



## COMMUNITY FACT SHEET

A finalist for Houston Chronicle's Best of Best 2023, Houston's Best Community/Development, Windrose Green is a 156-acre new home community located in Angleton, Texas. Developed by EMBER Real Estate Investment & Development, the community's main entrance is on FM 523, adjacent to the acclaimed Angleton High School. At completion, Windrose Green is projected to 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, Lennar |

### AMENITIES

|                                   |
|-----------------------------------|
| Adventure Green                   |
| Covered Pavilion                  |
| Playground & Large Open Spaces    |
| Splash Park                       |
| Miles of Paved Hike & Bike Trails |
| Beautiful 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         |              |

**Brazosport College (2 year)**  
500 College Blvd. (13 miles)

### HOA PERKS

|                         |                         |
|-------------------------|-------------------------|
| Access to all Amenities | Common Area Maintenance |
| Community Events        |                         |

### HOA ASSESMENTS & INFORMATION

|                        |  |
|------------------------|--|
| HOA Management:        | Preferred Management Services  |
| Contact:               | Patti Moody (281) 897-8808<br><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: | \$825  |
| Capitalization Fee     | \$825  |

### TAXING ENTITIES 2023

|                            |      |                  |
|----------------------------|------|------------------|
| Angleton Drainage District | 2023 | 0.053817%        |
| Brazoria County Emergency  | 2023 | 0.100000%        |
| Brazoria County            | 2023 | 0.270664%        |
| Angleton-Danbury Hospital  | 2023 | 0.088875%        |
| Port Freeport              | 2023 | 0.016007%        |
| Road and Bridge Fund       | 2023 | 0.043284%        |
| Angleton ISD               | 2023 | 1.034200%        |
| Rancho Isabella M.U.D      | 2023 | 1.450000%        |
| <b>TOTAL</b>               |      | <b>3.056847%</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. |
| 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 Capt. | Windrose Green is only a short drive away from beachside fun!  |
| Mark's Bastrop Marina           | Located in Freeport, Tx. The marina is a haven for fishermen and those who love boat life.                                 |
| 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! |

This document serves as a representation of the Windrose Green community, and the information contained herein is subject to change without notice. Any reliance on the details provided should be done with the understanding that updates and modifications may occur.