

#### August 30, 2024

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

#### Re: WINDROSE GREEN SECTION 7

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 17 for this section and what section is applicable for the detention of this section.

#### Response: Plat note updated 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 comment has been addressed.

4. Verify and update the engineer of record.

#### Response: Engineer of record verified and updated.

5. Verify and update the surveyor of record.

#### Response: Surveyor of record verified and updated.

6. Verify and update plat notes 14-15 to update the design professional(s).

#### Response: Plat note 14-15 verified.

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

Response: Land use table has been updated to include drainage label.



8. Update plat to include a street name(s).

#### 9. Response: Street names updated on plat.

10. Since Section 6 is only proposed and not platted, the lot numbers should be removed from the plat.

#### Response: Lot numbers have been removed from proposed plat.

11. Show filing information for Sec. 1 & 3 on the plat. Show filing information for Sec. 4 & 5 once available.

#### Response: Once available this information will be displayed.

12. Verify and update lot table to remove Lot 39 shown. There is no Lot 39 on the plat drawing.

#### Response: Lot 39 removed from table per this comment.

13. Provide owner and filing information for adjacent lots/tracts.

#### Response: Ownership information now shown per this comment.

14. Remove text shown above metes and bounds.

#### Response: Text removed above metes and bounds.

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

#### Response: Parks Edge lane does not continue in this plat.

16. Show Topographic contours at one-foot intervals.

#### Response: Topographic contours have been added.

17. Remove bold from existing street name text (Typ).

#### Response: Bold removed from existing street names.

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

#### Response: Corner tie to the original abstract survey shown.

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

#### Response: Spelling of Costello corrected per this comment.



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

#### Response: Point of beginning labeled per this comment.

21. 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 added to page 2.

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

Response: Metes and bounds updated to match what is shown.

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

Sincerely,

Ripley Woodard

Ripley Woodard Enclosure

# STATE OF TEXAS § COUNTY OF BRAZORIA §

### NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT EMPTOR 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 7, 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.

# 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 revest 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.
- NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE 8.) 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.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC. WITH THE AID OF INFORMATION PROVIDED BY COSTELLO, INC.
- 15.) COSTELLO, INC., TBPE FIRM REGISTRATION No. 280, TBPLS FIRM REGISTRATION No. 100486., IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.

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, Jeromy 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 supervicion.

I, Jeromy 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.

Jeromy 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

\_\_\_\_\_

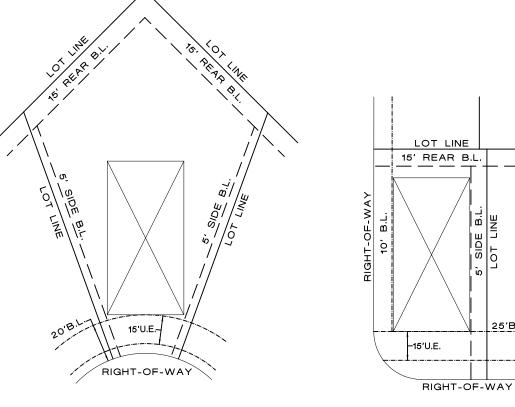
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\_\_\_\_\_

City Secretary

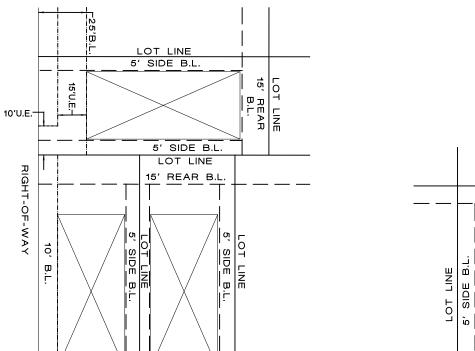
- 16.) O PROPOSED MONUMENTS TO BE SET BY COSTELLO, INC., UPON RECORDATION OF A FINAL PLAT.
- 17.) DETENTION PROVIDED FOR WINDROSE GREEN SECTION 7 HAS BEEN DEDICATED WITHIN WINDROSE GREEN SECTION 1.

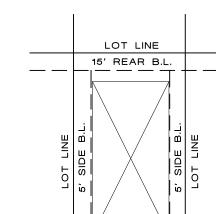


TYPICAL CUL-DE-SAC LOT DETAIL (NOT TO SCALE)

TYPICAL CORNER LOT DETAIL (NOT TO SCALE)

25'B.L.<sub>7</sub>





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

LEGEND:

1.) "B.L." INDICATES BUILDING LINE.

3.) "AC." INDICATES ACREAGE.

6.) "FND" INDICATES FOUND.

7.) "IP" INDICATES IRON PIPE.

8.) "IR" INDICATES IRON ROD. 9.) "VOL." INDICATES VOLUME.

10.) "PG." INDICATES PAGE.

12.) "NO." INDICATES NUMBER.

13.) "CT." INDICATES COURT. 14.) "DR." INDICATES DRIVE.

2.) "U.E." INDICATES UTILITY EASEMENT.

4.) "R.O.W." INDICATES RIGHT-OF-WAY.

5.) "P.O.B." INDICATES POINT OF BEGINNING.

16.) ", " INDICATES STREET NAME CHANGE.

19.) "- "INDICATES 50' CUL-D-SAC RADIUS.

17.) "1]" INDICATES BLOCK NUMBER.

18.) "A" INDICATES RESERVE NUMBER.

11.) "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY.

15.) "O.P.R.B.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY.

\_\_\_\_\_, City Secretary, City of Angleton, on behalf of the City.

Notary Public

State of Texas

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.

\_25'B.L. \_\_25'B.L - 15'U.E. 15'U.E.-RIGHT-OF-WAY RIGHT-OF-WAY TYPICAL KEY LOT DETAIL (NOT TO SCALE)

TYPICAL INTERIOR LOT DETAIL (NOT TO SCALE)

A PRELIMINARY PLAT OF

# WINDROSE GREEN **SECTION SEVEN**

# **BEING 12.062± ACRES OF LAND**

CONTAINING 62LOTS (45'/50' X 120' TYP.) AND TWO RESERVES IN THREE BLOCKS.

OUT of THE

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

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

ENGINEER/SURVEYOR:

HOUSTON, TEXAS 77063

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

SCALE: 1" = 100'

100 200

AUGUST 30, 2024

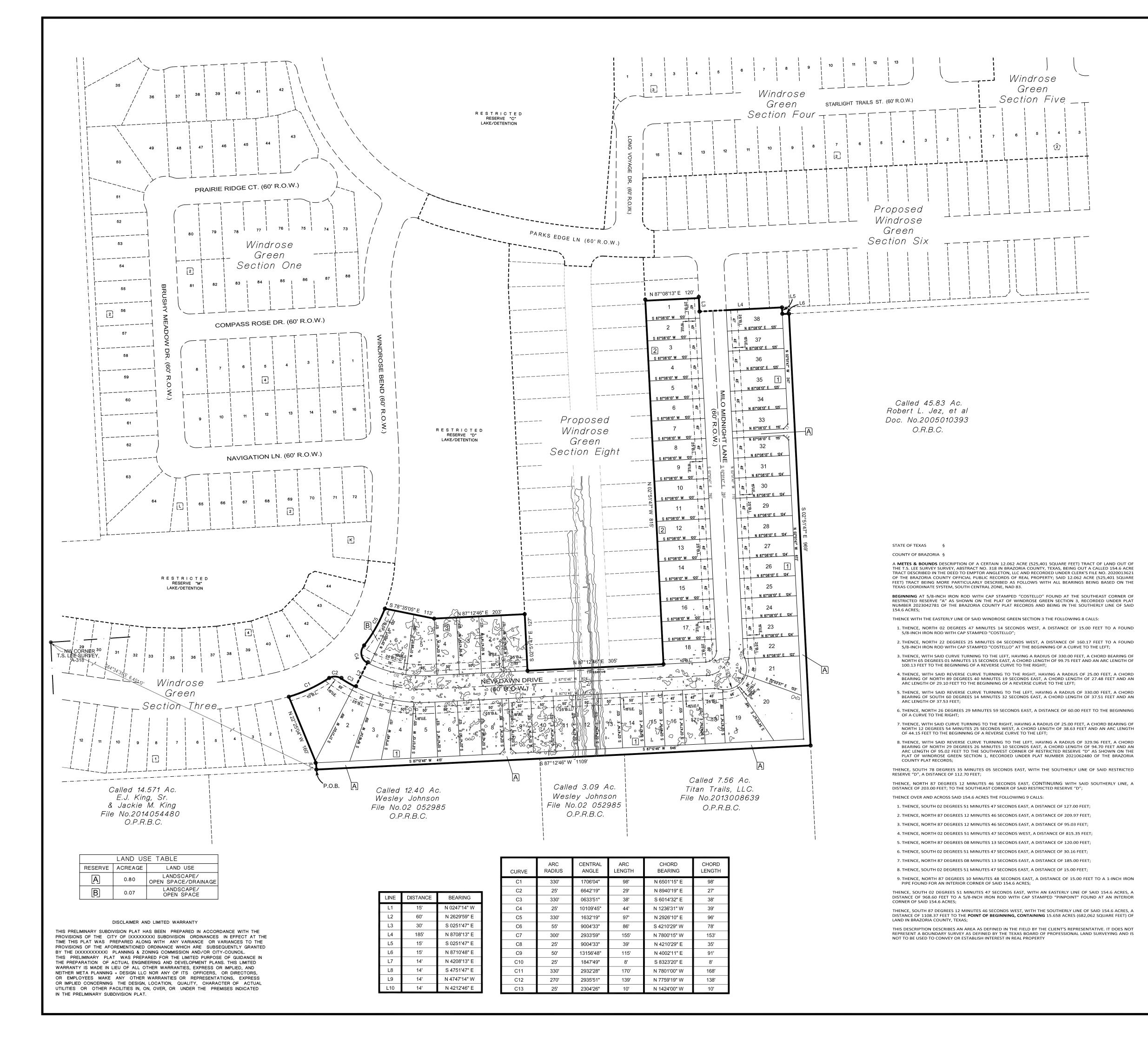
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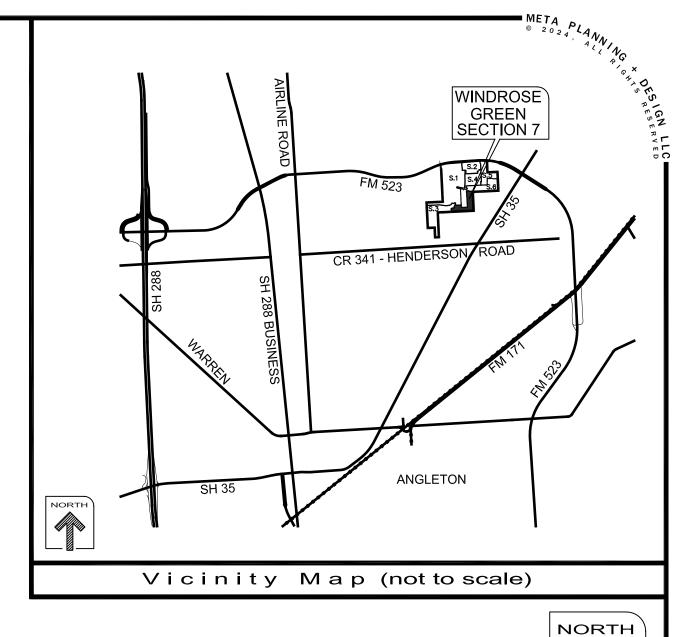
MTA-56002



PLANNING + DESIGN

	DECTOR
META PLANNING	G + DESIGN LLC
24285 KATY FREE	EWAY, SUITE 525
KATY, TEXAS 77494	TEL: 281-810-1422





STREET NAME TABLE			
STREET NAME	LINEAR FEET	WIDTH	STREET TYPE
STREETNAME	802'	60 <sup>,</sup>	LOCAL
NEW DAWN DRIVE	968 <sup>,</sup>	60 <sup>,</sup>	LOCAL

LOT NO.	LOT AREA SQ. FT.			LOT ARE. SQ. FT.	A
BLOCK	BLOCK 1		СК	2	
LOT 1	13,246	LOT	1	5,400	
LOT 2	10,301	LOT	2	5,400	
LOT 3	8,353	LOT	3	5,400	
LOT 4	7,259	LOT	4	5,400	
LOT 5	6,658	LOT	5	5,400	
LOT 6	6,150	LOT	6	5,400	
LOT 7	6,150	LOT	7	5,400	
LOT 8	6,100	LOT	8	5,400	
LOT 9	6,100	LOT	9	5,400	
LOT 10	6,150	LOT	10	5,400	
LOT 11	6,150	LOT	11	5,400	
LOT 12	6,150	LOT	12	5,400	
LOT 13	6,150	LOT	13	5,400	
LOT 14	6,150	LOT	14	5,400	
LOT 15	5,535	LOT	15	5,400	
LOT 16	5,535	LOT	16	5,400	
LOT 17	5,535	LOT	17	5,400	
LOT 18	5,506	LOT	18	5,916	
LOT 19	8,774				
LOT 20	13,142				
LOT 21	7,589				
LOT 22	5,613				
LOT 23	5,625				
LOT 24	5,625				
LOT 25	5,625				
LOT 26	5,625				
LOT 27	5,625				
LOT 28	5,625				
LOT 29	5,625				
LOT 30	5,625				
LOT 31	5,625				
LOT 32	5,571				
LOT 33	5,575				
LOT 34	5,625				
LOT 35	5,625				
LOT 36	5,625				
LOT 37	5,625				
LOT 38	5,875				

LOT NO.	LOT AREA SQ. FT.	
BLOCK 3		
LOT 1	6,741	
LOT 2	6,350	
LOT 3	6,350	
LOT 4	6,350	
LOT 5	7,677	
LOT 6	8,545	

<section-header>

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'

 0
 100
 200

PLANNER:



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

AUGUST 30, 2024

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MTA-56002