



March 29, 2021

Mr. Walter Reeves  
Director of Development Services  
City of Angleton  
121 S. Velasco  
Angleton, TX 77515

Re: On-Going Services  
Plat Review of Windrose Green Section 3 Preliminary Plat – 2<sup>nd</sup> Submittal Review  
Angleton, Texas  
HDR Job No. 10283980

Dear Mr. Reeves:

HDR Engineering, Inc. (HDR) has reviewed the plat for the above referenced subdivision and offers the following comments:

Preliminary Plat Review:

1. The Bearing Course No. 2 shown on the metes and bounds shall be verified and revised to read as “**South** 87 degrees 09 minutes 48 seconds East, a distance of 658.12 feet”. This shall be provided on the final plat.
2. Pending Planning and Zoning and City Council approval, a Final Plat and Construction Plans shall be prepared in accordance to the Developer’s Agreement and in accordance to the Angleton Land Development Code (LDC) and processes.

HDR takes no objection to the Windrose Green Section 3 Preliminary Plat with the exceptions noted. It is noted that this does not necessarily mean that the entire plat submittal set, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data were prepared and signed and sealed by a Registered Professional Land Surveyor licensed to practice in the State of Texas, which therefore conveys the planner’s and surveyor'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.

Javier Vasquez, P.E., CFM  
Project Engineer

cc: Files (10283980)

Attachments

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT EMPTOR ANGLETON, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as \_\_\_\_\_, 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.

Owner \_\_\_\_\_

Duly Authorized Agent \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

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 BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, Mark D. Armstrong, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

I, Mark D. Armstrong, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that META Planning + Design LLC has prepared this preliminary plat based on information furnished by Costello, Inc.

*Mark D. Armstrong*

Mark D. Armstrong  
Registered Professional Land Surveyor  
No. 5363



STATE OF TEXAS §  
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, A. Khoshakhlagh, 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.

*A. Khoshakhlagh*

A. Khoshakhlagh, P.E.  
Professional Engineer  
No. 101133



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 \_\_\_\_\_, City Secretary, City of Angleton, on behalf of the City.

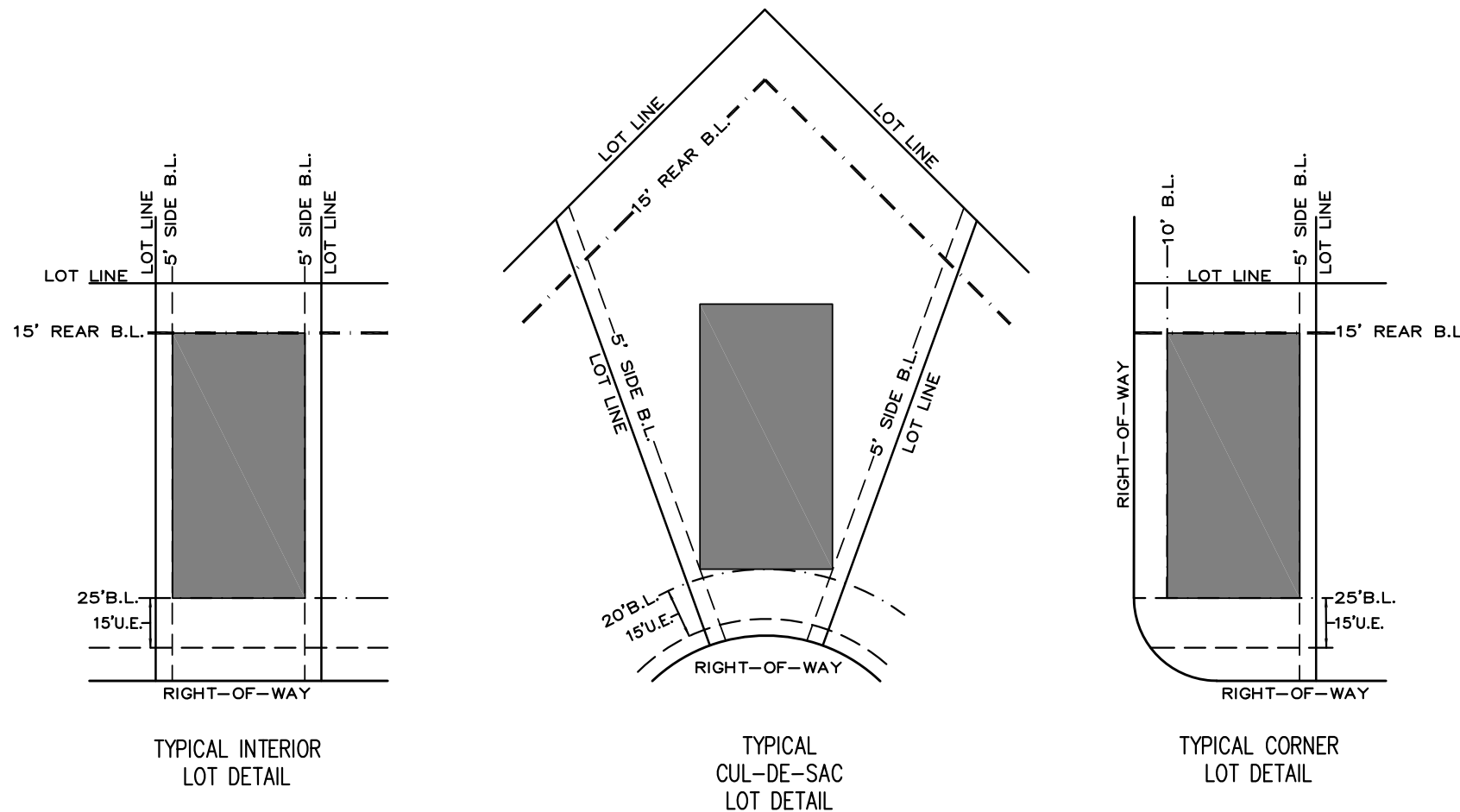
Notary Public  
State of Texas

GENERAL NOTE:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "1' RES." INDICATES ONE FOOT RESERVE.

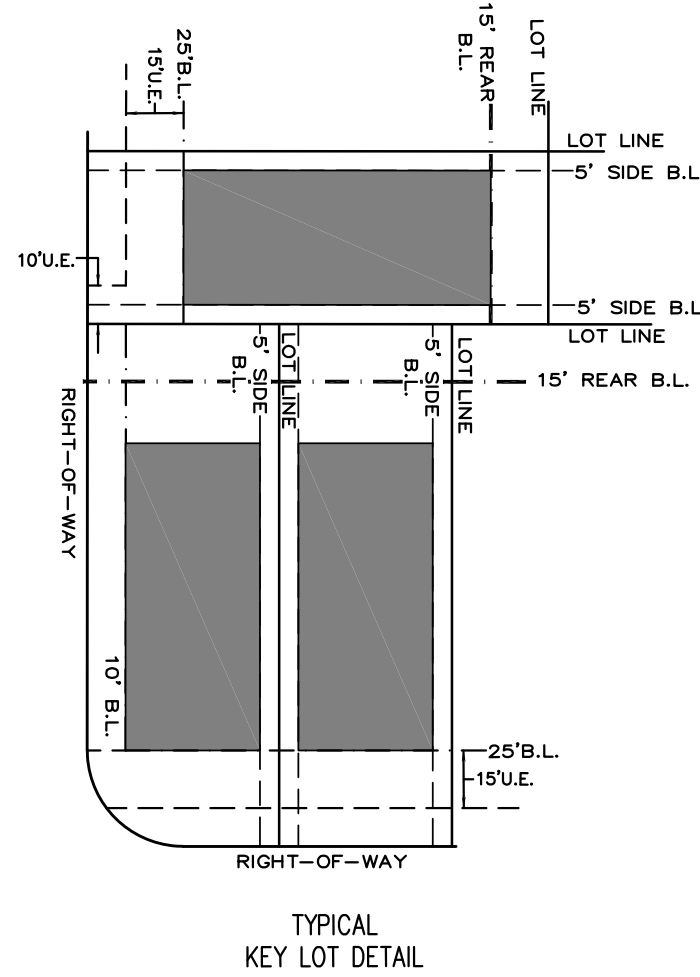
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.

- 4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 5.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- 6.) 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.
- 7.) 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.
- 8.) 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.
- 9.) 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.
- 10.) 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.
- 11.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
- 12.) 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 ALLTERRA'S RTK NETWORK, STATIONS HAGS\_1012 AND HCOG\_14012.
- 13.) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP NUMBER 48039C0435 H, DATED JUNE 5, 1989 THIS PROPERTY LIES IN UNSHADED ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- 14.) DRIVEWAY ACCESS TO HENDERSON ROAD FROM LOT 1, BLOCK 2 IS DENIED.
- 15.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC. WITH THE AID OF INFORMATION PROVIDED BY COSTELLO, INC.
- 16.) COSTELLO, INC., TBPE FIRM REGISTRATION No. 280, TBPLS FIRM REGISTRATION No. 100486,, IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- 17.) ☐ PROPOSED MONUMENTS TO BE SET BY COSTELLO, INC., UPON RECORDATION OF A FINAL PLAT.



LEGEND:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "AC." INDICATES ACREAGE.
- 4.) "R.O.W." INDICATES RIGHT-OF-WAY.
- 5.) "P.O.B." INDICATES POINT OF BEGINNING.
- 6.) "FND" INDICATES FOUND.
- 7.) "IP" INDICATES IRON PIPE.
- 8.) "IR" INDICATES IRON ROD.
- 9.) "VOL." INDICATES VOLUME.
- 10.) "PG." INDICATES PAGE.
- 11.) "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY.
- 12.) "NO." INDICATES NUMBER.
- 13.) "CT." INDICATES COURT.
- 14.) "DR." INDICATES DRIVE.
- 15.) "O.P.R.B.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY.
- 16.) " " " INDICATES STREET NAME CHANGE.
- 17.) " ① " INDICATES BLOCK NUMBER.
- 18.) " ⑥ " INDICATES RESERVE NUMBER.
- 19.) " 50' " INDICATES 50' CUL-DE-SAC RADIUS.



A PRELIMINARY PLAT OF  
**WINDROSE GREEN**  
**SECTION THREE**  
**BEING 23.70± ACRES OF LAND**  
**CONTAINING 122 LOTS (40' X 120' TYP.) AND**  
**FOUR RESERVES IN FIVE BLOCKS.**

OUT OF THE  
**T.S. LEE SURVEY, A-318**  
BRAZORIA COUNTY, TEXAS  
**ENGINEER/SURVEYOR:**  
**COSTELLO, INC.®**  
2107 CITYWEST BLVD, 3RD FLOOR  
HOUSTON, TEXAS 77042  
TBPE FIRM REGISTRATION No. 280  
TBPLS FIRM REGISTRATION No. 100486  
OWNER:  
**EMPTOR ANGLETON, LLC**  
9950 WESTPARK DR. #285  
HOUSTON, TEXAS 77063  
PLANNER:

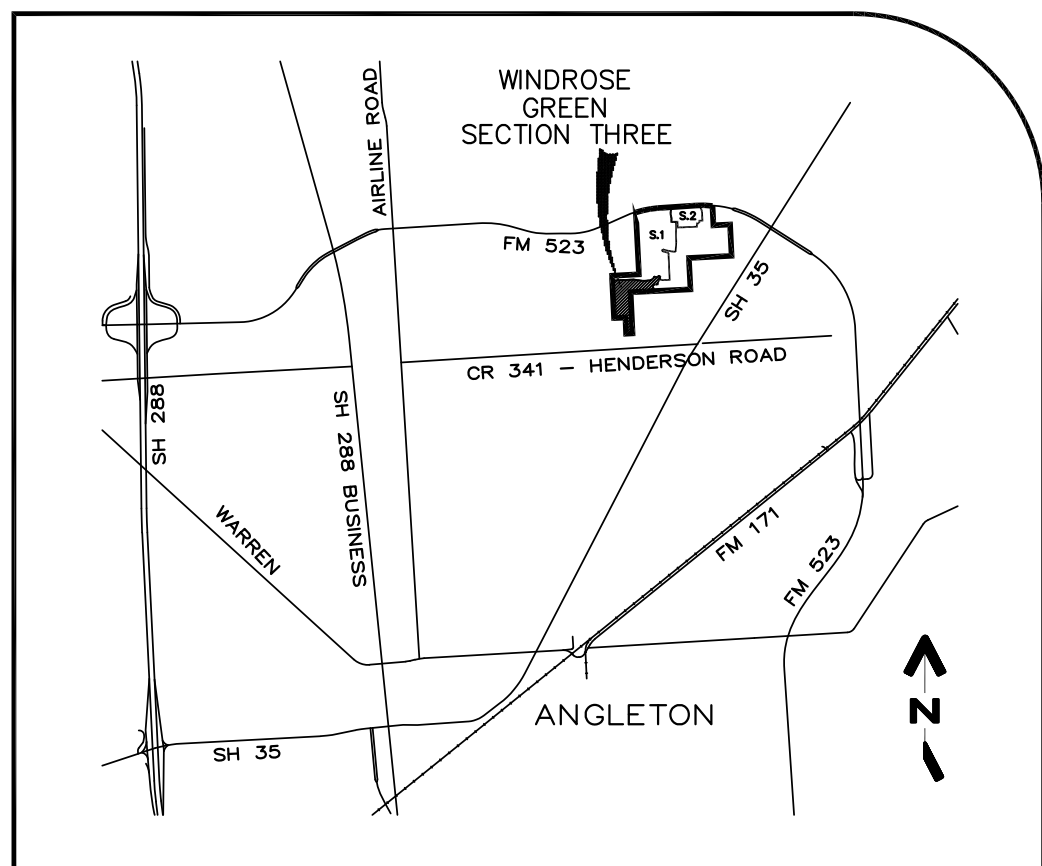


24275 KATY FREEWAY, SUITE 200  
KATY, TEXAS 77494  
Tel: 281-810-1422

DISCLAIMER AND LIMITED WARRANTY

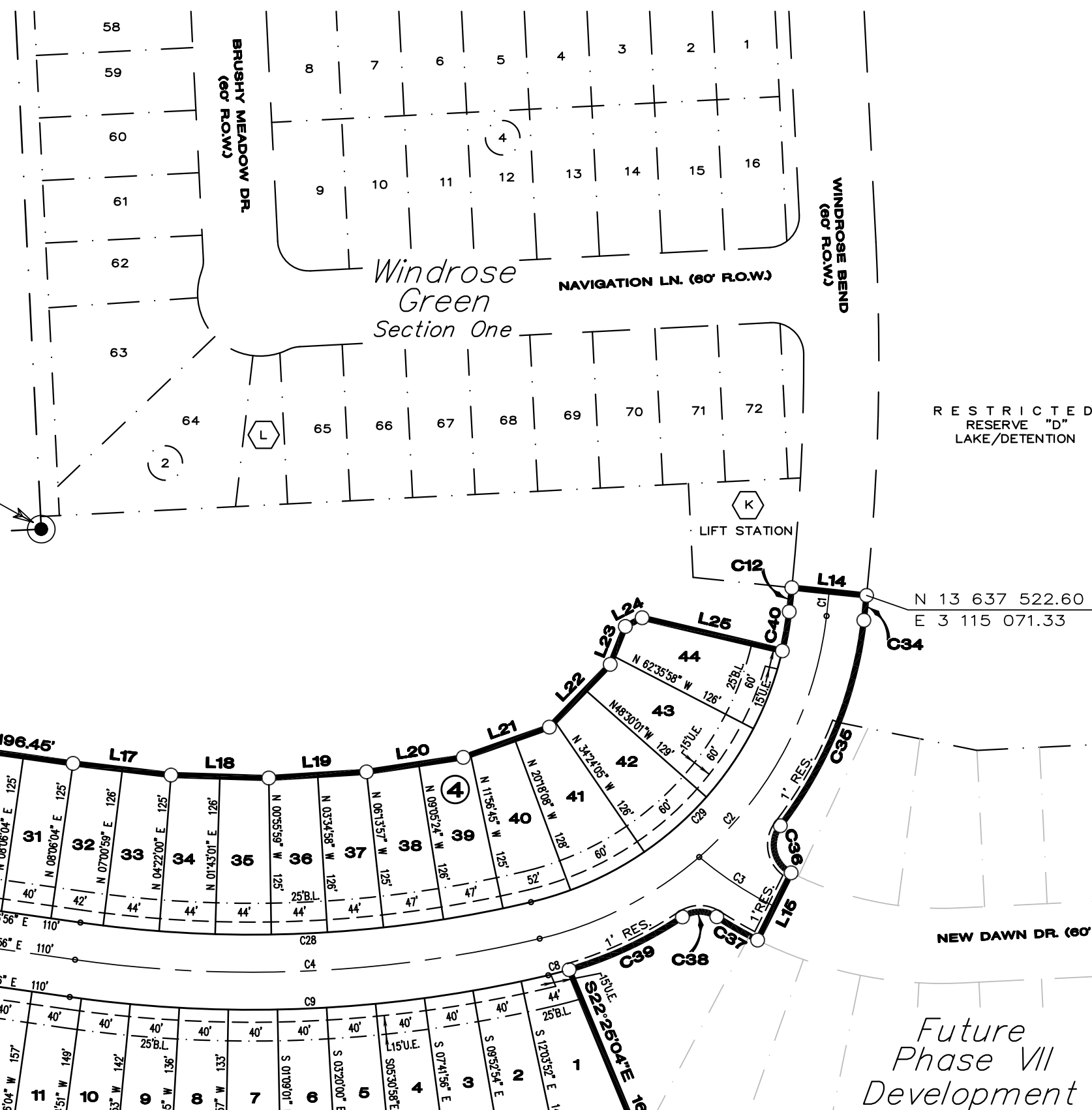
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANGLETON SUBDIVISION REGULATIONS IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE 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.





Vicinity Map

Called 100.000 Ac.  
Angleton Independent  
School District  
File No.2008002676  
O.P.R.B.C.



Windrose  
Green  
Section One

Called 14.571 Ac.  
E.J. King, Sr.  
& Jackie M. King  
File No.2014054480  
O.P.R.B.C.

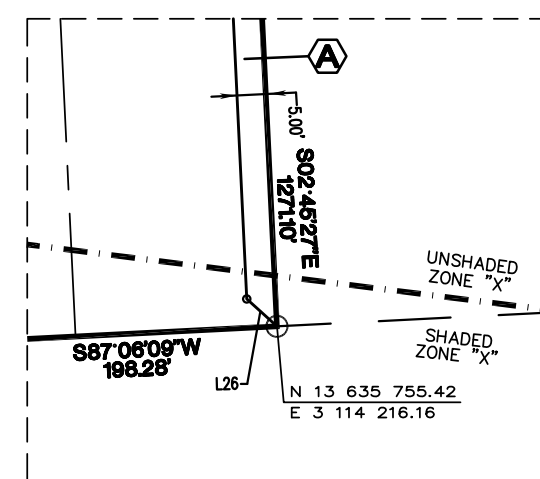
Called 12.40 Ac.  
Wesley Johnson  
File No.02 052985  
O.P.R.B.C.

Reserve "A"  
Heritage Park  
Subdivision  
Section NO. 2  
Document NO.  
2017045765  
O.P.R.B.C.

Called 9.032 Ac. Angleton Drainage District  
Vol.329, Pg.340 D.R.B.C.

Called 4.0174 Ac.  
Good Shepherd  
Lutheran Church  
Vol.288, Pg.254  
D.R.B.C.

METES AND BOUNDS DESCRIPTION	
23.70 ACRES	
Being a 23.70-acre tract of land located in the T.S. Lee Survey, Abstract No. 918 in Brazoria County, Texas, said 23.70-acre tract being a portion of a called 164.6-acre tract of land recorded in the name of Emptor Angleton, LLC, in File No. 2020019821 of the Official Public Records of Brazoria County (O.P.R.B.C.); said 23.70-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 (NAD 83), South Central Zone):	
Beginning at a 1/4-inch iron rod found the northwest corner of a called a 4.074-acre tract of land recorded in the name of Good Shepherd Lutheran Church in Volume 288, Page 254 of the Deed Records of Brazoria County (D.R.B.C.), being a southeasterly exterior corner of said 164.6-acre tract on the easterly line of a called 0.032-acre tract of land recorded in the name of Angleton Drainage District in Volume 329, Page 340 of the D.R.B.C.;	
1. Thence, with the westerly line of said 164.6-acre tract and said easterly line of the 0.032-acre tract, North 02 degrees 53 minutes 17 seconds West, a distance of 1377.44 feet;	
2. North 87 degrees 09 minutes 45 seconds East, a distance of 658.12 feet;	
3. South 81 degrees 53 minutes 55 seconds East, a distance of 196.45 feet;	
4. South 83 degrees 12 minutes 15 seconds East, a distance of 78.77 feet;	
5. South 86 degrees 16 minutes 59 seconds East, a distance of 78.13 feet;	
6. North 86 degrees 25 minutes 02 seconds East, a distance of 78.13 feet;	
7. North 81 degrees 27 minutes 27 seconds East, a distance of 78.13 feet;	
8. North 70 degrees 38 minutes 37 seconds East, a distance of 72.88 feet;	
9. North 44 degrees 06 minutes 33 seconds East, a distance of 69.75 feet;	
10. North 21 degrees 44 minutes 36 seconds East, a distance of 52.27 feet;	
11. North 02 degrees 31 minutes 20 seconds East, a distance of 16.14 feet;	
12. South 78 degrees 41 minutes 55 seconds East, a distance of 115.00 feet;	
13. 3177 feet along the arc of a curve to the left, said curve having a central angle of 06 degrees 44 minutes 33 seconds, a radius of 270.00 feet and a chord that bears North 06 degrees 55 minutes 49 seconds East, a distance of 3178 feet;	
14. 1821 feet along the arc of a curve to the left, said curve having a central angle of 00 degrees 37 minutes 30 seconds, a radius of 1770.00 feet and a chord that bears North 06 degrees 14 minutes 47 seconds East, a distance of 1821 feet;	
15. South 84 degrees 03 minutes 57 seconds East, a distance of 60.00 feet;	
16. 16.95 feet along the arc of a curve to the right, said curve having a central angle of 00 degrees 37 minutes 30 seconds, a radius of 1830.00 feet and a chord that bears South 06 degrees 14 minutes 47 seconds East, a distance of 16.95 feet;	
17. 178.25 feet along the arc of a curve to the right, said curve having a central angle of 31 degrees 37 minutes 36 seconds, a radius of 330.00 feet and a chord that bears South 22 degrees 07 minutes 21 seconds West, a distance of 177.08 feet;	
18. 44.35 feet along the arc of a curve to the left, said curve having a central angle of 101 degrees 11 minutes 11 seconds, a radius of 26.00 feet and a chord that bears South 12 degrees 54 minutes 25 seconds East, a distance of 44.35 feet;	
19. South 28 degrees 29 minutes 59 seconds West, a distance of 60.00 feet;	
20. 37.53 feet along the arc of a curve to the right, said curve having a central angle of 06 degrees 30 minutes 57 seconds, a radius of 330.00 feet and a chord that bears North 06 degrees 14 minutes 32 seconds West, a distance of 37.51 feet;	
21. 28.10 feet along the arc of a curve to the left, said curve having a central angle of 66 degrees 41 minutes 16 seconds, a radius of 26.00 feet and a chord that bears South 59 degrees 40 minutes 18 seconds East, a distance of 27.45 feet;	
22. 100.13 feet along the arc of a curve to the right, said curve having a central angle of 17 degrees 23 minutes 09 seconds, a radius of 330.00 feet and a chord that bears South 05 degrees 01 minutes 16 seconds West, a distance of 99.75 feet;	
23. South 22 degrees 25 minutes 04 seconds East, a distance of 160.17 feet;	
24. South 02 degrees 47 minutes 14 seconds East, a distance of 16.00 feet to a southerly line of aforesaid 164.6-acre tract and the northerly line of a called 12.40-acre tract of land recorded in the name of Wesley Johnson in File No. 02 052985 of the O.P.R.B.C.;	
25. Thence, with the common line of said 164.6-acre tract and said 12.40-acre tract, South 87 degrees 12 minutes 46 seconds West, a distance of 241.63 feet to a 3/4-inch iron pipe found at an interior corner of said 12.40-acre tract, the northwest corner of said 12.40-acre tract, and the northeast corner of a called 14.571-acre tract of land recorded in the name of E. J. King, Sr. and Jackie M. King in File No. 2014054480 of the O.P.R.B.C.;	
26. Thence, continuing with said southerly line of the 164.6-acre tract and with the northerly line of said 14.571-acre tract, South 87 degrees 16 minutes 57 seconds West, a distance of 499.89 feet to a 1/2-inch iron rod found at the northeast corner of said 14.571-acre tract;	
27. Thence, with an easterly line of said 164.6-acre tract and the westerly line of said 14.571-acre tract, South 02 degrees 45 minutes 27 seconds East, a distance of 1271.10 feet to a 5/8-inch iron rod found on the northerly right-of-way line of Henderson Road (80 feet wide);	
28. Thence, with the southerly line of said 164.6-acre tract and said northerly right-of-way line of Henderson Road, South 87 degrees 06 minutes 09 seconds West, a distance of 198.28 feet to a 1/2-inch iron rod found at the most southerly southwest corner of said 164.6-acre tract and the southeast corner of aforesaid 4.074-acre tract;	
29. Thence, with the westerly line of said 164.6-acre tract and the easterly line of said 4.074-acre tract, North 02 degrees 46 minutes 35 seconds West, a distance of 500.35 feet to a 1/2-inch iron pipe found at an interior corner of said 164.6-acre tract and the northeast corner of said 4.074-acre tract;	
30. Thence, with a southerly line of said 164.6-acre tract and the northerly line of said 4.074-acre tract, South 87 degrees 07 minutes 32 seconds West, a distance of 360.08 feet to the Point of Beginning of and containing 23.70 acres of land.	



# A PRELIMINARY PLAT OF WINDROSE GREEN SECTION THREE BEING 23.70± ACRES OF LAND CONTAINING 122 LOTS (40' X 120' TYP.) AND FOUR RESERVES IN FIVE BLOCKS.

OUT OF THE  
T.S. LEE SURVEY, A-318  
BRAZORIA COUNTY, TEXAS  
ENGINEER/SURVEYOR:  
**COSTELLO, INC.\***  
2107 CITYWEST BLVD, 3RD FLOOR  
HOUSTON, TEXAS 77042  
TBPE FIRM REGISTRATION NO. 280  
TBPLS FIRM REGISTRATION NO. 100486  
OWNER:

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

PLANNER:



24275 KATY FREEWAY, SUITE 200  
KATY, TEXAS 77494  
Tel: 281-810-1422

LINE	DISTANCE	BEARING
L1	14'	S 02°07'00" E
L2	15'	N 02°49'27" W
L3	116'	N 87°14'33" E
L4	14'	N 47°45'27" W
L5	5'	S 87°07'20" W
L6	672'	N 02°50'12" W
L7	47'	N 70°06'09" W
L8	42'	S 79°04'03" W
L9	5'	S 87°09'48" W
L10	38'	S 11°42'23" E
L11	20'	S 81°38'32" E
L12	14'	N 47°50'12" E
L13	14'	N 42°06'46" E
L14	60.00'	S 84°05'07" E
L15	60.00'	S 28°22'56" W
L16	16.00'	S 02°47'14" E
L17	78.77'	S 83°12'16" E
L18	78.13'	S 88°10'59" E
L19	78.13'	N 86°28'02" E
L20	78.13'	N 81°27'27" E
L21	72.88'	N 70°06'09" E
L22	69.75'	N 44°06'33" E
L23	32.27'	N 21°44'36" E
L24	16.14'	N 62°32'20" E
L25	115.00'	S 78°47'56" E
L26	7.06'	S 47°49'39" E

RESERVE TABLE		
RESERVE	LAND USE	ACREAGE
A	LANDSCAPE/ OPEN SPACE	±0.40
B	LANDSCAPE/ OPEN SPACE	±0.76
C	LANDSCAPE/ OPEN SPACE	±0.06
D	PARK	±0.57

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 FOREMENTIONED 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 EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OR ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.