

COMMISSIONERS COURT OF BRAZORIA COUNTY

ORDER NO. H.21.

7/22/2025

Final Acceptance of Roads - Windrose Green Section Three - Abstract 318 (Precinct 2)

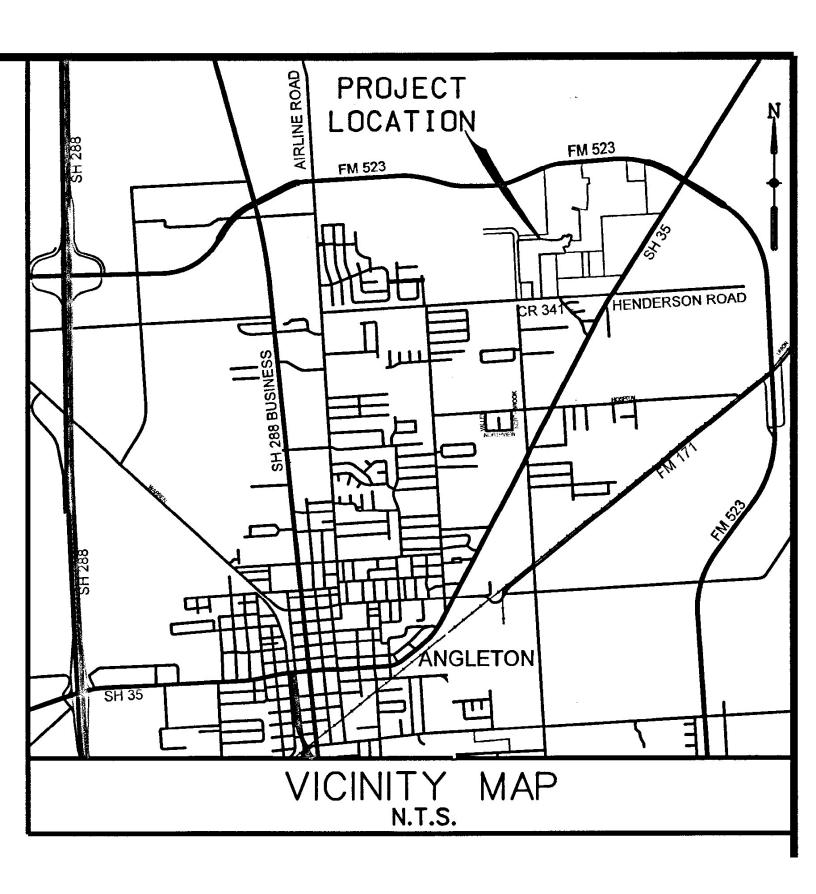
Whereas, the plat of Windrose Green Section Three - Abstract 318 (Precinct 2), was approved by the City of Angleton on September 19, 2023; and filed for record in Brazoria County Official Public Records, County Clerk's File #2023042781 on September 21, 2023; and

Whereas, this plat meets applicable criteria established by Commissioners Court Order 6.P.2. on February 9, 2021 for consideration under Brazoria County Subdivision Regulations adopted by Commissioners Court Order No. 49 on October 24, 2006; and

Whereas, the roads serving this section have now been constructed in accordance with the Brazoria County Subdivision Regulations; and

Whereas the period of Maintenance has been successfully completed, said roads shall be accepted into the County Road System for maintenance beginning this day July 22, 2025.

<u>CR #</u>	Street Name	<u>ROW</u>	<u>Length (FT)</u>	<u>Length (Mi)</u>
CR 1328	Windrose Bend (ext)	60'	1602.86'	0.3036
CR 1452	Summer Breeze Way	60'	1502.39'	0.2845
CR 1453	Savannah Rose Drive	60'	879.46'	0.1666
CR 1454	New Dawn Drive	60'	71.98'	0.0136
CR 1455	Gentle Wind Court	60'	509.62'	0.0965



PROJECT LOCATION

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STATE OF TEXAS §

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THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THEOLOGIA A DILLY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREODER ALL SYREED, ALLENS, PARKS, WATER COUNSESS, DEALNS, LEASHERITS AND FUBLIC PLACES THEREON SHOWN FOR THE PURPOSE, AND CONSUDEALIDS THEREON SHOWN FOR THE PURPOSE, AND CONSUDEALIDS THEREON SHOWN FOR THE PURPOSE.

EMPTOR ANGLETON, LLC A TEXAS LIMITED LIABILITY COMPANY

BY: CCDL VENTURES, LLC, MANAGER
BY: CORCOURSE COMPANIES, LLC, MANAGER
CORCOURSE COMPANIES, LLC, MANAGER
RODAN MACK, MANAGER

STATE OF TEXAS § COUNTY OF BRAZORIA §

BEORE ME, THE INDESCINED, PERSONALLY APPEARED DORDAN MACE, ANANGER RAWNY TO ME TO THE THE PERSONAL PREPARENT AND ACKNOWN LEDGED TO ME THAT HE DECOURD THE AMEN TO AN CATACOME EXPRESSION OF A THAT HE DECOURD THE AMEN FOR THE SUPPORTS AND CANSIDALIVAN'S HIGHER EXPRESSION AND NATIONALLY THE PERSONAL PROPER MY THAN AND SALE OF OFFICE THIS $\underline{\mathbf{Z}}\mathbf{F}$ DAY of $\overline{\mathbf{A}}\mathbf{A}_{\mathbf{Z}}\mathbf{A}^{T}\mathbf{A}_{\mathbf{Z}}\mathbf{A}^{T}$.





SSION EXPIRES: 04-12-2027

ANGETON DRAINGE DISTRICT ANGETON DRAINGE DISTRICT ACCEPTED THIS THE DAY OF ANGENING TO SEE BOARD OF STREAMS OF THE ANGETON DRAINGE DISTRICT DOES WIT WARRANT, REPRESENT, OR CHARACTER.

1. THAT THE PACILITIES OUTSURE THE BOUNDAMIES OF THE STERONSON PLAT ARE AVAILABLE TO 2. THAT THE PACILITIES CHIEFLE AND THE AVOIDATE AND THE AUGUST TO PROPER A THE APPOINT OF PACIFIC MANAGEMENT OF THE AVAILABLE TO PREPARE A THE AVAILABLE OF THE THE DISTRICT'S REVIEW IS BASED SOLELY ON THE DOCUMENTATION SUBMITTED FOR REVIEW, AND ON THE RELANCE ON THE REPORT SUBMITTED BY THE TEXAS RECISIBBED PROPESSIONAL ENGINEER.

THE DISTRICT'S REVIEW IS NOT INTENDED NOR WILL SERVE AS A SUBSTITUTION OF THE OVERALL REPRONDED THE TATOR DESTROYS MARRING FOWER OF THE PARTY SUBMITTING THE PLAT OR PLAN HERRIN, THER OR ITS PROUCHALS OR AGENTS. Monday & Shall

CHAIRMAN, BOARD OF

BOARD KENBER

THAT I, JOSEPH B. MAY, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE STRYETY OF THE LADDA AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPELLY PLACED UNDER MY SUPPRYSION. KNOW ALL MEN BY THESE PRESENTS:





STATE OF TEXAS § COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS.

1. A KROSHARIAGH, DO HEREN CERIFFY THAT PROPIR ENGNEERING CONSIDEATION HAS BEEN FROWINGD. IN THIS PLAT. TO THE BEST OF WIT KNOWLEDGE. THIS PLAT CONFORMS TO DATE OF STREET FOR ANY VARIANCES THAT WERE EVERSELY GRANTED BY THE CITY CONNCAL.





CHY OF ANGLETON TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION

MICHALLE PEREZ, TRANC, CITY SECRETARY

APPROVED THIS HE DAY OF SAFEM LEL 2023, BY THE CITY COUNCIL, CITY OF ANGLETON, TEXAS.

O.D. J. J. J. B.

MUCALLE PEREZ, TRMC, CITY SECRETARY

THESTINGHURENT WAS ACKNOWLEDGED BEFORE ME ON THE 2\int DAY OF 2\int DAY OF 3\int DA KYLE WAYNE RETWOLDS
NOTARY ID #122144499
My Commission Express
Asspect 27, 3027 STATE OF TEXAS § COUNTY OF BRAZORIA §

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and 2.7 (December 18, Morbell in Br. T. Les Convey, Abstract by 1.8 in Bringer (Conv.), Total of all 27 (More track being on 5 a shell of 18, Sector steel of land recorded in the man of Franch Auginos, LLC, in Institutes No. 2000/1502 of the Official Recorded of Brazin's Convey Of P.B. LL, S. 22.7 (Ones and 18, Morbell 18, Sonio Control 18, Sonio Control 20, Sonio Contr

Beginning at a 112-inch iron rod found the southeast corner of a called 4.0174-acre tract of land recorded in the name of Good Shepher Lubriern Charden Wolame SASA, Page 254 of the Orlical Recente of Darzen, Charden (OR, B.C.), and the southwesterly exterior corne of said 154.6-acre tract, and bening on the orderly right of way line of Henderson Read (30.00) feet wide; Thence, with the westerly line of said 154 docume tract and the enskerly line of said 4 0174-acre must, North 02 degrees 46 minutes 29 records Mark, at distance of 500.55 feet to 1276-acre lines of 1900.55 feet to 1276-acre lines of 1900.55 feet to 1276-acre lines and the normal net mitted corner of said 10174-acre lines.

Thence, with a southerly line of said 1546-arre tract and the northerly line of said 40174-arre tract. South 87 degrees 07 minutes 32 Thence, with a southerly line of a called 9.032-arre tract of land recorded in the name of Angileton Drainage District in Nume 86029, pag-800 feet On the OR.B.G.;

Thence, with the westerly line of said 1546-acre tract and said easterly line of the 9.032-acre tract. North 0.2 degrees 53 minutes 17 seconds West, a distance of 1,1574-4 feet to the southwater corner of Reserve "M" of Windross Green Section One, a subdivision recorded in Plat No. 202106-2800 for the Bazonia County Plat Records;

Thence, with the south line of said Reserve "M", the followin

North 87 degrees 09 minutes 48 seconds East, a distance of 658.12 feet,

South 81 degrees 53 minutes 56 seconds East, a distance of 196.45 feet;

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNITED 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 CHTHORITY TO VIOLATE, INILLIFY, VOID, OR CANCEL, ANY PROVISIONS OF CALL, STATE, OR FEIDERAL LAWS, ORDINANCES, OR CODES. NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY PEDEBAL PREMAIN THAT MAY BE RECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLEIN'S NOT RESPONSIBLE FOR ETERMANING THE NEED FOR, OR ENSURING COMPLANCE WITH ANY FEDERAL PERMIT.

VICINITY MAP

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South 83 degrees 12 minutes 15 seconds East, a distance of 78.77 feet; seconds East, a distance of 78.13 feet,

North 86 degrees 25 minutes 02 seconds East, a distance of 78.13 feet;

North 81 degrees 27 minutes 27 seconds East, a distance of 78.15 feet;

North 70 degrees 38 minutes 37 seconds East, a distance of 72.88 feet, North 44 degrees 06 minutes 33 seconds East, a distance of 69.78 feet,

North 21 degrees 44 minutes 36 seconds East, a distance of 32.57 feet;

OF ALL DAYS, INFORMATION AND CALCULATIONS SIPPLIED BY THE ADMICANT. THE PROPRIED BY THE CAND. THE CAND. THE ADMICANT THE REPORTING THE CAND. SIRVERED BY HELL CAND. SIRVEYOR IS SOLEN'S RESPONSIBLE FOR THE COMPLETENESS, ACCURACY APPLICATION SHOUNDED BY THE COMPLETENESS, ACCURACY APPLICATION IS RESIDENTED BY THE CITY RECORDED. NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGENER OR SIRKYOR WHO REPREARED THEM, IN APPROVING HEE PLANS, THE CITY OF ANGLETON MIST RELY ON THE ADEQUACY OF THE WORK OF THE ENGMERE ANDOR SIRVEYOR OF RECORD.

North G. Japres 3 Immines 20 records East, a detance of 13.14 feet;
South Northern Human, 20 records East, a detance of 13.14 feet;
South Northern Human, 13 records of 13.14 feet to 13.14 feet and 13.14 feet to 1

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Therex, with the west line of said Reserve 'TD', 1936 feet along the arc of a curve to the right, said curve having a central ample of '00 degrees's montes of seconds, a radius of 1,530,00 feet and a clevel that hears South the degrees 14 minutes 47 seconds West, a distance of 1936 feet. Thence, with the south terminus of said Windrose Bend, South 84 degree line of Reserve "D" of said Windrose Green Section One;

17.

Thence, continuing with said west line, at \$4.26 feet along the are of a curve to the right, to the southwest center of Reserve '17', continuing with said delatases of 31 degrees 17 minutes. Stocooks, a ration of 31 of 1792 Act, through a located 154 dear the said ever behavior a certain advantage of 1771 file feet. Stocooks, a ration of 31 of 16 and a chord that bear 85 of 2012 Act and a continuing the said and a con

Thence, through said 154.6 acre tract, the following seven (7) courses:

44.15 feet along the arc of a curve to the left, said curve having a central angle of 101 depress 11 minutes 11 seconds, a radius of 25.00 feet and a chord that bears South 12 degrees 54 minutes 25 seconds East, a distance of 38.63 feet;

37.53 feet along the arc of a curve to the right, said curve having a central angle of 06 degrees 30 minutes 57 seconds, a radius of 330.00 feet and a chord that bears North 60 degrees 14 minutes 52 seconds West, a distance of 37.51 feet. 29.10 feet along the arc of a curve to the left, said curve having a central angle of 66 degrees 41 minutes. 16 seconds, a radius of 25.00 feet and a chord that bears South 89 degrees 40 minutes 19 seconds West, a distance of 27.48 feet;

100.13 feet along the are of a curve to the right, said curve having a central angle of 17 degrees 23 minutes 09 seconds, a radius of 330.00 feet and a chord that bears South 65 degrees 01 minutes 15 seconds West, a distance of 99.75 feet;

South 22 degrees 25 minutes 04 seconds East, a distance of 160.17 feet,

South 02 degrees 47 minutes 14 seconds East, a distance of 15.00 foet to a coutherly line of aforesaid 154.6-acre tract and the northerly line of a called 12.40-acre tract of land recorded in the name of Wesley Johnson in Instrument No. 2002052985 of the O.R.B.C.; Access, with the common line of and 154 Garden that and seld 124 date truth Garden 15 degrees 12 remained 6 records West, a sign of 2415 Set to 18 - 34 feets in maple found at an interior corner of said 154 descer text, the northwest corner of said 124 descer text, the northwest corner of said 124 descer text, the northwest corner of said 154 descer text, the northwest corner of said 154 descer text, the northwest corner of said 154 descer text of land recorded in the name of E.J.King, Sr. and Jackies M.King in Instrument 2014 4544500 with the O.P.R. Cr.

Thence, continuing with said southerly line of the 154 6-acre tract and with the northerly line of said 14.571-acre tract, South 87 degrees 15 minutes 57 seconds West, a distance of 499.89 feet to a 5/8-inch iron rod found at the northwest corner of said 14.571-acre tract,

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WINDROSE GREEN SECTION THREE

LENGTH(MI)

LENGTH(FT)

ROW WIDTH

STREET NAME

CR CR 1328

60' 09

Savannah Rose Drive Summer Breeze Way Windrose Bend(ext)

> CR 1453 CR 1454 CR 1455

CR 1452

Gentle Wind Court New Dawn Drive

1602.86 1502.39 879.46

0.3036 0.2845

BEING 23.70 ACRES

0.1666

0.0965 0.0136

509.62 71.98

4 RESERVES LOCATED IN THE T. S. LEE SURVEY, A-318 BRAZORIA COUNTY, TEXAS 3 BLOCKS ENGINEER/SURVEYOR:

Costello

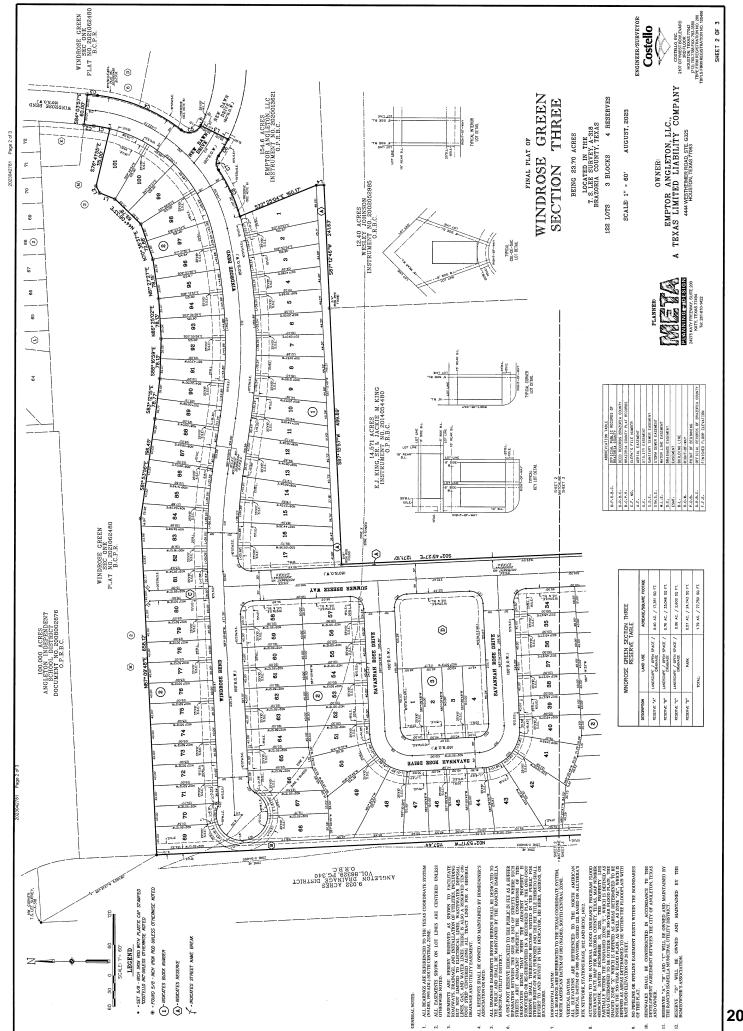
EMPTOR ANGLETON, LLC.,
A TEXAS LIMITED LIABILITY COMPANY
4444 WIGSTHEMR PRODESTE 6325 OWNER:

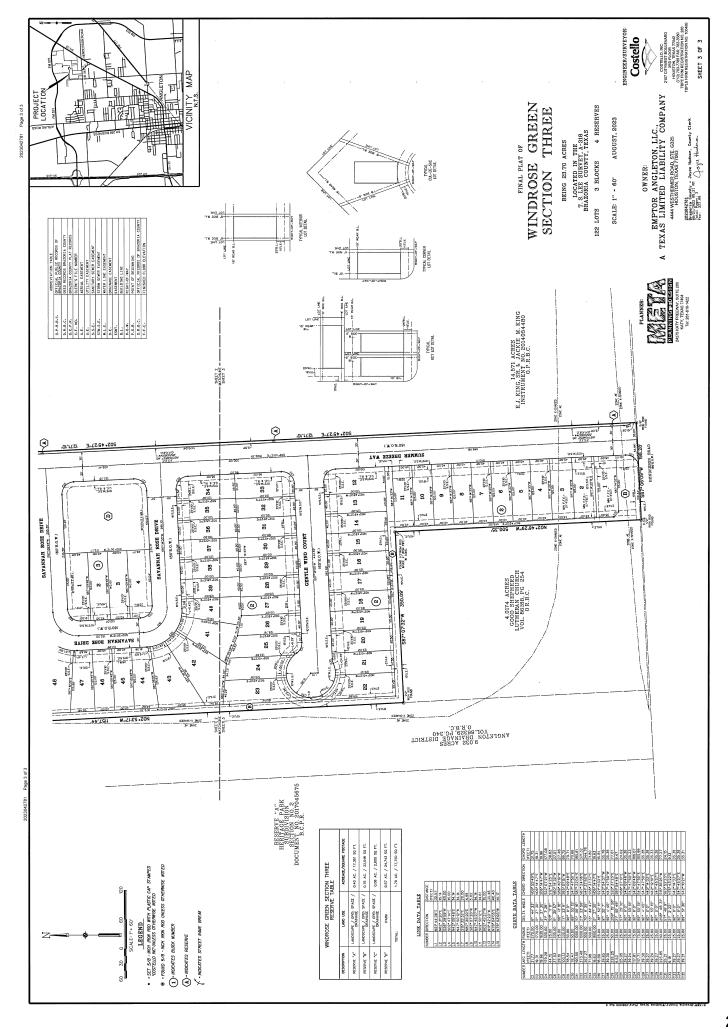
COSTELLO, INC.
2107 CTYMEST BOLLEVARD
THOUSTON TELONE
THE FRAM REGISTRATION NO. 280
TIPE FRAM REGISTRATION NO. 280

SHEET 1 OF 3

AUGUST, 2023 122 LOTS

PANCE OF PAN







July 7, 2025

Matt Hanks, JD, P.E. Brazoria County Engineering Department 451 N Velasco, Suite 230 Angleton, Texas 77515

RE: Rancho Isabella Municipal Utility District Final Acceptance for Windrose Green Section 3 Paving PD Job No. 41656-01-590

Dear Mr. Hanks:

This letter is to inform you of our request for acceptance of the roads within Windrose Green Section 1, which consists of the following:

Street Name	R.O.W. Width (ft)	Length		
Street Name		(ft)	(mi.)	
Windrose Bend	60	1,579.75	0.2992	
New Dawn Drive	60	44.35	0.0084	
Summer Breeze Way	60	1500.86	0.2843	
Savannah Rose Drive	60	819.46	0.1552	
Gentle Wind Court	60	463.5	0.0878	

Windrose Green Section 3 roads were accepted into the one-year maintenance period by the Commissioners' Court of Brazoria County on September 21, 2023. The final inspection of the roads occurred on May 22, 2025, and Hurtado Construction Company satisfactorily addressed all the punch list items, which were verified by Brazoria County Engineering staff on June 30, 2025. A copy of the Final Street Acceptance Certificate is attached for reference.

Please feel free to contact our office if any further action is required on our end.

Sincerely,

Pape-Dawson Engineers

A. "Alex" Khoshakhlagh, P.E. Senior Project Manager

Attachment

Cc: Ms. Megan Cook - Brazoria County Engineering

F:\Costello\WDrive\2020\2020007 Windrose Green Paving\102 CPS\County Acceptance\WRG1 Paving - Final Acceptance Request.docx



ENGINEER'S CERTIFICATE OF COMPLETION

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY ENGINEER'S CERTIFICATE OF COMPLETION OF WATER DISTRICT PROJECT

Name of District:	
Rancho Isabella Municipal Utility District	
Owner of property if other than District:	
Emptor Angleton, LLC	
Kind of project, contract identification:	
Construction of Windrose Green Section Three (Paving Improvements)	<u></u>
and the second second	25
Name of Contractor: <u>Hurtado Construction Company</u>	
i a l	To be the second
Name of Consulting Engineer: Costello, Inc.	*
Address of Consulting Engineer: 2107 CityWest Blvd, 3 rd Floor	
Houston, TX 77042	

I certify that this project was 100% complete on August 9, 2023; that the project was under continual observation; that all observation of the work was performed by or under the supervision of A. "Alex" Khoshakhlagh, Licensed Professional Engineer; that to the best of my knowledge the project was in accordance with and includes all items in plans and specifications approved by all authorities having jurisdiction; and "record drawings" will be furnished to the District.



A. "Alex" Khoshakhlagh, P.E

W:\2021\2021050 Windrose Green Section 3\Paving\002 CPS\Pay Estimates\WRG3 Pav. - Certificate of Completion.docx



ENGINEER'S CERTIFICATE OF COMPLETION

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY ENGINEER'S CERTIFICATE OF COMPLETION OF WATER DISTRICT PROJECT

Name of District:	
Rancho Isabella Municipal Utility District	
Owner of property if other than District:	
Emptor Angleton, LLC	
Kind of project, contract identification:	
Construction of Windrose Green Section Three (Paving Improvements)	
	-56
Name of Contractor: Hurtado Construction Company	
Traine of contractor.	
Name of Consulting Engineer: Costello, Inc.	
realite of consulting Engineer.	
Address of Consulting Engineer: 2107 CityWest Blvd, 3 rd Floor	
	_ :
Houston, TX 77042	

I certify that this project was 100% complete on August 9, 2023; that the project was under continual observation; that all observation of the work was performed by or under the supervision of A. "Alex" Khoshakhlagh, Licensed Professional Engineer; that to the best of my knowledge the project was in accordance with and includes all items in plans and specifications approved by all authorities having jurisdiction; and "record drawings" will be furnished to the District.



A. "Alex" Khoshakhlagh, P.E

W:\2021\2021050 Windrose Green Section 3\Paving\002 CPS\Pay Estimates\WRG3 Pav. - Certificate of Completion.docx