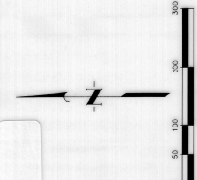


VICINITY MAP
V.1.1

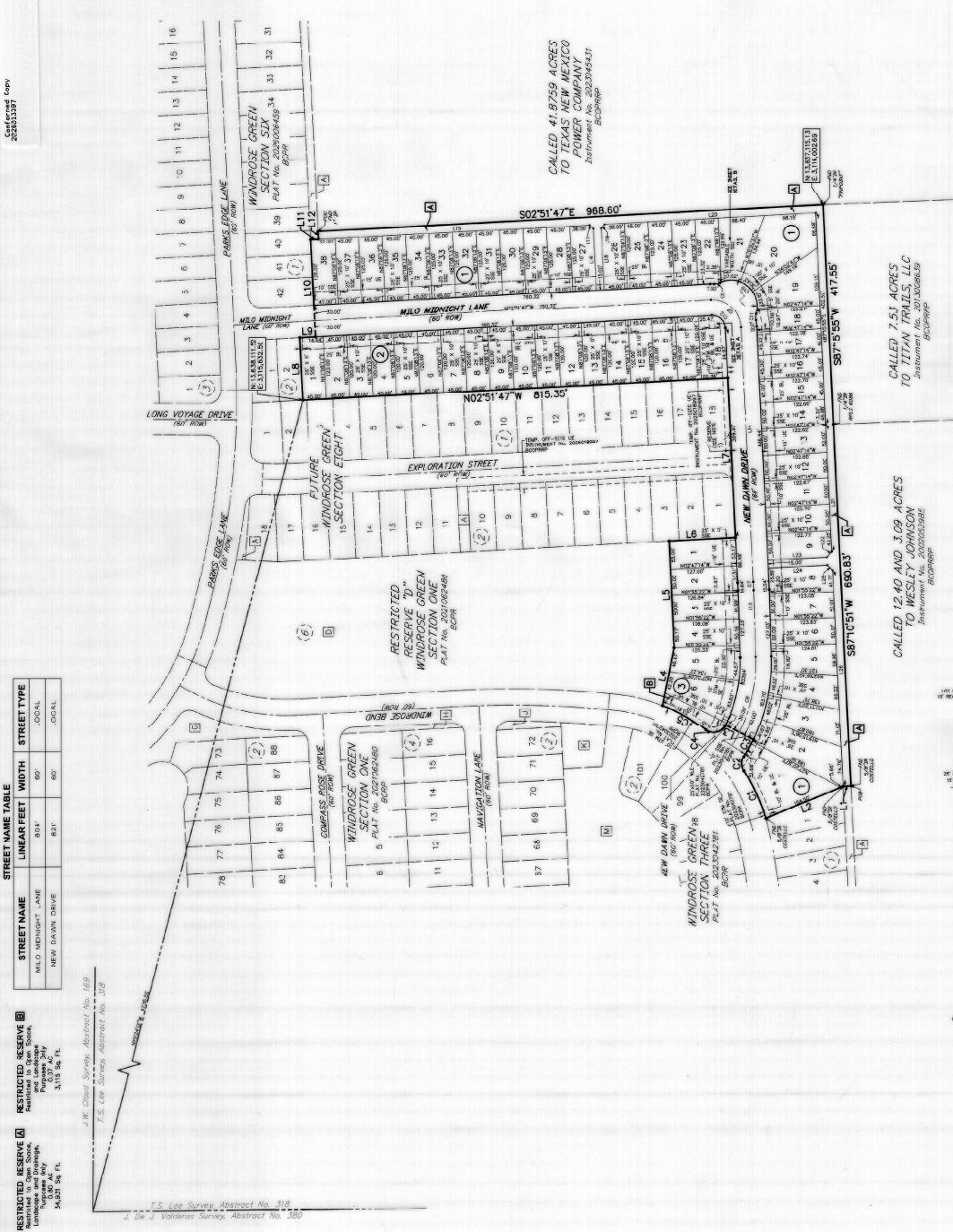
KEY MAP 528 C



- LEGEND
- AC: Acreage
 - BL: Block
 - BO: Boundary Overlay
 - BR: Boundary Reserve
 - CD: Centerline
 - DE: Deed
 - EM: Easement
 - EN: Encroachment
 - ES: Easement
 - EV: Easement
 - EX: Easement
 - FL: Floodplain
 - FR: Floodplain
 - GA: Gas
 - GR: Greenway
 - HA: Hazardous Area
 - HE: Hazardous Area
 - HO: Home
 - IS: Interstate
 - LI: Local
 - MA: Major
 - MI: Minor
 - MO: Major
 - MS: Major
 - NS: National
 - OS: Other
 - PA: Public
 - PR: Private
 - RD: Road
 - SE: Section
 - SH: Street
 - SI: Street
 - SO: Street
 - ST: Street
 - TR: Trail
 - UN: Unimproved
 - VE: Vegetation
 - WA: Water
 - WE: Water
 - WI: Water
 - WO: Water
 - WV: Water
 - WY: Water
 - XX: Other
 - YY: Other
 - ZZ: Other

GENERAL NOTES

1. The plat is subject to all laws, ordinances, rules, regulations, and orders of the City of Angleton, Texas, and all laws, ordinances, rules, regulations, and orders of the State of Texas.
2. All easements shown herein are as shown on the plat.
3. The subdivision shown herein is in accordance with the plat.
4. There are no pipelines or pipelines shown on the plat.
5. INDIVIDUAL LOT(S) shown are referred to the Texas Coordinate System, North American Datum of 1983 (NAD83), South Central Zone.
6. SECTION, TOWNSHIP, AND RANGE are referred to the North American Vertical Datum of 1988 (NAVD83), GCSN 12N, based on the Texas Coordinate System, North American Datum of 1983 (NAD83), South Central Zone.
7. According to the National Flood Insurance Program Flood Insurance Rate Map for Brazoria County, Texas Map No. 480202042M, dated December 30, 2020, this property lies within the "Special Flood Hazard Area" (SFHA) designated as "Zone X", which is defined as areas determined to be outside of the 500-year floodplain.
8. Easements shall be conducted in accordance with the Development Agreement between the City of Angleton, Texas and the Developer.
9. This subdivision shall be subject to the following provisions: (a) The Developer shall provide for the installation of all necessary utility lines, including but not limited to, water, sewer, gas, electric, and telecommunications, in accordance with applicable laws, ordinances, rules, regulations, and orders of the City of Angleton and the State of Texas.
10. The Developer shall be responsible for providing all necessary utility lines, including but not limited to, water, sewer, gas, electric, and telecommunications, in accordance with applicable laws, ordinances, rules, regulations, and orders of the City of Angleton and the State of Texas.
11. The Developer shall be responsible for providing all necessary utility lines, including but not limited to, water, sewer, gas, electric, and telecommunications, in accordance with applicable laws, ordinances, rules, regulations, and orders of the City of Angleton and the State of Texas.
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18. The Developer shall be responsible for providing all necessary utility lines, including but not limited to, water, sewer, gas, electric, and telecommunications, in accordance with applicable laws, ordinances, rules, regulations, and orders of the City of Angleton and the State of Texas.
19. All easements shown herein shall be subject to the laws, ordinances, rules, regulations, and orders of the City of Angleton and the State of Texas.



STREET NAME	ROW	Length (Ft.)	Length (Mi.)
Milo Midnight Lane	60 FT	802 FT	0.15 Mi.
New Dawn Drive	60 FT	822 FT	0.16 Mi.

RESTRICTED RESERVE (A) RESTRICTED RESERVE (B) RESTRICTED RESERVE (C) RESTRICTED RESERVE (D) RESTRICTED RESERVE (E) RESTRICTED RESERVE (F) RESTRICTED RESERVE (G) RESTRICTED RESERVE (H) RESTRICTED RESERVE (I) RESTRICTED RESERVE (J) RESTRICTED RESERVE (K) RESTRICTED RESERVE (L) RESTRICTED RESERVE (M) RESTRICTED RESERVE (N) RESTRICTED RESERVE (O) RESTRICTED RESERVE (P) RESTRICTED RESERVE (Q) RESTRICTED RESERVE (R) RESTRICTED RESERVE (S) RESTRICTED RESERVE (T) RESTRICTED RESERVE (U) RESTRICTED RESERVE (V) RESTRICTED RESERVE (W) RESTRICTED RESERVE (X) RESTRICTED RESERVE (Y) RESTRICTED RESERVE (Z)

FINAL PLAT OF WINDROSE GREEN SECTION SEVEN

A SUBDIVISION OF 12057 ACRES OF LAND OUT OF THE T.S. LEE SURVEY, A-318 BRAZORIA COUNTY, TEXAS

62 LOTS 2 RESERVES 3 BLOCKS

JANUARY 2026

OWNER: WINDROSE GREEN, L.P. A TEXAS LIMITED LIABILITY COMPANY 1401 S.W. 70th Street, Suite 6325 Fort Lauderdale, Florida 33309-2881 954.571.7007

ENGINEER/PLANNER/SURVEYOR: QUIDDITY 1401 S.W. 70th Street, Suite 6325 Fort Lauderdale, Florida 33309-2881 954.571.7007

SHEET 1 OF 3

