



September 19, 2024

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

Re: On-Going Services  
Windrose Green Section 8 Preliminary Plat – 4<sup>th</sup> Submittal Review  
Angleton, Texas  
HDR Job No. 10391496

Dear Mr. Spriggs:

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

1. Construction plans shall be provided for review and approval of the required public improvements for Windrose Green Section 8 prior to filing and approval of the Final Plat.
2. Approval from Angleton Drainage District shall be coordinated for the construction plans and for final plat (signature).

HDR takes no objection to the proposed Windrose Green Section 8 Preliminary Plat 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 Registered Professional Land Surveyor licensed to practice in the State of Texas, which therefore conveys the surveyor'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.

Javier Vasquez, P.E., CFM  
Civil Engineer

cc: Files (10391496/10361761)

Attachments

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 8, 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:

I, Jeremy A. Chandler, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

Jeremy A. Chandler  
 Registered Professional Land Surveyor  
 Texas Registration 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

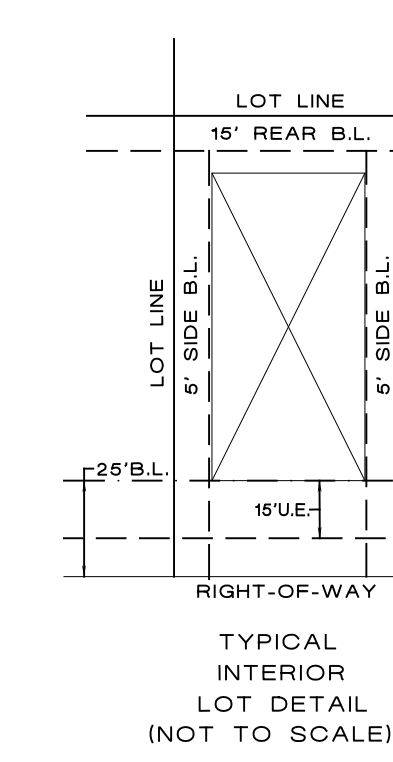
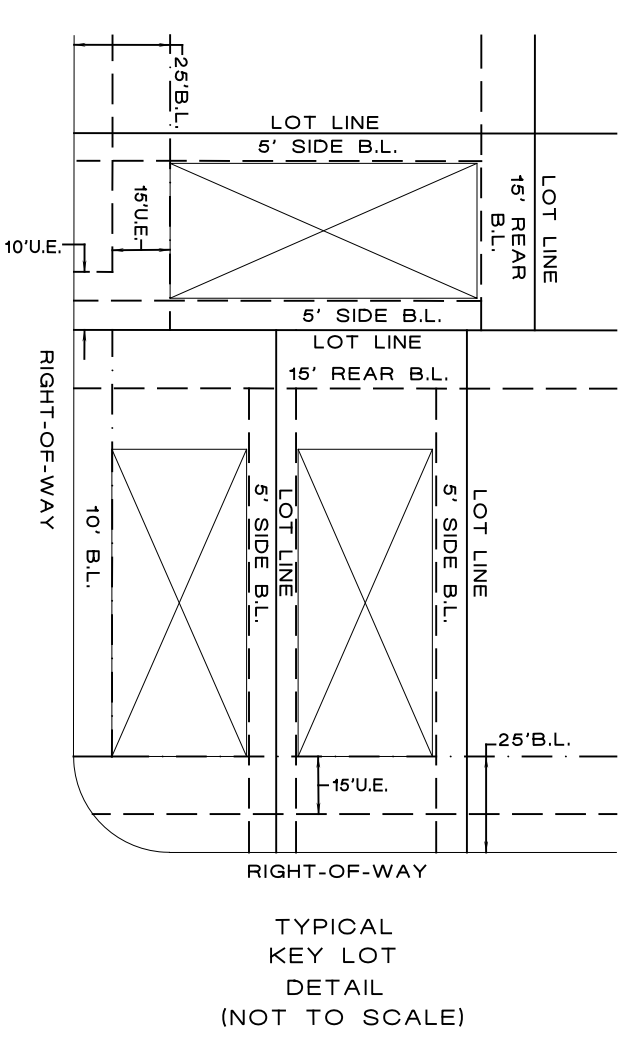
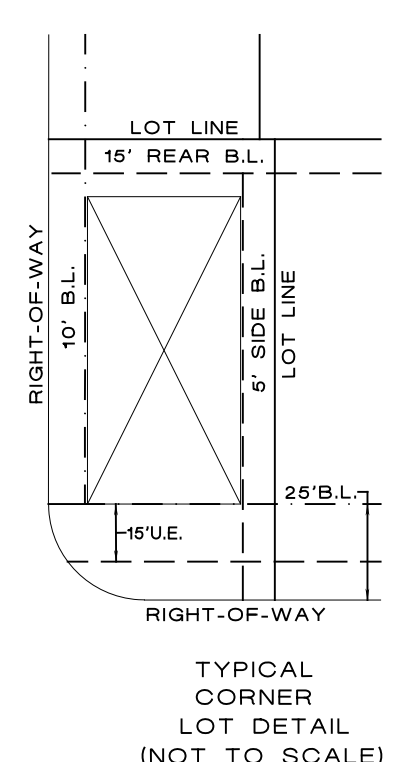
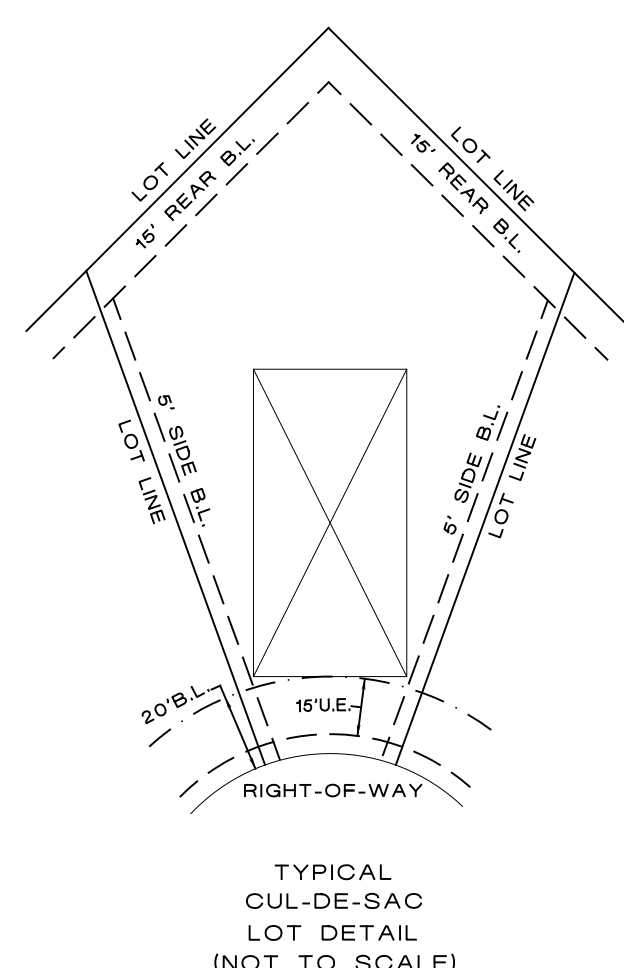
- LEGEND:
- "B.L." INDICATES BUILDING LINE.
  - "U.E." INDICATES UTILITY EASEMENT.
  - "AC." INDICATES ACREAGE.
  - "R.O.W." INDICATES RIGHT-OF-WAY.
  - "P.O.B." INDICATES POINT OF BEGINNING.
  - "FND" INDICATES FOUND.
  - "IP" INDICATES IRON PIPE.
  - "IR" INDICATES IRON ROD.
  - "VOL." INDICATES VOLUME.
  - "PG." INDICATES PAGE.
  - "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY.
  - "NO." INDICATES NUMBER.
  - "CT." INDICATES COURT.
  - "DR." INDICATES DRIVE.
  - "O.P.R.B.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY.
  - "—" INDICATES STREET NAME CHANGE.
  - "①" INDICATES BLOCK NUMBER.
  - "[A]" INDICATES RESERVE NUMBER.
  - "—R—" INDICATES 50' CUL-D-SAC RADIUS.
  - "⊙" INDICATES IRON ROD/IRON PIPE MONUMENT.

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 THIS PRELIMINARY SUBDIVISION PLAT.

GENERAL NOTE:

- "B.L." INDICATES BUILDING LINE.
- "U.E." INDICATES UTILITY EASEMENT.
- "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 revest in the dedicatior, his heirs assigns, or successors.
- ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
- 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.
- 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.
- THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC. WITH THE AID OF INFORMATION PROVIDED BY COSTELLO, INC.
- COSTELLO, INC., TBPE FIRM REGISTRATION No. 280, TBPLS FIRM REGISTRATION No. 100486.. IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- PROPOSED MONUMENTS TO BE SET BY COSTELLO, INC., UPON RECORDATION OF A FINAL PLAT.
- DETENTION PROVIDED FOR WINDROSE GREEN SECTION 8 HAS BEEN DEDICATED WITHIN WINDROSE GREEN SECTION 1.



A PRELIMINARY PLAT OF

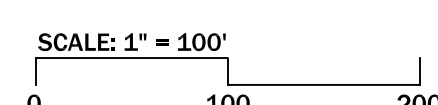
# WINDROSE GREEN SECTION EIGHT

BEING 6.469± ACRES OF LAND CONTAINING 36 LOTS (50' X 120' TYP.) AND ONE RESERVES IN TWO BLOCKS.

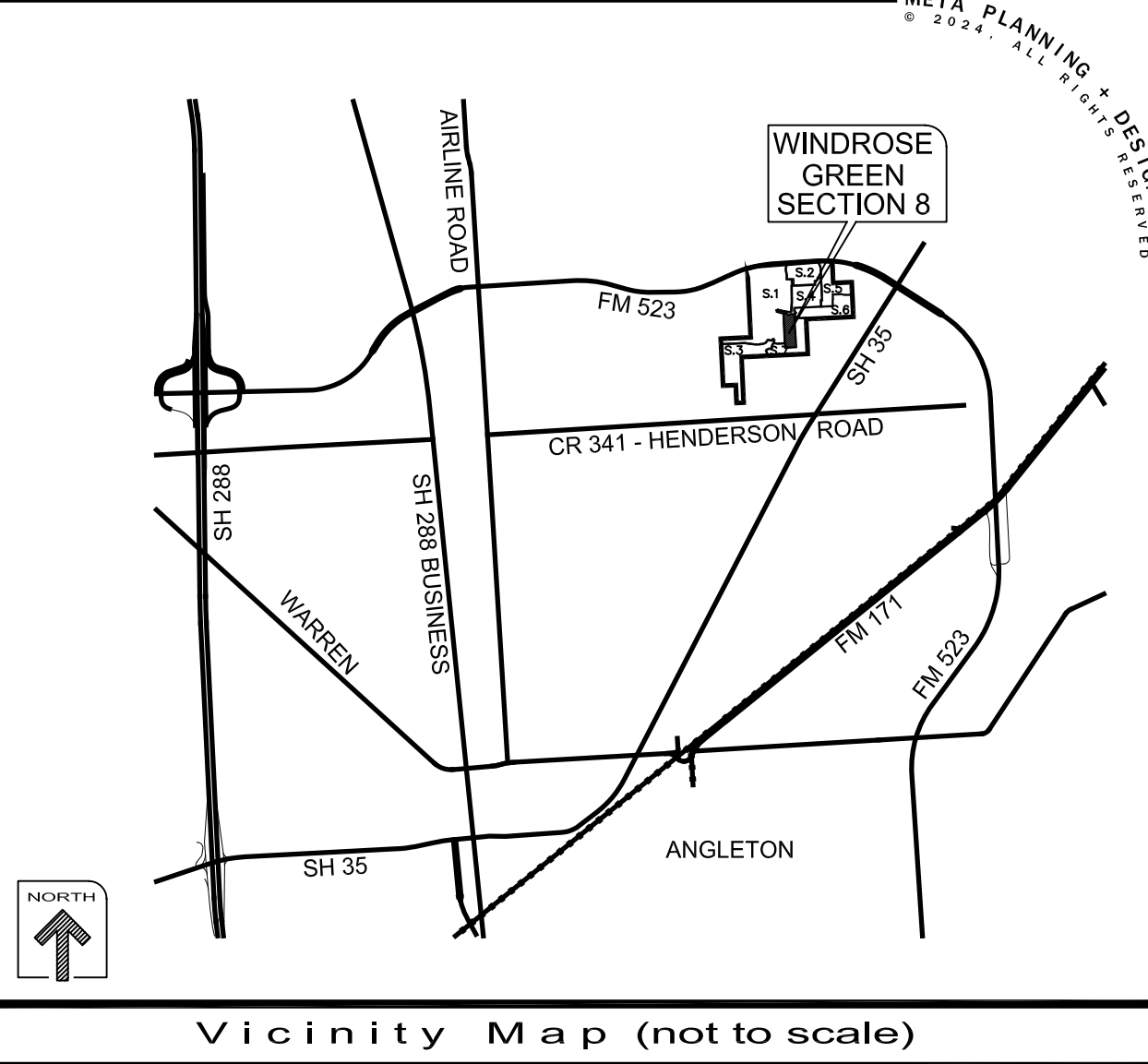
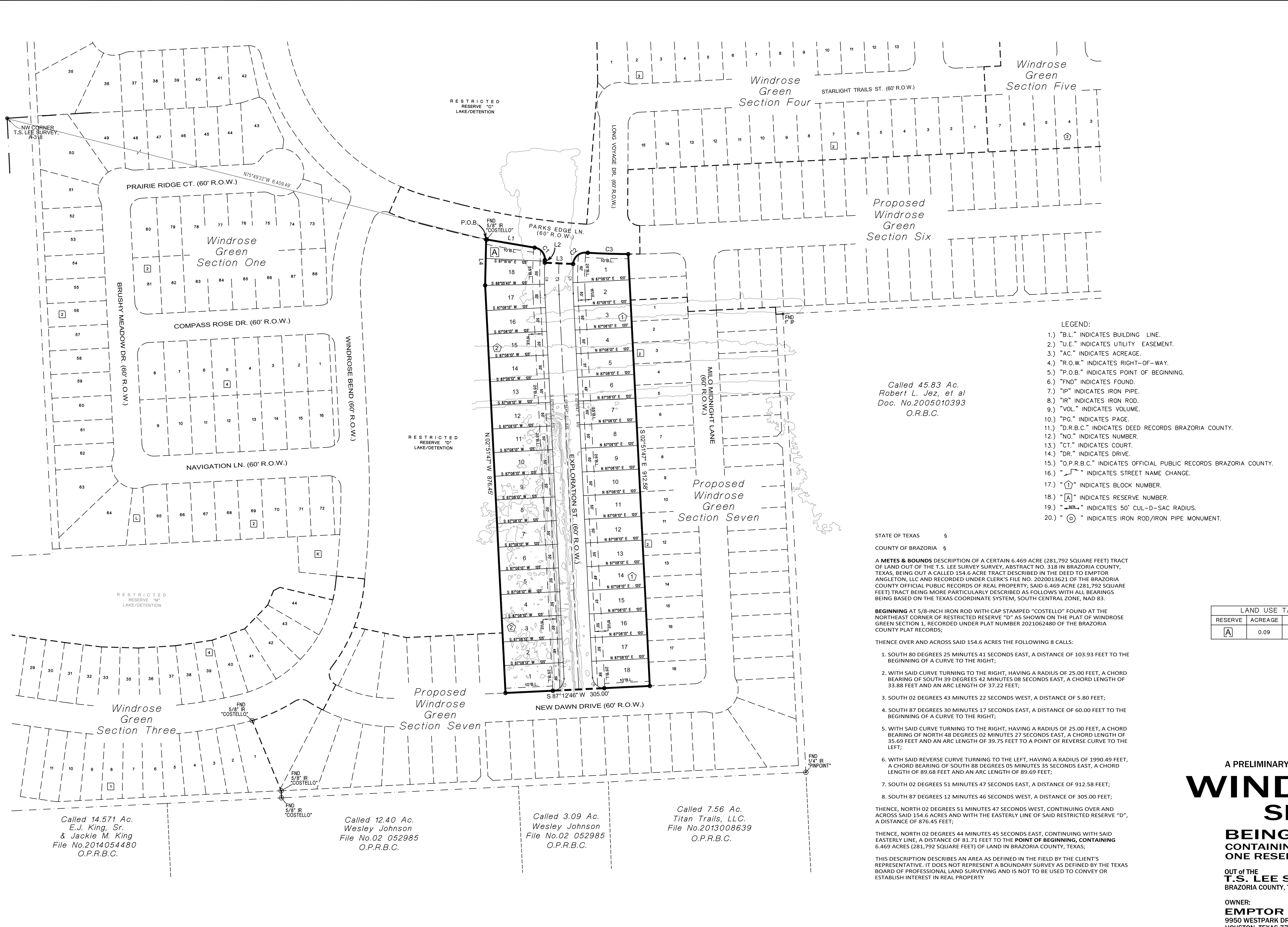
OUT OF THE T.S. LEE SURVEY, A-318 BRAZORIA COUNTY, TEXAS

OWNER:  
**EMPOR ANGLETON, LLC**  
 9950 WESTPARK DR. #285  
 HOUSTON, TEXAS 77063

ENGINEER/SURVEYOR:  
**QUIDDY**  
 2322 W GRAND PARKWAY NORTH, SUITE 150  
 KATY, TEXAS, 77449, UNITES 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.) "A" INDICATES RESERVE NUMBER.
  - 19.) " " INDICATES 50' CUL-D-SAC RADIUS.
  - 20.) " " INDICATES IRON ROD/IRON PIPE MONUMENT.

Called 45.83 Ac.  
 Robert L. Jez, et al  
 Doc. No. 2005010393  
 O.R.B.C.

STREET NAME TABLE

STREET NAME	LINEAR FEET	WIDTH	STREET TYPE
EXPLORATION ST.	900'	60'	LOCAL

LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.
BLOCK 1		BLOCK 2	
LOT 1	6,805	LOT 1	7,125
LOT 2	5,995	LOT 2	6,250
LOT 3	6,000	LOT 3	6,250
LOT 4	6,000	LOT 4	6,250
LOT 5	6,000	LOT 5	6,250
LOT 6	6,000	LOT 6	6,250
LOT 7	6,000	LOT 7	6,250
LOT 8	6,000	LOT 8	6,250
LOT 9	6,000	LOT 9	6,250
LOT 10	6,000	LOT 10	6,250
LOT 11	6,000	LOT 11	6,250
LOT 12	6,000	LOT 12	6,250
LOT 13	6,000	LOT 13	6,250
LOT 14	6,000	LOT 14	6,250
LOT 15	6,000	LOT 15	6,250
LOT 16	6,000	LOT 16	6,250
LOT 17	6,000	LOT 17	6,420
LOT 18	6,832	LOT 18	6,595

LAND USE TABLE

RESERVE	ACREAGE	LAND USE
A	0.09	LANDSCAPE/ OPEN SPACE

STATE OF TEXAS §  
 COUNTY OF BRAZORIA §

A METES & BOUNDS DESCRIPTION OF A CERTAIN 6.469 ACRE (281,792 SQUARE FEET) TRACT OF LAND OUT OF THE T.S. LEE SURVEY SURVEY, ABSTRACT NO. 318 IN BRAZORIA COUNTY, TEXAS, BEING OUT A CALLED 154.6 ACRE TRACT DESCRIBED IN THE DEED TO EMPFOR ANGLETON, LLC AND RECORDED UNDER CLERK'S FILE NO. 2020013621 OF THE BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY; SAID 6.469 ACRE (281,792 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 NORTHEAST CORNER OF RESTRICTED RESERVE "D" AS SHOWN ON THE PLAT OF WINDROSE GREEN SECTION 1, RECORDED UNDER PLAT NUMBER 2021062480 OF THE BRAZORIA COUNTY PLAT RECORDS;

**THENCE** OVER AND ACROSS SAID 154.6 ACRES THE FOLLOWING 8 CALLS:

1. SOUTH 80 DEGREES 25 MINUTES 41 SECONDS EAST, A DISTANCE OF 103.93 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
2. WITH SAID CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 39 DEGREES 42 MINUTES 09 SECONDS EAST, A CHORD LENGTH OF 33.88 FEET AND AN ARC LENGTH OF 37.22 FEET;
3. SOUTH 02 DEGREES 43 MINUTES 22 SECONDS WEST, A DISTANCE OF 5.80 FEET;
4. SOUTH 87 DEGREES 30 MINUTES 17 SECONDS EAST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
5. WITH SAID CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 48 DEGREES 02 MINUTES 27 SECONDS EAST, A CHORD LENGTH OF 35.69 FEET AND AN ARC LENGTH OF 39.75 FEET TO A POINT OF REVERSE CURVE TO THE LEFT;
6. WITH SAID REVERSE CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 1990.49 FEET, A CHORD BEARING OF SOUTH 88 DEGREES 05 MINUTES 35 SECONDS EAST, A CHORD LENGTH OF 89.68 FEET AND AN ARC LENGTH OF 89.68 FEET;
7. SOUTH 02 DEGREES 51 MINUTES 47 SECONDS EAST, A DISTANCE OF 912.58 FEET;
8. SOUTH 87 DEGREES 12 MINUTES 46 SECONDS WEST, A DISTANCE OF 305.00 FEET;

**THENCE**, NORTH 02 DEGREES 51 MINUTES 47 SECONDS WEST, CONTINUING OVER AND ACROSS SAID 154.6 ACRES AND WITH THE EASTERLY LINE OF SAID RESTRICTED RESERVE "D", A DISTANCE OF 876.45 FEET;

**THENCE**, NORTH 02 DEGREES 44 MINUTES 45 SECONDS EAST, CONTINUING WITH SAID EASTERLY LINE, A DISTANCE OF 51.71 FEET TO THE POINT OF BEGINNING, CONTAINING 6.469 ACRES (281,792 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.

Called 14.571 Ac.  
 E.J. King, Sr.  
 & Jackie M. King  
 File No. 2014054480  
 O.P.R.B.C.

Called 12.40 Ac.  
 Wesley Johnson  
 File No. 02 052985  
 O.P.R.B.C.

Called 3.09 Ac.  
 Wesley Johnson  
 File No. 02 052985  
 O.P.R.B.C.

Called 7.56 Ac.  
 Titan Trails, LLC.  
 File No. 2013008639  
 O.P.R.B.C.

LINE	DISTANCE	BEARING
L1	103.93'	S 80°25'41" E
L2	5.80'	S 24°3'22" W
L3	60.00'	S 87°30'17" E
L4	81.71'	N 02°44'45" E

CURVE	ARC RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	85°18'17"	37.22'	S 39°42'08" E	33.88'
C2	25.00'	91°05'28"	39.75'	N 48°02'27" E	35.69'
C3	1990.49'	02°34'54"	89.68'	S 88°05'35" E	89.68'
C4	700'	05°21'26"	65'	N 00°11'04" W	65'
C5	670'	05°21'30"	63'	N 00°11'02" W	63'
C6	25'	89°55'27"	39'	S 47°49'31" E	35'
C7	25'	90°04'33"	39'	S 42°10'29" W	35'
C8	730'	05°21'30"	68'	S 00°11'02" E	68'

DISCLAIMER AND LIMITED WARRANTY

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

A PRELIMINARY PLAT OF  
**WINDROSE GREEN SECTION EIGHT**

BEING 6.469± ACRES OF LAND CONTAINING 36 LOTS (50' X 120' TYP.) AND ONE RESERVES IN TWO BLOCKS.

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

OWNER:  
**EMPTOR ANGLETON, LLC**  
 9950 WESTPARK DR. #285  
 HOUSTON, TEXAS 77063

ENGINEER/SURVEYOR:  
**QUIDDITY**  
 2322 W GRAND PARKWAY NORTH, SUITE 150  
 KATY, TEXAS, 77449, UNITES 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

