



CITY OF ANGLETON
PLANNING AND ZONING COMMISSION AGENDA
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
MONDAY, JUNE 30, 2025 AT 12:00 PM

Members Names

Chair | William Garwood

Commission Members | Deborah Spoor, Andrew Heston, Michelle Townsend,

Regina Bieri, Jeff Roberson, Will Clark

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON MONDAY, JUNE 30, 2025, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET, ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

1. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on June 5, 2025.

PUBLIC HEARINGS AND ACTION ITEMS

2. Conduct a public hearing, discussion, and possible action on an ordinance rezoning 0.43 acres from the Commercial General District to the Central Business Zoning District (CBD), for property located at 405 E. Mulberry St. in the City of Angleton.

REGULAR AGENDA

3. Discussion and possible action on the Preliminary Plat of Ashland Section 7, located northeast of the intersection of the future Ashland Blvd./CR32 and the future Sapphire Springs Trail.
4. Discussion and possible action on the Windrose Green Section 6 Final Plat, located off Atlas Point Lane/Starlight Street, just south of Section 5.
5. Discussion and possible action on the Windrose Green Section 7 Final Plat, located off Parks Edge Lane and Milo Midnight Lane.

ADJOURNMENT

CERTIFICATION

I, Otis T. Spriggs, Development Services Director, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, www.angleton.tx.us, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Wednesday, June 25, 2025, by 6:00 p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

/S/ Otis T. Spriggs, AICP

Otis T. Spriggs, AICP

Development Services Director

Public participation is solicited without regard to race, color, religion, sex, age, national origin, disability, or family status. In accordance with the Americans with Disabilities Act, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Angleton ADA Coordinator, Colleen Martin, no later than seventy-two (72) hours prior to the meeting, at (979) 849-4364 ext. 2132, email: cmartin@angleton.tx.us.



AGENDA ITEM SUMMARY FORM

MEETING DATE: June 30, 2025

PREPARED BY: Otis T. Spriggs, AICP, Development Services Director

AGENDA CONTENT: Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on June 5, 2025.

AGENDA ITEM SECTION: Declaration of a Quorum and Call to Order

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

Staff requests a discussion and possible action on the minutes of the Planning and Zoning Commission meeting on June 5, 2025.

RECOMMENDATION: Staff recommends that the Planning and Zoning approve the minutes with any noted corrections.



CITY OF ANGLETON
PLANNING AND ZONING COMMISSION DRAFT MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, JUNE 05, 2025 AT 12:00 PM

Members Names

Chair | William Garwood

Commission Members | Deborah Spoor, Andrew Heston, Michelle Townsend,

Regina Bieri, Jeff Roberson, Will Clark

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON THURSDAY, JUNE 5, 2025, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

Roll Call: Present were: Chair William Garwood, Commission Member Michelle Townsend, Commission Member Will Clark, Commission Member Deborah Spoor, and Commission Member Andrew Heston; **Absent were:** Commission Member Jeff Roberson and Commission Member Regina Bieri.

1. Discussion and possible action on the minutes of the Planning and Zoning Commission meeting held on May 1, 2025.

Commission Action:

The motion was made by Commission Member Will Clark to approve the meeting minutes for May 1, 2025; Commission Member Deborah Spoor, seconded the motion. The motion carried, and the minutes were approved (5-0).

PUBLIC HEARINGS AND ACTION ITEMS

2. Conduct a public hearing, discussion, and take possible action on a request for approval of an ordinance rezoning approximately 1.193 acres from the Single Family Residential 7.2 Zoning District to a Manufactured Home (MH) District, at 1030 S. Anderson St., Angleton, TX, for the Blackmon Manufactured Home Community Expansion (6 lots).

DS Director Otis Spriggs introduced the item, describing the surrounding zoning and conditions of the project site:

The 1.193 subject site is zoned Residential 7.2. The owner is proposing to square off the NE section of the existing manufactured home community for this tract recently purchased. Since the agenda posting, the owner and applicant clarified that he hopes to retain the existing home along Anderson Street at Maxie Ln. Therefore, the frontage along Anderson Street will remain as seen in the Photo section of this report. With the exception, the applicant plans to renovate the existing deteriorated home, which is to remain on the site. The applicant also submitted a concept plan (attached) that denotes the final lot configuration.

The required notices were published in the local newspaper and mailed to property owners within 200 feet of the subject property.

Mr. Spriggs cautioned the Commission that it has the discretion to consider the rezoning request, and any public input received. After the agenda posting, our office received 1 opposing landowner and two email/telephone inquiries, in which the conditions of the approval recommendations could result.

Those revolve around the frontage of the property being in view of newly constructed single-family homes along the east side of Anderson Street (Anderson Place Subdivision). Staff has alerted the applicant of all of staff's comments and conditions that resulted from the Criteria Section above which include the following:

- Limiting the expansion to six (6) manufactured home spaces.
- Excluding the existing single-family home currently on the subject site from the MH Rezoning request and retaining its Residential 7.2 Zoning Classification. The owner shall file a minor subdivision plat for the subject property. Staff recommends a screening and buffering condition that will facilitate any concerns of retaining the current single-family character along Anderson Street.
- All fire hydrants and fire lane access requirements for the site must be met by the applicant. The applicant should post no parking signage along Maxie Lane, with a one-way sign at the public intersections.
- The applicant shall meet minimum requirements per Section 28-54 and Section 28-101 for onsite and visitor parking.
- Maxie Lane, which acts as a private road, should be improved with continuous hard surfacing for adequate access per Section 28-54 of the Code of Ordinances.
- ADA concrete walkways at four feet in width shall be provided on both sides of roadways or streets unless a variance is requested of and granted by the City Council.
- The applicant agrees to comply completely with the Parkland Dedication Requirements per Section 23-20, of the Code of Ordinances.

Findings of fact are established above in the Criteria Section.

The required notices were published in the local newspaper and mailed to property owners within 200 feet of the subject property.

Public Hearing: A Motion was made by Commission Member Michelle Townsend, seconded by Commission Member Will Clark, to open the Public Hearing.

Speakers: Mr. Manuel Gonzalez, Lake Jackson, TX, appeared before the Commission and welcomed any questions.

No others gave input from the Public.

Motion was made by Commission Member Michelle Townsend; Seconded by Commission Member Deborah Spoor to close the Public Hearing.

Commission Deliberation:

Commission Member Michelle Townsend questioned who would bear the cost of the fire hydrant extension? The developer/applicant, Mr. Spriggs, noted.

Commission Member Andrew Heston asked who would be enforcing the no-parking signage and one-way signage. Mr. Spriggs stated that the City would not.

Mr. Gonzalez clarified that there is no HOA and that he would frequently visit the site. There is no full-time manager in the park. He would monitor any one-way, which he originally knew was an issue when he purchased the park 2-3 years ago. The units are typically \$60 - \$80,000 purchase/financed units, and he rents the space.

Commission Member Will Clark stressed concerns about the existing units with deterioration. The people who own the units don't live in them but are leasing them. This is not attractive. We need assurance from you that you will replace the bad units or vacant units out there.

Mr. Gonzalez explained that the units moved in have to meet windstorm and hurricane requirements and the age requirements by year (1999+). He noted that he is also trying to purchase single-family lots along Anderson Street, because he is also a single-family homebuilder.

Commission Member Michelle Townsend questioned the parking and visitor parking requirements and location. She also asked about neighbor objections to the screening of the MH. Since the agenda, posting the concept plan would show there is a buffer for the use difference. Commission Member Townsend commented on scaling it back to 4 lots instead of 6. She also commented on the available water and sewer taps on infrastructure concerns.

Commission Member Deborah Spoor expressed concerns of the old trailers that have been there since she was a kid. She feels that, consistent with the southerly residential growth, we should continue to put homes, larger lots with adequate driveways. Mobile homes deteriorate faster than regular homes. She also expressed consistency of values.

Commission Action:

The motion was made by Commission Member Michelle Townsend to approve the rezoning of 0.894 subject to the noted conditions for 4 new mobile home lots, and forward it to the City Council for final action. Commission Member Clark seconded the motion.

Conditions:

1. The uses permitted on the property shall be restricted to four (4) manufactured home spaces.
2. The owner shall file a minor subdivision plat for the subject property.
3. All fire hydrant requirements for the site must be met by the applicant. The applicant should post no parking signage along Maxie Lane, with a one-way sign at the public intersections.
4. The applicant shall meet minimum requirements per Section 28-54 and Section 28-101 for onsite, visitor, and supplemental parking.
5. Maxie Lane, which acts as a private road, should be improved with continuous hard surfacing for adequate access per Section 28-54 of the Code of Ordinances.
6. ADA concrete walkways at four feet in width shall be provided on both sides of roadways or streets unless a variance is requested of and granted by the City Council.
7. The applicant shall install a privacy fence along the east boundary of the MH district as rezoned and as depicted on Exhibit A.
7. The applicant agrees to comply completely with the Parkland Dedication Requirements per Section 23-20, of the Code of Ordinances.

Roll Call Vote:

Commission Member Will Clark - Nay; Commission Member Michelle Townsend- Aye; Commission Member Andrew Heston- Nay; Commission Member Deborah Spoor-Nay, and Chair William Garwood- Nay. (4 Nay-1-Aye). The rezoning was denied.

REGULAR AGENDA

3. Discussion and possible action on confirming the next Planning and Zoning Commission meeting scheduled for July 3, 2025.

Mr. Spriggs presented the 3 meeting date options and asked for the Commission's input. The Planning and Zoning Commission established June 30, 2025, as the next meeting date with concurrence from those members in attendance.

4. Discussion and possible action on the Preliminary Plat of Ashland Development Street Dedication 5, southeast extension of the Future Springs Trail.

DS Director Otis Spriggs presented this item, noting that the Engineering comments were all resubmitted with corrected responses to the 12 items found, and all conditions have been cleared.

Commission Action:

The motion was made by Commission Member Michelle Townsend to approve the Preliminary Plat of Ashland Development Street Dedication 5, subject to any referral agency approvals, and forward it to the City Council for final action. Commission Member Deborah Spoor seconded the motion.

Roll Call Vote:

Commission Member Michelle Townsend - Aye; Commission Member Will Clark- Aye; Commission Member Andrew Heston- Aye; Commission Member Deborah Spoor- Aye, and Chair William Garwood- Aye. (5-0) vote, the Street Dedication 5 Preliminary Plat was approved.

5. Discussion and possible action on the Preliminary Plat of Ashland Section 8, located north of the intersection of the future Ashland Blvd./CR32 and the future Sapphire Springs Trail.

DS Director Otis Spriggs presented this item, noting that the Engineering comments were all resubmitted with corrected responses to the 10 items found, and all conditions have been cleared.

Commission Action:

The motion was made by Commission Member Michelle Townsend to approve the Preliminary Plat of Ashland Section 8, subject to any referral agency approvals, and forward it to the City Council for final action. Commission Member Andrew Heston seconded the motion.

Roll Call Vote:

Commission Member Will Clark - Aye; Commission Member Will Clark- Aye; Commission Member Andrew Heston- Aye; Commission Member Deborah Spoor- Aye, and Chair William Garwood- Aye. (5-0) vote, the Preliminary Plat of Ashland Section 8 was approved.

ADJOURNMENT:

Chair Garwood adjourned the meeting at 12:39 P.M.

William Garwood
Chair



AGENDA ITEM SUMMARY FORM

MEETING DATE: June 30, 2025

PREPARED BY: Otis T. Spriggs, AICP, Director of Development Services

AGENDA CONTENT: Conduct a public hearing, discussion, and possible action on an ordinance rezoning 0.43 acres from the Commercial General District to the Central Business Zoning District (CBD), for property located at 405 E. Mulberry St. in the City of Angleton.

AGENDA ITEM SECTION: Public Hearing and Action Item

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

This is a request from Chris and Kathryn Christensen to rezone approximately 0.43 acres of land located at 405 E. Mulberry St. from the Commercial General District to the Central Business District.

The applicant's primary purpose of this request to rezone the subject property is to allow for the property to be marketed more for residential mixed with professional office. The Commercial General District does not allow for the mix of residential as-of-right.



Future Land Use Map

The Future Land Use Plan from the City of Angleton Comprehensive Plan Update designates this area as the Downtown District. The subject property is just one address east of the district; however, similar uses have resulted from residential structures acting as an adaptive reuse of residential mixed with light commercial uses. The downtown category is described in the plan as:

The downtown land use category represents a substantial blend of uses found only in the central core of a community including residential,

office/retail and public/institutional. The category is recognition that a myriad of uses are both appropriate and necessary for success of the Downtown District. The appropriate mix of uses may include government facilities and offices, retail, office and low to medium density residential activity. Places of worship, meeting halls and other public/semi-public facilities are equally appropriate to this particular category. The dynamic mix of uses will continue to provide downtown Angleton a character that is unique in comparison to other areas of the community.

The subject site is also part of the footprint highlighted as part of the Angleton Livable City

Existing Land Use and Zoning

North: Single Family Home, zoned SF 6.3 Residential

West: CBD/Specific Use Permit (SUP) Barn Accessory Structure for Residential/Home Business Use

South: Commercial Office Retail/Vacant (Park)

East: Single Family Home, zoned SF 6.3 Residential

Surrounding Similar Use Chart

Address	Angleton Current Land Use	Angleton Zoning Classification
405 E Mulberry	Office Commercial with Residential Mixed	C-G Commercial General
305 E Mulberry	CBD/Specific Use Permit (SUP) Barn Accessory Structure for Residential/Home Business Use	CBD/Specific Use Permit (SUP) Barn Accessory Structure for Residential/Home Business Use
419 E Mulberry	Residential 6.3	Residential 6.3
136 E Myrtle	Office/Home converted to Law Office	CBD- Central Business District
602 E Myrtle	SUP 22 Farmers Insurance	SUP 22, , Farmers Insurance
529 E Mulberry	Residential Home converted to Office Use	Commercial Office General with SUP/Specific Use Permit
613 E Mulberry	Residential Home converted to Office Use- Cosmetic/Dentist	Commercial Office General
445 E Mulberry	Home converted to Medical Office	Single Family 6.3 Residential
523 E Mulberry	Single Family Residential -5	Single Family Residential -5
803 E Mulberry	Commercial Office General	Commercial Office General

Finding of Fact/ Review Criteria:

In making a determination regarding a requested zoning change, the planning and zoning commission and the city council shall consider the following factors:

- a. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the city as a whole; ***The proposed rezoning will fit consistently with other similar uses within the downtown area that allow residential mixed with small professional office-type uses.***
- b. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area; ***Staff feels the proposed zoning would be in accord with existing variables and would not cause a negative or increased impact on services.***
- c. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the city, and any special circumstances which may make a substantial part of such vacant land unavailable for development; ***There is limited CBD property vacant or unutilized.***
- d. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change; ***This request is rare but Commercial General as is would allow a vast amount of uses that would be unfit in the Downtown vicinity.***
- e. How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved; ***No major or negative impacts.***
- f. Any other factors that will substantially affect the public health, safety, morals, or general welfare. ***N/A.***



AERIAL MAP: 405 E. MULBERRY ST.

0 50 100 200 Feet



Conclusion

The proposed rezoning will fit consistently with other similar uses within the downtown area that allow residential mixed with small professional office-type uses.

SITE PHOTOS



VIEW LOOKING EAST TOWARDS PROJECT SITE



VIEW LOOKING NORTH AT NEIGHBOR TO WEST



VIEW LOOKING EAST FROM ALLEY



VIEW LOOKING EAST FROM ALLEY



VIEW LOOKING SOUTH TOWARDS E. MULBERRY ST.



VIEW LOOKING NORTH TOWARDS E. MULBERRY ST.

RECOMMENDATION:

Staff recommends approval of the ordinance rezoning approximately 0.43 acres of land from the Commercial General District (C-G) to the Central Business District (CBD).

SUGGESTED MOTION:

I move we recommend approving the ordinance rezoning an approximate 0.43 acres of land from the Commercial General District (C-G) to the Central Business District (CBD) to City Council for final action and approval.

ORDINANCE NO. 20250708_____

AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, TO AMEND THE ZONING MAP OF THE CITY OF ANGLETON, PROVIDING FOR A ZONING CHANGE ON 0.43 ACRES ON LAND LOCATED AT 405 E. MULBERRY, FROM THE COMMERCIAL GENERAL DISTRICT (C-G) TO THE CENTRAL BUSINESS DISTRICT (CBD); PROVIDING FOR A PENALTY, PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission conducted a public hearing on June 30, 2025; and

WHEREAS, the City Council conducted a public hearing on July 8, 2025; and

WHEREAS, notice of the public hearings was published in *The Facts* and mailed to property owners within 200 feet of the zoning request; and

WHEREAS, the Planning and Zoning Commission, on June 30, 2025, made findings of fact that rezoning of the property to the CBD zoning district would be consistent with the zoning adjacent property, the recommendations of the Comprehensive Plan, and with generally accepted urban planning principals; and

WHEREAS, the City Council, on July 8, 2025, adopted by reference the findings of fact made by the Planning and Zoning Commission.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS:

SECTION 1. That the foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part of this Ordinance for all purposes as findings of fact.

SECTION 2. That the 0.43 acres situated on Lot(s) Twenty-Nine (29), Thirty (30), Thirty-1 (31), and Thirty-Two (32, block Thirty-Seven (37), Moore First Addition to the City of Angleton, according to the map or plat thereof recorded in Volume 35, Page 364 of the Deed of Records of Brazoria County, Texas, and being the same property as conveyed in Deed recorded in Volume 500, Page 278 of the Deed records of Brazoria County, Texas be rezoned from the Commercial General District (C-G) to the Central Business District (CBD).

SECTION 3. That the Official Zoning Map of the City of Angleton is hereby amended in accordance with the provisions of this Ordinance to show the change in zoning district classification as depicted on Exhibits A and B.

SECTION 4. That any person or corporation violating any of the provisions of this Ordinance shall upon conviction be fined any sum not exceeding \$2,000 and each and every day that the provisions of this Ordinance are violated shall constitute a separate and distinct offense.

SECTION 5. That should any section or part of this Ordinance be held unconstitutional, illegal, or invalid, such unconstitutionality, illegality, or invalidity of such section, or part shall in no way affect, impair or invalidate the remaining portion thereof, but as to such remaining portion, the same shall remain in full force and effect.

SECTION 6. That it is hereby found and determined that the meetings at which this Ordinance is considered are open to the public and that notice of the time, place and purpose thereof was given in accordance with the provisions of the Texas Government Code - Chapter 551, as amended, and that a quorum of the City Council was present.

SECTION 7. That this Ordinance shall be effective and in full force immediately upon its adoption.

PASSED AND APPROVED THIS 8TH DAY OF JULY, 2025.

CITY OF ANGLETON, TEXAS

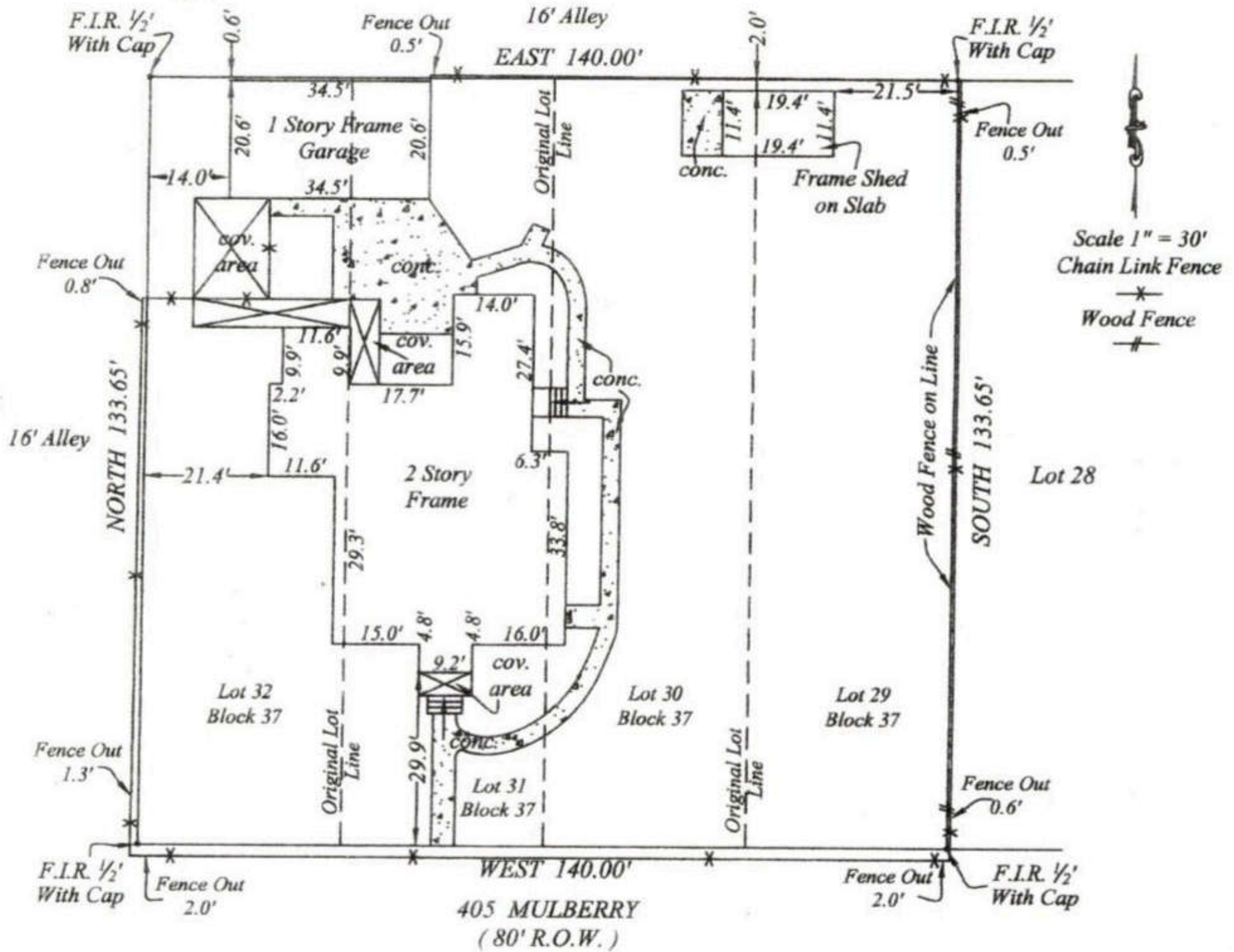
John Wright
Mayor

ATTEST:

Michelle Perez, TRMC, CMC
City Secretary

EXHIBIT A

Item 2.



** = Lots 29, 30, 31 & 32.

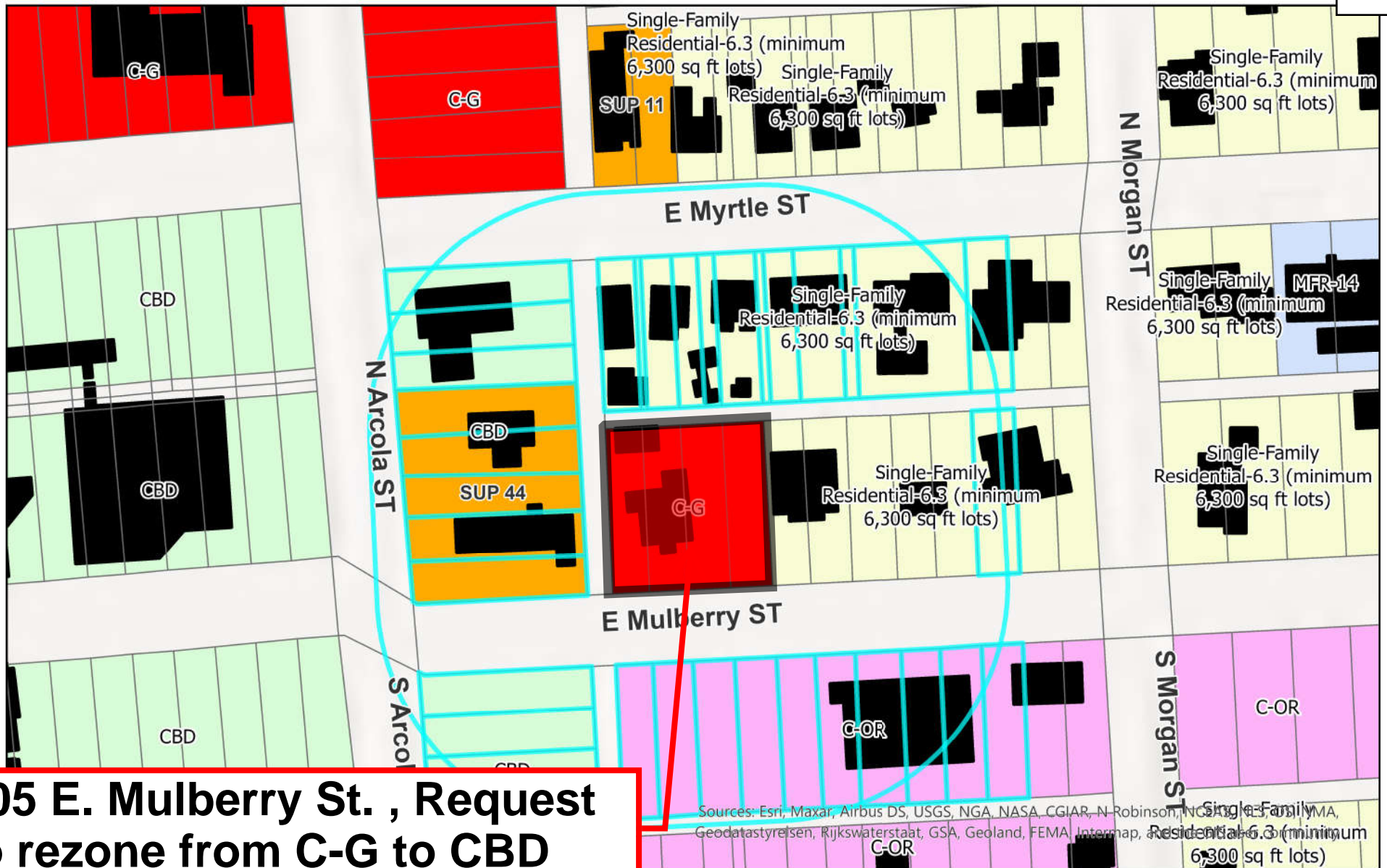
NOTE: Restrictive covenants recorded in Vol. 36, Page 364, D.R.B.C.

NOTE: By graphic plotting only, the subject property does

appear to lie in the 100 year flood plain according to N.F.I.P. Map No. 480064 0445H 6-5-89 Zone AO

NOTE: Bearings based on Plat.

NOTE: This survey is certified for this transaction only, it is not transferrable to additional institutions or subsequent owners.



VICINITY MAP: REZONING REQUEST: 405 E. MULBERRY ST.

0 50 100 200 Feet

N

APPLICATION **REZONING/ FUTURE LAND USE MAP (FLUM)** **AMENDMENT**

Sec. 28-24 of the Code of Ordinances, Zoning Code

Submittal Instructions:

- Please check all the boxes. If an item is not applicable, please note that it is not applicable (NA).
- Please submit the completed application with all supporting documentation. Applications may be submitted in person or electronically (pdf format) by e-mail. Incomplete and partial applications will not be accepted.
- For electronic submittals, please include the address of the property and the type of application in the subject line of the e-mail.

Subject Line: Address of the project/Commercial or Residential/Type of application.

Example: 1000 Main Street/Commercial/Fence Permit

- The City staff is available to assist you in person at City Hall or over the phone at 979-849-4364.

Requirement:

- ☐ Pre-Application Conference (DAWG Meeting). This is required prior to application submittal.

The application packet must be submitted with the following:

- ☐ A completed application signed by the owner/s of the property.
- ☐ Payment of all applicable fees. Refer to Appendix B of the Administrative Development Procedures Manual.
- ☐ 8½ x 11 copy of the legal description (metes and bounds) of the area encompassing the request. If the property is platted, a copy of the plat shall be provided.
- ☐ Location/vicinity map showing the location and boundaries of the proposed zoning. Indicate scale or not to scale (NTS) and provide north arrow.
- ☒ Tax certificate showing that all taxes and obligations have been paid regarding the subject property.
- ☐ Notarized statement verifying land ownership.
- ☐ Electronic copies of the required exhibits in "PDF" format and shapefile for property boundary where applicable should be submitted in a USB flash drive or via email. (Email us: planning@angleton.tx.us)

**DEVELOPMENT INFORMATION**

Project Name/Address/Location: 405 E Mulberry Acreage: _____
 Brief Description of Project: Rezone to CBD
 Is property platted? ☐ No ☒ Yes Subdivision name: _____ No. of Lots: 4
 Recordation #: 181709 Parcel(s) Tax ID#: _____
 Existing Use: residential / vacant office Proposed Use: residential / office / leased space
 Current Zoning: C-G Proposed Zoning: CBD temp or long term
 Occupancy Type: Mixed use Sq. Ft.: _____ Bed #: 3 Bath #: 2 Car Garage #: 0 but 1/1 Apartment
 Water System ☐ Well ☒ Public Flood Zone: ☐ Yes ☒ No Sewer System: ☐ Septic ☒ Public

PROPERTY OWNER INFORMATION

Owner: Chris & Kathryn Christensen Contact Name: Kathryn
 Address: _____ City/State/ZIP: _____
 Phone: _____ Email: _____

APPLICANT INFORMATION

Applicant/Developer: same as above Contact Name: _____
 Address: _____ City/State/ZIP: _____
 Phone: _____ Email: _____

KEY CONTACT INFORMATION

Name of the Individual: same as above Contact Name: _____
 Address: _____ City/State/ZIP: _____
 Phone: _____ Email: _____

SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)

Signature: Kathryn Christensen Date: 5-28-25
 (Signed letter of authorization required if the application is signed by someone other than the property owner)

*******OFFICE USE ONLY*******

DATE REC'D: _____ BY: _____
 FEES PAID: _____
 APPROVED BY: _____ DATE APPROVED: _____
 APPLICATION/PERMIT NO: _____ EXP DATE: _____

Applications shall be processed based on the City's official submission dates. When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda.

Schedule of Fees:

Rezoning / Future Land Use Map Amendment	Base fee \$1000.00 + \$25.00/each zone - 0 to 5 acres Base fee \$1000.00 + \$25.00/each zone - 5 to 25 acres Base fee \$1025.00 + \$25.00/each zone - 25 to 50 acres Base fee \$1050.00 + \$25.00/each zone - 50 to 75 acres Base fee \$1075.00 + \$25.00/each zone - 75 to 100 acres Base fee \$1100.00 + \$25.00/each zone - > 100 acres
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APPLICATION **REZONING/ FUTURE LAND USE MAP (FLUM)** **AMENDMENT**

Sec. 28-24 of the Code of Ordinances, Zoning Code

Submittal Instructions:

- Please check all the boxes. If an item is not applicable, please note that it is not applicable (NA).
- Please submit the completed application with all supporting documentation. Applications may be submitted in person or electronically (pdf format) by e-mail. Incomplete and partial applications will not be accepted.
- For electronic submittals, please include the address of the property and the type of application in the subject line of the e-mail.

Subject Line: Address of the project/Commercial or Residential/Type of application.

Example: 1000 Main Street/Commercial/Fence Permit

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- ☒ 8½ x 11 copy of the legal description (metes and bounds) of the area encompassing the request. If the property is platted, a copy of the plat shall be provided.
- ☒ Location/vicinity map showing the location and boundaries of the proposed zoning. Indicate scale or not to scale (NTS) and provide north arrow.
- ☐ Tax certificate showing that all taxes and obligations have been paid regarding the subject property.
- ☐ Notarized statement verifying land ownership.
- ☐ Electronic copies of the required exhibits in "PDF" format and shapefile for property boundary where applicable should be submitted in a USB flash drive or via email. (Email us: planning@angleton.tx.us)



AGENDA ITEM SUMMARY FORM

MEETING DATE: June 30, 2025

PREPARED BY: Otis T. Spriggs, AICP, Development Services Director

AGENDA CONTENT: Discussion and possible action on the Preliminary Plat of Ashland Section 7, located northeast of the intersection of the future Ashland Blvd./CR32 and the future Sapphire Springs Trail.

AGENDA ITEM SECTION: Regular Agenda Item.

BUDGETED AMOUNT: None

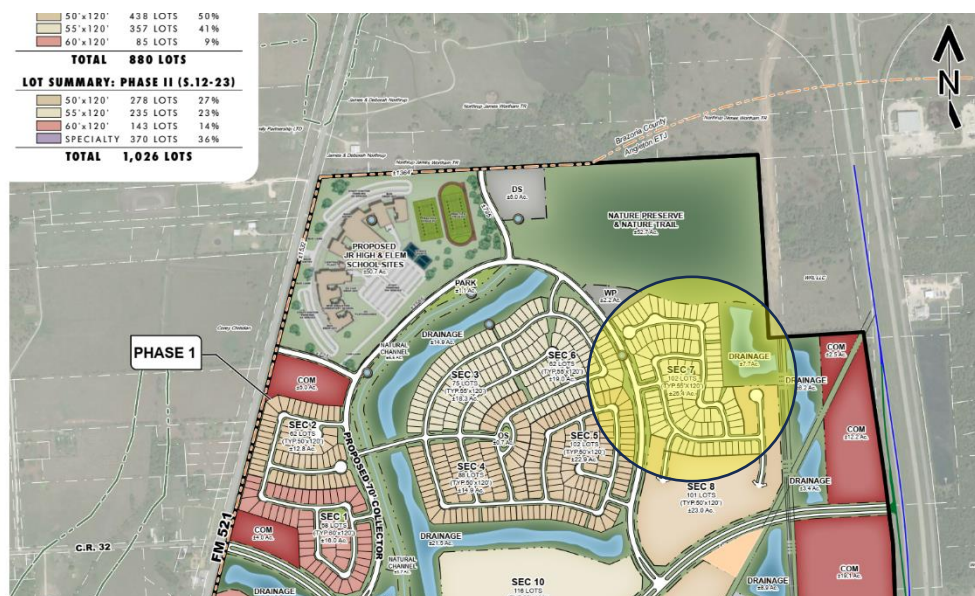
FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

Ashland Development is part of a Strategic Partnership Agreement within MUD-82 (April 29, 2024), and also a Development Agreement executed with the City on June 6, 2023.

Ashland Development Section 7 Preliminary Plat comprises 26.11 acres, with 117 lots, 5 drainage, landscaping, open space, and incidental utility reserves, and 6 blocks are proposed. The section is located east of Section 5, north of Section 8, and northeast of the future Sapphire Springs Trail and CR32/Ashland Blvd. (see Land Plan below). The majority of the lots in this section average approximately 50 ft. in width, with only a few 55-ft. lots, at 120' in depth.



Staff and City Engineering Review:

The plat was forwarded to the City Engineer, who reviewed the Preliminary Plat and the following textual comments for the applicant's correction:

Sheet 1 of 2

1. Bearing and distance does not match table for Line L1.
2. Courses shown do not match lines and curves between L2 and L8.
3. Bearing does not match table for Line L8.
4. Bearing does not match table for Line L2.
5. Bearing does not match table for Line L10.
6. Bearing does not match table for Line L12.
7. Bearing does not match table for Line L16.
8. Bearing does not match table for Line L18.
9. Bearing and distance to be provided for Curve C4 here.
10. Update City Approval certifications to reflect current signature process for City Secretary as Notary and remove additional signature lines shown.

Sheet 2 of 2

11. Provide lot numbering for all of Ashland Sec. 5.
12. Confirm this to be noted as Proposed Ashland Sec. 8.
13. Show boundary of Street Dedication #5.
14. Recommend distinguishing the reserves outside of the subdivision with a different line type such as that done with the blocks.
15. See metes and bounds description for errors noted for each line and curve indicated.
16. For the 15-ft UE shown, provide dimensioning of the 7.50' being platted within this section(Typical).
17. Proposed 15'UE is shown outside the plat boundary where noted.
18. Update courses boxed in red in the metes and bounds.
19. Has the land plan changed to keep this as a Nature Preserve area? Will a revised phasing plan be issued?

The above comments were distributed to the applicant; however, at the agenda posting, we were awaiting responses and corrections. Staff will update the Commission during the P&Z Meeting.

The applicants must still gain final approval from any applicable Referral Agencies, such as Brazoria County, provided for the associated subdivision improvements, and construction plans shall be provided for review of the applicable public improvements, along with review and approval of the Final Plat.

Recommendation:

The Planning Commission should vote to approve the Ashland Development Section 7 Preliminary Plat, subject to referral agency approval, and subject to the applicant addressing all Engineering Comments prior to City Council consideration.



June 16, 2025

Mr. Otis Spriggs
Director of Development Services
City of Angleton
121 S. Velasco
Angleton, TX 77515

Re: On-Going Services
Ashland Section 7 Preliminary Plat Review – 1st Submittal Review
Angleton, Texas
HDR Job No. 10420700

Dear Mr. Spriggs:

HDR Engineering, Inc. (HDR) has reviewed the plat for the above referenced subdivision and offers the following comments:

Sheet 1 of 2

1. Bearing and distance does not match table for Line L1.
2. Courses shown do not match lines and curves between L2 and L8.
3. Bearing does not match table for Line L8.
4. Bearing does not match table for Line L2.
5. Bearing does not match table for Line L10.
6. Bearing does not match table for Line L12.
7. Bearing does not match table for Line L16.
8. Bearing does not match table for Line L18.
9. Bearing and distance to be provided for Curve C4 here.
10. Update City Approval certifications to reflect current signature process for City Secretary as Notary and remove additional signature lines shown.

Sheet 2 of 2

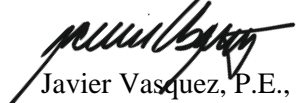
11. Provide lot numbering for all of Ashland Sec. 5.
12. Confirm this to be noted as Proposed Ashland Sec. 8.
13. Show boundary of Street Dedication #5.
14. Recommend distinguishing the reserves outside of the subdivision with a different linetype such as that done with the blocks.
15. See metes and bounds description for errors noted for each line and curve indicated.
16. For the 15-ft UE shown, provide dimensioning of the 7.50' being platted within this section (Typical).
17. Proposed 15'UE is shown outside the plat boundary where noted.
18. Update courses boxed in red in the metes and bounds.
19. Has the land plan changed to keep this as a Nature Preserve area? Will a revised phasing plan be issued?

The proposed plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Ashland Section 7 Preliminary Plat Review be Revised and Resubmitted.

If you have any questions, please feel free to contact us at our office (713)-622-9264.

Sincerely,

HDR Engineering, Inc.



Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10420700)

Attachments

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ANCHOR HOLDINGS MP, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Section 7, 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 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, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Owner
Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she 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 ____ day of _____

Notary Public
State of Texas

STATE OF TEXAS §
COUNTY OF BRAZORIA §
KNOW ALL MEN BY THESE PRESENTS:

I, Steven Jores, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that META Planning + Design LLC has prepared this preliminary plat based on information furnished by Quiditty Engineering, LLC.

Steven Jores
Registered Professional Land Surveyor
No. 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §
KNOW ALL MEN BY THESE PRESENTS:

That I, William A.C. McAshon, 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.

William A.C. McAshon, P.E.
Professional Engineer

APPROVED this _____ day of _____, 20____, by the Planning and Zoning Commission, City of Angleton, Texas.

Chairman, Planning and Zoning Commission

City Secretary

APPROVED this _____ day of _____, 20____, by the City Council, City of Angleton, Texas.

Mayor

City Secretary

MOVE BLOCK UP

STATE OF TEXAS §
COUNTY OF BRAZORIA §
This instrument was acknowledged before me on the ____ day of _____, 20____, by _____, City Secretary, City of Angleton, on behalf of the City.

Notary Public
State of Texas

GENERAL NOTE:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "1' RES." INDICATES ONE FOOT RESERVE.

dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicatior, his heirs assigns, or successors.

- 4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 5.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- 6.) 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 WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 7.) 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.
- 8.) 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.
- 9.) 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.
- 10.) 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.
- 11.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.

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 (NAVD88), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS_1012 AND HCOG_14012.

- 13.) THESE TRACTS LIE WITHIN ZONE "X" AND ZONE "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 48545B, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.
- 14.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC. WITH THE AID OF INFORMATION PROVIDED BY QUIDDITY ENGINEERING, LLC.
- 15.) QUIDDITY ENGINEERING, LLC, TBPE FIRM REGISTRATION No. F-23290, TBPLS FIRM REGISTRATION No. 10046100, IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- 16.) ● PROPOSED MONUMENTS TO BE SET BY QUIDDITY ENGINEERING, LLC., UPON RECORDATION OF A FINAL PLAT.
- 17.) LOTS WITHIN THIS SUBDIVISION SHALL BE SERVICED BY THE FOLLOWING PROVIDERS: BRAZORIA COUNTY MUD #82, CENTERPOINT, TEXAS NEW MEXICO POWER, AND CENTRIC GAS & FIBER.
- 18.) LOTS BACKING OR SIDING ON SAPPHIRE SPRINGS TRAILS ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREETS.

A METES & BOUNDS description of a certain 34.17 acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of a called 468.08 acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Instrument No. 202008545 and a called 35.07 acre tract of land conveyed to Sag Investments, LLC by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 202009979 OPRBC and also from said found concrete monument a found 5/8-inch iron rod (with cap stamped "OBG Surveying" bears North 48°04'18" West, 5.00 feet;

COMMENCING at a found concrete monument at the northwest corner of a called 50.516 acre tract of land conveyed to Angleton Independent School District by Correction Special Warranty Deed recorded in Instrument No. 2020033483 OPRBC, being common with the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Instrument No. 01-008056 OPRBC, being in the east line of F.M. 521 (called 100' right-of-way) dedication of which is recorded in Volume P, Page 201 of the Commissioner Court Records of Brazoria County (CORBC), from said found concrete monument a found 5/8-inch iron rod (with cap stamped "Jones[Carter Property Corner]" bears along the east line of said F.M. 521, South 14°02'37" West, 4039.19 feet at the northwest corner of a called 8.35 acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Instrument No. 202009979 OPRBC and also from said found concrete monument a found 5/8-inch iron rod (with cap stamped "West Belt Survey") bears along the north line of said called 50.516 acre tract, North 87°05'19" East, 1364.23 feet at the northeast corner of said called 50.516 acre tract;

THENCE, South 63°17'06" East, 2817.12 feet to a found 3/4-inch iron rod (with cap stamped "Quiddity Engineering") at the south corner of the proposed Ashland Water Plant at the POINT OF BEGINNING of the herein described tract;

THENCE, North 55°54'26" East, 410.44 feet to a found 3/4-inch iron rod (with cap stamped "Quiddity Engineering") at the east corner of the proposed Ashland Water Plant for corner;

THENCE, South 71°58'05" East, 266.62 feet to a point for corner;

THENCE, South 83°57'54" East, 155.71 feet to a point for corner;

THENCE, North 80°27'46" East, 55.70 feet to a point for corner;

THENCE, South 89°50'38" East, 142.32 feet to a point for corner;

THENCE, North 86°36'09" East, 419.97 feet to a point for corner;

THENCE, South 03°24'13" East, 323.00 feet to a found 1/2-inch iron rod for corner in the north line of the aforementioned called 35.07 acre tract, from which a found 1/2-inch iron rod (with cap stamped "OBG Surveying" bears North 48°04'18" West, 5.00 feet;

THENCE, North 86°26'48" East, along the north line of said called 35.07 acre tract, 77.06 feet to a point for corner;

THENCE, South 02°49'50" East, 595.67 feet to a point at the northwest corner of proposed Ashland Section 8;

THENCE, along the north boundary of proposed Ashland Section 8, the following twenty (20) courses and distances:

1. South 87°10'10" West, 345.20 feet to a point for corner;

2. South 87°28'42" West, 60.00 feet to a point at the beginning of a non-tangent curve to the left;

3. Along the arc of said non-tangent curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing North 47°49'50" West, 35.36 feet to a point for corner;

4. South 87°10'10" West, 16.11 feet to a point at the beginning of a curve to the right;

5. Along the arc of said curve to the right having a radius of 1030.00 feet, a central angle of 04°40'19", an arc length of 83.99 feet, and a long chord bearing South 89°30'19" West, 83.96 feet to a point for corner;

6. South 02°49'50" East, 290.42 feet to a point for corner;

7. South 06°06'04" West, 119.07 feet to a point for corner;

8. South 64°10'18" West, 125.45 feet to a point for corner;

9. South 62°58'16" West, 50.09 feet to a point for corner;

10. South 59°28'27" West, 50.00 feet to a point for corner;

11. South 59°28'27" West, 41.08 feet to a point for corner;

12. South 62°09'04" West, 57.33 feet to a point for corner;

13. South 69°19'32" West, 55.95 feet to a point for corner;

14. South 76°27'02" West, 55.82 feet to a point for corner;

15. South 88°19'57" West, 68.13 feet to a point for corner;

16. North 07°22'55" East, 96.52 feet to a point for corner;

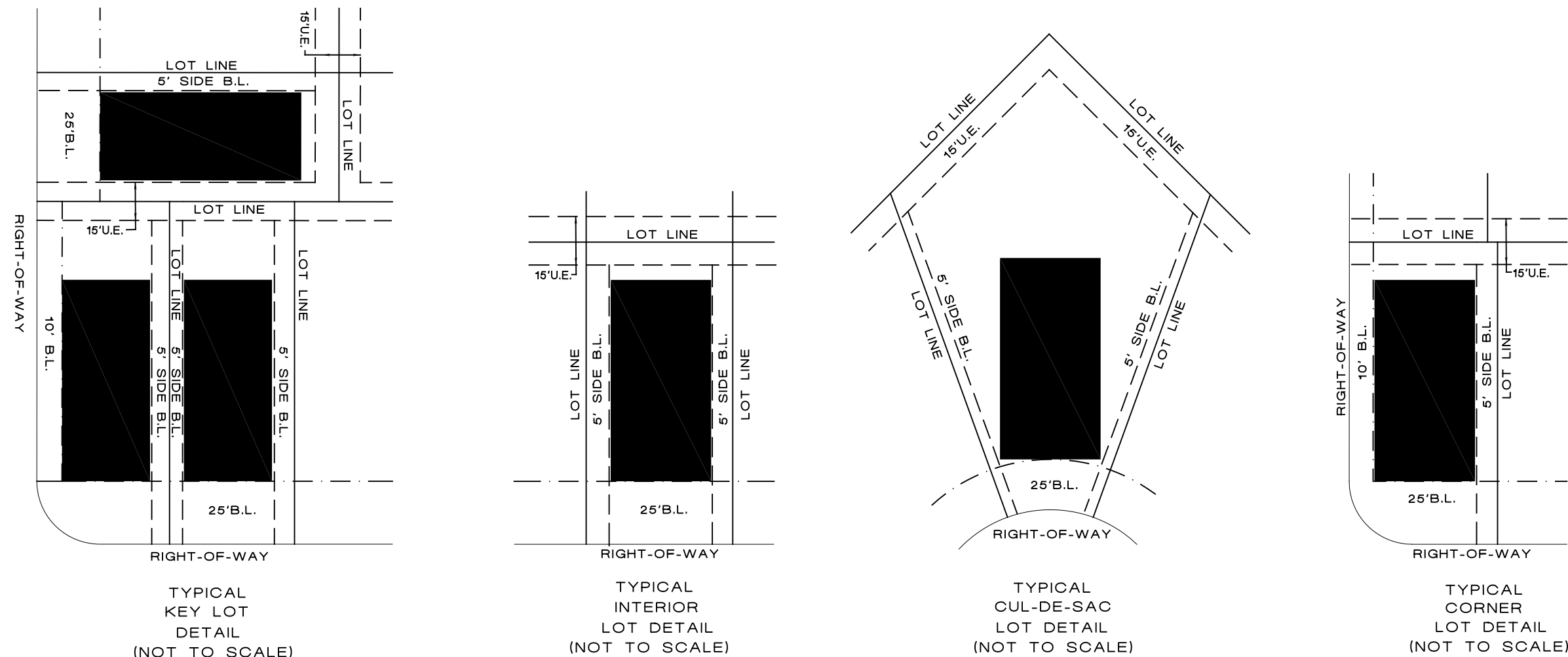
17. North 83°58'13" West, 60.00 feet to a point at the beginning of a non-tangent curve to the left;

18. Along the arc of said non-tangent curve to the left having a radius of 25.00 feet, a central angle of 91°36'29", an arc length of 39.97 feet, and a long chord bearing North 39°46'27" West, 35.85 feet to a point for corner;

19. North 85°34'42" West, 100.04 feet to a point at the beginning of a curve to the left;

20. Along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 88°18'20", an arc length of 38.53 feet, and a long chord bearing South 50°16'08" West, 34.83 feet to a point in the east line of proposed Ashland Street Dedication Section Five;

THENCE, along the east line of proposed Ashland Street Dedication Section Five and along the arc of said non-tangent curve to the left having a radius of 1835.00 feet, a central angle of 40°12'32", an arc length of 1287.76 feet, and a long chord bearing North 13°59'18" West, 1261.50 feet to the POINT OF BEGINNING, CONTAINING 34.17 acres of land in Brazoria County, Texas.



ASHLAND SECTION SEVEN

BEING 30.92 ACRES OF LAND CONTAINING 117 LOTS (50' X 120' TYP.) AND FIVE RESERVES IN SIX BLOCKS.

OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 BRAZORIA COUNTY, TEXAS

OWNER:
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGAR LAND, TEXAS 77478

ENGINEER:
QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
(713)-777-5337

SURVEYOR:
QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
TBPLS FIRM REGISTRATION No. 10046104

PLANNER:

META
PLANNING + DESIGN
META PLANNING + DESIGN LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'
0 100 200

See metes and bounds description for errors noted for each line and curve indicated.

LINE DATA			CURVE DATA				
LINE	DISTANCE	BEARING	CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING
L1	410.43	S 55°54'28" W	C1	1835.00	40°12'32"	1287.76	N 13°59'18" W
L2	266.62	S 71°56'07" E	C2	25.00	90°00'00"	38.27	N 47°49'50" W
L3	155.71	N 83°57'34" W	C3	1030.00	04°40'19"	83.89	S 89°30'19" W
L4	86.76	N 85°47'46" W	C4	204.00	104°42'16"	96.53	N 07°22'55" E
L5	19.33	N 10°39'10" E	C5	25.00	91°36'29"	39.87	N 39°46'27" W
L6	176.79	S 18°59'17" W	C6	25.00	88°18'20"	38.53	S 50°16'08" W
L7	60.00	N 57°26'09" W	C7	2015.00	23°55'47"	841.57	N 05°56'06" W
L8	77.00	S 82°20'35" W	C8	65.00	89°09'00"	85.68	N 26°40'30" E
L9	68.00	S 02°49'50" E	C9	500.00	24°53'54"	217.26	N 83°41'59" E
L10	345.20	N 87°10'10" E	C10	65.00	59°59'29"	53.70	S 59°52'51" E
L11	68.00	S 87°28'42" W	C11	500.00	39°47'00"	288.63	S 12°31'07" E
L12	16.11	N 82°10'10" E	C12	1000.00	05°42'13"	99.59	S 00°10'16" W
L13	280.47	S 02°49'50" E	C13	300.00	34°56'52"	182.89	S 76°56'52" W
L14	18.07	S 05°05'04" W	C14	1000.00	07°57'36"	138.63	S 03°42'56" E
L15	125.52	S 04°10'18" W	C15	450.00	34°28'15"	270.73	N 78°54'47" E
L16	50.06	N 62°34'59" E	C16	300.00	52°13"21"	275.01	N 57°35'24" W
L17	50.00	S 59°28'22" W	C17	800.00	28°29'52"	397.90	S 17°04'46" E
L18	41.08	N 52°34'22" E	C18	1000.00	05°42'13"	99.55	N 89°58'44" W
L19	67.33	S 62°09'04" W	C19	25.00	88°18'20"	38.53	N 61°07'00" W
L20	55.85	S 69°19'32" W	C20	25.00	91°36'29"	39.87	N 28°55'36" E
L21	55.82	S 76°27'02" W	C21	1985.00	01°01'21"	35.43	N 17°23'19" W
L22	68.13	S 88°19'51" E	C22	65.00	89°09'00"	132.26	N 26°40'30" E
L23	60.00	S 83°58'13" E	C23	500.00	05°22'01"	49.64	N 73°56'01" E
L24	100.04	N 80°34'42" W	C24	25.00	84°18'49"	36.79	N 34°27'38" E
L25	34.54	N 81°40'39" E	C25	1030.00	07°59'23"	143.63	S 03°42'00" E
L26	34.54	N 81°40'39" E	C26	25.00	98°02'01"	42.78	N 48°43'22" W
L27	41.53	N 02°52'23" E	C27	420.00	20°34'59"	150.89	S 71°58'08" W
L28	38.36	N 83°51'06" W	C28	25.00	54°37'24"	23.83	S 34°21'57" W
L29	16.11	N 87°10'10" E	C29	70.00	289°14'49"	353.38	N 28°19'12" E
L30	14.26	N 62°09'03" W	C30	25.00	54°37'24"	23.83	N 88°59'21" E
L31	10.41	S 67°58'06" W	C31	480.00	34°28'15"	288.78	N 78°54'47" E
L32	46.12	S 47°10'31" W	C32	330.00	17°19'41"	99.80	S 69°04'08" E
L33	67.58	N 52°29'50" E	C33	25.00	87°01'52"	37.87	N 76°04'47" E
L34	84.59	N 47°38'48" E	C34	330.00	01°51'22"	10.69	S 33°29'32" W
L35	103.29	N 73°16'59" E	C35	25.00	76°55'55"	33.57	S 04°02'45" E
L36	25.00	S 15°14'22" E	C36	330.00	01°11'01"	64.41	S 36°55'12" E
L37	25.00	S 25°18'56" W	C37	1030.00	01°01'54"	18.55	S 87°38'34" E
L38	25.00	N 80°21'18" W	C38	25.00	91°30'57"	39.83	S 47°06'54" W
L39	25.00	N 47°51'15" W	C39	970.00	04°11'55"	70.89	S 00°44'12" E
L40	150.76	N 81°50'14" E	C40	25.00	32°59'13"	14.24	N 19°08'56" W
L41	236.19	S 76°37'48" E	C41	70.00	113°36'48"	138.80	S 21°20'21" W
L42	13.47	S 62°54'09" E	C42	25.00	18°40'18"	8.15	S 68°48'36" W
L43	14.14	N 42°10'10" E	C43	330.00	25°20'49"	145.99	S 72°05'51" W
L44	14.33	S 42°50'23" E	C44	25.00	79°00'51"	34.40	S 45°18'49" W
L45	14.33	S 31°52'51" W	C45	2045.00	00°13'23"	7.96	S 05°55'05" W
L46	64.16	S 75°49'10" W	C46	25.00	88°18'20"	38.53	N 41°25'32" E
L47	94.15	N 96°22'08" E	C47	25.00	91°36'29"	39.87	N 48°37'04" E
L48	183.31	S 87°11'20" E	C48	1985.00	18°28'31"	570.78	N 05°25'28" W
L49	114.30	S 09°00'19" E	C49	25.00	91°36'29"	39.87	N 59°27'56" W
L50	261.42	S 03°28'38" E	C50	25.00	88°18'20"	38.53	S 39°34'00" W
L51	150.00	S 02°49'50" E	C51	25.00	102°11'03"	44.59	N 49°23'30" W
L52	118.04	S 00°30'41" E	C52	2045.00	20°30'51"	735.57	N 07°35'58" W
L53	59.09	N 88°38'16" W	C53	25.00	89°09'00"	38.80	S 26°40'30" W
L54	50.02	N 80°38'50" W	C54	470.00	24°53'54"	204.24	N 83°41'59" E
L55	150.00	S 83°51'08" E	C55	25.00	59°59'29"	24.41	S 59°52'51" E
L56	47.56	S 76°27'46" E	C56	470.00	39°47'00"	252.52	S 12°31'07" E
L57	48.87	N 58°22'10" W	C57	1030.00	05°42'13"	102.53	S 00°10'16" W
L58	47.66	S 40°21'19" E	C58	25.00	62°18'17"	27.19	N 28°19'18" E
L59	12.00	S 30°20'12" E	C59	270.00	21°02'32"	99.16	S 69°59'42" E
L60	14.07	N 14°58'09" E	C60	25.00	84°18'49"	36.79	S 49°51'07" E
L61	38.35	S 25°22'07" E	C61	970.00	07°57'36"	134.76	S 03°42'56" E
L62	10.89	S 23°11'52" E	C62	25.00	95°03'03"	41.84	N 48°12'23" E
L63	49.24	S 20°32'48" E	C63	270.00	52°13"21"	247.51	S 57°35'24" E
L64	49.24	N 16°12'18" W	C64	770.00	28°29'52"	382.98	S 17°04'46" E
L65	49.24	S 11°51'48" E	C65	25.00	90°00'00"	39.27	S 42°10'10" W
L66	49.24	S 07°31'19" E	C66	970.00	05°42'13"	96.50	N 89°58'44" W
L67	49.56	S 03°33'27" E	C67	25.00	90°00'00"	39.27	N 42°07'33" W
L68	110.39	S 00°27'57" E	C68	530.00	28°40'18"	265.52	N 11°27'46" W
L69	24.13	N 35°44'25" E	C69	25.00	17°01'56"	7.43	S 17°16'55" E
L70	70.00	S 04°45'25" E	C70	70.00	89°45'25"	114.59	N 55°38'42" W
L71	25.00	18°40'18"	C71	25.00	18°40'18"	8.15	S 88°48'45" W
L72	530.00	08°09'24"	C72	530.00	08°09'24"	75.45	N 87°55'48" W
L73	830.00	01°41'46"	C73	830.00	01°41'46"	24.57	N 30°28'49" W
L74	330.00	08°07'08"	C74	330.00	08°07'08"	35.24	S 80°47'32" E
L75	830.00	28°48'06"	C75	830.00	28°48'06"	388.26	S 16°13'53" E
L76	300.00	06°10'54"	C76	300.00	06°10'54"	32.34	N 35°39'08" E

Recommend distinguishing the reserves outside of the subdivision with a different line type such as that done with the blocks

Provide lot numbering for all of Ashland Sec. 5

Show boundary of Street Dedication H5

Has the land plan changed to keep this as a Nature Preserve area? Will a revised phasing plan be issued?

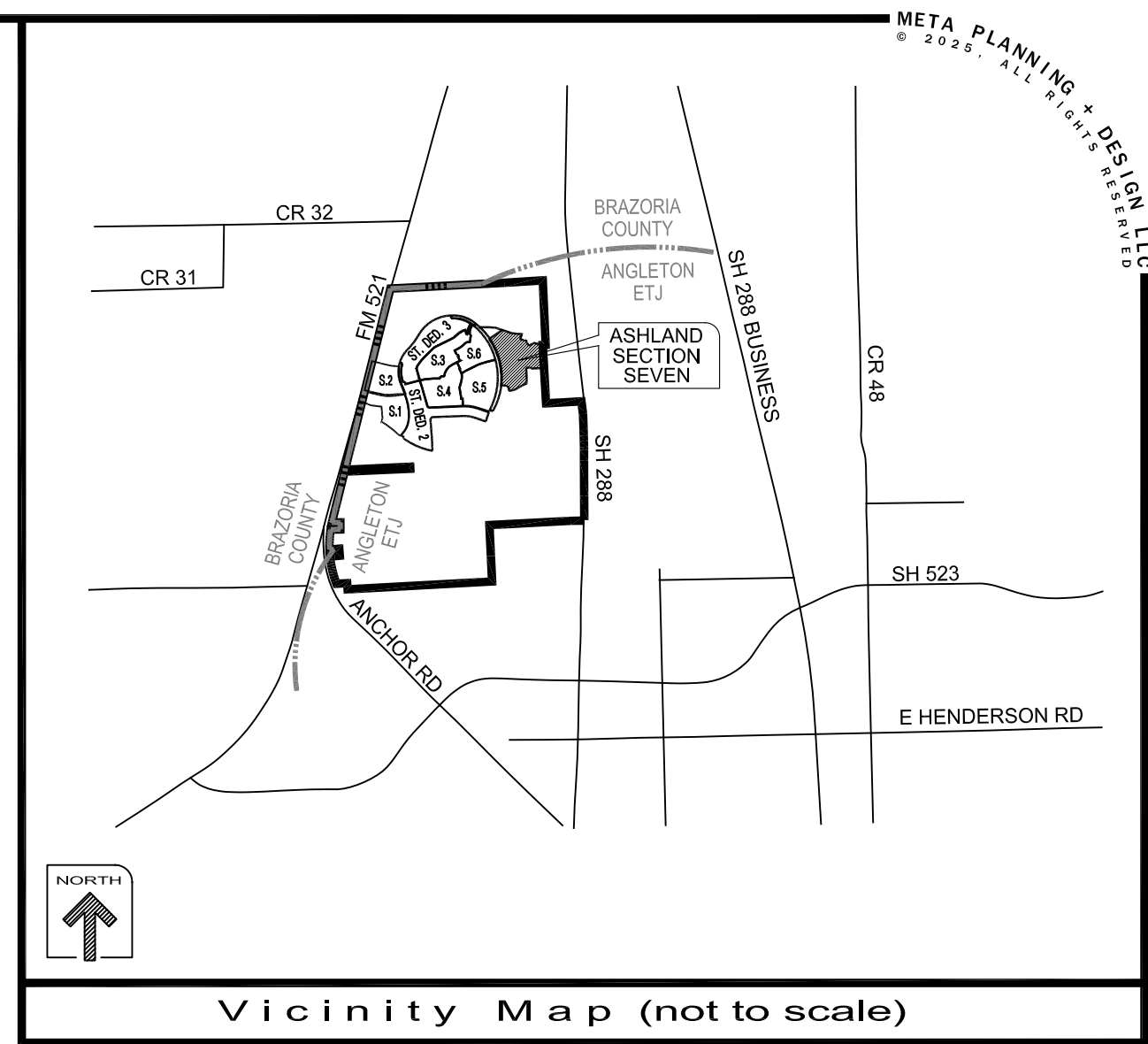
Update courses boxed in red in the metes and bounds

BARRETT HOUSTON
WYOM, JR.
RESERVE CALLED 60 AC.
C.S.F. NO. 201016753
O.G.B.G.T.
AND VOL. 411, PG. 456
D.R.B.G.T.

Proposed 15'UE is shown outside the plat boundary

Confirm this to be noted as Proposed Ashland Sec. 8

For the 15-ft UE shown, provide dimensioning of the 7.50' being platted within this section (Typical)



LOT AREA SUMMARY											
LOT NO.		LOT AREA SQ. FT.		LOT NO.		LOT AREA SQ. FT.		LOT NO.		LOT AREA SQ. FT.	
BLOCK 1				BLOCK 3				BLOCK 5			
LOT 1	7.276	LOT 1	8.540	LOT 1	6.357	LOT 1	8.436	LOT 1	6.357	LOT 1	8.436
LOT 2	10.733	LOT 2	6.905	LOT 2	7.088	LOT 2	6.038	LOT 2	7.088	LOT 2	6.038
LOT 3	9.495	LOT 3	6.750	LOT 3	7.143	LOT 3	6.000	LOT 3	7.143	LOT 3	6.000
LOT 4	8.427	LOT 4	6.750	LOT 4	6.372	LOT 4	6.000	LOT 4	6.372	LOT 4	6.000
LOT 5	9.671	LOT 5	6.524	LOT 5	9.651	LOT 5	7.861	LOT 5	9.651	LOT 5	7.861
LOT 6	9.459	LOT 6	7.826	LOT 6	8.784	LOT 6	7.965	LOT 6	8.784	LOT 6	7.965
LOT 7	7.701	LOT 7	9.984	LOT 7	8.329	LOT 7	7.998	LOT 7	8.329	LOT 7	7.998
LOT 8	7.281	LOT 8	6.932	LOT 8	7.266	LOT 8	6.463	LOT 8	7.266	LOT 8	6.463
LOT 9	6.829	LOT 9	6.076	LOT 9	6.990	LOT 9	6.471	LOT 9	6.076	LOT 9	6.990
LOT 10	6.051	LOT 10	6.000	LOT 10	6.743	LOT 10	6.471	LOT 10	6.743	LOT 10	6.471
LOT 11	8.197	LOT 11	6.266	LOT 11	6.688	LOT 11	6.471	LOT 11	6.266	LOT 11	6.688
LOT 12	7.406	LOT 12	6.685	LOT 12	6.512	LOT 12	6.471	LOT 12	7.406	LOT 12	6.685
LOT 13	6.237	LOT 13	6.850	LOT 13	6.250	LOT 13	6.274	LOT 13	6.237	LOT 13	6.850
LOT 14	7.459	LOT 14	9.215	LOT 14	6.250	LOT 14	6.051	LOT 14	7.459	LOT 14	9.215
LOT 15	9.996	LOT 15	6.250	LOT 15	6.250	LOT 15	7.644	LOT 15	9.996	LOT 15	6.250
LOT 16	10.387	LOT 16	1.380	LOT 16	10.565	LOT 16	7.400	LOT 16	10.387	LOT 16	1.380
LOT 17	11.360	LOT 17	6.430	LOT 17	10.024	LOT 17	6.380	LOT 17	11.360	LOT 17	6.430
LOT 18	12.304	LOT 18	6.446	LOT 18	6.429	LOT 18	6.367	LOT 18	12.304	LOT 18	6.446
LOT 19	10.433	LOT 19	6.479	LOT 19	6.399	LOT 19	6.360	LOT 19	10.433	LOT 19	6.479
LOT 20	8.689	LOT 20	6.446	LOT 20	6.360	LOT 20	6.361	LOT 20	8.689	LOT 20	6.446
LOT 21	7.457	LOT 21	6.430	LOT 21	6.382	LOT 21	6.362	LOT 21	7.457	LOT 21	6.430
LOT 22	6.352	LOT 22	6.430	LOT 22	6.460	LOT 22	6.097	LOT 22	6.352	LOT 22	6.430
LOT 23	6.292	LOT 23	6.430	LOT 23	6.585	LOT 23	7.920	LOT 23	6.292	LOT 23	6.430
LOT 24	6.297	LOT 24	6.430	LOT 24	6.777	LOT 24	7.459	LOT 24	6.297	LOT 24	6.430
LOT 25	6.309	LOT 25	6.430	LOT 25	7.038	LOT 25	5.965	LOT 25	6.309	LOT 25	6.430
LOT 26	8.191	LOT 26	11.377	LOT 26	8.196	LOT 26	6.344	LOT 26	8.191	LOT 26	11.377
BLOCK 2				BLOCK 4				BLOCK 6			
LOT 1	6.728	LOT 1	6.728	LOT 27	8.443	LOT 27	8.119	LOT 1	6.728	LOT 1	6.728
LOT 2	6.392	LOT 2	6.392	LOT 28	9.991			LOT 2	6.392	LOT 2	6.392
LOT 3	6.555	LOT 3	6.555					LOT 3	6.555	LOT 3	6.555
LOT 4	6.739	LOT 4	6.739					LOT 4	6.739	LOT 4	6.739
LOT 5	7.050	LOT 5	7.050					LOT 5	7.050	LOT 5	7.050
LOT 6	6.829	LOT 6	6.829					LOT 6	6.829	LOT 6	6.829
LOT 7	6.590	LOT 7	6.590					LOT 7	6.590	LOT 7	6.590
LOT 8	6.332	LOT 8	6.332					LOT 8	6.332	LOT 8	6.332
LOT 9	6.250	LOT 9	6.250					LOT 9	6.250	LOT 9	6.250
LOT 10	6.250	LOT 10	6.250					LOT 10	6.250	LOT 10	6.250
LOT 11	6.250	LOT 11	6.250					LOT 11	6.250	LOT 11	6.250

Matt Hanks, P.E.
COUNTY ENGINEER

Karen McKinnon, P.E.,
ASST. COUNTY ENGINEER

(979) 864-1265
Office



Wael Tabara, P.E., CFM
ASST. COUNTY ENGINEER

Barbara X. Martinez, P.E.,
STAFF ENGINEER

(979) 864-1270
Fax

Item 3.

BRAZORIA COUNTY ENGINEERING

451 N VELASCO, SUITE 230
ANGLETON, TEXAS 77515
www.brazoriacountytx.gov

STREET NAME REVIEW-LETTER OF NO OBJECTION

March 27, 2025

SUBDIVISION/PROJECT NAME:	Ashland Section 7
SUBMITTED BY:	Jacob Guerrero
COMPANY:	META

All proposed street names are reviewed per the Brazoria County Street naming standards.
For a copy please email: engineer-addressing@brazoriacountytx.gov.

STREET NAMES REVIEWED:

<u>STREET NAME</u>	<u>NEW</u>	<u>CONTINUATION</u>	<u>DUPLICATED</u>	<u>APPROVED</u>	<u>NOT APPROVED</u>	<u>COMMENTS</u>
GARNET NICKEL LANE	X			X		
QUARTZ SHADOW DRIVE	X			X		
IRON HARBOR WAY	X			X		
TIN VIEW LANE	X			X		
STEEL MANOR LANE	X			X		
SUNSTONE ORCHARD LANE	X			X		
COPAL PINES DRIVE	X			X		

Additional comments:

Reviewed By: Laurie Perry
911 Addressing Administrator
engineer-addressing@brazoriacountytx.gov
P: 979-864-1265
D: 979-864-1883

Signature

Date: March 27, 2025

Matt Hanks, P.E.
COUNTY ENGINEER

Karen McKinnon, P.E.,
ASST. COUNTY ENGINEER

(979) 864-1265
Office



Wael Tabara, P.E., CFM
ASST. COUNTY ENGINEER

Barbara X. Martinez, P.E.,
STAFF ENGINEER

(979) 864-1270
Fax

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GARNET NICKEL LANE	X			X		
QUARTZ SHADOW DRIVE	X			X		
IRON HARBOR WAY	X			X		
TIN VIEW LANE	X			X		
STEEL MANOR LANE	X			X		
SUNSTONE ORCHARD LANE	X			X		
COPAL PINES DRIVE	X			X		

Additional comments:

Reviewed By: Laurie Perry
911 Addressing Administrator
engineer-addressing@brazoriacountytx.gov
P: 979-864-1265
D: 979-864-1883

Signature

Date: March 27, 2025



June 3, 2025

Otis Spriggs
Director of Development Services
City of Angleton
121 S. Velasco Street,
Angleton, Texas, 77515

Re: ASHLAND SECTION 7 PRELIMINARY PLAT SUBMISSION

Dear Otis,

On behalf of Ashton Gray Development, we META Planning + Design LLC respectfully submit the preliminary plat application for the above listed plat. See the below list of submittal requirements and our response:

- 1) **Preliminary plat application**
 - a. Has been provided.
- 2) **Preliminary plat submittal fee**
 - a. Has been provided.
- 3) **One (1) 24" x 36" paper prints of preliminary plat**
 - a. Has been provided.
- 4) **Electronic format of preliminary plat drawing**
 - a. Has been emailed.
- 5) **Utility one-lines**
 - a. Has been provided.
- 6) **TIA**
 - a. Has been provided with previous submissions.
- 7) **Utility and drainage report**
 - a. Has been provided with previous submissions.
- 8) **Geotechnical report**
 - a. Has been provided with previous submissions.
- 9) **Heritage tree survey**
 - a. N/A

Please contact me if you need any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jacob Guerrero", is written over the word "Sincerely,".

Jacob Guerrero

Enclosure

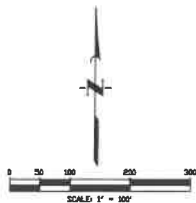
ASHLAND STREET
DEDICATION 5

A1779

ASHLAND
SECTION 7A

ASHLAND
SECTION 7A
117 LOTS
(TYP. 50'X120')

ASHLAND
SECTION EIGHT



LEGEND

- PLAT BOUNDARY
- STORM SEWER LINE W/ MANHOLE
- WASTEWATER LINE W/ MANHOLE
- WATER LINE W/ HYDRANT

**ASHLAND
SECTION 7A
PRELIMINARY DESIGN
UTILITY ONE-LINES
6/4/2025**



QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Registration Nos. P-232280 & L20046100
603 Northwood Loop 415, Suite 415 • San Antonio, Texas 78716 • 833-436-3321



PAID
Memo ☐ CASH ☒ CHECK ☐ CREDIT
2250
6/10/25

Item 3.

APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 3/3/2025

TYPE OF PLAT APPLICATION

ADMINISTRATIVE	PRELIMINARY	FINAL
MINOR <input type="checkbox"/>	RESIDENTIAL <input checked="" type="checkbox"/>	RESIDENTIAL <input type="checkbox"/>
AMENDING/REPLAT <input type="checkbox"/>	COMMERCIAL <input type="checkbox"/>	COMMERCIAL <input type="checkbox"/>

Address of property: ASHLAND SECTION 7

Name of Applicant: Jacob Gurrero Phone: _____

Name of Company: META Planning + Design Phone: _____

E-mail: jgurrero@meta-pd.com

Name of Owner of Property: Ashton Grey Development

Address: _____

Phone: _____ E-mail: _____

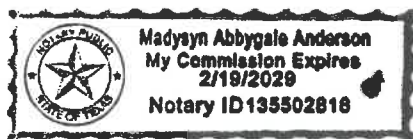
I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements contained herein and attached hereto are true and correct to the best of my knowledge and belief.

Signature of Owner or Agent for Owner (Applicant) [Signature]

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 03 day of March, 2025.

(SEAL)



[Signature]
Notary Public for the State of Texas
Commission Expires: 02/19/2029

PROJECT SUMMARY FORM

Address of property _____

The subject property fronts _____ feet on the east side of FM 521

Depth: _____ Area: _____ Acres: _____ square feet

INDICATE THE PURPOSE OF THE REQUESTED PLAT APPROVAL (BE SPECIFIC):

The purpose of the requested plat is to submit Ashland Section 7 to create 117 lots within 6 blocks and 5 reserves.

Is this platting a requirement for obtaining a building permit? _____ YES ^x _____ NO

INDICATE ADDITIONAL INFORMATION THAT WILL ASSIST WITH THE REVIEW OF THIS APPLICATION.

Name: Jacob GuerreroDate: 06/03/2025

APPLICATION AND ALL REQUIRED DOCUMENTATION MUST BE SUBMITTED FOR REVIEW A MINIMUM OF 35 DAYS PRIOR TO THE NEXT PLANNING & ZONING COMMISSION MEETING. INCOMPLETE FORMS MAY BE DELAYED, DENIED, RETURNED TO THE APPLICANT; PLANNING & ZONING COMMISSION MEETS ON THE FIRST THURSDAY OF THE MONTH.

AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER

I swear that I am the owner of (indicate address and/or legal description) see attached metes and bounds description

which is the subject of the attached application for land platting and is shown in the records of Brazoria County, Texas.

I authorize the person named below to act as my agent in the pursuit of this application for the platting of the subject property.

NAME OF APPLICANT: Jacob Guerrero

ADDRESS: _____

APPLICANT PHONE # _____ E-MAIL: _____

PRINTED NAME OF OWNER: Sudharshan Vembetty

SIGNATURE OF OWNER:  DATE: 08/01/24

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 1 day of August, 2024.

(SEAL)



Kaif Sorathia
Notary Public for the State of Texas
Commission Expires: May 7 2028



AGENDA ITEM SUMMARY FORM

MEETING DATE: June 30, 2025

PREPARED BY: Otis T. Spriggs, AICP, Development Services Director

AGENDA CONTENT: Discussion and possible action on the Windrose Green Section 6 Final Plat, located off Atlas Point Lane/Starlight Street, just south of Section 5.

AGENDA ITEM SECTION: Regular Agenda Item.

BUDGETED AMOUNT: None

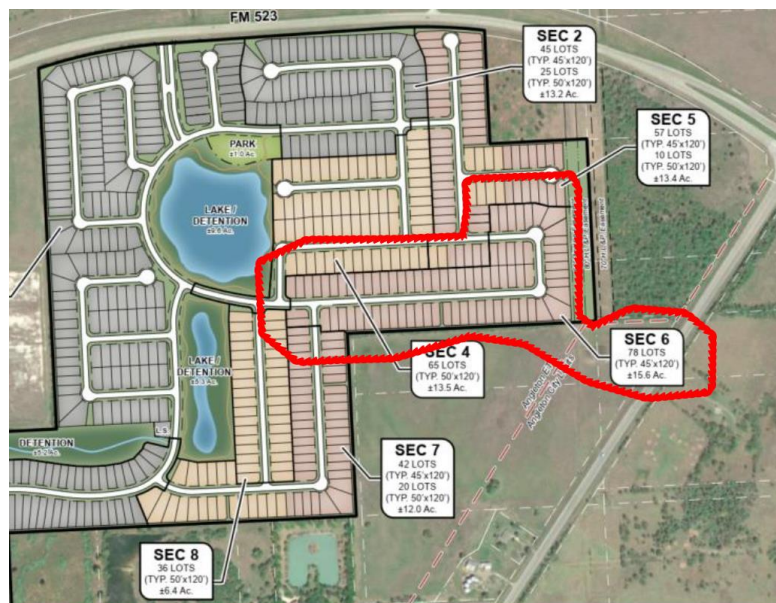
FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

This is a request from the owner/developer of the Windrose Green, Section 6, Final Plat, consisting of 78 lots, 1 reserve, and 3 Blocks on 15.658 acres of land, located off Atlas Point Lane/Starlight Street, just south of Section 5. The Windrose Green Subdivision lies within the City's ETJ and is subject to a Strategic Partnership Agreement and Development Agreement.

Vicinity Map



PLANNING STAFF & ENGINEERING REVIEW:

The City Engineer has reviewed the submitted plat and offers the following comments:

Sheet 1 of 3

1. *Provide notation of how this subdivision is serviced by detention (e.g. detention is provided in Windrose Green Section XX)*

Response: A note has been added to the face of the plat stating detention is located in Windrose Green Section 1.

2. *Show complete information where noted such are recording information.*

Response: The recording information for Windrose Green Section 4 and 5 have been added, section 7 is in final review and section 8 will be submitted as a final at a later date.

3. *Recommend noting this course as the page splits for the next course partially shown.*

Response: An additional label was added on sheet 1 for this segment.

4. *Label Block for lots 1-20 shown.*

Response: Block label has been added along lots 1-20.

5. *Recommend creating a leader for line L10*

Response: The call for L10 has been pulled out with a leader.

Sheet 2 of 3

1. *Label Point of Beginning on the plat.*

Response: Point of Beginning has been added to the graphic sheet.

2. *Complete information is shown for the filing number.*

Response: Recording information for Windrose Green Section 5 has been added.

3. *Remove text shown above metes and bounds.*

Response: Metes and bounds are not on this page, checked sheet 3 and no text shown about metes and bounds.

4. *Complete information shown for filing number 2022049373 per metes and bounds*

Response: Information has been added for the filing number on the adjacent tract.

Sheet 3 of 3

1. These two courses are shown for line L1 of the line table (distance of 180 ft.)

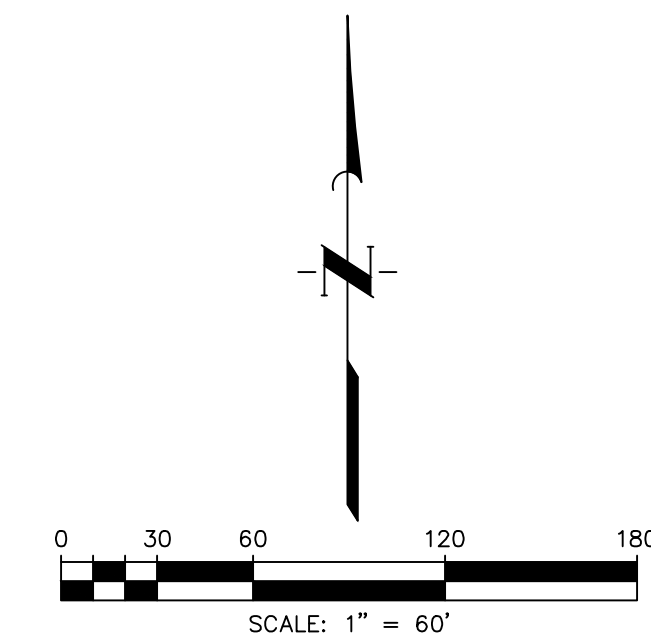
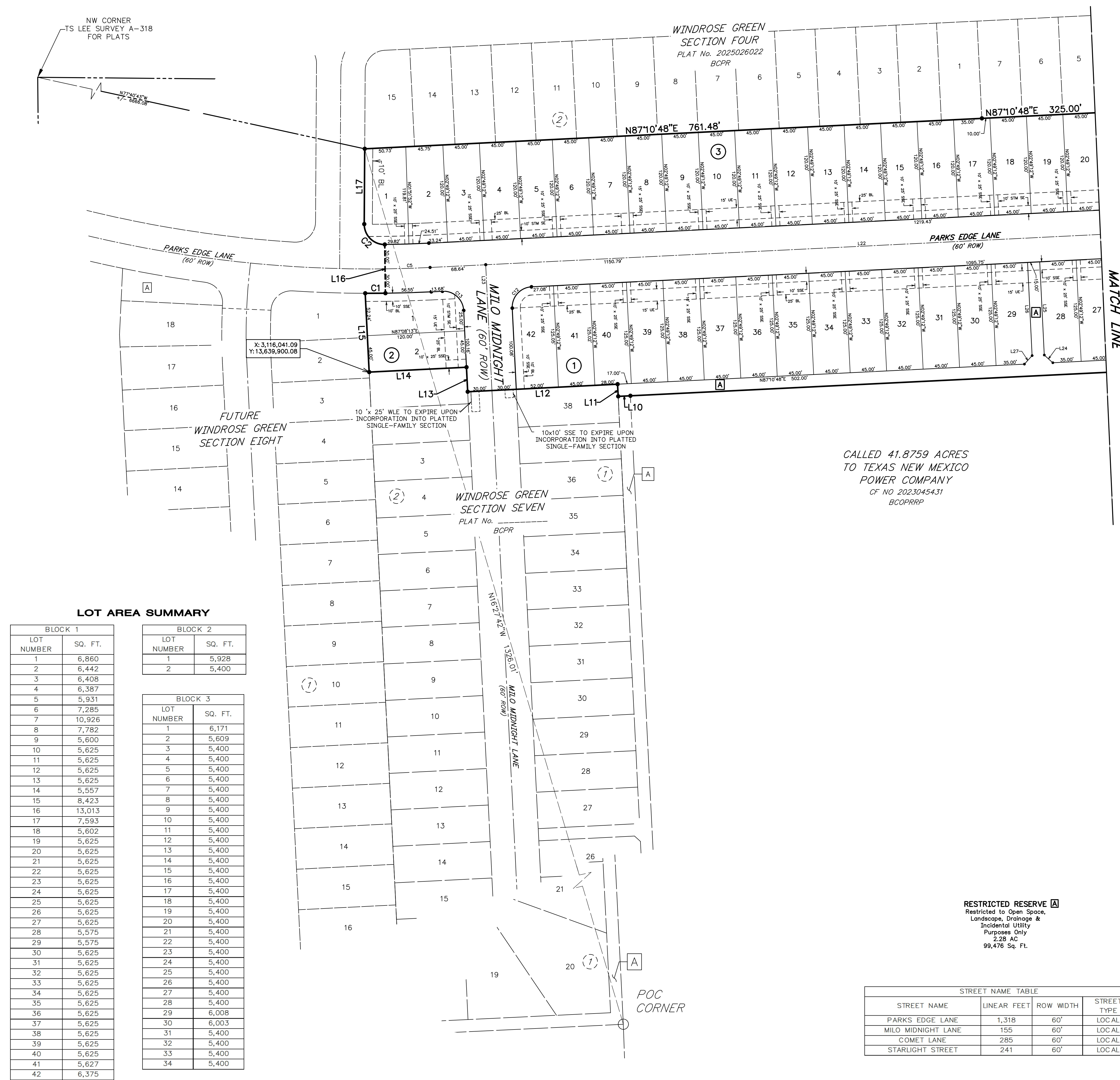
Response: The plat has been updated to reflect the metes and bounds description.

2. Move the City Secretary certificate up on the plat sheet.

Response: City Secretary certificate has been shifted up on the plat sheet.

The applicants submitted a response to all of the above comments and a corrected plat on June 19, 2025, as denoted above. All review comments have now been cleared by Staff and the City Engineer.

Recommendation: The Planning and Zoning Commission should accept the Staff's recommendation and approve the Windrose Green, Section 6, Final Plat, subject to final action and approval of the City Council.



- LEGEND**
- AC "Acres"
 - BL "Building Line"
 - BDR "Brazoria County Deed Records"
 - C.F. "County Clerk's File"
 - DE "Drainage Easement"
 - Eam "Easement"
 - FC "Film Code"
 - FND "Found"
 - OCCBCT "Official County Clerk, Brazoria County, Texas"
 - OPROBC "Official Public Records of Brazoria County"
 - No "Number"
 - POB "Point of Beginning"
 - POC "Point of Commencement"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - STM SE "Storm Sewer Easement"
 - Temp "Temporary"
 - UE "Utility Easement"
 - VOL "Volume and Page"
 - WLE "Waterline Easement"
 - ⊙ "Block Number"
 - "Set 3/4-inch Iron Rod With Cap Stamped "Quiddity Eng" as Per Certification"
 - └ "Street Name Break"

- GENERAL NOTES**
- A one-foot reserve has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicant, his heirs, assigns or successors.
 - All building lines along street rights-of-way are as shown on the plat.
 - The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor 0.999870017.
 - Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - There are pipelines or pipeline easements within the platted area shown hereon.
 - 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 (NAVD88), GEOID 12B, based on Allterra's RTK Network, Stations Hags_1012 and HC0G_14012.
 - According to the National Flood Insurance Program Flood Insurance Rate Map for Brazoria County, Texas, Map Number 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 flood plain.
 - All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the MUD.
 - Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
 - This subdivision shall be serviced by the following providers: Rancho Isabella MUD, Texas New Mexico Power, And Centric Gas & Fiber.
 - 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 withholding of utilities and building 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 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.
 - 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 may rely on the adequacy of the work of the Engineer and/or surveyor of record.
 - Incidental Utilities are including but not limited to the underground utility services.
 - All reserves shall be owned and maintained by the MUD or the Home Owner's Association.
 - BENCHMARK**
All elevations are referenced to the North American Vertical Datum of 1988 (NAVD88), GEOID 12B Based on Allterra's RTK Network, Stations Hags_1012 and HC0G_14012.
BM-3: "X" Out 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
 - Utility easement to be dedicated by this plat and expire upon incorporation into platted single-family section.
 - 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.

FINAL PLAT


WINDROSE GREEN

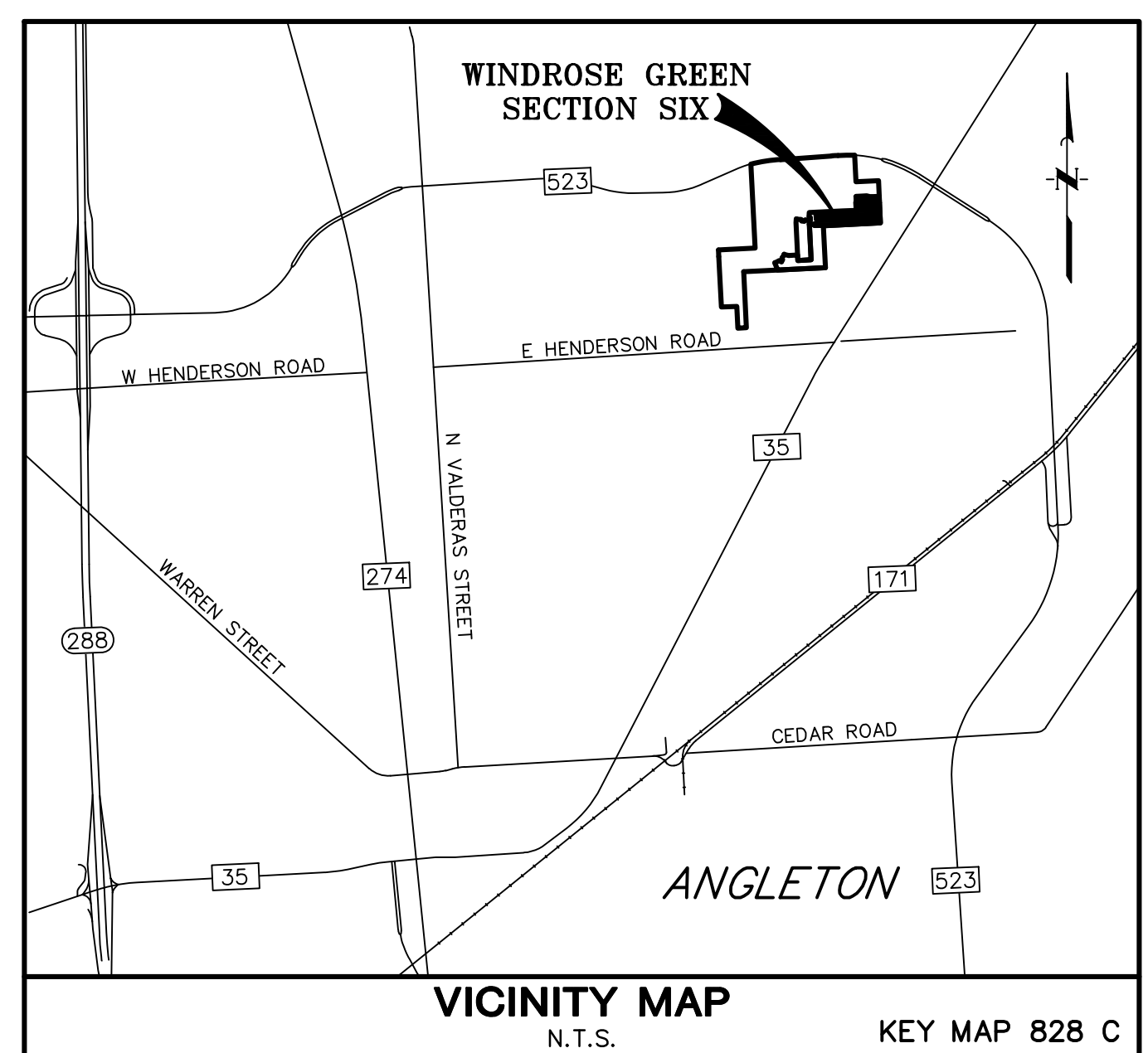
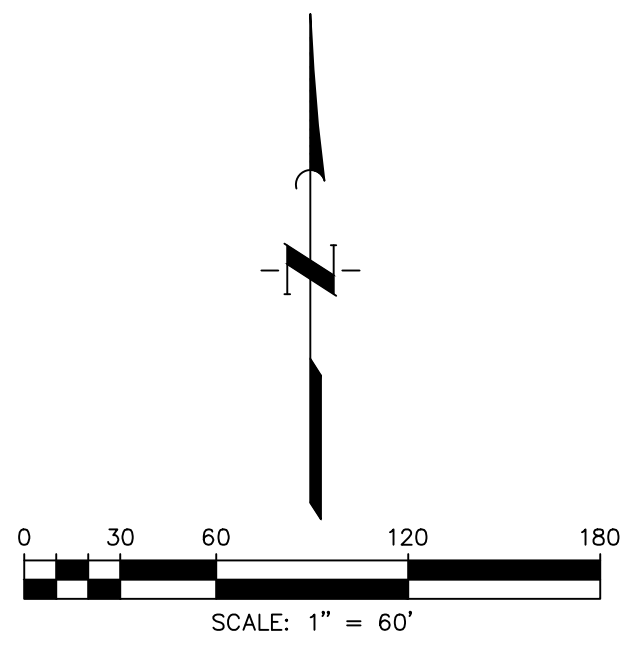
SECTION SIX

A SUBDIVISION OF 15.658 ACRES OF LAND
OUT OF THE
T.S. LEE SURVEY, A-318
BRAZORIA COUNTY, TEXAS

78 LOTS 1 RESERVE 3 BLOCKS
JUNE 2025

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-22790 & 10049100
6330 West Loop South, Suite 150 • Houston, TX 77056 • 713.777.5337



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N02°49'12"W	60.00'
L2	N87°10'48"E	10.68'
L3	N02°47'06"W	144.00'
L4	N88°09'40"E	21.18'
L5	N88°09'40"E	121.40'
L6	N87°08'01"E	103.62'
L7	S75°34'46"E	72.67'
L8	S88°19'15"E	89.99'
L9	N87°09'42"E	129.46'
L10	S87°10'48"W	15.00'
L11	N02°51'47"W	15.00'
L12	S87°08'13"W	185.00'
L13	N02°51'47"W	30.16'
L14	S87°08'13"W	120.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L16	N02°51'47"W	97.24'
L15	N00°42'08"W	60.00'
L17	N00°20'29"E	92.78'
L18	S87°10'48"W	206.13'
L19	S33°43'14"W	17.19'
L20	S02°50'18"E	190.00'
L21	N47°49'45"W	4.41'
L22	S87°10'48"W	1219.43'
L23	S02°51'47"E	155.12'
L24	N47°49'12"W	14.14'
L25	N02°49'12"W	115.00'
L26	N02°49'12"W	115.00'
L27	S42°10'48"W	14.14'
L28	S87°10'48"W	231.16'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1530.00'	0°55'47"	24.83'	N89°45'45"E	24.83'	12.41'
C2	25.00'	91°02'37"	39.73'	N45°10'49"W	35.68'	25.46'
C3	55.00'	89°58'54"	86.38'	N47°49'45"W	77.77'	54.98'
C4	55.00'	90°01'06"	86.41'	N42°10'15"E	77.79'	55.02'
C5	1500.00'	2°07'04"	55.44'	N88°14'20"E	55.44'	27.72'
C6	25.00'	46°06'20"	20.12'	N64°07'39"E	19.58'	10.64'
C7	50.00'	165°56'41"	144.81'	N55°53'11"W	99.25'	405.60'
C8	25.00'	40°40'36"	17.75'	S06°40'52"W	17.38'	9.27'
C9	25.00'	30°38'37"	13.37'	S31°21'10"E	13.21'	6.85'
C10	50.00'	141°23'28"	123.39'	N42°10'15"E	94.38'	142.74'
C11	25.00'	30°38'37"	13.37'	N82°27'19"W	13.21'	6.85'
C12	25.00'	90°02'35"	39.29'	S42°09'31"W	35.37'	25.02'
C13	25.00'	89°57'25"	39.25'	N47°50'29"W	35.34'	24.98'

FINAL PLAT
WINDROSE GREEN
SECTION SIX

**A SUBDIVISION OF 15.658 ACRES OF LAND
OUT OF THE
T.S. LEE SURVEY, A-318
BRAZORIA COUNTY, TEXAS**

78 LOTS 1 RESERVE 3 BLOCKS
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 Quiddity Engineering, LLC
 Texas Board of Professional Engineers and Land Surveyors
 Registration No. F-23290 & 10046100
 6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.737.7777

SHEET 2 OF 3

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 Six, 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 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, 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

Name and Title

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____, 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 _____ day of _____, 20____.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

ANGLETON DRAINAGE DISTRICT

Angleton Drainage District accepted this ___ day of _____, 20____, the Board of Supervisors of the Angleton Drainage District does not warrant, represent, or guarantee:

1. That the facilitates outside of the boundaries of the subdivision plat are available to receive runoff from the facilities described in this play.
2. That the drainage facilities described in this plat are adequate fro 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 §

KNOW ALL MEN BY THESE PRESENTS:

That I, Courtney B. Just, 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.

Courtney B. Just, P.E.
Professional Engineer
No. 152415

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 15.658 acre (682,062 square feet) tract of land out of the T.S. Lee Survey 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 15.658 acre (682,062 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 "Castello" found at the most easterly southeast corner of said 154.6 acres, common with the southwest corner of a called 22.1088 acre tract described in the deed to 1269 Dayton, LLC and recorded under Clerk's File No. 2022049373 of the Brazoria County Official Public Records of Real Property

THENCE, South 87 Degrees 10 Minutes 48 Seconds West, with the southerly line of said 154.6 acres, a distance of 1320.20 feet;

THENCE over and across said 154.6 acres the following 22 calls:

- 1.South 87 Degrees 10 Minutes 48 Seconds West, a distance of 15.00 feet;
- 2.North 02 Degrees 51 Minutes 47 Seconds West, a distance of 15.00 feet;
- 3.South 87 Degrees 08 Minutes 13 Seconds West, a distance of 185.00 feet;
- 4.North 02 Degrees 51 Minutes 47 Seconds West, a distance of 30.16 feet;
- 5.South 87 Degrees 08 Minutes 13 Seconds West, a distance of 120.00 feet;
- 6.North 02 Degrees 51 Minutes 47 Seconds West, a distance of 97.24 feet to the beginning of a curve to the left;
- 7.with said curve turning to the left, having a radius of 1530.00 feet, a chord bearing of North 89 Degrees 45 Minutes 45 Seconds East, a chord length of 24.83 feet and an arc length of 24.83 feet;
- 8.North 00 Degrees 42 Minutes 08 Seconds West, a distance of 60.00 feet to the beginning of a curve to the right;
- 9.with said curve turning to the right, having a radius of 25.00 feet, a chord bearing of North 45 Degrees 10 Minutes 49 Seconds West, a chord length of 35.68 feet and an arc length of 39.73 feet;
- 10.North 00 Degrees 20 Minutes 29 Seconds East, a distance of 92.78 feet;
11. North 87 Degrees 10 Minutes 48 Seconds East, a distance of 761.48 feet;
12. North 87 Degrees 10 Minutes 48 Seconds East, a distance of 325.00 feet;
- 13.North 02 Degrees 49 Minutes 12 Seconds West, a distance of 120.00 feet;
- 14.North 02 Degrees 49 Minutes 12 Seconds West, a distance of 60.00 feet;
- 15.North 87 Degrees 10 Minutes 48 Seconds East, a distance of 10.68 feet;
- 16.North 02 Degrees 47 Minutes 06 Seconds West, a distance of 144.00 feet;
- 17.North 87 Degrees 10 Minutes 48 Seconds East, a distance of 21.18 feet;
- 18.North 88 Degrees 09 Minutes 40 Seconds East, a distance of 121.40 feet;
- 19.North 87 Degrees 08 Minutes 01 Seconds East, a distance of 103.62 feet;
- 20.South 75 Degrees 34 Minutes 46 Seconds East, a distance of 72.67 feet;
- 21.South 88 Degrees 19 Minutes 15 Seconds East, a distance of 89.99 feet;
- 22.North 87 Degrees 09 Minutes 42 Seconds East, a distance of 129.46 feet to a point in the westerly line of said 22.1088 acres, common with the easterly line of said 154.6 acres;

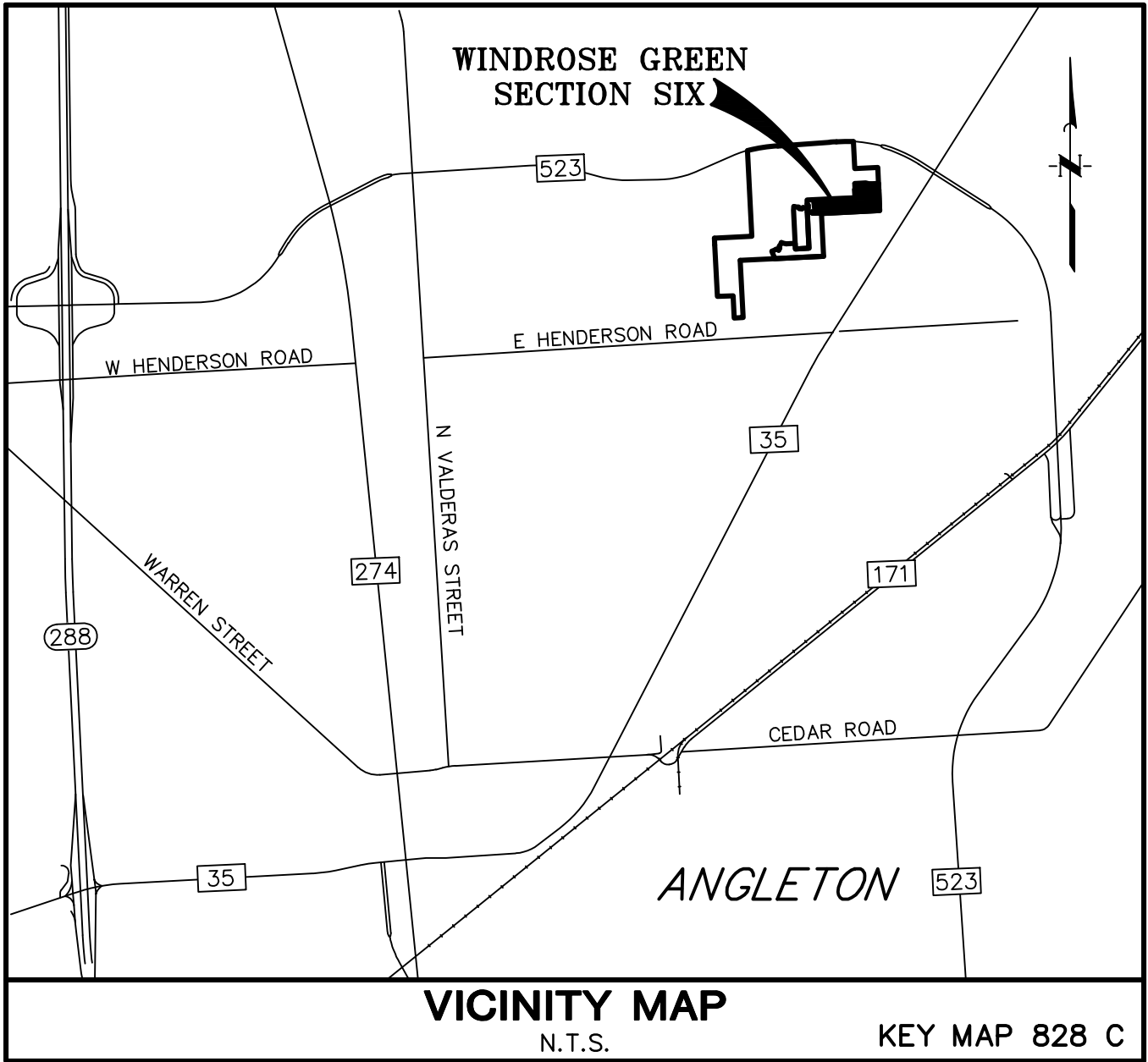
THENCE, South 02 Degrees 50 Minutes 18 Seconds East, with said common line, a distance of 613.45 feet to the POINT OF BEGINNING, CONTAINING 15.658 acres (682,062 square feet) of land in Brazoria County, Texas;

STATE OF TEXAS §
COUNTY OF HARRIS §

KNOW ALL MEN BY THESE PRESENTS:

That I, Jeremy 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.

Jeremy A. Chandler
Registered Professional Land Surveyor
No. 5755



APPROVED this ___ day of _____, 20____, by the Planning and Zoning Commission, City of Angleton, Texas.

Chairman, Planning and Zoning Commission

APPROVED this ___ day of _____, 20____, by the City Council, City of Angleton, Texas.

Mayor

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ___ day of _____, 20____, by

_____,City Secretary, City of Angleton, on behalf of the City.


Notary Public
State of Texas

FINAL PLAT WINDROSE GREEN SECTION SIX

A SUBDIVISION OF 15.658 ACRES OF LAND
OUT OF THE
T.S. LEE SURVEY, A-318
BRAZORIA COUNTY, TEXAS

78 LOTS 1 RESERVE 3 BLOCKS
JUNE 2025

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-22780 & 10494100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

June 19, 2025

Otis Springs
Development | City of Angleton
121 S. Velasco
Angleton, Texas

Re: On-Going Services
Windrose Green Section 6 Final Plat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10420700

Dear Mr. Springs:

In response to HDR's review, we have provided the following corrections and responses to the comments.

Sheet 1 of 3

1. *Provide notation of how this subdivision is serviced by detention (e.g. detention is provided in Windrose Green Section XX)*

Response: A note has been added to the face of the plat stating detention is located in Windrose Green Section 1.

2. *Show complete information where noted such are recording information.*

Response: The recording information for Windrose Green Section 4 and 5 have been added, section 7 is in final review and section 8 will be submitted as a final at a later date.

3. *Recommend noting this course as the page splits for the next course partially shown.*

Response: An additional label was added on sheet 1 for this segment.

4. *Label Block for lots 1-20 shown.*

Response: Block label has been added along lots 1-20.

5. *Recommend creating a leader for line L10*

Response: The call for L10 has been pulled out with a leader.

Sheet 2 of 3

1. *Label Point of Beginning on the plat.*

Response: Point of Beginning has been added to the graphic sheet.

2. *Complete information shown for filing number.*

Response: Recording information for Windrose Green Section 5 has been added.

3. *Remove text shown above metes and bounds.*

Response: Metes and bounds are not on this page, checked sheet 3 and no text shown about metes and bounds.

4. *Complete information shown for filing number 2022049373 per metes and bounds*

Response: Information has been added for the filing number on the adjacent tract.

Sheet 3 of 3

1. These two courses are shown for line L1 of the line table (distance of 180 ft.)

Response: The plat has been updated to reflect the metes and bounds description.

2. *Move City Secretary certificate up on the plat sheet.*

Response: City Secretary certificate has been shifted up on the plat sheet.

Sincerely,



Chantelle Jamnik
Planner II

ANGLETON DRAINAGE DISTRICT



A Political Subdivision of the State of Texas
P.O. Box 2469, Angleton, Texas 77516-2469
Phone: (979) 849-2414 Fax: (979) 848-8160

January 15, 2025

Quiddity Engineering
Attn: Ashlynn Ramelow, Design Engineer
601 Northwest Loop 410, Suite 453
San Antonio, Texas 78216

Re: Grading, Drainage and Detention Plan for Windrose Green Section 6.

Dear Ms. Ramelow:

During the regular public meeting of the Angleton Drainage District held January 14, 2024, the Angleton Drainage Board of Supervisors unanimously approved the grading, drainage and detention plan of Windrose Green Subdivision, Section 6 as presented.

As presented, Section 6 is in the easterly portion of the Windrose Green Development. Section 6 contains (78) seventy-eight 45-foot wide residential lots. The storm sewer system outfalls into the previously constructed storm sewer manholes at two locations on the west side of this Section. The detention is provided by the excavated detention pond system which was approved as part of the master plan hydrology and hydraulic analysis. The interior lots are graded with high elevation at the rear of each lot and are sloped to drain to the streets. The lots along the east side drain from their high points at the rear to the streets and from the high point down to the open field where there are an 80-foot pipeline easement and a 150-foot HL&P easement. The lots along the south side drain to rear swales which flow to a type "A" inlet which outfalls into the street storm sewer system.

If any structures are added to this site in the future, or revisions to the grading, drainage and detention plan are made, a subsequent review by the Angleton Drainage District will be required to ensure there are no adverse impacts to adjacent landowners.

Approval of this grading, drainage and detention plan in no way represents that Windrose Green Subdivision, Angleton has complied with any federal, state, county or other law, statute, procedure or requirement of any type beyond the approval of the grading, drainage and detention plan approved, with the stipulations listed in this letter, if any, by the District.

Sincerely,

A handwritten signature in black ink, appearing to read 'David B. Spoor', is written over the printed name.

David B. Spoor, Chairman
Angleton Drainage District Board of Supervisors

Matt Hanks, P.E.
COUNTY ENGINEER

Karen McKinnon, P.E.,
ASST. COUNTY ENGINEER

(979) 864-1265
Office



BRAZORIA COUNTY ENGINEERING

451 N VELASCO, SUITE 230
ANGLETON, TEXAS 77515
www.brazoriacountytx.gov

Wael Tabara, P.E., CFM
ASST. COUNTY ENGINEER

Barbara X. Martinez, P.E.,
STAFF ENGINEER

(979) 864-1270
Fax

Item 4.

April 3, 2025

Ashlynn Ramelow
Quiddity
Via Email: aramelow@quiddity.com

RE: Construction Plan Review: Windrose Section 6 :Angleton, TX 5515

Dear Ashlynn Ramelow:

Brazoria County has completed the review of the above referenced revised plans as provided on March 25, 2025. The County has no objections.

This Letter of No Objection is for Construction Plan approval only. It is the applicant's responsibility to apply for all other proper permits required by Brazoria County. These permits must remain posted onsite during the construction for this project.

If construction has not begun one year from issue date, this approval is null and void.

Best Regards,

Megan Cook



March 17, 2025

Mr. Otis Spriggs
Director of Development Services
City of Angleton
121 S. Velasco
Angleton, TX 77515

Re: On-Going Services
Windrose Green Section 6 Subdivision Improvement Plans – 2nd Submittal Review
Angleton, Texas
HDR Job No. 10420700

Dear Mr. Spriggs:

HDR Engineering, Inc. (HDR) has reviewed the plans for the above referenced subdivision and offers the following comments:

General

1. A final plat is included in the construction planset; however, this is being provided for information purposes only. At the time of completion of the subdivision improvements or fiscal responsibility as noted in the Angleton LDC, a final plat shall be submitted for review and approval.
2. It is noted that the remaining sections of the proposed subdivision are subject to meeting requirements found in the Development and Utility Agreements with the City of Angleton such as utility capacity. Coordination shall be made for compliance with these requirements prior acceptance of the subdivision improvements.
3. Approval from referral agencies such as Brazoria County Engineering and Angleton Drainage District (A.D.D.) shall be provided prior to commencing construction.
4. A preconstruction meeting will be required for the proposed improvements.
5. All applicable permits shall be coordinated by the Contractor prior to commencement of construction.
6. Any revisions to the approved plansets shall be submitted to the City of Angleton for review and approval prior to the revisions being constructed.

Sheet 16 of 29 – Milo Midnight Lane – STA 0+00.00 to 3+55.12

1. Confirmation shall be made Angleton PW on dual service lines/dual meters using a "U-branch". The revised drawings show a proposed tee; however, a "U-branch" fitting has been used in previous construction.

HDR Engineering, Inc. (HDR) offers no objection to the proposed Windrose Green Section 6 Subdivision Improvement Plans with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data are signed, dated, and sealed by a Professional Engineer licensed to practice in the State of Texas, which therefore conveys the engineer's responsibility and accountability.

If you have any questions, please feel free to contact us at our office (713)-622-9264.

Sincerely,

HDR Engineering, Inc.



Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10420700)

Attachments

CITY OF ANGLETON
971-843-4364

REF#: 02384854 6/12/2025 3:45 PM
OPER: 33 TERM: 107
REF#: 0510183 QUIDDITY



Item 4.
PAID
Memo ☐ CASH ☒ CHECK ☐ CREDIT
6/17/25
\$1268.00

FOR PLAT REVIEW/APPROVAL

TRN: 300.1190 ZONING VAR/PLATTING
ZONING/VARIANCE/PLA 1,268.00CR

TENDERED: 1,268.00 CHECK
APPLIED: 1,268.00-

CHANGE: 0.00

MINOR ☐
AMENDING/REPLAT ☐

PRELIMINARY
RESIDENTIAL ☐
COMMERCIAL ☐

FINAL
RESIDENTIAL ☒
COMMERCIAL ☐

Address of property: WINDROSE GREEN SEC 6 (SOUTH OF 523 IN THE WINDROSE SUBDIVISION AT THE CORNER OF PARKS EDGE LANE AND MILO MIDNIGHT LANE)

Name of Applicant: MAYRA HERNANDEZ Phone: _____

Name of Company: QUIDDITY ENGINEERING Phone: _____

E-mail: _____

Name of Owner of Property: EMPTOR ANGLETON, LLC

Address: 4444 WESTHEIMER ROAD, SUITE G325

Phone: _____ E-mail: _____

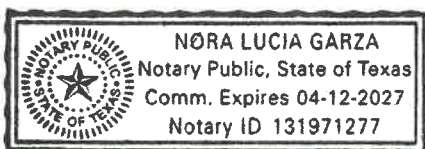
I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements contained herein and attached hereto are true and correct to the best of my knowledge and belief.

Signature of Owner or Agent for Owner (Applicant) Mydalyo - Marco Galgo

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 19th day of May, 2025.

(SEAL)



Nora Lucia Garza
Notary Public for the State of Texas
Commission Expires: 04-12-2027



AGENDA ITEM SUMMARY FORM

MEETING DATE: June 30, 2025

PREPARED BY: Otis T. Spriggs, AICP, Development Services Director

AGENDA CONTENT: Discussion and possible action on the Windrose Green Section 7 Final Plat, located off Parks Edge Lane and Milo Midnight Lane.

AGENDA ITEM SECTION: Regular Agenda Item.

BUDGETED AMOUNT: None

FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

This is a request from the owner/developer of the Windrose Green, Section 7, Final Plat, consisting of 62 lots, 2 reserves, and 3 Blocks on 13.41 acres of land. The Windrose Green Subdivision lies within the City's ETJ and is subject to a Strategic Partnership Agreement and Development Agreement.



PLANNING STAFF & ENGINEERING REVIEW:

The City Engineer has reviewed the submitted plat and offers the following comments:

Sheet 1 of 3

1. *Provide notation of how this subdivision is serviced by detention (e.g. detention is provided in Windrose Green Section XX)*

Response: A note has been added to the face of the plat stating detention is located in Windrose Green Section 1.

2. *Label Point of Beginning*

Response: Point of beginning has been added to the plat.

3. *Courses shown do not match the metes and bounds where noted.*

Response: See updated Metes and Bounds on sheet 3.

Sheet 2 of 3

1. *Recommend placing this information on Sheet 1 to consolidate to 2 sheets.*

Response: We kept them on sheet 2 per our standards.

2. *Recommend consolidating this information with Sheet 3, to provide 2 sheets total.*

Response: We kept them on sheet 2 per our standards.

3. *These two courses are shown for line L12 of the line table (distance of 305 ft.)*

The applicants submitted a response to all of the above comments and a corrected plat on June 19, 2025, as denoted above. All review comments have now been cleared by Staff and the City Engineer.

Recommendation: The Planning and Zoning Commission should accept the Staff's recommendation and approve the Windrose Green, Section 7, Final Plat, subject to final action and approval of the City Council.

June 19, 2025

Otis Springs
Development | City of Angleton
121 S. Velasco
Angleton, Texas

Re: On-Going Services
Windrose Green Section 7 Final Plat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10420700

Dear Mr. Springs:

In response to HDR's review, we have provided the following corrections and responses to the comments.

Sheet 1 of 3

1. *Provide notation of how this subdivision is serviced by detention (e.g. detention is provided in Windrose Green Section XX)*

Response: A note has been added to the face of the plat stating detention is located in Windrose Green Section 1.

2. *Label Point of Beginning*

Response: Point of beginning has been added to the plat.

3. *Courses shown do no match mete and bounds where noted.*

Response: See updated Metes and Bounds on sheet 3.

Sheet 2 of 3

1. *Recommend placing this information on Sheet 1 to consolidate to 2 sheets.*

Response: We kept them on sheet 2 per our standards.

2. *Recommend consolidating this information with Sheet 3, to provide 2 sheets total.*

Response: We kept them on sheet 2 per our standards.

3. *These two courses are shown for line L12 of the line table (distance of 305 .ft)*



QUIDDITY

2322 W Grand Parkway North, Suite
150
Katy, Texas 77449
Tel: 832.913.4000
www.quiddity.com

Item 5.

Response: See updated Metes and Bounds on sheet 3.

4. *This course does not match the plat drawing. Two courses are shown with different bearings and distances for this last course described.*

Response: See updated Metes and Bounds on sheet 3.

5. *Information boxed does not match values found in the line and curve tables.*

Response: See updated Metes and Bounds on sheet 3.

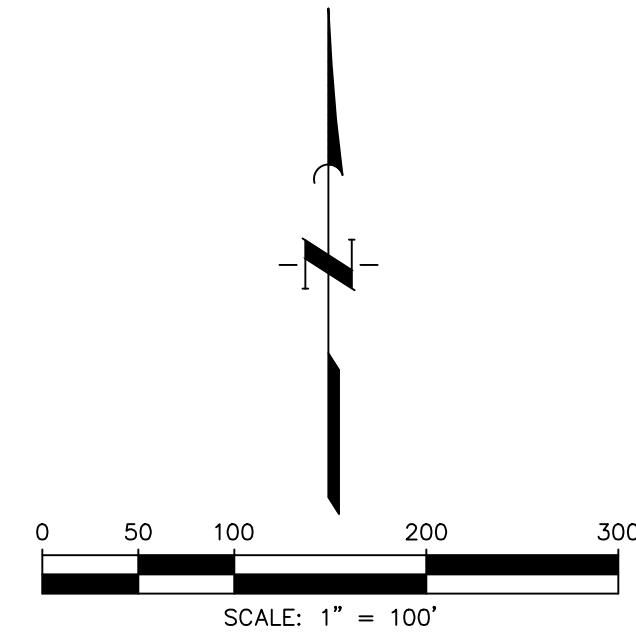
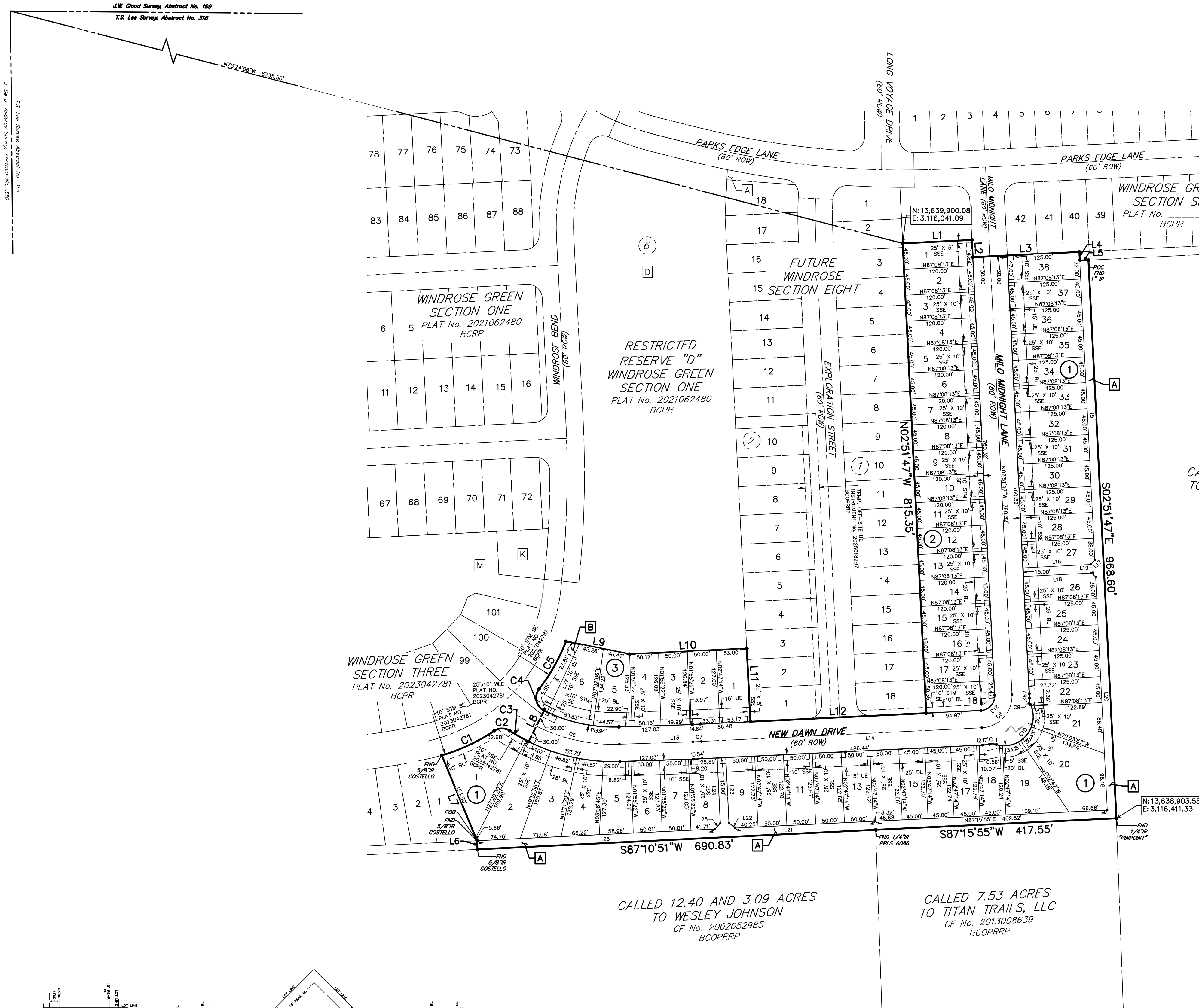
Sincerely,

Rose Villarreal
Senior Platting Tech

RESTRICTED RESERVE [A]
Restricted to Open Space,
Landscape and Drainage,
Purposes Only
0.80 AC
34,636 Sq. Ft.

RESTRICTED RESERVE [B]
Restricted to Open Space,
Landscape, and Drainage
Purposes Only
0.07 AC
3,115 Sq. Ft.

STREET NAME TABLE			
STREET NAME	LINEAR FEET	WIDTH	STREET TYPE
MILO MIDNIGHT LANE	802'	60'	LOCAL
NEW DAWN DRIVE	968'	60'	LOCAL



LEGEND

AC "Acres"
BL "Building Line"
BCOPRRP "Brazoria County Official Public Records of Real Property"
BCPR "Brazoria County Plat Records"
CF "County Clerk's File"
DE "Drainage Easement"
ESMT "Easement"
FC "Film Code"
FND "Found"
IR "Iron Rod"
No "Number"
POB "Point of Beginning"
POC "Point of Commencement"
ROW "Right-of-Way"
SSE "Sanitary Sewer Easement"
Sq. Ft. "Square Feet"
STM SE "Storm Sewer Easement"
UE "Utility Easement"
VOL "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"
— "Street Name Break"

GENERAL NOTES

- One-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of street where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
- All building lines along street rights-of-way are as shown on the plat.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor 0.99996887295326.
- There are no pipelines or pipeline easements within the platted area shown hereon.
- 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 (NAVD88), GEOID 12B, based on Altterra's RTK Network, Stations HAGS_1012 and HC06_14012.
- 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.
- Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
- This subdivision shall be serviced by the following providers: Rancho Isabella MUD, TNMP, Texas New Mexico Power, and Centric Gas & Fiber.
- 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 withholding of utilities and building 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 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.
- 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.
- Reserve A and Reserve B shall be owned and maintained by the Home Owners Association or MUD.
- Incidental Utilities are including but not limited to the underground utility services.
- BENCHMARK**
All elevation are referenced to the North American Vertical Datum of 1988 (NAVD88). GEOID 12B Based on Altterra's RTK Network, Stations Hags_1012 and HC06_14012. TBM-3: "X" Cut on 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
- 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.

FINAL PLAT WINDROSE GREEN SECTION SEVEN

A SUBDIVISION OF 12.057 ACRES OF LAND
OUT OF THE
T.S. LEE SURVEY, A-318
BRAZORIA COUNTY, TEXAS

62 LOTS 2 RESERVES 3 BLOCKS
JUNE 2025

OWNER
EMPTOR ANGLETON, LLC
A TEXAS LIMITED LIABILITY COMPANY
4444 Westheimer Road, Suite G325
HOUSTON, TX 77063
281.571.7007

ENGINEER/PLANNER/SURVEYOR:

QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23790 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77021 • 713.777.5337

SHEET 1 OF 3

BLOCK SUMMARY TABLE

LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.
BLOCK 1		BLOCK 2		BLOCK 3	
LOT 1	13,160	LOT 1	6,400	LOT 1	6,741
LOT 2	10,451	LOT 2	6,400	LOT 2	6,470
LOT 3	8,489	LOT 3	6,400	LOT 3	6,322
LOT 4	7,984	LOT 4	6,400	LOT 4	6,305
LOT 5	6,691	LOT 5	6,400	LOT 5	7,252
LOT 6	6,212	LOT 6	6,400	LOT 6	8,536
LOT 7	6,171	LOT 7	6,400		
LOT 8	6,161	LOT 8	6,400		
LOT 9	6,089	LOT 9	6,400		
LOT 10	6,135	LOT 10	6,400		
LOT 11	6,134	LOT 11	6,400		
LOT 12	6,132	LOT 12	6,400		
LOT 13	6,131	LOT 13	6,400		
LOT 14	6,131	LOT 14	6,400		
LOT 15	6,620	LOT 15	6,400		
LOT 16	6,622	LOT 16	6,400		
LOT 17	5,524	LOT 17	6,400		
LOT 18	5,521	LOT 18	6,916		
LOT 19	8,804				
LOT 20	13,198				
LOT 21	7,633				
LOT 22	6,622				
LOT 23	6,625				
LOT 24	6,625				
LOT 25	6,625				
LOT 26	6,625				
LOT 27	6,625				
LOT 28	6,625				
LOT 29	6,625				
LOT 30	6,625				
LOT 31	5,625				
LOT 32	5,675				
LOT 33	5,675				
LOT 34	6,625				
LOT 35	6,625				
LOT 36	6,625				
LOT 37	6,625				
LOT 38	5,675				

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°08'13"E	120.00'
L2	S02°51'47"E	30.16'
L3	N87°08'13"E	185.00'
L4	S02°51'47"E	15.00'
L5	N87°10'48"E	15.00'
L6	N02°47'14"W	15.00'
L7	N22°25'04"W	160.17'
L8	N26°29'59"E	60.00'
L9	S78°33'50"E	112.54'
L10	N87°12'46"E	203.17'
L11	S02°51'47"E	127.00'
L12	N87°12'46"E	305.00'
L13	N88°04'38"E	127.03'
L14	S87°12'46"W	486.44'

LINE TABLE		
LINE	BEARING	DISTANCE
L15	S02°51'47"E	520.00'
L16	N87°08'13"E	118.00'
L17	N42°08'13"E	9.90'
L18	N87°08'13"E	118.00'
L19	S47°51'47"E	9.90'
L20	S02°51'47"E	404.58'
L21	S87°10'51"W	243.57'
L22	N47°47'14"W	13.79'
L23	N02°47'14"W	113.00'
L24	N02°47'14"W	113.00'
L25	S42°12'46"W	13.82'
L26	S87°10'51"W	413.65'
L27	N25°31'27"E	130.57'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	330.00'	17°23'08"	100.13'	N65°01'15"E	99.75'	50.45'
C2	25.00'	66°41'16"	29.10'	N89°40'19"E	27.48'	16.45'
C3	330.00'	6°30'57"	37.53'	S60°14'32"E	37.51'	18.78'
C4	25.00'	101°11'11"	44.15'	N12°54'25"W	38.63'	30.43'
C5	330.00'	16°29'55"	95.03'	N29°26'13"E	94.70'	47.84'
C6	300.00'	28°25'23"	148.82'	S77°42'41"E	147.30'	75.98'
C7	1000.00'	0°51'53"	15.09'	N87°38'42"E	15.09'	7.55'
C8	55.00'	90°04'33"	86.47'	N42°10'29"E	77.83'	55.07'
C9	25.00'	27°00'44"	11.79'	S11°01'46"E	11.68'	6.00'
C10	50.00'	130°33'37"	113.94'	N40°44'41"E	90.84'	108.61'
C11	25.00'	27°00'44"	11.79'	N87°28'53"W	11.68'	6.00'
C12	25.00'	90°04'33"	39.30'	N42°10'29"E	35.38'	25.03'

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 12.057 acre (525,203 square feet) tract of land out of the T.S. Lee Survey 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. 2022013621 of the Brazoria County Official Public Records of Real Property, said 12.057 acre (525,203 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 "Castello" found at the southeast corner of Restricted Reserve 'A' as shown on the plat of Windrose Green Section 3, recorded under Plat number 2023042781 of the Brazoria County Plat Records and being in the southerly line of said 154.6 acres;

THENCE with the easterly line of said Windrose Green Section 3 the following 8 calls:

1. THENCE, North 02 Degrees 47 Minutes 14 Seconds West, a distance of 15.00 feet to a found 5/8--inch iron rod with cap stamped "Castello";
2. THENCE, North 22 Degrees 25 Minutes 04 Seconds West, a distance of 160.17 feet to a found 5/8--inch iron rod with cap stamped "Castello" at the beginning of a curve to the left;
3. THENCE, with said curve turning to the left, having a radius of 330.00 feet, a chord bearing of North 65 Degrees 01 Minutes 15 Seconds East, a chord length of 99.75 feet and an arc length of 100.13 feet to the beginning of a reverse curve to the right;
4. THENCE, with said reverse curve turning to the right, having a radius of 25.00 feet, a chord bearing of North 89 Degrees 40 Minutes 19 Seconds East, a chord length of 27.48 feet and an arc length of 29.10 feet to the beginning of a reverse curve to the left;
5. THENCE, with said reverse curve turning to the left, having a radius of 330.00 feet, a chord bearing of South 60 Degrees 14 Minutes 32 Seconds East, a chord length of 37.51 feet and an arc length of 37.53 feet;
6. THENCE, North 26 Degrees 29 Minutes 59 Seconds East, a distance of 60.00 feet to the beginning of a curve to the right;
7. THENCE, with said curve turning to the right, having a radius of 25.00 feet, a chord bearing of North 12 Degrees 54 Minutes 25 Seconds West, a chord length of 38.63 feet and an arc length of 44.15 feet to the beginning of a reverse curve to the left;
8. THENCE, with said reverse curve turning to the left, having a radius of 330.00 feet, a chord bearing of North 29 Degrees 26 Minutes 13 Seconds East, a chord length of 94.70 feet and an arc length of 95.03 feet to the southwest 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, South 78 Degrees 33 Minutes 50 Seconds East, with the southerly line of said Restricted Reserve 'D', a distance of 112.54 feet;

THENCE, North 87 Degrees 12 Minutes 46 Seconds East, continuing with said southerly line, a distance of 203.17 feet; to the southeast corner of said Restricted Reserve 'D';

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

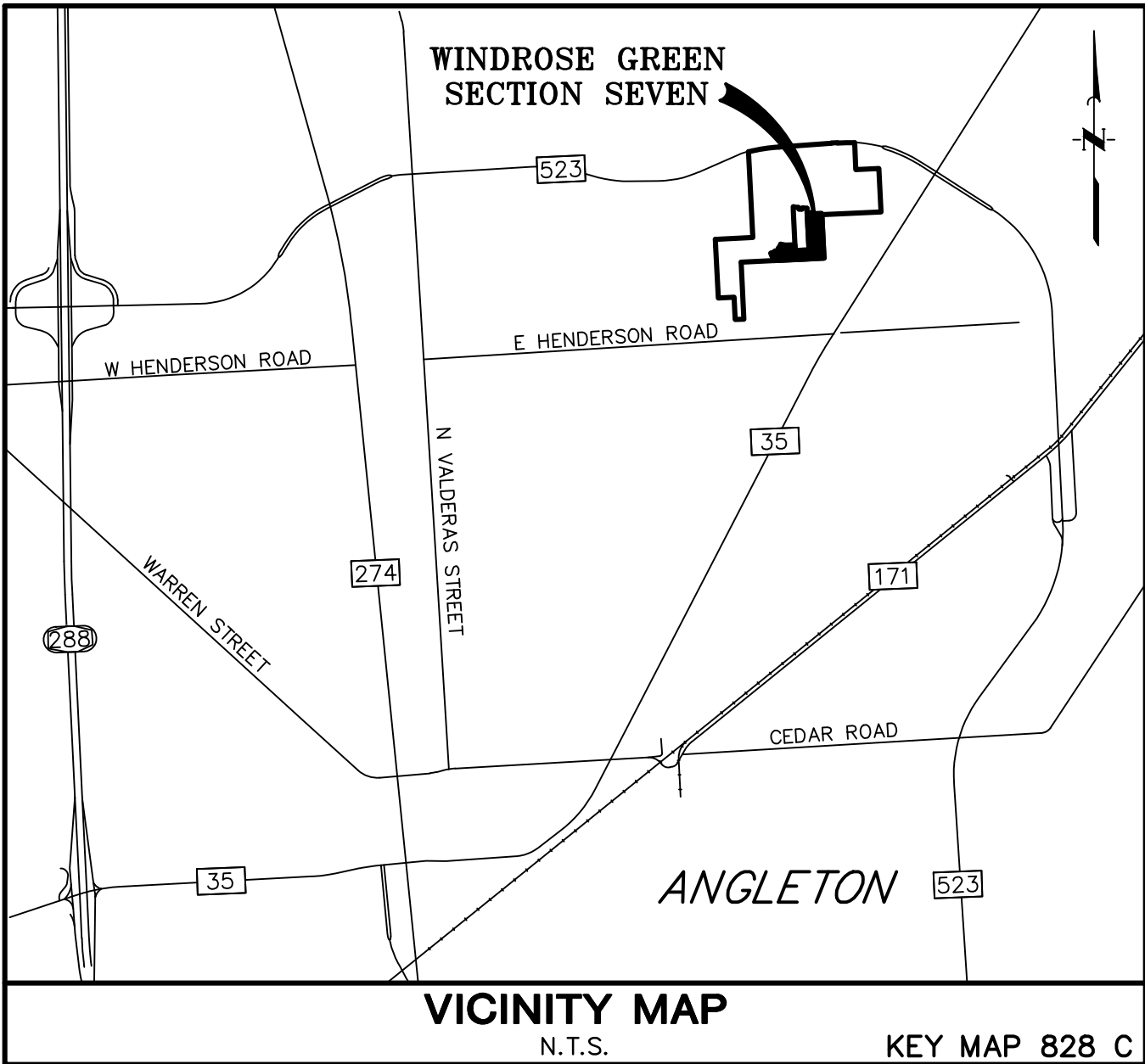
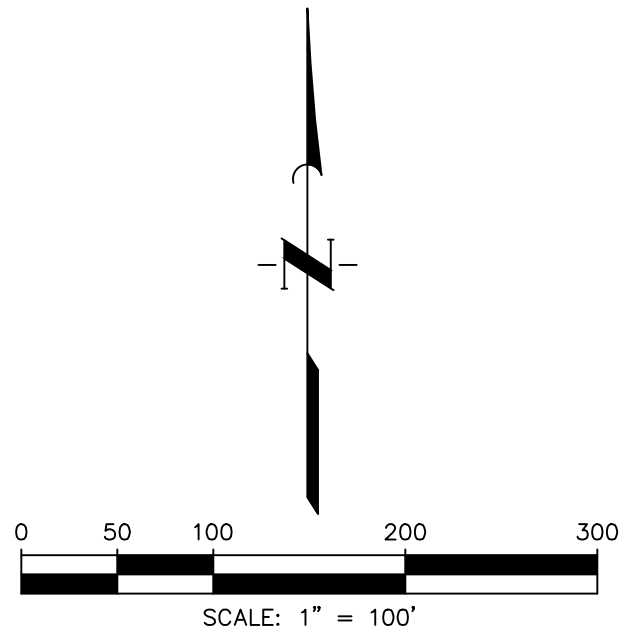
1. THENCE, South 02 Degrees 51 Minutes 47 Seconds East, a distance of 127.00 feet;
2. THENCE, North 87 Degrees 12 Minutes 46 Seconds East, a distance of 305.00 feet;
3. THENCE, North 02 Degrees 51 Minutes 47 Seconds West, a distance of 815.35 feet;
4. THENCE, North 87 Degrees 08 Minutes 13 Seconds East, a distance of 120.00 feet;
5. THENCE, South 02 Degrees 51 Minutes 47 Seconds East, a distance of 30.16 feet;
6. THENCE, North 87 Degrees 08 Minutes 13 Seconds East, a distance of 185.00 feet;
7. THENCE, South 02 Degrees 51 Minutes 47 Seconds East, a distance of 15.00 feet;
8. THENCE, North 87 Degrees 10 Minutes 48 Seconds East, a distance of 15.00 feet to a 1--inch iron pipe found for an interior corner of said 154.6 acres;

THENCE, South 02 Degrees 51 Minutes 47 Seconds East, with an easterly line of said 154.6 acres, a distance of 968.60 feet to a 5/8--inch iron rod with cap stamped "6086" found at an interior corner of said 154.6 acres;

THENCE, South 87 Degrees 15 Minutes 55 Seconds West, with the southerly line of said 154.6 acres, a distance of 417.55 feet to a 5/8--inch iron rod with cap stamped "6086" found at an interior corner of said 154.6 acres;

THENCE, South 87 Degrees 10 Minutes 51 Seconds West, continuing with the southerly line of said 154.6 acres, a distance of 690.83 feet to the POINT OF BEGINNING, CONTAINING 12.057 acres (525,203 square feet) of land in Brazoria County, Texas;

This description describes an area as defined in the field by the client's representative. It does not represent a boundary survey as defined by the Texas Board of Professional Land Surveying and is not to be used to convey or establish interest in real property




FINAL PLAT WINDROSE GREEN SECTION SEVEN

A SUBDIVISION OF 12.057 ACRES OF LAND
OUT OF THE
T.S. LEE SURVEY, A-318
BRAZORIA COUNTY, TEXAS

62 LOTS 2 RESERVES 3 BLOCKS

JUNE 2025

OWNER
EMPTOR ANGLETON, LLC
A TEXAS LIMITED LIABILITY COMPANY
4444 Westheimer Road, Suite G325
HOUSTON, TX 77063
281.571.7007

ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-12790 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

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 Seven, 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 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, 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, LLC
Its: Manager

Signature

Name and Title

STATE OF TEXAS §
COUNTY OF §

Before me, the undersigned, personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she 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 ____ day of _____.

Notary Public
State of Texas

STATE OF TEXAS §
COUNTY OF §

KNOW ALL MEN BY THESE PRESENTS:

That I, Courtney B. Just, 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.

Courtney B. Just, P.E.
Professional Engineer
No. 152415

ANGLETON DRAINAGE DISTRICT

Angleton Drainage District accepted this ____ day of _____, 20____, the Board of Supervisors of the Angleton Drainage District does not warrant, represent, or guarantee:

1. That the facilitates outside of the boundaries of the subdivision plat are available to receive runoff from the facilities described in this play.
2. That the drainage facilities described in this plat are adequate fro 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.

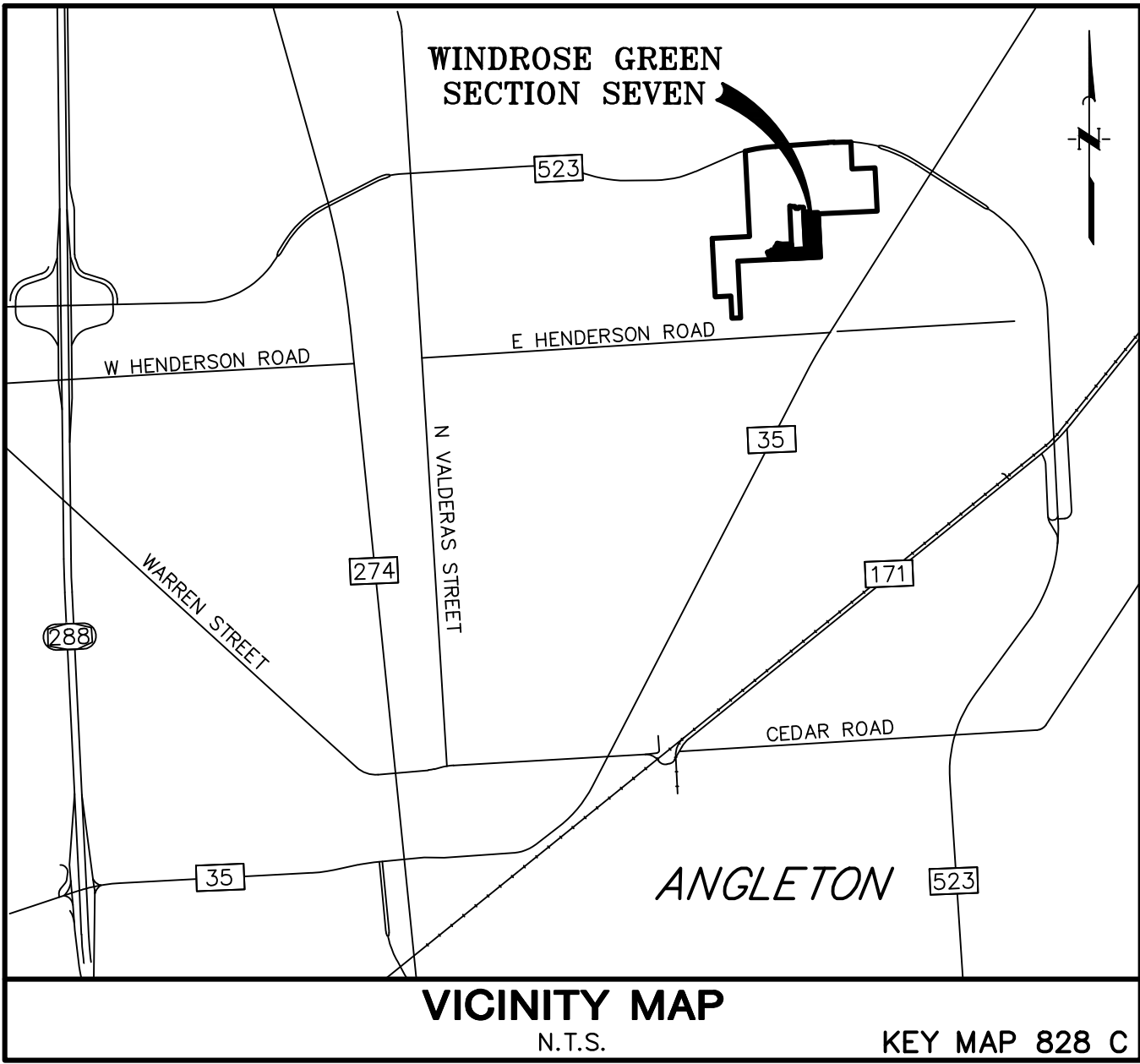
The District's review is based solely on the documentation submitted for review, and on the reliance of the report submitted by the Texas Registered Professional Engineer.

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



APPROVED this ____ day of _____, 20____, by the Planning and Zoning Commission, City of Angleton, Texas.

Chairman, Planning and Zoning Commission

APPROVED this ____ day of _____, 20____, by the City Council, City of Angleton, Texas.

Mayor

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ____ day of _____, 20____, by

_____,City Secretary, City of Angleton, on behalf of the City.

Notary Public
State of Texas

FINAL PLAT
WINDROSE GREEN
SECTION SEVEN
A SUBDIVISION OF 12.057 ACRES OF LAND
OUT OF THE
T.S. LEE SURVEY, A-318
BRAZORIA COUNTY, TEXAS
62 LOTS 2 RESERVES 3 BLOCKS
JUNE 2025

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Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-22790 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

ION FOR PLAT REVIEW/APPROVAL

APPLICATION

ADMINISTRATIVE

MINOR

11

AMENDING/REPLAT

PRELIMINARY

RESIDENTIAL

104

COMMERCIAL

115

FINAL

RESIDENTIAL

☒

COMMERCIAL

7

Address of property: WINDROSE GREEN SEC 7 (SOUTH OF 523 IN THE WINDROSE SUBDIVISION AT THE CORNER OF PARKS EDGE LANE AND MILO MIDNIGHT LANE)

Name of Applicant: MAYRA HERNANDEZ

Phone.

Name of Company: QUIDDITY ENGINEERING, LLC

Phone: -----

E-mail:

Name of Owner of Property: EMPTOR ANGLETON, LLC

Address:

Phone:

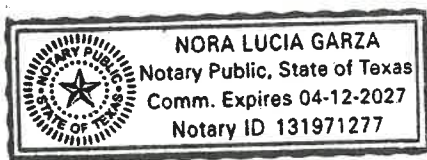
E-mail: '

I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements contained herein and attached hereto are true and correct to the best of my knowledge and belief.

Signature of Owner or Agent for Owner (Applicant)

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 19th day of May, 2025.



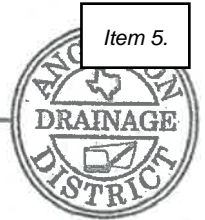
(SEAL)

Notary Public for the State of Texas

Commission Expires: 04-12-2027

ANGLETON DRAINAGE DISTRICT

A Political Subdivision of the State of Texas
P.O. Box 2469, Angleton, Texas 77516-2469
Phone: (979) 849-2414 Fax: (979) 848-8160



February 12, 2025

Quiddity Engineering
Attn: Ashlynn Ramelow, Design Engineer
601 Northwest Loop 410, Suite 453
San Antonio, Texas 78216

Re: Plat, Grading, Drainage and Detention Plan
Windrose Green Sections 7 & 8.

Dear Ms. Ramelow:

During the regular public meeting of the Angleton Drainage District held February 11, 2025, the Angleton Drainage Board of Supervisors unanimously approved the plat, grading, drainage and detention plan of Windrose Green Subdivision, Sections 7 & 8 as presented.

As presented, Section 7 consists of (60) sixty lots, 45-foot wide. Section 8 consists of (36) thirty-six 50-foot wide. The lots are being built up and will drain to the streets and into a storm sewer system that will then drain to the existing detention pond known as "Restricted Reserve D" as was designed in the original drainage plan.

If any structures are added to this site in the future, or revisions to the plat, grading, drainage and detention plan are made, a subsequent review by the Angleton Drainage District will be required to ensure there are no adverse impacts to adjacent landowners.

Approval of this plat, grading, drainage and detention plan in no way represents that Windrose Green Subdivision, Angleton, Texas has complied with any federal, state, county or other law, statute, procedure or requirement of any type beyond the approval of the plat, grading, drainage and detention plan approved, with the stipulations listed in this letter, if any, by the District.

Sincerely,

A handwritten signature in dark ink, appearing to read "David B. Spoor".

David B. Spoor, Chairman
Angleton Drainage District Board of Supervisors

Matt Hanks, P.E.
COUNTY ENGINEER

Karen McKinnon, P.E.,
ASST. COUNTY ENGINEER

(979) 864-1265
Office



Wael Tabara, P.E., CFM
ASST. COUNTY ENGINEER

Barbara X. Martinez, P.E.,
STAFF ENGINEER

(979) 864-1270
Fax

BRAZORIA COUNTY ENGINEERING

451 N VELASCO, SUITE 230
ANGLETON, TEXAS 77515
www.brazoriacountytx.gov

Item 5.

April 29, 2025

Ashlynn Ramelow
Quiddity
Via Email: aramelow@quiddity.com

RE: Construction Plan Review: Windrose Section 7 :Angleton, TX 77515

Dear Ashlynn Ramelow:

Brazoria County has completed the review of the above referenced revised plans as provided on April 16, 2025. The County has no objection.

This Letter of No Objection is for Construction Plan approval only. It is the applicant's responsibility to apply for all other proper permits required by Brazoria County. These permits must remain posted onsite during the construction for this project.

If construction has not begun one year from issue date, this approval is null and void.

Best Regards,

A handwritten signature in red ink, appearing to read "Megan Cook".

Megan Cook

April 2, 2025

Mr. Otis Spriggs
Director of Development Services
City of Angleton
121 S. Velasco
Angleton, TX 77515

Re: On-Going Services
Windrose Green Section 7 Subdivision Improvement Plans – 2nd Submittal Review
Angleton, Texas
HDR Job No. 10420700

Dear Mr. Spriggs:

HDR Engineering, Inc. (HDR) has reviewed the plans for the above referenced subdivision and offers the following comments:

General

1. A final plat is included in the construction planset; however, this is being provided for information purposes only. At the time of completion of the subdivision improvements or fiscal responsibility as noted in the Angleton LDC, a final plat shall be submitted for review and approval.
2. It is noted that the remaining sections of the proposed subdivision are subject to meeting requirements found in the Development and Utility Agreements with the City of Angleton such as utility capacity. Coordination shall be made for compliance with these requirements prior acceptance of the subdivision improvements.
3. Approval from referral agencies such as Brazoria County Engineering and Angleton Drainage District (A.D.D.) shall be provided prior to commencing construction.
4. A preconstruction meeting will be required for the proposed improvements.
5. All applicable permits shall be coordinated by the Contractor prior to commencement of construction.
6. Any revisions to the approved plansets shall be submitted to the City of Angleton for review and approval prior to the revisions being constructed.

Sheet 11 of 30 – New Dawn Drive – STA 0+00.00 to 10+50.00

1. The proposed 0.394 temporary utility easement noted shall be provided and plan updated to file the document filing information.

Sheet 16 of 30 – Sanitary Sewer & Water Details

2. Confirmation shall be made Angleton PW on dual service lines/dual meters using a "U-branch". The revised drawings show a proposed tee; however, a "U-branch" fitting has been used in previous construction. Please revise accordingly and resubmit with the issued for construction planset.

HDR Engineering, Inc. (HDR) offers no objection to the proposed Windrose Green Section 7 Subdivision Improvement Plans with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data are signed, dated, and sealed by a Professional Engineer licensed to practice in the State of Texas, which therefore conveys the engineer's responsibility and accountability.

If you have any questions, please feel free to contact us at our office (713)-622-9264.

Sincerely,

HDR Engineering, Inc.



Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10420700)

Attachments