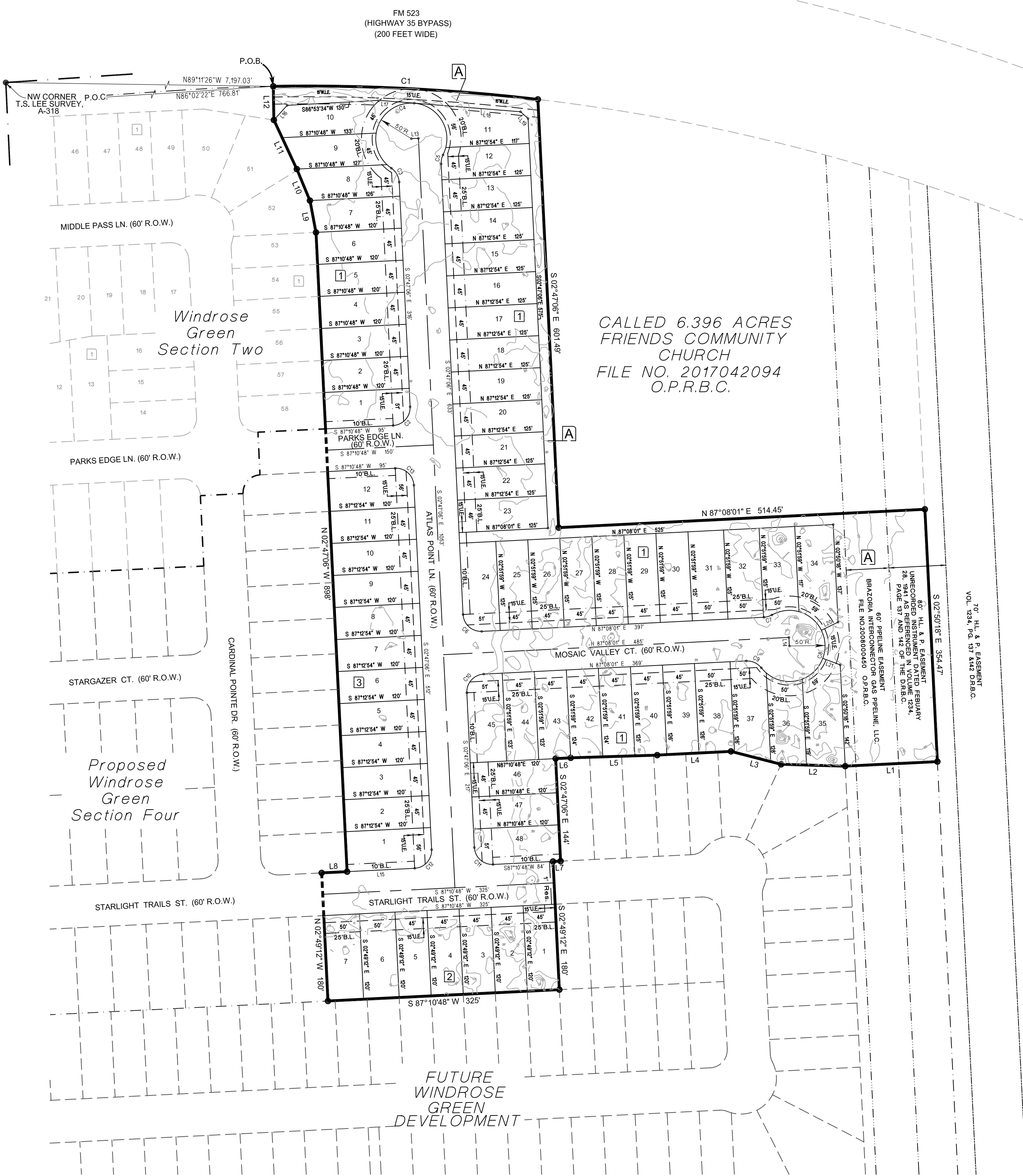
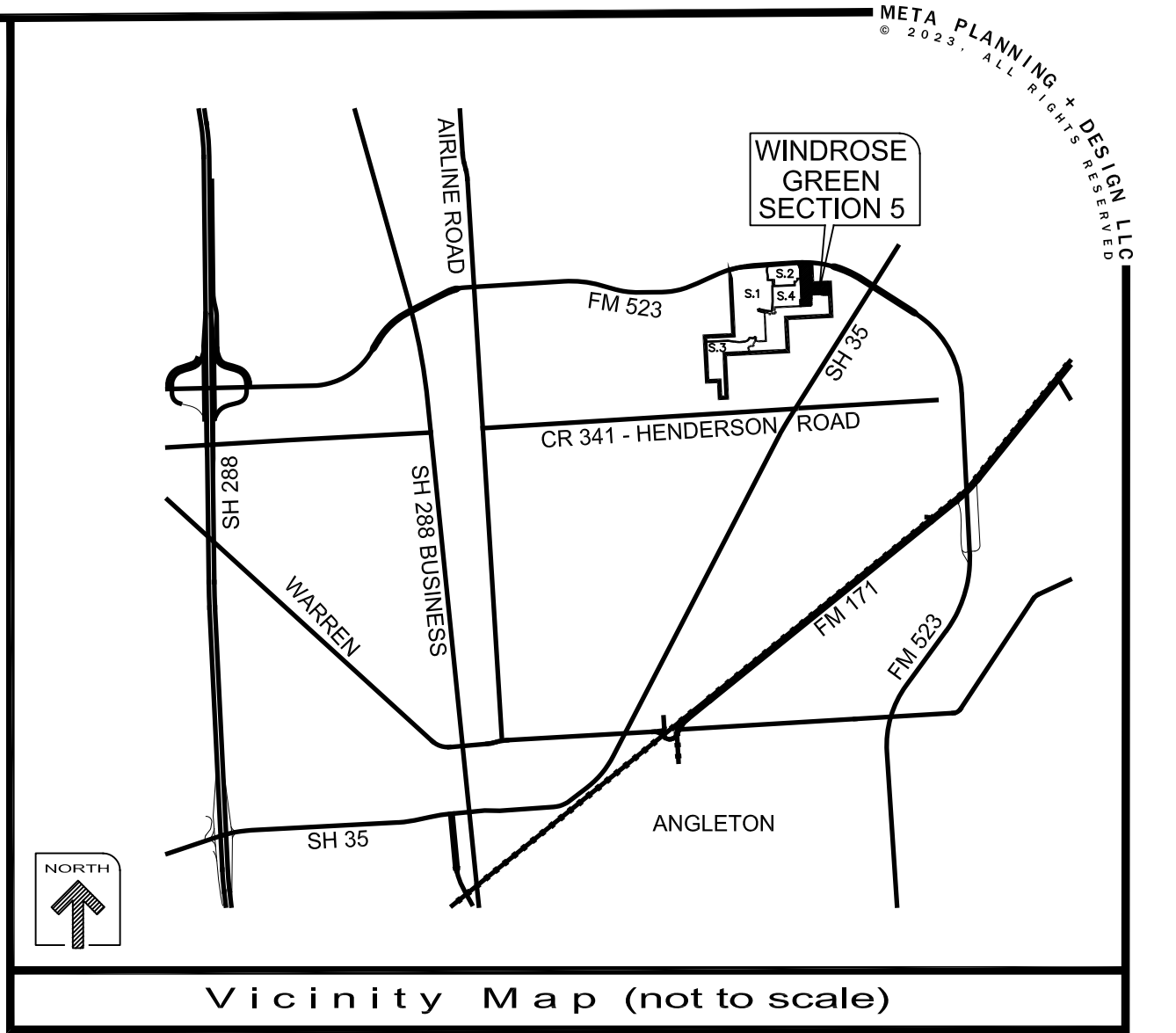




Called 8.132 Acres  
 Joray One, LLC.  
 Document No.2015025521  
 O.P.R.B.C.



CALLED 6.396 ACRES  
 FRIENDS CHURCH  
 COMMUNITY CHURCH  
 FILE NO. 2017042094  
 O.P.R.B.C.

REMAINDER OF  
 CALLED 271.431 ACRES  
 (TRACT III)  
 PAUL O'FARRELL, TRUSTEE  
 FILE NO. 921057 919 O.R.B.C.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 87°09'42" E	129.46'
L2	N 88°19'15" W	89.99'
L3	N 75°34'46" W	72.67'
L4	S 87°08'01" W	103.62'
L5	S 88°09'40" W	121.40'
L6	S 87°10'48" W	21.18'
L7	S 87°10'48" W	10.68'
L8	N 87°10'48" E	35.68'
L9	N 10°45'55" W	45.44'
L10	N 22°39'47" W	47.84'
L11	N 25°02'33" W	75.99'
L12	N 01°01'30" W	47.26'
L13	N 87°12'54" E	10.00'
L14	S 02°51'59" E	12.00'
L15	N 87°10'48" E	95.02'
L16	S 42°10'48" W	27.80'
L17	S 85°22'22" E	48.99'
L18	S 85°22'22" E	149.80'
L19	S 47°47'06" E	14.14'
L20	S 63°57'41" W	26.02'
L21	N 69°38'17" W	26.01'

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2764.93'	07°42'29"	371.97'	S 87°10'16" E	371.69'
C2	25.00'	89°57'54"	39.25'	S 42°11'51" W	35.34'
C3	25.00'	53°07'48"	23.18'	N 29°21'00" W	22.36'
C4	50.00'	263°03'24"	229.56'	N 75°36'47" E	74.86'
C5	25.00'	29°55'35"	13.06'	S 12°10'42" W	12.91'
C6	25.00'	90°04'53"	39.31'	N 47°49'33" W	35.38'
C7	25.00'	26°41'32"	11.65'	N 73°47'15" E	11.54'
C8	50.00'	261°42'58"	228.39'	S 11°17'58" W	75.63'
C9	25.00'	56°01'26"	24.01'	N 65°21'16" W	23.10'
C10	25.00'	89°57'54"	39.25'	S 42°10'27" W	35.33'
C11	25.00'	90°02'06"	39.29'	S 47°48'09" E	35.37'
C12	25.00'	89°57'54"	39.25'	N 42°11'51" E	35.34'
C13	25.00'	90°02'06"	39.29'	N 47°48'09" W	35.37'

METES AND BOUNDS DESCRIPTION  
 13.41 ACRES

Being a 13.41-acre tract of land located in the T.S. Lee Survey, Abstract No. 318 in Brazoria County, Texas, said 13.41-acre tract being a part of a called 154.6-acre tract of land recorded in the name of Emptor Angleton, LLC in File No. 2020013621 of the Official Public Records of Brazoria County (O.P.R.B.C.), said 13.41-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, South Central Zone):

Commencing at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the northeast corner of Reserve "P" of Windrose Green Section One, a subdivision recorded in File No. 2021062480 of the Brazoria County Plat Records and being on the southerly right-of-way (R.O.W.) line of FM 523 (Highway 35 Bypass, 200 feet wide);

Thence, with said southerly R.O.W. line, North 86 degrees 02 minutes 22 seconds East, a distance of 766.81 feet;

Thence, continuing with said southerly R.O.W. line, 141.66 feet along the arc of a curve to the right, said curve having a central angle of 02 degrees 56 minutes 08 seconds, a radius of 2,764.93 feet and a chord that bears North 87 degrees 30 minutes 25 seconds East, a distance of 141.65 feet to the Point of Beginning the herein described tract;

1. Thence, continuing with said southerly R.O.W. line, 371.97 feet along the arc of a curve to the right, said curve having a central angle of 07 degrees 42 minutes 29 seconds, a radius of 2,764.93 feet and a chord that bears South 87 degrees 10 minutes 16 seconds East, a distance of 371.69 feet to the northeast corner of aforesaid 154.6-acre tract and the northwest corner of a called 6.396-acre tract of land recorded in File No. 2017042094 of the O.P.R.B.C.;

2. Thence, with the common line of said 154.6-acre tract and said 6.396-acre tract, South 02 degrees 47 minutes 06 seconds East, a distance of 601.49 feet to the southwest corner of said 6.396-acre tract;

3. Thence, continuing with said common line, North 87 degrees 08 minutes 01 seconds East, a distance of 514.45 feet to the southeast corner of said 6.396-acre tract and an easterly corner of said 154.6-acre tract, same being the west line of a called 271.431-acre tract of land recorded in File No. 921057 919 of the O.P.R.B.C.;

4. Thence, with the common line of said 154.6-acre tract and said 271.431-acre tract, South 02 degrees 50 minutes 18 seconds East, a distance of 354.47 feet;

Thence, through said 154.6-acre tract, the following seventeen (17) courses:

- South 87 degrees 09 minutes 42 seconds West, a distance of 129.46 feet;
- North 88 degrees 19 minutes 15 seconds West, a distance of 89.99 feet;
- North 75 degrees 34 minutes 46 seconds West, a distance of 72.67 feet;
- South 87 degrees 08 minutes 01 seconds West, a distance of 103.62 feet;
- South 88 degrees 09 minutes 40 seconds West, a distance of 121.40 feet;
- South 87 degrees 10 minutes 48 seconds West, a distance of 21.18 feet;
- South 02 degrees 47 minutes 06 seconds East, a distance of 144.00 feet;
- South 87 degrees 10 minutes 48 seconds West, a distance of 10.68 feet;
- South 02 degrees 49 minutes 12 seconds East, a distance of 180.00 feet;
- South 87 degrees 10 minutes 48 seconds West, a distance of 325.00 feet;
- North 02 degrees 49 minutes 12 seconds West, a distance of 180.00 feet;
- North 87 degrees 10 minutes 48 seconds East, a distance of 35.68 feet;
- North 02 degrees 47 minutes 06 seconds West, a distance of 898.00 feet;
- North 10 degrees 45 minutes 55 seconds West, a distance of 45.44 feet;
- North 22 degrees 39 minutes 47 seconds West, a distance of 47.84 feet;
- North 25 degrees 02 minutes 33 seconds West, a distance of 75.99 feet;
- North 01 degrees 01 minutes 30 seconds West, a distance of 47.26 feet to the Point of Beginning and containing 13.41 acres of land.

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANGLETON SUBDIVISION REGULATIONS IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF ANGLETON PLANNING AND ZONING COMMISSION. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

LAND USE TABLE		
RESERVE	ACREAGE	LAND USE
A	1.65	LANDSCAPE / OPEN SPACE

A PRELIMINARY PLAT OF

# WINDROSE GREEN SECTION FIVE

BEING 13.41± ACRES OF LAND CONTAINING 67 LOTS (45' / 50' X 120' TYP.) AND ONE RESERVE IN THREE BLOCKS.

OUT OF THE  
 T.S. LEE SURVEY, A-318  
 BRAZORIA COUNTY, TEXAS

OWNER:  
**EMPTOR ANGLETON, LLC**  
 9950 WESTPARK DR. #285  
 HOUSTON, TEXAS 77063

ENGINEER/SURVEYOR:  
**COSTELLO, INC.**  
 2107 CITYWEST BLVD., 3RD FLOOR  
 HOUSTON, TEXAS 77042  
 TPPE FIRM REGISTRATION NO. 280  
 TBPLS FIRM REGISTRATION NO. 100486

PLANNER:



META PLANNING + DESIGN LLC  
 24285 RYAN FREEWAY, SUITE 525  
 KATY, TEXAS 77494 | TEL: 281-810-1422

