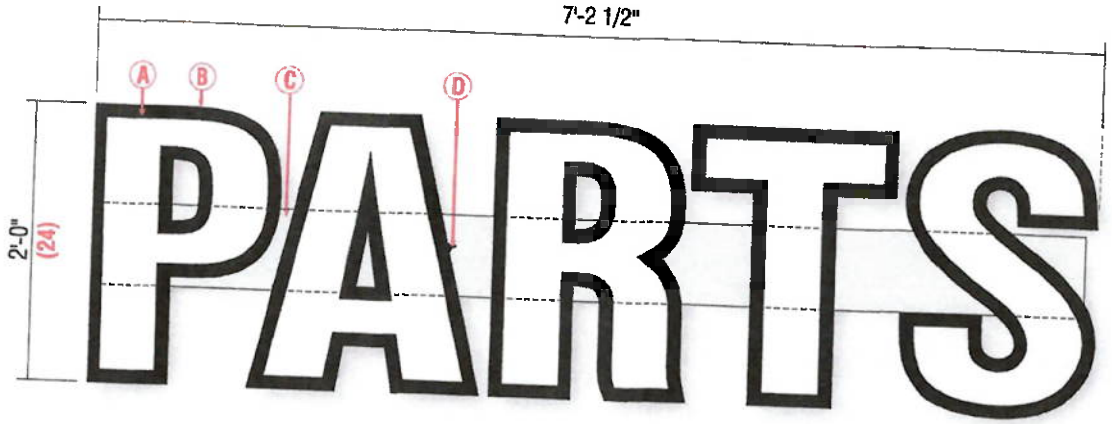
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AUTO PARTS Channel Letters
w/Formed Embossed Cap Faces
49/24-L-CldLogo&ChLtrs WFC-2022
SEPTEMBER 2022

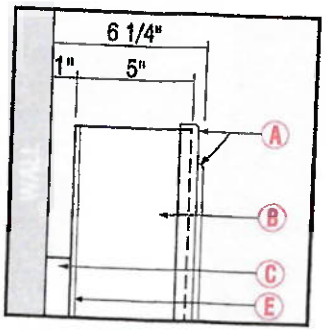


② Side View
Scale: 3/4" = 1'-0"



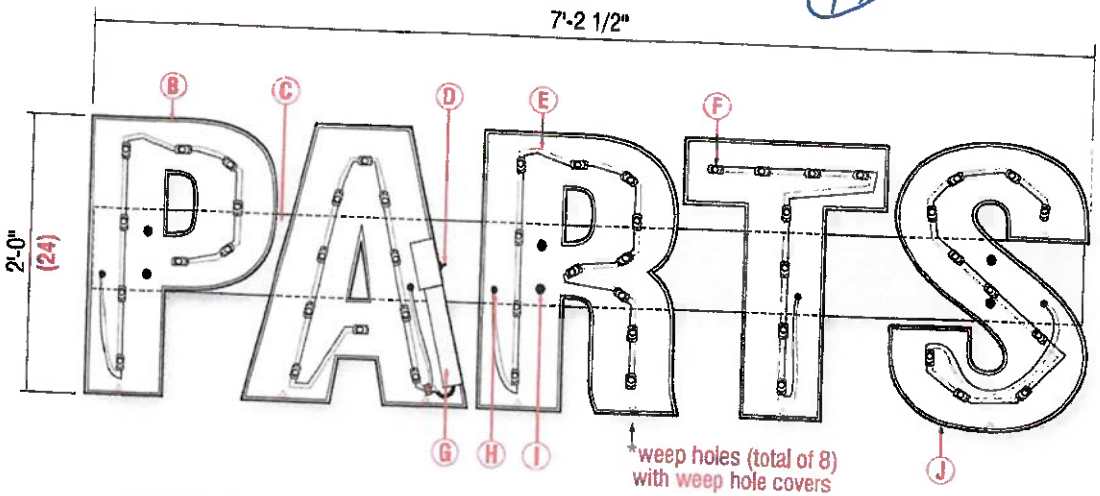
① Front View-Face Detail
Scale: 3/4" = 1'-0"

(14.42 Sq. Ft.)



③ Letter - Side Detail
Scale: 1 1/2" = 1'-0"

(A)



④ "PARTS" Letters - Interior Channel Letter Detail
Scale: 3/4" = 1'-0"

(14.42 Sq. Ft.)

(A) 3/4" formed .150 clear polycarb letter caps with 1/4" White letter area embossment. Paint 2nd surface Black & White.

(B) .040 Black stock 5" coil returns.

(C) .090 fabricated 7"(H) x 1" deep wireway (paint match as required).

(D) U.L. approved Disconnect switch (side to side).

(E) 3mm ACM (White)letter backs.

(F) LED population: Principal-Patriot Series (7100K) Module UL Part #PL-PT71-MD-P. Lumens per linear foot (160). Total population of *49* LED modules.
(P):9 (A):10 (R):12 (T):8 (S):10

(G) Qty. of (1) Principal P-LED 24V DC power supply w/junction box.

(H) 7/8" power feed hole with 1/2" coupler.

(I) Wireway mount access hole.

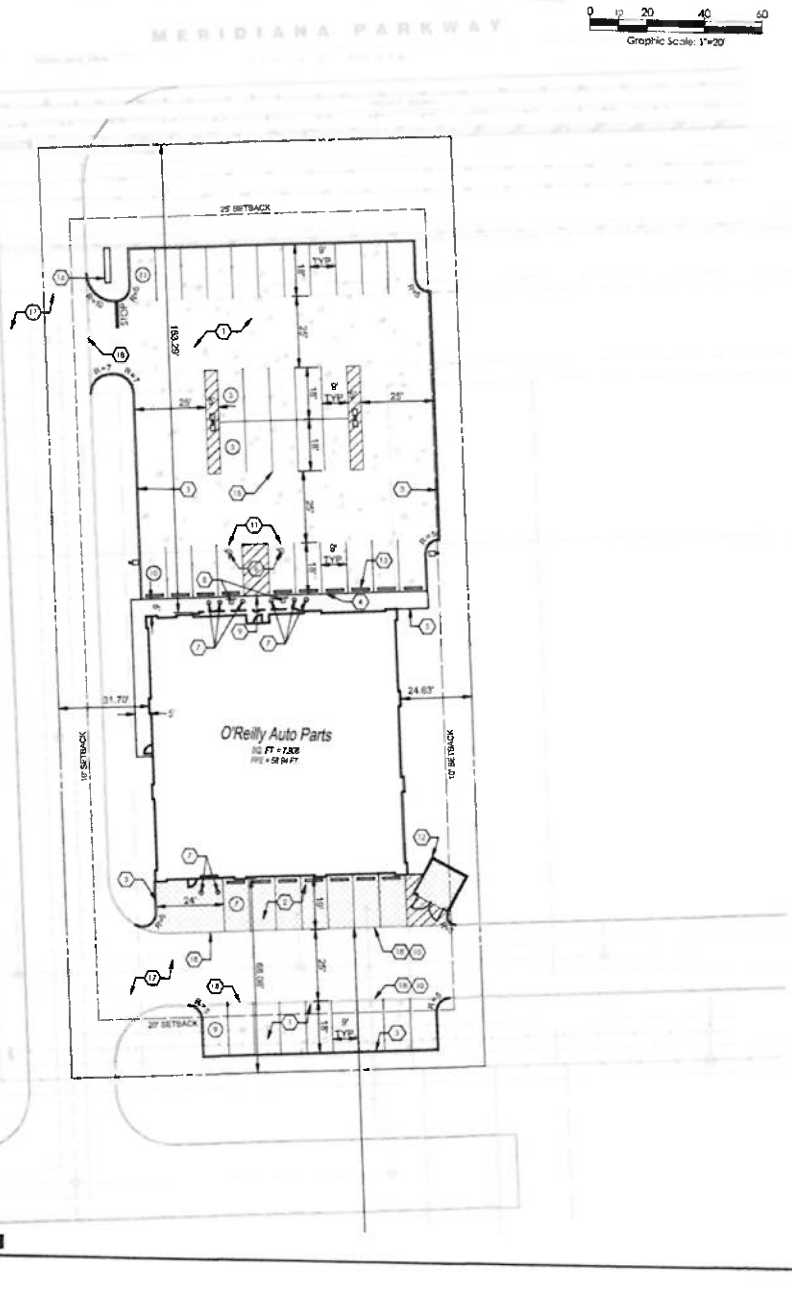
(J) PANDUIT Adhesive Lined Edging #GES62F-A-C (on front edge of coil returns).

O'Reilly AUTO PARTS

O'Reilly Auto Parts
233 Patterson St.
Springfield, MO 65803

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Formed Embossed Cloud Logo
AUTO PARTS Channel Letters
w/Formed Embossed Cap Faces
49/24-L-CldLogo&ChLtrs WFC-2022



1 SITE PLAN
C1.0 SCALE: 1" = 20'-0"

ZONING CODE

LOCAL JURISDICTION:	UNINCORPORATED BRAZORIA COUNTY WITHIN THE EXTRA TERRITORIAL JURISDICTION OF CITY OF IOWA COLONY
ZONING CLASSIFICATION:	GB - BUSINESS AND RETAIL USE ASSUMED ZONE ONCE ANNEXED BY CITY OF IOWA COLONY
PERMITTED USES:	AUTO PART SALES
OWNER	SRI SIERRA VISTA HOLDINGS, LLC
PROPERTY ACREAGE:	1.674 ACRES (72,931 SQ FT)

BULK REQUIREMENTS	REQUIRED	PROPOSED	VARIANCE REQUIRED
FRONT YARD	25 FT	153.29 FT	NO
REAR YARD	20 FT	68.08 FT	NO
SIDE YARD	10 FT	24.63 FT	NO
MINIMUM LOT AREA	8,000 SQ FT	72,931 SQ FT	NO
MINIMUM LOT WIDTH	80 FT	144 FT	NO
MINIMUM LOT DEPTH	100 FT	505 FT	NO
MAXIMUM BUILDING HEIGHT	35 FT WHEN BUILDING 300-500 FT FROM A RESIDENTIAL LOT (PROPOSED STRUCTURE 295 FT FROM THE NEAREST RESIDENTIAL LOT)	22 FT	NO
PARKING REQUIREMENT	3 PER 1,000 SQ FT OF GROSS FLOOR OFFICE AREA AND 1 PER 400 SQ FT OF OTHER GROSS FLOOR AREA 1,200 SQ FT OFFICE AREA ÷ 0.3 SPACES 7,762 SQ FT OTHER FLOOR AREA ÷ 12.9 SPACES TOTAL = 12.9 + 13.7 SPACES REQUIRED	47 SPACES	NO

SYMBOLS LEGEND

NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEGEND.

- FACE OF CURB/BACK OF CURB
- FACE OF CURB/BACK OF CURB BY LANDLORD
- FUTURE ACCESS DRIVE INSTALLED BY OTHERS
- SUBJECT PARCEL PROPERTY LINE
- SETBACK LINE
- PROPOSED BUILDING
- PROPOSED BUILDING OVERHEAD
- STANDARD DUTY CONCRETE (REFER TO DETAIL)
- HEAVY DUTY CONCRETE (REFER TO DETAIL)
- SIDEWALK CONCRETE (REFER TO DETAIL)
- PEDESTRIAN CROSSWALK (REFER TO DETAIL)
- SITE SIGN, PAINTED STOP BAR & "STOP" LETTERING
- PAINTED ACCESSIBLE PARKING SYMBOL (REFER TO DETAILS)
- PAINTED PARKING ISLAND AREA TO BE STRIPED WITH 4" SYSL @ 2' O.C. AND AT 45° TO PARKING SPACE
- LIGHT POLE

SPECIAL NOTE:
PRIOR TO CONTRACT CLOSEOUT, CONTRACTOR SHALL SECURE THE SERVICES OF A REGISTERED LAND SURVEYOR TO PROVIDE SITE SURVEY OF COMPLETED PROJECT CONDITIONS AND SUBMIT FOR REVIEW AND APPROVAL BY OWNER. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

N

GENERAL NOTES

- (A) REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL ON SITE CONCRETE TO BE 4,000 PSI.
- (B) SITE DIMENSIONS TO FACE OF CONCRETE FOUNDATION, SIDEWALK CURB GUTTER LINE, PROPERTY LINE, OR CENTER LINE OF STRIPING UNLESS OTHERWISE NOTED.
- (C) COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- (D) REFER TO STRUCTURAL DRAWINGS FOR BUILDING DIMENSIONS AND LAYOUT OF SIDEWALKS ADJACENT TO BUILDING PERIMETER.
- (E) PRIOR TO INSTALLATION, CONTRACTOR TO VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING, AND UTILITIES DO NOT CONFLICT WITH SITE SIGN LOCATION SHOWN. IF CONFLICT IS DISCOVERED, CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.
- (F) FOR BUILDING FRONT SIDEWALK GENERAL DEVELOPMENT LAYOUT CONCEPT, REFER TO DETAIL 1/C6.2.

KEY NOTES

1. CONCRETE PAVING (STANDARD DUTY) AT PARKING AREAS. REFER TO DETAIL 1/C6.0.
2. CONCRETE PAVING (HEAVY DUTY) AT DRIVE AREAS, DRIVE APRONS, FIRE LANES, AND REFUSE AREA. REFER TO DETAIL 2/C6.0.
3. CONCRETE CURB, REFER TO DETAIL 3/C6.0.
4. CONCRETE SIDEWALK CURB. REFER TO DETAIL 4/C6.0. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF CONTROL AND EXPANSION JOINTS ADJACENT TO BUILDING PERIMETER.
5. CONCRETE SIDEWALK, REFER TO DETAIL 5/C6.0 AND STRUCTURAL DRAWINGS FOR LAYOUT ADJACENT TO BUILDING PERIMETER.
6. ACCESSIBLE PARKING SYMBOL PAVEMENT STRIPING. REFER TO DETAIL 6/C6.0.
7. STEEL BOLLARD. REFER TO DETAIL 7/C6.0. PROVIDE (7) AT REFUSE CONTAINER AREA, (2) AT SECTIONAL OVERHEAD FREIGHT DOOR, AND (8) AT FRONT ENTRY. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF BOLLARDS ADJACENT TO BUILDING PERIMETER.
8. ACCESSIBLE PARKING SIGN. REFER TO DETAIL 8/C6.0.
9. ACCESSIBLE AISLE TRANSITION. REFER TO DETAIL 9/C6.0.
10. COORDINATE CURB CUT LOCATIONS WITH LANDLORD BEFORE CONSTRUCTION OF SHARED ROADWAY AND CURBING BY LANDLORD.
11. ACCESSIBLE PARKING SPACE WITH ACCESSIBLE AISLE (ADA COMPLIANT) TO SLOPE 2% MAXIMUM IN ALL DIRECTIONS. PROVIDE PAVEMENT MARKINGS TO MATCH STRIPING COLOR UNLESS OTHERWISE REQUIRED TO COMPLY WITH GOVERNING ACCESSIBILITY REGULATIONS.
12. REFUSE ENCLOSURE, REFER TO I/C6.3.
13. CONCRETE BUMPER BLOCK TYP. (6" W X 6" H X 6'-0" LONG) ANCHORED TO PAVING WITH (2) #4 LONG #4 REBAR.
14. PARKING LOT LIGHTING. REFER TO SITE UTILITY PLAN FOR TYPE AND CONSTRUCTION.
15. 4" WIDE PAVEMENT STRIPING TYP. AS SHOWN USING HIGHWAY MARKING PAINT - YELLOW (2 COATS).
16. SITE SIGN. REFER TO STRUCTURAL PLANS.
17. PAVEMENT BY LANDLORD.
18. LIMITS OF NEW PAVING. MATCH EXISTING PAVEMENT TRANSITION ELEVATIONS. AT TRANSITIONS OF NEW CONCRETE TO EXISTING CONCRETE PAVEMENT, DRIVE DOWEL 8" MINIMUM INTO EXISTING WITH #4 X 1'-6" SMOOTH DOWELS MATCHING NEW PAVEMENT REINFORCEMENT SPACING. PROVIDE SEALANT AT JOINTS.

REFERENCE:
1. ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY OF 1.674 ACRES OF LAND IN SECTION 51 OF THE H.T.&B.RR. CO. SURVEY ABSTRACT NO. 286, BRAZORIA COUNTY, TEXAS. BASELINE CORP. 3/25/2025.
2. CIVIL PLANS FOR SIERRA VISTA DRIVEWAYS & CREEK. ESTEBANONE, IDENTITY ARCHITECTS. 3/28/2024.

AS REQUIRED BY TEXAS STATE LAW CONTRACTOR SHALL CONTACT "TEXAS 811" @ 1-800-344-8377 FOR LOCATION STAKE-OUT OF ALL UTILITIES. AT LEAST 2 FULL WORKING DAYS PRIOR TO ANY EXCAVATION.

PRELIMINARY NOT FOR CONSTRUCTION OR PERMIT

ENGINEERING ARCHITECTURE

PROJECT:
NEW O'REILLY AUTO PARTS STORE
CR 56 and Crystal View
Iowa Colony, TX 77583

SITE PLAN

O'Reilly AUTO PARTS

DRAWN BY: JWS
CHECKED BY: TQM
DATE: 04/21/25
REVISION:
PROJECT NUMBER: 25-0167
SHEET NUMBER: C1.0

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RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS, ADOPTING BYLAWS AND RULES OF PROCEDURE; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR RELATED MATTERS

WHEREAS, Section 1.1.3.1(a) of the City's Unified Development Code provides that the Planning and Zoning Commission shall establish bylaws governing its rules of procedure and the election of officers; and

WHEREAS, the Planning and Zoning Commission desires to establish uniform procedures governing its organization, meetings, public hearings, deliberations, voting, and conduct of official business; and

WHEREAS, the Commission has reviewed the proposed Bylaws and Rules of Procedure attached hereto as Exhibit A and finds that their adoption is appropriate;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS:

SECTION 1. That the Planning and Zoning Commission hereby adopts the Bylaws and Rules of Procedure attached hereto as Exhibit A and incorporated herein for all purposes.

SECTION 2. That **t**he Bylaws and Rules of Procedure adopted herein shall supersede any previously adopted Commission bylaws or procedural rules to the extent of any inconsistency, subject to applicable state law, the City's Home Rule Charter, and controlling City ordinances.

SECTION 3. This resolution shall be effective from the date of its passage and adoption

READ, PASSED, AND APPROVED ON NOVEMBER 3, 2026.

CITY OF IOWA COLONY, TEXAS

_____

DAVID HURST, CHAIR, PLANNING COMMISSION

ATTEST:

_____

KAYLEEN ROSSER, CITY SECRETARY

CITY OF IOWA COLONY, TEXAS PLANNING COMMISSION
BYLAWS AND RULES OF PROCEDURE

ARTICLE I. AUTHORITY, PURPOSE, AND JURISDICTION

Section 1.1. Authority

These Bylaws and Rules of Procedure ("Bylaws") govern the organization, administration, meetings, and proceedings of the Planning Commission ("Commission") of the City of Iowa Colony, Texas ("City"). The Commission shall exercise its powers and duties in accordance with the Texas Constitution, applicable state law, the City's Home Rule Charter ("Charter"), the City's Code of Ordinances, the Unified Development Code ("UDC"), the Zoning Ordinance, the Subdivision Ordinance, and other applicable City regulations, as amended. These Bylaws are procedural in nature and shall not independently create, enlarge, diminish, or transfer any authority established by law or ordinance. In the event of a conflict, applicable state law, the Charter, and controlling City ordinances shall govern.

Section 1.2. Purpose

The purpose of the Commission is to promote the orderly, coordinated, and responsible development of the City through the review and consideration of planning, zoning, subdivision, and development matters within its jurisdiction. The Commission shall carry out its responsibilities consistent with the City's adopted Comprehensive Plan, Master Thoroughfare Plan, applicable development regulations, and other duly adopted planning policies.

Section 1.3. Duties and Responsibilities

Subject to applicable law and City ordinances, the Commission shall:

1. Review and make recommendations concerning proposed zoning classifications, amendments, and related development regulations.
2. Conduct public hearings when required by law or ordinance.
3. Review subdivision plats and related applications and exercise approval authority as prescribed by law and ordinance.
4. Review development plans, planned unit developments, and other development proposals assigned to the Commission.
5. Review and recommend amendments to the Comprehensive Plan, Master Thoroughfare Plan, UDC, Zoning Ordinance, and Subdivision Ordinance, as authorized.
6. Perform other planning and development responsibilities lawfully assigned by the City Council.

Section 1.4. Limitations on Authority

The Commission shall distinguish between matters requiring recommendations to the City Council and matters for which it possesses final decision-making authority. The Commission shall not exercise authority assigned by law or ordinance to the City Council, Board of Adjustment, City Manager, administrative staff, or another designated official or body.

ARTICLE II. MEMBERSHIP, APPOINTMENT, AND TERMS

Section 2.1. Composition
The Commission shall consist of seven (7) members, as established by applicable City ordinance. Members shall be appointed in accordance with the City's Home Rule Charter, City ordinance and applicable law.

Section 2.2. Appointment
Members of the Commission shall be appointed by the City Council in accordance with Section 4.01(a) of the City's Home Rule Charter. Appointments and reappointments shall require affirmative action by the City Council. No member shall be deemed reappointed solely by the expiration of a term or continued service on the Commission. Nothing in these Bylaws shall independently establish or modify the appointment authority prescribed by the Charter.

Section 2.3. Qualifications
Members shall meet the qualifications established by applicable state law, the Charter, and City ordinances. Consideration should be given to individuals who demonstrate an interest in the City's development, planning, and general welfare, together with relevant experience or knowledge. No additional qualification shall be imposed through these Bylaws that conflict with or exceed the authority established by controlling law.

Section 2.4. Terms of Office
Members shall serve terms as established by applicable City ordinance and duly authorized City Council action. Members may be reappointed by the City Council in accordance with applicable law. Appointments to fill vacancies shall be for the remainder of the unexpired term, unless otherwise provided by controlling law. These Bylaws shall not independently establish, extend, shorten, or otherwise alter a member's term of office.

Section 2.5. Vacancies and Removal
Vacancies on the Commission shall be filled by appointment of the City Council in accordance with the Charter and applicable City ordinances. Members may be removed by the City Council in accordance with applicable law and the Charter. The Commission may communicate attendance, conduct, or performance concerns to the City Council but shall not independently remove a member or declare a position vacant except as expressly authorized by law.

Section 2.6. Attendance
Members are expected to attend regular and special meetings and to participate in the Commission's responsibilities. A member who is unable to attend shall notify the City Secretary as soon as reasonably practicable. Staff may maintain attendance records and report recurring absences to the Mayor and City Council for consideration under applicable appointment and removal procedures. Absence from a meeting shall not automatically result in removal unless expressly provided by controlling law.

Section 2.7. Compensation
Members shall serve without compensation unless otherwise authorized by applicable City law or policy. Reimbursement for authorized expenses shall be governed by applicable City policies.

ARTICLE III. OFFICERS AND ADMINISTRATIVE SUPPORT

Section 3.1. Officers

The officers of the Commission shall consist of a Chair and Vice Chair, elected from among its members. Following the effective date of the ordinance establishing the Commission's membership and terms of office, the Commission shall elect a Chair and Vice Chair at its next regular meeting, or as soon thereafter as practicable. Thereafter, officers shall be elected annually at the first regular meeting following the beginning of the City's fiscal year, or as soon thereafter as practicable, unless a different election schedule is established by controlling ordinance. Each officer shall serve until a successor is elected or the officer ceases to be a member of the Commission. Officers may be reelected.

Section 3.2. Chair

The Chair shall:

1. Preside over Commission meetings.
2. Maintain order and ensure compliance with applicable meeting procedures.
3. Recognize speakers and facilitate orderly discussion.
4. State motions and announce voting results.
5. Coordinate with designated City staff regarding meeting agendas.
6. Execute documents when authorized by the Commission or applicable law.
7. Perform other procedural responsibilities assigned by the Commission.

The Chair retains the right to make motions, second motions, participate in discussions, and vote.

Section 3.3. Vice Chair

The Vice Chair shall perform the duties of the Chair in the Chair's absence or inability to serve.

Section 3.4. Temporary Presiding Officer

If both the Chair and Vice Chair are absent or unable to preside, the members present shall select a temporary presiding officer from among the members present.

Section 3.5. Administrative Support

The City Manager or designee shall coordinate administrative and professional support for the Commission. The City Secretary or designee shall be responsible for maintaining official meeting records and coordinating legally required meeting notices. The City Attorney shall provide legal advice and assistance as appropriate. Individual Commission members shall not direct City employees, independently authorize expenditures, or bind the City without proper authorization.

ARTICLE IV. MEETINGS AND AGENDAS

Section 4.1. Regular Meetings

The Commission ordinarily meet on the first Tuesday of each month at the time and location designated in the official meeting notice, unless otherwise established by the City. Regular meetings may be canceled or rescheduled in coordination with the Chair and designated City staff, subject to applicable law and pending application deadlines.

Section 4.2. Special Meetings
Special meetings may be called or arranged in accordance with applicable City ordinances, and authorized City procedures. Special meetings shall comply with all applicable notice and meeting requirements.

Section 4.3. Work Sessions and Joint Meetings
The Commission may conduct work sessions or joint meetings with the City Council or other City bodies when properly authorized and noticed. Work sessions and joint meetings shall comply with the Texas Open Meetings Act. No final action shall be taken on a matter unless the posted notice adequately identifies the subject for action and the Commission otherwise possesses the required authority.

Section 4.4. Meeting Notices
All meetings shall be posted and conducted in accordance with Chapter 551 of the Texas Government Code, commonly known as the Texas Open Meetings Act. The Commission shall deliberate and act only on matters properly identified in the posted meeting notice. Closed sessions may be conducted only when authorized by law and in compliance with applicable statutory procedures.

Section 4.5. Agenda Preparation
The City Manager or designee shall coordinate preparation of Commission agendas in consultation with the Chair and City Secretary. Commission members may request that matters be considered for placement on a future agenda through designated City staff. Placement of an item on an agenda shall remain subject to applicable law, City procedures, and administrative requirements.

Section 4.6. Staff Reports
For applications requiring Commission consideration, staff shall provide information reasonably necessary to identify:

1. The nature of the application and requested action.
2. Applicable ordinances, regulations, and approval criteria.
3. Required public notices and hearings.
4. Applicable statutory deadlines.
5. Relevant staff findings and recommendations.
6. Any proposed conditions or reasons for approval or disapproval.

ARTICLE V. QUORUM, VOTING, AND CONFLICTS OF INTEREST

Section 5.1. Quorum
A quorum shall consist of four (4) members of the seven-member Commission, unless a different requirement is established by controlling law or City ordinance. No substantive Commission business shall be conducted without a quorum. Vacancies shall not reduce the established quorum unless otherwise provided by law.

Section 5.2. Voting
Unless a greater or different vote is required by law or ordinance, Commission action shall require the affirmative vote of a majority of members present and eligible to vote at a meeting at which a quorum exists.

Section 5.3. Voting on Development Applications
Where a statute or ordinance establishes specific voting requirements, approval standards, or deadlines for an application, those requirements shall control. The Commission shall not treat failure to obtain an affirmative vote as a legally sufficient denial where applicable law requires specific findings, written reasons, or another prescribed disposition.

Section 5.4. Conflicts of Interest
Members shall comply with all applicable conflict-of-interest, disclosure, and recusal requirements, including relevant provisions of Chapter 171 of the Texas Local Government Code. Members shall disclose potential conflicts with the City Secretary as required by law. A member required by law to abstain shall not participate in the matter to the extent prohibited by applicable law.

ARTICLE VI. CONDUCT OF BUSINESS

Section 6.1. Order of Business
The ordinary order of business shall be:

1. Call to order and determination of quorum.
2. Citizen Comments.
3. Approval of minutes.
4. Public hearings.
5. Applications, items for consideration and/or action items, and presentations.
6. Adjournment.

The Chair may modify the order of business as necessary, provided that all applicable notice and procedural requirements are satisfied.

Section 6.2. Consideration of Agenda Items
The ordinary procedure for considering an application shall include:

1. Announcement of the agenda item.
2. Staff presentation and recommendation.
3. Applicant presentation, when appropriate.
4. Questions from Commission members.
5. Public hearing, when required.
6. Commission deliberation.
7. Motion and second.
8. Vote and announcement of the result.

The Chair may adjust the sequence as appropriate without eliminating any legally required procedure.

Section 6.3. Motions
A motion shall be made and seconded before a vote. Motions shall clearly identify the matter under consideration and the proposed action. Conditions, findings, or reasons supporting a decision shall be stated with sufficient specificity to be included in the official record.

Section 6.4. Procedural Rulings
The Chair shall rule on procedural questions not otherwise addressed by these Bylaws.

Section 6.5. Parliamentary Procedure
The Commission shall conduct its meetings in an orderly and efficient manner consistent with these Bylaws. The City's adopted City Council Rules of Procedure, as amended, shall apply to Commission proceedings where appropriate and to the extent applicable to boards and commissions, unless inconsistent with these Bylaws, the Charter, controlling City ordinances, or applicable law. Robert's Rules of Order Newly Revised may serve as a supplemental procedural guide when appropriate, but shall not supersede these Bylaws, applicable ordinances, or state law.

ARTICLE VII. PUBLIC PARTICIPATION AND PUBLIC HEARINGS

Section 7.1. Public Participation
Members of the public shall be afforded the opportunity to address the Commission as required by applicable law. Speakers may be required to register in accordance with City procedures. Citizen comments and public hearing testimony shall ordinarily be limited to three (3) minutes per speaker, consistent with the City Council Rules of Procedure, unless additional time is authorized by the Chair or otherwise required by law. Speaking limits shall be administered consistently and without unlawful viewpoint discrimination. Public comments on matters not posted for Commission action shall not result in deliberation or action contrary to the Texas Open Meetings Act. The Chair shall ensure that public participation procedures comply with applicable legal requirements.

Section 7.2. Public Hearings
Public hearings shall be conducted when required by state law or applicable City ordinance. The City shall provide all required notices, including mailed, published, posted, electronic, or other notices, as applicable. The Chair shall announce the subject of the hearing, open the hearing, receive presentations and testimony, and close the hearing before Commission deliberation and action, unless the hearing is lawfully continued.

Section 7.3. Zoning Hearings
Public hearings concerning zoning classifications, zoning regulations, and related matters shall comply with Chapter 211 of the Texas Local Government Code and the City's Zoning Ordinance. Applicable requirements concerning notice to nearby property owners, school districts, and the posting of notice signs shall be administered in accordance with state law. The Commission shall provide its report or recommendation to the City Council when required before final Council action.

Section 7.4. Continuances and Postponements
The Commission may continue or postpone consideration of a matter when legally permissible. Before doing so, the Commission shall consider applicable notice requirements, statutory deadlines, and whether additional notice or applicant consent is required. A continuance shall not independently extend a statutory deadline.

Section 7.5. Decorum
All participants shall conduct themselves in a manner that permits the orderly transaction of public business. The Chair may take reasonable and lawful measures to address conduct that materially disrupts a meeting. Commissioners shall seek recognition before speaking and shall ordinarily be afforded an opportunity to speak before another Commissioner speaks a second time. Recording of open meetings shall be permitted subject to reasonable, content-neutral rules concerning placement and disruption, consistent with the City Council Rules of Procedure and Texas

Government Code Section 551.023. Recording from areas reserved for the Commission, staff, or presenters may be restricted; recording from designated public areas shall not be prohibited solely because it is recording. Disagreement, criticism, or an opposing viewpoint alone shall not constitute grounds for exclusion.

ARTICLE VIII. PLANNING, ZONING, AND SUBDIVISION APPLICATIONS

Section 8.1. Zoning Applications

The Commission shall review zoning applications, matters, and proposed zoning amendments in accordance with Chapter 211 of the Texas Local Government Code and the City's Zoning Ordinance. Where required, the Commission shall conduct public hearings and transmit its findings or recommendations to the City Council. Commission recommendations shall not constitute final zoning approval or amendment of the City's zoning regulations.

Section 8.2. Specific Use Permits

Specific use permit applications must be reviewed and processed in accordance with the City's controlling Zoning Ordinance. The Commission may conduct hearings or make recommendations concerning such permits only when the City Council lawfully refers an application to the Commission for study and recommendation.

These bylaws do not independently require Commission review of a specific use permit application or authorize the Commission to grant or deny a specific use permit. Any Commission review shall comply with applicable notice, hearing, and referral requirements. Final approval authority shall remain with the body designated by controlling law or ordinance.

Section 8.3. Subdivision Plats

The Commission shall review and act on plats and other subdivision applications in accordance with Chapter 212 of the Texas Local Government Code and the City's Subdivision Ordinance and UDC. The Commission shall approve, approve with conditions, or disapprove applications as required by law. Any conditions or reasons for disapproval shall be based on applicable legal requirements and documented and communicated in the manner prescribed by Chapter 212. Final approval authority shall remain with the body designated by controlling law or ordinance.

Section 8.4. Statutory Deadlines

The Commission and designated City staff shall administer plat applications in accordance with the applicable statutory review and action deadlines. Staff shall identify relevant deadlines before Commission consideration and coordinate timely processing of applications. The Commission shall not postpone or defer action in a manner inconsistent with applicable statutory requirements. Extensions of statutory deadlines shall be permitted only as authorized by law.

Section 8.5. Variances, Waivers, and Appeals

Requests for variances, waivers, exceptions, and appeals shall be considered only by the official or body authorized under the applicable ordinance. The Commission shall not exercise powers assigned to the Board of Adjustment or another body unless expressly authorized by law.

Section 8.6. Development Plans and Related Applications

The Commission shall review development plans, planned unit developments, and other assigned applications in accordance with applicable City ordinances. Recommendations or decisions shall

be based on the criteria established by controlling law and ordinance. Final approval authority shall remain with the body designated by controlling law or ordinance.

Section 8.7. Effect of Commission Action
Commission approval or recommendation shall not independently constitute authorization to construct improvements, record a plat, occupy a structure, receive utility service, or obtain a permit unless such effect is expressly provided by applicable law.

Section 8.8. Informal Communications
Individual members shall not represent that they possess authority to approve applications, waive City requirements, or bind the Commission or City. Informal discussions, conceptual reviews, and preliminary comments shall not constitute official Commission action.

ARTICLE IX. RECORDS AND COMMUNICATIONS

Section 9.1. Minutes
Official minutes shall be prepared and maintained in accordance with applicable law and City records procedures. Minutes shall reflect attendance, motions, votes, abstentions, recommendations, and decisions. Minutes shall be submitted for Commission approval at a subsequent meeting.

Section 9.2. Records Retention
Commission records shall be maintained in accordance with applicable public information and records-retention requirements. The City Secretary or designee shall coordinate the retention and preservation of official records.

Section 9.3. Communication of Decisions
Designated staff shall communicate Commission recommendations, decisions, conditions, and required findings to the appropriate applicants, City officials, or governing bodies within applicable deadlines.

Section 9.4. Application Materials
Commission members receiving substantive information concerning a pending application shall forward such materials to designated City staff for appropriate handling under applicable law and records procedures.

Section 9.5. Code of Conduct and Communications
Commission members shall comply with the City's adopted Code of Conduct for boards and commissions, as amended, including, but not limited to, applicable standards for conflicts of interest, confidentiality, use of public resources, respectful meeting conduct, and communications with City staff. Individual members shall communicate requests for staff assistance through the City Manager or designated staff, and shall not direct City employees except as authorized by the City.

ARTICLE X. AMENDMENTS, INTERPRETATION, AND EFFECTIVE DATE

Section 10.1. Amendments
Amendments to these Bylaws may be proposed by the Commission or City Council. Proposed amendments shall be considered by the Commission at a properly posted meeting and approved by a majority of the Commission's full authorized membership, unless a different vote is required by controlling law. Amendments shall become effective upon adoption by the Commission, unless a later effective date is specified. No amendment to these Bylaws shall independently establish or modify the composition, appointment authority, terms of office, or removal procedures of the Commission. Such matters shall be governed by the Charter, applicable City ordinances, and other controlling law.

Section 10.2. Suspension of Procedural Rules
The Commission may temporarily suspend a discretionary procedural rule when approved by a majority of members present and eligible to vote at a meeting with a quorum. No suspension shall waive or modify any requirement imposed by state law, the Charter, or City ordinance.

Section 10.3. Interpretation
These Bylaws shall be interpreted consistently with applicable law, the Charter, and City ordinances.

Section 10.4. Severability
If any provision of these Bylaws is determined to be invalid or unenforceable, the remaining provisions shall remain effective to the extent permitted by law.

Section 10.5. Effective Date
These Bylaws shall become effective upon adoption by the Planning Commission, or on such later date as specified in the Commission's adopting action. These Bylaws shall supersede prior Commission procedural rules to the extent those rules are inconsistent with these Bylaws, without altering any controlling Charter or ordinance provision.