

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 Windrose Green Section 5, 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.

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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.

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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

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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 §
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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

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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

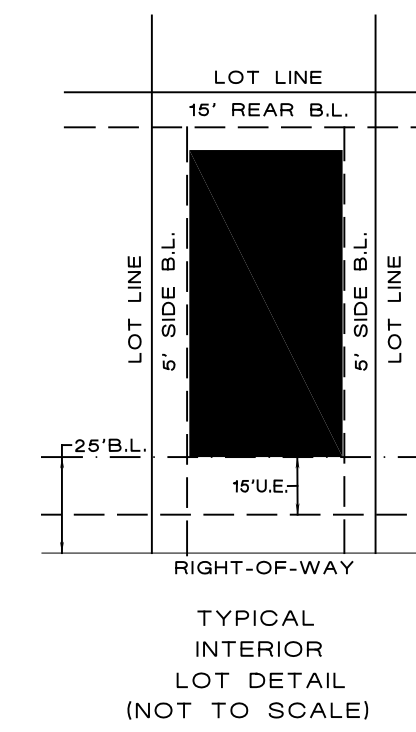
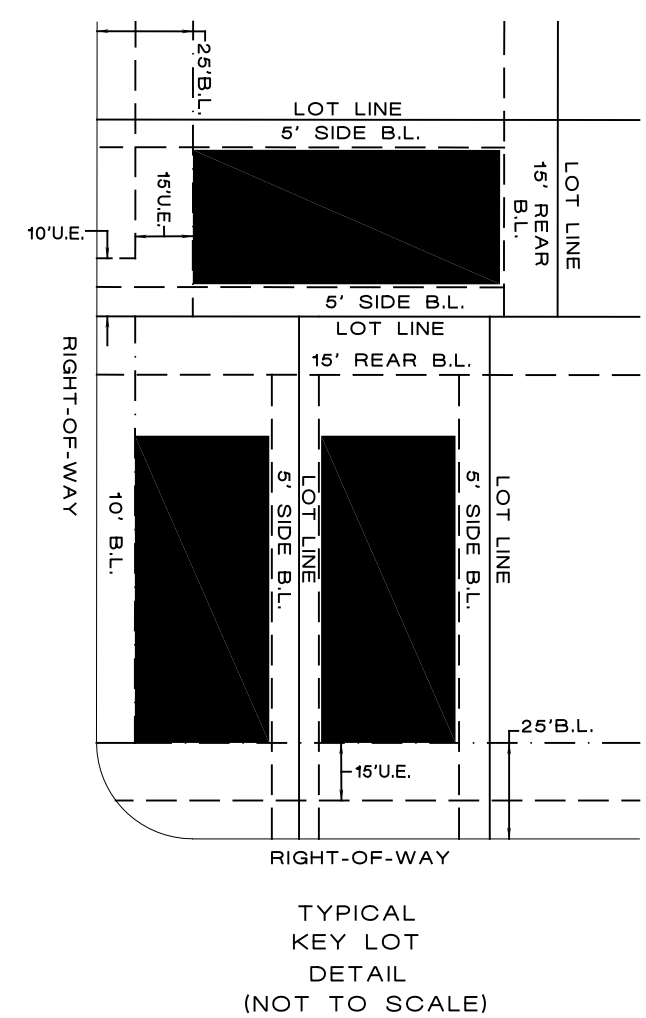
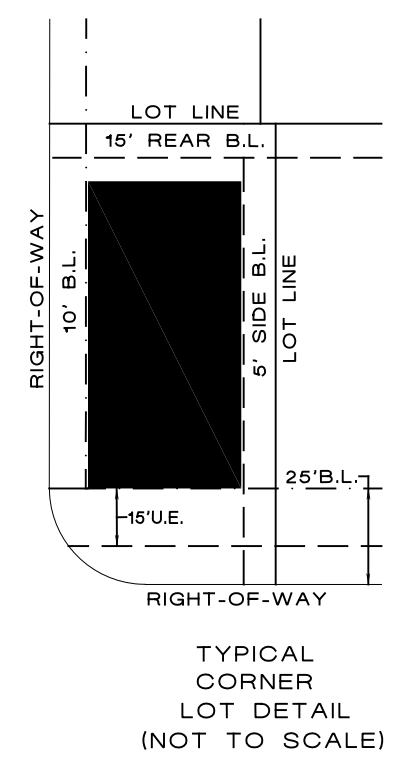
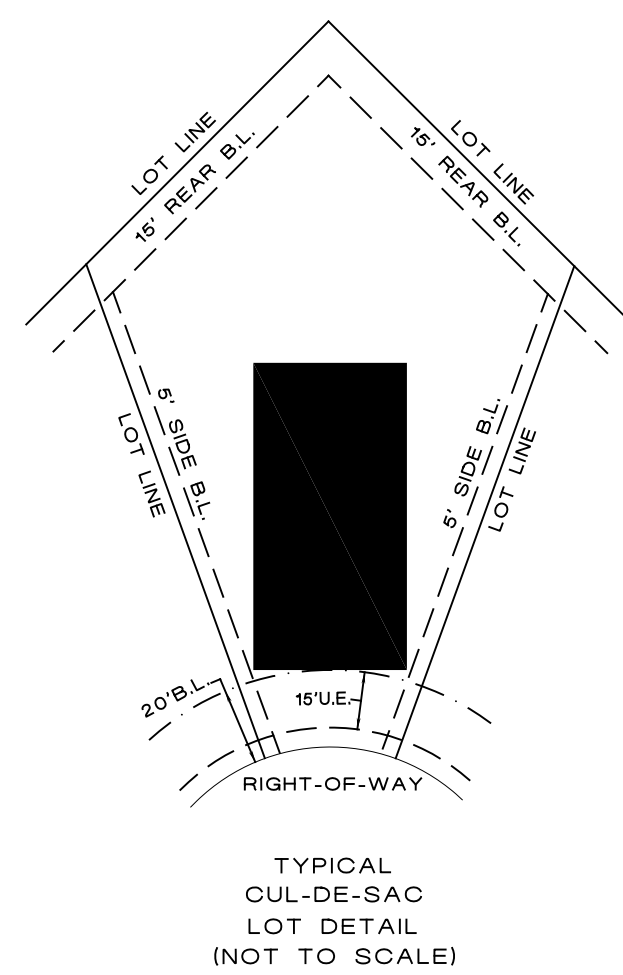
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This instrument was acknowledged before me on the ____ day of _____, 20____, by _____, City Secretary, City of Angleton, on behalf of the City.

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 48039C0435K, DATED DECEMBER 30, 2020 THIS PROPERTY LIES IN UNSHADED ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- 14.) DRIVEWAY ACCESS TO FM 523 FROM LOT 10 & 11, BLOCK 1 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.
- 18.) DETENTION PROVIDED FOR WINDROSE GREEN SECTION 4 HAS BEEN DEDICATED WITHIN WINDROSE GREEN SECTION 1.
- 19.) SUBJECT TO THE TERMS, CONDITIONS, AND STIPULATIONS AS SENT FORTH IN DOCUMENT NO. 2008000450 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.



A PRELIMINARY PLAT OF WINDROSE GREEN SECTION FIVE

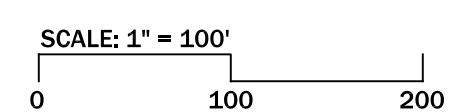
**BEING 13.41± ACRES OF LAND
 CONTAINING 67 LOTS (45'/50' X 120' TYP.) AND
 ONE RESERVE IN THREE BLOCKS.**

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

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

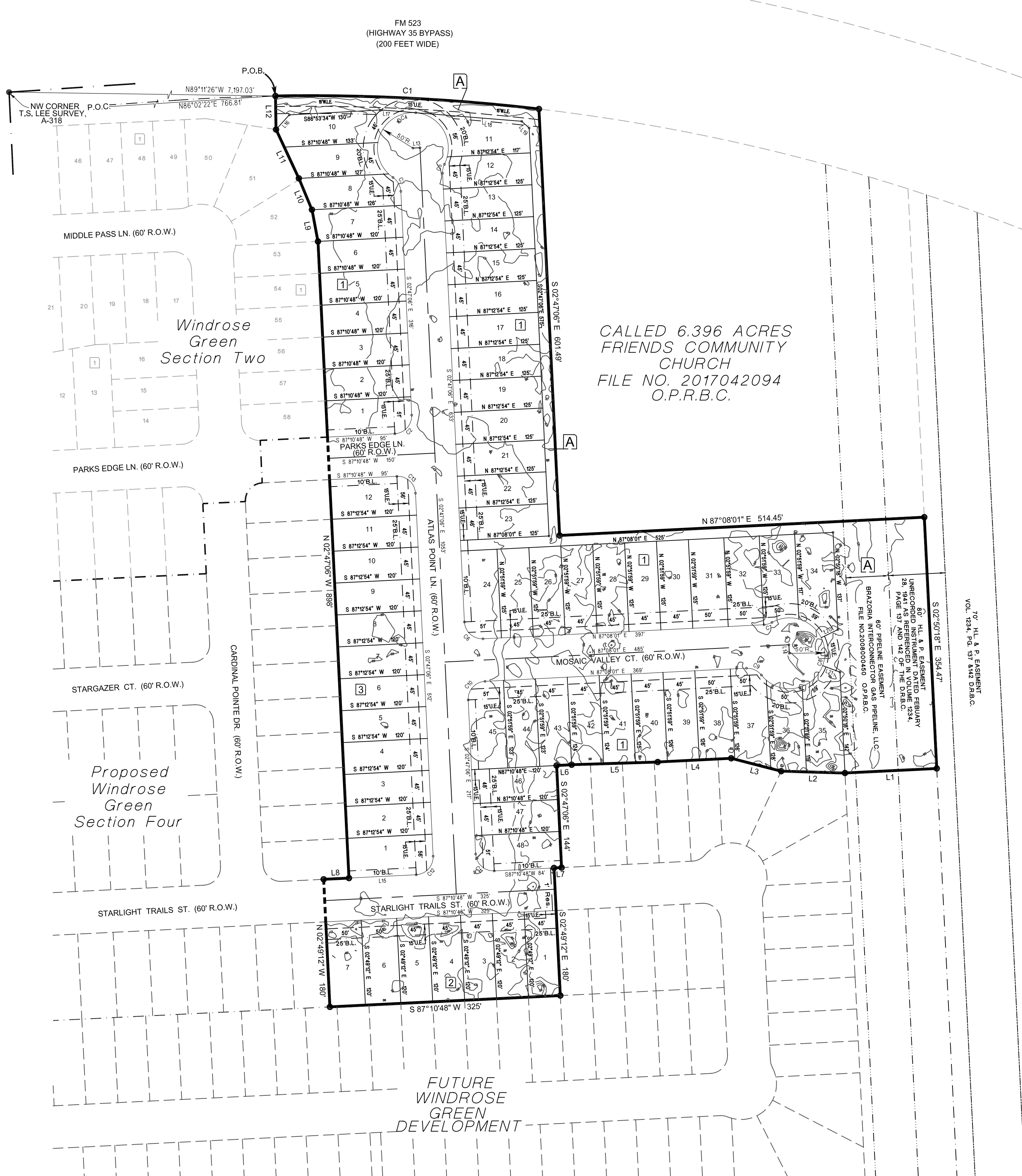
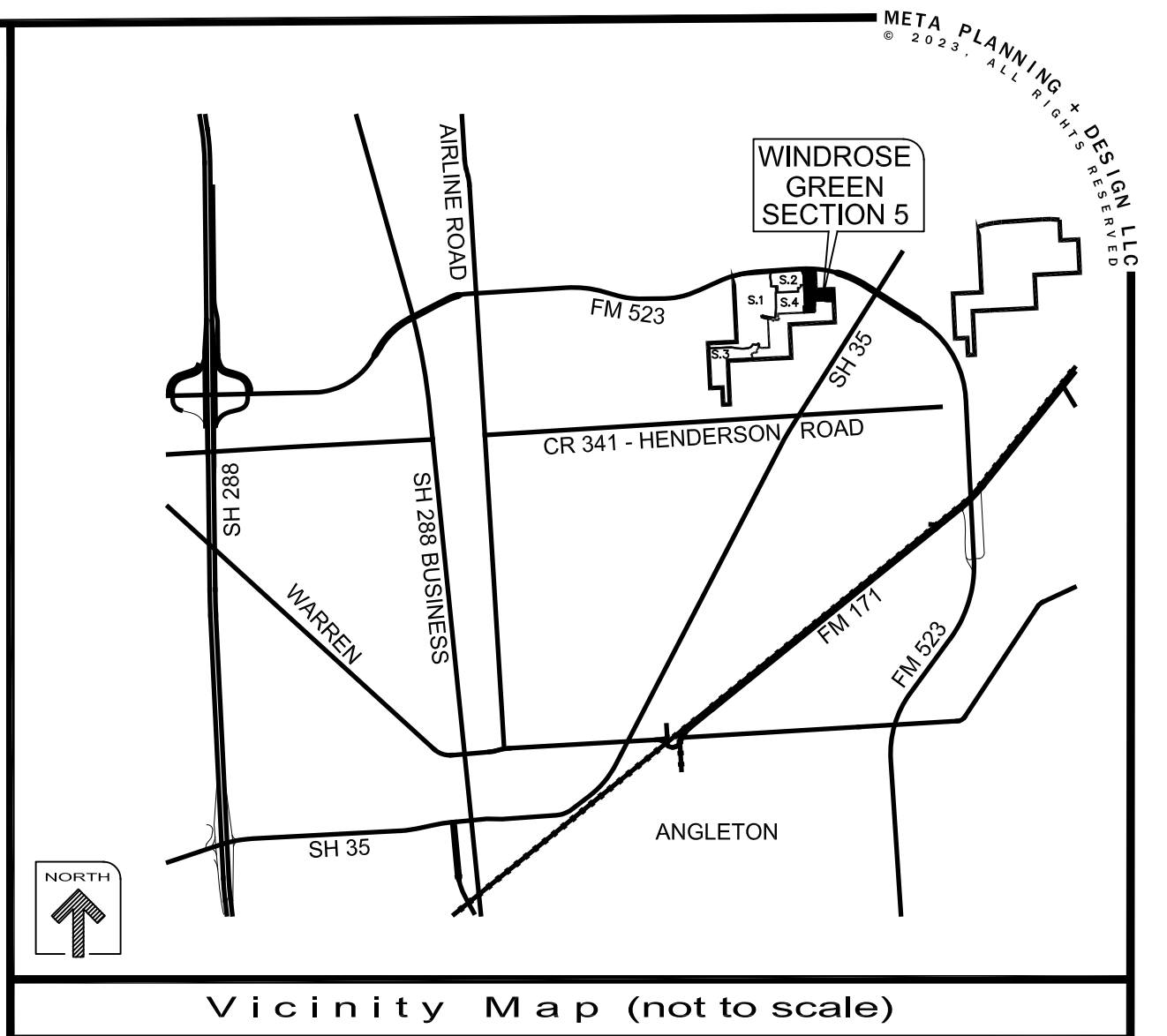


- LEGEND:
- 1.) "B.L." INDICATES BUILDING LINE.
 - 2.) "U.E." INDICATES UTILITY EASEMENT.
 - 3.) "AC." INDICATES ACREAGE.
 - 4.) "R.O.W." INDICATES RIGHT-OF-WAY.
 - 5.) "P.O.B." INDICATES POINT OF BEGINNING.
 - 6.) "FND" INDICATES FOUND.
 - 7.) "IP" INDICATES IRON PIPE.
 - 8.) "IR" INDICATES IRON ROD.
 - 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.) " " INDICATES BLOCK NUMBER.
 - 18.) " " INDICATES RESERVE NUMBER.
 - 19.) " " INDICATES 50' CUL-D-SAC RADIUS.

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.

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:
 - 5. South 87 degrees 09 minutes 42 seconds West, a distance of 129.46 feet;
 - 6. North 88 degrees 19 minutes 15 seconds West, a distance of 89.99 feet;
 - 7. North 75 degrees 34 minutes 46 seconds West, a distance of 72.67 feet;
 - 8. South 87 degrees 08 minutes 01 seconds West, a distance of 103.62 feet;
 - 9. South 88 degrees 09 minutes 40 seconds West, a distance of 121.40 feet;
 - 10. South 87 degrees 10 minutes 48 seconds West, a distance of 21.18 feet;
 - 11. South 02 degrees 47 minutes 06 seconds East, a distance of 144.00 feet;
 - 12. South 87 degrees 10 minutes 48 seconds West, a distance of 10.68 feet;
 - 13. South 02 degrees 49 minutes 12 seconds East, a distance of 180.00 feet;
 - 14. South 87 degrees 10 minutes 48 seconds West, a distance of 325.00 feet;
 - 15. North 02 degrees 49 minutes 12 seconds West, a distance of 180.00 feet;
 - 16. North 87 degrees 10 minutes 48 seconds East, a distance of 35.68 feet;
 - 17. North 02 degrees 47 minutes 06 seconds West, a distance of 898.00 feet;
 - 18. North 10 degrees 45 minutes 55 seconds West, a distance of 45.44 feet;
 - 19. North 22 degrees 39 minutes 47 seconds West, a distance of 47.84 feet;
 - 20. North 25 degrees 02 minutes 33 seconds West, a distance of 75.99 feet;
 - 21. 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.

LAND USE TABLE

RESERVE	ACREAGE	LAND USE
A	1.65	LANDSCAPE / OPEN SPACE

DISCLAIMER AND LIMITED WARRANTY
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 CONTAINING 67 LOTS (45' / 50' X 120' TYP.) AND
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OUT OF THE
T.S. LEE SURVEY, A-318
 BRAZORIA COUNTY, TEXAS
 OWNER:
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 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



SCALE: 1" = 100'
 0 100 200
 JUNE 26, 2023 PAGE: 2 OF 2 MTA-56002