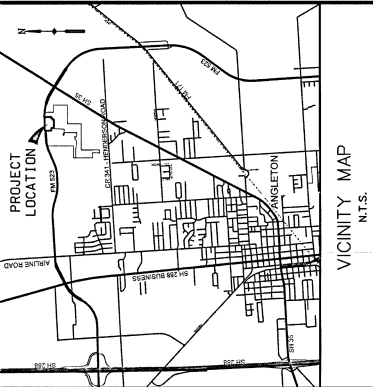


[illegible]

CALLED 154.6 ACRES
 MPTOR ANGLETON, LLC
 FILE NO. 2020013621
 O P R C

FINAL PLAT OF
WINDROSE GREEN
SECTION TWO

BEING 13.23 ACRES
LOCATED IN THE
T. S. LEE SURVEY, A-318
BRAZORIA COUNTY, TEXAS

70 LOTS 2 BLOCKS 2 RESERVE

SCALE: 1" = 60' AUGUST, 2023

ENGINEER/SURVEYOR:
Costello

OWNER:
EMPTOR ANGLETON, LLC.,
A TEXAS LIMITED LIABILITY COMPANY
4444 WESTHEIMER ROAD, STE. G325

PLANNER:
META
PLANNING DESIGN
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
Tel. 281.410.1473

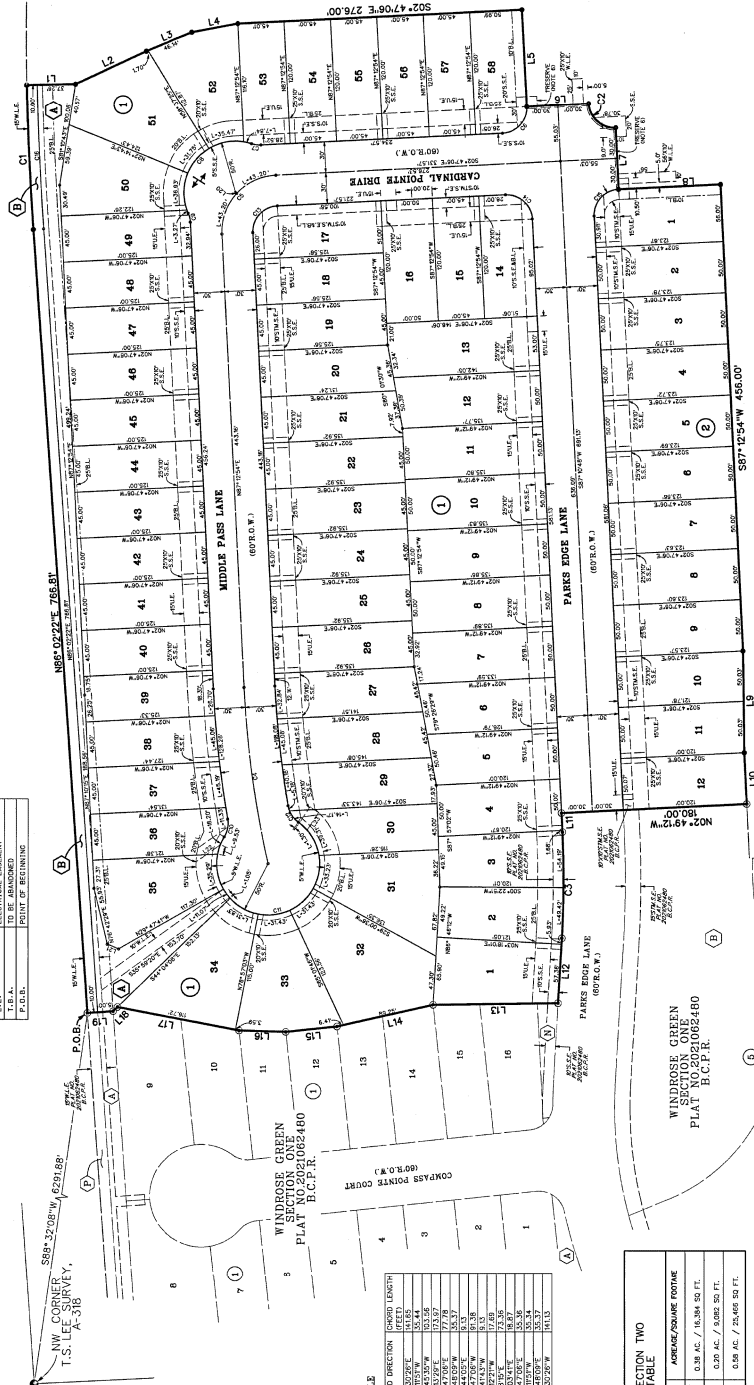
M&B NO. 129420
S. BRAZORIA COUNTY WINDROSE GREEN PLATS 2020162 SEC 2
SHEET 2 OF 2

SHEET 2 OF 2

ABBREVIATION TABLE	
D.P.B.C.	OFFICIAL PUBLIC RECORDS OF
B.C.R.C.	BRASILEIRO CONSTITUTIONAL COUNTRY
B.C.R.M.	BRASILEIRO CONSTITUTIONAL RECORDS
C.F. NO.	C.F.'S FILE NUMBER
CAB. - SPT.	CABINET SHEET
A.E.	AERIAL EASMENT
U.E.	UTILITY EASMENT
S.S.L.	SANITARY SEWER EASMENT
P.W.E.	POWER LINE EASMENT
M.E.	MINERAL EASMENT
D.E.	DRAINAGE EASMENT
E.S.T.	EASEMENT
B.L.	BUILDING LINE
R.O.W.	RIGHT-OF-WAY
G.B.L.	GARAGE BUILDING LINE
P.L.E.	PIPELINE EASEMENT
T.C.E.	TELEPHONE EASEMENT
T.M.	TITLE MAPPING
P.O.B.	POINT OF BEGINNING

LEGEND

- SET 5/8" - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED
- ⊙ FOUND 5/8" - INCH IRON ROD UNLESS OTHERWISE NOTED
- ① INDICATES BLOCK NUMBER
- A INDICATES RESERVE



LINE NUMBER	DIRECTION	DISTANCE (FEET)
1	50° 30' 00" E	17.00
2	S 82° 30' 00" W	41.24
3	S 22° 30' 00" E	71.92
4	S 87° 45' 00" E	45.44
5	S 87° 45' 00" E	94.08
6	S 87° 45' 00" E	46.00
7	S 87° 45' 00" E	90.83
8	S 22° 41' 00" E	90.83
9	S 89° 13' 19" W	150.08
10	S 89° 13' 19" W	150.08
11	S 87° 45' 00" E	18.59
12	S 87° 45' 00" E	18.59
13	N 07° 41' 33" W	121.27
14	N 07° 41' 33" W	92.66
15	N 05° 02' 33" W	50.62
16	N 05° 45' 07" E	5.92
17	N 05° 45' 07" E	43.01
18	N 44° 00' 03" W	5.92
19	N 44° 00' 03" W	22.00
20	N 42° 12' 54" E	15.87
21	N 32° 27' 23" E	11.97
22	N 32° 27' 23" E	11.97
23	S 31° 02' 21" W	22.00
24	S 31° 02' 21" W	22.00

STATION	REF. LENGTH (FEET)	SOLY. ANGLE (FEET)	COORD. DISTANCE	COORD. LENGTH (FEET)
C1	41.66	274.84	N87°22'52"E	41.65
C2	41.66	274.84	N87°22'52"E	41.65
C3	41.66	274.84	N87°22'52"E	41.65
C4	41.66	274.84	N87°22'52"E	41.65
C5	41.66	274.84	N87°22'52"E	41.65
C6	41.66	274.84	N87°22'52"E	41.65
C7	41.66	274.84	N87°22'52"E	41.65
C8	41.66	274.84	N87°22'52"E	41.65
C9	41.66	274.84	N87°22'52"E	41.65
C10	41.66	274.84	N87°22'52"E	41.65
C11	41.66	274.84	N87°22'52"E	41.65
C12	41.66	274.84	N87°22'52"E	41.65
C13	41.66	274.84	N87°22'52"E	41.65
C14	41.66	274.84	N87°22'52"E	41.65
C15	41.66	274.84	N87°22'52"E	41.65
C16	41.66	274.84	N87°22'52"E	41.65
C17	41.66	274.84	N87°22'52"E	41.65
C18	41.66	274.84	N87°22'52"E	41.65
C19	41.66	274.84	N87°22'52"E	41.65
C20	41.66	274.84	N87°22'52"E	41.65
C21	41.66	274.84	N87°22'52"E	41.65
C22	41.66	274.84	N87°22'52"E	41.65
C23	41.66	274.84	N87°22'52"E	41.65
C24	41.66	274.84	N87°22'52"E	41.65
C25	41.66	274.84	N87°22'52"E	41.65
C26	41.66	274.84	N87°22'52"E	41.65
C27	41.66	274.84	N87°22'52"E	41.65
C28	41.66	274.84	N87°22'52"E	41.65
C29	41.66	274.84	N87°22'52"E	41.65
C30	41.66	274.84	N87°22'52"E	41.65
C31	41.66	274.84	N87°22'52"E	41.65
C32	41.66	274.84	N87°22'52"E	41.65
C33	41.66	274.84	N87°22'52"E	41.65
C34	41.66	274.84	N87°22'52"E	41.65
C35	41.66	274.84	N87°22'52"E	41.65
C36	41.66	274.84	N87°22'52"E	41.65
C37	41.66	274.84	N87°22'52"E	41.65
C38	41.66	274.84	N87°22'52"E	41.65
C39	41.66	274.84	N87°22'52"E	41.65
C40	41.66	274.84	N87°22'52"E	41.65
C41	41.66	274.84	N87°22'52"E	41.65
C42	41.66	274.84	N87°22'52"E	41.65
C43	41.66	274.84	N87°22'52"E	41.65
C44	41.66	274.84	N87°22'52"E	41.65
C45	41.66	274.84	N87°22'52"E	41.65
C46	41.66	274.84	N87°22'52"E	41.65
C47	41.66	274.84	N87°22'52"E	41.65
C48	41.66	274.84	N87°22'52"E	41.65
C49	41.66	274.84	N87°22'52"E	41.65
C50	41.66	274.84	N87°22'52"E	41.65
C51	41.66	274.84	N87°22'52"E	41.65
C52	41.66	274.84	N87°22'52"E	41.65
C53	41.66	274.84	N87°22'52"E	41.65
C54	41.66	274.84	N87°22'52"E	41.65
C55	41.66	274.84	N87°22'52"E	41.65
C56	41.66	274.84	N87°22'52"E	41.65
C57	41.66	274.84	N87°22'52"E	41.65
C58	41.66	274.84	N87°22'52"E	41.65
C59	41.66	274.84	N87°22'52"E	41.65
C60	41.66	274.84	N87°22'52"E	41.65
C61	41.66	274.84	N87°22'52"E	41.65
C62	41.66	274.84	N87°22'52"E	41.65
C63	41.66	274.84	N87°22'52"E	41.65
C64	41.66	274.84	N87°22'52"E	41.65
C65	41.66	274.84	N87°22'52"E	41.65
C66	41.66	274.84	N87°22'52"E	41.65
C67	41.66	274.84	N87°22'52"E	41.65
C68	41.66	274.84	N87°22'52"E	41.65
C69	41.66	274.84	N87°22'52"E	41.65
C70	41.66	27		

WINDROSE GREEN SECTION TWO RESERVE TABLE		
DESCRIPTION	LAND USE	ACRES/SQUARE FOOTAGE
RESERVE "A"	LANDSCAPE / OPEN SPACE / BIODIVERSITY	0.38 AC. / 16,384 SQ FT.
RESERVE "B"	LANDSCAPE	0.20 AC. / 9,000 SQ FT.
TOTAL:		0.58 AC. / 25,460 SQ FT.

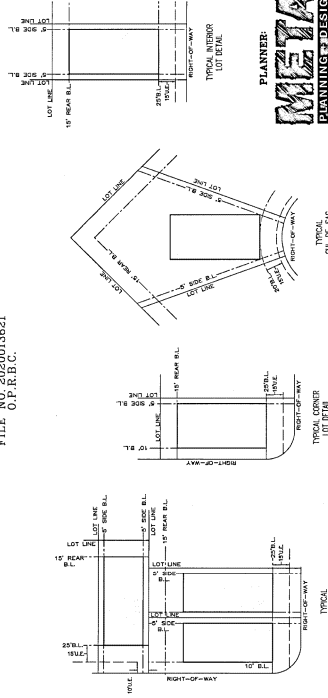
GENERAL NOTES:

1. ALL EASEMENTS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM (NAD83, 1993.03.15/00TH CENTRAL ZONE).
2. ALL EASEMENTS SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED.
3. EASEMENTS ARE HEREBY RESERVED AS SHOWN TO FACILITATE ROADWAYS, DRAINAGE, AND INSTALLATION OF UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, GAS, AND ELECTRICITY, AND TO BE CENTERED ALONG ALL TRACT LINES FOR A GENERAL DRAINAGE AND WATER LINES. THERE IS ALSO A RESERVED TEN (10) FOOT STRIP ALONG THE WEST LINE OF THE TRACT FOR A GENERAL DRAINAGE AND WATER LINES.
4. ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR NUD.
5. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE DEDICATED TO THE PUBLIC AND SHALL BE MAINTAINED BY NANCY EMABELLA MUNICIPAL UTILITY DISTRICT.
6. A ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEEL AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH RESERVE IS SHOWN SHALL BE MAINTAINED BY NANCY EMABELLA MUNICIPAL UTILITY DISTRICT BEING THAT WHEN THE ADJACENT PROPERTY IS ABANDONED OR THE TRACT IS ABANDONED, THE RESERVE SHALL BE MAINTAINED BY THE THEREAFTER INCOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE-TITLE THEREO SHALL REVERT TO AND REVEIN IN THE PUBLIC.
7. THE RESERVE "A" WILL BE OWNED AND MAINTAINED BY THE NANCY EMABELLA MUNICIPAL UTILITY DISTRICT.
8. NO PIPELINE OR PIPELINE EASEMENT EXISTS WITHIN THE BOUNDARIES OF THIS PLAT.
9. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ANGLETON, TEXAS AND THE NANCY EMABELLA MUNICIPAL UTILITY DISTRICT.
10. RESERVE "A" WILL BE OWNED AND MAINTAINED BY THE NANCY EMABELLA MUNICIPAL UTILITY DISTRICT.
11. RESERVE "A" WILL BE OWNED AND MAINTAINED BY THE NANCY EMABELLA MUNICIPAL UTILITY DISTRICT.

7. HORIZONTAL DATUM:
ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM,
NORTH AMERICAN DATUM OF 1927 (NAD83). SOUTH CENTRAL ZONE

VERTICAL DATUM:
ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83), GEOID 12B, BASED ON ALLIANCE'S RTK NETWORK. STATIONS HIGES 1012 AND HCOG 14012.

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, A.P. NUMBER 4009080034, DATED DECEMBER 30, 2020 THIS PROPERTY LIES IN UNSHADED ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.



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Brazoria County - Joyce Hudman, County Clerk
09/21/2023 09:31 AM
Total pages: 2
Fee: 221.00
Joyce Hudman