



June 20 2023

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

Re: On-Going Services
Windrose Green Section 4 Preliminary Plat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10361761

Dear Mr. Spriggs:

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

Sheet 1 of 2

1. Verify if there additional easements required by private utility companies such as Texas New Mexico Power required for this subdivision.
2. Update NFIP statement with latest mapping/FIRM panel information.
3. Provide a note to reference detention provided for this section has been dedicated within the applicable sections (i.e. section 1,2, etc.)

Sheet 2 of 2

1. Show ownership information for adjacent tract shown (future development, Windrose Green).
2. Provide a lot and block table for the proposed subdivision showing the square footage of each lot within each block.
3. Show Topographic contours at one-foot intervals.
4. Verify and update plat to label lines running parallel with the right-of-way and offset approximately 5-feet.
5. Verify and update the point of beginning shown on the plat. The metes and bounds shows this location near proposed Lot 27, Block 2 as the point of beginning.
6. Information shall match metes and bounds information.
7. Bearing or distance noted does not match the plat drawing or tables.
8. Verify arc distance for curve C2. The value shown does not match the plat.
9. All distances shown on the curve table shall include all decimals as presented in the metes and bounds field notes.
10. All distances shown on the line table shall include all decimals as presented in the metes and bounds field notes.
11. Verify arc distance for line L13. The value shown does not match the plat.
12. Bearing or distance noted for line L1 does not match the plat drawing or metes and bounds notes.

The proposed plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Windrose Green Section 4 Preliminary Plat be Revised and Resubmitted.

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
Project Engineer

cc: Files (10336228)

Attachments

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT EMP TOR ANGLETON, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Windrose Green Section 4, 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
Registered Professional Land Surveyor
No. 5363

STATE OF TEXAS §
COUNTY OF BRAZORIA §
KNOW ALL MEN BY THESE PRESENTS:

That I, A. Khoshkhalgh, 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. Khoshkhalgh, 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.

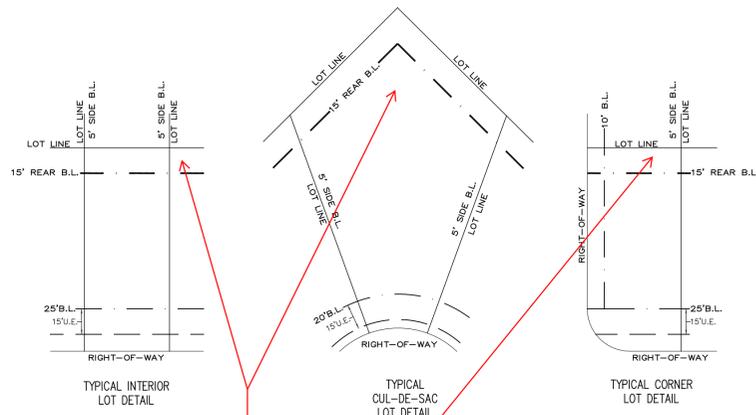
Notary Public
State of Texas

GENERAL NOTE:

- "B.L." INDICATES BUILDING LINE.
- "U.E." INDICATES UTILITY EASEMENT.
- "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.
- ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 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.
- 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.
- ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
- 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.
- 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.
- THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC. WITH THE AID OF INFORMATION PROVIDED BY COSTELLO, INC.
- COSTELLO, INC., TBPE FIRM REGISTRATION No. 280, TBPLS FIRM REGISTRATION No. 100486.. IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
 PROPOSED MONUMENTS TO BE SET BY COSTELLO, INC., UPON RECORDATION OF A FINAL PLAT.

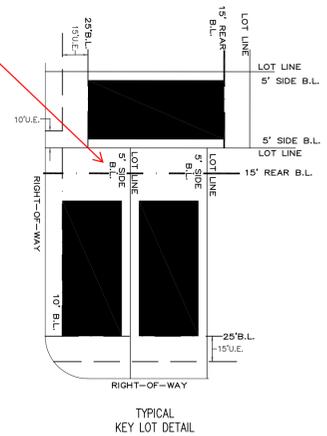
Update NFIP statement with latest mapping/FIRM panel information

Provide a note to reference detention provided for this section has been dedicated within the applicable sections (i.e. section 1,2, etc.)



Verify if there additional easements required by private utility companies such as Texas New Mexico Power required for this subdivision

- LEGEND:
- "B.L." INDICATES BUILDING LINE.
 - "U.E." INDICATES UTILITY EASEMENT.
 - "AC." INDICATES ACREAGE.
 - "R.O.W." INDICATES RIGHT-OF-WAY.
 - "P.O.B." INDICATES POINT OF BEGINNING.
 - "FND" INDICATES FOUND.
 - "IP" INDICATES IRON PIPE.
 - "IR" INDICATES IRON ROD.
 - "VOL." INDICATES VOLUME.
 - "PG." INDICATES PAGE.
 - "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY.
 - "NO." INDICATES NUMBER.
 - "CT." INDICATES COURT.
 - "DR." INDICATES DRIVE.
 - "O.P.R.B.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY.
 - "S" INDICATES STREET NAME CHANGE.
 - "[]" INDICATES BLOCK NUMBER.
 - "[A]" INDICATES RESERVE NUMBER.
 - "R" INDICATES 50' CUL-D-SAC RADIUS.



A PRELIMINARY PLAT OF

WINDROSE GREEN SECTION FOUR

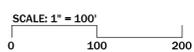
BEING 13.54± ACRES OF LAND CONTAINING 65 LOTS (50' X 120' TYP.) AND TWO RESERVES IN THREE BLOCKS.

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
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486

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

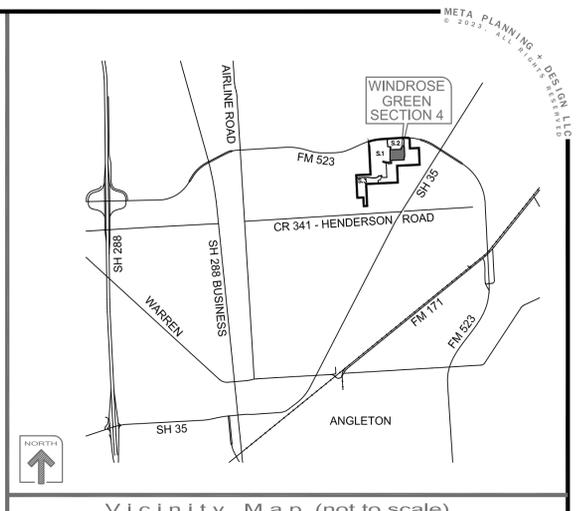


MAY 31, 2023

PAGE: 1 OF 2

MTA-56002

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.



- METES AND BOUNDS DESCRIPTION**
13.54 ACRES
- Being a 13.54-acre tract of land located in the T.S. Lee Survey, Abstract No. 238 in Brazoria County, Texas, said 13.54-acre tract being part of a called 154.6-acre tract of land recorded in the name of Emptor Angleton, LLC, in File No. 202002162 of the Official Public Records of Brazoria County (DP-PA-C), said 13.54-acre tract being more particularly described by metes and bounds as follows: All bearings are referred to the True Meridian System, North American Datum 1983, South Central Zone; Beginning at a 5/8-inch iron rod with cap stamped "COSTELLO INC." found at the southeast corner of Reserve "B" of Windrose Green Section One, a subdivision recorded in Plat Number 202104240 of the Brazoria County Plat Records;
- Thence, through aforesaid 154.6-acre tract, the following twenty-one (21) courses:
- North 87 degrees 10 minutes 48 seconds East, a distance of 90.00 feet;
 - North 88 degrees 13 minutes 19 seconds East, a distance of 100.00 feet;
 - North 87 degrees 12 minutes 54 seconds East, a distance of 455.00 feet;
 - North 10 degrees 47 minutes 06 seconds East, a distance of 168.81 feet;
 - North 87 degrees 12 minutes 54 seconds East, a distance of 60.00 feet;
 - 39.75 feet along the arc of a curve to the right, said curve having a central angle of 90 degrees 16 minutes 22 seconds, a radius of 25.00 feet and a chord that bears North 42 degrees 11 minutes 51 seconds East, a distance of 31.84 feet;
 - North 10 degrees 49 minutes 12 seconds West, a distance of 62.00 feet;
 - North 87 degrees 10 minutes 48 seconds East, a distance of 94.98 feet;
 - South 10 degrees 47 minutes 06 seconds East, a distance of 622.00 feet;
 - South 87 degrees 10 minutes 48 seconds West, a distance of 35.00 feet;
 - South 10 degrees 49 minutes 12 seconds East, a distance of 380.00 feet;
 - South 87 degrees 10 minutes 48 seconds West, a distance of 702.48 feet;
 - South 10 degrees 20 minutes 29 seconds West, a distance of 52.78 feet;
 - 39.75 feet along the arc of a curve to the left, said curve having a central angle of 93 degrees 02 minutes 37 seconds, a radius of 25.00 feet and a chord that bears South 46 degrees 10 minutes 49 seconds East, a distance of 31.84 feet;
 - South 10 degrees 42 minutes 08 seconds East, a distance of 60.00 feet;
 - 114.52 feet along the arc of a curve to the right, said curve having a central angle of 04 degrees 17 minutes 19 seconds, a radius of 1,530.00 feet and a chord that bears North 88 degrees 10 minutes 28 seconds West, a distance of 14.50 feet;
 - 39.75 feet along the arc of a curve to the left, said curve having a central angle of 93 degrees 05 minutes 28 seconds, a radius of 25.00 feet and a chord that bears North 40 degrees 02 minutes 27 seconds East, a distance of 31.84 feet;
 - North 87 degrees 10 minutes 17 seconds West, a distance of 60.00 feet;
 - 5.80 feet along the arc of a curve to the right, said curve having a central angle of 06 degrees 27 minutes 18 seconds, a radius of 793.00 feet and a chord that bears North 10 degrees 43 minutes 22 seconds East, a distance of 5.80 feet;
 - 37.22 feet along the arc of a curve to the left, said curve having a central angle of 85 degrees 18 minutes 17 seconds, a radius of 25.00 feet and a chord that bears North 79 degrees 02 minutes 02 seconds West, a distance of 33.88 feet;
 - 302.89 feet along the arc of a curve to the right passing the northeast corner of Reserve "D" of aforesaid Windrose Green Section One, in all, a total distance of 372.23 feet along the arc of said curve to the right, said curve having a central angle of 04 degrees 20 minutes 46 seconds, a radius of 1,300.00 feet and a chord that bears North 71 degrees 07 minutes 53 seconds West, a distance of 172.04 feet;
 - Thence, with the north line of said Reserve "D", North 75 degrees 54 minutes 30 seconds West, a distance of 65.00 feet;
 - Thence, continuing with the north line of said Reserve "D", 76.88 feet along the arc of a curve to the right, said curve having a central angle of 09 degrees 37 minutes 04 seconds, a radius of 470.00 feet and a chord that bears North 71 degrees 05 minutes 58 seconds West, a distance of 78.80 feet to the southerly end of the southerly terminus line of Parks Edge Lane (60' R.O.W.);
 - Thence, with said terminus line of Parks Edge Lane North 23 degrees 42 minutes 31 seconds East, a distance of 60.00 feet to the northerly end of said terminus line, same being the south line of Reserve "C" of said Windrose Green Section One;
- Thence, with the southerly and easterly lines of said Reserve "C", the following five (5) courses:
- 68.82 feet along the arc of a curve to the left, said curve having a central angle of 09 degrees 37 minutes 04 seconds, a radius of 400.00 feet and a chord that bears South 71 degrees 05 minutes 58 seconds East, a distance of 68.74 feet;
 - South 75 degrees 54 minutes 30 seconds East, a distance of 65.58 feet;
 - 267.60 feet along the arc of a curve to the left, said curve having a central angle of 30 degrees 25 minutes 49 seconds, a radius of 4,470.00 feet and a chord that bears South 81 degrees 07 minutes 25 seconds East, a distance of 267.23 feet;
 - North 04 degrees 17 minutes 19 seconds East, a distance of 300.73 feet;
 - North 10 degrees 05 minutes 16 seconds West, a distance of 431.30 feet passing the northeast corner of said Reserve "C" and an interior corner of aforesaid Reserve "B", in all, a total distance of 434.49 feet to an interior corner of aforesaid Reserve "B";
 - Thence, with the southerly line of said Reserve "B", North 87 degrees 10 minutes 48 seconds East, a distance of 50.00 feet to the Point of Beginning and containing 13.54 acres of land.

Bearing or distance noted does not match the plat drawing or tables

Verify and update plat to label lines running parallel with the right-of-way and offset approximately 5-feet. (Typical)

Show Topographic contours at one-foot intervals

Information shall match metes and bounds information

Verify arc distance for curve C2. The value shown does not match the plat.

Show ownership information for adjacent tract

Bearing or distance noted for line L1 does not match the plat drawing or metes and bounds notes.

All distances shown on the line table shall include all decimals as presented in the metes and bounds field notes

Verify arc distance for line L13. The value shown does not match the plat.

LINE	DISTANCE	BEARING
L1	60'	S 87°09'04" W
L2	60'	N 02°45'21" W
L3	95'	N 87°10'48" E
L4	36'	S 87°10'48" W
L5	93'	N 00°20'29" E
L6	60'	S 00°42'08" E
L7	60'	N 87°30'17" W
L8	66'	N 75°54'30" W
L9	60'	S 23°42'33" W
L10	66'	S 75°54'30" E
L11	53'	N 87°10'48" E
L12	50'	N 87°10'48" E
L13	30'	N 89°13'19" E
L14	456'	N 87°12'54" E
L15	3'	S 02°47'06" E
L16	19'	N 05°38'58" E
L17	20'	N 43°58'44" W
L18	20'	N 64°39'42" E
L19	20'	S 66°52'18" E

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	25'	89°57'54"	39'	S 42°11'51" W	35'
C2	25'	91°02'37"	39'	S 45°10'49" E	36'
C3	1530'	04°11'19"	115'	S 88°33'28" E	114'
C4	25'	91°05'28"	40'	S 48°02'27" W	36'
C5	730'	00°27'18"	6'	N 02°43'22" E	6'
C6	25'	85°18'17"	37'	S 39°42'08" E	34'
C7	1530'	06°26'46"	172'	N 79°07'53" W	172'
C8	470'	09°37'04"	79'	N 71°05'58" W	79'
C9	410'	09°37'04"	69'	N 71°05'58" W	69'
C10	1470'	10°28'49"	268'	S 81°07'25" E	267'
C11	55'	86°50'19"	83'	S 43°45'39" W	76'
C12	1500'	14°47'38"	387'	N 83°18'19" W	386'
C13	440'	09°37'04"	74'	N 71°05'58" W	74'
C14	700'	03°09'10"	39'	S 04°04'20" W	39'
C15	25'	90°02'06"	39'	S 47°48'09" E	35'
C16	25'	86°50'19"	38'	S 43°45'39" W	34'
C17	25'	93°19'11"	41'	S 47°00'05" W	36'
C18	25'	22°58'48"	10'	N 11°08'55" W	10'
C19	50'	13°05'23"	114'	S 42°47'26" W	91'
C20	25'	21°02'22"	9'	S 62°18'01" E	9'
C21	25'	89°57'54"	39'	N 43°11'51" E	35'
C22	25'	90°00'00"	39'	N 47°47'06" W	35'
C23	25'	46°13'40"	20'	S 64°06'04" W	20'
C24	50'	265°26'03"	232'	N 06°11'45" W	73'
C25	25'	39°12'23"	17'	S 73°10'54" E	17'
C26	25'	90°00'00"	39'	N 42°12'54" E	35'

All distances shown on the curve table shall include all decimals as presented in the metes and bounds field notes

Provide a lot and block table for the proposed subdivision showing the square footage of each lot within each block

LAND USE TABLE		
RESERVE	ACREAGE	LAND USE
A	0.10	LANDSCAPE/ OPEN SPACE
B	0.02	LANDSCAPE/ OPEN SPACE

A PRELIMINARY PLAT OF WINDROSE GREEN SECTION FOUR

BEING 13.54± ACRES OF LAND CONTAINING 65 LOTS (50' X 120' TYP.) AND TWO RESERVES 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
TBPLS FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486

PLANNER: META PLANNING + DESIGN

SCALE: 1" = 100'

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 AFORESAID 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.