



# WINDROSE GREEN






FIND YOUR WAY HOME
















# Community Map



## MODEL HOMES

-  Coventry Homes
-  Lennar
-  CastleRock

## LEGEND

-  50' Homesites\* - Coventry and Lennar
-  45' Homesites\* - CastleRock, Coventry and Lennar
-  40' Homesites\* - CastleRock and Lennar
-  Future Development
-  Sold
-  Model Homes
-  Trails
-  ADVENTURE GREEN
-  SPLASH PARK
-  PLAYGROUND
-  PAVILLION
-  ACTIVITY LAWN
-  HIKE AND BIKE TRAIL
-  SAVANNAH ROSE PARK
-  ACTIVITY LAWN

\*The actual homesites available varies week-to-week as they are sold. This is a representation of the areas in which homesites are available. For specific homesite information, please review with the individual homebuilders. CastleRock, Coventry, and Lennar are all actively selling within the community.

# Community Fact Sheet

<b>Community Name</b>	Windrose Green
<b>Total Acres</b>	154 Acres
<b>Address</b>	1902 Parks Edge Lane
<b>Location</b>	Angleton, Texas 77515
<b>Active Builders</b>	CastleRock Communities, Coventry Homes & Lennar
<b>School District</b>	Angleton ISD

## PUBLIC SCHOOLS

**Elementary - Pre K - 5**  
**Rancho Isabella**  
100 Corral Loop (2.0 miles)

**Junior High**  
**Angleton Junior High**  
1201 E. Henderson Rd. (1.5 Miles)

**High School**  
**Angleton High School**  
1 Campus Dr. (< 1 mile)

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

## AMENITIES

Adventure Green Amenity Park:  
Playground - Pavillion - Splash Park -  
Hammock Grove  
Savannah Rose Park  
Paved Hike & Bike Trails  
Amenity Lakes  
Walking Path to Angleton High School

## UTILITY INFORMATION

### Hospital

UTMB Angleton  
Danbury:  
979-849-7721

### Phone

AT&T:  
844-701-0331

### Water/Sewer

City of Angleton:  
979-849-4364

### Post Office

Angleton:  
800-275-8777

### Trash

Waste Connections:  
979-864-4600

### Police

Angleton Police Dept:  
979-849-238

### Gas

Centric:  
877-342-7270

### Fire

Angleton Fire Dept:  
979-849-1265

### Cable/Internet

Centric: 877-342-7270  
AT&T: 844-701-0331

### Poison

Southeast Texas  
Poison Center:  
800-222-1222

### Electric

powertochoose.com

## 2025 TAXES

0.0528%	<b>Angleton Drainage District</b>
0.0792%	<b>Brazoria Emergency District No. 3</b>
0.2625%	<b>Brazoria County</b>
0.0747%	<b>Angleton-Danbury Hospital District</b>
0.0000%	<b>Port Freeport</b>
0.0422%	<b>Road and Bridge Fund</b>
1.0219%	<b>Angleton ISD</b>
1.4500%	<b>Rancho Isabella M.U.D</b>
<b>2.9834%</b>	<b>Total</b>

## HOA INFORMATION

### HOA Management

KRJ Management

### Contact

Daniel Benven | 713-600-4000  
DanielB@krjcares.com

### Website

KRJcares.com

### HOA Annual Assessment

\$825

### Recognitions

Finalists for Houston's Best of the Best  
Developments in 2023



# WINDROSE GREEN

## **THE EMBER PROMISE. THOUGHTFUL PLACES, LASTING LEGACIES**

When you choose an Ember community, you benefit from the combined vision and experience of three seasoned leaders: Harry Masterson, Jordan Mack, and Vicente Rangel.

After years of successful partnership on major projects, they founded Ember in 2023 with a clear goal: to create exceptional communities built to last. Harry, Jordan, and Vicente bring deep expertise in thoughtful land development and neighborhood planning, ensuring every Ember community is designed beautifully, right down to the sidewalks and green spaces. You can trust that when you choose an Ember community, it's built with quality and designed with you and your family in mind.



[WindroseGreen.com](https://WindroseGreen.com) | 1902 Parks Edge Ln, Angleton, TX 77515