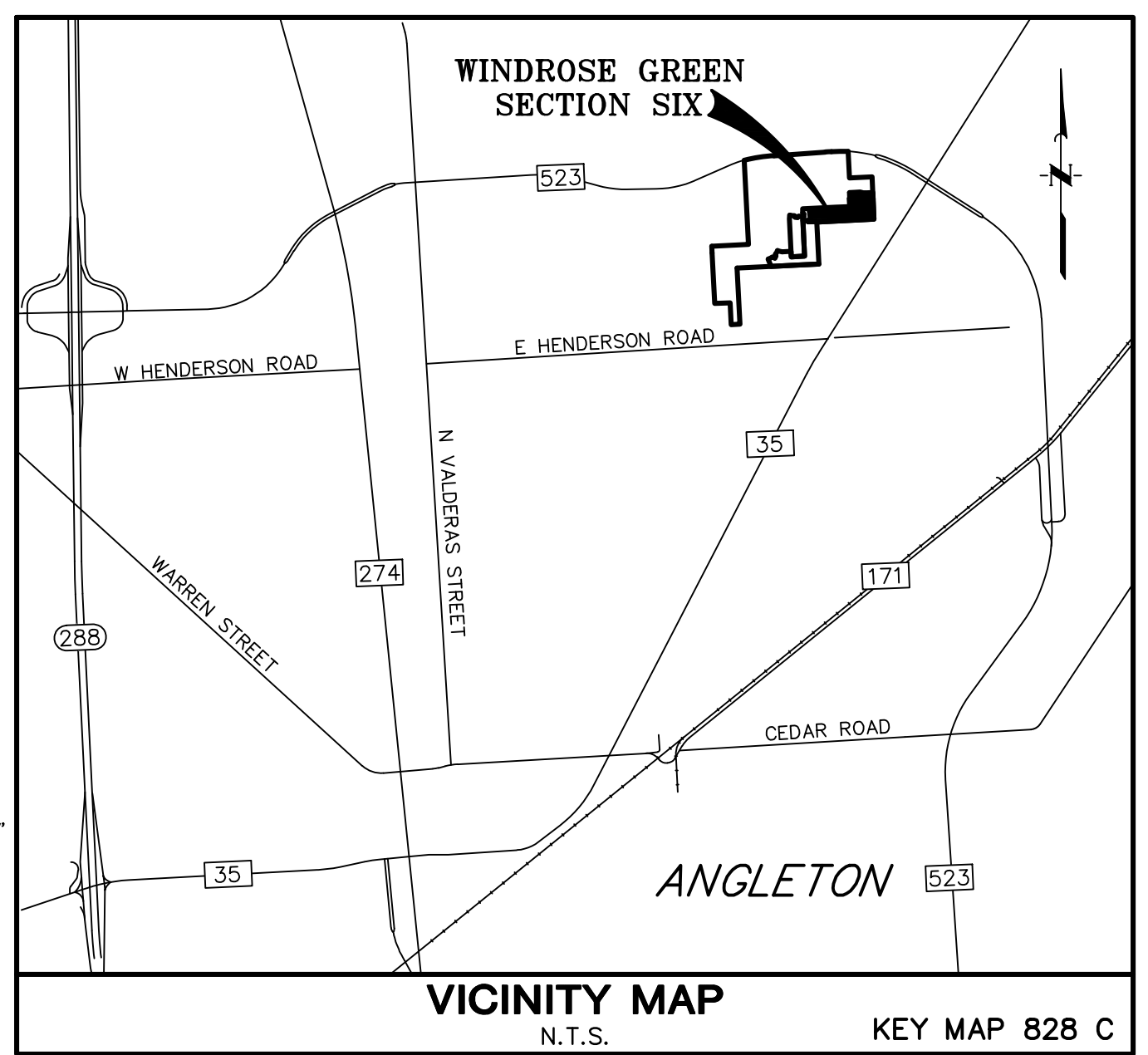


- LEGEND
- AC "Acres"
 - BL "Building Line"
 - BDR "Brazoria County Deed Records"
 - C.F. "County Clerk's File"
 - DE "Drainage Easement"
 - Eam "Easement"
 - FC "Film Code"
 - FND "Found"
 - OCBCT "Official County Clerk, Brazoria County, Texas"
 - OPROBC "Official Public Records of Brazoria County"
 - No "Number"
 - POB "Point of Beginning"
 - POC "Point of Commencement"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - STM SE "Storm Sewer Easement"
 - Temp "Temporary"
 - UE "Utility Easement"
 - VOL _ PG "Volume and Page"
 - WLE "Waterline Easement"
 - ⊙ "Block Number"
 - "Set 3/4-inch Iron Rod With Cap Stamped "Quiddity Eng" as Per Certification"
 - └ "Street Name Break"
- GENERAL NOTES
1. A one-foot reserve has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats 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 title fee thereto shall revert to and revest in the dedicatior, his heirs, assigns or successors.
 2. All building lines along street rights-of-way are as shown on the plat.
 3. The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor 0.999870017.
 4. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 5. There are pipelines or pipeline easements within the platted area shown hereon.
 6. HORIZONTAL DATUM: All bearings are referenced to the Texas Coordinate System, North American Datum of 1983 (NAD83), South Central Zone.
 7. 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 HC0G_14012.
 8. 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 within Unshaded Zone "X", which is defined as areas determined to be outside of the 500-year flood plain.
 9. All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the MUD.
 10. Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
 11. This subdivision shall be serviced by the following providers: Rancho Isabella MUD, Texas New Mexico Power, And Centric Gas & Fiber.
 12. 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.
 13. 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.
 14. 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.
 15. 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.
 16. 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.
 17. Incidental Utilities are including but not limited to the underground utility services.
 18. All reserves shall be owned and maintained by the MUD or the Home Owner's Association.
 19. BENCHMARK
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 HC0G_14012.
IBM-3: "X" Out on the north edge of the north shoulder of FM 523, 0.94 Miles from the Northeast corner of Freedom Park Boundary, and approximately 121 feet east from the centerline of drainage ditch. Elevation = 28.66
 20. Utility easement to be dedicated by this plat and expire upon incorporation into platted single-family section.
 21. Storm water detention is required for the development located within this plat and is accounted for in detention facilities located in Windrose Green Section One.



BLOCK 1	
LOT NUMBER	SQ. FT.
1	6,860
2	6,442
3	6,408
4	6,387
5	5,931
6	7,285
7	10,926
8	7,782
9	5,600
10	5,625
11	5,625
12	5,625
13	5,625
14	5,557
15	8,423
16	13,013
17	7,593
18	5,602
19	5,625
20	5,625
21	5,625
22	5,625
23	5,625
24	5,625
25	5,625
26	5,625
27	5,625
28	5,575
29	5,575
30	5,625
31	5,625
32	5,625
33	5,625
34	5,625
35	5,625
36	5,625
37	5,625
38	5,625
39	5,625
40	5,625
41	5,627
42	6,375

BLOCK 2	
LOT NUMBER	SQ. FT.
1	5,928
2	5,400

BLOCK 3	
LOT NUMBER	SQ. FT.
1	6,171
2	5,609
3	5,400
4	5,400
5	5,400
6	5,400
7	5,400
8	5,400
9	5,400
10	5,400
11	5,400
12	5,400
13	5,400
14	5,400
15	5,400
16	5,400
17	5,400
18	5,400
19	5,400
20	5,400
21	5,400
22	5,400
23	5,400
24	5,400
25	5,400
26	5,400
27	5,400
28	5,400
29	6,008
30	6,003
31	5,400
32	5,400
33	5,400
34	5,400

STREET NAME TABLE			
STREET NAME	LINEAR FEET	ROW WIDTH	STREET TYPE
PARKS EDGE LANE	1,318	60'	LOCAL
MILO MIDNIGHT LANE	155	60'	LOCAL
COMET LANE	285	60'	LOCAL
STARLIGHT STREET	241	60'	LOCAL

RESTRICTED RESERVE [A]
Restricted to Open Space,
Landscape, Drainage &
Incidental Utility
Purposes Only
2.28 AC
99,476 Sq. Ft.

FINAL PLAT

WINDROSE GREEN

SECTION SIX

A SUBDIVISION OF 15.658 ACRES OF LAND
OUT OF THE
T.S. LEE SURVEY, A-318
BRAZORIA COUNTY, TEXAS

78 LOTS 1 RESERVE 3 BLOCKS

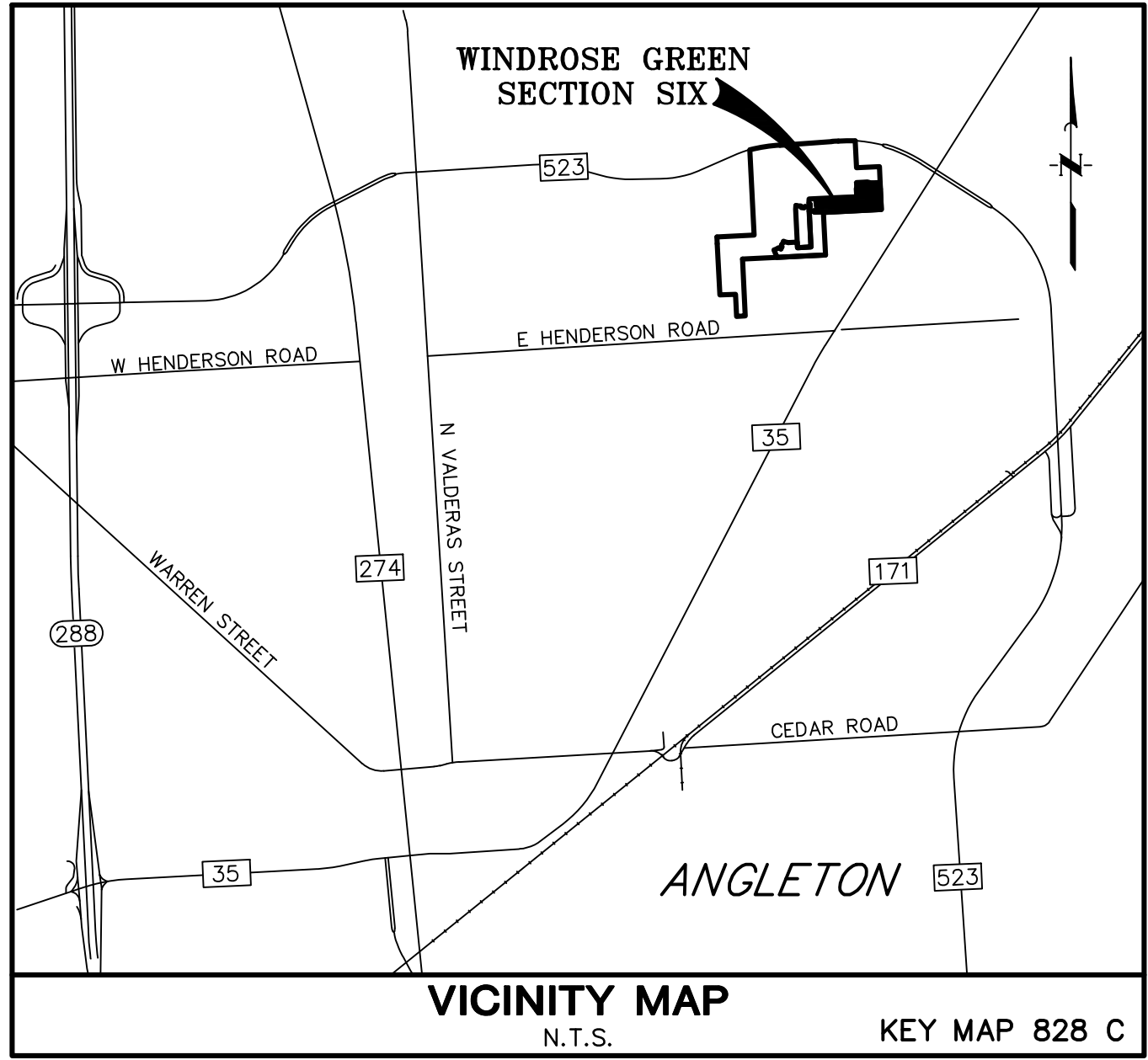
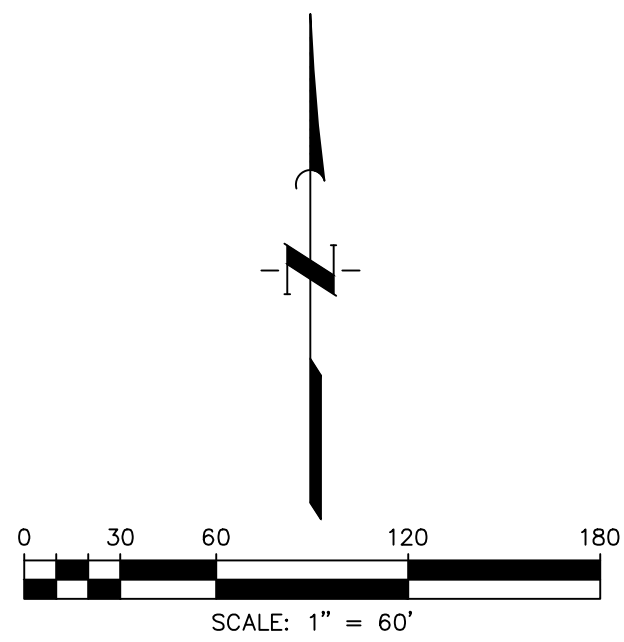
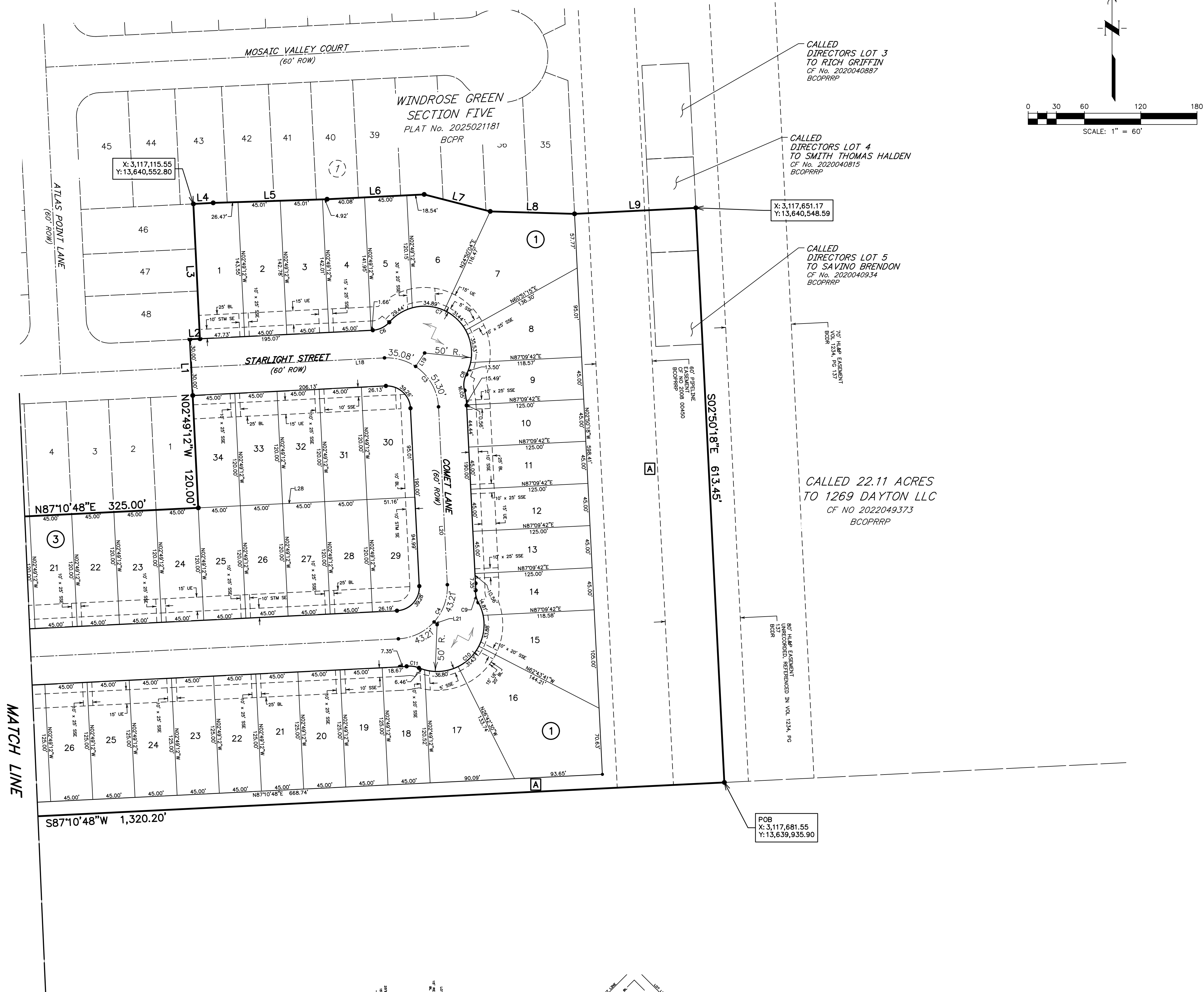
JUNE 2025

OWNER
EMPTOR ANGLETON, LLC,
a Texas Limited Liability Company
4444 Westheimer Road, Suite G325
HOUSTON, TEXAS 77063
281.571.7007

ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10049100
6330 West Loop South, Suite 150 • Houston, TX 77056 • 713.777.5337

K:\29188\29188-0001-02 Windrose Green Sec 6 Paving\2 Design Phase\Planning\Windrose Sec 6 - PLAT.dwg Jun 19,2025 - 12:42pm CKJ

SHEET 1 OF 3



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N02°49'12"W	60.00'
L2	N87°10'48"E	10.68'
L3	N02°47'06"W	144.00'
L4	N87°10'48"E	21.18'
L5	N88°09'40"E	121.40'
L6	N87°08'01"E	103.62'
L7	S75°34'46"E	72.67'
L8	S88°19'15"E	89.99'
L9	N87°09'42"E	129.46'
L10	S87°10'48"W	15.00'
L11	N02°51'47"W	15.00'
L12	S87°08'13"W	185.00'
L13	N02°51'47"W	30.16'
L14	S87°08'13"W	120.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L15	N02°51'47"W	97.24'
L16	N00°42'08"W	60.00'
L17	N00°20'29"E	92.78'
L18	S87°10'48"W	206.13'
L19	S33°43'14"W	17.19'
L20	S02°50'18"E	190.00'
L21	N47°49'45"W	4.41'
L22	S87°10'48"W	1219.43'
L23	S02°51'47"E	155.12'
L24	N47°49'12"W	14.14'
L25	N02°49'12"W	115.00'
L26	N02°49'12"W	115.00'
L27	S42°10'48"W	14.14'
L28	S87°10'48"W	231.16'


CURVE TABLE							
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT	
C1	1530.00'	0°55'47"	24.83'	N89°45'45"E	24.83'	12.41'	
C2	25.00'	91°02'37"	39.73'	N45°10'49"W	35.68'	25.46'	
C3	55.00'	89°58'54"	86.38'	N47°49'45"W	77.77'	54.98'	
C4	55.00'	90°01'06"	86.41'	N42°10'15"E	77.79'	55.02'	
C5	1500.00'	2°07'04"	55.44'	N88°14'20"E	55.44'	27.72'	
C6	25.00'	46°06'20"	20.12'	N64°07'39"E	19.58'	10.64'	
C7	50.00'	165°56'41"	144.81'	N55°57'11"W	99.25'	405.60'	
C8	25.00'	40°40'36"	17.75'	S06°40'52"W	17.38'	9.27'	
C9	25.00'	30°38'37"	13.37'	S13°12'10"E	13.21'	6.85'	
C10	50.00'	141°23'28"	123.39'	N42°10'15"E	94.38'	142.74'	
C11	25.00'	30°38'37"	13.37'	N82°27'19"W	13.21'	6.85'	
C12	25.00'	90°02'35"	39.29'	S42°09'31"W	35.37'	25.02'	
C13	25.00'	89°57'25"	39.25'	N47°50'29"W	35.34'	24.98'	

FINAL PLAT WINDROSE GREEN SECTION SIX

A SUBDIVISION OF 15.658 ACRES OF LAND
OUT OF THE
T.S. LEE SURVEY, A-318
BRAZORIA COUNTY, TEXAS

78 LOTS 1 RESERVE 3 BLOCKS
JUNE 2025

OWNER
EMPTOR ANGLETON, LLC,
a Texas Limited Liability Company
4444 Westheimer Road, Suite G325
HOUSTON, TEXAS 77063
281.571.7007

ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quality Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-22790 & 1046400
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 Six, 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 Owner(s).

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.

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

ANGELETON 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 §

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 BRAZORIA §

A METES & BOUNDS description of a certain 15.658 acre (682,062 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 15.658 acre (682,062 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 "Castello" found at the most easterly southeast corner of said 154.6 acres, common with the southwest corner of a called 22.1088 acre tract described in the deed to 1269 Dayton, LLC and recorded under Clerk's File No. 2022049373 of the Brazoria County Official Public Records of Real Property

THENCE, South 87 Degrees 10 Minutes 48 Seconds West, with the southerly line of said 154.6 acres, a distance of 1320.20 feet;

THENCE over and across said 154.6 acres the following 22 calls:

- 1.South 87 Degrees 10 Minutes 48 Seconds West, a distance of 15.00 feet;
- 2.North 02 Degrees 51 Minutes 47 Seconds West, a distance of 15.00 feet;
- 3.South 87 Degrees 08 Minutes 13 Seconds West, a distance of 185.00 feet;
- 4.North 02 Degrees 51 Minutes 47 Seconds West, a distance of 30.16 feet;
- 5.South 87 Degrees 08 Minutes 13 Seconds West, a distance of 120.00 feet;
- 6.North 02 Degrees 51 Minutes 47 Seconds West, a distance of 97.24 feet to the beginning of a curve to the left;
- 7.with said curve turning to the left, having a radius of 1530.00 feet, a chord bearing of North 89 Degrees 45 Minutes 45 Seconds East, a chord length of 24.83 feet and an arc length of 24.83 feet;
- 8.North 00 Degrees 42 Minutes 08 Seconds West, a distance of 60.00 feet to the beginning of a curve to the right;
- 9.with said curve turning to the right, having a radius of 25.00 feet, a chord bearing of North 45 Degrees 10 Minutes 49 Seconds West, a chord length of 35.68 feet and an arc length of 39.73 feet;
- 10.North 00 Degrees 20 Minutes 29 Seconds East, a distance of 92.78 feet;
11. North 87 Degrees 10 Minutes 48 Seconds East, a distance of 761.48 feet;
12. North 87 Degrees 10 Minutes 48 Seconds East, a distance of 325.00 feet;
- 13.North 02 Degrees 49 Minutes 12 Seconds West, a distance of 120.00 feet;
- 14.North 02 Degrees 49 Minutes 12 Seconds West, a distance of 60.00 feet;
- 15.North 87 Degrees 10 Minutes 48 Seconds East, a distance of 10.68 feet;
- 16.North 02 Degrees 47 Minutes 06 Seconds West, a distance of 144.00 feet;
- 17.North 87 Degrees 10 Minutes 48 Seconds East, a distance of 21.18 feet;
- 18.North 88 Degrees 09 Minutes 40 Seconds East, a distance of 121.40 feet;
- 19.North 87 Degrees 08 Minutes 01 Seconds East, a distance of 103.62 feet;
- 20.South 75 Degrees 34 Minutes 46 Seconds East, a distance of 72.67 feet;
- 21.South 88 Degrees 19 Minutes 15 Seconds East, a distance of 89.99 feet;
- 22.North 87 Degrees 09 Minutes 42 Seconds East, a distance of 129.46 feet to a point in the westerly line of said 22.1088 acres, common with the easterly line of said 154.6 acres;

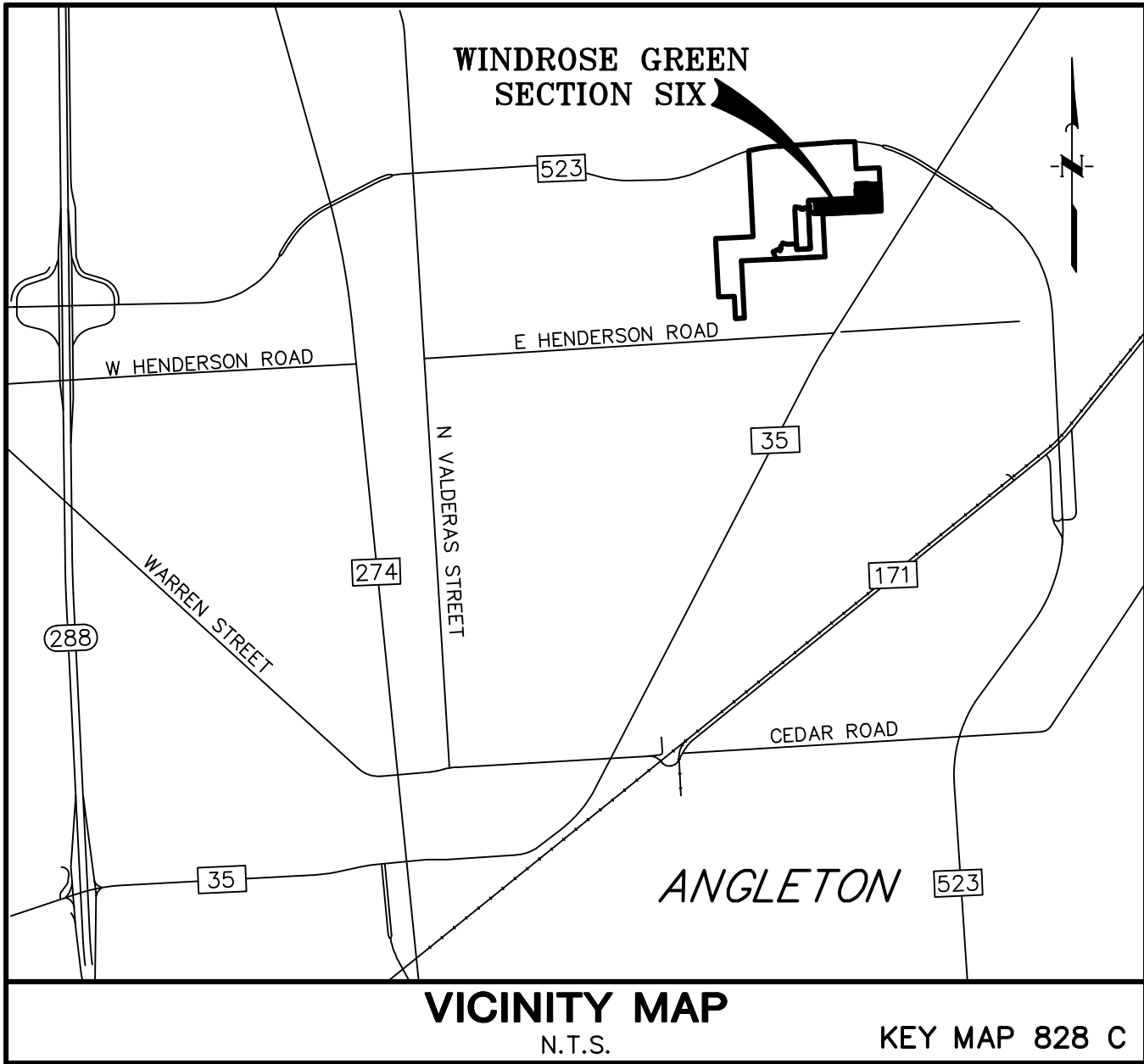
THENCE, South 02 Degrees 50 Minutes 18 Seconds East, with said common line, a distance of 613.45 feet to the POINT OF BEGINNING, CONTAINING 15.658 acres (682,062 square feet) of land in Brazoria County, Texas;

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 monument shown thereon were properly placed under my supervision.

Jeremy A. Chandler
Registered Professional Land Surveyor
No. 5755



APPROVED this ___ day of _____, 20____, by the Planning and Zoning Commission, City of Angleton, Texas.

Chairman, Planning and Zoning Commission

APPROVED this ___ day of _____, 20____, by the City Council, City of Angleton, Texas.

Mayor

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

FINAL PLAT WINDROSE GREEN SECTION SIX

A SUBDIVISION OF 15.658 ACRES OF LAND

OUT OF THE

T.S. LEE SURVEY, A-318

BRAZORIA COUNTY, TEXAS


78 LOTS

1 RESERVE

3 BLOCKS

JUNE 2025

OWNER
EMPTOR ANGLETON, LLC,
a Texas Limited Liability Company
4444 Westheimer Road, Suite G325
HOUSTON, TEXAS 77063
281.571.7007

ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-22780 & 10494100
6330 West Loop South, Suite 150 • Bellaire, TX 77404 • 713.777.5337

SHEET 3 OF 3