

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: Verfied 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

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 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

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.

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

STATE OF TEXAS §

No. 5755

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:

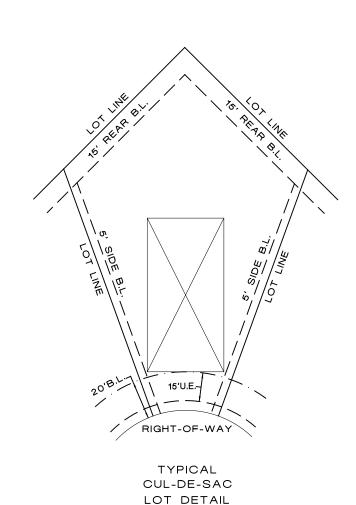
- 1.) "B.L." INDICATES BUILDING LINE. 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "1' RES." INDICATES ONE FOOT RESERVE.

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 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 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.) 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.
- COSTELLO, INC., TBPE FIRM REGISTRATION No. 280, TBPLS FIRM REGISTRATION No. 100486., IS A SUBCONSULTANT ONLY
- AND HAS NOT PREPARED THIS PRELIMINARY PLAT. 16.) O 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.

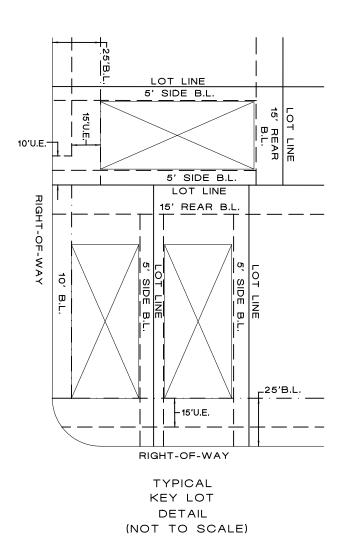


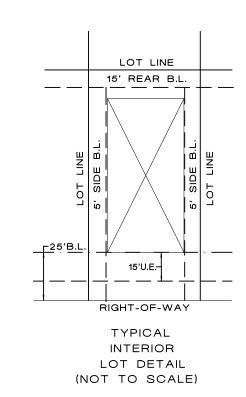
(NOT TO SCALE)

LOT LINE 15' REAR B.L. 25'B.L.₇ −15′U.E. RIGHT-OF-WAY TYPICAL CORNER

LOT DETAIL

(NOT TO SCALE)





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.) " 1 " INDICATES BLOCK NUMBER.

18.) "A" INDICATES RESERVE NUMBER. 19.) "-50'R. " INDICATES 50' CUL-D-SAC RADIUS. 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.

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

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

200

2322 W GRAND PARKWAY NORTH, SUITE 150

KATY, TEXAS, 77449, UNITES STATES (832) 913-4000 **TEXAS FIRM REGISTRATION #F-23290** SCALE: 1" = 100'

100



AUGUST 30, 2024

ENGINEER/SURVEYOR:

QUIDDITY

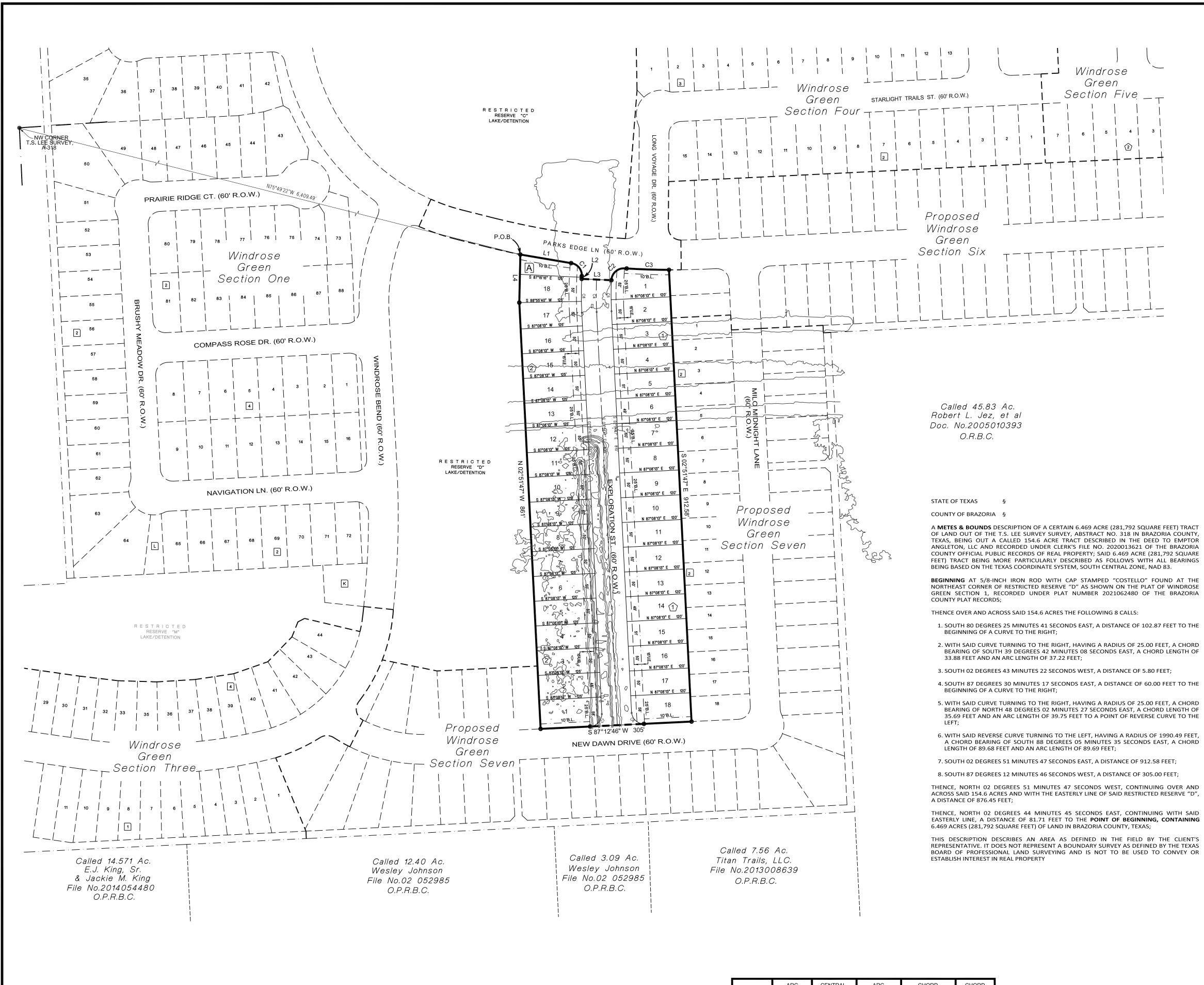
PAGE: 1 OF 2

MTA-56002

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE

THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.



GREEN **SECTION 8** ANGLETON Vicinity Map (not to scale)



STREET NAME TABLE

LINEAR FEET | WIDTH | STREET TYPE STREET NAME LOCAL EXPLORATION ST.

LAND USE TABLE RESERVE | ACREAGE | LAND USE LANDSCAPE/ 0.09 OPEN SPACE

Windrose Green

Called 45.83 Ac.

O.R.B.C.

1. SOUTH 80 DEGREES 25 MINUTES 41 SECONDS EAST, A DISTANCE OF 102.87 FEET TO THE

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

4. SOUTH 87 DEGREES 30 MINUTES 17 SECONDS EAST, A DISTANCE OF 60.00 FEET TO THE

5. WITH SAID CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD

6. WITH SAID REVERSE CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 1990.49 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;

A CHORD BEARING OF SOUTH 88 DEGREES 05 MINUTES 35 SECONDS EAST, 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

3. SOUTH 02 DEGREES 43 MINUTES 22 SECONDS WEST, A DISTANCE OF 5.80 FEET;

33.88 FEET AND AN ARC LENGTH OF 37.22 FEET;

LENGTH OF 89.68 FEET AND AN ARC LENGTH OF 89.69 FEET;

BEGINNING OF A CURVE TO THE RIGHT;

Section Five _ -

BLOCK	1
LOT 1	6,805
LOT 2	5,995
LOT 3	6,000
LOT 4	6,000
LOT 5	6,000
LOT 6	6,000
LOT 7	6,000
LOT 8	6,000
LOT 9	6,000
LOT 10	6,000
LOT 11	6,000
LOT 12	6,000
LOT 13	6,000
LOT 14	6,000
LOT 15	6,000
LOT 16	6,000
LOT 17	6,000
I O T 18	6833

LOT 2 6.250 LOT 3 6.250 LOT 4 6.250 LOT 5 6.250 LOT 6 6.250 LOT 7 6.250 LOT 8 6.250 LOT 9 6.250 LOT 10 6.250 LOT 10 6.250 LOT 11 6.250 LOT 12 6.250 LOT 13 6.250 LOT 14 6.250 LOT 15 6.250 LOT 16 6,250 LOT 17 6,420 LOT 18 6,595

LOT 1 7,125

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**

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**



AUGUST 30, 2024

PAGE: 2 OF 2

MTA-56002

DISCLAIMER AND LIMITED WARRANTY THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF (XXXXXXXXX) SUBDIVISION ORDINANCES 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 (XXXXXXXXXX) 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.

LINE	DISTANCE	BEARING
L1	104'	S 8025'41" E
L2	6'	S 243'22" W
L3	60'	S 8730'17" E
L4	97'	N 0115'24" E

CURVE	RADIUS	ANGLE	LENGTH	BEARING	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'