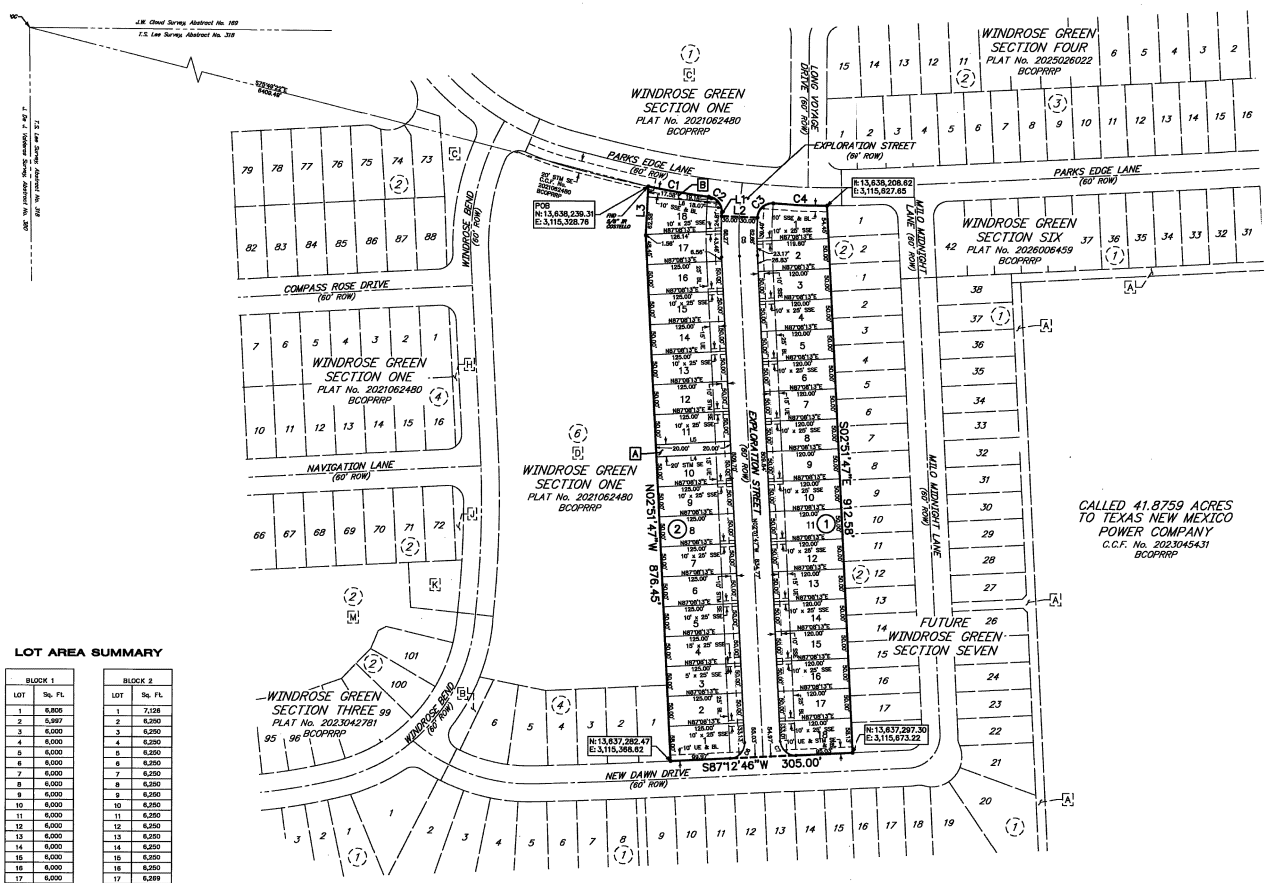
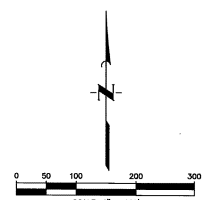
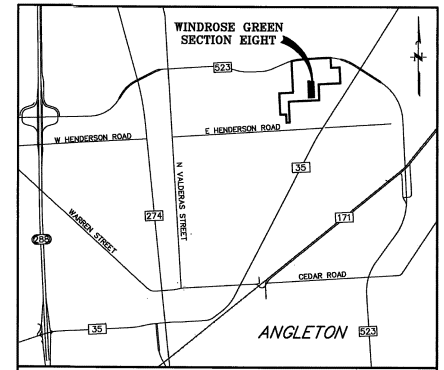
2026028794
Total Pages: 2

RESTRICTED RESERVE A
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.06 AC
2,500 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.03 AC
1,337 Sq. Ft.







VICINITY MAP
N.T.S.
KEY MAP 828 C

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"
ESMT . . . . . "Easement"
FND . . . . . "Found"
IR . . . . . "Iron Rod"
No. . . . . "Number"
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 ___ PG ___ . "Volume and Page"
WLE . . . . . "Waterline Easement"
(1) . . . . . "Block Number"
● . . . . . "Set 3/4-inch Iron Rod (with cap stamped "QUIDDITY ENG. PROPERTY CORNER") as per Certification"

GENERAL NOTES

1. All building lines along street rights-of-way are as shown on the plat.
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor of 0.99986867295326.
3. There are no pipelines or pipeline easements within the platted area shown hereon.
4. HORIZONTAL DATUM: All bearings are referenced to the Texas Coordinate System, North American Datum of 1983 (NAD83), South Central Zone.
5. VERTICAL DATUM: All elevations are referenced to the North American Vertical Datum of 1988 (NAVD88), GEOID 12B, based on Alterra's RTK Network, Stations HAGS_1012 and HCOO_14012.
6. 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.
7. Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
8. This subdivision shall be serviced by the following providers: Rancho Tasajillo Water, Texas New Mexico Power, and Centric Gas & Fiber.
9. Notice: Selling a portion of this addition by metes and bounds is a violation of the Subdivision Development Code of the City of Angleton and State platting statutes and is subject to fines and withholding of utilities and building permits.
10. 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.
11. Notice: The applicant is responsible for securing any Federal permits that may be required 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.
12. 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.
13. 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.
14. Incidental Utilities are including but not limited to the underground utility services.
15. All reserves shall be owned and maintained by the MUD or the Home Owner's Association.
16. Storm water detention is required for the development located within this plat and is accounted for in detention facilities located in Windrose Green Section One.
17. BENCHMARK
    All elevations are referenced to the North American Vertical Datum of 1988 (NAVD88). GEOID 12B Based on Alterra's RTK Network, Stations Hags_1012 and HCOO_14012.
    TBM-3: "X" Cut on the north edge of the north shoulder of FM 523, 0.94 Miles from the Northeast corner of Freedom Park Boundary, and approximately 121 feet east from the centerline of drainage ditch. Elevation = 28.66.

LOT AREA SUMMARY

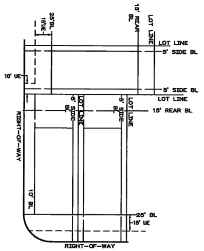
BLOCK 1	
LOT	Sq. Ft.
1	6,805
2	5,997
3	6,000
4	6,000
5	6,000
6	6,000
7	6,000
8	6,000
9	6,000
10	6,000
11	6,000
12	6,000
13	6,000
14	6,000
15	6,000
16	6,000
17	6,000
18	6,833

BLOCK 2	
LOT	Sq. Ft.
1	7,128
2	6,250
3	6,250
4	6,250
5	6,250
6	6,250
7	6,250
8	6,250
9	6,250
10	6,250
11	6,250
12	6,250
13	6,250
14	6,250
15	6,250
16	6,250
17	6,289
18	6,625

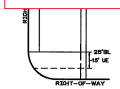
STREET NAME AND LENGTH			
STREET NAME	LENGTH (CENTERLINE)	WIDTH	TYPE
EXPLORATION STREET	900'	60'	LOCAL

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S02°43'22"W	5.80'
L2	S87°30'17"E	60.00'
L3	N02°44'45"E	81.71'
L4	N87°08'13"E	125.00'
L5	N87°08'13"E	125.00'
L6	S85°45'48"E	118.86'

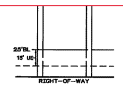
CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1530.05'	3°51'10"	102.89'	S80°25'41"E	102.87'	51.46'
C2	25.00'	85°18'17"	37.22'	S39°42'08"E	33.88'	23.03'
C3	25.00'	91°05'28"	39.75'	N48°02'27"E	35.69'	25.48'
C4	1530.00'	3°21'32"	89.70'	S88°05'35"E	89.68'	44.86'
C5	700.00'	5°21'30"	65.46'	S00°11'02"E	65.44'	32.76'
C6	25.00'	90°04'33"	39.30'	N42°10'29"E	35.38'	25.03'
C7	25.00'	89°55'27"	39.24'	S47°49'31"E	35.33'	24.97'



Street Name	ROW	Length (Ft.)	Length (Mi.)
Exploration Street	60'	900'	0.17Mi.



TYPICAL CORNER LOT DETAIL



TYPICAL INTERIOR LOT DETAIL

FINAL PLAT OF WINDROSE GREEN SECTION EIGHT

A SUBDIVISION OF 6.467 ACRES OF LAND
OUT OF THE
T.S. LEE SURVEY, A-318
BRAZORIA COUNTY, TEXAS

36 LOTS 2 RESERVES 2 BLOCKS

MARCH 2026

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-23280 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5957

K:\29188\29188-0003-02 Windrose Green Sec 8 Paving\2 Design Phase\Planning\Windrose Sec 8 – PLAT.dwg Mar 17,2026 – 1:15pm alruiz

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 Eight, 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 Harris §

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

Jeb Kolby - President
Name and Title

STATE OF TEXAS §

COUNTY OF Harris §

BEFORE ME, the undersigned authority, on this day personally appeared Jeb Kolby, President, 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 25 day of March, 2026

Notary Public in and for the State of Texas

Afreen Chowdhury
Print Name

My commission expires: 06-05-29

ANGLETON DRAINAGE DISTRICT

Angleton Drainage District accepted this 17th day of May, 2026 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 from 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

STATE OF TEXAS §

COUNTY OF HARRIS §

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean P. Birch, P.E., 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.

Sean P. Birch, P.E.
Professional Engineer
No. 114201

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 6.467 acre (281,723 square feet) tract of land out of the T.S. Lee 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 6.467 acre (281,723 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 "Castelio" found at the northeast corner of Restricted Reserve "D" as shown on the plat of Windrose Green Section 1, recorded under Plat number 2021062480 of the Brazoria County Plat Records;

THENCE over and across said 154.6 acres the following 8 calls:

1. With a non-tangent curve turning to the left, having a radius of 1530.05 feet, a chord bearing of South 80 Degrees 25 Minutes 41 Seconds East, a chord length of 102.37 feet and an arc length of 102.89 feet to a point of a reverse curve to the right;
2. With said reverse curve turning to the right, having a radius of 25.00 feet, a chord bearing of South 39 Degrees 42 Minutes 08 Seconds East, a chord length of 33.85 feet and an arc length of 37.22 feet;
3. South 02 Degees 43 Minutes 22 Seconds West, a distance of 5.80 feet;
4. South 87 Degees 30 Minutes 17 Seconds East, a distance of 60.00 feet to a point of non-tangent curve to the right;
5. With said non-tangent curve turning to the right, having a radius of 25.00 feet, a chord bearing of North 48 Degrees 02 Minutes 27 Seconds East, a chord length of 35.69 feet and an arc length of 39.75 feet to a point of reverse curve to the left;
6. With said reverse curve turning to the left, having a radius of 1,530.00 feet, a chord bearing of South 88 Degrees 05 Minutes 35 Seconds East, a chord length of 89.68 feet and an arc length of 89.70 feet;
7. South 02 Degees 51 Minutes 47 Seconds East, a distance of 912.58 feet;
8. South 87 Degees 12 Minutes 46 Seconds West, a distance of 305.00 feet;

THENCE, North 01 Degrees 51 Minutes 47 Seconds West, continuing over and across said 154.6 acres and with the easterly line of said Restricted Reserve "D", a distance of 876.45 feet;

THENCE, North 01 Degrees 44 Minutes 45 Seconds East, continuing with said easterly line, a distance of 81.71 feet to the POINT OF BEGINNING, CONTAINING 6.467 acres (281,723 square feet) of land in Brazoria County, Texas;

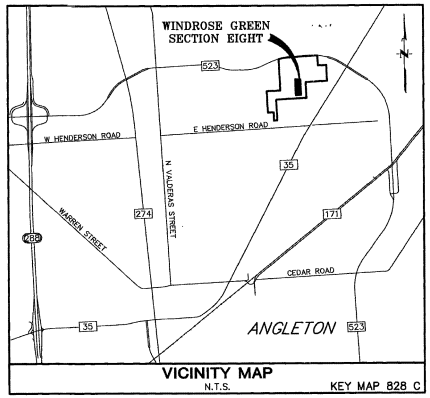
STATE OF TEXAS §

COUNTY OF HARRIS §

KNOW ALL MEN BY THESE PRESENTS:

That I, Jeromy 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.

Jeromy A. Chandler
Registered Professional Land Surveyor
No. 5755



VICINITY MAP
N.T.S.
KEY MAP 828 C

APPROVED this 26th day of May, 2026 by the Planning and Zoning Commission, City of Angleton, Texas.

Chairman, Planning and Zoning Commission

APPROVED this 26th day of May, 2026 by the City Council, City of Angleton, Texas.

Mayor

STATE OF TEXAS §

COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the 26th day of May, 2026, by Amanda Davenport, City Secretary, City of Angleton, on behalf of the City.

Notary Public
State of Texas

FINAL PLAT OF
WINDROSE GREEN
SECTION EIGHT

A SUBDIVISION OF 6.467 ACRES OF LAND
OUT OF THE
T.S. LEE SURVEY, A-318

BRAZORIA COUNTY, TEXAS

36 LOTS 2 RESERVES 2 BLOCKS

MARCH 2026

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 & 10094100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

2026026794
Brazoria County - Joyce Hudman, County Clerk
05/02/2026 01:37 PM
Total Pages: 2
Fee: 228.00
Joyce Hudman

SHEET 2 OF 2