



## COMMUNITY FACT SHEET

Windrose Green is a 156-acre new home community located in Angleton, Texas. Development is overseen by EMBER Real Estate Investment and Development. The main community entrance is located on FM 523 with a secondary entrance on East Henderson Rd. At project completion, Windrose Green will have over 600 homes and approximately 1,500 residents.

DEVELOPMENT QUICK FACTS		AMENITIES
<b>Total Acres:</b>	156 Acres	<b>Adventure Green Amenity Park:</b>
<b>Address:</b>	1902 Parks Edge Lane	<b>Playground - Pavillion - Splash Park</b>
<b>Location:</b>	Angleton, Texas 77515	<b>Savannah Rose Park</b>
<b>Active Builders:</b>	CastleRock Communities, Coventry Homes, K.Hovnanian Homes and Lennar	<b>Paved Hike &amp; Bike Trails</b>
		<b>Amenity Lakes</b>
		<b>Walking Path to Angleton High School</b>

SCHOOL DETAILS		UTILITY INFORMATION		
School District	Angleton ISD	Service	Provider	Phone #
<b>Rancho Isabella Elementary - Pre K - 5</b>		Hospital	UTMB Angleton Danbury	979-849-7721
100 Corral Loop (2.0 miles)			<a href="https://www.utmb.edu/utmbhealth/locations/hospitals-campuses/angleton-danbury-campus">https://www.utmb.edu/utmbhealth/locations/hospitals-campuses/angleton-danbury-campus</a>	
<b>Angleton Junior High - Grades 6-8</b>		Water/Sewer	City of Angleton	979-849-4364
1201 E. Henderson Rd. (1.5 Miles)		Trash	Waste Connections	979-864-4600
<b>Angleton High School - Grades 9-12</b>		Gas:	Centric	877-342-7270
1 Campus Dr. (< 1 mile)		Cable/Internet	Centric	877-342-7270
		Cable/Internet	AT&T	844-701-0331
<b>Brazosport College (2 year)</b>		Phone:	AT&T	844-701-0331
500 College Blvd. (13 miles)		Post Office:	Angleton	800-275-8777
		Police:	Angleton Police Department	979-849-2383
		Fire:	Angleton Fire Department	979-849-1265
		Poision:	Southeast Texas Poison Center	800-222-1222
		Electric:	www.powertochoose.com	

HOA ASSESMENTS & INFORMATION		2024 TAXES	
<b>HOA Management:</b>	KRJ Management	<b>Angleton Drainage District</b>	0.0528%
<b>Contact:</b>	Jennifer Baboolal 713-600-4000 <a href="mailto:jenniferb@krjcares.com">jenniferb@krjcares.com</a>	<b>Brazoria County Emergency District No. 3</b>	0.1000%
<b>Website:</b>	<a href="https://krjcares.com/">https://krjcares.com/</a>	<b>Brazoria County</b>	0.2616%
<b>HOA Annual Assessment:</b>	\$825	<b>Angleton-Danbury Hospital District</b>	0.0840%
		<b>Port Freeport</b>	0.0000%
		<b>Road and Bridge Fund</b>	0.0419%
<b>Recognitions:</b>	Finalists for Houston's Best of the Best developments in 2023	<b>Angleton ISD</b>	1.0319%
		<b>Rancho Isabella M.U.D</b>	1.4500%
		<b>TOTAL</b>	<b>3.0223%</b>

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

Attraction	Description
<b>Peach Street Farmers Market</b>	Shop locally sourced fresh produce and handcrafted products every Saturday morning from 9am to 1pm.
<b>MSR Houston</b>	A must-try to racing enthusiasts, this motor speedway resort is a 2.38 mile road course racetrack located in Angleton, TX.
<b>Brazoria Co. Historical Museum</b>	Discover where Texas began! Exhibits showcase documents, photography, and other mementos of Texas' storied past.
<b>Brazoria County Fair</b>	Yearly event showcases livestock, contests, carnival rides and activities. The grounds are only minutes from Windrose!
<b>Bryan, Surfside, Quintana</b>	Windrose Green is only a short drive away from beachside fun!
<b>Capt. Mark's Bastrop Marina</b>	Located in Freeport, Tx. The marina is a haven for fishermen and those who love boat life.
<b>The Wilderness Golf Course</b>	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!