

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).

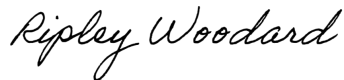
**Response: Table added to page 2.**

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.**

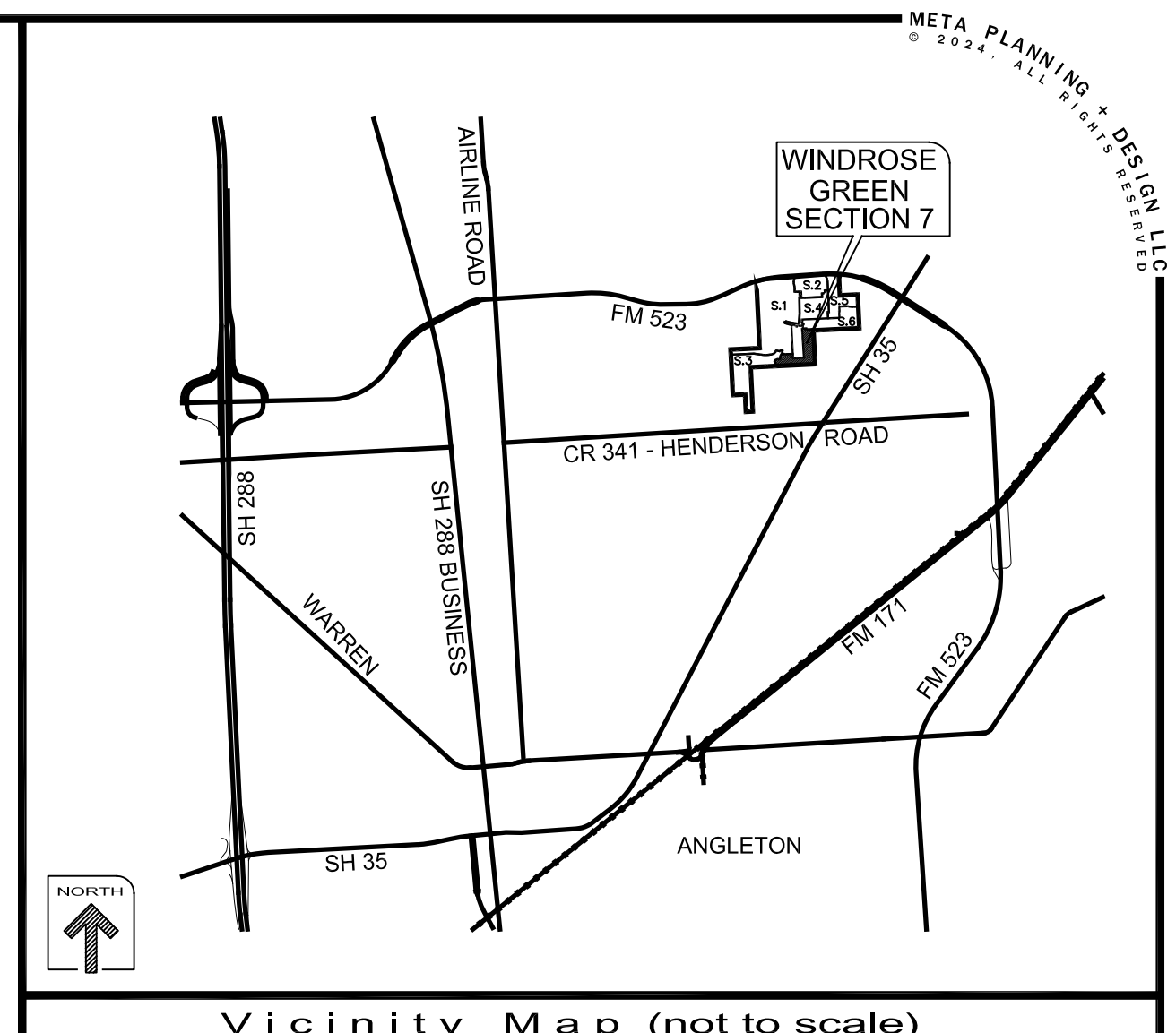
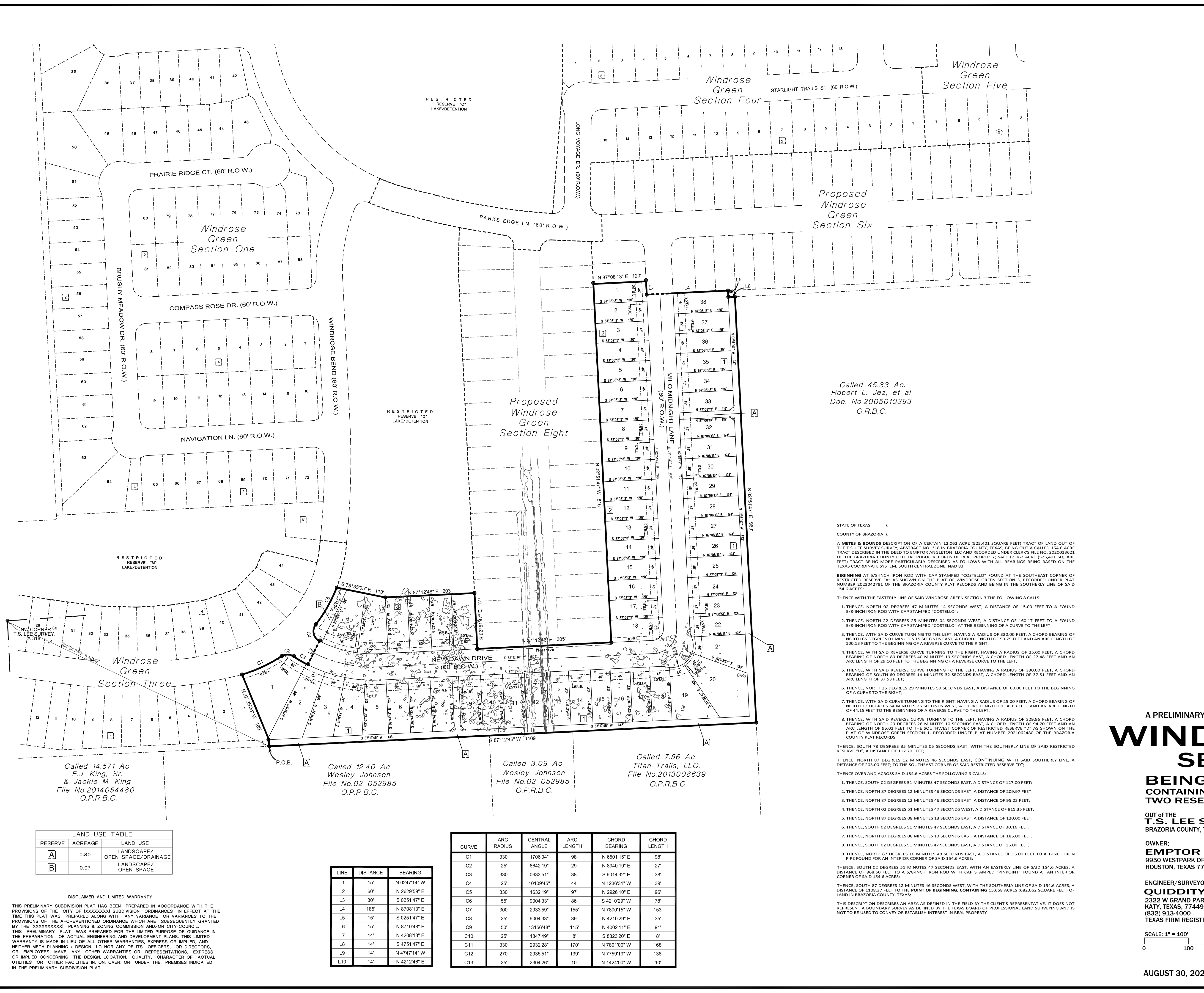
Enclosed is a copy of the revised plat. Please contact me if you need any additional information.

Sincerely,



Ripley Woodard  
Enclosure





**STREET NAME TABLE**

STREET NAME	LINEAR FEET	WIDTH	STREET TYPE
STARLIGHT TRAILS ST.	802'	60'	LOCAL
NEW DAWN DRIVE	968'	60'	LOCAL

BLOCK	LOT NO.	LOT AREA SQ. FT.	BLOCK	LOT NO.	LOT AREA SQ. FT.	BLOCK	LOT NO.	LOT AREA SQ. FT.
BLOCK 1	LOT 1	13,246	BLOCK 2	LOT 11	5,400	BLOCK 3	LOT 1	6,741
	LOT 2	10,301		LOT 12	5,400		LOT 2	6,350
	LOT 3	8,353		LOT 13	5,400		LOT 3	6,350
	LOT 4	7,259		LOT 14	5,400		LOT 4	6,350
	LOT 5	6,658		LOT 15	5,400		LOT 5	7,677
	LOT 6	6,150		LOT 16	5,400		LOT 6	8,545
LOT 7	6,150	LOT 17	5,400	LOT 7	8,545			
LOT 8	6,100	LOT 18	5,916					
LOT 9	6,100							
LOT 10	6,150							
LOT 11	6,150							
LOT 12	6,150							
LOT 13	6,150							
LOT 14	6,150							
LOT 15	5,535							
LOT 16	5,535							
LOT 17	5,535							
LOT 18	5,506							
LOT 19	8,774							
LOT 20	13,742							
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							

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

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.

STATE OF TEXAS  
COUNTY OF BRAZORIA

A METES & BOUNDS DESCRIPTION OF A CERTAIN 12.062± ACRES (525,401 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 EMPOR ANGLETON, LLC AND RECORDED UNDER CLERK'S FILE NO. 2020033621 OF THE BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, SAID 12.062± ACRES (525,401 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 SOUTHEAST CORNER OF RESTRICTED RESERVE "A" AS SHOWN ON THE PLAT OF WINDROSE GREEN SECTION 3, RECORDED UNDER PLAT NUMBER 2023042781 OF THE BRAZORIA COUNTY PLAT RECORDS AND BEING IN THE SOUTHERLY LINE OF SAID 154.6 ACRES;

THENCE WITH THE EASTERLY LINE OF SAID WINDROSE GREEN SECTION 3 THE FOLLOWING 8 CALLS:

1. THENCE, NORTH 02 DEGREES 47 MINUTES 14 SECONDS WEST, A DISTANCE OF 15.00 FEET TO A FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "COSTELLO";
2. THENCE, NORTH 22 DEGREES 25 MINUTES 04 SECONDS WEST, A DISTANCE OF 160.17 FEET TO A FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "COSTELLO" AT THE BEGINNING OF A CURVE TO THE LEFT;
3. THENCE, WITH SAID CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CHORD BEARING OF NORTH 65 DEGREES 01 MINUTES 15 SECONDS EAST, A CHORD LENGTH OF 99.75 FEET AND AN ARC LENGTH OF 100.33 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;
4. THENCE, WITH SAID REVERSE CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 89 DEGREES 40 MINUTES 19 SECONDS EAST, A CHORD LENGTH OF 27.48 FEET AND AN ARC LENGTH OF 29.10 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT;
5. THENCE, WITH SAID REVERSE CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CHORD BEARING OF SOUTH 06 DEGREES 14 MINUTES 32 SECONDS EAST, A CHORD LENGTH OF 37.53 FEET AND AN ARC LENGTH OF 37.53 FEET;
6. THENCE, NORTH 26 DEGREES 29 MINUTES 59 SECONDS EAST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
7. THENCE, WITH SAID CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 12 DEGREES 54 MINUTES 25 SECONDS WEST, A CHORD LENGTH OF 38.63 FEET AND AN ARC LENGTH OF 44.35 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT;
8. THENCE, WITH SAID REVERSE CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 329.96 FEET, A CHORD BEARING OF NORTH 29 DEGREES 26 MINUTES 26 SECONDS EAST, A CHORD LENGTH OF 94.70 FEET AND AN ARC LENGTH OF 95.02 FEET TO THE SOUTHWEST CORNER OF RESTRICTED RESERVE "B" AS SHOWN ON THE PLAT OF WINDROSE GREEN SECTION 1, RECORDED UNDER PLAT NUMBER 201062680 OF THE BRAZORIA COUNTY PLAT RECORDS;

THENCE, SOUTH 78 DEGREES 35 MINUTES 05 SECONDS EAST, WITH THE SOUTHERLY LINE OF SAID RESTRICTED RESERVE "D", A DISTANCE OF 112.70 FEET;

THENCE, NORTH 87 DEGREES 12 MINUTES 46 SECONDS EAST, CONTINUING WITH SAID SOUTHERLY LINE, A DISTANCE OF 203.00 FEET; TO THE SOUTHEAST CORNER OF SAID RESTRICTED RESERVE "D";

THENCE OVER AND ACROSS SAID 154.6 ACRES THE FOLLOWING 9 CALLS:

1. THENCE, SOUTH 02 DEGREES 51 MINUTES 47 SECONDS EAST, A DISTANCE OF 127.00 FEET;
2. THENCE, NORTH 87 DEGREES 12 MINUTES 46 SECONDS EAST, A DISTANCE OF 209.97 FEET;
3. THENCE, NORTH 87 DEGREES 12 MINUTES 46 SECONDS EAST, A DISTANCE OF 95.03 FEET;
4. THENCE, NORTH 02 DEGREES 51 MINUTES 47 SECONDS WEST, A DISTANCE OF 815.35 FEET;
5. THENCE, NORTH 87 DEGREES 08 MINUTES 13 SECONDS EAST, A DISTANCE OF 120.00 FEET;
6. THENCE, SOUTH 02 DEGREES 51 MINUTES 47 SECONDS EAST, A DISTANCE OF 30.16 FEET;
7. THENCE, NORTH 87 DEGREES 08 MINUTES 13 SECONDS EAST, A DISTANCE OF 185.00 FEET;
8. THENCE, SOUTH 02 DEGREES 51 MINUTES 47 SECONDS EAST, A DISTANCE OF 15.00 FEET;
9. THENCE, NORTH 87 DEGREES 12 MINUTES 46 SECONDS EAST, A DISTANCE OF 15.00 FEET TO A 1-INCH IRON PIPE FOUND FOR AN INTERIOR CORNER OF SAID 154.6 ACRES;

THENCE, SOUTH 02 DEGREES 51 MINUTES 47 SECONDS EAST, WITH AN EASTERLY LINE OF SAID 154.6 ACRES, A DISTANCE OF 968.60 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "PINPOINT" FOUND AT AN INTERIOR CORNER OF SAID 154.6 ACRES;

THENCE, SOUTH 87 DEGREES 12 MINUTES 46 SECONDS WEST, WITH THE SOUTHERLY LINE OF SAID 154.6 ACRES, A DISTANCE OF 1308.17 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.

**LAND USE TABLE**

RESERVE	ACREAGE	LAND USE
A	0.80	LANDSCAPE/ OPEN SPACE/DRAINAGE
B	0.07	LANDSCAPE/ OPEN SPACE

LINE	DISTANCE	BEARING
L1	15'	N 0247°14' W
L2	60'	N 2829°59' E
L3	30'	S 0251°47' E
L4	185'	N 8708°13' E
L5	15'	S 0251°47' E
L6	15'	N 8710°48' E
L7	14'	N 4208°13' E
L8	14'	S 4751°47' W
L9	14'	N 4747°14' W
L10	14'	N 4212°46' E

CURVE	ARC RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	330'	170°04'	98'	N 65°01'15" E	98'
C2	25'	66°42'19"	29'	N 89°40'19" E	27'
C3	330'	063°35'1"	38'	S 60°14'32" E	38'
C4	25'	101°09'45"	44'	N 123°31'1" W	39'
C5	330'	163°21'0"	97'	N 23°26'10" E	96'
C6	55'	90°43'3"	86'	S 42°10'29" W	78'
C7	300'	203°35'9"	155'	N 78°00'15" W	153'
C8	25'	90°43'3"	39'	N 42°10'29" E	35'
C9	50'	131°58'48"	115'	N 40°21'1" E	91'
C10	25'	184°49'8"	8'	S 83°23'20" E	8'
C11	330'	293°22'8"	170'	N 78°01'00" W	168'
C12	270'	293°55'1"	139'	N 77°59'19" W	138'
C13	25'	23°42'26"	10'	N 142°40'0" W	10'

**DISCLAIMER AND LIMITED WARRANTY**

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF XXXXXXXX SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED, ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCES WHICH ARE SUBSEQUENTLY GRANTED BY THE XXXXXXXX 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 SEVEN**

BEING 12.062± ACRES OF LAND CONTAINING 62 LOTS (45'/50' X 120' TYP.) AND TWO RESERVES IN THREE 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:  
**QUIDDITY**  
2322 W GRAND PARKWAY NORTH, SUITE 150  
KATY, TEXAS, 77449, UNITES STATES  
(832) 913-4000  
TEXAS FIRM REGISTRATION #F-23290



SCALE: 1" = 100'