



# WINDROSE GREEN

## COMMUNITY FACT SHEET

Windrose Green is a 156 acre new home community located in Angleton, Texas. The property was purchased in 2019 and Development will be overseen by Concourse Development. The main community entrance is located on FM 523. At project completion, Windrose Green will have over 600 homes and approximately 1,500 residents.

### DEVELOPMENT QUICK FACTS

Total Acres:	156 Acres
Address:	1902 Parks Edge Lane
Location:	Angleton, Texas 77515
Active Builders:	Castlerock, K. Hovnanian

### AMENITIES

Adventure Green Park
Playground & Large Open Spaces
Splash Park
Paved Hike & Bike Trails
Amenity Lakes

### SCHOOL DETAILS

<b>School District</b>	<b>Angleton ISD</b>
<b>Rancho Isabella Elementary</b>	Pre K - 5th Grade   100 Corral Loop (2.0 miles)
<b>Angleton Junior High</b>	Grades 6-8 1201 E. Henderson Rd. (1.5 Miles)
<b>Angleton High School</b>	Grades 9-12 1 Campus Dr. (<1 mile)

### UTILITY INFORMATION

Service	Provider	Phone #
Water/Trash/Sewer	City of Angleton	979-849-4364
Gas:	Centric	877-342-7270
Cable/Internet	Centric	877-342-7270
Cable/Internet	AT&T	844-701-0331
Phone:	AT&T	844-701-0331
Post Office:	Angleton	800-275-8777
Police:	Angleton Police Department	979-849-2383
Fire:	Angleton Fire Department	979-849-1265
Posion:	Southeast Texas Poison Center	800-222-1222
Electric:	www.powertochoose.com	

### HOA PERKS

Access to all Amenities	Common Area Maintenance
Community Events	

### HOA ASSESSMENTS & INFORMATION

HOA Management:	Preferred Management Services
Contact:	Patti Moody (281) 897-8808 <a href="mailto:Patti@preferredmgt.com">Patti@preferredmgt.com</a>
Website:	<a href="https://windrosegreen.nabrnetwork.com/">https://windrosegreen.nabrnetwork.com/</a>
HOA Annual Assessment:	\$750
Capitalization Fee	\$750

### TAXING ENTITIES

Angleton Drainage District	0.1026%
Brazoria County Emergency District No. 3	0.0921%
Brazoria County	0.3411%
Angleton-Danbury Hospital District	0.1832%
Port Freeport	0.0399%
Road and Bridge Fund	0.0500%
Angleton ISD	1.2296%
Rancho Isabella M.U.D	1.4500%
<b>TOTAL</b>	<b>3.4885%</b>

### Nearby Attractions in Angleton, Freeport, and Lake Jackson

Attraction	Description
MSR Houston	A must-try to racing enthusiasts, this motor speedway resort is a 2.38 mile road course racetrack located in Angleton, TX.
Elle's Axe House	Premiere Axe Throwing establishment, minutes away from Windrose Green
Brazoria Co. Historical Museum	Discover where Texas began! Exhibits showcase documents, photography, and other mementos of Texas' storied past.
Brazoria County Fair	Yearly event showcases livestock, contests, carnival rides and activities. The grounds are only minutes from Windrose!
Bryan, Surfside, Quintana	Windrose Green is only a short drive away from beachside fun!
Capt. Mark's Bastrop Marina	Located in Freeport, Tx. The marina is a haven for fishermen and those who love boat life.
The Wilderness Golf Course	Located in Lake Jackson, Tx. It's only a short drive for golf enthusiasts to play at of the Top 5 Places to golf in Texas!