



APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 1/29/2025

TYPE OF PLAT APPLICATION

Administrative, Preliminary, Final, Minor, Residential, Commercial, Amending/Replat checkboxes

Address of property: Windrose Green Section 4 (Near Parks Edge Ln. and Windrose Bend)

Name of Applicant: Mayra Hernandez Phone:

Name of Company: Quiddity Engineering Phone:

E-mail:

Name of Owner of Property: Emptor Angleton, LLC

Address:

Phone: E-mail:

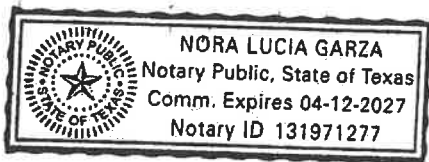
I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements contained herein and attached hereto are true and correct to the best of my knowledge and belief.

Signature of Owner or Agent for Owner (Applicant)

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 30th day of January, 2025.

(SEAL)



Signature of Notary Public, Notary Public for the State of Texas, Commission Expires: 04-12-2027

APPLICATION AND ALL REQUIRED DOCUMENTATION MUST BE SUBMITTED FOR REVIEW A MINIMUM OF 35 DAYS PRIOR TO THE NEXT PLANNING & ZONING COMMISSION MEETING. INCOMPLETE FORMS MAY BE DELAYED, DENIED, RETURNED TO THE APPLICANT; PLANNING & ZONING COMMISSION MEETS ON THE FIRST THURSDAY OF THE MONTH.

AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER

I swear that I am the owner of (indicate address and/or legal description)
Windrose Green Section 4 (Near Parks Edge Ln. and Windrose Bend)

which is the subject of the attached application for land platting and is shown in the records of Brazoria County, Texas.

I authorize the person named below to act as my agent in the pursuit of this application for the platting of the subject property.

NAME OF APPLICANT: Mayra Hernandez

ADDRESS: _____

APPLICANT PHONE # _____

E-MAIL: _____

PRINTED NAME OF OWNER: Harris Masterson IV, Emptor Angleton, LLC

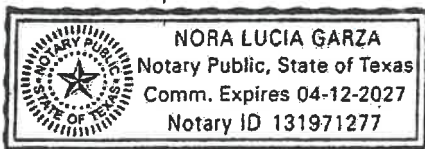
SIGNATURE OF OWNER: _____

DATE: 1/29/2025

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 29 day of January, 2025.

(SEAL)



Wendy Lee King

Notary Public for the State of Texas

Commission Expires: 04-12-2027

TAX CERTIFICATE

Jurisdiction

Rancho Isabella M.U.D.

Account Number

0318-0031-102

Property Owner and Address

EMPTOR ANGLETON LLC
% MOODY LAW GROUP
3003 W ALABAMA ST
HOUSTON, TX 77098-2001

Legal Description

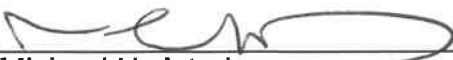
A0318 T S LEE BLOCK 42 TRACT
31A-32-32A-32B-33-37-38-39 (OLIVER & BARROW SD)
ACRES 60.546
60.5460 Acres

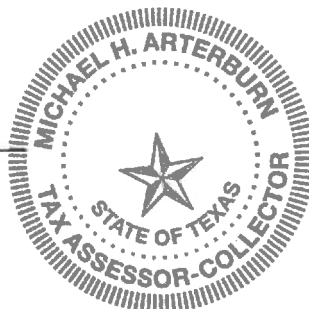
This is to certify that after a review of the tax records of this office, the following taxes, penalties, and interest are due on the above-described property as of the date of this certificate:

<u>Year</u>	<u>Base Tax</u>	<u>P & I</u>	<u>Atty Penalty</u>	<u>Total Due</u>	<u>Date Paid</u>
2024	17,084.19	0.00	0.00	0.00	1/29/2025

If applicable:

- 1) This certificate does not reflect the potential of rollback taxes which may become due on properties receiving agricultural, open space or timber valuations before or after date of issuance.
- 2) This certificate does not cover property omitted from the appraisal roll as described under Tax Code Section 25.21. [Texas Tax Code Section 31.08(b)]


Michael H. Arterburn
Tax Assessor / Collector
Rancho Isabella M.U.D.



Date Of Issuance
1/31/2025



September 12, 2024

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

Re: On-Going Services
Windrose Green Section 4 Subdivision Improvement Plans – 3rd Submittal Review
Angleton, Texas
HDR Job No. 10391496

Dear Mr. Spriggs:

HDR Engineering, Inc. (HDR) has reviewed the plans for the above referenced subdivision and offers the following exceptions noted:

1. A final plat is included in the construction planset; however, this is being provided for information purposes only. At the time of completion of the subdivision improvements or fiscal responsibility as noted in the Angleton LDC, a final plat shall be submitted for review and approval.
2. A letter of no objection provided by Brazoria County Engineering and dated September 6, 2024 was received for the subject construction plans. It is noted that all provisions in the approval shall be followed accordingly.
3. A letter of no objection provided by Angleton Drainage District (A.D.D.) and dated January 17, 2024 was received for the subject construction plans along with subsequent approval of the latest planset on September 11, 2024 by a representative of A.D.D. It is noted that all provisions in the approval shall be followed accordingly.
4. A preconstruction meeting will be required for the proposed improvements.
5. All applicable permits shall be coordinated by the Contractor prior to commencement of construction.
6. Any revisions to the approved plansets shall be submitted to the City of Angleton for review and approval prior to the revisions being constructed.

HDR Engineering, Inc. (HDR) offers no objection to the proposed Windrose Green Section 4 Subdivision Improvement Plans with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data are signed, dated, and sealed by a Professional Engineer licensed to practice in the State of Texas, which therefore conveys the engineer's responsibility and accountability.

If you have any questions, please feel free to contact us at our office (713)-622-9264.

Sincerely,

HDR Engineering, Inc.

A handwritten signature in black ink, appearing to read 'Javier Vasquez', written in a cursive style.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10391496/10361761)

Attachments

Matt Hanks, P.E.
COUNTY ENGINEER

(979) 864-1265
Office



Wael Tabara, P.E., CFM
ASST. COUNTY ENGINEER

Karen McKinnon, P.E.,
ASST. COUNTY ENGINEER

(979) 864-1270
Fax

BRAZORIA COUNTY ENGINEERING

451 N VELASCO, SUITE 230
ANGLETON, TEXAS 77515
www.brazoriacountytx.gov

September 6, 2024

Alex Khoshakhlagh
Pape-Dawson Engineers
2107 CityWest Blvd, 3rd Floor
Houston, TX 77042

RE: Plan Review –Construction Plans for Windrose Green Sec 4, Brazoria County, Texas.

Dear Alex:

Brazoria County has completed the review of the above referenced revised plans as provided on August 27, 2024. The County offers no objection.

This Letter of No Objection is for plan approval only. It is the applicants responsibility to apply for driveway and/or right of way permit & attach permits and cc' engineering-permits through the Engineer's Office, as well as all other proper permits required by Brazoria County. These permits must remain posted onsite during the construction for this project.

Best Regards,

Karen McKinnon

ANGLETON DRAINAGE DISTRICT

A Political Subdivision of the State of Texas
P.O. Box 2469, Angleton, Texas 77516-2469
Phone: (979) 849-2414 Fax: (979) 848-8160



January 17, 2024

Costello Engineering & Surveying
Attn: Alex Khoshakhlagh, P.E.
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042

Re: Windrose Green Sections 4 and 5
Plats and Plans

Dear Mr. Khoshakhlagh:

During the regular public meeting of the Angleton Drainage District held January 9, 2024, the Angleton Drainage Board of Supervisors unanimously approved the plat and drainage plans of Windrose Green Subdivision, Sections 4 and 5 as presented.

As presented, Windrose Green, Section 4 contains (65) sixty-five, 50-foot wide residential lots. The storm sewer system outfalls into the previously excavated detention pond system which was approved as part of the master plan hydrology and hydraulic analysis. All lots are graded with high elevation at the rear of each lot and are sloped to drain to the streets.

As presented, Windrose Green, Section 5 contains (67) sixty-seven residential lots. The lot mix is (22) twenty-two 50-foot wide lots and (45) forty-five 45-foot wide lots. The storm sewer system outfalls into the storm sewer stub out from Section 4 which outfalls into the previously excavated detention pond system which was approved as part of the master plan hydrology and hydraulic analysis. All lots are graded with high elevation at the rear of each lot and are sloped to drain to the streets.

Other than the proposed development discussed herein, if any structures are added to this site in the future, a subsequent review by the Angleton Drainage District will be required to ensure there are no adverse impacts to adjacent landowners.

Approval of the plat and drainage plan in no way represents that Windrose Green, Sections 4 and 5 have complied with any federal, state, county or other law, statute, procedure or requirement of any type beyond the approval of the plats and drainage plans approved, with the stipulations listed in this letter, if any, by the District.

Sincerely,

A handwritten signature in black ink that reads "David B. Spoor".

David B. Spoor, Chairman
Angleton Drainage District Board of Supervisors