



CITY OF IOWA COLONY

PLANNING & ZONING COMMISSION MEETING

Tuesday, September 01, 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 TUESDAY, SEPTEMBER 1, 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.

ITEMS FOR CONSIDERATION

- [1.](#) Consider approval of the August 4, 2026 Planning and Zoning Commission meeting minutes.
- [2.](#) Consider approval of the Ellwood Detention Reserve D Final Plat.
- [3.](#) Consider approval of the Wynaerra Section 1 Final Plat.
- [4.](#) Consider approval of the Wynaerra Section 2 Final Plat.
- [5.](#) Consider approval of the Wynaerra Street Dedication and Reserves Section 1 Final Plat.
- [6.](#) Consider approval of the Wynaerra Wastewater Treatment Plant Final Plat.
- [7.](#) Consider approval of the Wynaerra Water Plant Final Plat.
- [8.](#) Consider approval of the Wynaerra Section 3 Final Plat.

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 August 26, 2026.



Kayleen Rosser

Kayleen Rosser, City Secretary



CITY OF IOWA COLONY

PLANNING & ZONING COMMISSION MEETING MINUTES

Item 1.

**Tuesday, August 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

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

Members absent: Les Hosey

Others present: Loan Allen

CALL TO ORDER

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

CITIZEN COMMENTS

Terry Hayes thanked the Planning and Zoning Commission members for all the hard work they do for the city.

ITEMS FOR CONSIDERATION

1. Consider approval of the June 2, 2026 Planning and Zoning Commission meeting minutes.
Motion made by Wall to approve the June 2, 2026, Planning and Zoning Commission meeting minutes, Seconded by Hayes.
Voting Yea: Hurst, Dillon, Hayes, Wall, Woods
2. Consider approval of the July 7, 2026 Planning and Zoning Commission meeting minutes.
Motion made by Dillon to approve the July 7, 2026, Planning and Zoning Commission meeting minutes, Seconded by Hayes.
Voting Yea: Hurst, Dillon, Hayes, Wall, Woods
3. Consider approval of the Ellwood Section 7 Preliminary Plat.
Motion made by Hayes to approve the Ellwood Section 7 Preliminary Plat, Seconded by Dillon.
Voting Yea: Hurst, Dillon, Hayes, Wall, Woods
4. Consider approval of the Ellwood Detention Reserve H Preliminary Plat.
Motion made by Wall to approve the Ellwood Detention Reserve H Preliminary Plat, Seconded by Dillon.
Voting Yea: Hurst, Dillon, Hayes, Wall, Woods
5. Consider approval of the Bullard Parkway Phase 3 Street Dedication Final Plat.
Motion made by Hayes to approve the Bullard Parkway Phase 3 Street Dedication Final Plat, Seconded by Dillon.
Voting Yea: Hurst, Dillon, Hayes, Wall, Woods

ADJOURNMENT

The meeting was adjourned at 6:37 P.M.

APPROVED THIS 1st DAY OF SEPTEMBER 2026.

ATTEST:

—

Kayleen Rosser, City Secretary

David Hurst, Chair



Monday, August 24, 2026

Kaitlin Gile
EHRA, Inc.
10011 Meadowglen Lane
Houston, TX 77042
kgile@ehra.team

Re: Ellwood Detention Reserve "D" Final Plat
+/- 15.21 acres out of the W.H. Dennis Survey, Abstract A-512, Brazoria County, TX
Letter of Recommendation to Approve
COIC Project No. 8488
Adico, LLC Project No. 710-26-002-037

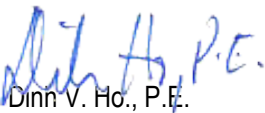
Dear Ms. Gile:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Ellwood Detention Reserve "D" Final Plat, being a subdivision of +/- 15.21 acres out of W.H. Dennis Survey, Abstract A-512, Brazoria County, Texas, received on or about August 21, 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 August 21, 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, August 25, 2026, for consideration at the Tuesday, September 1, 2026, Planning and Zoning Commission meeting.

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

Sincerely,
Adico, LLC



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

Cc: File 710-26-002-037

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- 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.
- A- indicates Abstract
AC, indicates Acres
B.C.C.F. NO. indicates Brazoria County Clerk's File Number
B.C.D.R. indicates Brazoria County Deed Records
B.C.P.R. NO. indicates Brazoria County Plat Records Number
B.L. indicates Building Line
C.I.R. indicates Capped Iron Rod
FND, indicates Found
PG, indicates Page
P.O.B. indicates Point Of Beginning
P.O.C. indicates Point of Commencing
P.U.E. indicates Public Utility Easement
R.O.W. indicates Right of Way
U.E. indicates Utility Easement
VOL. indicates Volume
(F) indicates found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
- The property subdivided in the foregoing plat lies within Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. 57, and Brazoria County Drainage District #5 (B.D.D.#5).
- The boundary for this plat has a closure in excess of 1:15,000.
- No building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.
- 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.
- All water and wastewater facilities shall conform to the city's design criteria.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0120K, dated December 30, 2020, a portion of the property lies within "Zone AE" (areas of 1% annual chance floodplain with base flood elevations determined), a portion of the subject property shown hereon lies within shaded "Zone X" (areas of 0.2% annual chance floodplain, areas of 1% annual chance floodplain for depth less than 1 foot or area less than 1 square mile), and a portion of the subject property shown hereon lies within unshaded "Zone X" (areas of minimal flood hazard).

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.

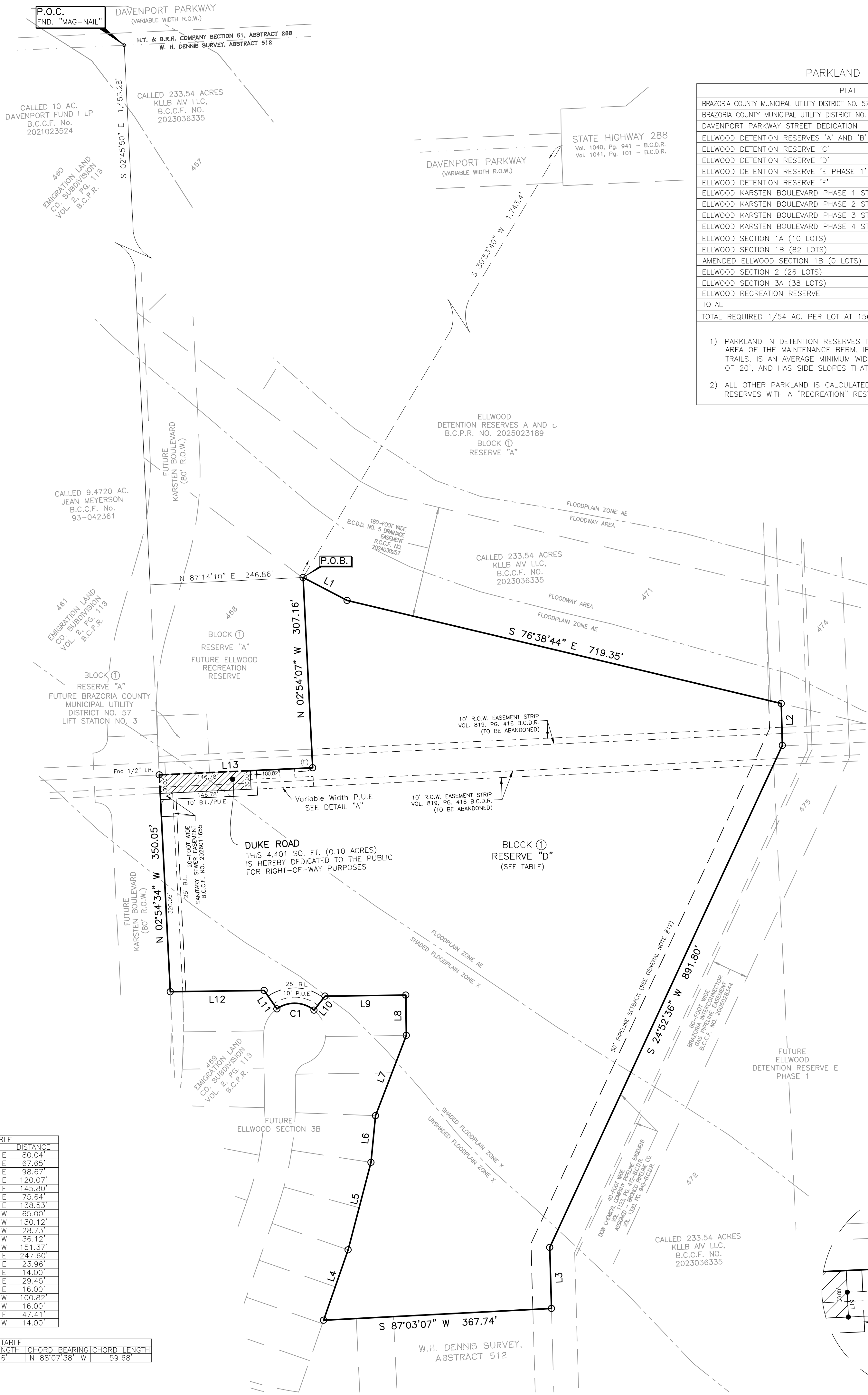
- This plat is subject to a 40' Road not being shown inside of the boundary of this plat recorded under Volume 2, Page 113 of the Brazoria County Plat Records. All existing road rights-of-ways or roadway easements crossing through this tract are to be released and abandoned by this plat.
- Subject to Ordinance No. 2011-4 (Pipeline Setback Ordinance), no residential, commercial, or industrial structure, other than structures necessary to operate the Facility or Pipeline, shall be erected at or moved to a location nearer than fifty feet (50') to any Facility or Pipeline other than a low pressure pipeline distribution system pipeline as defined herein.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- All drainage easements and detention pond reserves shown on this plat will be maintained by the property owners and/or business owners; provided, however, any 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.
- The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 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.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plan.
- All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
- 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.
- Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No. 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
- Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
- Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
- Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
- All dedicated storm sewer drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
- 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.
- 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.

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	S 62°27'14" E	80.04'	
L2	S 01°38'59" E	67.65'	
L3	S 01°38'59" E	98.67'	
L4	N 19°11'40" E	120.07'	
L5	N 14°39'00" E	145.80'	
L6	N 08°31'25" E	75.64'	
L7	N 20°59'29" E	138.53'	
L8	N 00°45'19" W	65.00'	
L9	S 89°14'41" W	130.12'	
L10	S 38°31'00" W	28.73'	
L11	N 34°46'15" W	36.12'	
L12	S 89°14'41" W	151.37'	
L13	N 87°20'14" E	247.60'	
L14	N 87°20'14" E	23.96'	
L15	S 02°39'46" E	14.00'	
L16	N 87°20'14" E	29.45'	
L17	S 02°39'46" E	16.00'	
L18	S 87°20'14" W	100.82'	
L19	N 02°39'46" W	16.00'	
L20	N 87°20'14" E	47.41'	
L21	N 02°39'46" W	14.00'	

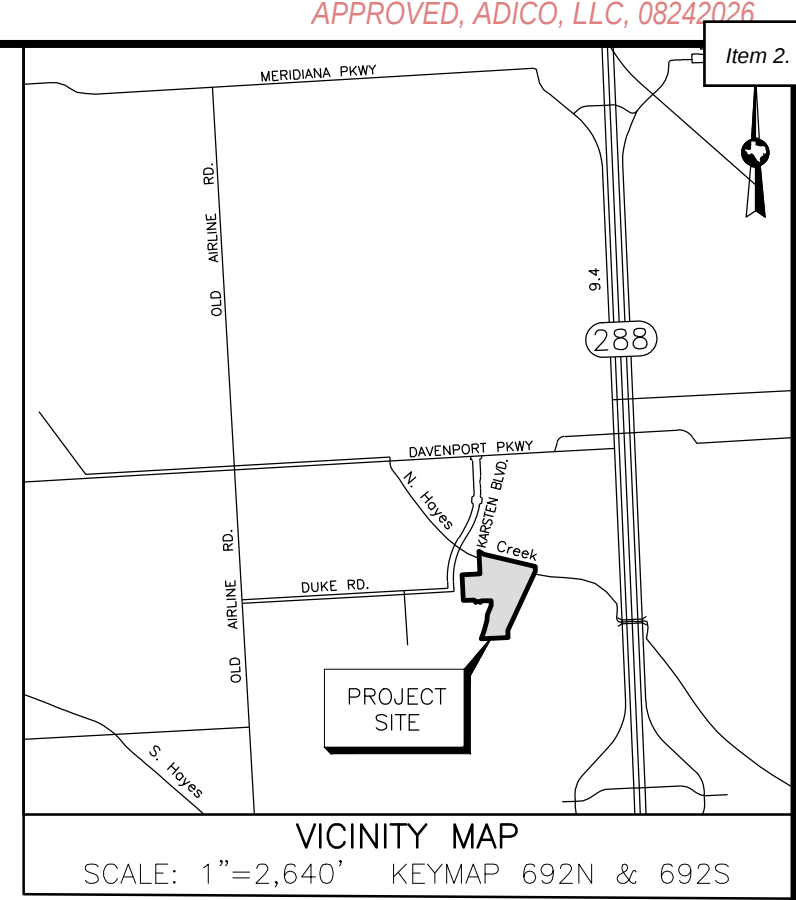
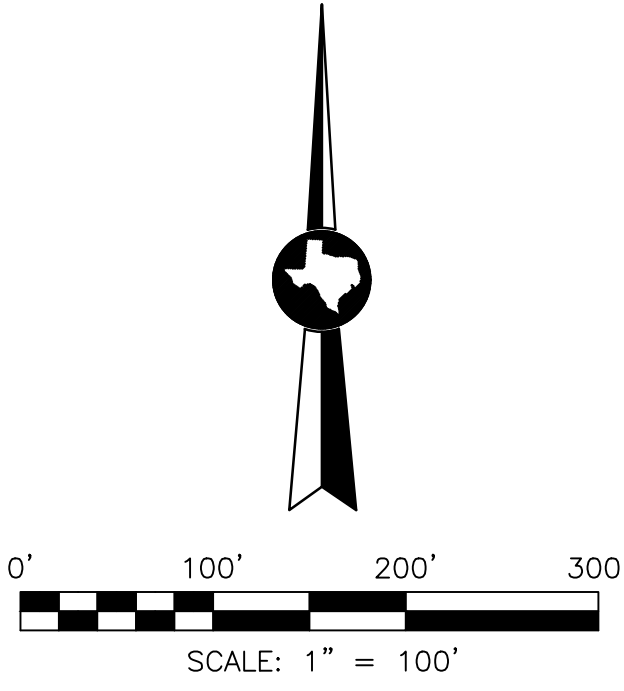
CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING/CHORD LENGTH
C1	50.00'	73°17'20"	63.96'	N 85°07'38" W 59.68'



PARKLAND TABLE	
PLAT	ACREAGE
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 LIFT STATION NO. 3	0.00 AC.
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 WATER PLANT	0.00 AC.
DAVENPORT PARKWAY STREET DEDICATION	0.00 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	1.66 AC.
ELLWOOD DETENTION RESERVE 'C'	0.00 AC.
ELLWOOD DETENTION RESERVE 'D'	1.36 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 1	0.96 AC.
ELLWOOD DETENTION RESERVE 'F'	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 1 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 2 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 3 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 4 STREET DEDICATION	0.00 AC.
ELLWOOD SECTION 1A (10 LOTS)	0.51 AC.
ELLWOOD SECTION 1B (82 LOTS)	0.37 AC.
AMENDED ELLWOOD SECTION 1B (0 LOTS)	0.04 AC.
ELLWOOD SECTION 2 (26 LOTS)	0.47 AC.
ELLWOOD SECTION 3A (38 LOTS)	0.42 AC.
ELLWOOD RECREATION RESERVE	1.77 AC.
TOTAL	7.56 AC.
TOTAL REQUIRED 1/54 AC. PER LOT AT 156 LOTS	2.89 AC.

1) PARKLAND IN DETENTION RESERVES IS CALCULATED AT 50% OF THE AREA OF THE MAINTENANCE BERM. IF MAINTENANCE BERM INCLUDES TRAILS, IS AN AVERAGE MINIMUM WIDTH OF 30' AND A MINIMUM WIDTH OF 20', AND HAS SIDE SLOPES THAT DO NOT EXCEED A 5:1 RATIO.

2) ALL OTHER PARKLAND IS CALCULATED AS THE TOTAL OF RESERVES WITH A "RECREATION" RESTRICTION.



BENCHMARK(S):

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

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
D	DETENTION, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	657,954 SQ. FT. / 15.10 ACRES

**FINAL PLAT
ELLWOOD DETENTION
RESERVE "D"**

BEING A SUBDIVISION OF 15.21 ACRES OUT OF THE
W. H. DENNIS SURVEY, A-512, AND BEING OUT OF LOTS
468, 469, 471, 472, 474 AND 475 OF THE EMIGRATION
LAND COMPANY SUBDIVISION
CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS

1 BLOCK 1 RESERVE

OWNER
KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY
6900 E. CAMELBACK ROAD, SUITE 800
SCOTTSDALE, AZ 85251
(786) 753-8110

DEVELOPER
BEAZER HOMES, TEXAS L.P., A DELAWARE LIMITED PARTNERSHIP
13430 NORTHWEST FREEWAY, SUITE 900
HOUSTON, TX 77040
(281) 560-6600

MAY, 2026

ENGINEER/SURVEYOR



1001 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEXAS
TYPE No. F-726
TPELS No. 10092300

Tuesday, August 25, 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
COIC Project No. 8493
ALLC Project No. 710-26-002-038

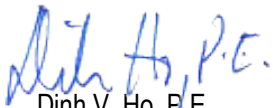
Dear Mr. Morales:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Wynserra Section 1 Final Plat, received on or about August 25, 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 August 25, 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 Wednesday, August 25, 2026, for consideration at the Tuesday, September 1, 2026, Planning and Zoning Commission meeting.

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

Sincerely,
Adico, LLC

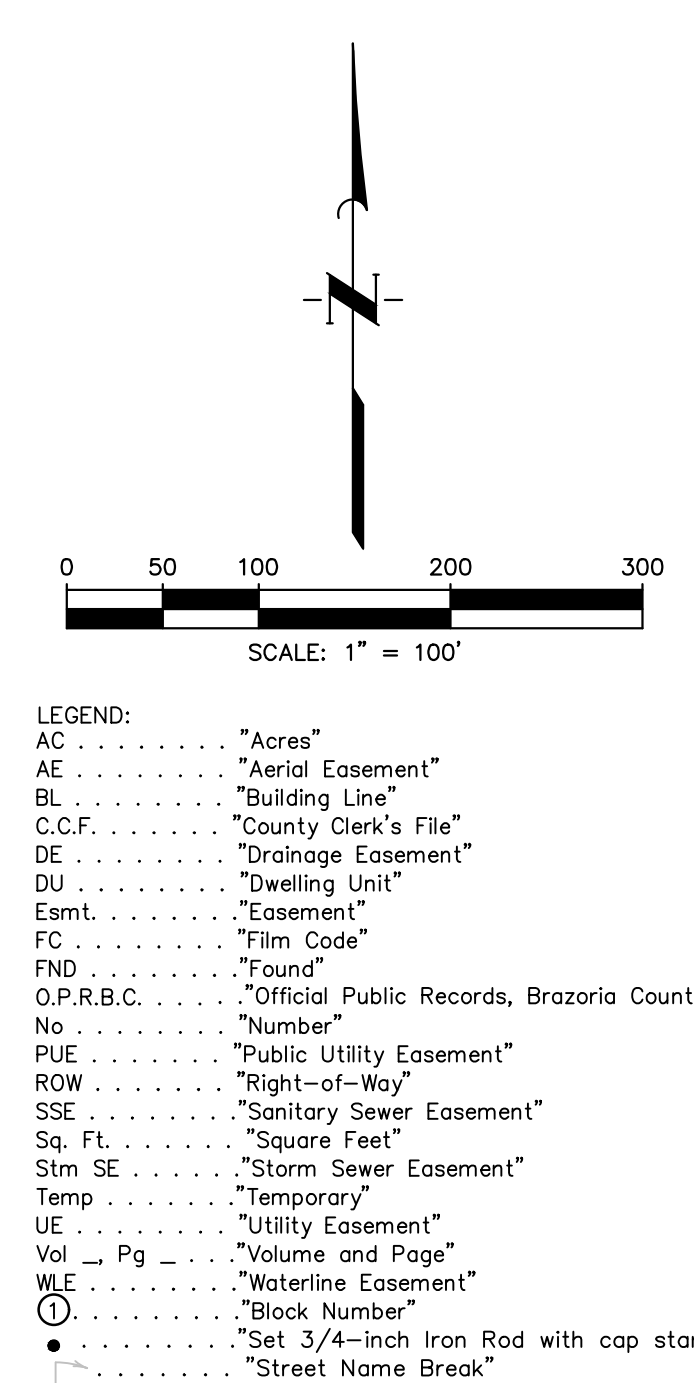

Dinh V. Ho, P.E.
TBPE Firm No. 16423

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

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

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

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



- LEGEND:
- AC "Acres"
 - AE "Aerial Easement"
 - BL "Building Line"
 - C.C.F. "County Clerk's File"
 - DE "Drainage Easement"
 - DU "Dwelling Unit"
 - Esmt. "Easement"
 - FC "Film Code"
 - FND "Found"
 - O.P.R.B.C. "Official Public Records, Brazoria County"
 - No "Number"
 - 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:
- 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.
 - 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.
 - 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 solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - All building lines along street rights-of-way are as shown on the plat.
 - Sidewalks must be constructed as part of the issuance of a building permit.
 - No building permits will be issued until all storm drainage improvements, which may include detention, have been constructed.
 - 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.
 - There are no pipeline easements, or pipelines within the boundaries of this plat.
 - This plat is subject to the development agreement between Maple Farms Holdings and the City of Iowa Colony, dated August 12, 2024.
 - This plat is subject to approval of adjacent Wynserra Boulevard Street Dedication and Reserves Sec 1 plat.
 - This plat lies within Brazoria County Municipal Utility District No. 90.
 - This plat contained 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.

- BRAZORIA DRAINAGE DISTRICT #5 SPECIAL NOTES:
- 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.
 - All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and obstructions to the operation and maintenance of drainage facilities.
 - All property shall drain into the drainage easement only through an approved drainage structure.
 - 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.
 - The property identified in the foregoing plat lies with Brazoria County Drainage District #5.
 - 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.
 - 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.
 - Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
 - All storm water drainage pipes, culverts, tile or other (including driveway culverts) will be minimum 24" I.D. or equal.
 - 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.
 - 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.
 - Prohibited use of "metal" pipe in storm water/sewer applications (see District Resolution No 2007-08).
 - Prohibited use of "rip-rap" in storm water/sewer applications (District policy).
 - Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
 - 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

AUGUST 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 Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & L0404100
6330 West Loop South, Suite 550 • Houston, TX 77057 • 713.777.5337

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2035.00'	0°31'58"	18.93'	N36°36'42"E	18.93'
C2	1840.00'	6°04'46"	195.23'	S33°50'19"W	195.14'
C3	25.00'	92°45'15"	40.47'	S77°10'33"W	36.19'
C4	25.00'	92°59'45"	40.58'	S09°59'20"E	36.27'
C6	650.00'	12°44'24"	144.53'	S52°46'25"W	144.23'
C7	2000.00'	5°57'49"	208.17'	S56°09'43"W	208.07'
C8	5000.00'	2°01'03"	176.06'	S51°26'41"W	176.05'
C9	25.00'	90°00'00"	39.27'	S05°26'09"W	35.36'
C10	25.00'	48°11'23"	21.03'	S63°39'32"E	20.41'
C11	50.00'	276°22'46"	241.19'	N50°26'09"E	66.67'
C12	25.00'	48°11'23"	21.03'	N15°28'09"W	20.41'
C13	25.00'	90°00'00"	39.27'	N84°33'51"W	35.36'
C14	25.00'	23°04'26"	10.07'	N61°58'22"E	5.10'
C15	500.00'	12°34'21"	116.42'	S06°48'29"W	91.85'
C16	50.00'	87°15'21"	76.15'	S06°48'29"W	69.00'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C17	25.00'	23°04'26"	10.07'	N48°21'25"W	10.00'
C18	25.00'	82°00'59"	35.79'	N33°14'31"W	32.81'
C19	25.00'	48°11'23"	21.03'	N31°51'40"E	20.41'
C20	50.00'	276°22'46"	241.19'	S82°14'01"E	66.67'
C21	25.00'	48°11'23"	21.03'	S16°19'43"E	20.41'
C22	25.00'	82°00'59"	35.79'	S48°46'28"W	32.81'
C24	25.00'	91°15'10"	39.82'	S77°53'12"W	35.74'
C25	25.00'	87°17'09"	38.09'	S12°50'38"E	34.51'
C26	25.00'	88°37'50"	38.67'	N13°30'59"W	34.93'
C27	25.00'	48°11'23"	21.03'	N81°55'36"W	20.41'
C28	50.00'	276°22'46"	241.19'	S32°10'06"W	66.67'
C29	25.00'	48°11'23"	21.03'	S33°44'13"E	20.41'
C30	25.00'	88°36'33"	38.66'	N77°51'49"E	34.92'
C31	2010.00'	6°04'46"	213.27'	S33°50'19"W	213.17'

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'
L10	N83°11'31"W	7.17'
L11	N36°49'12"W	189.39'
L12	N07°45'59"E	103.12'
L13	N56°29'13"W	141.61'
L14	N30°47'56"E	234.70'
L15	N57°49'54"W	146.39'
L16	N32°03'57"E	158.11'

LINE TABLE		
LINE	BEARING	DISTANCE
L17	N59°50'27"W	100.19'
L18	S84°35'24"W	97.39'
L19	S56°53'07"W	69.49'
L20	N32°38'23"E	87.81'
L21	N14°08'38"W	147.81'
L22	N63°24'42"E	125.11'
L23	N52°50'55"E	83.19'
L24	N40°19'09"E	90.81'
L25	N32°41'47"E	55.96'
L26	N11°53'43"W	14.24'
L27	N50°59'58"E	204.48'
L28	N50°26'09"E	71.88'
L29	N66°34'04"E	32.39'
L30	N29°07'29"W	190.22'
L31	S59°40'07"E	157.84'
L32	N30°31'41"E	121.64'

LINE TABLE		
LINE	BEARING	DISTANCE
L33	S40°16'42"W	45.83'
L34	S56°14'44"W	45.83'
L35	S72°12'46"W	45.83'
L36	S88°10'47"W	45.83'
L37	N75°51'11"W	45.83'
L38	N59°53'10"W	45.83'
L39	S43°50'57"E	46.45'
L40	S31°45'14"E	105.54'
L41	S39°33'51"E	111.00'
L42	S36°45'47"W	49.33'
L43	N33°50'19"E	98.67'
L44	S31°10'35"W	49.33'
L45	S31°10'35"W	50.00'
L46	S30°47'56"W	40.00'
L47	S75°47'56"W	14.14'

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		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:

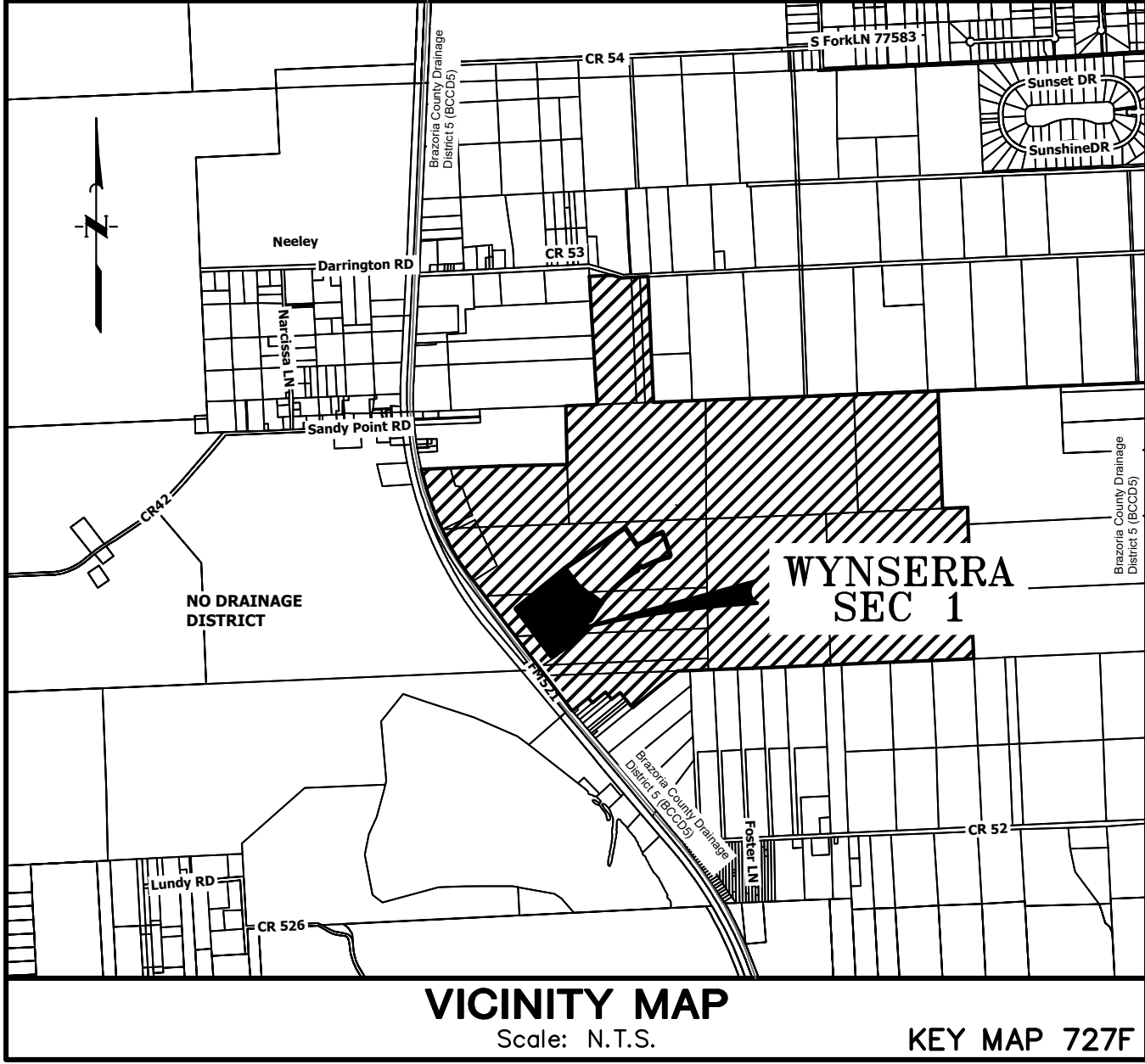
- 1.South 37°14'03" East, 178.21 feet to a found 3/4--inch iron rod with cap stamped "Quiddity ENG Property Corner";
- 2.South 37°32'53" East, 119.01 feet to a found 3/4--inch iron rod with cap stamped "Quiddity ENG Property Corner";
- 3.South 49°29'40" East, 240.64 feet to a found 3/4--inch iron rod 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	



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
AUGUST 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-22780 & 10494100
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 TEXAS §
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 Texas

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.
President

Kerry Osburn
Vice President

Brandon Middleton
Secretary/Treasurer

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

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.

Will Kennedy, Mayor

Margaret Madariaga

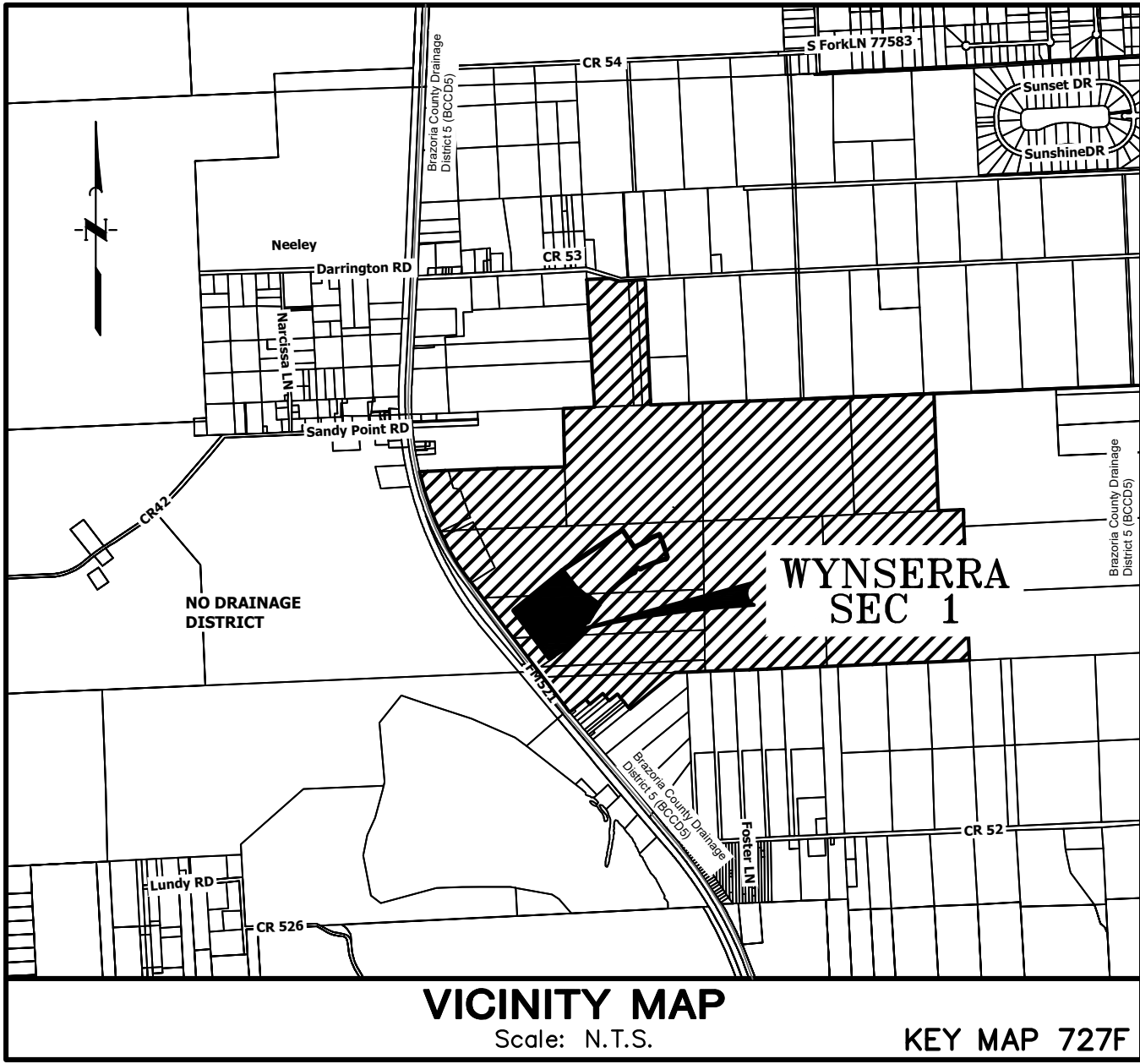
Arnetta Hicks-Murray

Marquette Greene-Scott

Timothy Varlack

Kareem Boyce

Sydney Hargroder



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
AUGUST 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-22780 & 10486100
6330 West Loop South, Suite 150 • Bellaire, TX 77404 • 713.777.5337

Tuesday, August 25, 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
COIC Project No. 8494
ALLC Project No. 710-26-002-039

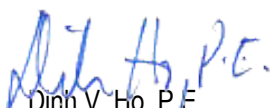
Dear Ms. Ruiz:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Wynserra Section 2 Final Plat, received on or about August 25, 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 August 25, 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 Wednesday, August 25, 2026, for consideration at the Tuesday, September 1, 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

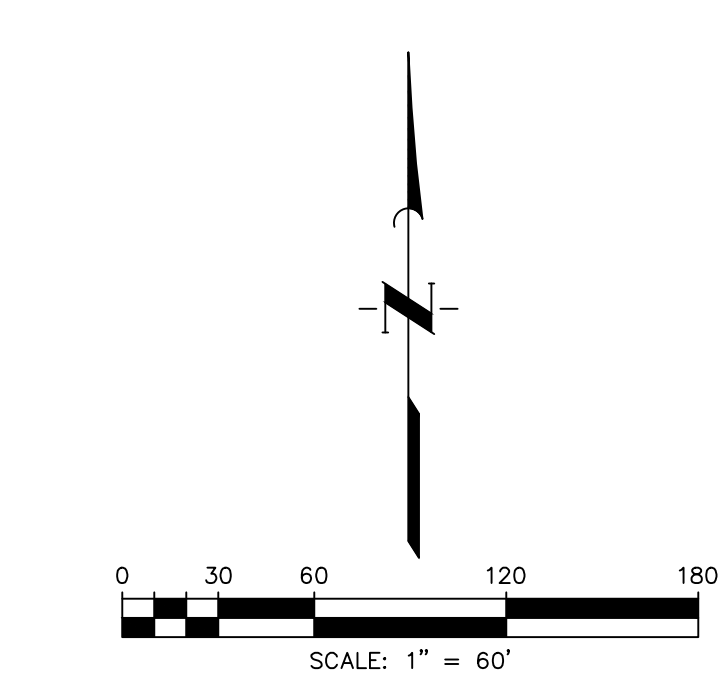
Cc: Kayleen Rosser
File: 710-26-002-039

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

RESTRICTED RESERVE B
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.09 AC
3,797 Sq. Ft.

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

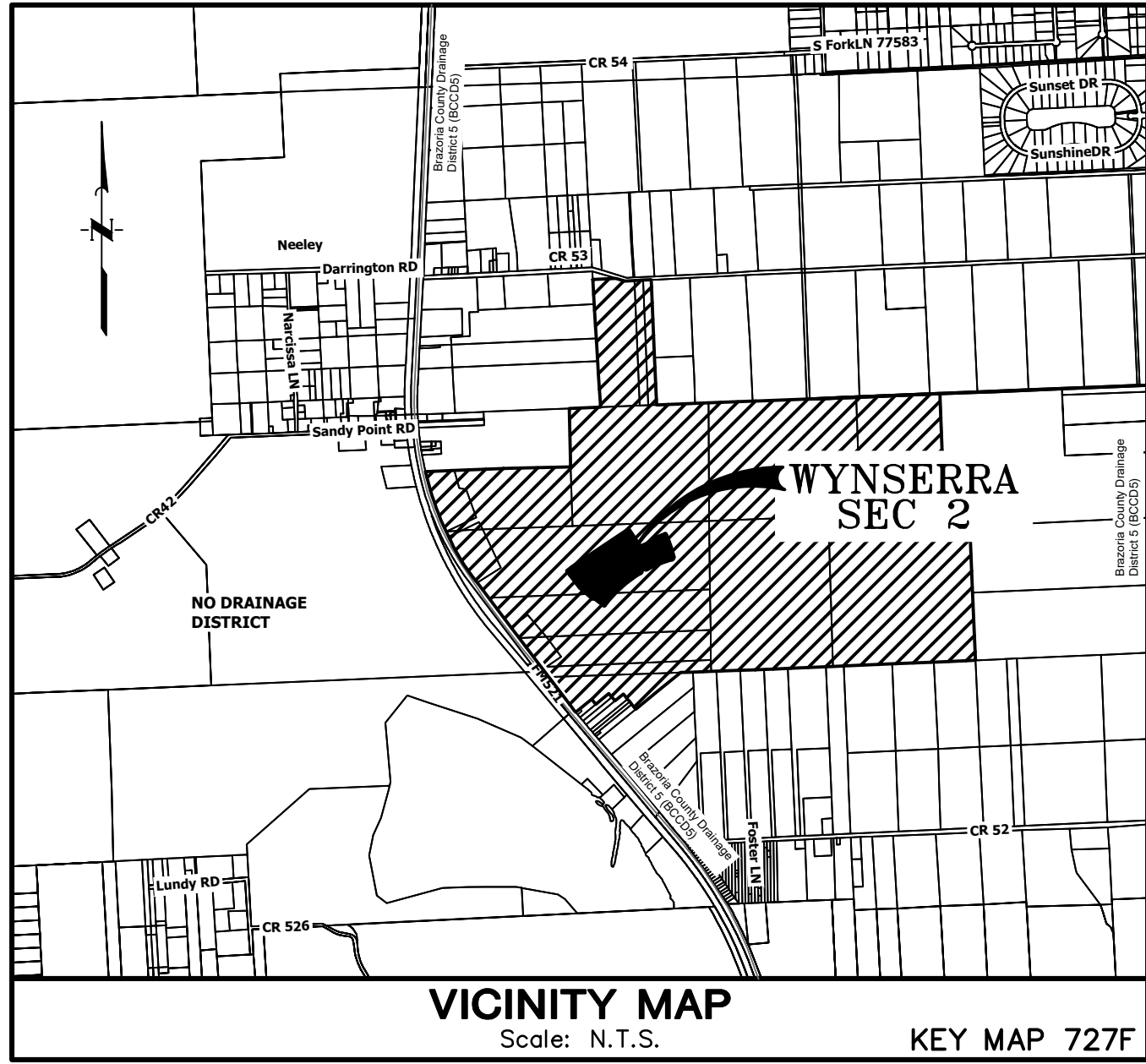
RESTRICTED RESERVE D
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.51 AC
22,276 Sq. Ft.



- 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 "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:
- 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.
 - According to Map No. 480390275K 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.
 - 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.
 - All building lines along street rights-of-way are as shown on the plat.
 - Sidewalks must be constructed as part of the issuance of a building permit.
 - No building permits will be issued until all storm drainage improvements, which may include detention, have been constructed.
 - 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.
 - This plat lies within Brazoria County Municipal Utility District No. 90.
 - This plat is subject to the development agreement between Maple Farms Holdings and the City of Iowa Colony, dated August 12, 2024.
 - This plat is subject to approval of adjacent Wynserra Boulevard Street Dedication and Reserves Sec 1 plat.
 - 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 SPECIAL NOTES:
- 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.
 - All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
 - All property shall drain into the drainage easement only through an approved drainage structure.
 - 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.
 - The property identified in the foregoing plat lies with Brazoria County Drainage District #5.
 - 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.
 - 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 replot and/or redesign of the system may be necessary.
 - Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
 - All storm water drainage pipes, culverts, or other (including driveway culverts) will be a minimum of 24" I.D. or equal.
 - 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.
 - 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 Brazoria County Drainage District #5's lock.
 - Prohibited use of "metal" pipe in storm water/sewer applications (see District Resolution No. 2007-08).
 - Prohibited use of "rip-rap" in storm water/sewer applications (District policy).
 - Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
 - 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.
 - 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.
 - 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.



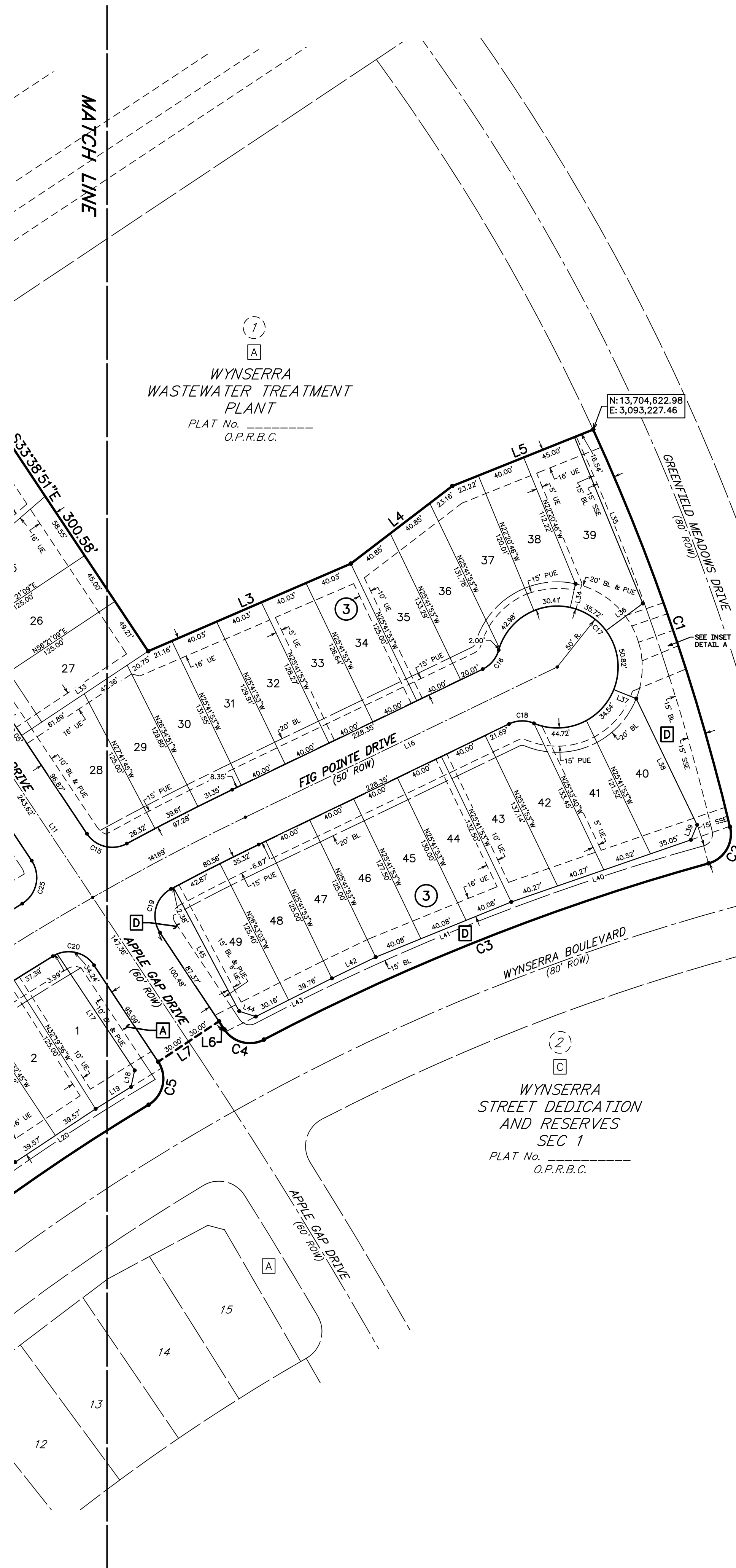
FINAL PLAT OF WYNSERRA SEC 2

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
AUGUST 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-23790 & 10494100
6330 West Loop South, Suite 550, Bellaire, TX 77401 • 713.777.5337



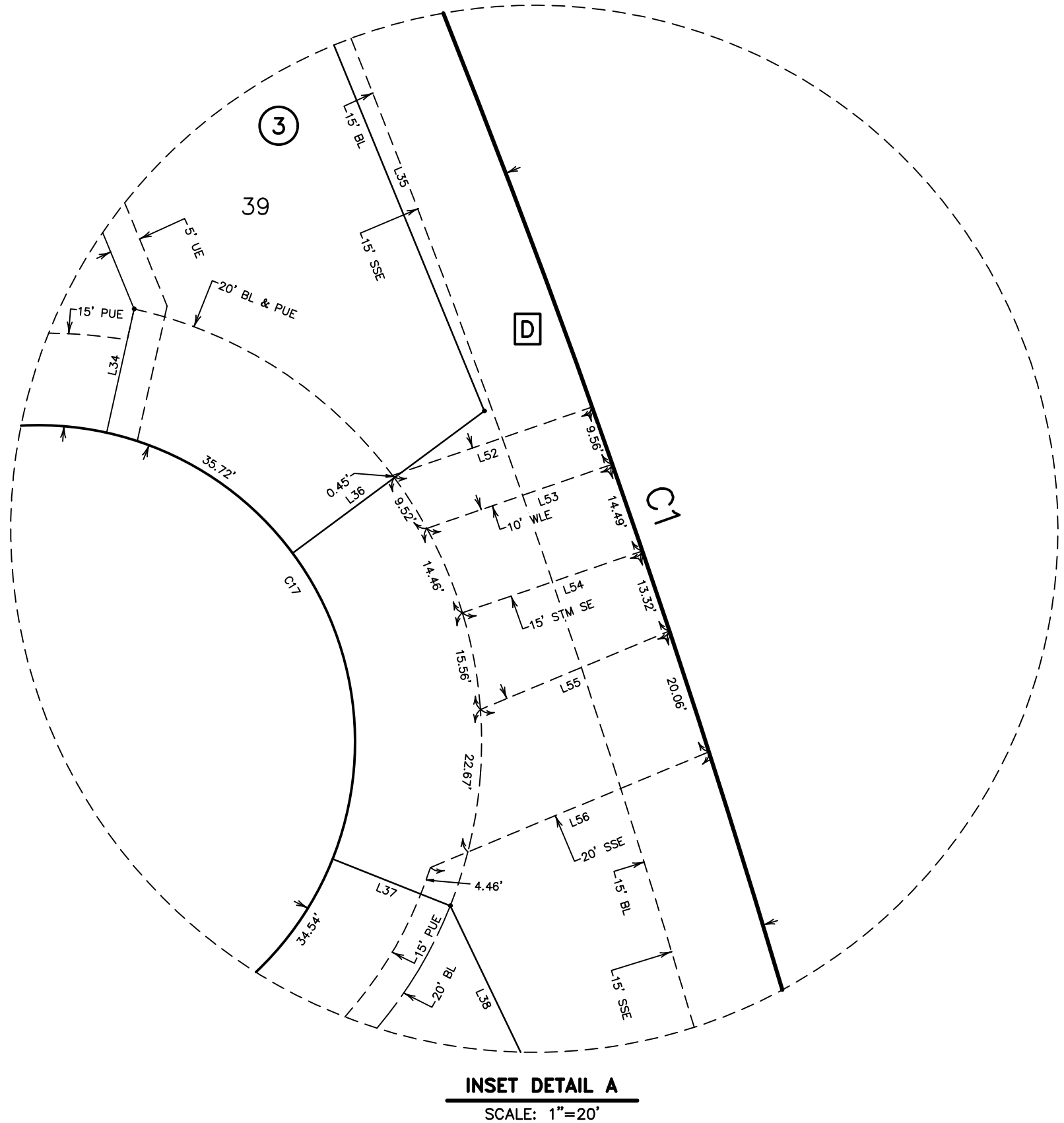
RESTRICTED RESERVE A
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.39 AC
16,805 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.09 AC
3,797 Sq. Ft.

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

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

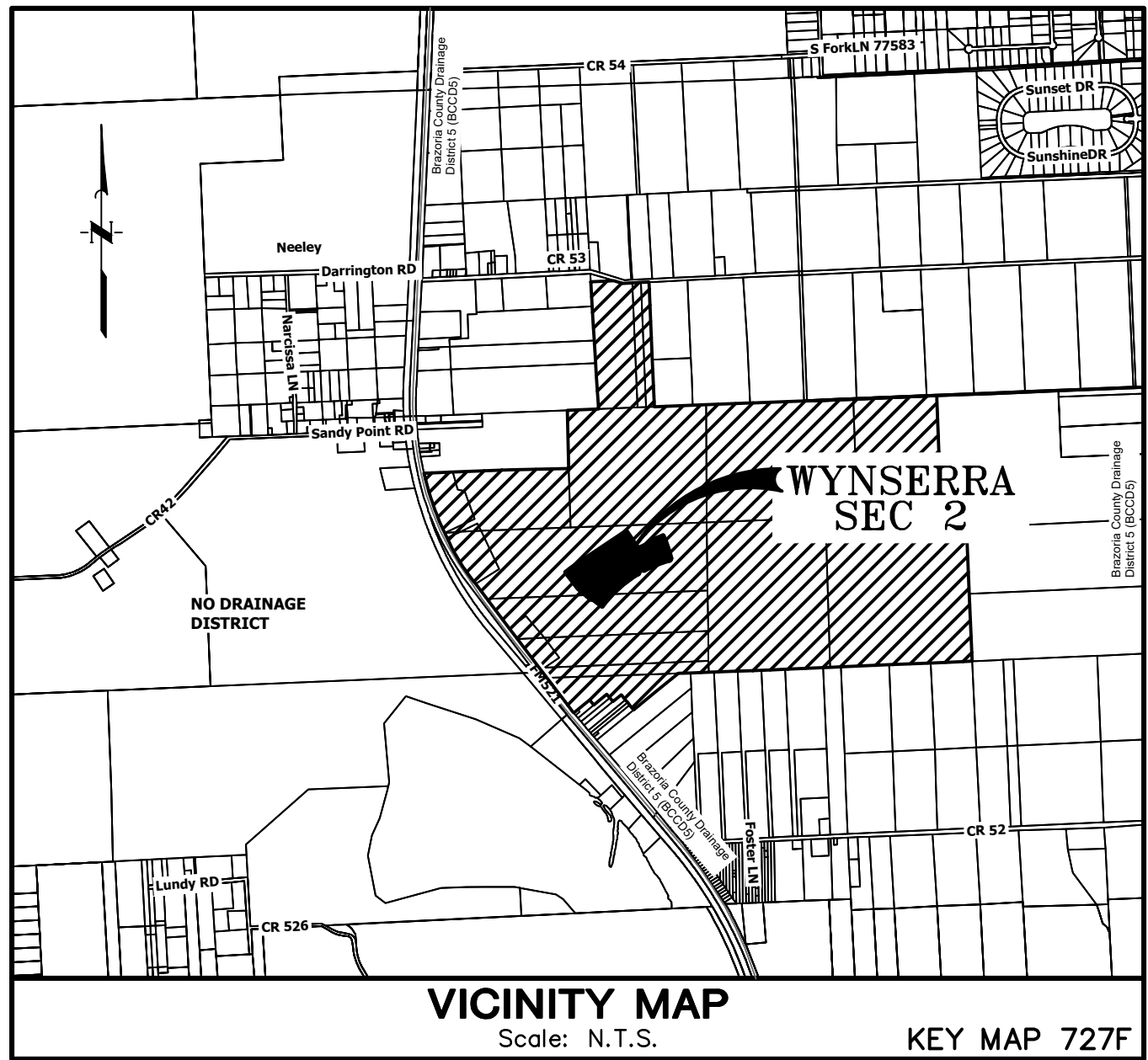
**WYNSERRA
STREET DEDICATION
AND RESERVES
SEC 1**
PLAT No. _____
O.P.R.B.C.



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	N49°08'23"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	25.00'	87°36'00"
L53	25.00'	88°36'33"
L54	25.00'	89°56'58"
L55	25.00'	91°17'12"
L56	25.00'	92°25'21"

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'



- 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"

**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
AUGUST 2026

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a Delaware limited liability company
520 MADISON AVE, 21st FLOOR
NEW YORK, NY 10022
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ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23260 & L0840100
6330 West Loop South, Suite 150 • Houston, TX 77056 • 713.777.5337

LOT SUMMARY TABLE

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

BLOCK	LOT	AREA	3	20	4
2	1	6,185	3	21	4
2	2	5,399	3	22	5
2	3	5,626	3	23	9
2	4	5,761	3	24	9
2	5	5,987	3	25	6
2	6	5,989	3	26	5
2	7	7,019	3	27	

BLOCK	LOT	AREA
4	1	6
4	2	4
4	3	4
4	4	4
4	5	4
4	6	5
4	7	5
4	8	5
4	9	5
4	10	5
4	11	5
4	12	5
4	13	7
4	14	6
4	15	5
4	16	5
4	17	5
4	18	5
4	19	6
4	20	6
4	21	5
4	22	4
4	23	4
4	24	4
4	25	4
4	26	4
4	27	4
4	28	4
4	29	4
4	30	4
4	31	4
4	32	4
4	33	4

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 (OPRCB); 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 Wynsera 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 58°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 "Quidity ENG Property Corner";
2. North 52°23'50" East, 104.86 feet to a found 3/4-inch iron rod with cap stamped "Quidity ENG Property Corner";
3. North 68°08'54" East, 124.76 feet to a found 3/4-inch iron rod with cap stamped "Quidity ENG Property Corner" being the east corner of said Waste Water Treatment Plant, at the beginning of a non-tangent curve to the right;

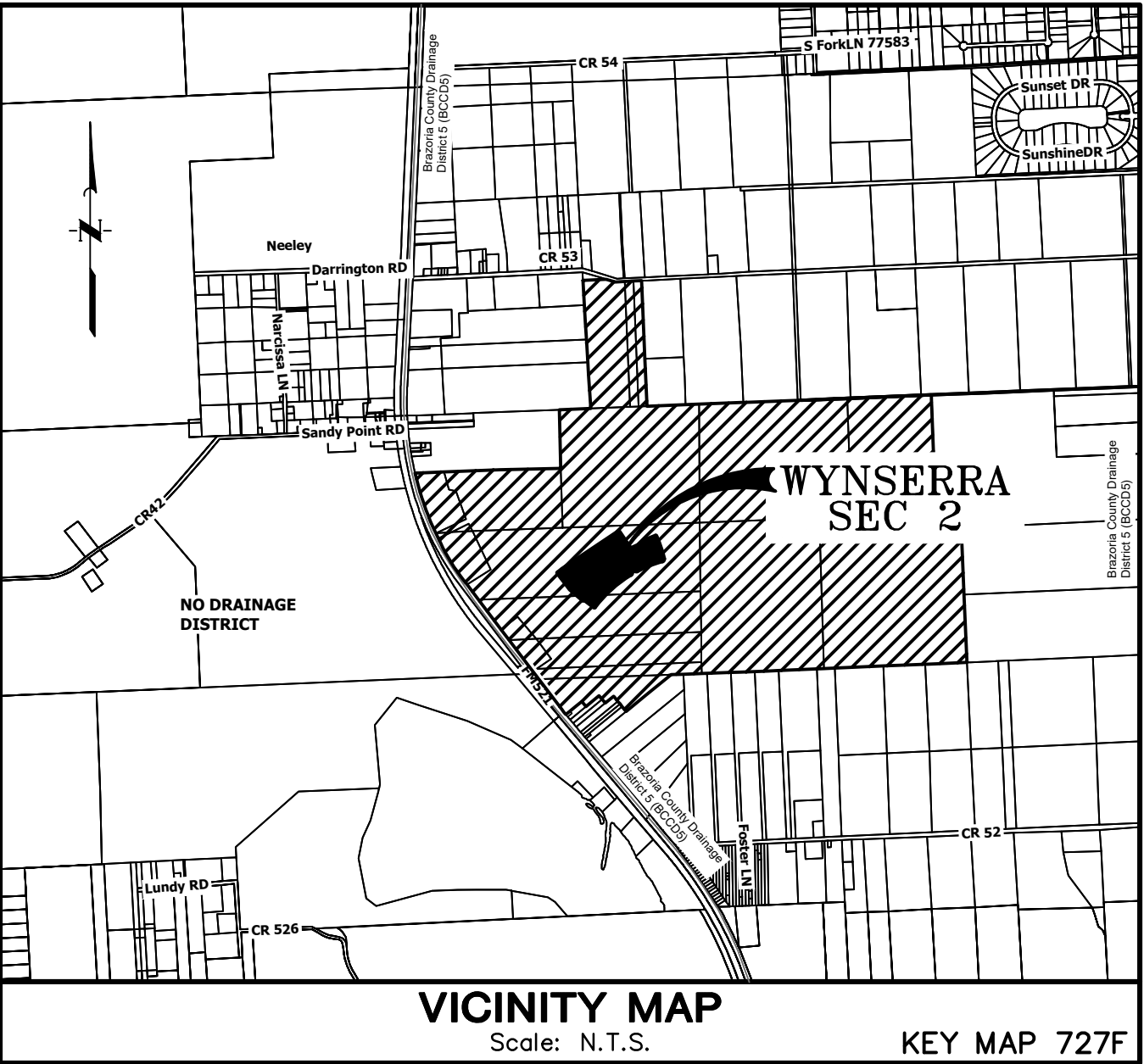
THENCE, along the west line of proposed Wynsera STD & Reserves, along the arc of said non-tangent curve to the right having a radius of 1760.00 feet, a central angle of 11°15'18", an arc length of 345.73 feet, and a long chord bearing South 19°00'26" East, 345.17 feet to a found 3/4-inch iron rod with 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 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 92°31'20", an arc length of 40.37 feet, and a long chord bearing South 12°36'40" 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 Wynnsera Section 1;

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

1. North 53°03'18" 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, 176.21 feet to the POINT OF BEGINNING, CONTAINING 17.83 acres of land in Brazoria County, Texas.



FINAL PLAT OF WYNSERRA SEC 2

**A SUBDIVISION OF 17.83 ACRES OF LAND
OUT OF THE
CHESTER S. GORBET SURVEY, A-64
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107 LOTS 4 RESERVES 4 BLOCKS
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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 _____, _____ 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 TEXAS §
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 Texas

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.
President

Date

Kerry Osburn
Vice President

Date

Brandon Middleton
Secretary/Treasurer

Date

Dinh V. Ho, P.E.
District Engineer

Date

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

Demand Woods

Brenda Dillon

Terry Hayes

Les Hosey

Robert Wall

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

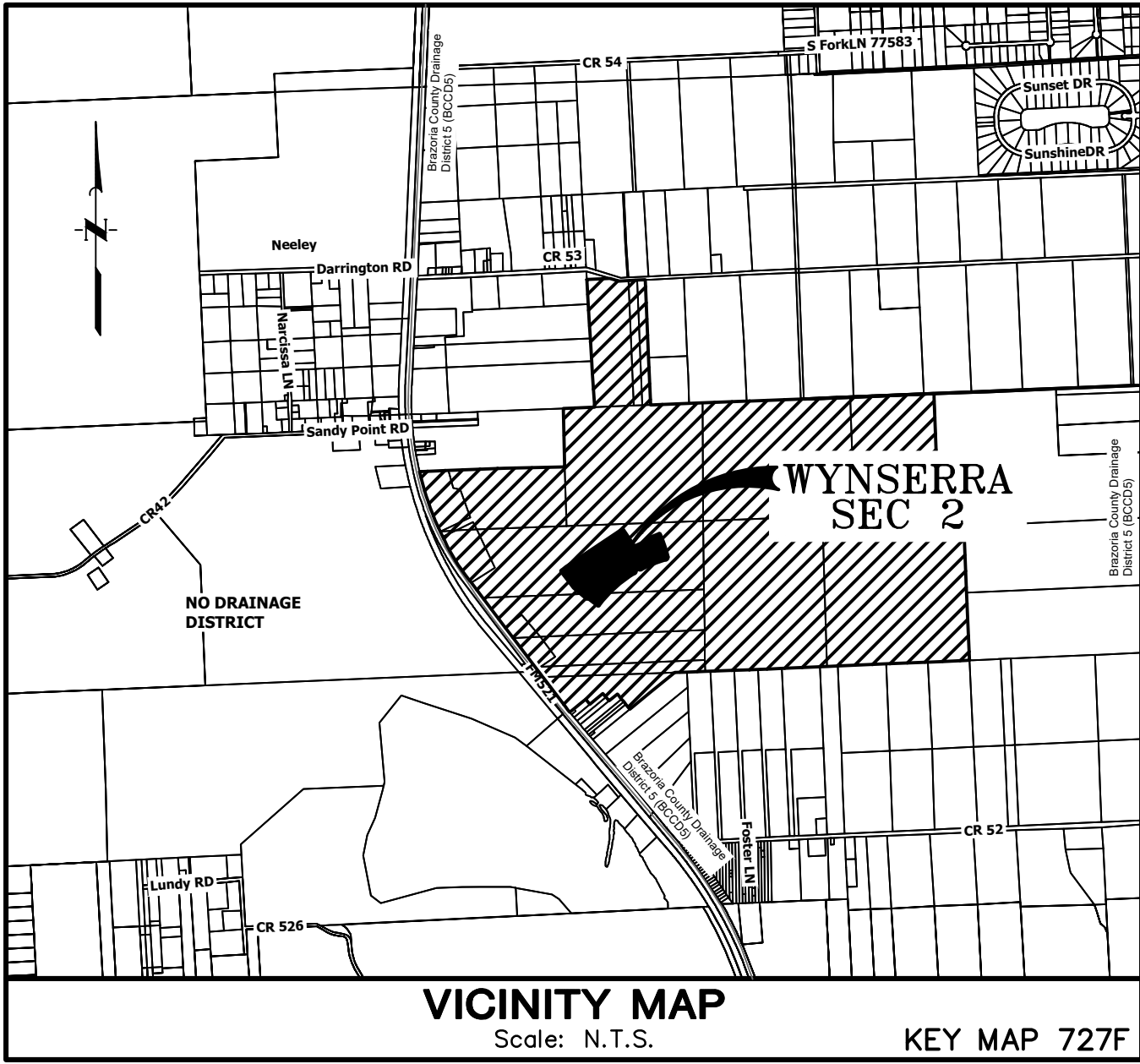
Arnetta Hicks-Murray

Marquette Greene-Scott

Timothy Varlack

Kareem Boyce

Sydney Hargroder



FINAL PLAT OF WYNSERRA SEC 2

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Registration Nos. F-22700 & 10048100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

Tuesday, August 25, 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
COIC Project No. 8492
ALLC Project No. 710-26-002-040

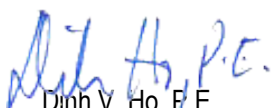
Dear Ms. Ruiz:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Wynserra Street Dedication and Reserves Section 1 Final Plat, received on or about August 5, 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 August 25, 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 Wednesday, August 25, 2026, for consideration at the Tuesday, September 1, 2026, Planning and Zoning Commission meeting.

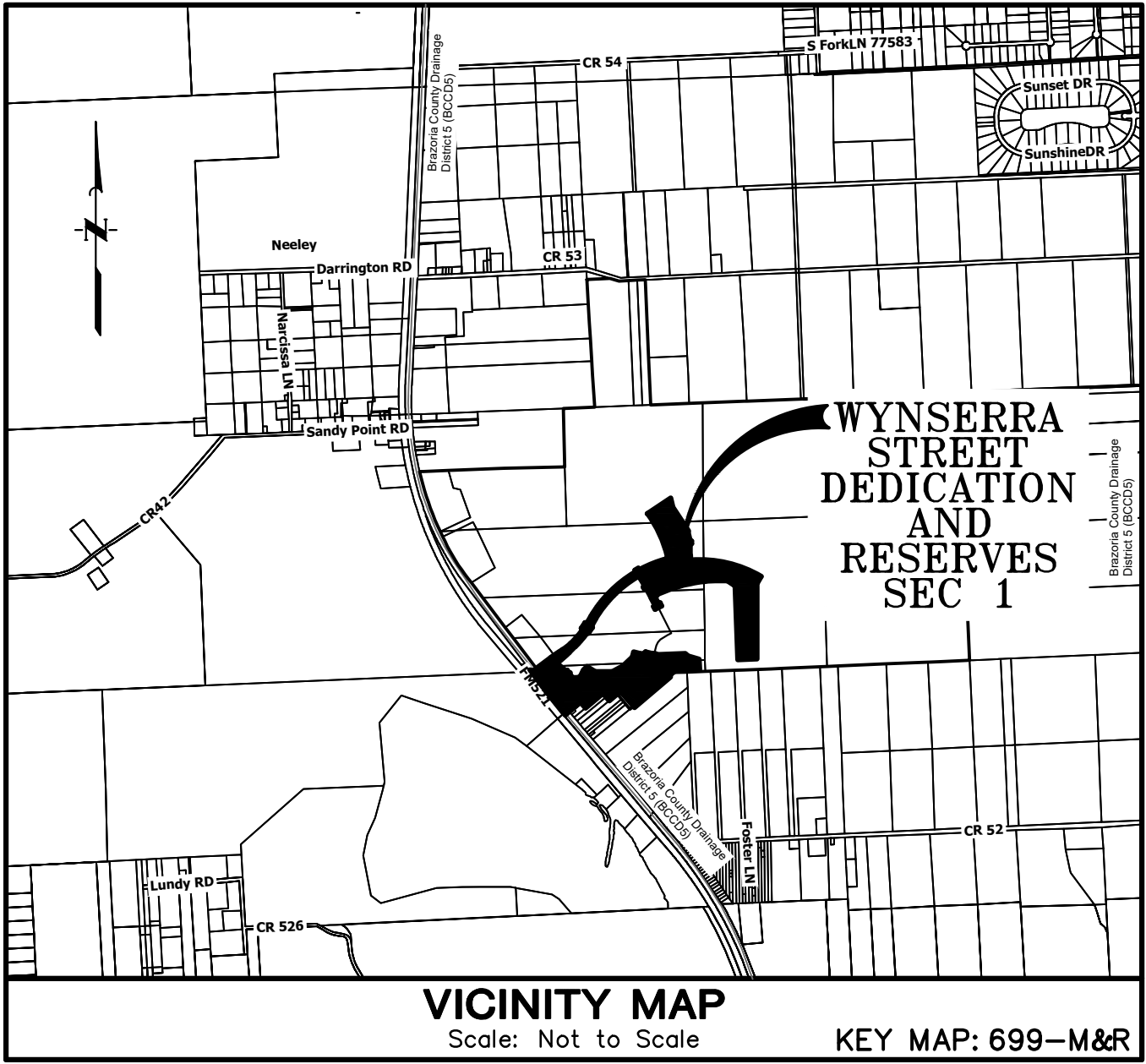
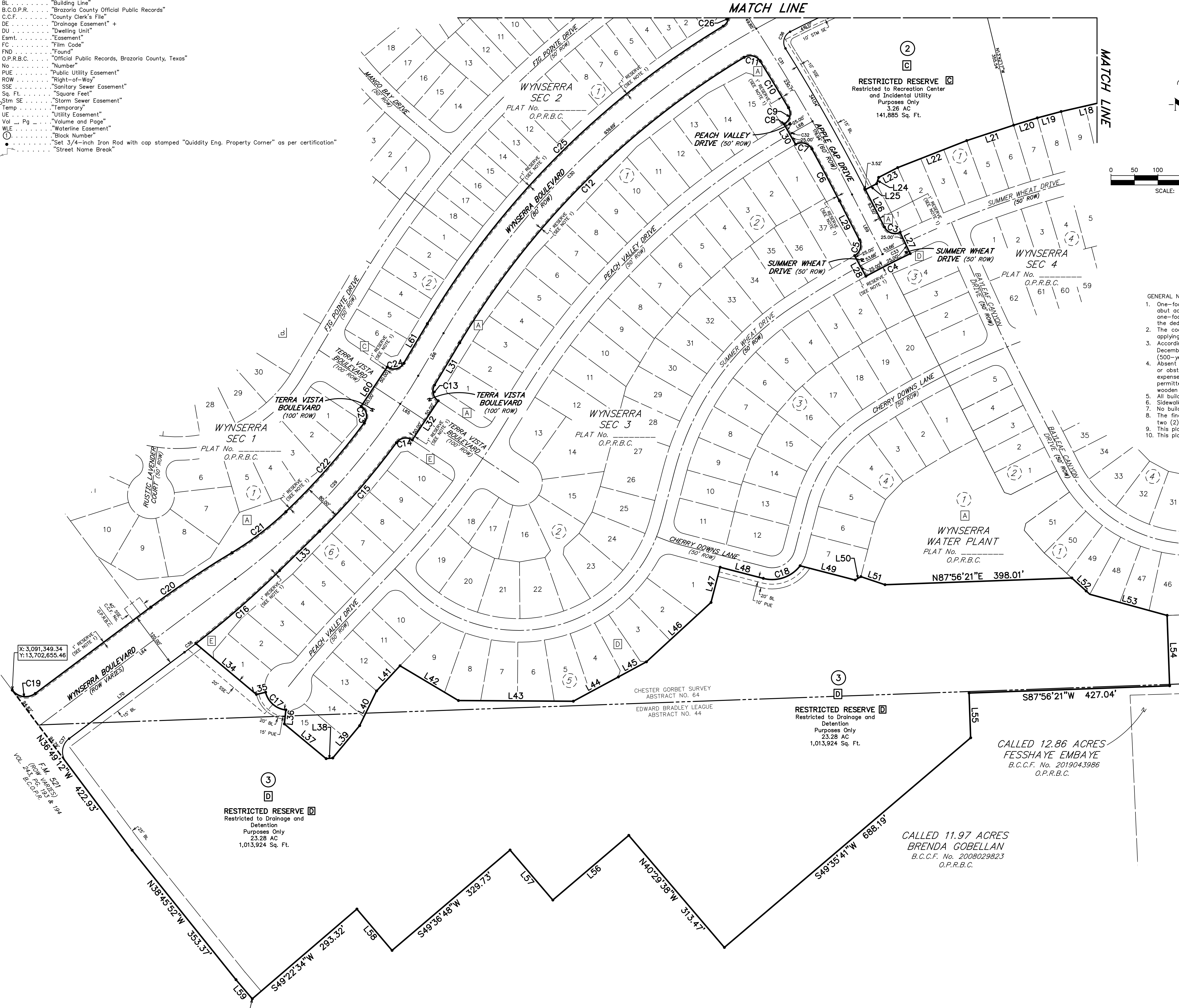
Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC


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

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

LEGEND:
AC "Acres"
AE "Aerial Easement"
BL "Building Line"
B.C.O.P.R. "Brazoria County Official Public Records"
C.C.F. "County Clerk's File"
DE "Drainage Easement" +
DU "Dwelling Unit"
Esmt. "Easement"
FC "Film Code"
FND "Found"
O.P.R.B.C. "Official Public Records, Brazoria County, Texas"
No. "Number"
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"
..... "Block Number"
..... "Set 3/4-inch Iron Rod with cap stamped "Quiddity Eng. Property Corner" as per certification"
..... "Street Name Break"



- GENERAL NOTES:
- 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 re-vest in the dedicator, his heirs, assigns or successors.
 - 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.
 - 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.
 - 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 lots 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.
 - All building lines along street rights-of-way are as shown on the plat.
 - Sidewalks must be constructed as part of the issuance of a building permit.
 - No building permits will be issued until all storm drainage improvements, which may include detention, have been constructed.
 - 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 of the one (1) year extension period granted by City Council.
 - This plat is subject to the development agreement between Maple Farms Holdings and the City of Iowa Colony, dated August 12, 2024.
 - This plat lies within Brazoria County Municipal Utility District No. 80.

- BRAZORIA COUNTY DRAINAGE DISTRICT #5 GENERAL NOTES
- 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.
 - All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
 - All property shall drain into the drainage easement only through an approved drainage structure.
 - 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.
 - The property identified in the foregoing plat lies with Brazoria County Drainage District #5.
 - 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.
 - 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.
 - Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
 - All storm water drainage pipes, culverts, tiles or other (including driveway culverts) will be minimum 24" I.D. or equal.
 - Dedicated drainage easement(s) granted to Brazoria County Drainage District # 5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sun (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
 - 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.
 - Prohibited use of "metal" pipe in storm water/sewer applications (see District Resolution No 2007-08).
 - Prohibited use of "rip-rap" in storm water/sewer applications (District policy).
 - Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
 - 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.
 - 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.
 - 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 1.1. 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.

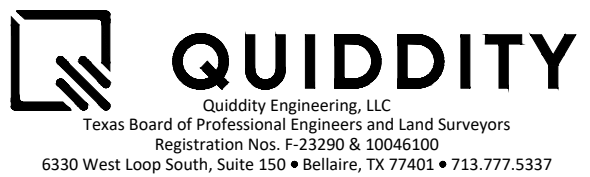
FINAL PLAT OF WYNSERRA STREET DEDICATION AND RESERVES SEC 1

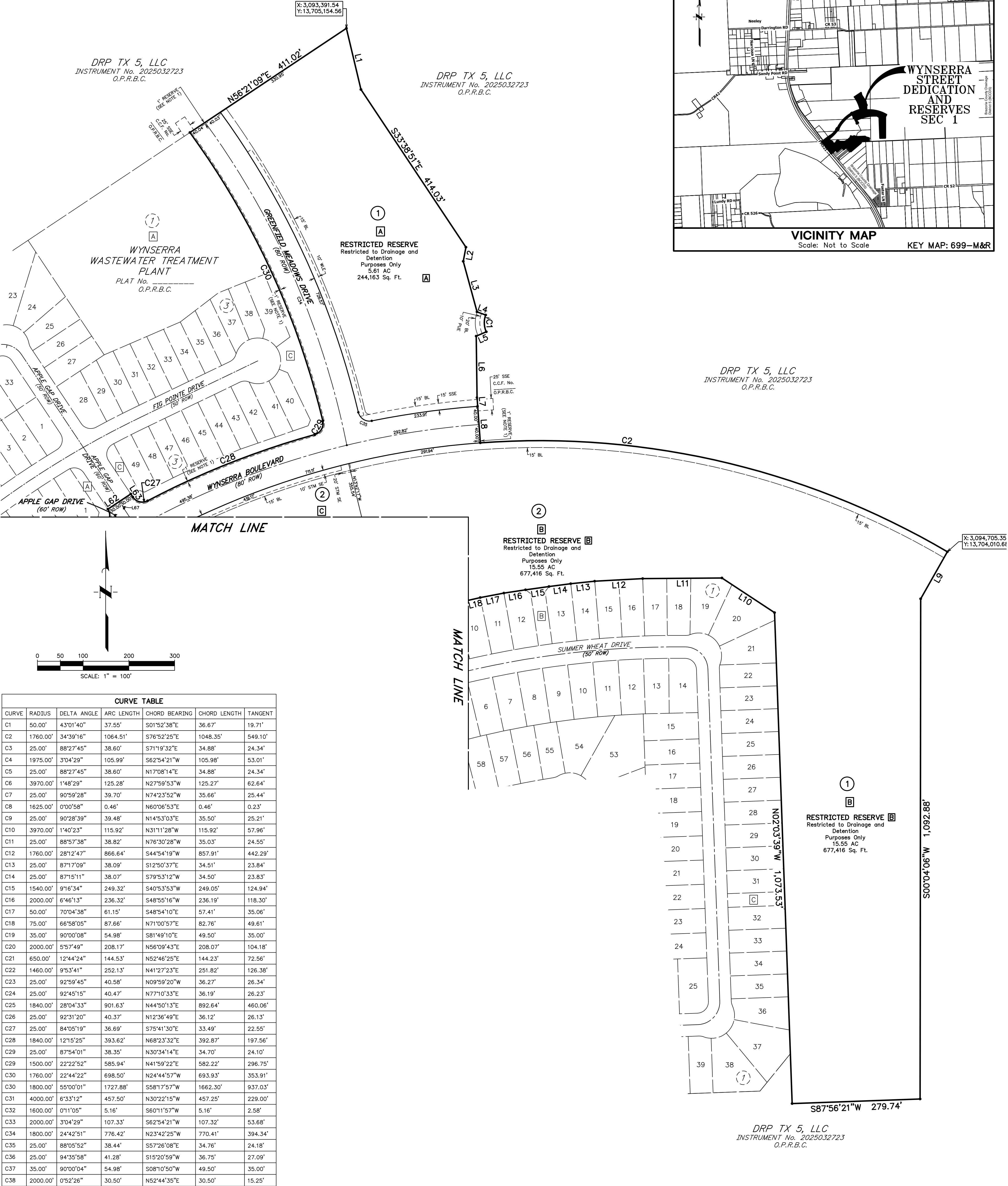
A SUBDIVISION OF 55.97 ACRES OF LAND
OUT OF THE
CHESTER S. GORBET SURVEY, A-64 AND
EDWARD BRADLEY LEAGUE, A-44
CITY OF IOWA COLONY CITY LIMITS
BRAZORIA COUNTY, TEXAS
0 LOTS 4 RESERVES 3 BLOCKS

AUGUST 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:





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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S13°22'55"E	137.41'
L2	S10°32'11"W	31.36'
L3	S15°16'17"E	114.63'
L4	S70°21'48"E	20.00'
L5	S66°36'33"W	23.97'
L6	S00°48'31"E	134.44'
L7	S04°12'03"E	18.98'
L8	S04°12'03"E	80.00'
L9	S29°35'25"W	118.31'
L10	N56°37°04"W	137.64'
L11	S89°33'25"W	173.22'
L12	S86°55'03"W	105.16'
L13	S84°00'47"W	52.59'
L14	S82°33'32"W	47.96'
L15	S81°55'34"W	51.79'
L16	S81°25'05"W	47.92'
L17	S79°12'45"W	52.58'
L18	S77°06'41"W	105.16'
L19	S75°00'36"W	52.58'
L20	S72°54'31"W	52.58'
L21	S71°49'41"W	105.14'
L22	S68°35'12"W	157.78'
L23	S62°54'21"W	45.57'
L24	S17°54'21"W	14.14'

LINE TABLE		
LINE	BEARING	DISTANCE
L25	S62°54'21"W	27.00'
L26	S27°05'39"E	89.98'
L27	S25°33'24"E	50.00'
L28	N28°37'53"W	50.00'
L29	N27°05'39"W	93.50'
L30	N29°53'36"W	50.00'
L31	S30°47'56"W	104.38'
L32	S33°30'47"W	100.00'
L33	S45°32'10"W	119.62'
L34	S49°57'46"E	168.29'
L35	N76°08'09"E	20.00'
L36	S06°03'31"W	30.00'
L37	S50°14'58"E	115.50'
L38	N84°45'02"E	14.14'
L39	N39°45'02"E	89.57'
L40	N25°55'29"E	82.16'
L41	N43°03'23"E	73.34'
L42	S59°17'17"E	144.61'
L43	S89°38'43"E	244.51'
L44	N61°40'25"E	108.88'
L45	N61°37'51"E	67.89'
L46	N47°25'41"E	186.69'
L47	N14°30'00"E	77.48'
L48	S75°30'00"E	95.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L49	S75°30'00"E	120.98'
L50	N59°30'00"E	14.14'
L51	S71°22'49"E	54.14'
L52	S47°49'49"E	51.62'
L53	S74°42'13"E	170.53'
L54	S02°03'39"E	149.85'
L55	S01°56'03"E	95.45'
L56	S49°35'47"W	212.37'
L57	N40°28'35"W	140.07'
L58	N40°23'38"W	115.53'
L59	N40°22'41"W	53.45'
L60	N33°30'47"E	100.00'
L61	N30°47'56"E	98.22'
L62	N56°21'09"E	60.00'
L63	S33°38'51"E	8.11'
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	18.54'
L68	N60°22'17"E	50.39'
L69	N27°05'39"W	142.76'
L70	N53°10'48"E	306.77'

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

JUNE 2026

OWNER
521 UM HOLDING 700 ACRES, L.P.
A TEXAS LIMITED LIABILITY
5847 SAN FELIPE, SUITE 800
HOUSTON, TEXAS 77057
281.422.3677

ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, L.L.C.
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 1204600
6330 West Loop South, Suite 150 • Houston, TX 77057 • 713.777.5337

SHEET 2 OF 4

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 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 (with 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 rod with cap stamped "Quiddity ENG Property Corner";
- 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°0'00", 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°44'33", 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°56'03" 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°58'08", an arc length of 87.66 feet, and a long chord bearing North 71°00'57" East, 82.78 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 3/4--inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, South 01°56'03" East, 95.45 feet to a found 3/4--inch iron rod with cap stamped "Quiddity ENG Property Corner" 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 3/4--inch iron rod with cap stamped "Quiddity ENG Property Corner";

2.North 40°29'38" West, 313.47 feet to a found 3/4--inch iron rod with cap stamped "Quiddity ENG Property Corner";

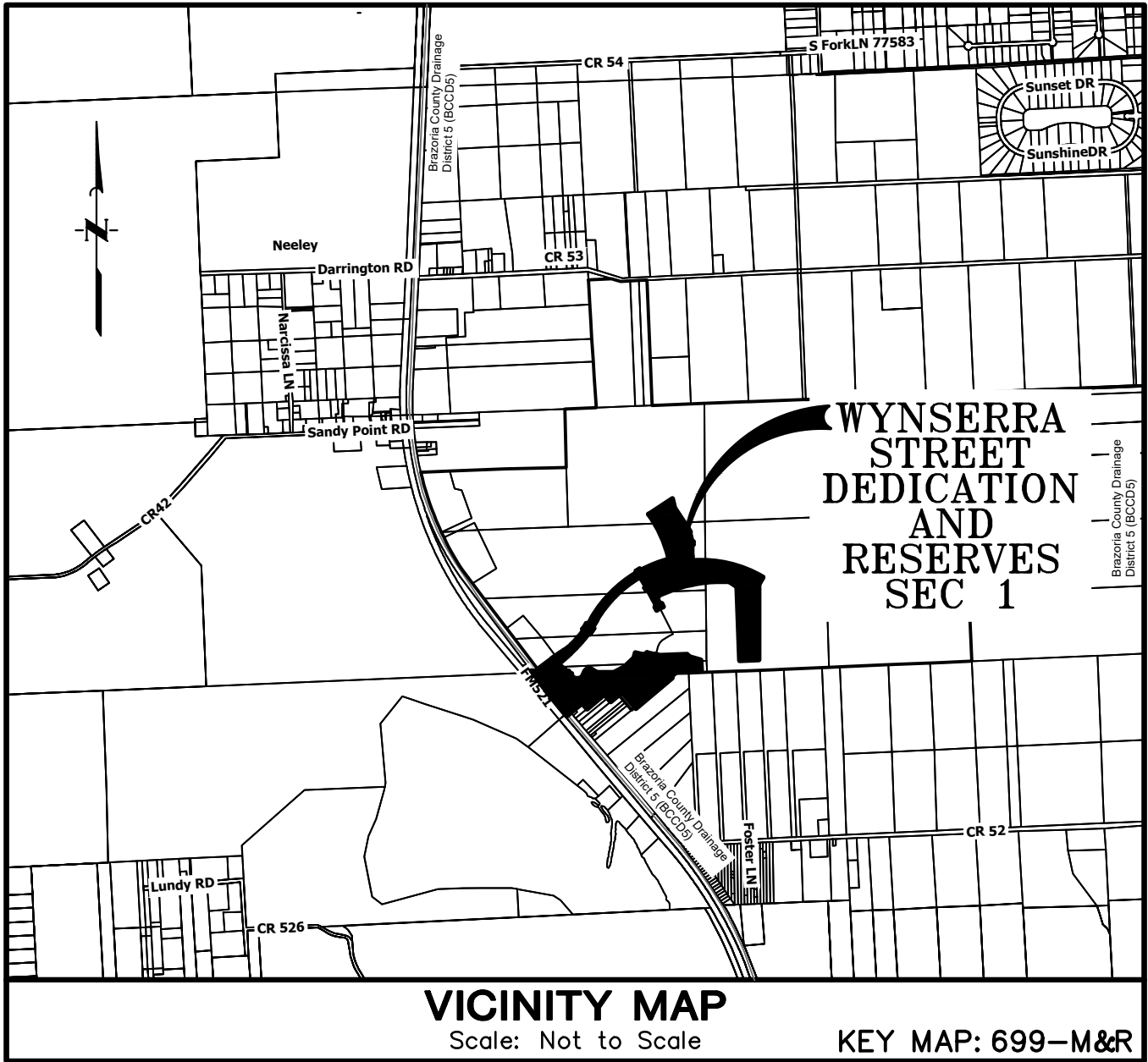
3.South 49°35'47" West, 212.37 feet to a found 3/4--inch iron rod with cap stamped "Quiddity ENG Property Corner";

4.North 40°28'35" West, 140.07 feet to a found 3/4--inch iron rod with cap stamped "Quiddity ENG Property Corner";

5.South 49°36'48" West, 329.73 feet to a found 3/4--inch iron rod with cap stamped "Quiddity ENG Property Corner";

6.North 40°23'38" West, 115.53 feet to a found 3/4--inch iron rod with cap stamped "Quiddity ENG Property Corner";

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



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 LEAGUE, A-44

CITY OF IOWA COLONY CITY LIMITS

BRAZORIA COUNTY, TEXAS

0 LOTS

4 RESERVES

3 BLOCKS

AUGUST 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:



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 TEXAS §
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 Texas

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.
President

Date

Kerry Osburn
Vice President

Date

Brandon Middleton
Secretary/Treasurer

Date

Dinh V. Ho, P.E.
District Engineer

Date

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

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

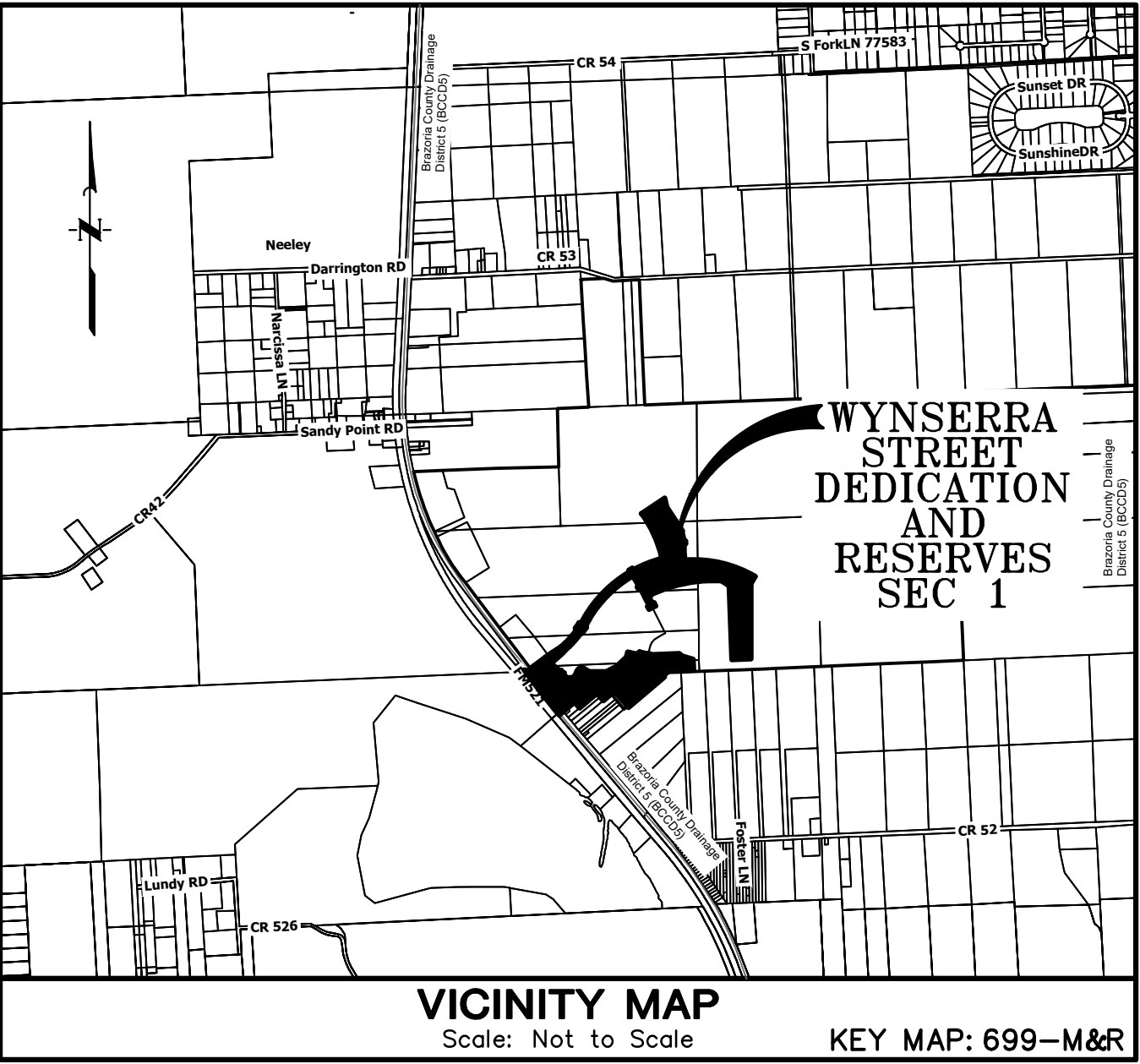
Arnetta Hicks-Murray

Marquette Greene-Scott

Timothy Varlack

Kareem Boyce

Sydney Hargroder



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
AUGUST 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-22780 & 10048100
6330 West Loop South, Suite 150 • Bellaire, TX 77404 • 713.777.5337

SHEET 4 OF 4

Tuesday, August 25, 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
COIC Project No. 8491
ALLC Project No. 710-26-002-041

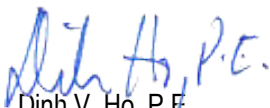
Dear Ms. Ruiz:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Wynserra Wastewater Treatment Plant Final Plat, received on or about August 5, 2026. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

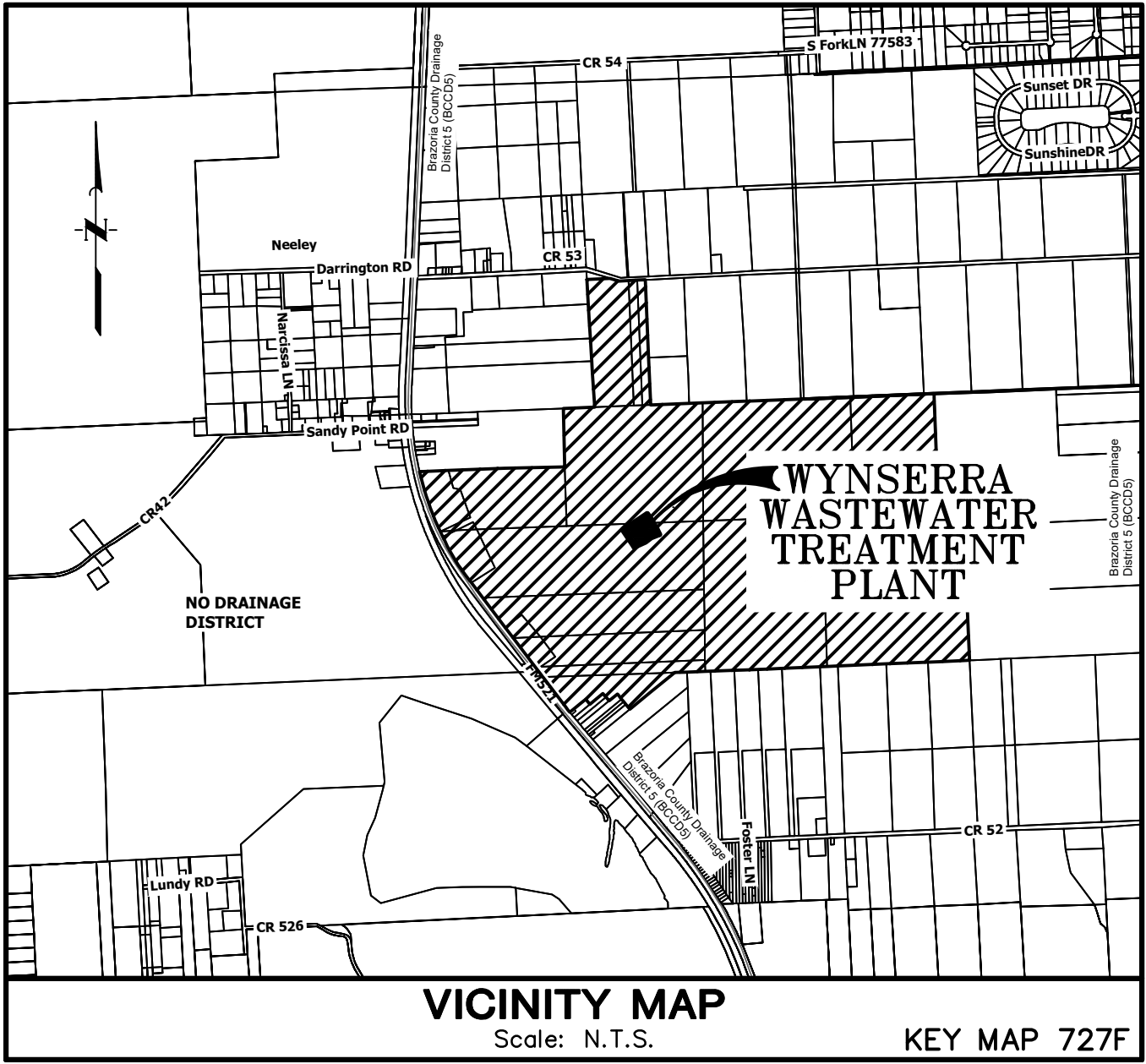
Based on our review, we have no objection to the final plat as resubmitted on August 25, 2026. Please provide at least two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, August 25, 2026, for consideration at the Tuesday, September 1, 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: Kayleen Rosser
File: 710-26-002-041



- GENERAL NOTES:
- 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.
 - 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.
 - 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 lots 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.
 - All building lines along street rights-of-way are as shown on the plat.
 - Sidewalks must be constructed as part of the issuance of a building permit.
 - No building permits will be issued until all storm drainage improvements, which may include detention, have been constructed.
 - 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.
 - This plat lies within Brazoria County Municipal Utility District No. 90.
 - This plat is subject to the development agreement between Maple Farms Holdings and the City of Iowa Colony, dated August 12, 2024.

- BRAZORIA COUNTY DRAINAGE DISTRICT #5 SPECIAL NOTES:
- 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.
 - All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
 - All property shall drain into the drainage easement only through an approved drainage structure.
 - 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.
 - The property identified in the foregoing plat lies with Brazoria County Drainage District #5.
 - 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.
 - 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.
 - Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
 - All storm water drainage pipes, culverts, tiles or other (including driveway culverts) will be a minimum of 24" I.D. or equal.
 - 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.
 - 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 Brazoria County Drainage District #5's lock.
 - Prohibited use of "metal" pipe in storm water/sewer applications (see District Resolution No. 2007-08).
 - Prohibited use of "rip-rap" in storm water/sewer applications (District policy).
 - Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
 - 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.
 - 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.
 - 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
AUGUST 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 Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10494100
6330 West Loop South, Suite 150 • Houston, TX 77056 • 713.777.5337

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";

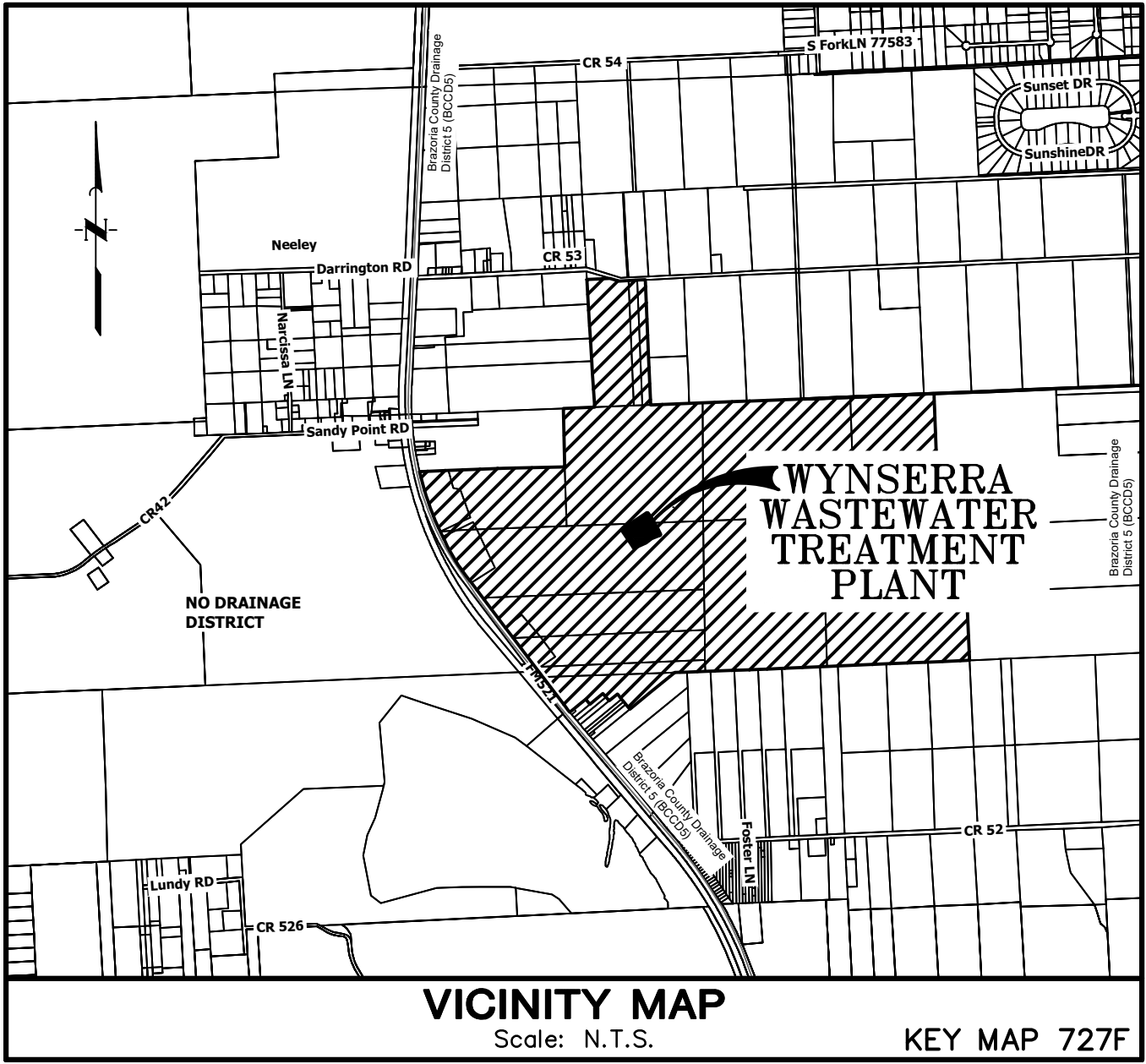
THENCE, North 56°21'09" East, continuing along said northwest line, 984.84 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being the POINT OF BEGINNING of herein described tract;

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.



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
AUGUST 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-22780 & 10494100
6330 West Loop South, Suite 150 • Houston, TX 77056 • 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 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 on 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 on 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 TEXAS §
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 Texas

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.
President

Date

Kerry Osburn
Vice President

Date

Brandon Middleton
Secretary/Treasurer

Date

Dinh V. Ho, P.E.
District Engineer

Date

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

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.

Will Kennedy, Mayor

Margaret Madariaga

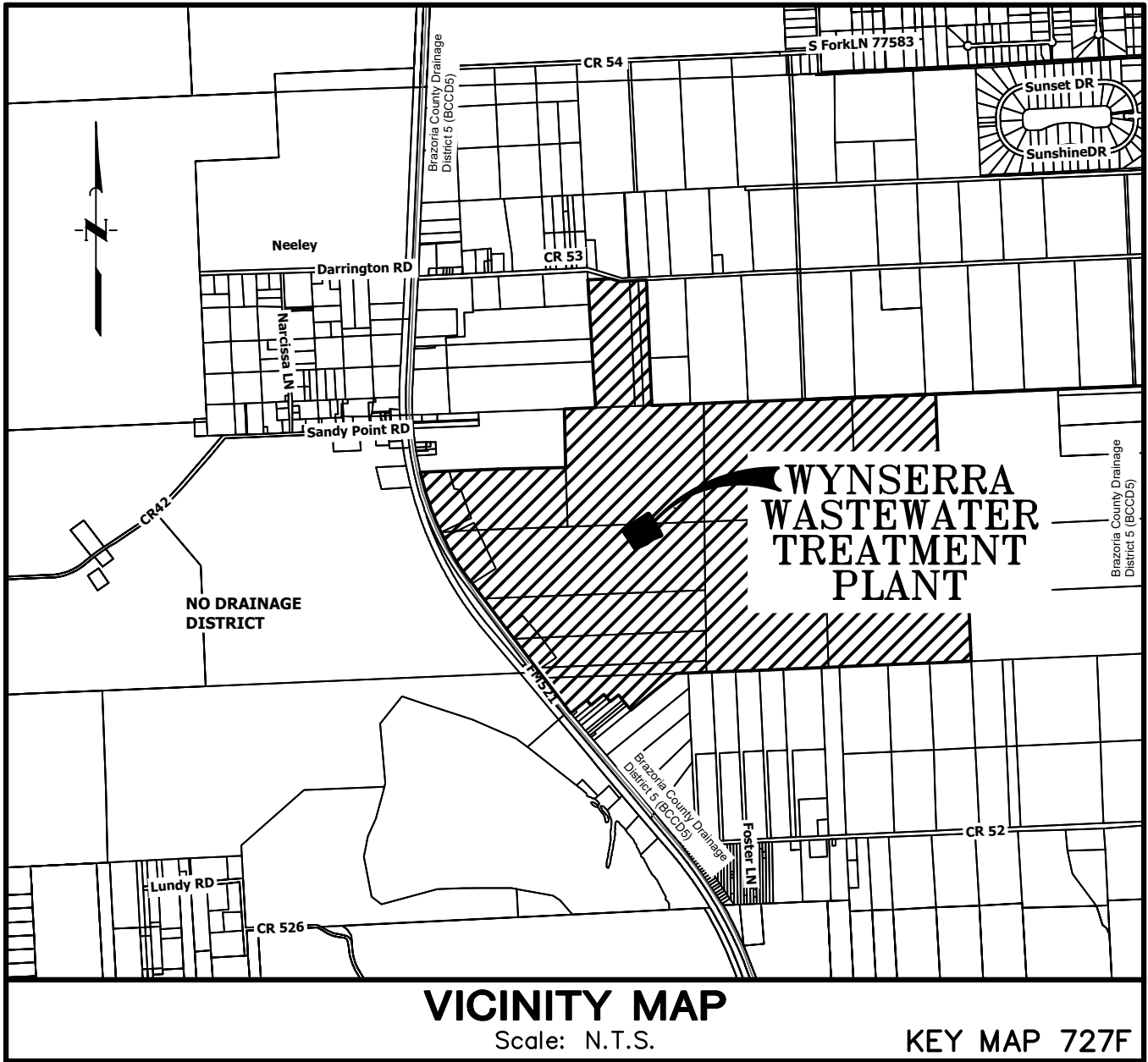
Arnetta Hicks-Murray

Marquette Greene-Scott

Timothy Varlack

Kareem Boyce

Sydney Hargroder



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
AUGUST 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-22780 & 10048100
6330 West Loop South, Suite 150 • Bellaire, TX 77404 • 713.777.5337

Tuesday, August 25, 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
COIC Project No. 8490
ALLC Project No. 710-26-002-042

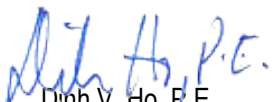
Dear Mr. Morales:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Wynserra Water Plant Final Plat, received on or about August 25, 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 August 25, 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 Wednesday, August 26, 2026, for consideration at the Tuesday, September 1, 2026, Planning and Zoning Commission meeting.

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

Sincerely,
Adico, LLC

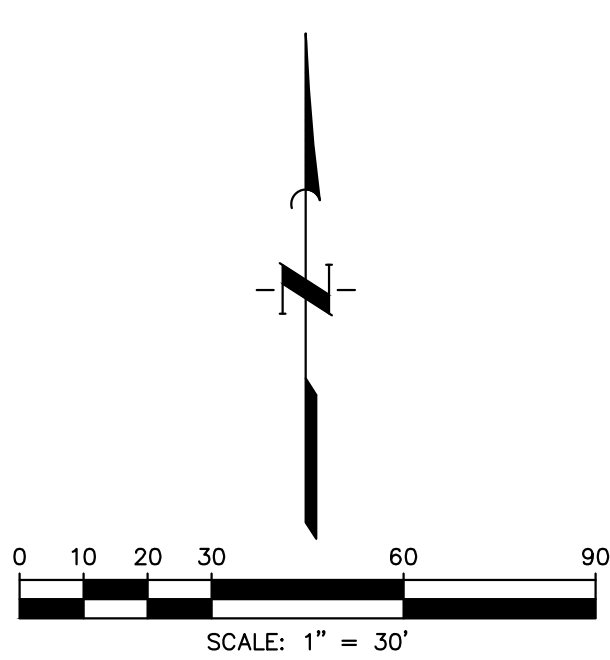
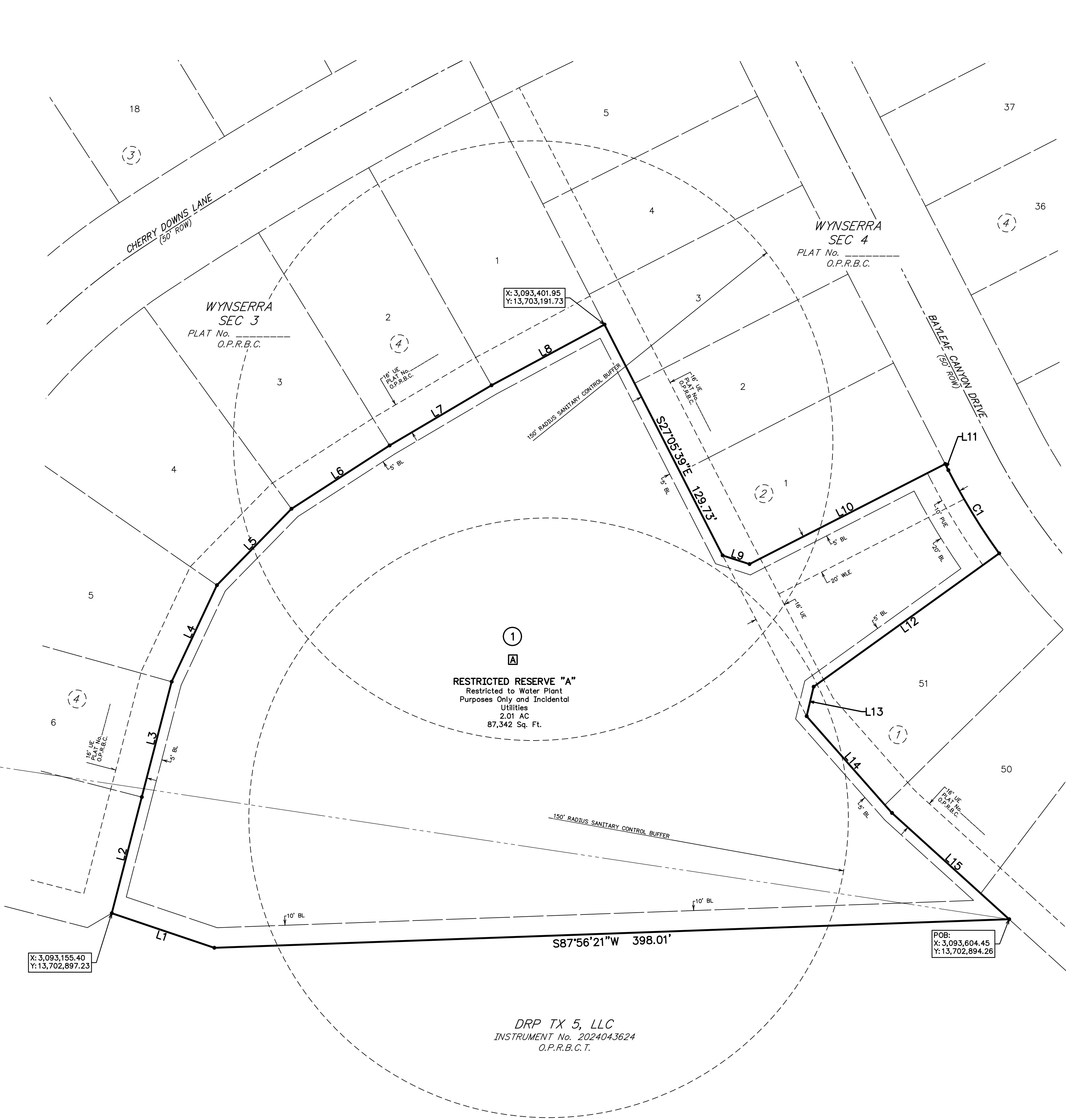

Dinh V. Ho, F.E.
TBPE Firm No. 16423

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

(WIDTH VARIES PER 101.25 PG. 193-194)
FM 501, 253 PG. 193-194
C.F. No. BDDP

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
C1	325.00'	8°36'51"	48.86'	S31°24'04"E	48.82'



- LEGEND:
- AC "Acres"
 - AE "Aerial Easement"
 - BL "Building Line"
 - C.C.F. "County Clerk's File"
 - DE "Drainage Easement"
 - Eamt "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"
 - Sq Ft "Square Feet"
 - Stm SE "Storm Sewer Easement"
 - Temp "Temporary"
 - UE "Utility Easement"
 - Vol "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:
- 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.
 - 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.
 - 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.
 - All building lines along street rights-of-way are as shown on the plat.
 - Sidewalks must be constructed as part of the issuance of a building permit.
 - No building permits will be issued until all storm drainage improvements, which may include detention, have been constructed.
 - 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 of the one (1) year extension period granted by City Council.
 - This plat lies within Brazoria County Municipal Utility District No. 90.
 - This plat is subject to the development agreement between Maple Farms Holdings and the City of Iowa Colony, dated August 12, 2024.
 - This plat is subject to approval of adjacent Wynserra Boulevard Street Dedication and Reserves Sec 1 plat.

- BRAZORIA COUNTY DRAINAGE DISTRICT #5 SPECIAL NOTES:
- 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.
 - All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
 - All property shall drain into the drainage easement only through an approved drainage structure.
 - 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.
 - The property identified in the foregoing plat lies with Brazoria County Drainage District #5.
 - 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.
 - Land use within the commercial 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.
 - Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
 - All storm water drainage pipes, culverts, tiles or other (including driveway culverts) will be a minimum of 24" I.D. or equal.
 - 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.
 - 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 Brazoria County Drainage District #5's lock.
 - Prohibited use of "metal" pipe in storm water/sewer applications (see District Resolution No. 2007-08).
 - Prohibited use of "rip-rap" in storm water/sewer applications (District policy).
 - Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
 - 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.
 - 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.
 - 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.

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 & 10494100
6330 West Loop South, Suite 150 • Houston, TX 77056 • 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 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 TEXAS §
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 Texas

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°35'52" 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";

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", on 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

Lee Walden, P.E.
President

Date

Kerry Osburn
Vice President

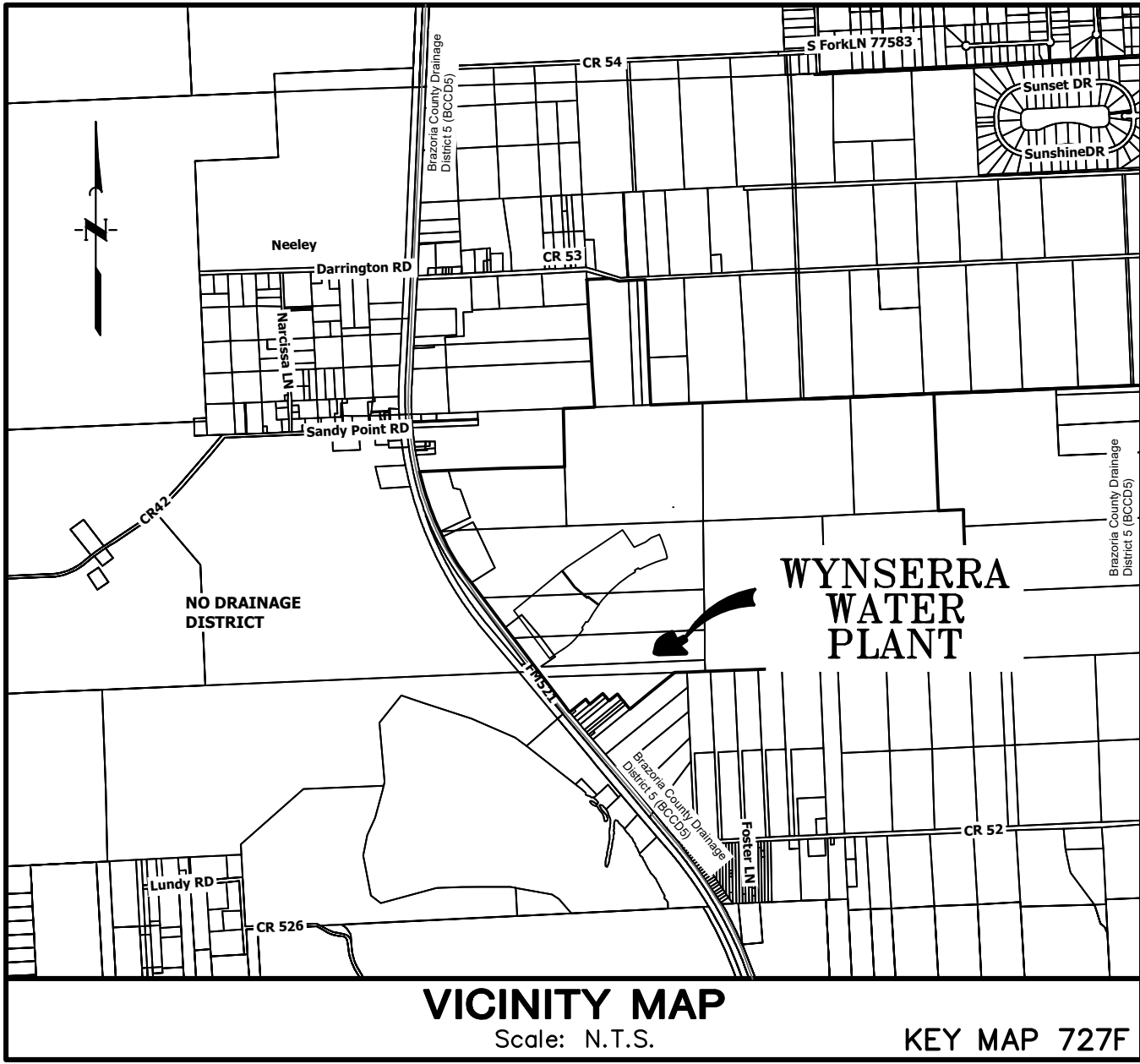
Date

Brandon Middleton
Secretary/Treasurer

Date

Dinh V. Ho, P.E.
District Engineer

Date



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

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
AUGUST 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-22780 & 10049100
6330 West Loop South, Suite 150 • Bellaire, TX 77404 • 713.777.5337

Tuesday, August 25, 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
COIC Project No. 8495
ALLC Project No. 710-26-002-043

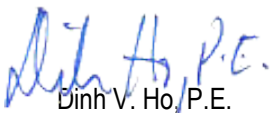
Dear Mr. Morales:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Wynserra Section 3 Final Plat, received on or about August 25, 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 August 25, 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 Wednesday, August 26, 2026, for consideration at the Tuesday, September 1, 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: Kayleen Rosser
File: 710-26-002-043

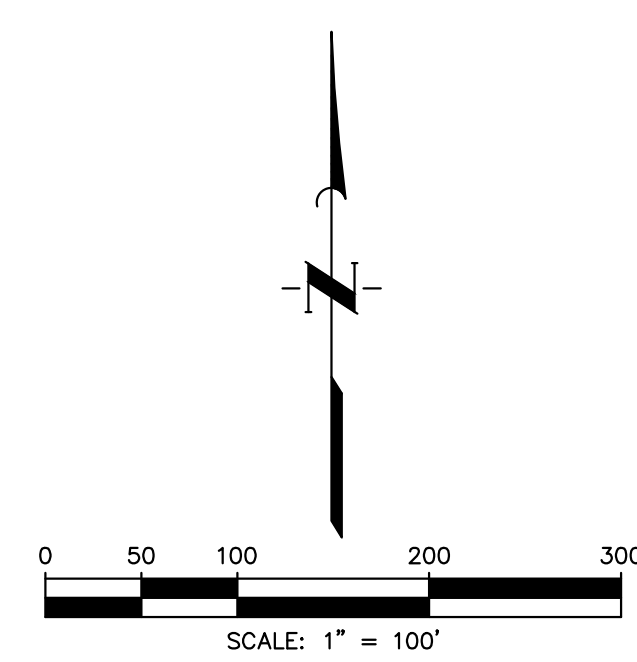
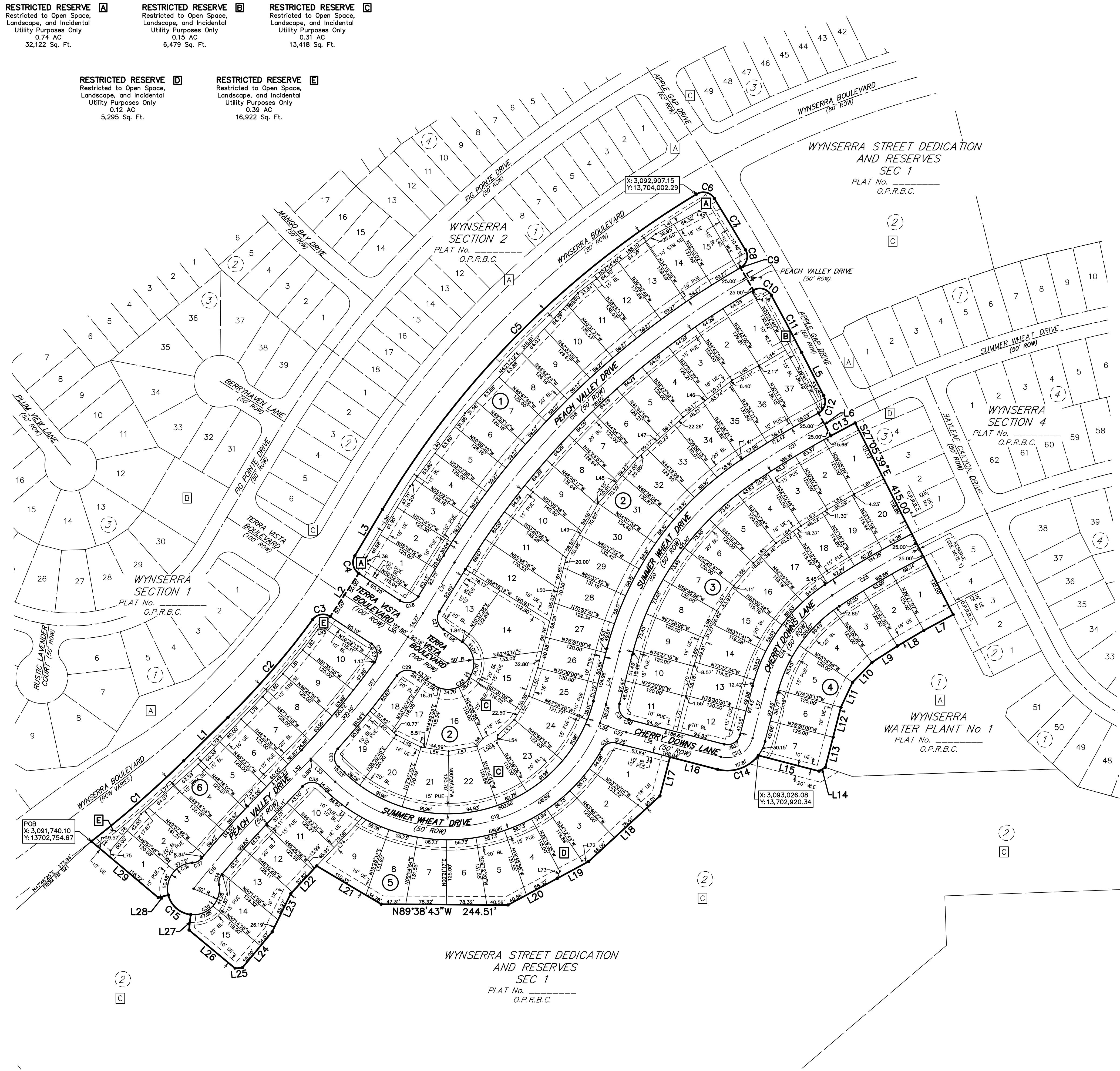
RESTRICTED RESERVE A
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.74 AC
32,122 Sq. Ft.

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

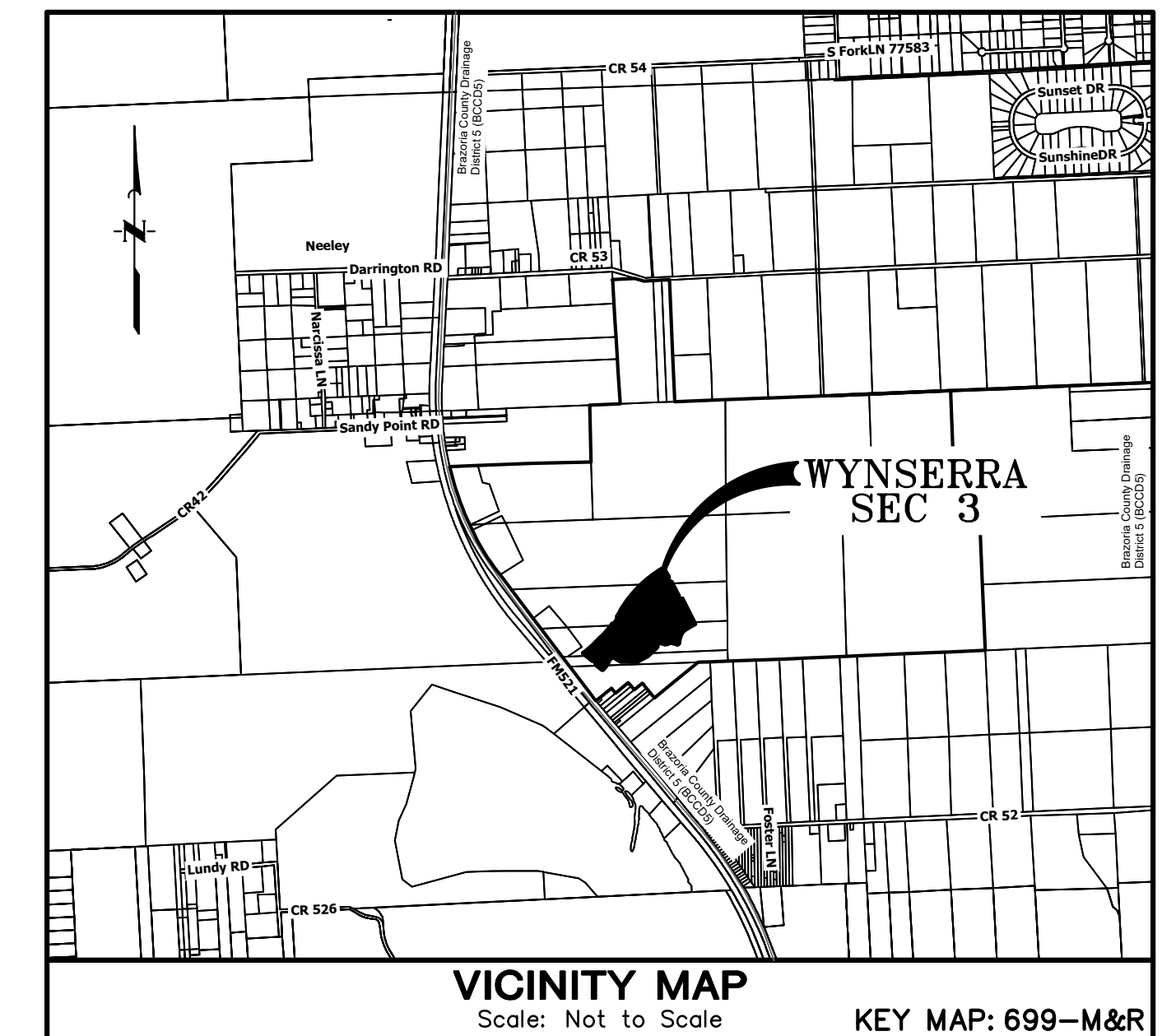
RESTRICTED RESERVE C
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.31 AC
13,418 Sq. Ft.

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

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



LEGEND:
AC "Acres"
AE "Aerial Easement"
BL "Building Line"
C.C.F. "County Clerk's File"
DE "Drainage Easement"
DU "Dwelling Unit"
Esmt. "Easement"
FC "Film Code"
FND "Found"
O.P.R.B.C. "Official Public Records, Brazoria County"
No. "Number"
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:

- 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.
- 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.
- 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.
- 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 lots 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.
- All building lines along street rights-of-way are as shown on the plat.
- Sidewalks must be constructed as part of the issuance of a building permit.
- No building permits will be issued until all storm drainage improvements, which may include detention, have been constructed.
- 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.
- This plat is subject to the development agreement between Maple Farms Holdings and the City of Iowa Colony, dated August 12, 2024.
- This plat lies within Brazoria County Municipal Utility District No. 30.
- This plat is subject to approval of adjacent Wynserra Boulevard Street Dedication and Reserves Sec 1 plat.

BRAZORIA COUNTY DRAINAGE DISTRICT #5 GENERAL NOTES

- 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.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- 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.
- The property identified in the foregoing plat lies with Brazoria County Drainage District #5.
- 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.
- 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.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
- All storm water drainage pipes, culverts, tiles or other (including driveway culverts) will be minimum 24" I.D. or equal.
- 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.
- 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.
- Prohibited use of "metal" pipe in storm water/sewer applications (see District Resolution No 2007-08).
- Prohibited use of "rip-rap" in storm water/sewer applications (District policy).
- Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
- 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.
- 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.
- 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 AND
EDWARD BRADLEY LEAGUE, A-44
CITY OF IOWA COLONY CITY LIMITS
BRAZORIA COUNTY, TEXAS

104 LOTS 5 RESERVES 6 BLOCKS
AUGUST 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 & L0494100
6330 West Loop South, Suite 150 • Houston, TX 77057 • 713.777.5337

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'

LINE TABLE		
LINE	BEARING	DISTANCE
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	243.99'
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'

LINE TABLE		
LINE	BEARING	DISTANCE
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'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	2000.00'	6°46'13"	236.33'	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°14'40"	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	3967.50'	1°48'33"	125.26'	S27°59'53"E	125.27'	62.64'
C12	25.00'	88°27'45"	38.60'	S17°08'14"W	34.88'	24.34'
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°35'49"	798.58'	S45°59'35"W	790.31'	407.79'
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	429.95'	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°41'52"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'	49323387.75'
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'

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

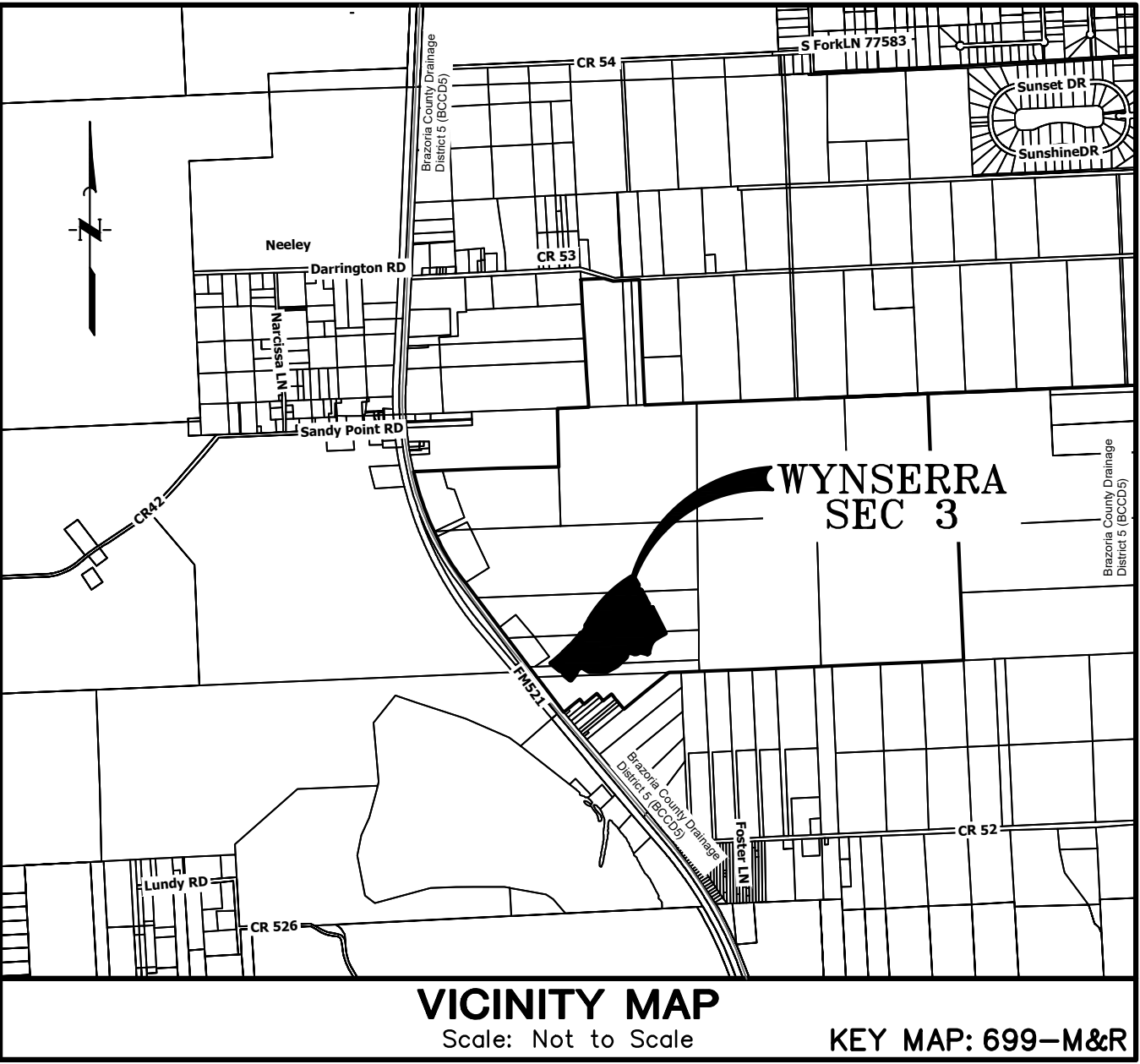
BLOCK	LOT	AREA
2	1	8,046
2	2	7,872
2	3	7,765
2	4	7,765
2	5	7,765
2	6	7,765
2	7	7,846
2	8	8,008
2	9	8,376
2	10	8,880
2	11	9,737
2	12	11,878
2	13	8,843
2	14	13,770
2	15	9,258
2	16	8,842
2	17	6,298
2	18	5,931
2	19	8,672
2	20	8,847
2	21	8,860
2	22	9,162
2	23	8,834
2	24	8,929
2	25	7,916
2	26	7,306
2	27	7,629
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	8,302
2	36	8,423
2	37	8,259

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

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 AND
EDWARD BRADLEY LEAGUE, A-44
CITY OF IOWA COLONY CITY LIMITS
BRAZORIA COUNTY, TEXAS
104 LOTS 5 RESERVES 6 BLOCKS
AUGUST 2026

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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-22700 & 10049100
6330 West Loop South, Suite 150 • Houston, TX 77056 • 713.777.5337

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'

LINE TABLE		
LINE	BEARING	DISTANCE
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	243.99'
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	S43°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'

LINE TABLE		
LINE	BEARING	DISTANCE
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'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	2000.00'	6°46'13"	236.33'	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°14'40"	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	3967.50'	1°48'33"	125.28'	S27°59'53"E	125.27'	62.64'
C12	25.00'	88°27'45"	38.60'	S17°08'14"W	34.88'	24.34'
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°35'49"	798.58'	S45°59'35"W	790.31'	407.79'
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	429.95'	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°41'52"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'	49323387.75'
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'

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 26.57 acre tract of land situated in the Chester S Corbet 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 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, 235.38 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 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 found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, North 53°10'48" East, 306.77 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 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 BEGINNING 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 found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

2. North 45°32'10" East, 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 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 found 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 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 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 found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

7. North 30°47'56" East, 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 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 found 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 eight (8()) courses and distances:

THENCE, 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 found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

THENCE, along said west line of proposed Apple Gap Drive the following nine (9) courses and distances:

1. South 31°11'28" East, 115.92 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;

2. 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 found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a reverse curve;

3. 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 found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

4. South 29°53'36" 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 right;

5. 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 found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner" being at the beginning of a compound curve;

6. 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 found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

7. South 27°05'39" East, 93.50 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;

8. 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 found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

9. South 28°37'53" 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 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 found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

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

2. South 59°27'36" West, 59.24 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

3. South 57°09'20" West, 58.46 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

4. South 44°18'43" West, 53.33 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

5. South 25°07'25" West, 53.33 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

6. South 14°30'45" West, 119.65 feet to a found 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 found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

2. North 75°30'00" West, 120.98 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;

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 found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

4. North 75°30'00" West, 95.00 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

5. South 14°30'00" West, 77.48 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

6. South 47°25'41" West, 186.69 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

7. South 61°37'51" West, 67.89 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

8. South 61°40'25" West, 108.88 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

9. North 89°38'43" West, 244.51 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

10. North 59°15'17" West, 144.61 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

11. South 43°03'23" West, 73.34 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

12. South 25°55'29" West, 82.16 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

13. South 39°45'02" West, 89.57 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

14. South 84°45'02" West, 14.14 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

15. North 50°14'58" West, 115.50 feet to a found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

16. North 06°03'31" East, 30.00 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;

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 found 3/4–inch iron rod with cap stamped "Quiddity ENG Property Corner";

18. South 76°08'09" West, 20.00 feet to a found 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

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 TEXAS §
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 Texas

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.
President

Date

Kerry Osburn
Vice President

Date

Brandon Middleton
Secretary/Treasurer

Date

Dinh V. Ho, P.E.
District Engineer

Date

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

This plat is hereby APPROVED by the City of Iowa Colony City Engineer, this _____ day of _____, 20__.

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 Sec 3 as shown hereon.

Wii Kennedy, Mayor

Margaret Madariaga

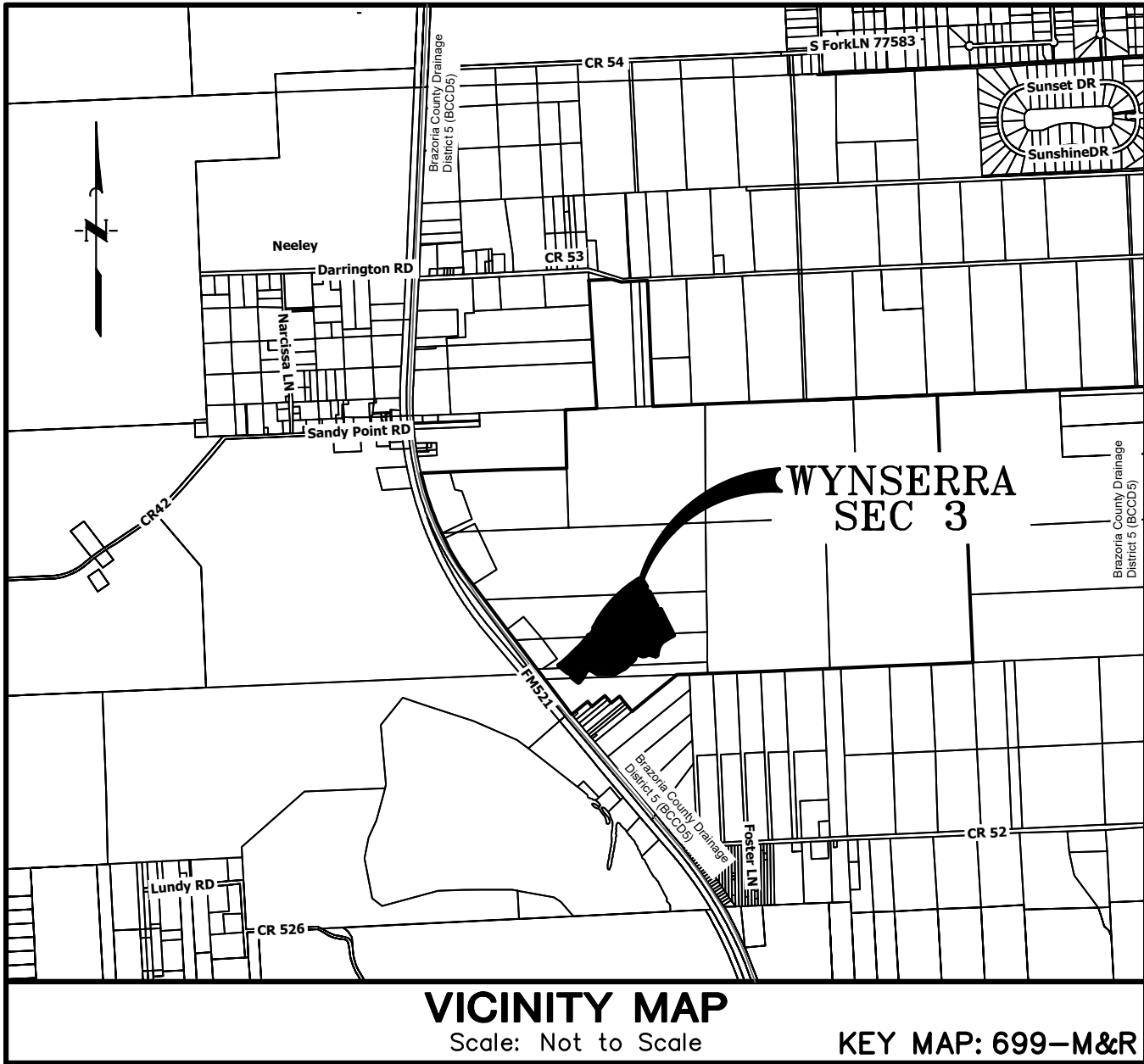
Arnetta Hicks-Murray

Marquette Greene-Scott

Timothy Varlack

Kareem Boyce

Sydney Hargroder



FINAL PLAT OF WYNSERRA SEC 3

A SUBDIVISION OF 26.57 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

104 LOTS 5 RESERVES 6 BLOCKS
AUGUST 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-22780 & 10486100
6330 West Loop South, Suite 150 • Bellaire, TX 77404 • 713.777.5337