

STREET NAME	ROW WIDTH	LENGTH (ft)	LENGTH (mi)
Middle Pass Lane	60'	803.74	0.1522
Cardinal Pointe Drive	60'	1246.61	0.2361
Parks Edge Lane (ext)	60	691.13	0.1309

STATE OF TEXAS
COUNTY OF BRAZORIA

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT EMPLOYER ANGLETON, LLC ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINAFTER DESCRIBED PROPERTY AS WINDROSE GREEN SECTION TWO, A SUBDIVISION IN THE JURISDICTION OF THE CITY OF ANGLETON, TEXAS, AND DOES HEREBY DEDICATE, IN THE 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 THE 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 EGRESS AND ACCESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADJOINING 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 OR 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 HEREINAFTER DEFINED, UNLESS APPROVED BY THE CITY ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO EXERCISE OR CONSIDER EXERCISING 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 CLEAR 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 EGRESS AND ACCESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION 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, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

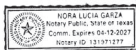
EMPLOYER ANGLETON, LLC
A TEXAS LIMITED LIABILITY COMPANY
BY: CDD VENTURES, LLC, MANAGER
BY: CONDUITS COMPANIES, LLC, MANAGER

Jordan Mack, Manager

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JORDAN MACK, MANAGER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE 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 29 DAY OF August, 2023.

Nora Lucia Garza
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Expires 04-12-2027
PRINT NAME
MY COMMISSION EXPIRES: 04-12-2027



STATE OF TEXAS
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JORDAN R. MACK, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

JOSEPH R. MAY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5484



STATE OF TEXAS
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS:

THAT I, A. KHOSHAKHLAGHI, 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 L.P.C. EXCEPT FOR ANY VARIANCES THAT WERE EXPRESSLY GRANTED BY THE CITY COUNCIL. THIS PLAT IS FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

A. KHOSHAKHLAGHI, P.E.
TEXAS REGISTRATION NO. 101133



APPROVED THIS 19th DAY OF September, 2023, BY THE PLANNING AND ZONING COMMISSION, CITY OF ANGLETON, TEXAS.

Young Munson
CHAIRMAN, PLANNING AND ZONING COMMISSION

Michelle Perry
CITY SECRETARY

APPROVED THIS 19th DAY OF September, 2023, BY THE CITY COUNCIL, CITY OF ANGLETON, TEXAS.

MAYOR

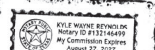
Michelle Perry
CITY SECRETARY

STATE OF TEXAS
COUNTY OF BRAZORIA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 19th DAY OF September, 2023, BY

_____, CITY OF ANGLETON, ON BEHALF OF THE CITY.

NOTARY PUBLIC
STATE OF TEXAS



ANGLETON DRAINAGE DISTRICT

ANGLETON DRAINAGE DISTRICT ACCEPTED THIS THE 19th DAY OF September, 2023, THE BOARD OF SUPERVISORS OF THE ANGLETON DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT, OR GUARANTEE:

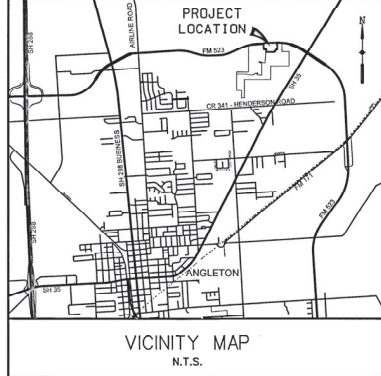
1. THAT THE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.
2. THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.
3. THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT.
4. THAT THE DISTRICT ASSUMES ANY RESPONSIBILITY 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 ON 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, Board of Supervisors

Board Member

2023042779
Total Pages: 2
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METES AND BOUNDS DESCRIPTION

Being a 13.23-acre tract of land located in the T.S. Lee Survey, Abstract No. 318 in Brazoria County, Texas; said 13.23-acre tract being a part of a called 154.6-acre tract of land recorded in the name of Employer Angleton, LLC, in File No. 2020013561 of the Official Public Records of Brazoria County (O.P.R.C.); said 13.23-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 "Baker-Lawson" found at the northwest corner of said 154.6-acre tract, the northeast corner of a called 100,000-acre tract of land recorded in the name of Angleton Independent School District in File No. 2000000075 of the O.P.R.C., and the northwest corner of Angleton Green Section One, a subdivision recorded in Plat No. 2021062480 of the Brazoria County Plat Records, same being on the southerly right of way (R.O.W.) line of FM 523 (Highway 35 Bypass, 200 feet wide);

Thence, with said R.O.W. line and the northerly lines of said 154.6-acre tract and said Section One, 692.12 feet along the arc of a curve to the right, said curve having a central angle of 14 degrees 20 minutes 42 seconds, a radius of 2,764.93 feet and a chord that bears North 78 degrees 52 minutes 06 seconds East, a distance of 620.31 feet to a found TxDOT concrete monument;

Thence, continue with said R.O.W. line and said northerly lines of the 154.6-acre tract and Section One, North 86 degrees 02 minutes 22 seconds East, a distance of 411.11 feet to the northeast corner of said Section One and the Point of Beginning the herein-described tract;

1. Thence, continuing with said R.O.W. line and said northerly line of the 154.6-acre tract, North 86 degrees 02 minutes 22 seconds East, a distance of 766.81 feet;
2. Thence, continuing with said R.O.W. line and said northerly line of the 154.6-acre tract, 141.66 feet along the arc of a curve to the right, said curve having a central angle of 02 degrees 56 minutes 09 seconds, a radius of 2,764.93 feet and a chord that bears North 87 degrees 30 minutes 26 seconds East, a distance of 143.05 feet;

Thence, through said 154.6-acre tract, the following thirteen (13) courses:

3. South 01 degrees 03 minutes 30 seconds East, a distance of 47.26 feet;
4. South 25 degrees 02 minutes 33 seconds East, a distance of 75.99 feet;
5. South 22 degrees 39 minutes 41 seconds East, a distance of 47.84 feet;
6. South 10 degrees 45 minutes 55 seconds East, a distance of 45.44 feet;
7. South 02 degrees 12 minutes 06 seconds East, a distance of 276.00 feet;
8. South 87 degrees 10 minutes 48 seconds West, a distance of 94.98 feet;
9. South 02 degrees 49 minutes 12 seconds East, a distance of 60.00 feet;
10. 39.39 feet along the arc of a curve to the left, said curve having a central angle of 90 degrees 16 minutes 22 seconds, a radius of 25.00 feet and a chord that bears South 42 degrees 11 minutes 51 seconds West, a distance of 35.44 feet;
11. South 87 degrees 12 minutes 54 seconds West, a distance of 60.00 feet;
12. South 02 degrees 47 minutes 05 seconds East, a distance of 98.83 feet;
13. South 87 degrees 12 minutes 54 seconds West, a distance of 456.00 feet;
14. South 89 degrees 13 minutes 19 seconds West, a distance of 100.06 feet;
15. South 87 degrees 10 minutes 48 seconds West, a distance of 50.00 feet to the easterly line of aforesaid Section One;

Thence, with the easterly line of said Section One, the following eleven (11) courses:

16. North 02 degrees 49 minutes 12 seconds West, a distance of 180.00 feet;
17. South 87 degrees 10 minutes 48 seconds West, a distance of 18.57 feet;
18. 103.61 feet along the arc of a curve to the right, said curve having a central angle of 06 degrees 07 minutes 11 seconds, a radius of 9,000 feet and a chord that bears North 89 degrees 43 minutes 35 seconds West, a distance of 103.56 feet;
19. North 86 degrees 41 minutes 59 seconds West, a distance of 63.29 feet;
20. North 00 degrees 44 minutes 14 seconds West, a distance of 121.27 feet;
21. North 12 degrees 46 minutes 37 seconds West, a distance of 95.66 feet;
22. North 06 degrees 02 minutes 37 seconds West, a distance of 50.00 feet;
23. North 01 degrees 45 minutes 07 seconds East, a distance of 45.42 feet;
24. North 11 degrees 02 minutes 56 seconds East, a distance of 120.31 feet;
25. North 44 degrees 04 minutes 09 seconds West, a distance of 5.92 feet;
26. North 03 degrees 57 minutes 38 seconds West, a distance of 25.00 feet to the Point of Beginning and containing 13.23 acres of land.

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 RESERVES

AUGUST, 2023

ENGINEER/SURVEYOR:

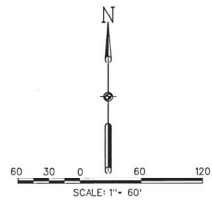


CASTELLO, INC.
2107 CITYWEST BOULEVARD
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 768-1768 FAX: 713-5580
TBP FIRM REGISTRATION NO. 280
TBP FIRM REGISTRATION NO. 105666

OWNER:

EMPLOYER ANGLETON, LLC,
A TEXAS LIMITED LIABILITY COMPANY
4444 WESTHEIMER ROAD, STE. G325
HOUSTON, TEXAS 77063

PLANNER:
META
PLANNING + DESIGN
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77454
Tel: 281-610-1422



- 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
 - Ⓐ - INDICATES RESERVE
 - ★ - INDICATES STREET NAME BREAK

ABBREVIATION TABLE	
G.P.R.B.C.	OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY
D.R.B.C.	DEED RECORDS BRAZORIA COUNTY
B.C.M.R.	BRAZORIA COUNTY MAP RECORDS
C.F. NO.	CLERK'S FILE NUMBER
CAB. SHEET	CABINET, SHEET
A.E.	AERIAL EASEMENT
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
STW.E.	STORM SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
D.E.	DRAINAGE EASEMENT
ESMT.	EASEMENT
B.L.	BUILDING LINE
R.O.W.	RIGHT-OF-WAY
G.B.L.	GARAGE BUILDING LINE
P.L.E.	PIPELINE EASEMENT
E.E.	ELECTRICAL EASEMENT
I.D.B.	10' DE BEARING
P.O.B.	POINT OF BEGINNING

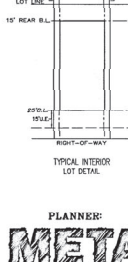
NUMBER	DIRECTION	DISTANCE	FEET
L1	S01°01'30"E	47.38	
L2	S02°02'30"E	47.38	
L3	S22°39'47"E	47.84	
L4	S10°43'35"E	45.44	
L5	S07°04'48"E	54.38	
L6	S02°19'52"E	60.00	
L7	S07°12'54"E	60.00	
L8	S20°47'00"E	58.83	
L9	S09°19'18"E	100.00	
L10	S07°04'48"E	50.00	
L11	S07°04'48"E	18.57	
L12	N00°41'50"W	63.29	
L13	N00°44'13"W	91.27	
L14	N01°40'37"E	55.66	
L15	N02°06'37"E	50.00	
L16	N01°45'07"E	45.42	
L17	N01°02'00"E	100.33	
L18	N44°04'08"W	5.52	
L19	N01°03'30"W	15.00	
L20	N42°12'54"E	1.57	
L21	N42°12'54"E	18.97	
L22	N30°13'30"W	28.74	
L23	S57°00'28"E	20.51	

NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	144.66	2764.93	2° 56' 8"	N01°30'28"E	141.63
C2	33.39	164.00	00° 40' 82"	C121°01'18"W	161.14
C3	174.39	1000.00	0° 58' 50"	N02°13'20"E	171.97
C4	86.39	55.00	90° 0' 0"	S47°47'00"E	77.78
C5	39.29	25.00	90° 0' 0"	N12°48'00"E	35.37
C6	9.98	25.00	27° 2' 22"	N07°44'55"E	9.13
C7	105.36	50.00	132° 4' 44"	N07°47'00"E	9.38
C8	9.18	25.00	27° 2' 22"	S78°47'43"W	9.13
C9	18.08	25.00	44° 28' 48"	N07°12'27"W	17.69
C10	231.80	50.00	265° 37' 36"	S10°18'00"E	73.36
C11	19.35	25.00	44° 27' 27"	N08°03'47"E	18.87
C12	18.27	25.00	90° 0' 0"	S04°47'00"E	2.36
C13	39.25	25.00	89° 57' 54"	S42°11'57"W	35.34
C14	19.39	25.00	90° 0' 0"	S47°47'00"E	35.37
C15	141.15	2764.93	2° 56' 8"	S07°30'28"E	141.13

WINDROSE GREEN SECTION TWO RESERVE TABLE		
DESCRIPTION	LAND USE	ACREAGE/SQUARE FOOTAGE
RESERVE "A"	LANDSCAPE / OPEN SPACE / DRAINAGE	0.38 AC. / 16,384 SQ. FT.
RESERVE "B"	LANDSCAPE	0.25 AC. / 9,082 SQ. FT.
TOTAL:		0.58 AC. / 25,466 SQ. FT.

GENERAL NOTES:

- ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM (NAD83, 1993 ADJ) SOUTH CENTRAL ZONE.
- ALL EASEMENTS SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED.
- EASEMENTS ARE HEREBY RESERVED AS SHOWN TO FACILITATE ROADWAYS, DRAINAGE, AND INSTALLATION OF UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL LINES, WASTEWATER DISPOSAL LINES, GAS, AND WATER LINES. THERE IS ALSO A RESERVED TEN (10) FOOT STRIP CENTERED ALONG ALL TRACT LINES FOR A GENERAL DRAINAGE AND UTILITY EASEMENT.
- ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
- ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE DEDICATED TO THE PUBLIC AND SHALL BE MAINTAINED BY RANCHO ISABELLA MUNICIPAL UTILITY DISTRICT.
- A ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY. THE CONDITIONS OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VISIBLE IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THEREUTO SHALL REVERT TO AND REVEIN IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- 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 (NAVD83), GEOID 12B, BASED ON ALLITERA'S RTK NETWORK STATIONS 04G5, 002 AND 0002, 14012.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP NUMBER 49097W-1, DATED FEBRUARY 18, 2020, THIS PROPERTY LIES IN UNSHADED ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- NO PIPELINE OR PIPELINE EASEMENT EXISTS WITHIN THE BOUNDARIES OF THIS PLAT.
- SEWERSHALLS SHALL BE CONSTRUCTED IN ACCORDANCE TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ANGLETON, TEXAS AND OWNER.
- RESERVE "A" WILL BE OWNED AND MAINTAINED BY THE RANCHO ISABELLA MUNICIPAL UTILITY DISTRICT.



CALLLED 154.6 ACRES
EMPTOR 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

OWNER:
EMPTOR ANGLETON, LLC,
A TEXAS LIMITED LIABILITY COMPANY

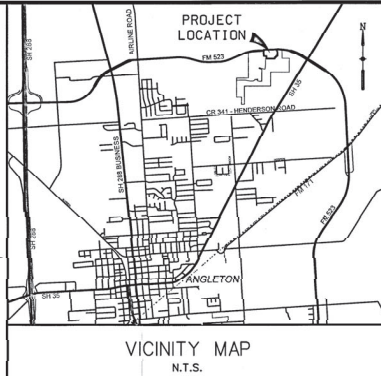
4444 WESTHEIMER ROAD, STE. G325
HOUSTON, TEXAS 77061

PLANNER:
META
PLANNING & DESIGN
24276 KATY FREEWAY, SUITE 200
KATY, TEXAS 77454
Tel: 281-810-1422

8 BRAZORIA COUNTY WINDROSE GREEN PLATS 2023042776 SEC 2

ENGINEER/SURVEYOR:
Costello
COSTELLO, INC.
2107 CITYVIEW BOULEVARD
3RD FLOOR
HOUSTON, TEXAS 77062
(713) 785-7788 FAX: 785-3550
TYPE FIRM REGISTRATION NO. 280
TYP. FIRM REGISTRATION NO. 105405

SHEET 2 OF 2



STANDARD NOTES FOR ALL PLATS:

- 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 WITHDRAWING OF UTILITIES AND BEARING 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 APPLICANT OR RECORD OR REGISTERED PROFESSIONAL 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.

CALLLED 154.6 ACRES
EMPTOR ANGLETON, LLC
FILE NO. 2020013621
O.P.R.C.