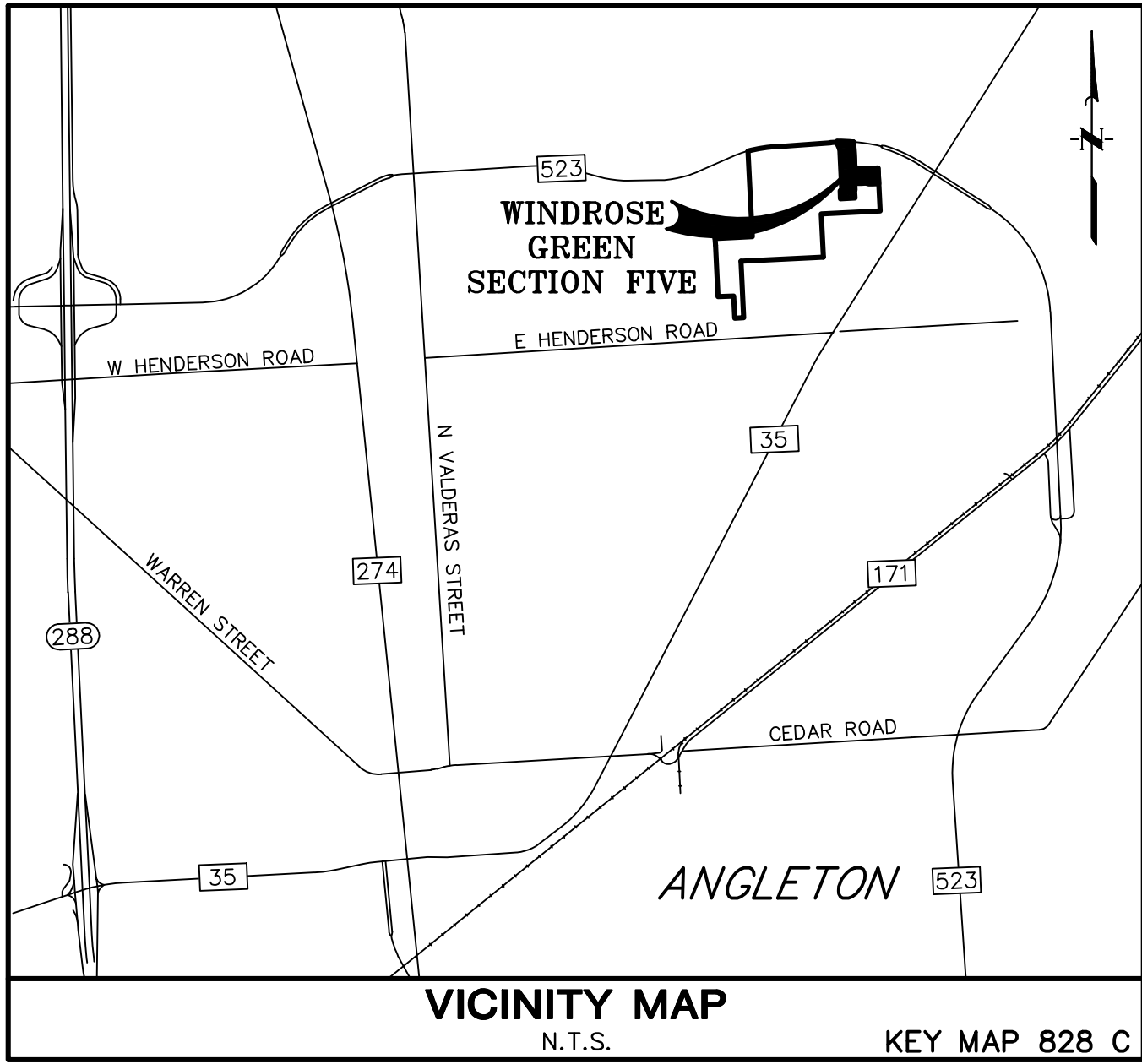
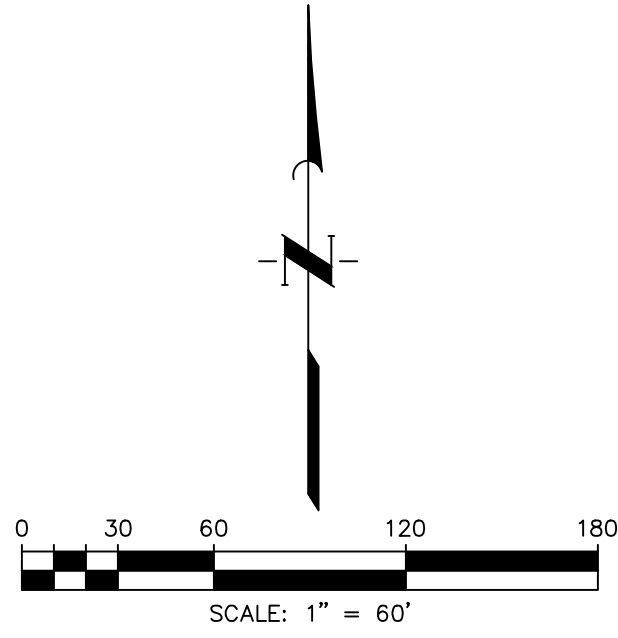


RESTRICTED RESERVE [A]
Restricted to Open Space,
Landscape, Drainage &
Incidental Utility
Purposes Only
1.65 AC
71,828 Sq. Ft.



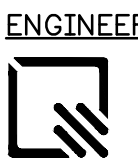
STREET NAME TABLE			
STREET NAME	LINEAR FEET	ROW WIDTH	STREET TYPE
PARKS EDGE LANE	150	60'	LOCAL
ATLAS POINT LANE	1,053	60'	LOCAL
MOSAIC VALLEY COURT	485	60'	LOCAL
STARLIGHT STREET	325	60'	LOCAL

FINAL PLAT OF WINDROSE GREEN SECTION FIVE

A SUBDIVISION OF 13.41 ACRES OF LAND
OUT OF THE
T.S. LEE SURVEY, A-318
BRAZORIA COUNTY, TEXAS

67 LOTS 1 RESERVE 3 BLOCKS
FEBRUARY 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 & L20460-000
6330 West Loop South, Suite 150 • Houston, TX 77057 • 713.777.5337

SHEET OF

LEGEND
AC "Acres"
BCOPRRP "Brazoria County Official Public Records of Real Property"
BL "Building Line"
C.C.F. "County Clerk's File"
DE "Drainage Easement"
D.R.B.C. "Deed Records, Brazoria County"
ESMT "Easement"
FND "Found"
IR "Iron Rod"
No. "Number"
O.P.R.B.C. "Official Public Records Brazoria County"
POB "Point of Beginning"
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"
[Symbol] "Block Number"
[Symbol] "Set 3/4-inch Iron Rod (with cap stamped 'Quiddity Eng. Property Corner') as Per Certification"

- GENERAL NOTES
- 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 0.999868872.
 - All 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 Altimera's RTK Network, Stations HAGS_1012 and HC0G_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, 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.
 - All reserves shall be owned and maintained by the Home Owners Association or MUD.
 - Incidental Utilities are including but not limited to the underground utility services.
 - Utility easement to be dedicated by this plat and expire upon incorporation into platted single-family section.

LOT AREA SUMMARY

BLOCK 1		BLOCK 2		BLOCK 3	
LOT NUMBER	SQ. FT.	LOT NUMBER	SQ. FT.	LOT NUMBER	SQ. FT.
1	5,981	1	5,400	1	6,582
2	5,400	2	5,400	2	5,400
3	5,400	3	5,400	3	5,400
4	5,400	4	5,400	4	5,400
5	5,400	5	5,400	5	5,400
6	5,400	6	5,400	6	5,400
7	5,542	7	6,000	7	5,400
8	5,922	7	6,000	8	5,400
9	5,637			9	5,400
10	6,837			10	5,400
11	6,247			11	5,400
12	5,553			12	6,590
13	5,625				
14	5,625				
15	5,625				
16	5,625				
17	5,625				
18	5,625				
19	5,625				
20	5,625				
21	5,625				
22	5,625				
23	5,675				
24	6,233				
25	5,625				
26	5,625				
27	5,625				
28	5,625				
29	5,625				
30	5,625				
31	6,250				
32	6,250				
33	5,987				
34	7,305				
35	7,479				
36	5,941				
37	6,588				
38	6,288				
39	5,656				
40	5,647				
41	5,612				
42	5,576				
43	5,557				
44	5,555				
45	6,171				
46	5,756				
47	5,400				
48	5,990				

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 13.411 acre (584,166 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 13.411 acre (584,166 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 "Costello" found at the most northerly northeast corner of said 154.6 acres, common with the northwest corner of a called 6.396 acre tract described in the deed to Friends Community Church and recorded under Clerk's File No. 2017042094 of the Brazoria County Official Public Records of Real Property and being in the southerly right-of-way line of FM 523 (a 200-foot right-of-way);

THENCE, South 02°47'06" East, with the westerly line of said 6.396 acres, common with the easterly line of said 154.6 acres, a distance of 601.49 feet to the southwest corner of said 6.396 acres;

THENCE, North 87°08'01" East, with the southerly line of said 6.396 acres, a distance of 514.45 feet to the southeast corner of said 6.396 acres;

THENCE, South 02°50'18" East, with the easterly line of said 154.6 acres, a distance of 354.47 feet;

THENCE, over and across said 154.6 acres the following 16 calls:

1. South 87°09'42" West, a distance of 129.46 feet;

2. North 88°19'15" West, a distance of 89.99 feet;

3. North 75°34'46" West, a distance of 72.67 feet;

4. South 87°08'01" West, a distance of 103.62 feet;

5. South 88°09'40" West, a distance of 121.40 feet;

6. South 87°10'48" West, a distance of 21.18 feet;

7. South 02°47'06" East, a distance of 144.00 feet;

8. South 87°10'48" West, a distance of 10.68 feet;

9. South 02°49'12" East, a distance of 180.00 feet;

10. South 87°10'48" West, a distance of 325.00 feet;

11. North 02°49'12" West, a distance of 180.00 feet;

12. North 87°10'48" East, a distance of 35.68 feet;

13. North 02°47'06" West, a distance of 898.00 feet;

14. North 10°45'55" West, a distance of 45.44 feet;

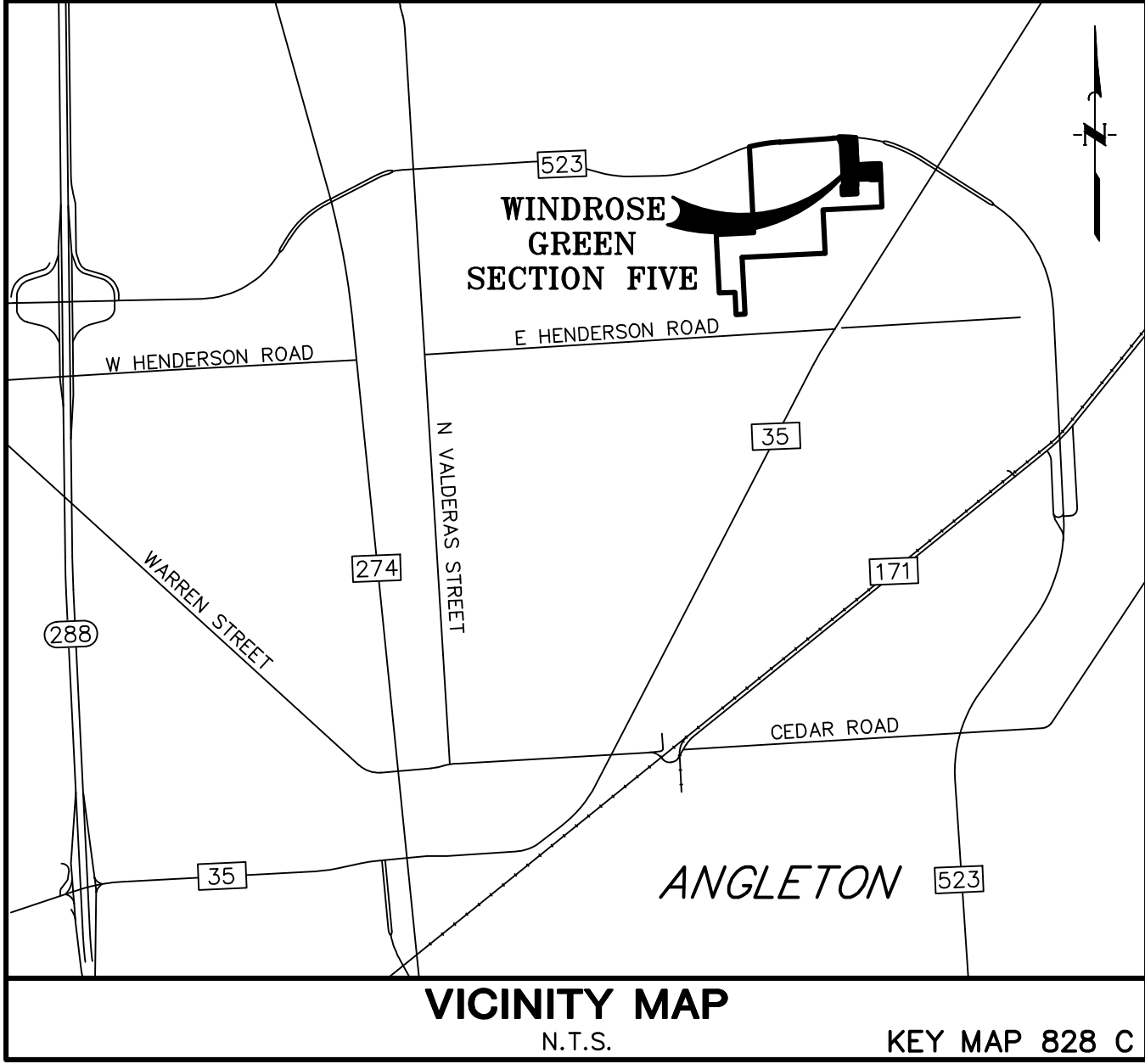
15. North 22°39'47" West, a distance of 47.84 feet;

16. North 25°02'33" West, a distance of 75.99 feet;

THENCE, North 01°01'30" West, continuing over and across said 154.6 acres, a distance of 47.26 feet to a point in the southerly right-of-way line of said FM 523 and being the beginning of a non-tangent curve to the right;

THENCE, with said right-of-way line and non-tangent curve turning to the right, having a radius of 2764.93 feet, a chord bearing of South 87°10'16" East, a chord length of 371.69 feet and an arc length of 371.97 feet to the POINT OF BEGINNING, CONTAINING 13.411 acre (584,166 square feet) of land in Brazoria County, Texas;

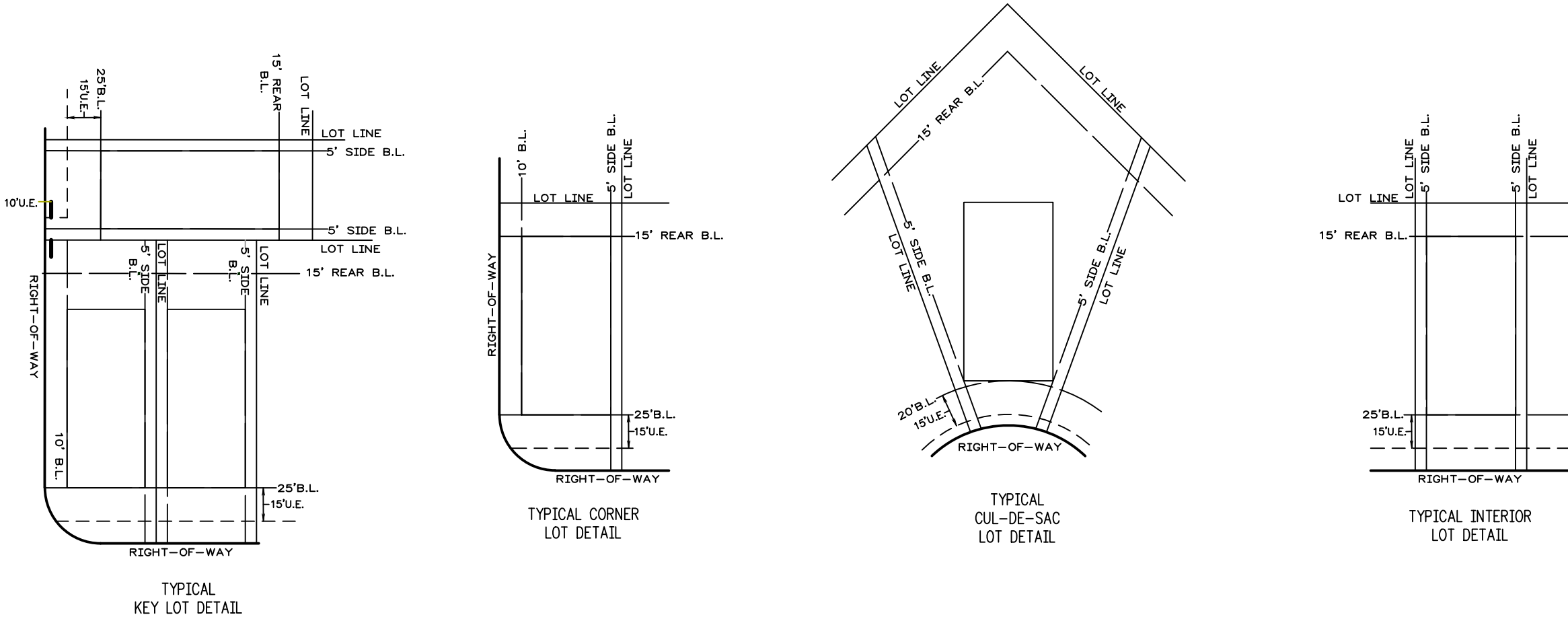
This description describes an area as defined in the field by the client's representative. It does not represent a boundary survey as defined by the Texas Board of Professional Land Surveying and is not to be used to convey or establish interest in real property



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S87°09'42"W	129.46'
L2	N88°19'15"W	89.99'
L3	N75°34'46"W	72.67'
L4	S87°08'01"W	103.62'
L5	S88°09'40"W	121.40'
L6	S87°10'48"W	21.18'
L7	S02°47'06"E	144.00'
L8	S87°10'48"W	10.68'
L9	S02°49'12"E	180.00'
L10	N02°49'12"W	180.00'
L11	N87°10'48"E	35.68'
L12	N10°45'55"W	45.44'
L13	N22°39'47"W	47.84'

LINE TABLE		
LINE	BEARING	DISTANCE
L14	N25°02'33"W	75.99'
L15	N01°01'30"W	47.26'
L16	S87°10'48"W	325.00'
L17	N87°08'01"E	485.30'
L18	S02°51'59"E	12.01'
L19	S87°10'48"W	150.00'
L20	S87°12'54"W	10.00'
L21	N42°10'48"E	28.83'
L22	N85°22'22"W	48.99'
L23	S47°47'06"E	14.14'
L24	N63°54'42"E	26.02'
L25	S69°35'50"E	25.94'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2764.93'	7°42'29"	371.97'	S87°10'16"E	371.69'
C2	25.00'	89°57'54"	39.25'	N42°11'51"E	35.34'
C3	25.00'	53°07'48"	23.18'	N29°21'00"W	22.36'
C4	50.00'	26°3'03'24"	229.56'	S75°36'47"W	74.86'
C5	25.00'	29°55'35"	13.06'	S12°10'42"W	12.91'
C6	25.00'	90°04'53"	39.31'	S47°49'33"E	35.38'
C7	25.00'	26°41'32"	11.65'	N73°47'15"E	11.54'
C8	50.00'	261°42'58"	228.39'	N11°17'58"E	75.63'
C9	25.00'	55°01'26"	24.01'	N65°21'16"W	23.10'
C10	25.00'	89°55'07"	39.23'	S42°10'27"W	35.33'
C11	25.00'	90°02'06"	39.29'	S47°48'09"E	35.37'
C12	25.00'	89°57'54"	39.25'	N42°11'51"E	35.34'
C13	25.00'	90°02'06"	39.29'	N47°48'09"W	35.37'




FINAL PLAT OF WINDROSE GREEN SECTION FIVE

A SUBDIVISION OF 13.41 ACRES OF LAND
OUT OF THE
T.S. LEE SURVEY, A-318
BRAZORIA COUNTY, TEXAS

67 LOTS 1 RESERVE 3 BLOCKS

FEBRUARY 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 & 10049100
6330 West Loop South, Suite 150 • Houston, TX 77056 • 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 Five, 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 and approved by the City of Angleton (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees and successors: The portion of the Plat called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of stormwater run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Detention Easement as hereinabove defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by the City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure, or structures, within the Easement

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 _____, _____, and

_____ 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: _____

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

That I, Courtney B. Just PE., 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
Professional Engineer No. 152415

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

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 facilities outside of the boundaries of the subdivision plat are available to receive runoff from the facilities described in this plat.
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.

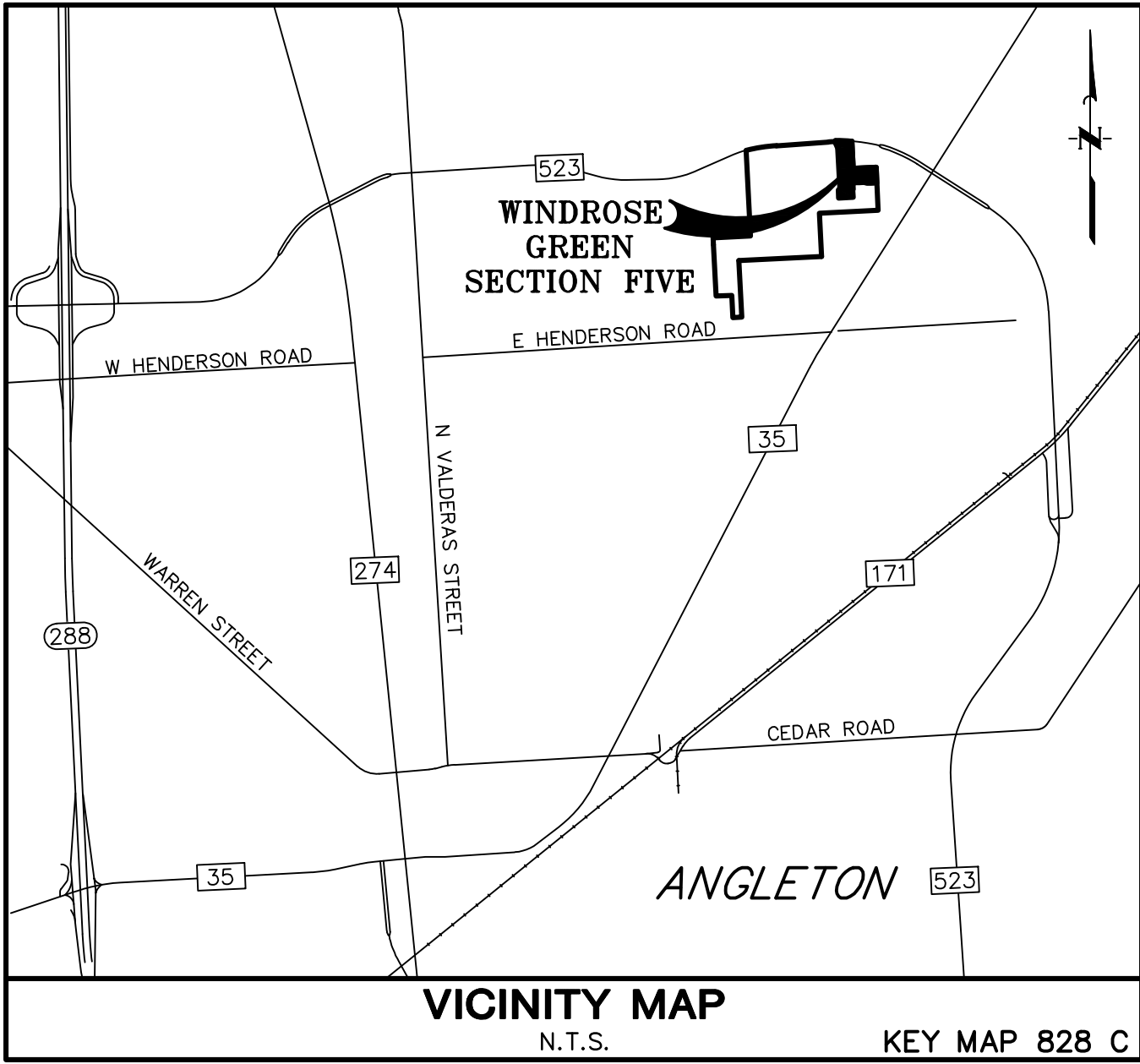
The District's review is based solely on the documentation submitted for review, and on the reliance of the report submitted by the Texas Registered Professional Engineer.

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

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

Name

Title

On behalf of the Notary Public, State of Texas

**FINAL PLAT OF
WINDROSE GREEN
SECTION FIVE**
**A SUBDIVISION OF 13.41 ACRES OF LAND
OUT OF THE
T.S. LEE SURVEY, A-318
BRAZORIA COUNTY, TEXAS**
67 LOTS 1 RESERVE 3 BLOCKS
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6330 West Loop South, Suite 150 • Bellaire, TX 77404 • 713.777.5337

SHEET **3** OF **3**