April 18, 2023

Mr. Otis T, Spriggs, AICP

Costello

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

Re: Windrose Green Section 3 Final Plat

Serving Rancho Isabella Municipal Utility District Located in the City of Angleton, Brazoria County, Texas

CI Job No.: 2021050-DV-001

Dear Otis:

Please see the following written responses to the comments you sent us on April 17 for the above referenced project.

Correction is needed on references of 2 adjoining properties, i.e. Good Shepherd Lutheran Church (SW) and the Angleton Drainage District ditch on the west side, drainage ditch 1986 acquired deed references should be referenced to "Deed filed for record in Brazoria County". Please insure this coordinated on metes and bounds description and the drawing showing the area.

These corrections have been made on the plat as well as the metes and bounds. Please see the attached updated plat.

2. The Final plat shall conform substantially to the approved preliminary plat and phasing plan and any conditions imposed. Questions and drainage concerns over grading were raised, including final grading/drainage and dirt materials currently being stored are handled due to staging and hauling. The final construction needs to be completed to avoid any negative impact as it relates to Section 3 and any future sections. (Questions were asked by City Council of where the water would outfall in relationship to the associated ditch and detention pond).

Yes, the Final plat conforms to the approved preliminary plat and phasing plan. It is also in line with the approved Development Agreement. In addition, we are addressing concerns over the grading of our lots adjacent to the Good Shepherd Lutheran Church. We have worked closely with the Angleton Drainage District (ADD) and our proposed revised grading, swale and storm sewer have been reviewed and approved by ADD. We also have submitted the attached revised sheets to Brazoria County and obtained their approval. This will improve the drainage issues Good Shepherd Lutheran Church were having before our development started. As for the stockpiled dirt, please see the attached "before and after" photos. This stockpile was only placed temporarily. Weather permitting, this will be spread on the lots by April 21 or prior to the Council meeting at the latest. As I previously explained, the purpose for this stockpile was the type of haul trucks. Hurtado is using a sub-contractor that uses on-road trucks to haul dirt from the Freedom Park detention pond to the fill site and Hurtado is using their own off-road trucks to move the stockpile within the site. This was just a matter of timing, until they mobilized their off-road trucks. As you can see in the attached photos, since last Friday, a substantial amount of the stockpile has already been spread and compacted on the future lots. As for the concern over drainage and the impact that this subdivision and namely Section 3 will have to the neighboring properties, please be informed that our Drainage Impact Analysis has been reviewed and approved by Angleton Drainage District and therefore, no negative impacts are expected on future sections and/or adjacent properties. Construction of 2 detention ponds and one detention channel, upsizing of the culverts across Henderson Road, and construction of the Freedom Park Detention Pond, are the required mitigations Emptor Angleton did in order to proceed with this development.

We will attend the next Council meeting to respond to any other questions.

Please let me know if you have any questions or have further comment.

Sincerely,

COSTELLO, INC.

A. "Alex" Khoshakhlagh, P.E.

Partner/Senior Project Manager

cc: Mr. John Peterson – HDR Engineering, Inc. <u>John.Peterson@hdrinc.com</u>
Mr. Javier Vasquez – HDR Engineering, Inc. <u>Javier.Vasquez@hdrinc.com</u>

Mr. Chris Whittaker – City of Angleton <u>CWhittaker@angleton.tx.us</u>

 $W: \colon{Constraint} Windrose Green Section 3 WS\&D\colon{Constraint} Angleton Windrose Green Section 3 Plat Response Ltr. docx and the section of the constraint of the con$

STATE OF TEXAS § COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT EMPTOR ANGLETON, LLC, A TEXAS LIMITED LIABILTY COMPANY ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS WINDROSE GREEN SECTION THREE. 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 THE 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 AND APPROVED BY THE CITY OF ANGLETON (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES AND SUCCESSORS: THE PORTION OF THE PLAT CALLED "DRAINAGE AND DETENTION EASEMENT". THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION, NO OBSTRUCTION TO THE NATURAL FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT AS HEREINABOVE DEFINED, UNLESS APPROVED BY THE CITY ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO ERECT OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND DETENTION EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE, OR STRUCTURES, WITHIN THE EASEMENT.

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, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION

THEREIN EXPRESSED.

EMPTOR ANGLETON, LLC

A TEXAS LIMITED LIABILITY COMPANY BY: CCDL VENTURES, LLC, MANAGER

BY: CONCOURSE COMPANIES, LLC, MANAGER

JORDAN MACK, MANAGER

STATE OF TEXAS § COUNTY OF BRAZORIA §

BEFORE ME. THE UNDERSIGNED, PERSONALLY APPEARED JORDAN MACK, MANAGER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE 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

NOTARY PUBLIC STATE OF TEXAS PRINT NAME MY COMMISSION EXPIRES:

ANGLETON DRAINAGE DISTRICT

BOARD MEMBER

ANGLETON DRAINAGE DISTRICT ACCEPTED THIS THE DAY OF SUPERVISORS OF THE ANGLETON DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT, OR

- 1. THAT THE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.
- 2. THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.
- 3. THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINTED BY THE ANGLETON DRAINAGE DISTRICT.
- 4. THAT THE DISTRICT ASSUMES ANY RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

THE DISTRICT'S REVIEW IS BASED SOLELY ON THE DOCUMENTATION SUBMITTED FOR REVIEW, AND ON

THE RELIANCE ON THE REPORT SUBMITTED BY THE TEXAS REGISTERED PROFESSIONAL ENGINEER. THE DISTRICT'S REVIEW IS NOT INTENDED NOR WILL SERVE AS A SUBSTITUTION OF THE OVERALL RESPONSIBILITY AND/OR DECISION MAKING POWER OF THE PARTY SUBMITTING THE PLAT OR PLAN HEREIN, THEIR OR ITS PRINCIPALS OR AGENTS

CHAIRMAN, BOARD OF BOARD MEMBER SUPERVISORS

STATE OF TEXAS § COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOSEPH B. MAY, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

JOSEPH B. MAY REGISTERED PROFESSIONAL LAND SURVEYOR **TEXAS REGISTRATION NO. 5484**

STATE OF TEXAS § COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

THAT I. A. KHOSHAKHLAGH, 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.

A. KHOSHAKHLAGH, P.E. TEXAS REGISTRATION NO. 101133

APPROVED THIS DAY OF , 2023, BY THE PLANNING AND ZONING COMMISSION, CITY OF ANGLETON, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION

MICHELLE PEREZ, TRMC, CITY SECRETARY

APPROVED THIS DAY OF , 2023, BY THE CITY COUNCIL, CITY OF ANGLETON, TEXAS.

JASON PEREZ, MAYOR

MICHELLE PEREZ, TRMC, CITY SECRETARY

STATE OF TEXAS § COUNTY OF BRAZORIA §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF ______, 2023, BY

, CITY SECRETARY, CITY OF ANGLETON, ON BEHALF OF THE CITY.

METES AND BOUNDS DESCRIPTION 23.70 ACRES

Being a 23.70-acre tract of land located in the T.S. Lee Survey, Abstract No. 318 in Brazoria County, Texas; said 23.70-acre tract being a portion of a called 154.6-acre tract of land recorded in the name of Emptor Angleton, LLC, in Instrument No. 2020013621 of the Official Public Records of Brazoria County (O.P.R.B.C.); said 23.70-acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, North American Datum 1983 (NAD 83), South Central Zone):

Beginning at a 1/2-inch iron rod found the southeast corner of a called of a called 4.0174-acre tract of land recorded in the name of Good Shepherd Lutheran Church in Volume 86288, Page 254 of the Official Records of Brazoria County (O.R.B.C.) and the southwesterly exterior corner of said 154.6-acre tract, and being on the northerly right-of-way line of Henderson Road (80.00 feet wide);

- Thence, with the westerly line of said 154.6-acre tract and the easterly line of said 4.0174-acre tract, North 02 degrees 46 minutes 29 seconds West, a distance of 500.35 feet to a 1/2-inch iron rod inside a 4-inch iron pipe found at an interior corner of said 154.6-acre tract and the northeast corner of said 4.0174-acre tract;
- Thence, with a southerly line of said 154.6-acre tract and the northerly line of said 4.0174-acre tract, South 87 degrees 07 minutes 32 seconds West, a distance of 350.09 feet to a easterly line of a called 9.032-acre tract of land recorded in the name of Angleton Drainage District in Volume 86329, Page 340 of the O.R.B.C.;
- Thence, with the westerly line of said 154.6-acre tract and said easterly line of the 9.032-acre tract, North 02 degrees 53 minutes 17 seconds West, a distance of 1,157.44 feet to the southwest corner of Reserve "M" of Windrose Green Sec 1, a subdivision recorded in Document No. 2021062480 of the Brazoria County Plat Records;
- Thence, with the south line of said Reserve "M", the following eleven (11) courses:
- 4. North 87 degrees 09 minutes 48 seconds East, a distance of 658.12 feet;
- South 81 degrees 53 minutes 56 seconds East, a distance of 196.45 feet;
- South 83 degrees 12 minutes 15 seconds East, a distance of 78.77 feet;
- South 88 degrees 16 minutes 59 seconds East, a distance of 78.13 feet;
- North 86 degrees 25 minutes 02 seconds East, a distance of 78.13 feet;
- 9. North 81 degrees 27 minutes 27 seconds East, a distance of 78.15 feet; 10. North 70 degrees 38 minutes 37 seconds East, a distance of 72.88 feet;
- 11. North 44 degrees 06 minutes 33 seconds East, a distance of 69.78 feet;
- 12. North 21 degrees 44 minutes 36 seconds East, a distance of 32.57 feet; 13. North 62 degrees 31 minutes 20 seconds East, a distance of 15.14 feet;
- 14. South 76 degrees 41 minutes 55 seconds East, a distance of 115.00 feet to an east line of said Reserve "M";
- 15. Thence, with an east line of said Reserve "M", 31.77 feet along the arc of a curve to the left, said curve having a central angle of 06 degrees 44 minutes 33 seconds, a radius of 270.00 feet and a chord that bears North 09 degrees 55 minutes 49 seconds East, a distance of
- 16. Thence, continuing with said east line of Reserve "M", 19.31 feet along the arc of a curve to the left, said curve having a central angle of 00 degrees 37 minutes 30 seconds, a radius of 1,770.00 feet and a chord that bears North 06 degrees 14 minutes 47 seconds East, a distance of 19.31 feet to the southeast corner of Reserve "K" of aforesaid Windrose Green Sec 1, same being the south terminus of Windrose Bend (60' wide) of said Windrose Green Sec 1;
- 17. Thence, with the south terminus of said Windrose Bend, South 84 degrees 03 minutes 57 seconds East, a distance of 60.00 feet to the west line of Reserve "D" of said Windrose Green Sec 1;
- 18. Thence, with the west line of said Reserve "D", 19.96 feet along the arc of a curve to the right, said curve having a central angle of 00 degrees 37 minutes 30 seconds, a radius of 1,830.00 feet and a chord that bears South 06 degrees 14 minutes 47 seconds West, a distance
- 19. 84.26 feet along the arc of a curve to the right, to the southwest corner of Reserve "D", totaling a distance of 179.28 feet, through aforesaid 154.6 acre tract, said curve having a central angle of 31 degrees 07 minutes 38 seconds, a radius of 330.00 feet and a chord that bears South 22 degrees 07 minutes 21 seconds West, a distance of 177.08 feet;
- Thence, through said 154.6 acre tract, the following seven (7) courses:
- 20. 44.15 feet along the arc of a curve to the left, said curve having a central angle of 101 degrees 11 minutes 11 seconds, a radius of 25.00 feet and a chord that bears South 12 degrees 54 minutes 25 seconds East, a distance of 38.63 feet;
- 21. South 26 degrees 29 minutes 59 seconds West, a distance of 60.00 feet;
- 22. 37.53 feet along the arc of a curve to the right, said curve having a central angle of 06 degrees 30 minutes 57 seconds, a radius of 330.00 feet and a chord that bears North 60 degrees 14 minutes 32 seconds West, a distance of 37.51 feet;
- 23. 29.10 feet along the arc of a curve to the left, said curve having a central angle of 66 degrees 41 minutes 16 seconds, a radius of 25.00 feet and a chord that bears South 89 degrees 40 minutes 19 seconds West, a distance of 27.48 feet;
- 24. 100.13 feet along the arc of a curve to the right, said curve having a central angle of 17 degrees 23 minutes 09 seconds, a radius of 330.00
- feet and a chord that bears South 65 degrees 01 minutes 15 seconds West, a distance of 99.75 feet; 25. South 22 degrees 25 minutes 04 seconds East, a distance of 160.17 feet;
- 26. South 02 degrees 47 minutes 14 seconds East, a distance of 15.00 feet to a southerly line of aforesaid 154.6-acre tract and the northerly line of a called 12.40-acre tract of land recorded in the name of Wesley Johnson in Instrument No. 02 052985 of the O.R.B.C.;
- 27. Thence, with the common line of said 154.6-acre tract and said 12.40-acre tract, South 87 degrees 12 minutes 46 seconds West, a distance of 241.63 feet to a 3/4-inch iron pipe found at an interior corner of said 154.6-acre tract, the northwest corner of said 12.40-acre tract, and the northeast corner of a called 14.571-acre tract of land recorded in the name of E. J. King, Sr. and Jackie M. King in Instrument No. 2014054480 of the O.P.R.B.C.:
- 28. Thence, continuing with said southerly line of the 154.6-acre tract and with the northerly line of said 14.571-acre tract, South 87 degrees 5 minutes 57 seconds West, a distance of 499.89 feet to a 5/8-inch iron rod found at the northwest corner of said 14.571-acre tract;
- 29. Thence, with an easterly line of said 154.6-acre tract and the westerly line of said 14.571-acre tract, South 02 degrees 45 minutes 27 seconds East, a distance of 1,271.10 feet to a 5/8-inch iron rod found on the northerly right-of-way line of aforesaid Henderson Road;
- 30. Thence, with the southerly line of said 154.6-acre tract and said northerly right-of-way line of Henderson Road, South 87 degrees 06 minutes 09 seconds West, a distance of 198.28 feet to the **Point of Beginning** and containing 23.70 acres of land.

LOCATIOŅ N.T.S.

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.

FINAL PLAT OF WINDROSE GREEN SECTION THREE

> BEING 23.70 ACRES LOCATED IN THE T. S. LEE SURVEY, A-318

BRAZORIA COUNTY, TEXAS

3 BLOCKS

122 LOTS

4 RESERVES

APRIL, 2023

OWNER:

EMPTOR ANGLETON, LLC., A TEXAS LIMITED LIABILITY COMPANY

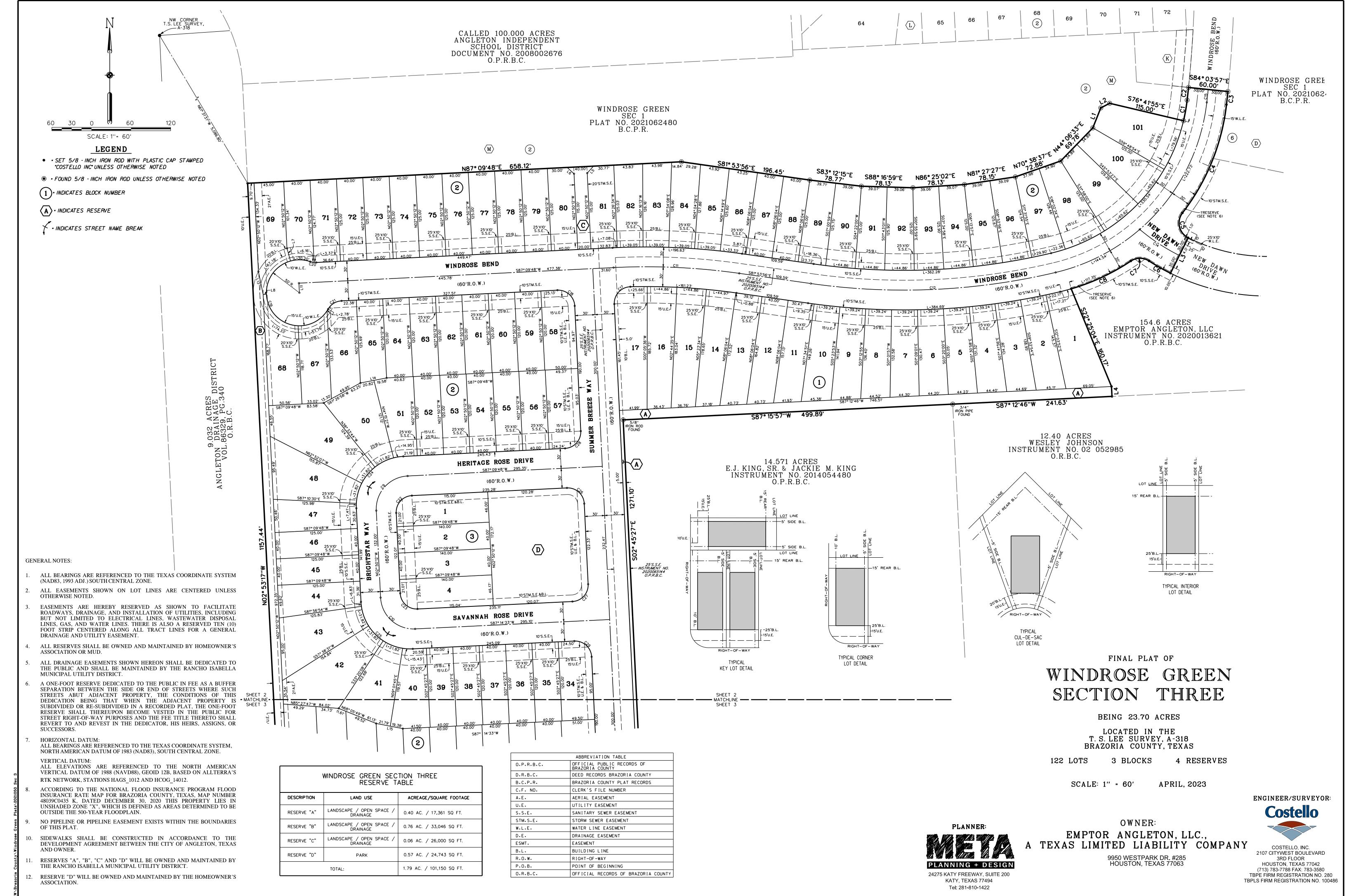
9950 WESTPARK DR. #285 HOUSTON, TEXAS 77063

COSTELLO, INC. 2107 CITYWEST BOULEVARD 3RD FLOOR HOUSTON, TEXAS 77042 (713) 783-7788 FAX: 783-3580 TBPE FIRM REGISTRATION NO. 280 TBPLS FIRM REGISTRATION NO. 100486

ENGINEER/SURVEYOR:

SHEET 1 OF 3

PLANNER: 24275 KATY FREEWAY, SUITE 200 KATY, TEXAS 77494 Tel: 281-810-1422



SHEET 2 OF 3

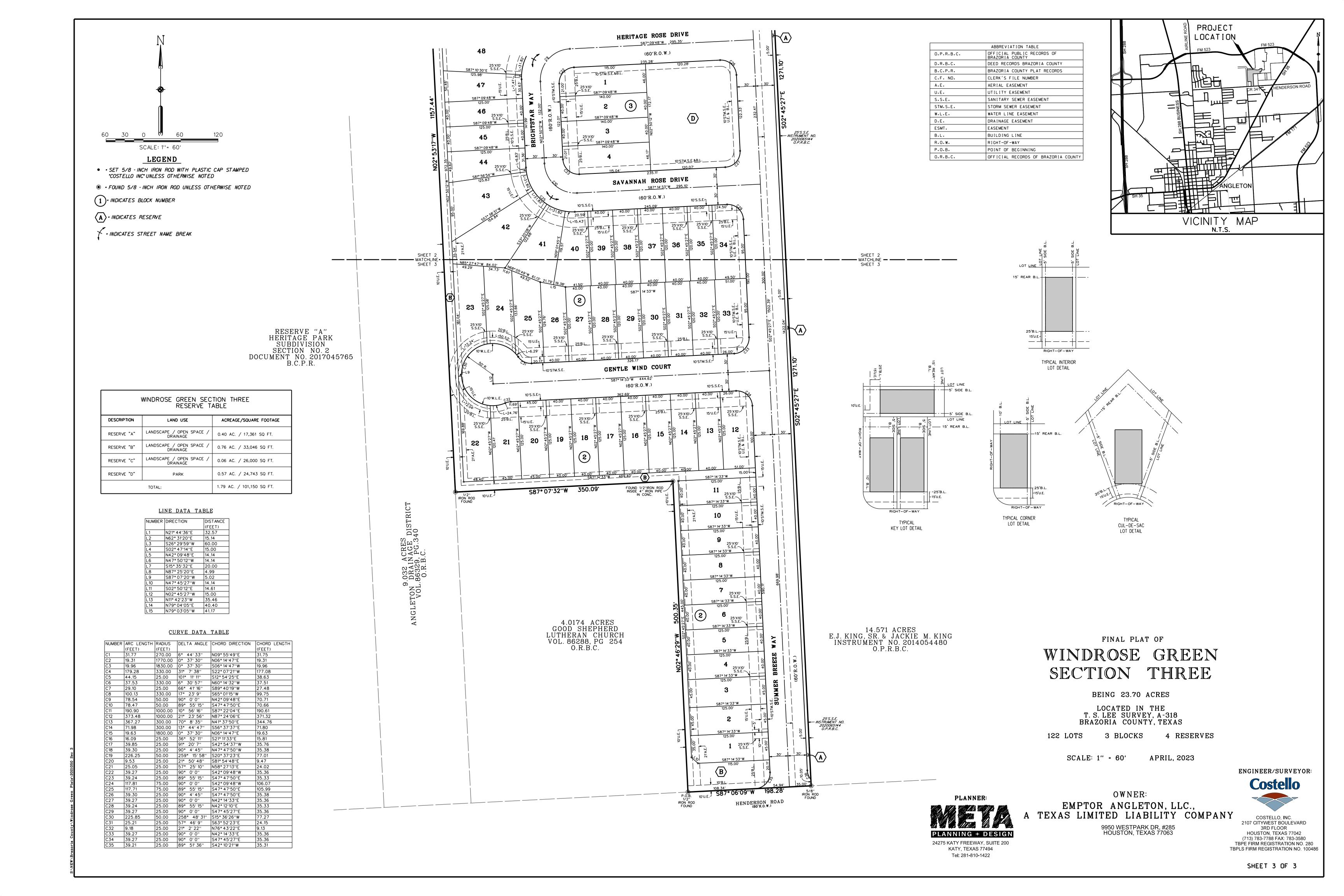




Photo of the Stockpile as of April 14, 2023



Photo of the Stockpile as of Today (April 18, 2023)



Photo of the Stockpile as of Today (April 18, 2023)

