

August 30, 2024

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

Re: WINDROSE GREEN SECTION 8

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: Graphic has been updated per this comment.

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 14-15 to update the design professional(s).

Response: Plat notes 14-15 have been verified.

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

Response: Street names shown on plat.

8. Since Section 6 & 7 are only proposed and not platted, the lot numbers should be removed from the plat.

Response: Lot numbers have been removed from proposed plats.

9. Update text to note correct section (Section 6) where noted.

Response: Updated per this comment.

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

Response: Filing information will be updated as soon as its available.

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

Response: Surrounding owner information shown.

12. Remove text shown above metes and bounds.

Response: Text above above metes and bounds shown.

13. Show Topographic contours at one-foot intervals.

Response: Contours have been shown.

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

Response: Bold existing street name text changed.

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

Response: Corner ties to original surveys shown.

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

Response: Verified spelling of "Costello" in metes and bounds.

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

Response: Point of beginning labeled on plat boundary.

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

Response: Street table provided on page 2.

19. Update distance in item #7 in the metes and bounds.

Response: Distance updated.

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

Response: Metes and bounds updated per this comment.

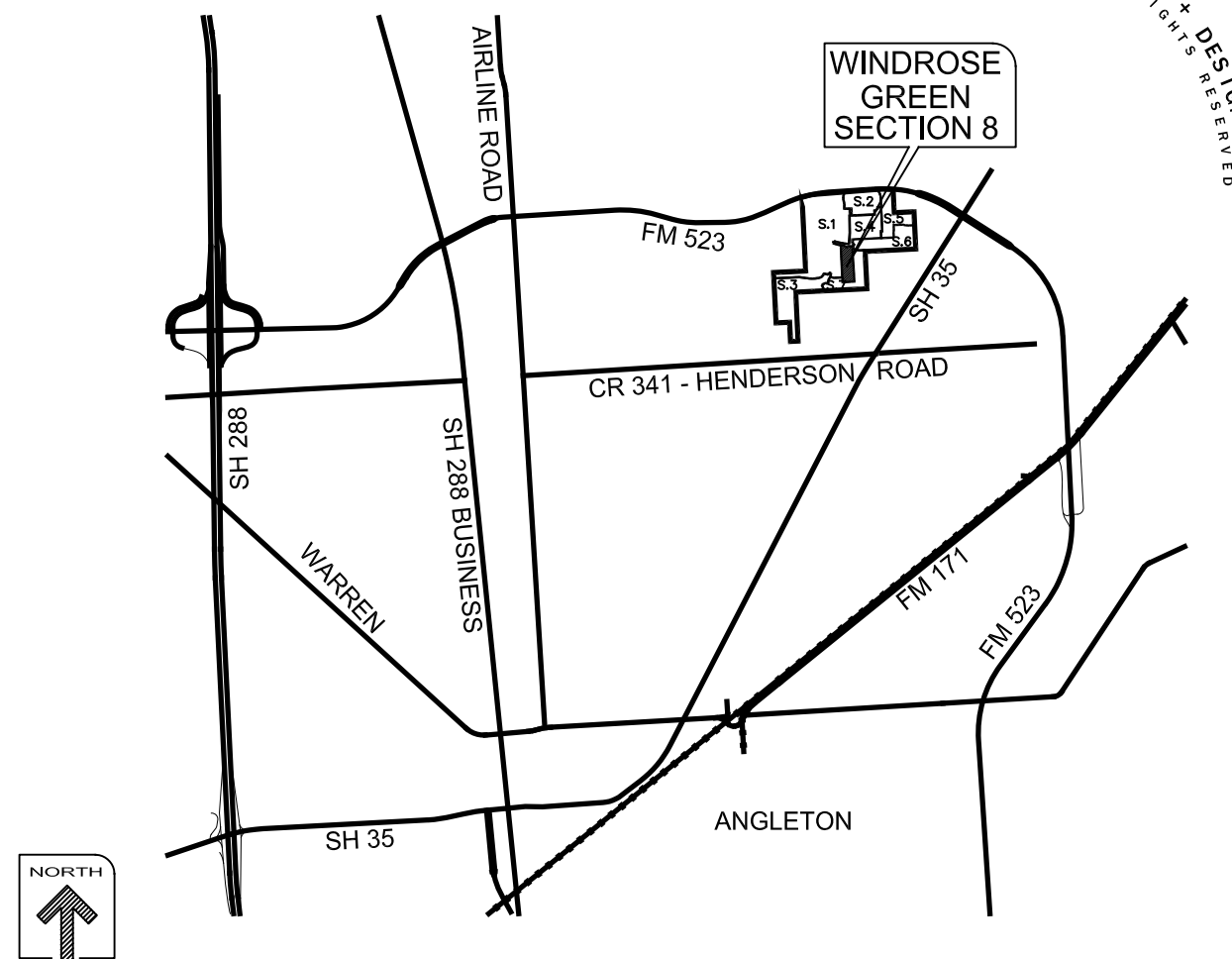
Enclosed is a copy of the revised plat. Please contact me if you need any additional information.

Sincerely,

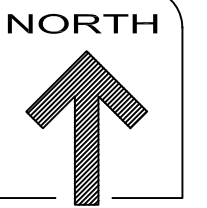
Ripley Woodard

Ripley Woodard

Enclosure



Vicinity Map (not to scale)



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

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 EMPITOR ANGLETON, LLC AND RECORDED UNDER CLERK'S FILE NO. 2020013521 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 102.87 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 08 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 89.69 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 81.71 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

STREET NAME TABLE

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

LAND USE TABLE

RESERVE	ACREAGE	LAND USE
A	0.09	LANDSCAPE/ OPEN SPACE

LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.
BLOCK 1	6.805	BLOCK 2	7.125
LOT 1	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

A PRELIMINARY PLAT OF
WINDROSE GREEN SECTION EIGHT

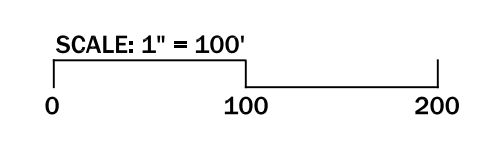
BEING 6.469± ACRES OF LAND CONTAINING 36 LOTS (50' X 120' TYP.) AND ONE RESERVES IN TWO BLOCKS.

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



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.

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. IT IS NOT TO BE USED TO CONVEY OR ESTABLISH INTEREST IN REAL PROPERTY. THE PREPAREDOR ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAT. THE PREPAREDOR 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	104'	S 8025'41" E
L2	6'	S 2432'22" W
L3	60'	S 8730'17" E
L4	97'	N 0115'24" E

CURVE	ARC RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25'	8518'17"	37'	S 3942'08" E	34'
C2	25'	9105'28"	40'	N 4802'27" E	36'
C3	1990'	0234'54"	90'	S 8805'35" E	90'
C4	700'	0521'26"	65'	N 0011'04" W	65'
C5	670'	0521'30"	63'	N 0011'02" W	63'
C6	25'	8955'27"	39'	S 4749'31" E	35'
C7	25'	9004'33"	39'	S 4210'29" W	35'
C8	730'	0521'30"	68'	S 0011'02" E	68'