





**METES AND BOUNDS DESCRIPTION**  
13.54 ACRES

Being a 13.54-acre tract of land located in the T.S. Lee Survey, Abstract No. 1318 in Brazoria County, Texas, said 13.54-acre tract being a part of a certain 154.6-acre tract of land recorded in the name of Empero Angleton, LLC, in File No. 202003023 of the Office of Public Records of Brazoria County (D.P.R.C.), said 13.54-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). Beginning at a 5/8 inch iron rod with cap stamped "COSTELLO INC" found at the southeast corner of Reserve "M" of Windrose Green Section One, a subdivision recorded in File Number 202202040 of the Brazoria County Plat Records.

Thence, through abate 154.6-acre tract, the following twenty-one (21) courses:

1. North 87 degrees 10 minutes 48 seconds East, a distance of 50.00 feet;
  2. North 89 degrees 13 minutes 15 seconds East, a distance of 100.06 feet;
  3. North 87 degrees 12 minutes 54 seconds East, a distance of 450.00 feet;
  4. North 02 degrees 47 minutes 56 seconds West, a distance of 38.83 feet;
  5. North 87 degrees 12 minutes 54 seconds East, a distance of 60.00 feet;
  6. 88.80 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 35.44 feet;
  7. North 02 degrees 48 minutes 12 seconds West, a distance of 60.00 feet;
  8. North 87 degrees 10 minutes 48 seconds East, a distance of 94.98 feet;
  9. South 02 degrees 47 minutes 56 seconds East, a distance of 622.00 feet;
  10. South 87 degrees 10 minutes 48 seconds West, a distance of 35.58 feet;
  11. South 02 degrees 49 minutes 12 seconds East, a distance of 180.00 feet;
  12. North 87 degrees 10 minutes 48 seconds West, a distance of 761.48 feet;
  13. South 02 degrees 50 minutes 15 seconds West, a distance of 53.78 feet;
  14. 89.71 feet along the arc of a curve to the left, said curve having a central angle of 91 degrees 02 minutes 37 seconds, a radius of 25.00 feet and a chord that bears South 45 degrees 10 minutes 59 seconds East, a distance of 35.86 feet;
  15. South 00 degrees 42 minutes 08 seconds East, a distance of 60.00 feet;
  16. 114.51 feet along the arc of a curve to the right, said curve having a central angle of 04 degrees 17 minutes 29 seconds, a radius of 1,530.00 feet and a chord that bears North 89 degrees 13 minutes 28 seconds West, a distance of 114.50 feet;
  17. 39.75 feet along the arc of a curve to the left, said curve having a central angle of 91 degrees 05 minutes 28 seconds, a radius of 25.00 feet and a chord that bears South 48 degrees 02 minutes 27 seconds West, a distance of 35.80 feet;
  18. North 87 degrees 10 minutes 48 seconds West, a distance of 60.00 feet;
  19. 5.80 feet along the arc of a curve to the right, said curve having a central angle of 00 degrees 27 minutes 18 seconds, a radius of 730.00 feet and a chord that bears North 02 degrees 48 minutes 22 seconds East, a distance of 5.80 feet;
  20. 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 39 degrees 42 minutes 08 seconds West, a distance of 33.88 feet;
  21. 102.89 feet along the arc of a curve to the right passing the northeast corner of Reserve "M" of abate Windrose Green Section One, in all, a total distance of 172.13 feet along the arc of said curve to the right, said curve having a central angle of 08 degrees 24 minutes 46 seconds, a radius of 1,530.00 feet and a chord that bears North 79 degrees 07 minutes 53 seconds West, a distance of 172.04 feet;
  22. Thence, with the north line of said Reserve "M", North 75 degrees 54 minutes 30 seconds West, a distance of 65.58 feet;
  23. Thence, continuing with the north line of said Reserve "M", 78.89 feet along the arc of a curve to the right, said curve having a central angle of 09 degrees 17 minutes 04 seconds, a radius of 470.00 feet and a chord that bears North 75 degrees 05 minutes 58 seconds West, a distance of 78.89 feet to the southerly end of the eastern terminus line of Parks Edge Lane (60' R.O.W.);
  24. Thence, with said terminus line of Parks Edge Lane, North 23 degrees 42 minutes 13 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:
25. 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 610.00 feet and a chord that bears South 73 degrees 05 minutes 58 seconds East, a distance of 68.78 feet;
  26. South 75 degrees 54 minutes 30 seconds East, a distance of 65.58 feet;
  27. 203.60 feet along the arc of a curve to the left, said curve having a central angle of 10 degrees 25 minutes 48 seconds, a radius of 1,470.00 feet and a chord that bears South 81 degrees 07 minutes 25 seconds East, a distance of 203.73 feet;
  28. North 04 degrees 27 minutes 29 seconds East, a distance of 300.73 feet;
  29. North 02 degrees 06 minutes 15 seconds West, at a distance of 431.30 feet passing the northeast corner of said Reserve "C" and an interior corner of abate Reserve "M", in all, a total distance of 434.49 feet to an interior corner of abate Reserve "M";
  30. Thence, with the southerly line of said Reserve "M", North 87 degrees 10 minutes 48 seconds East, a distance of 53.61 feet to the Point of Beginning and containing 13.54 acres of land.

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

**LINE TABLE**

LINE	DISTANCE	BEARING
L1	60.00'	N 87° 12' 54" E
L2	60.00'	N 02° 49' 12" W
L3	94.98'	N 87° 10' 48" E
L4	35.68'	N 87° 10' 48" E
L5	92.78'	N 00° 20' 29" E
L6	60.00'	S 00° 42' 08" E
L7	60.00'	N 87° 30' 17" W
L8	65.58'	N 75° 54' 30" W
L9	60.00'	N 23° 42' 33" E
L10	65.58'	S 75° 54' 30" E
L11	53.01'	S 87° 10' 48" W
L12	50.00'	S 87° 10' 48" W
L13	100.06'	N 89° 13' 19" E
L14	456.00'	S 87° 12' 54" W
L15	3.12'	S 02° 47' 06" E
L16	18.50'	S 05° 38' 58" W
L17	20.00'	N 43° 58' 44" W
L18	20.00'	S 64° 39' 42" W
L19	20.00'	N 86° 52' 15" W

**CURVE TABLE**

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	90° 16' 22"	39.39'	N 42° 11' 51" E	35.44'
C2	25.00'	91° 02' 37"	39.73'	N 45° 10' 49" W	35.68'
C3	1530.00'	04° 17' 19"	114.52'	S 88° 33' 28" E	114.50'
C4	25.00'	91° 05' 28"	39.75'	S 48° 02' 27" W	35.69'
C5	730.00'	00° 27' 18"	5.80'	N 02° 43' 22" E	5.80'
C6	25.00'	85° 18' 17"	37.22'	N 39° 42' 08" W	33.88'
C7	1530.00'	06° 26' 46"	172.13'	N 79° 07' 53" W	172.04'
C8	470.00'	09° 37' 04"	78.89'	N 71° 05' 58" W	78.80'
C9	410.00'	09° 37' 04"	68.82'	N 71° 05' 58" W	68.74'
C10	1470.00'	10° 25' 49"	267.60'	S 81° 07' 25" E	267.23'
C11	55.00'	86° 50' 19"	83.36'	S 43° 45' 39" W	75.61'
C12	1500.00'	14° 47' 38"	387.30'	N 83° 18' 19" W	386.23'
C13	440.00'	09° 37' 04"	73.86'	S 71° 05' 58" E	73.77'
C14	700.00'	03° 09' 15"	38.54'	S 04° 04' 20" W	38.53'
C15	25.00'	90° 02' 06"	39.29'	S 47° 48' 09" E	35.37'
C16	25.00'	86° 50' 19"	37.89'	S 43° 45' 39" W	34.37'
C17	25.00'	93° 19' 11"	40.72'	S 47° 00' 05" W	36.36'
C18	25.00'	22° 58' 48"	10.03'	S 11° 08' 55" E	9.96'
C19	50.00'	130° 51' 29"	114.20'	N 42° 47' 26" E	90.94'
C20	25.00'	21° 02' 22"	9.18'	N 82° 18' 01" W	9.13'
C21	25.00'	89° 57' 54"	39.25'	N 42° 11' 51" E	35.34'
C22	25.00'	90° 00' 00"	39.27'	S 47° 47' 06" E	35.36'
C23	25.00'	46° 13' 40"	20.17'	S 64° 06' 04" W	19.63'
C24	50.00'	265° 26' 03"	231.64'	N 06° 17' 45" W	73.47'
C25	25.00'	39° 12' 23"	17.11'	S 73° 10' 54" E	16.78'
C26	25.00'	90° 00' 00"	39.27'	N 42° 12' 54" E	35.36'

**LOT TABLE**

LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.
LOT 1	6,586	LOT 1	6,000	LOT 1	7,591
LOT 2	6,000	LOT 2	6,000	LOT 2	5,997
LOT 3	6,000	LOT 3	6,000	LOT 3	6,092
LOT 4	6,000	LOT 4	6,000	LOT 4	6,278
LOT 5	6,000	LOT 5	6,000	LOT 5	6,370
LOT 6	6,000	LOT 6	6,000	LOT 6	6,368
LOT 7	6,000	LOT 7	6,000	LOT 7	6,367
LOT 8	6,000	LOT 8	6,000	LOT 8	6,365
LOT 9	6,000	LOT 9	6,000	LOT 9	6,364
LOT 10	6,000	LOT 10	6,000	LOT 10	6,362
LOT 11	6,585	LOT 11	6,000	LOT 11	6,361
		LOT 12	6,000	LOT 12	6,359
		LOT 13	6,000	LOT 13	6,990
		LOT 14	6,000	LOT 14	6,999
		LOT 15	6,000	LOT 15	6,365
		LOT 16	6,365	LOT 16	6,365
		LOT 17	6,365	LOT 17	6,365
		LOT 18	6,365	LOT 18	6,365
		LOT 19	6,365	LOT 19	6,365
		LOT 20	6,365	LOT 20	6,365
		LOT 21	6,369	LOT 21	6,369
		LOT 22	6,369	LOT 22	6,369
		LOT 23	6,462	LOT 23	6,462
		LOT 24	6,642	LOT 24	6,642
		LOT 25	6,906	LOT 25	6,906
		LOT 26	7,699	LOT 26	7,699
		LOT 27	8,000	LOT 27	8,000
		LOT 28	8,803	LOT 28	8,803
		LOT 29	9,312	LOT 29	9,312
		LOT 30	9,226	LOT 30	9,226
		LOT 31	6,181	LOT 31	6,181
		LOT 32	6,181	LOT 32	6,181
		LOT 33	6,181	LOT 33	6,181
		LOT 34	6,181	LOT 34	6,181
		LOT 35	6,181	LOT 35	6,181
		LOT 36	6,181	LOT 36	6,181
		LOT 37	6,181	LOT 37	6,181
		LOT 38	6,181	LOT 38	6,181
		LOT 39	6,788	LOT 39	6,788

**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.

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  
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KATY, TEXAS 77494 | TEL: 281-810-1422

