

RESTRICTED RESERVE [A]
Restricted to Open Space,
Landscape, Drainage, and
Incidental Utility
Purposes Only
0.10 AC
4,450 Sq. Ft.

RESTRICTED RESERVE [B]
Restricted to Open Space,
Landscape, Drainage, and
Incidental Utility
Purposes Only
0.02 AC
777 Sq. Ft.

NW CORNER
T.S. LEE SURVEY,
A-318

WINDROSE GREEN
SECTION ONE
PLAT No. 2021062480
BCPR

X: 3,116,621.85
Y: 13,640,822.99

WINDROSE GREEN
SECTION TWO
PLAT No. 2023042778
BCPR

POB
X: 3,117,280.25
Y: 13,640,851.58

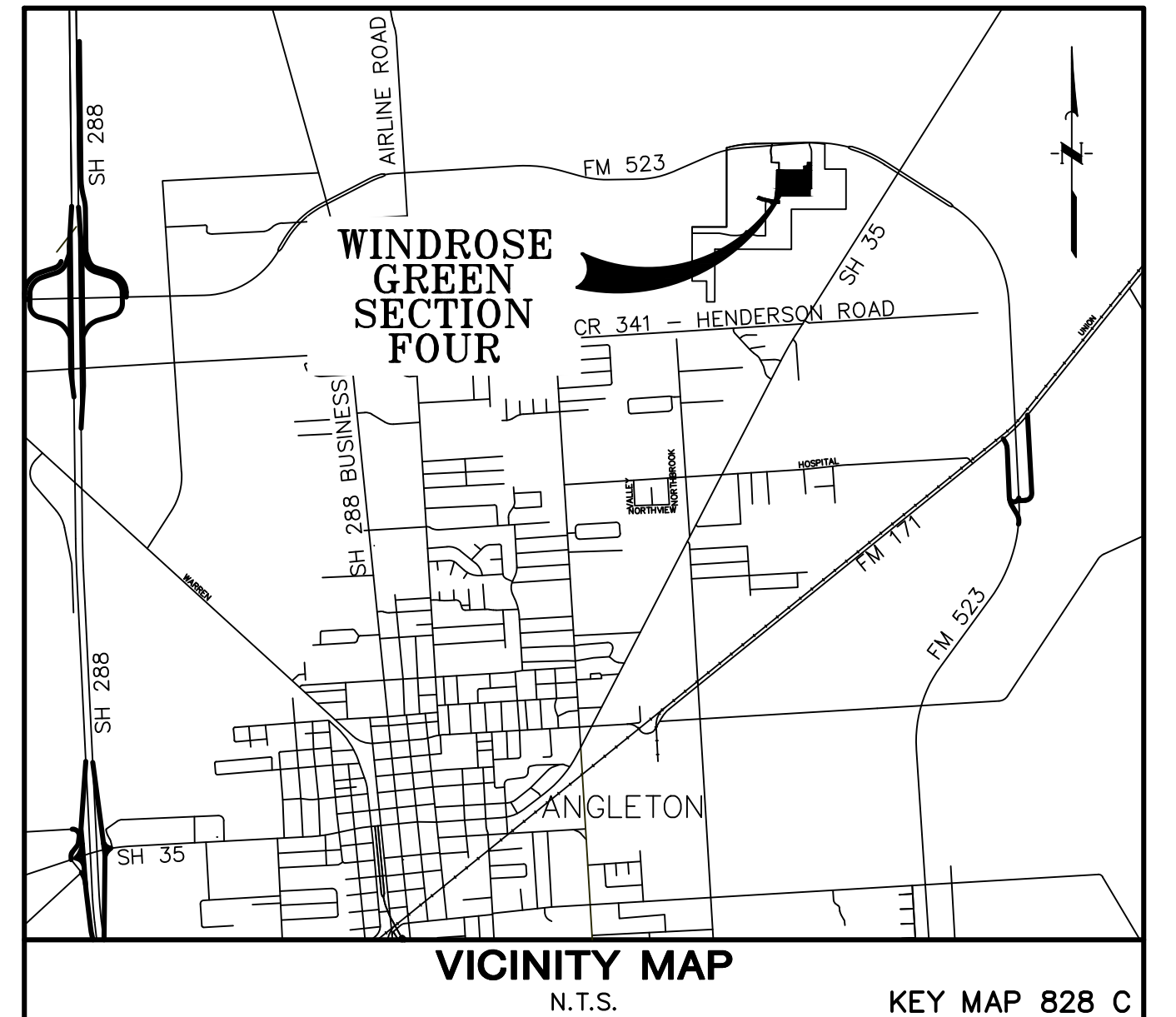
WINDROSE GREEN
SECTION ONE
PLAT No. 2021062480
BCPR

WINDROSE GREEN
SECTION SIX
PLAT No. BCPR

WINDROSE GREEN
SECTION ONE
PLAT No. 2021062480
BCPR

WINDROSE GREEN
SECTION 8
PLAT No. BCOPRRP

WINDROSE GREEN
SECTION 7
PLAT No. BCOPRRP



LEGEND

- AC "Acres"
- BCOPRRP "Brazoria County Official Public Records of Real Property"
- BCPR "Brazoria County Property Records"
- BL "Building Line"
- ESMT "Easement"
- FND "Found"
- IR "Iron Rod"
- No. "Number"
- OPRBC "Official Property Records of Brazoria County"
- POB "Point of Beginning"
- ROW "Right-of-Way"
- SSE "Sanitary Sewer Easement"
- Sq. Ft. "Square Feet"
- STM SE "Storm Sewer Easement"
- UE "Utility Easement"
- VOL. PG. "Volume and Page"
- WLE "Waterline Easement"
- Block Number
- "Street Name Break"
- "Set 3/4-inch Iron Rod (with cap stamped 'Quiddity Eng. Property Corner') as Per Certification"

GENERAL NOTES

- A 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 property, the conditions of this dedication being that when the adjacent property is subdivided or re-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 be held in trust for the public, his heirs, assigns, or successors.
- Easements are hereby reserved as shown to facilitate roadways, drainage, and installation of utilities, including but not limited to electrical lines, wastewater disposal lines, gas, and water lines. There is also a reserved ten (10) foot strip centered along all tract lines for a general drainage and utility easement.
- All reserves shall be owned and maintained by Homeowners Association or MUD.
- 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 Altterra's RTK Network, Stations HAGS_1012 and HCOG_14012.
- 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 partially within the Unshaded Zone "X", which is defined as areas determined to be outside the 500-year flood plain, the Shaded Zone "X", which is defined as areas determined to be inside the 500-year flood plain, as well as Zone "AE", which is defined as areas determined to be within the floodplain with base flood elevation of 26 feet.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor 0.999868872.
- There are no pipelines or pipeline easements within the platted area shown hereon.
- Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
- This subdivision shall be serviced by the following providers: Rancho Isabella MUD, Texas New Mexico Power, and Centric Gas & Fiber.
- 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.
- Incidental Utilities are including but not limited to the underground utility services.
- Utility easement to be recorded by this plat and to expire upon incorporation into platted single-family section.

FINAL PLAT OF WINDROSE GREEN SECTION FOUR

A SUBDIVISION OF 13,539 ACRES OF LAND
OUT OF THE
T. S. LEE SURVEY, A-318
BRAZORIA COUNTY, TEXAS

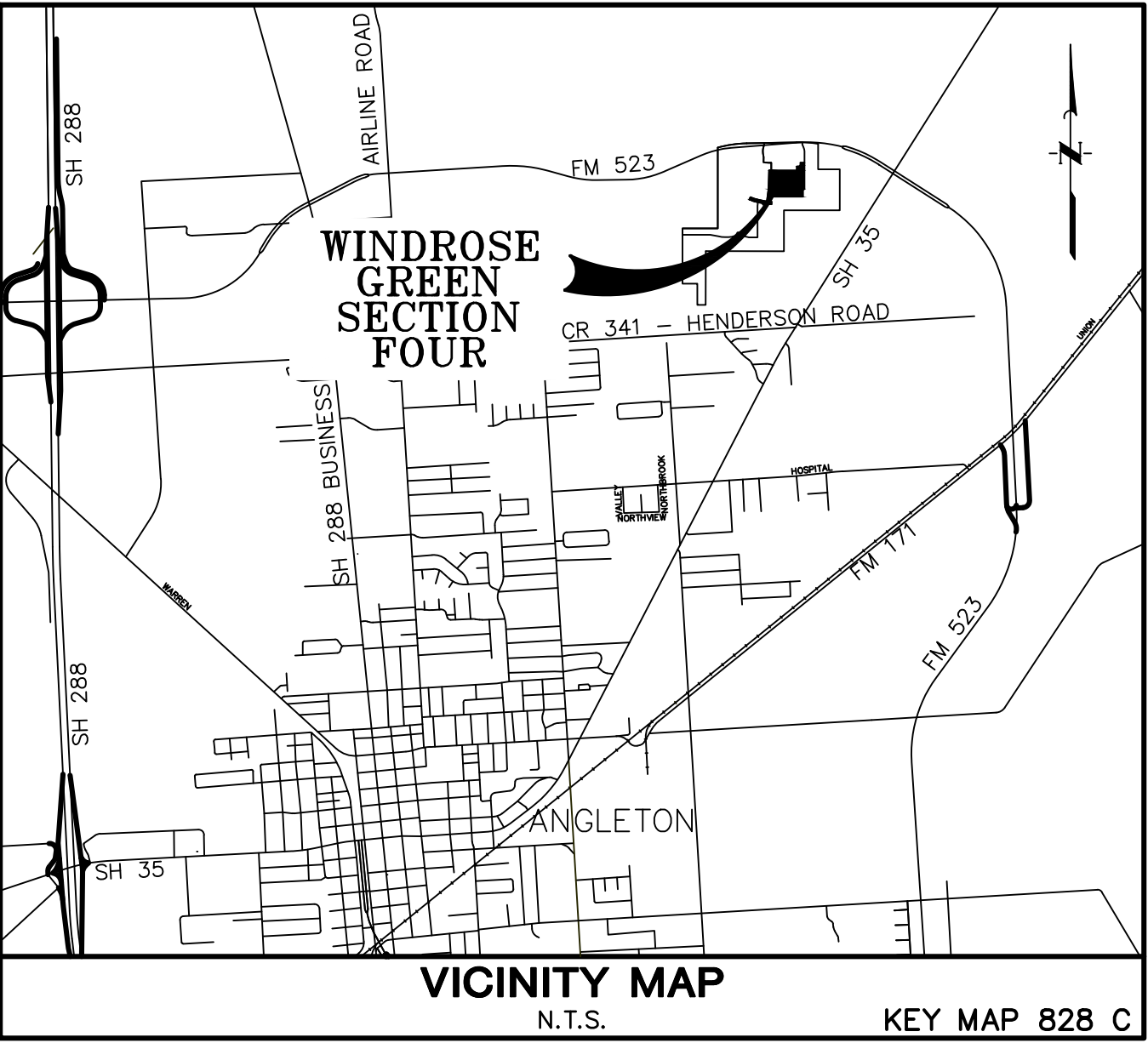
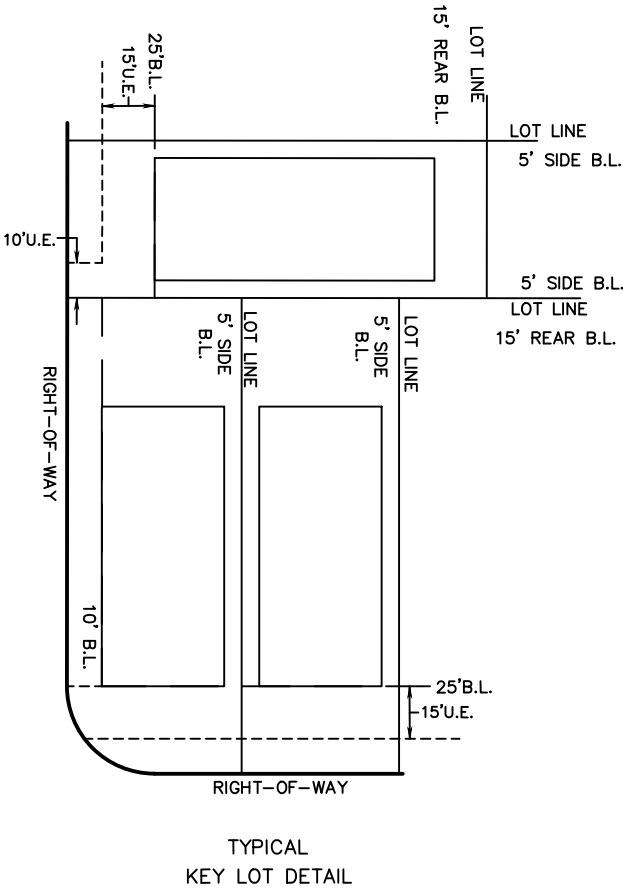
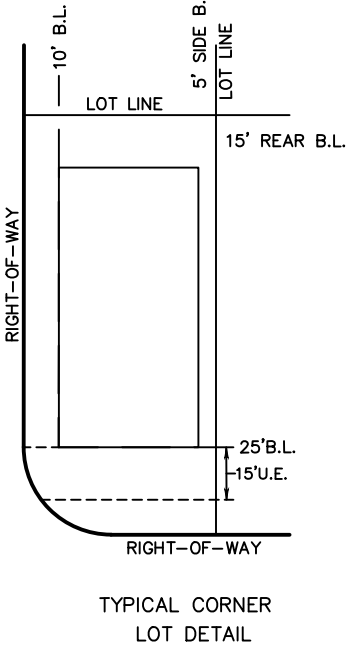
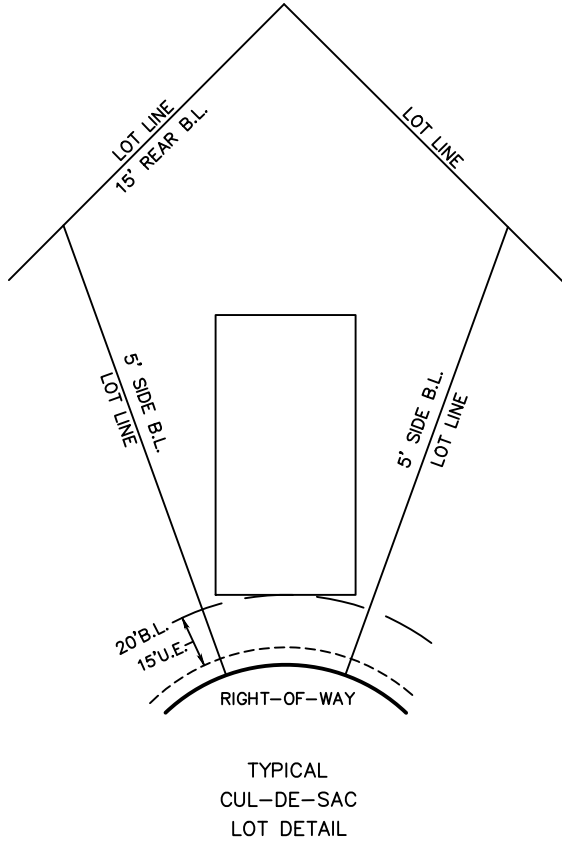
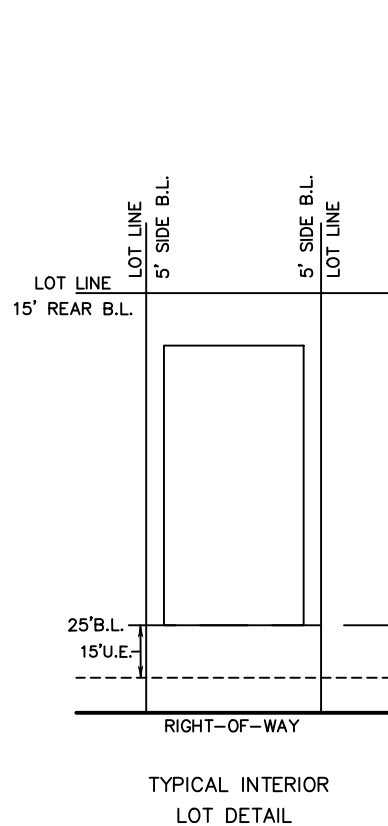
65 LOTS 2 RESERVES 3 BLOCKS
FEBRUARY 2025

OWNER
EMPTOR ANGLETON, LLC.,
A TEXAS LIMITED LIABILITY COMPANY
4444 WESTHEIMER ROAD, STE. G325
HOUSTON, TEXAS 77063

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 1040400
6330 West Loop South, Suite 150 • Houston, TX 77054 • 713.777.5337

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°10'48"E	103.01'
L2	N89°13'19"E	100.06'
L3	N02°47'06"W	98.83'
L4	N87°12'54"E	60.00'
L5	N02°49'12"W	60.00'
L6	N87°10'48"E	94.98'
L7	S87°10'48"W	35.68'
L8	S02°49'12"E	180.00'
L9	S00°20'29"W	92.78'
L10	S00°42'08"E	60.00'
L11	N87°30'17"W	60.00'
L12	N75°54'30"W	65.58'
L13	N23°42'33"E	60.00'
L14	S75°54'30"E	65.58'
L15	S02°47'06"E	3.12'
L16	S46°57'04"E	0.73'
L17	S05°38'58"W	18.50'
L18	S75°54'30"E	65.58'
L19	N66°52'15"W	20.00'
L20	S64°39'42"W	20.00'
L21	N87°10'48"E	112.40'
L22	N82°56'08"E	100.28'
L23	S87°12'54"W	456.06'
L24	N43°58'44"W	20.00'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	90°16'22"	39.39'	N42°11'51"E	35.44'	25.12'
C2	25.00'	91°02'37"	39.73'	S45°10'49"E	35.68'	25.46'
C3	1530.00'	4°17'19"	114.52'	N88°33'28"W	114.50'	57.29'
C4	25.00'	91°05'28"	39.75'	S48°02'27"W	35.69'	25.48'
C5	730.00'	0°27'18"	5.80'	N02°43'22"E	5.80'	2.90'
C6	25.00'	85°18'17"	37.22'	N39°42'08"W	33.88'	23.03'
C7	1530.00'	6°26'46"	172.13'	N79°07'53"W	172.04'	86.16'
C8	470.00'	9°37'04"	78.89'	N71°05'58"W	78.80'	39.54'
C9	410.00'	9°37'04"	68.82'	S71°05'58"E	68.74'	34.49'
C10	1470.00'	10°25'49"	267.60'	S81°07'25"E	267.23'	134.17'
C11	55.00'	86°50'19"	83.36'	S43°45'39"W	75.61'	52.05'
C12	1500.00'	14°47'38"	387.30'	S83°18'19"E	386.23'	194.73'
C13	700.00'	3°09'15"	38.54'	S04°04'20"W	38.53'	19.27'
C14	440.00'	9°37'04"	73.86'	S71°05'58"E	73.77'	37.02'
C15	25.00'	90°00'00"	39.27'	N42°12'54"E	35.36'	25.00'
C16	25.00'	39°12'23"	17.11'	S73°10'54"E	16.78'	8.90'
C17	50.00'	265°26'03"	231.64'	S06°17'45"E	73.47'	54.15'
C18	25.00'	46°13'40"	20.17'	S64°06'04"W	19.63'	10.67'
C19	25.00'	90°00'00"	39.27'	N47°47'06"W	35.36'	25.00'
C20	25.00'	89°57'54"	39.25'	N42°11'51"E	35.34'	24.98'
C21	25.00'	21°02'22"	9.18'	S82°18'01"E	9.13'	4.64'
C22	50.00'	130°51'29"	114.20'	S42°47'26"W	90.94'	109.36'
C23	25.00'	22°58'48"	10.03'	N11°08'55"W	9.96'	5.08'
C24	25.00'	93°19'11"	40.72'	N47°00'05"E	36.36'	26.49'
C25	25.00'	90°02'06"	39.29'	S47°48'09"E	35.37'	25.02'



LOT AREA SUMMARY			
BLOCK 1		BLOCK 2	
LOT	SQ. FT.	LOT	SQ. FT.
1	6,586	1	6,000
2	6,000	2	6,000
3	6,000	3	6,000
4	6,000	4	6,000
5	6,000	5	6,000
6	6,000	6	6,000
7	6,000	7	6,000
8	6,000	8	6,000
9	6,000	9	6,000
10	6,000	10	6,000
11	6,000	11	6,000
		12	6,000
		13	6,000
		14	6,000
		15	6,882
BLOCK 3		BLOCK 3	
LOT	SQ. FT.	LOT	SQ. FT.
1	7,591	21	6,369
2	5,997	22	6,369
3	6,093	23	6,463
4	6,278	24	6,642
5	6,370	25	5,902
6	6,369	26	7,889
7	6,367	27	6,800
8	6,366	28	5,804
9	6,364	29	6,312
10	6,363	30	6,225
11	6,361	31	6,181
12	6,360	32	6,181
13	6,990	33	6,181
14	7,013	34	6,181
15	6,369	35	6,181
16	6,369	36	6,181
17	6,369	37	6,181
18	6,369	38	6,181
19	6,369	39	6,788
20	6,369		

STREET NAME TABLE			
STREET NAME	LINEAR FEET	ROW WIDTH	STREET TYPE
PARKS EDGE LANE	622	60'	LOCAL
EXPLORATION STREET	57	60'	LOCAL
LONG VOYAGE DRIVE	285	60'	LOCAL
STARLIGHT STREET	774	60'	LOCAL
CARDINAL PONTE DRIVE	567	60'	LOCAL
STARGAZER LANE	630	60'	LOCAL

FINAL PLAT OF WINDROSE GREEN SECTION FOUR

A SUBDIVISION OF 13.539 ACRES OF LAND
OUT OF THE
T. S. LEE SURVEY, A-318
BRAZORIA COUNTY, TEXAS

65 LOTS 2 RESERVES 3 BLOCKS
FEBRUARY 2025

OWNER
EMPTOR ANGLETON, LLC.,
A TEXAS LIMITED LIABILITY COMPANY
4444 WESTHEIMER ROAD, STE. G325
HOUSTON, TEXAS 77063

ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-22780 & 10048100
6330 West Loop South, Suite 150 • Houston, TX 77057 • 713.777.5337

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Emptor Angleton, LLC, a Texas Limited Liability Company, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Windrose Green Section Four, 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 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, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Emptor Angleton, LLC
A Texas Limited Liability Compnay
By: CCDL Ventures, LLC
Its: Manager
By: Concourse Companies, LLC
Its: Manager

Signature
Name and Title

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

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 in and for the State of Texas

Print Name

My commission expires: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, Courtney B. Just, P.E., 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.

Courtney B. Just, P.E.
Professional Engineer
No. 152415

STATE OF TEXAS §
COUNTY OF HARRIS §

KNOW ALL MEN BY THESE PRESENTS:

That I, Jeremy A. Chandler, a Registered Professional Land Surveyor in the State of Texas, 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.

Jeremy A. Chandler
Registered Professional Land Surveyor
No. 5755

ANGLETON DRAINAGE DISTRICT

Angleton Drainage District accepted this ____ day of _____, 20____, the Board of Supervisors of the Angleton Drainage District does not warrant, represent, or guarantee:

1. That the facilitates outside of the boundaries of the subdivision plat are available to receive runoff from the facilities described in this play.
2. That the drainage facilities described in this plat are adequate fro rainfall in excess of Angleton Drainage District minimum requirements.
3. That building elevation requirements have been determined by the Angleton Drainage District.
4. That the District assumes any responsibilities 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 of 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 of the Board of Supervisors

Board Member

Board Member

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 13.539 acre (589,751 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 Emptor Angleton, LLC and recorded under Clerk's File No. 2020013621 of the Brazoria County Official Public Records of Real Property, said 13.539 acre (589,751 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 Windrose Green Section 2, recorded under Plat Number 2023042778 of the Brazoria County Official Public Records of Real Property;

THENCE, along the easterly line of said Windrose Green Section 2 the following 5 calls:

1. North 02°47'06" West, a distance of 98.83 feet;
2. North 87°12'54" East, a distance of 60.00 feet to the beginning of a curve to the right;
3. With said curve turning to the right, having a radius of 25.00 feet, a chord bearing of North 42°11'51" East, a chord length of 35.44 feet and an arc length of 39.39 feet;
4. North 02°49'12" West, a distance of 60.00 feet;
5. North 87°10'48" East, a distance of 94.98 feet;

THENCE, over and across said 154.6 acres the following 15 calls:

1. South 02°47'06" East, a distance of 622.00 feet;
2. South 87°10'48" West, a distance of 35.68 feet;
3. South 02°49'12" East, a distance of 180.00 feet;
4. South 87°10'48" West, a distance of 761.48 feet;
5. South 00°20'29" West, a distance of 92.78 feet to the beginning of a curve to the left;
6. with said curve turning to the left, having a radius of 25.00 feet, a chord bearing of South 45°10'49" East, a chord length of 35.68 feet and an arc length of 39.73 feet;
7. South 00°42'08" East, a distance of 60.00 feet to the beginning of a curve to the right;
8. with said curve turning to the right, having a radius of 1530.00 feet, a chord bearing of North 88°33'28" West, a chord length of 114.50 feet and an arc length of 114.52 feet to the beginning of a reverse curve to the left;
9. with said reverse curve turning to the left, having a radius of 25.00 feet, a chord bearing of South 48°02'27" West, a chord length of 35.69 feet and an arc length of 39.75 feet;
10. North 87°30'17" West, a distance of 60.00 feet to the beginning of a curve to the right;
11. with said curve turning to the right, having a radius of 730.00 feet, a chord bearing of North 02°43'22" East, a chord length of 5.80 feet and an arc length of 5.80 feet to the beginning of a reverse curve to the left;
12. with said reverse curve turning to the left, having a radius of 25.00 feet, a chord bearing of North 39°42'08" West, a chord length of 33.88 feet and an arc length of 37.22 feet to the beginning of a reverse curve to the right;
13. with said reverse curve turning to the right, having a radius of 1530.00 feet, a chord bearing of North 79°07'53" West, a chord length of 172.04 feet and an arc length of 172.13 feet;
14. North 75°54'30" West, a distance of 65.58 feet to the beginning of a curve to the right;
15. with said curve turning to the right, having a radius of 470.00 feet, a chord bearing of North 71°05'58" West, a chord length of 78.80 feet and an arc length of 78.89 feet to the southeast corner of the right-of-way for Parks Edge Lane as shown on the plat of Windrose Green Section 1, recorded under Plat Number 2021062480 of the Brazoria County Official Public Records of Real Property;

THENCE, North 23°42'33" East, with the easterly line of said right-of-way, a distance of 60.00 feet to a point in the southerly line of Restricted Reserve "G" as shown on the said Windrose Green Section 1 plat and being the beginning of a curve to the left;

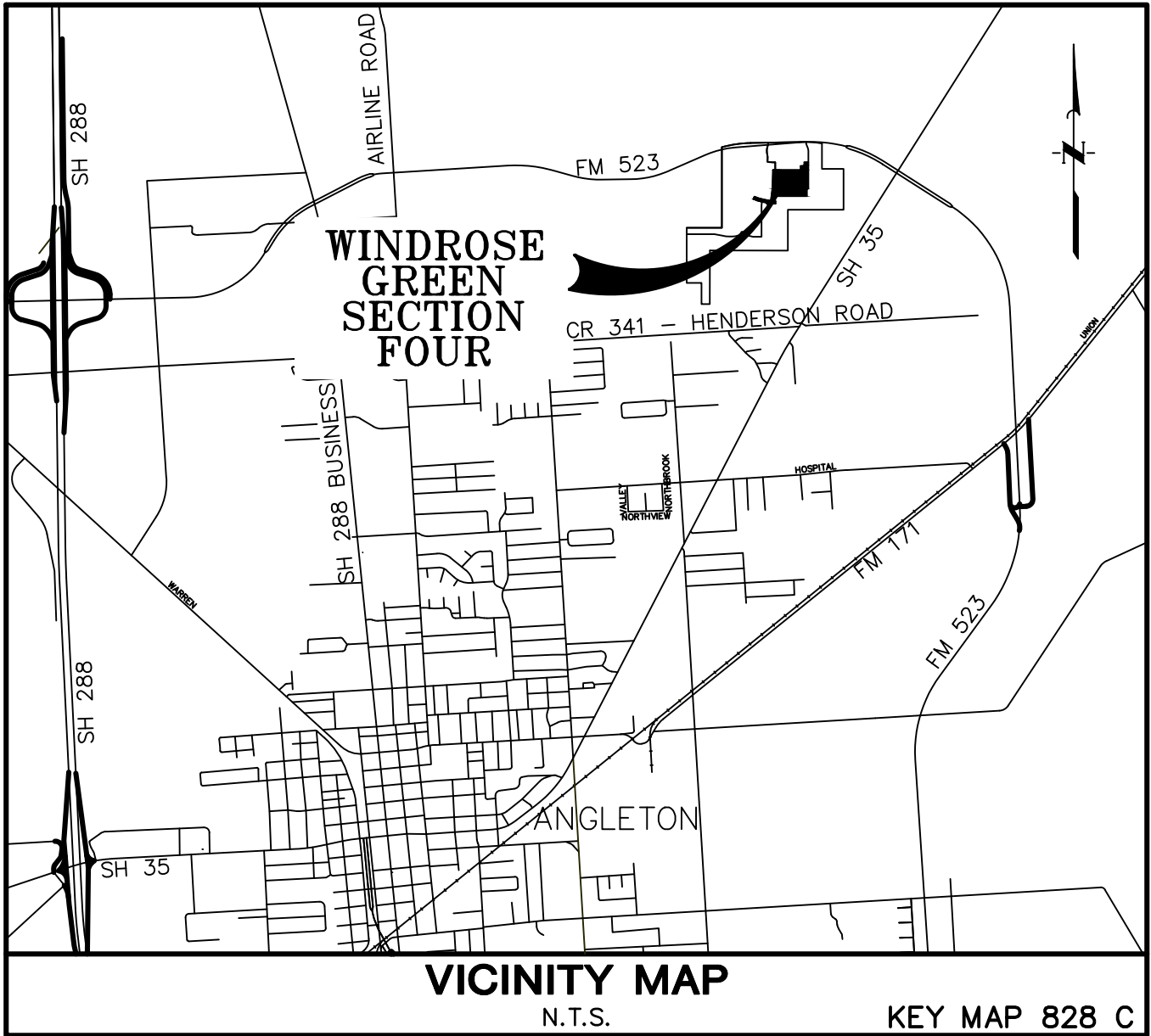
THENCE, with the southerly and easterly lines of said Restricted Reserve "G" the following 5 calls:

1. with said curve turning to the left, having a radius of 410.00 feet, a chord bearing of South 71°05'58" East, a chord length of 68.74 feet and an arc length of 68.82 feet;
2. South 75°54'30" East, a distance of 65.58 feet to the beginning of a curve to the left;
3. with said curve turning to the left, having a radius of 1470.00 feet, a chord bearing of South 81°07'25" East, a chord length of 267.23 feet and an arc length of 267.60 feet;
4. North 04°27'29" East, a distance of 300.73 feet;
5. North 01°06'16" West, a distance of 434.49 feet;

THENCE, North 87°10'48" East, with the southerly line of said Windrose Green Section 2, a distance of 103.01 feet;

THENCE, North 89°13'19" East, continuing with said southerly line, a distance of 100.06 feet;

THENCE, North 87°12'54" East, continuing with said southerly line, a distance of 456.00 feet to the POINT OF BEGINNING, CONTAINING 13.539 acre (589,751 square feet) of land in Brazoria County, Texas;



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

Name

Title

City of Angleton, On behalf of the Notary Public, State of Texas

FINAL PLAT OF WINDROSE GREEN SECTION FOUR

A SUBDIVISION OF 13.539 ACRES OF LAND
OUT OF THE

T. S. LEE SURVEY, A-318

BRAZORIA COUNTY, TEXAS

65 LOTS

2 RESERVES

3 BLOCKS

FEBRUARY 2025

OWNER
EMPTOR ANGLETON, LLC.,
A TEXAS LIMITED LIABILITY COMPANY
4444 WESTHEIMER ROAD, STE. G325
HOUSTON, TEXAS 77063

ENGINEER/PLANNER/SURVEYOR:

QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10040100
6330 West Loop South, Suite 150 • Houston, TX 77054 • 713.777.5337

SHEET 3 OF 3