



## APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 6/26/2025

### TYPE OF PLAT APPLICATION

#### ADMINISTRATIVE

MINOR ☐

AMENDING/REPLAT ☐

#### PRELIMINARY

RESIDENTIAL ☐

COMMERCIAL ☐

#### FINAL

RESIDENTIAL ☒

COMMERCIAL ☐

Address of property: WINDROSE GREEN SEC 8 ( SOUTH OF 523 IN THE WINDROSE SUBDIVISION AT THE CORNER OF PARKS EDGE LANE AND VOYAGE DRIVE)

Name of Applicant: MAYRA HERNANDEZ Phone: 832.913.4000

Name of Company: QUIDDITY ENGINEERING, LLC Phone: 832.913.4000

E-mail: MAHERNANDEZ@QUIDDITY.COM

Name of Owner of Property: EMPTOR ANGLETON, LLC A TEXAS LIMITED LIABILITY COMPANY

Address: 4444 WESTHEIMER ROAD, SUITE G325

Phone: 281.571.7007 E-mail: MAHERNANDEZ@QUIDDITY.COM

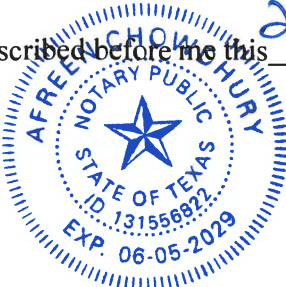
I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements contained herein and attached hereto are true and correct to the best of my knowledge and belief.

Signature of Owner or Agent for Owner (Applicant) \_\_\_\_\_

### NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 27th day of June, 2025

(SEAL)



Notary Public for the State of Texas

Commission Expires: 06-05-2029

APPLICATION AND ALL REQUIRED DOCUMENTATION MUST BE SUBMITTED FOR REVIEW A MINIMUM OF 35 DAYS PRIOR TO THE NEXT PLANNING & ZONING COMMISSION MEETING. INCOMPLETE FORMS MAY BE DELAYED, DENIED, RETURNED TO THE APPLICANT; PLANNING & ZONING COMMISSION MEETS ON THE FIRST THURSDAY OF THE MONTH.

**AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER**

I swear that I am the owner of (indicate address and/or legal description)  
WINDROSE GREEN SEC 8 ( SOUTH OF 523 IN THE WINDROSE SUBDIVISION AT THE CORNER OF PARKS EDGE LANE AND VOYAGE DRIVE)

which is the subject of the attached application for land platting and is shown in the records of Brazoria County, Texas.

I authorize the person named below to act as my agent in the pursuit of this application for the platting of the subject property.

NAME OF APPLICANT: MAYRA HERNANDEZ

ADDRESS: 2322 W. GRAND PARKWAY N., SUITE 150, KATY TX 77449

APPLICANT PHONE # 832.913.4000 E-MAIL: MAHERNANDEZ@QUIDDITY.COM

PRINTED NAME OF OWNER: Harris Masterson IV

SIGNATURE OF OWNER: \_\_\_\_\_

DATE: \_\_\_\_\_


NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 27 day of June, 2025.

(SEAL)



Afreen Chowdhury  
Notary Public for the State of Texas  
Commission Expires: 06-05-2029

 <b>KRISTIN R. BULANEK</b> BRAZORIA COUNTY TAX ASSESSOR-COLLECTOR 111 E. Locust Angleton, TX 77515 (979) 864-1320	<b>Tax Certificate</b>
	Property Account Number: <b>03180031102</b>
<b>Statement Date:</b> 04/03/2025 <b>Owner:</b> EMPTOR ANGLETON LLC <b>Mailing Address:</b> % EMBER GROUP 4444 WESTHEIMER RD STE G325 HOUSTON TX 77027	<b>Property Location:</b> FM 523 & HENDERSON RD <b>Legal:</b> A0318 T S LEE BLOCK 42 TRACT 31A-32-32A-32B-33-37-38-39 (OLIVER & BARROW SD) ACRES 60.546

TAX CERTIFICATE FOR ACCOUNT : 03180031102  
 AD NUMBER: 692094  
 GF NUMBER:  
 CERTIFICATE NO : 3378360

FEE : \$10.00  
 DATE : 4/3/2025

**COLLECTING AGENCY**

Brazoria County  
 111 E. Locust  
 Angleton TX 77515

**CURRENT VALUES 2024**

APPRAISED VALUE: 1,178,220  
 EXEMPTIONS:

**REQUESTED BY**

QUIDDITY ENGINEERING LLC

2322 W GRAND PARKWAYSUITE 150  
 KATY TX 77449

**TAX UNIT**

ANGLETON - DANBURY HOSPITAL
ANGLETON DRAINAGE DIST. NO 1
ANGLETON ISD
BC EMERGENCY SERVICES #3
BRAZORIA COUNTY
PORT FREEPORT
SPECIAL ROAD & BRIDGE

THIS IS TO CERTIFY THAT AFTER A CAREFUL REVIEW OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF BRAZORIA COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS. THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. SPTB RULE 155.40 (B) PARAGRAPH 6.

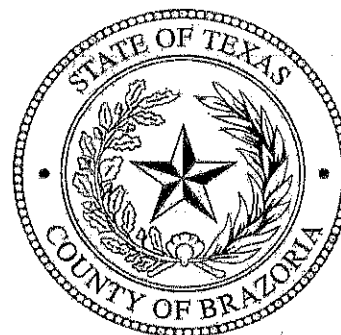
ACCOUNT NUMBER: 03180031102

CERTIFICATE NO : 3378360

TOTAL CERTIFIED TAX DUE 4/2025 : \$0.00

  
 Signature of Authorized officer of collection office

04/03/2025  
 Date



# TAX CERTIFICATE

Jurisdiction

Rancho Isabella M.U.D.

Account Number

0318-0031-102

Property Owner and Address

EMPTOR ANGLETON LLC  
% MOODY LAW GROUP  
3003 W ALABAMA ST  
HOUSTON, TX 77098-2001

Legal Description

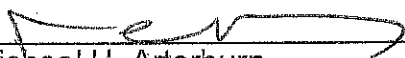
A0318 T S LEE BLOCK 42 TRACT  
31A-32-32A-32B-33-37-38-39 (OLIVER & BARROW SD)  
ACRES 60.546  
60.5460 Acres

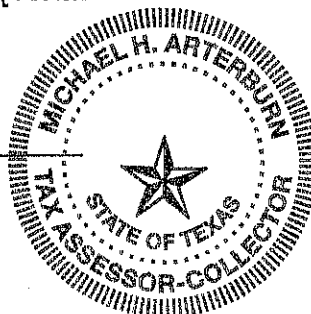
This is to certify that after a review of the tax records of this office, the following taxes, penalties, and interest are due on the above-described property as of the date of this certificate:

Year	Base Tax	P & I	Atty Penalty	Total Due	Date Paid
2024	17,084.19	0.00	0.00	0.00	1/29/2025

If applicable:

- 1) This certificate does not reflect the potential of rollback taxes which may become due on properties receiving agricultural, open space or timber valuations before or after date of issuance.
- 2) This certificate does not cover property omitted from the appraisal roll as described under Tax Code Section 25.21. [Texas Tax Code Section 31.08(b)]

  
Michael H. Arterburn  
Tax Assessor / Collector  
Rancho Isabella M.U.D.



Date Of Issuance  
3/27/2025



# ANGLETON DRAINAGE DISTRICT



A Political Subdivision of the State of Texas  
P.O. Box 2469, Angleton, Texas 77516-2469  
Phone: (979) 849-2414 Fax: (979) 848-8160

February 12, 2025

Quiddity Engineering  
Attn: Ashlynn Ramelow, Design Engineer  
601 Northwest Loop 410, Suite 453  
San Antonio, Texas 78216

Re: Plat, Grading, Drainage and Detention Plan  
Windrose Green Sections 7 & 8.

Dear Ms. Ramelow:

During the regular public meeting of the Angleton Drainage District held February 11, 2025, the Angleton Drainage Board of Supervisors unanimously approved the plat, grading, drainage and detention plan of Windrose Green Subdivision, Sections 7 & 8 as presented.

As presented, Section 7 consists of (60) sixty lots, 45-foot wide. Section 8 consists of (36) thirty-six 50-foot wide. The lots are being built up and will drain to the streets and into a storm sewer system that will then drain to the existing detention pond known as "Restricted Reserve D" as was designed in the original drainage plan.

If any structures are added to this site in the future, or revisions to the plat, grading, drainage and detention plan are made, a subsequent review by the Angleton Drainage District will be required to ensure there are no adverse impacts to adjacent landowners.

Approval of this plat, grading, drainage and detention plan in no way represents that Windrose Green Subdivision, Angleton, Texas has complied with any federal, state, county or other law, statute, procedure or requirement of any type beyond the approval of the plat, grading, drainage and detention plan approved, with the stipulations listed in this letter, if any, by the District.

Sincerely,

A handwritten signature in black ink that reads "David B. Spoor".

David B. Spoor, Chairman  
Angleton Drainage District Board of Supervisors



April 2, 2025

Mr. Otis Spriggs  
Director of Development Services  
City of Angleton  
121 S. Velasco  
Angleton, TX 77515

Re: On-Going Services  
Windrose Green Section 8 Subdivision Improvement Plans – 2<sup>nd</sup> Submittal Review  
Angleton, Texas  
HDR Job No. 10420700

Dear Mr. Spriggs:

HDR Engineering, Inc. (HDR) has reviewed the plans for the above referenced subdivision and offers the following comments:

General

1. A final plat is included in the construction planset; however, this is being provided for information purposes only. At the time of completion of the subdivision improvements or fiscal responsibility as noted in the Angleton LDC, a final plat shall be submitted for review and approval.
2. It is noted that the remaining sections of the proposed subdivision are subject to meeting requirements found in the Development and Utility Agreements with the City of Angleton such as utility capacity. Coordination shall be made for compliance with these requirements prior acceptance of the subdivision improvements.
3. Approval from referral agencies such as Brazoria County Engineering and Angleton Drainage District (A.D.D.) shall be provided prior to commencing construction.
4. A preconstruction meeting will be required for the proposed improvements.
5. All applicable permits shall be coordinated by the Contractor prior to commencement of construction.
6. Any revisions to the approved plansets shall be submitted to the City of Angleton for review and approval prior to the revisions being constructed.

Sheet 14 of 26 – Sanitary Sewer & Water Details

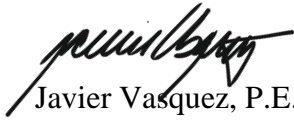
1. Confirmation shall be made Angleton PW on dual service lines/dual meters using a "U-branch". The revised drawings show a proposed tee; however, a "U-branch" fitting has been used in previous construction. Please revise accordingly and resubmit with the issued for construction planset.

HDR Engineering, Inc. (HDR) offers no objection to the proposed Windrose Green Section 8 Subdivision Improvement Plans with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data are signed, dated, and sealed by a Professional Engineer licensed to practice in the State of Texas, which therefore conveys the engineer's responsibility and accountability.

If you have any questions, please feel free to contact us at our office (713)-622-9264.

Sincerely,

HDR Engineering, Inc.

A handwritten signature in black ink, appearing to read 'Javier Vasquez', is written over a horizontal line.

Javier Vasquez, P.E., CFM  
Civil Engineer

cc: Files (10420700)

Attachments

**Matt Hanks, P.E.**  
COUNTY ENGINEER

**Karen McKinnon, P.E.,**  
ASST. COUNTY ENGINEER

(979) 864-1265  
*Office*



**Wael Tabara, P.E., CFM**  
ASST. COUNTY ENGINEER

**Barbara X. Martinez, P.E.,**  
STAFF ENGINEER

(979) 864-1270  
*Fax*

**BRAZORIA COUNTY ENGINEERING**

451 N VELASCO, SUITE 230  
ANGLETON, TEXAS 77515  
[www.brazoriacountytx.gov](http://www.brazoriacountytx.gov)

April 29, 2025

Ashlynn Ramelow  
Quiddity  
Via Email: [aramelow@quiddity.com](mailto:aramelow@quiddity.com)

RE: Construction Plan Review: Windrose Section 8 :Angleton, TX 77515

Dear Ashlynn Ramelow:

Brazoria County has completed the review of the above referenced revised plans as provided on April 16, 2025. The County has no objection.

This Letter of No Objection is for Construction Plan approval only. It is the applicant's responsibility to apply for all other proper permits required by Brazoria County. These permits must remain posted onsite during the construction for this project.

If construction has not begun one year from issue date, this approval is null and void.

Best Regards,

Megan Cook