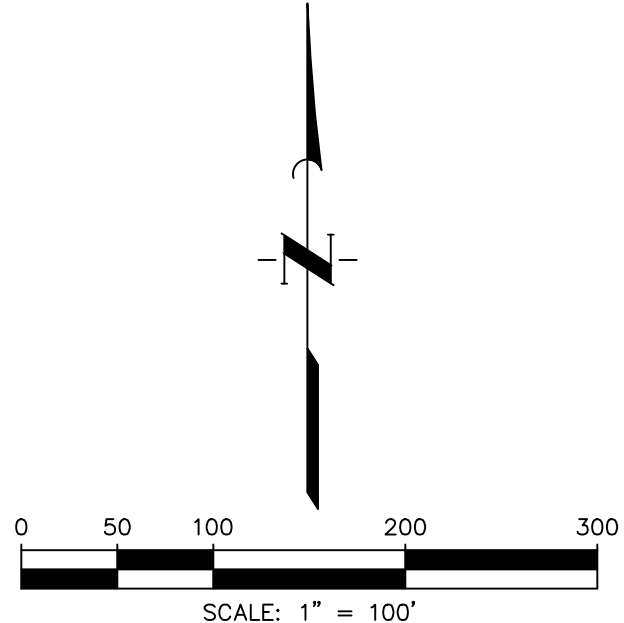
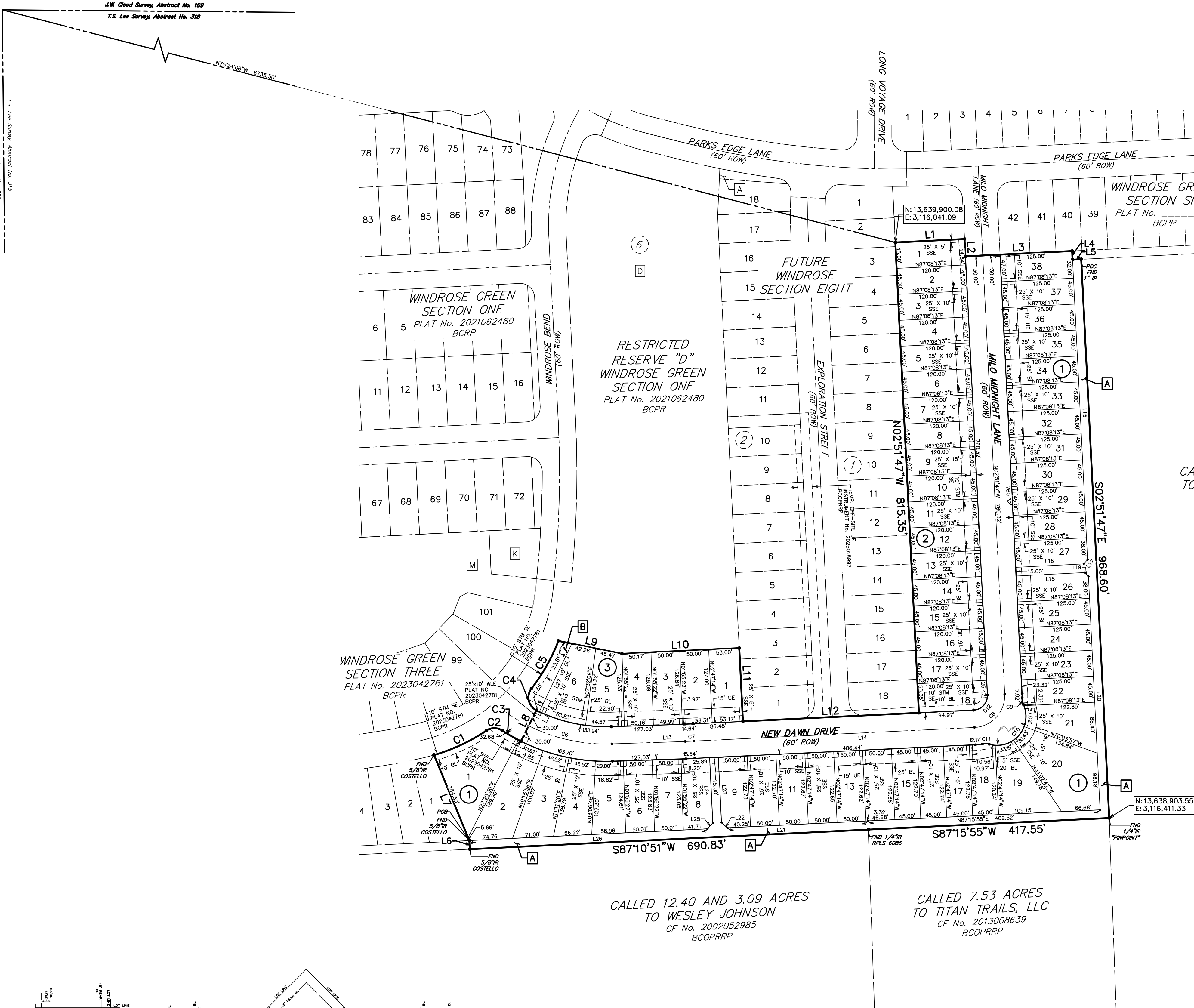


RESTRICTED RESERVE A
Restricted to Open Space,
Landscape and Drainage
Purposes Only
0.80 AC
34,636 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space,
Landscape, and Drainage
Purposes Only
0.07 AC
3,115 Sq. Ft.

STREET NAME TABLE			
STREET NAME	LINEAR FEET	WIDTH	STREET TYPE
MILO MIDNIGHT LANE	802'	60'	LOCAL
NEW DAWN DRIVE	968'	60'	LOCAL



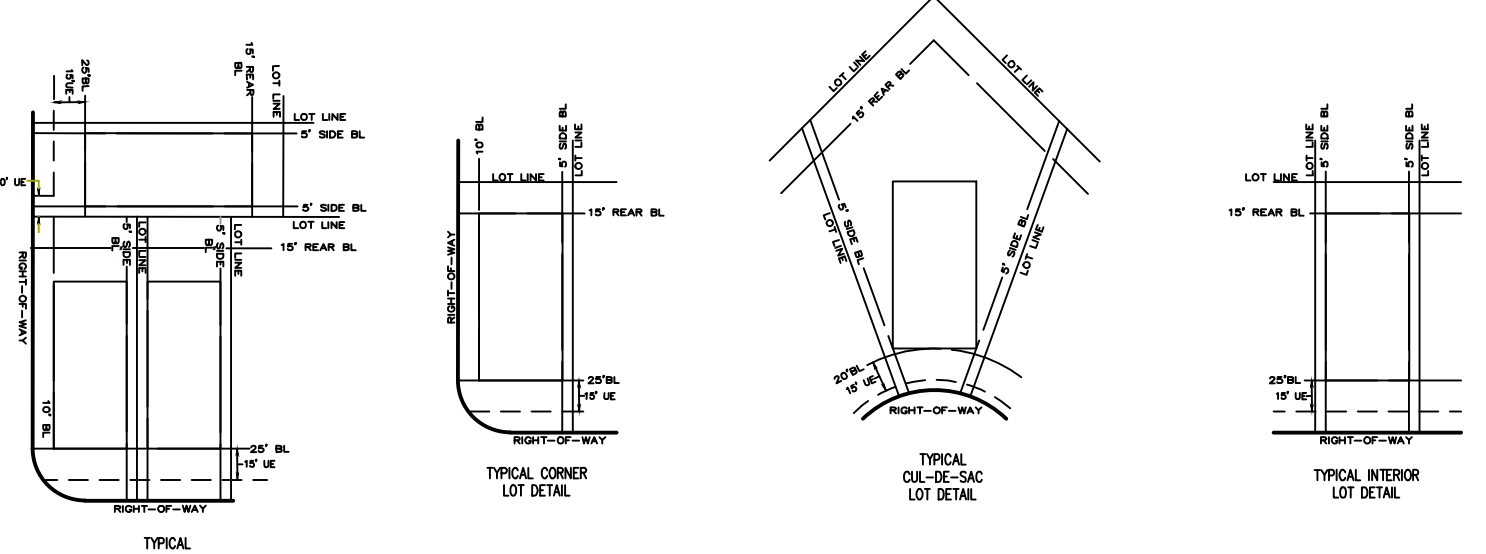
- LEGEND
- AC "Acres"
 - BL "Building Line"
 - BCOPRRP "Brazoria County Official Public Records of Real Property"
 - BCPR "Brazoria County Plat Records"
 - CF "County Clerk's File"
 - DE "Drainage Easement"
 - ESMT "Easement"
 - FC "Film Code"
 - FND "Found"
 - IR "Iron Rod"
 - No "Number"
 - POB "Point of Beginning"
 - POC "Point of Commencement"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq. Ft. "Square Feet"
 - STM SE "Storm Sewer Easement"
 - UE "Utility Easement"
 - VOL "Volume and Page"
 - WLE "Waterline Easement"
 - ① "Block Number"
 - "Set 3/4-inch Iron Rod (with cap stamped 'Quiddity Eng. Property Corner') as Per Certification"
 - "Street Name Break"

- GENERAL NOTES
- One-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of street where such streets abut adjacent property, the condition of such 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 revest in the dedicator, his heirs, assigns or successors.
 - All building lines along street rights-of-way are as shown on the plat.
 - The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor 0.99996887295326.
 - There are no pipelines or pipeline easements within the platted area shown hereon.
 - 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 HC06_14012.
 - According to the National Flood Insurance Program Flood Insurance Rate Map for Brazoria County, Texas, Map No. 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 floodplain.
 - 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, TNMP, 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.
 - Reserve A and Reserve B shall be owned and maintained by the Home Owners Association or MUD.
 - Incidental Utilities are including but not limited to the underground utility services.
 - BENCHMARK
All elevation are referenced to the North American Vertical Datum of 1988 (NAVD88). GEOID 12B Based on Altterra's RTK Network, Stations Hags_1012 and HC06_14012. TBM-3: "X" Cut on 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
 - 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.

FINAL PLAT
WINDROSE GREEN
SECTION SEVEN
A SUBDIVISION OF 12.057 ACRES OF LAND
OUT OF THE
T.S. LEE SURVEY, A-318
BRAZORIA COUNTY, TEXAS
62 LOTS 2 RESERVES 3 BLOCKS
JUNE 2025

OWNER
EMPTOR ANGLETON, LLC
A TEXAS LIMITED LIABILITY COMPANY
4444 Westheimer Road, Suite G325
HOUSTON, TX 77063
281.571.7007

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23790 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77021 • 713.777.5337



BLOCK SUMMARY TABLE

LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.
BLOCK 1		BLOCK 2		BLOCK 3	
LOT 1	13,160	LOT 1	6,400	LOT 1	6,741
LOT 2	10,451	LOT 2	5,400	LOT 2	6,470
LOT 3	8,489	LOT 3	5,400	LOT 3	6,322
LOT 4	7,984	LOT 4	5,400	LOT 4	6,305
LOT 5	6,691	LOT 5	5,400	LOT 5	7,252
LOT 6	6,212	LOT 6	5,400	LOT 6	8,536
LOT 7	6,171	LOT 7	5,400		
LOT 8	6,161	LOT 8	5,400		
LOT 9	6,089	LOT 9	5,400		
LOT 10	6,135	LOT 10	5,400		
LOT 11	6,134	LOT 11	5,400		
LOT 12	6,132	LOT 12	5,400		
LOT 13	6,131	LOT 13	5,400		
LOT 14	6,131	LOT 14	5,400		
LOT 15	5,520	LOT 15	5,400		
LOT 16	5,522	LOT 16	5,400		
LOT 17	5,524	LOT 17	5,400		
LOT 18	5,521	LOT 18	5,916		
LOT 19	8,804				
LOT 20	13,198				
LOT 21	7,533				
LOT 22	5,522				
LOT 23	5,525				
LOT 24	5,525				
LOT 25	5,525				
LOT 26	5,525				
LOT 27	5,525				
LOT 28	5,525				
LOT 29	5,525				
LOT 30	5,525				
LOT 31	5,525				
LOT 32	5,575				
LOT 33	5,575				
LOT 34	5,525				
LOT 35	5,525				
LOT 36	5,525				
LOT 37	5,525				
LOT 38	5,575				

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°08'13"E	120.00'
L2	S02°51'47"E	30.16'
L3	N87°08'13"E	185.00'
L4	S02°51'47"E	15.00'
L5	N87°10'48"E	15.00'
L6	N02°47'14"W	15.00'
L7	N22°25'04"W	160.17'
L8	N26°29'59"E	60.00'
L9	S78°33'50"E	112.54'
L10	N87°12'46"E	203.17'
L11	S02°51'47"E	127.00'
L12	N87°12'46"E	305.00'
L13	N88°04'38"E	127.03'
L14	S87°12'46"W	486.44'

LINE TABLE		
LINE	BEARING	DISTANCE
L15	S02°51'47"E	520.00'
L16	N87°08'13"E	118.00'
L17	N42°08'13"E	9.90'
L18	N87°08'13"E	118.00'
L19	S47°51'47"E	9.90'
L20	S02°51'47"E	404.58'
L21	S87°10'51"W	243.57'
L22	N47°47'14"W	13.79'
L23	N02°47'14"W	113.00'
L24	N02°47'14"W	113.00'
L25	S42°12'46"W	13.82'
L26	S87°10'51"W	413.65'
L27	N25°31'27"E	130.57'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	330.00'	17°23'08"	100.13'	N65°01'15"E	99.75'	50.45'
C2	25.00'	66°41'16"	29.10'	N89°40'19"E	27.48'	16.45'
C3	330.00'	6°30'57"	37.53'	S60°14'32"E	37.51'	18.78'
C4	25.00'	101°11'11"	44.15'	N12°54'25"W	38.63'	30.43'
C5	330.00'	16°29'55"	95.03'	N29°26'13"E	94.70'	47.84'
C6	300.00'	28°25'23"	148.82'	S77°42'41"E	147.30'	75.98'
C7	1000.00'	0°51'53"	15.09'	N87°38'42"E	15.09'	7.55'
C8	55.00'	90°04'33"	86.47'	N42°10'29"E	77.83'	55.07'
C9	25.00'	27°00'44"	11.79'	S11°01'46"E	11.68'	6.00'
C10	50.00'	130°33'37"	113.94'	N40°44'41"E	90.84'	108.61'
C11	25.00'	27°00'44"	11.79'	N87°28'53"W	11.68'	6.00'
C12	25.00'	90°04'33"	39.30'	N42°10'29"E	35.38'	25.03'

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 12.057 acre (525,203 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. 2022013621 of the Brazoria County Official Public Records of Real Property, said 12.057 acre (525,203 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 southeast corner of Restricted Reserve 'A' as shown on the plat of Windrose Green Section 3, recorded under Plat number 2023042781 of the Brazoria County Plat Records and being in the southerly line of said 154.6 acres;

THENCE with the easterly line of said Windrose Green Section 3 the following 8 calls:

1. THENCE, North 02 Degrees 47 Minutes 14 Seconds West, a distance of 15.00 feet to a found 5/8--inch iron rod with cap stamped "Castello";
2. THENCE, North 22 Degrees 25 Minutes 04 Seconds West, a distance of 160.17 feet to a found 5/8--inch iron rod with cap stamped "Castello" at the beginning of a curve to the left;
3. THENCE, with said curve turning to the left, having a radius of 330.00 feet, a chord bearing of North 65 Degrees 01 Minutes 15 Seconds East, a chord length of 99.75 feet and an arc length of 100.13 feet to the beginning of a reverse curve to the right;
4. THENCE, with said reverse curve turning to the right, having a radius of 25.00 feet, a chord bearing of North 89 Degrees 40 Minutes 19 Seconds East, a chord length of 27.48 feet and an arc length of 29.10 feet to the beginning of a reverse curve to the left;
5. THENCE, with said reverse curve turning to the left, having a radius of 330.00 feet, a chord bearing of South 60 Degrees 14 Minutes 32 Seconds East, a chord length of 37.51 feet and an arc length of 37.53 feet;
6. THENCE, North 26 Degrees 29 Minutes 59 Seconds East, a distance of 60.00 feet to the beginning of a curve to the right;
7. THENCE, with said curve turning to the right, having a radius of 25.00 feet, a chord bearing of North 12 Degrees 54 Minutes 25 Seconds West, a chord length of 38.63 feet and an arc length of 44.15 feet to the beginning of a reverse curve to the left;
8. THENCE, with said reverse curve turning to the left, having a radius of 330.00 feet, a chord bearing of North 29 Degrees 26 Minutes 13 Seconds East, a chord length of 94.70 feet and an arc length of 95.03 feet to the southwest corner of Restricted Reserve 'D' as shown on the plat of Windrose Green Section 1, recorded under Plat number 2021062480 of the Brazoria County Plat Records;

THENCE, South 78 Degrees 33 Minutes 50 Seconds East, with the southerly line of said Restricted Reserve 'D', a distance of 112.54 feet;

THENCE, North 87 Degrees 12 Minutes 46 Seconds East, continuing with said southerly line, a distance of 203.17 feet; to the southeast corner of said Restricted Reserve 'D';

THENCE over and across said 154.6 acres the following 8 calls:

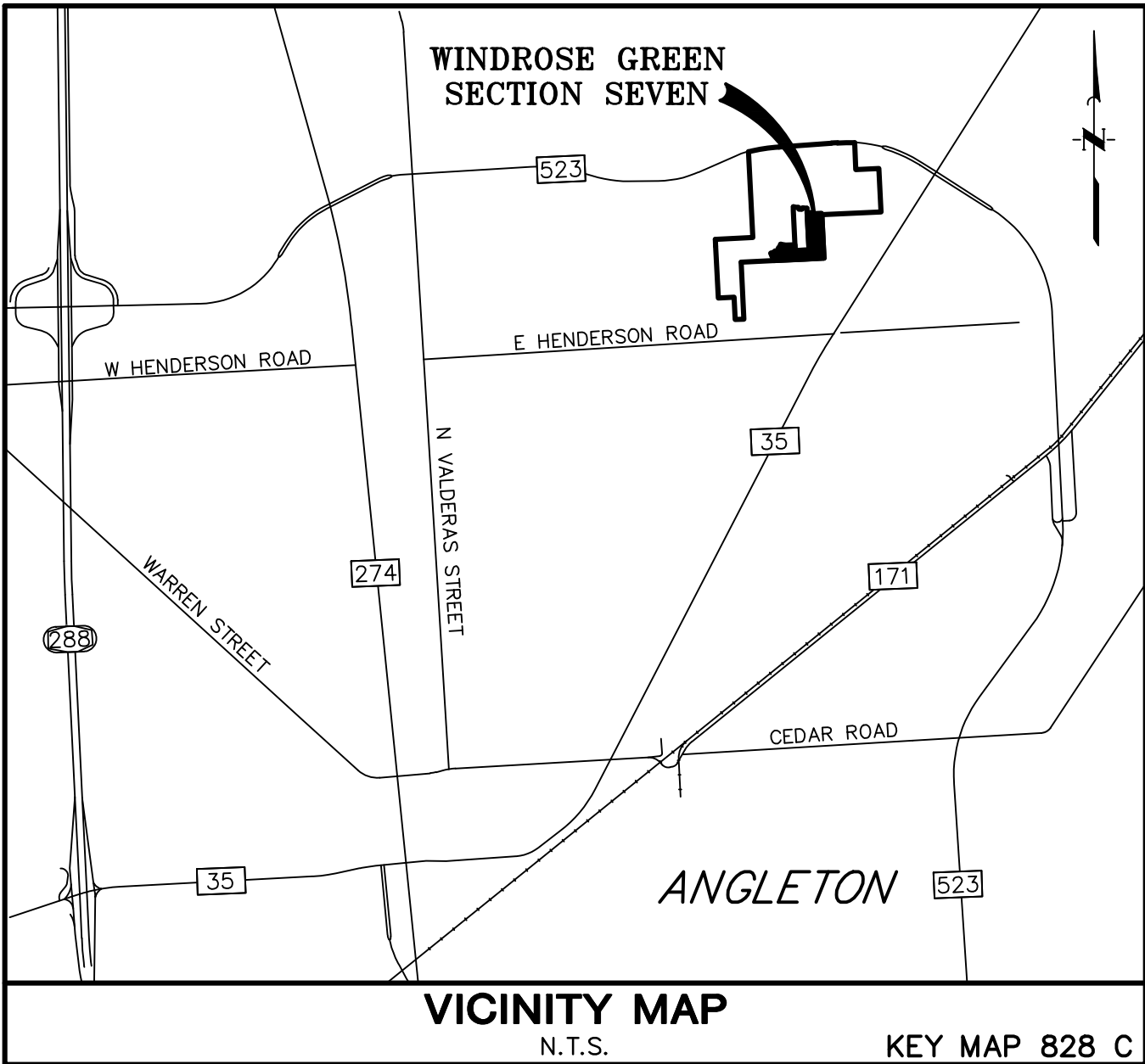
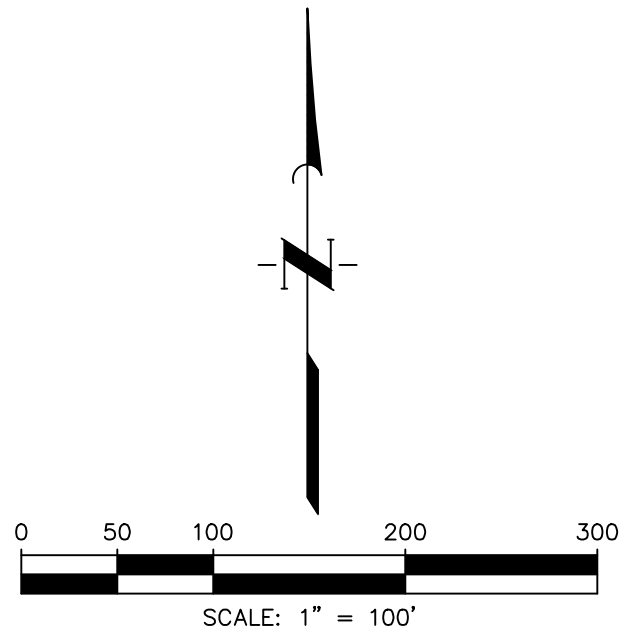
1. THENCE, South 02 Degrees 51 Minutes 47 Seconds East, a distance of 127.00 feet;
2. THENCE, North 87 Degrees 12 Minutes 46 Seconds East, a distance of 305.00 feet;
3. THENCE, North 02 Degrees 51 Minutes 47 Seconds West, a distance of 815.35 feet;
4. THENCE, North 87 Degrees 08 Minutes 13 Seconds East, a distance of 120.00 feet;
5. THENCE, South 02 Degrees 51 Minutes 47 Seconds East, a distance of 30.16 feet;
6. THENCE, North 87 Degrees 08 Minutes 13 Seconds East, a distance of 185.00 feet;
7. THENCE, South 02 Degrees 51 Minutes 47 Seconds East, a distance of 15.00 feet;
8. THENCE, North 87 Degrees 10 Minutes 48 Seconds East, a distance of 15.00 feet to a 1--inch iron pipe found for an interior corner of said 154.6 acres;

THENCE, South 02 Degrees 51 Minutes 47 Seconds East, with an easterly line of said 154.6 acres, a distance of 968.60 feet to a 5/8--inch iron rod with cap stamped "6086" found at an interior corner of said 154.6 acres;

THENCE, South 87 Degrees 15 Minutes 55 Seconds West, with the southerly line of said 154.6 acres, a distance of 417.55 feet to a 5/8--inch iron rod with cap stamped "6086" found at an interior corner of said 154.6 acres;

THENCE, South 87 Degrees 10 Minutes 51 Seconds West, continuing with the southerly line of said 154.6 acres, a distance of 690.83 feet to the POINT OF BEGINNING, CONTAINING 12.057 acres (525,203 square feet) of land in Brazoria County, Texas;

This description describes an area as defined in the field by the client's representative. It does not represent a boundary survey as defined by the Texas Board of Professional Land Surveying and is not to be used to convey or establish interest in real property



FINAL PLAT WINDROSE GREEN SECTION SEVEN

A SUBDIVISION OF 12.057 ACRES OF LAND
OUT OF THE
T.S. LEE SURVEY, A-318
BRAZORIA COUNTY, TEXAS

62 LOTS 2 RESERVES 3 BLOCKS

JUNE 2025

OWNER
EMPTOR ANGLETON, LLC
A TEXAS LIMITED LIABILITY COMPANY
4444 Westheimer Road, Suite G325
HOUSTON, TX 77063
281.571.7007

ENGINEER/PLANNER/SURVEYOR:



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 Seven, 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, LLC
Its: Manager

Signature

Name and Title

STATE OF TEXAS §
COUNTY OF §

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 §

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

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.

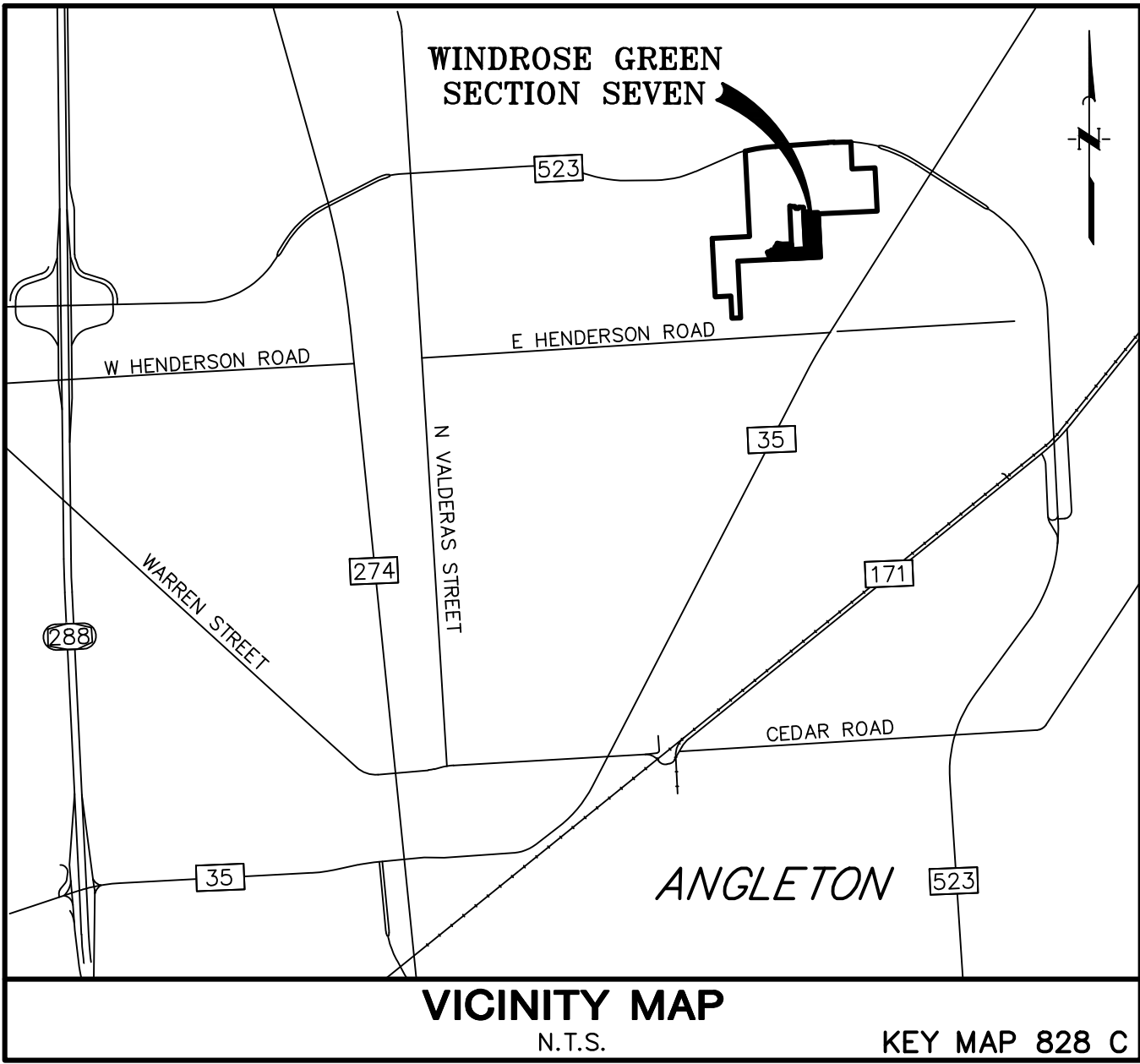
The District's review is based solely on the documentation submitted for review, and on the reliance of the report submitted by the Texas Registered Professional Engineer.

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



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 SEVEN
A SUBDIVISION OF 12.057 ACRES OF LAND
OUT OF THE
T.S. LEE SURVEY, A-318
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SHEET 3 OF 3