

August 30, 2024

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

Re: WINDROSE GREEN SECTION 6

Dear Otis,

On behalf of Emptor Angleton, we Meta Planning + Design, respectfully submit our responses below to the City Comments dated August 21, 2024, for the above referenced plat.

1. Verify and update plat note 18 for this section and what section is applicable for the detention of this section.

Response: Note 18 updated and verified per this comment.

2. Verify if there are additional easements required by private utility companies such as Texas New Mexico Power required for this subdivision.

Response: To the best of our knowledge, there are no additional easement requirements.

3. Update graphics to remove solid hatching on the lot details.

Response: This has been addressed.

4. Verify and update the engineer of record.

Response: Engineer on record has been updated per this comment.

5. Verify and update the surveyor of record.

Response: Surveyor on record has been updated per this comment.

6. Verify and update plat notes 15-16 to update the design professional(s).

Response: Plat note verified.

7. Verify and update land use for Reserve A to include "Drainage".

Response: Drainage label added to reflect in reserve A.

8. Show filing information for Sec. 4 & 5 once available.

Response: Filing information not currently available for these sections.

9. Remove text shown above metes and bounds.

Response: Text above metes and bounds has been removed.

10. Recommend continuation of street name shown for Parks Edge Lane, taken from Section 4.

Response: Parks Edge Lane has been continued from Section 4.

11. Show Topographic contours at one-foot intervals.

Response: Contours shown on plat.

12. Provide a corner tie to the original abstract survey.

Response: Corner tie to the original abstract survey shown on plat.

13. Verify and update spelling to be "Costello" in the metes and bounds.

Response: Metes and bounds shown appropriately as Costello.

14. Label point of beginning on the plat drawing in relation to the metes and bounds description.

Response: Point of beginning shown.

15. Provide a table for proposed streets/ROW to notate the street name, length, ROW width, and street type (e.g. local, collector, etc).

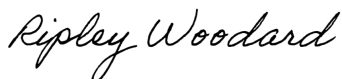
Response: Table provided to reflect ROWs.

16. Revise metes and bounds to update bearings to match what is shown on the plat drawing (Typical).

Response: Metes and bounds revised per this comment.

Enclosed is a copy of the revised plat. Please contact me if you need any additional information.

Sincerely,



Ripley Woodard
Enclosure

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT EMPOR ANGLETON, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Windrose Green Section 6, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns:
 "Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement or for any damage or injury to private property or person that results from the flow of water along said easement or for the control of erosion, but reserves the right to use enforcement powers to ensure that drainage easements are properly functioning in the manner in which they were designed and approved.

The Owners shall keep all Drainage Easements clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Angleton or Angleton Drainage District shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Owners to alleviate any public health or safety issues.

The Association hereby agrees to indemnify and hold harmless the City from any such damages and injuries.

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Owner

Duly Authorized Agent

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated. Given under my hand and seal of office this ____ day of _____

Notary Public
 State of Texas

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, Jeremy A. Chandler, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

I, Jeremy A. Chandler, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that META Planning + Design LLC has prepared this preliminary plat based on information furnished by Costello, Inc.

Jerome A. Chandler
 Registered Professional Land Surveyor
 No. 5755

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, John A. Alvarez II, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

John A. Alvarez II, P.E.
 Professional Engineer
 No. 127206

APPROVED this _____ day of _____, 20____, by the Planning and Zoning Commission, City of Angleton, Texas.

Chairman, Planning and Zoning Commission

City Secretary

APPROVED this _____ day of _____, 20____, by the City Council, City of Angleton, Texas.

Mayor

City Secretary

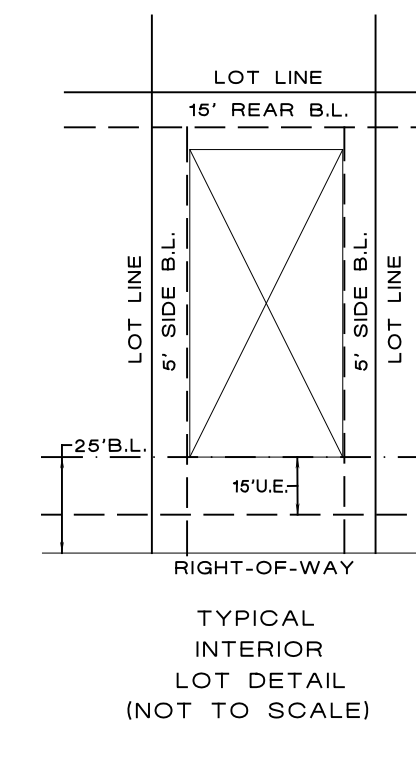
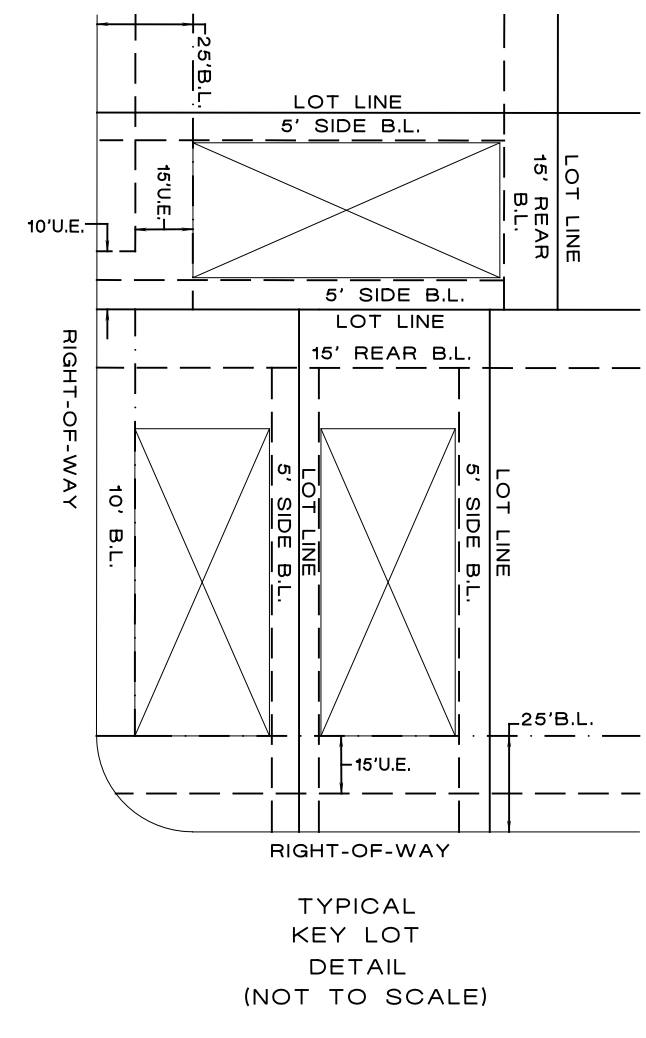
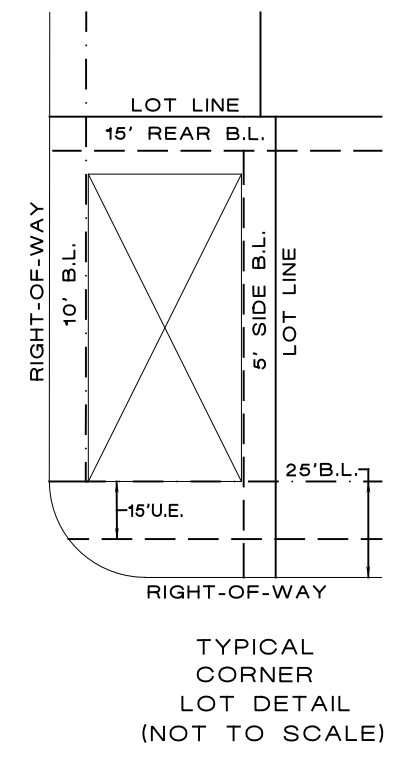
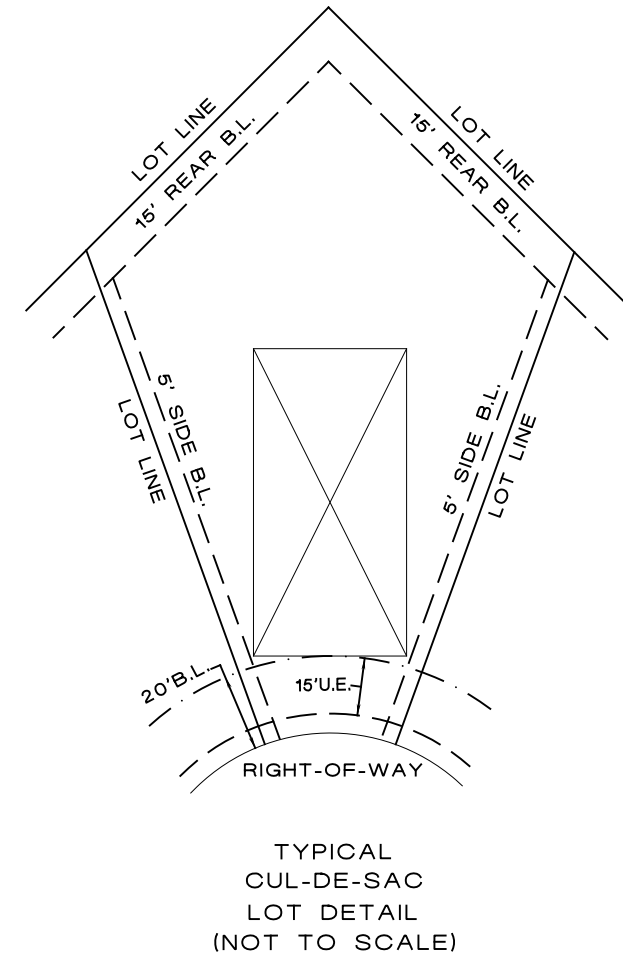
STATE OF TEXAS §
 COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ____ day of _____, 20____, by _____, City Secretary, City of Angleton, on behalf of the City.

Notary Public
 State of Texas

GENERAL NOTE:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "'1' RES." INDICATES ONE FOOT RESERVE.
 dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is 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 vest in the dedicator, his heirs assigns, or successors.
- 4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 5.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- 6.) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 7.) NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- 8.) NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- 9.) NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
- 10.) NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM, IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- 11.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
- 12.) HORIZONTAL DATUM:
 ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE.
 VERTICAL DATUM:
 ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS_1012 AND HCOG_14012.
- 13.) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP NUMBER 48039C0435K, DATED DECEMBER 30, 2020 THIS PROPERTY LIES IN UNSHADED ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- 14.) DRIVEWAY ACCESS TO FM 523 FROM LOT 10 & 11, BLOCK 1 IS DENIED.
- 15.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC, WITH THE AID OF INFORMATION PROVIDED BY COSTELLO, INC.
- 16.) COSTELLO, INC., TBPE FIRM REGISTRATION No. 280, TBPLS FIRM REGISTRATION No. 100486.. IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- 17.) PROPOSED MONUMENTS TO BE SET BY COSTELLO, INC., UPON RECORDATION OF A FINAL PLAT.
- 18.) DETENTION PROVIDED FOR WINDROSE GREEN SECTION 6 HAS BEEN DEDICATED WITHIN WINDROSE GREEN SECTION 1.
- 19.) SUBJECT TO THE TERMS, CONDITIONS, AND STIPULATIONS AS SENT FORTH IN DOCUMENT NO. 2008000450 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.



A PRELIMINARY PLAT OF

WINDROSE GREEN SECTION SIX

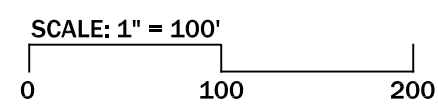
BEING 15.658± ACRES OF LAND

OUT OF THE T.S. LEE SURVEY, A-318 BRAZORIA COUNTY, TEXAS

CONTAINING 78 LOTS (45' X 120' TYP.) AND ONE RESERVE IN THREE BLOCKS.

OWNER:
EMPOR ANGLETON, LLC
 ENGINEER/SURVEYOR:
QUIDDITY
 2322 W GRAND PARKWAY NORTH, SUITE 150
 KATY, TEXAS, 77449, UNITED STATES
 (832) 913-4000
 TEXAS FIRM REGISTRATION #F-23290

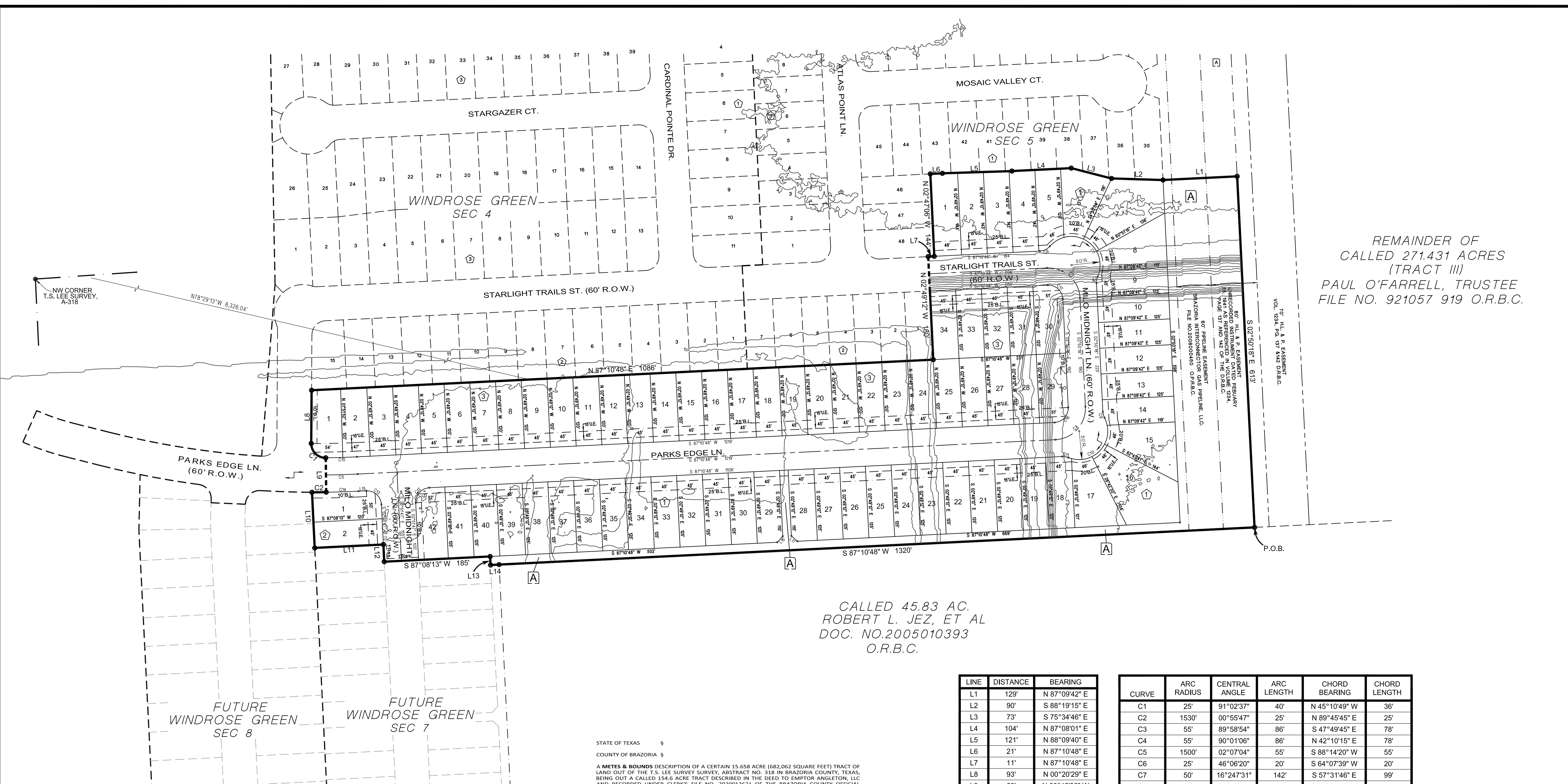
PLANNER:
META
 PLANNING + DESIGN
 Meta Planning + Design LLC
 24285 KATY FREEWAY, SUITE 525
 KATY, TEXAS 77494 | TEL: 281-810-1422



- LEGEND:
- 1.) "B.L." INDICATES BUILDING LINE.
 - 2.) "U.E." INDICATES UTILITY EASEMENT.
 - 3.) "AC." INDICATES ACREAGE.
 - 4.) "R.O.W." INDICATES RIGHT-OF-WAY.
 - 5.) "P.O.B." INDICATES POINT OF BEGINNING.
 - 6.) "FND" INDICATES FOUND.
 - 7.) "IP" INDICATES IRON PIPE.
 - 8.) "IR" INDICATES IRON ROD.
 - 9.) "VOL." INDICATES VOLUME.
 - 10.) "PG." INDICATES PAGE.
 - 11.) "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY.
 - 12.) "NO." INDICATES NUMBER.
 - 13.) "CT." INDICATES COURT.
 - 14.) "DR." INDICATES DRIVE.
 - 15.) "O.P.R.B.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY.
 - 16.) " " INDICATES STREET NAME CHANGE.
 - 17.) " " INDICATES BLOCK NUMBER.
 - 18.) " " INDICATES RESERVE NUMBER.
 - 19.) " " INDICATES 50' CUL-D-SAC RADIUS.

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANGLETON SUBDIVISION REGULATIONS IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF ANGLETON PLANNING AND ZONING COMMISSION. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.



REMAINDER OF
CALLED 271.431 ACRES
(TRACT III)
PAUL O'FARRELL, TRUSTEE
FILE NO. 921057 919 O.R.B.C.

CALLED 45.83 AC.
ROBERT L. JEZ, ET AL
DOC. NO. 2005010393
O.R.B.C.

LAND USE TABLE		
RESERVE	ACREAGE	LAND USE
A	2.80	LANDSCAPE/ OPEN SPACE/DRAINAGE

STATE OF TEXAS
COUNTY OF BRAZORIA
A METES & BOUNDS DESCRIPTION OF A CERTAIN 15.658 ACRE (682,062 SQUARE FEET) TRACT OF LAND OUT OF THE T.S. LEE SURVEY, ABSTRACT NO. 318 IN BRAZORIA COUNTY, TEXAS, BEING OUT A CALLED 154.6 ACRE TRACT DESCRIBED IN THE DEED TO EMPTOR ANGLETON, LLC AND RECORDED UNDER CLERK'S FILE NO. 2020018623 OF THE BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY; SAID 15.658 ACRE (682,062 SQUARE FEET) TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH ALL BEARINGS BEING BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.

BEGINNING AT 5/8-INCH IRON ROD WITH CAP STAMPED "COSTELLO" FOUND AT THE MOST EASTERLY SOUTHWEST CORNER OF SAID 154.6 ACRES, COMMON WITH THE SOUTHWEST CORNER OF A CALLED 22.1088 ACRE TRACT DESCRIBED IN THE DEED TO 1209 DAYTON, LLC AND RECORDED UNDER CLERK'S FILE NO. 2022049373 OF THE BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY.

THENCE, SOUTH 87 DEGREES 10 MINUTES 48 SECONDS WEST, WITH THE SOUTHERLY LINE OF SAID 154.6 ACRES, A DISTANCE OF 1320.20 FEET;

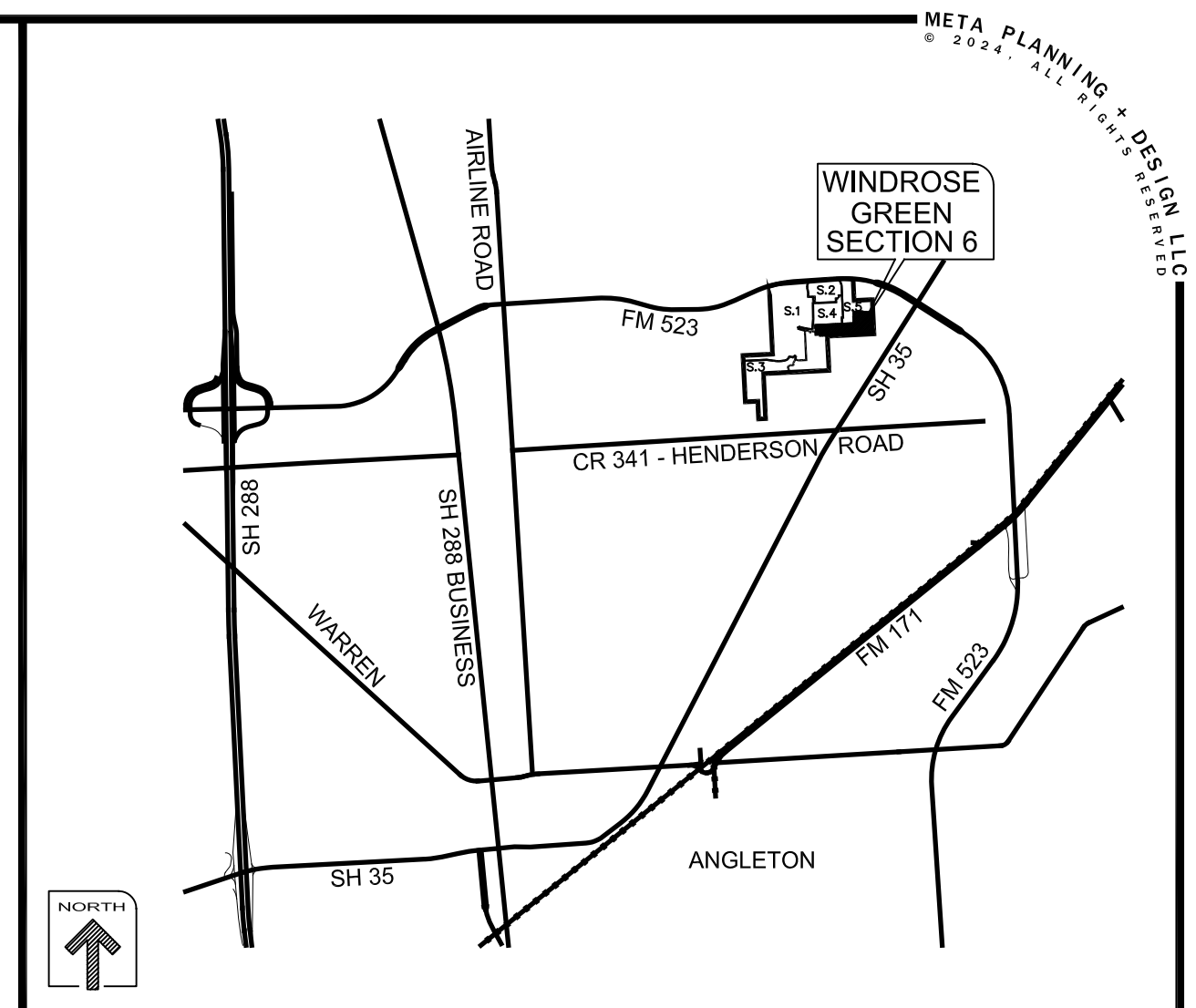
- THENCE OVER AND ACROSS SAID 154.6 ACRES THE FOLLOWING 22 CALLS:
- SOUTH 87 DEGREES 10 MINUTES 48 SECONDS WEST, A DISTANCE OF 1320.20 FEET;
 - NORTH 02 DEGREES 51 MINUTES 47 SECONDS WEST, A DISTANCE OF 35.00 FEET;
 - SOUTH 87 DEGREES 08 MINUTES 13 SECONDS WEST, A DISTANCE OF 385.00 FEET;
 - NORTH 02 DEGREES 51 MINUTES 47 SECONDS WEST, A DISTANCE OF 30.16 FEET;
 - SOUTH 87 DEGREES 08 MINUTES 13 SECONDS WEST, A DISTANCE OF 320.00 FEET;
 - NORTH 02 DEGREES 51 MINUTES 47 SECONDS WEST, A DISTANCE OF 97.24 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;
 - WITH SAID CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 1530.00 FEET, A CHORD BEARING OF NORTH 80 DEGREES 45 MINUTES 45 SECONDS EAST, A CHORD LENGTH OF 24.83 FEET AND AN ARC LENGTH OF 24.83 FEET;
 - NORTH 00 DEGREES 42 MINUTES 08 SECONDS WEST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
 - WITH SAID CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 45 DEGREES 10 MINUTES 45 SECONDS WEST, A CHORD LENGTH OF 35.68 FEET AND AN ARC LENGTH OF 39.73 FEET;
 - NORTH 00 DEGREES 20 MINUTES 29 SECONDS EAST, A DISTANCE OF 92.78 FEET;
 - NORTH 87 DEGREES 10 MINUTES 48 SECONDS EAST, A DISTANCE OF 761.48 FEET;
 - NORTH 87 DEGREES 10 MINUTES 48 SECONDS EAST, A DISTANCE OF 325.00 FEET;
 - NORTH 02 DEGREES 49 MINUTES 12 SECONDS WEST, A DISTANCE OF 120.00 FEET;
 - NORTH 02 DEGREES 49 MINUTES 12 SECONDS WEST, A DISTANCE OF 60.00 FEET;
 - NORTH 87 DEGREES 10 MINUTES 48 SECONDS EAST, A DISTANCE OF 10.68 FEET;
 - NORTH 02 DEGREES 47 MINUTES 06 SECONDS WEST, A DISTANCE OF 144.00 FEET;
 - NORTH 87 DEGREES 10 MINUTES 48 SECONDS EAST, A DISTANCE OF 21.18 FEET;
 - NORTH 88 DEGREES 09 MINUTES 40 SECONDS EAST, A DISTANCE OF 121.40 FEET;
 - NORTH 87 DEGREES 08 MINUTES 01 SECONDS EAST, A DISTANCE OF 103.62 FEET;
 - SOUTH 75 DEGREES 34 MINUTES 46 SECONDS EAST, A DISTANCE OF 72.67 FEET;
 - SOUTH 88 DEGREES 19 MINUTES 15 SECONDS EAST, A DISTANCE OF 89.99 FEET;
 - NORTH 87 DEGREES 09 MINUTES 42 SECONDS EAST, A DISTANCE OF 120.46 FEET TO A POINT IN THE WESTERLY LINE OF SAID 22.1088 ACRES, COMMON WITH THE EASTERLY LINE OF SAID 154.6 ACRES.

THENCE, SOUTH 02 DEGREES 50 MINUTES 18 SECONDS EAST, WITH SAID COMMON LINE, A DISTANCE OF 613.45 FEET TO THE POINT OF BEGINNING, CONTAINING 15.658 ACRES (682,062 SQUARE FEET) OF LAND IN BRAZORIA COUNTY, TEXAS.

THIS DESCRIPTION DESCRIBES AN AREA AS DEFINED IN THE FIELD BY THE CLIENT'S REPRESENTATIVE. IT DOES NOT REPRESENT A BOUNDARY SURVEY AS DEFINED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTEREST IN REAL PROPERTY.

LINE	DISTANCE	BEARING
L1	129'	N 87°09'42" E
L2	90'	S 88°19'15" E
L3	73'	S 75°34'46" E
L4	104'	N 87°08'01" E
L5	121'	N 88°09'40" E
L6	21'	N 87°10'48" E
L7	11'	N 87°10'48" E
L8	93'	N 00°20'29" E
L9	60'	N 00°42'08" W
L10	97'	N 02°51'47" W
L11	120'	S 87°08'13" W
L12	30'	N 02°51'47" W
L13	15'	N 02°51'47" W
L14	15'	S 87°10'48" W
L15	14'	S 87°10'48" W
L16	14'	N 42°10'48" E
L17	14'	S 47°49'12" E

CURVE	ARC RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25'	91°02'37"	40'	N 45°10'49" W	36'
C2	1530'	00°55'47"	25'	N 89°45'45" E	25'
C3	55'	89°58'54"	86'	S 47°49'45" E	78'
C4	55'	90°10'06"	86'	N 42°10'15" E	78'
C5	1500'	02°07'04"	55'	S 88°14'20" W	55'
C6	25'	46°06'20"	20'	S 64°07'39" W	20'
C7	50'	16°24'31"	142'	S 57°31'46" E	99'
C8	25'	26°42'17"	12'	S 10°30'51" W	12'
C9	25'	24°57'05"	11'	N 15°18'50" W	11'
C10	50'	139°55'16"	122'	S 42°10'15" W	94'
C11	25'	24°57'05"	11'	S 80°20'39" E	11'
C12	25'	90°02'35"	39'	N 42°09'31" E	35'
C13	25'	89°57'25"	39'	N 47°50'29" W	35'
C14	1530'	02°07'04"	57'	S 88°14'20" W	57'
C15	1470'	02°07'04"	54'	N 88°14'20" E	54'
C16	25'	90°10'06"	39'	N 42°10'15" E	35'
C17	25'	89°58'54"	39'	S 47°49'45" E	35'



Vicinity Map (not to scale)

LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.
LOT 1	6.860	LOT 11	5.625	LOT 21	5.400
LOT 2	6.442	LOT 12	5.625	LOT 22	5.400
LOT 3	6.407	LOT 13	5.625	LOT 23	5.400
LOT 4	6.387	LOT 14	5.625	LOT 24	5.400
LOT 5	5.930	LOT 15	5.625	LOT 25	5.400
LOT 6	7.285	LOT 16	5.625	LOT 26	5.400
LOT 7	10.925	LOT 17	5.625	LOT 27	5.400
LOT 8	7.782	LOT 18	5.625	LOT 28	5.400
LOT 9	5.567	LOT 19	5.625	LOT 29	6.008
LOT 10	5.625	LOT 20	5.625	LOT 30	6.003
LOT 11	5.625	LOT 21	5.400	LOT 31	5.400
LOT 12	5.625	LOT 22	5.400	LOT 32	5.400
LOT 13	5.625	LOT 23	5.400	LOT 33	5.400
LOT 14	5.553	LOT 24	5.400	LOT 34	5.400
LOT 15	8.422	LOT 25	5.400		
LOT 16	13.013	LOT 26	5.400		
LOT 17	7.593	LOT 27	5.400		
LOT 18	5.598	LOT 28	5.400		
LOT 19	5.625	LOT 29	5.400		
LOT 20	5.625	LOT 30	5.625		
LOT 21	5.625	LOT 31	5.625		
LOT 22	5.625	LOT 32	5.625		
LOT 23	5.684	LOT 33	5.625		
LOT 24	6.232	LOT 34	5.625		
LOT 25	5.625				
LOT 26	5.625				
LOT 27	5.625				
LOT 28	5.575				
LOT 29	5.575				
LOT 30	5.625				
LOT 31	5.625				
LOT 32	5.625				
LOT 33	5.625				
LOT 34	5.625				

STREET NAME TABLE			
STREET NAME	LINEAR FEET	WIDTH	STREET TYPE
STARLIGHT TRAILS STREET	243'	60'	LOCAL
MILQ MIDNIGHT LANE	283'	60'	LOCAL
CONSTELLATION WAY	1,316'	60'	LOCAL
STREETNAME	155'	60'	LOCAL

WINDROSE GREEN SECTION SIX

BEING 15.658± ACRES OF LAND

OUT OF THE T.S. LEE SURVEY, A-318
BRAZORIA COUNTY, TEXAS

CONTAINING 78 LOTS (45' X 120' TYP.) AND ONE RESERVE IN THREE BLOCKS.

OWNER:
EMPTOR ANGLETON, LLC
ENGINEER/SURVEYOR:

QUIDDITY
2322 W GRAND PARKWAY NORTH, SUITE 150
KATY, TEXAS, 77449, UNITES STATES
(832) 913-4000
TEXAS FIRM REGISTRATION #F-23290



SCALE: 1" = 100'
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DISCLAIMER AND LIMITED WARRANTY
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