



## COMMISSIONERS COURT OF BRAZORIA COUNTY

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**ORDER NO. H.20.**

**7/22/2025**

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

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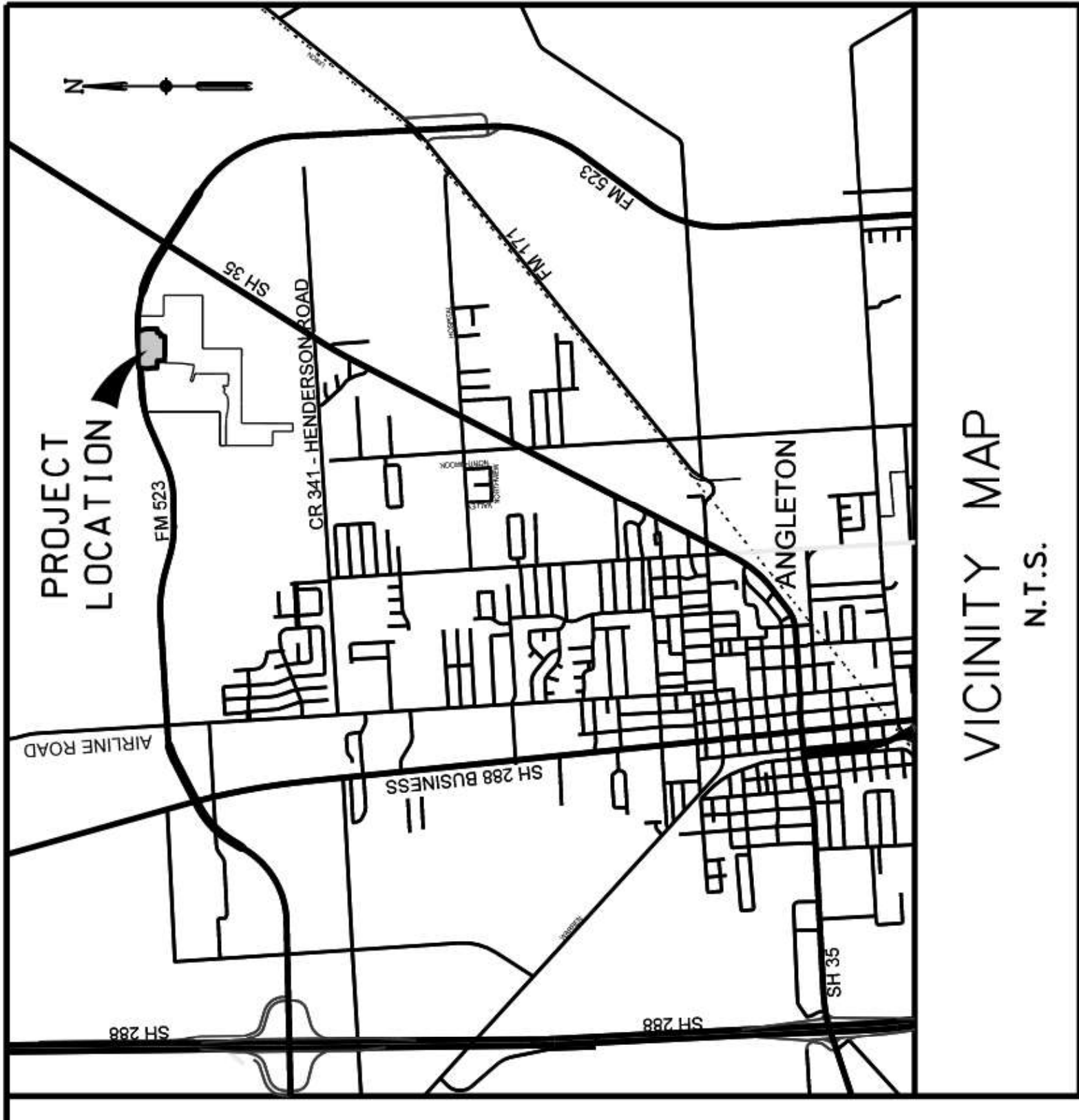
Whereas, the plat of Windrose Green Section Two - Abstract 318 (Precinct 2), was approved by the City of Angleton on September 19, 2023; and filed for record in Brazoria County Official Public Records, County Clerk's File #2023042778 on September 21, 2023; and

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.

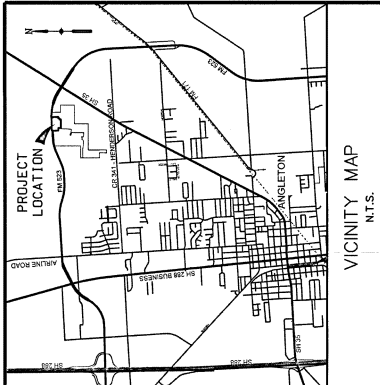
<u>CR #</u>	<u>Street Name</u>	<u>ROW</u>	<u>Length (FT)</u>	<u>Length (Mi)</u>
CR 1451	Middle Lane Pass	60'	803.74'	0.1522
CR 1450	Cardinal Pointe Drive	60'	1246.61'	0.2361
CR 1319	Parks Edge Lane (ext)	60'	691.13'	0.1309



VICINITY MAP

N.T.S.





STANDARD NOTES FOR ALL PLATS

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF SEATTLE, WASHINGTON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHOUTHOLDING OF UTILITIES AND BUILDING PERMITS.

NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.

NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY

NOTICE: APPROVAL OF THIS PLAN DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.

NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAN REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.

CALL 154.6 ACRES  
MPTOR ANGLETON, LLC  
FILE NO. 2020013621  
O P R C

# FINAL PLAT OF WINDROSE GREEN SECTION TWO

BEING 13.23 ACRES  
LOCATED IN THE  
T. S. LEE SURVEY, A-318  
BRAZORIA COUNTY, TEXAS

70 LOTS      2 BLOCKS      2 RESERVE

SCALE: 1" = 60'

AUGUST, 2023

ENGINEER/SURVEYOR:

## Costello

OWNER:  
EMPTOR ANGLETON, LLC.,  
A TEXAS LIMITED LIABILITY COMPANY  
4444 WESTHEIMER ROAD, STE. G325

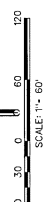
**PLANNER:**  
**META**  
**PLANNING DESIGN**  
24275 KATY FREEWAY, SUITE 200  
KATY, TEXAS 77494  
Tel: 281.810.5472

SHEET 2 OF 2



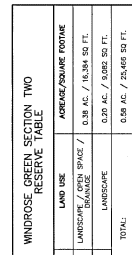
**LEGEND**

- SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED
- FOUND 5/8 - INCH IRON ROD UNLESS OTHERWISE NOTED
- ① INDICATES BLOCK NUMBER
- A INDICATES RESERVE



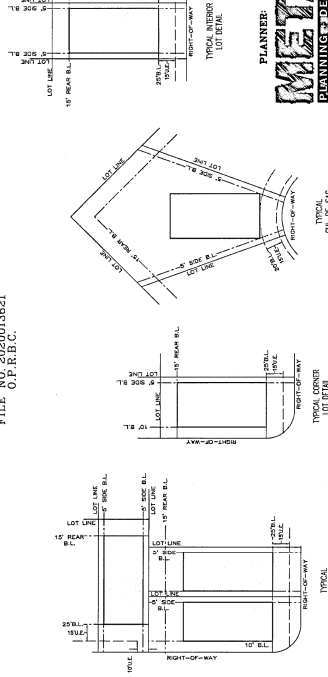
NUMBER	DIRECTION	DISTANCE
1	S21°10'N30°E	75.99
2	S21°10'N30°E	75.99
3	S27°43'N35°E	41.84
4	S32°45'N35°E	45.44
5	S32°45'N35°E	41.84
6	S32°45'N35°E	46.00
7	S32°45'N35°E	68.00
8	S32°45'N35°E	68.00
9	S38°43'N39°E	100.00
10	S37°10'N45°E	50.00
11	S37°10'N45°E	18.57
12	S36°45'N59°E	63.29
13	N00°44'N33°E	121.27
14	N02°46'N37°E	55.68
15	N02°46'N37°E	55.68
16	N02°46'N37°E	45.42
17	N02°56'N	150.31
18	N44°02'N5°E	52.92
19	N43°53'N5°E	25.57
20	N43°42'N5°E	1.57
21	N43°27'N5°E	11.94
22	N43°27'N5°E	11.94
23	S31°02'N21°E	11.94

CURVE DATA TABLE					CHORD LENGTH
NAMED	ARC LENGTH	DELTA ANGLE	CURVE DIRECTION	CHORD DIRECTION	
C1	11.60	214.83°	21° 50' E	N87°52'55" E	41.65
C2	36.39	214.83°	21° 50' E	N87°52'55" E	41.65
C3	36.39	214.83°	21° 50' E	N87°52'55" E	41.65
C4	74.78	900.00°	9° 50' S	N87°52'55" E	35.44
C5	74.78	900.00°	9° 50' S	N87°52'55" E	35.44
C6	38.39	250.00°	90° E	N87°52'55" E	35.44
C7	38.39	250.00°	90° E	N87°52'55" E	35.44
C8	38.39	250.00°	90° E	N87°52'55" E	35.44
C9	38.39	250.00°	90° E	N87°52'55" E	35.44
C10	38.39	250.00°	90° E	N87°52'55" E	35.44
C11	38.39	250.00°	90° E	N87°52'55" E	35.44
C12	38.39	250.00°	90° E	N87°52'55" E	35.44
C13	38.39	250.00°	90° E	N87°52'55" E	35.44
C14	38.39	250.00°	90° E	N87°52'55" E	35.44
C15	38.39	250.00°	90° E	N87°52'55" E	35.44
C16	38.39	250.00°	90° E	N87°52'55" E	35.44
C17	38.39	250.00°	90° E	N87°52'55" E	35.44
C18	38.39	250.00°	90° E	N87°52'55" E	35.44
C19	38.39	250.00°	90° E	N87°52'55" E	35.44
C20	38.39	250.00°	90° E	N87°52'55" E	35.44
C21	38.39	250.00°	90° E	N87°52'55" E	35.44
C22	38.39	250.00°	90° E	N87°52'55" E	35.44
C23	38.39	250.00°	90° E	N87°52'55" E	35.44
C24	38.39	250.00°	90° E	N87°52'55" E	35.44
C25	38.39	250.00°	90° E	N87°52'55" E	35.44
C26	38.39	250.00°	90° E	N87°52'55" E	35.44
C27	38.39	250.00°	90° E	N87°52'55" E	35.44
C28	38.39	250.00°	90° E	N87°52'55" E	35.44
C29	38.39	250.00°	90° E	N87°52'55" E	35.44
C30	38.39	250.00°	90° E	N87°52'55" E	35.44
C31	38.39	250.00°	90° E	N87°52'55" E	35.44
C32	38.39	250.00°	90° E	N87°52'55" E	35.44
C33	38.39	250.00°	90° E	N87°52'55" E	35.44
C34	38.39	250.00°	90° E	N87°52'55" E	35.44
C35	38.39	250.00°	90° E	N87°52'55" E	35.44
C36	38.39	250.00°	90° E	N87°52'55" E	35.44
C37	38.39	250.00°	90° E	N87°52'55" E	35.44
C38	38.39	250.00°	90° E	N87°52'55" E	35.44
C39	38.39	250.00°	90° E	N87°52'55" E	35.44
C40	38.39	250.00°	90° E	N87°52'55" E	35.44
C41	38.39	250.00°	90° E	N87°52'55" E	35.44
C42	38.39	250.00°	90° E	N87°52'55" E	35.44
C43	38.39	250.00°	90° E	N87°52'55" E	35.44
C44	38.39	250.00°	90° E	N87°52'55" E	35.44
C45	38.39	250.00°	90° E	N87°52'55" E	35.44
C46	38.39	250.00°	90° E	N87°52'55" E	35.44
C47	38.39	250.00°	90° E	N87°52'55" E	35.44
C48	38.39	250.00°	90° E	N87°52'55" E	35.44
C49	38.39	250.00°	90° E	N87°52'55" E	35.44
C50	38.39	250.00°	90° E	N87°52'55" E	35.44
C51	38.39	250.00°	90° E	N87°52'55" E	35.44
C52	38.39	250.00°	90° E	N87°52'55" E	35.44
C53	38.39	250.00°	90° E	N87°52'55" E	35.44
C54	38.39	250.00°	90° E	N87°52'55" E	35.44
C55	38.39	250.00°	90° E	N87°52'55" E	35.44
C56	38.39	250.00°	90° E	N87°52'55" E	35.44
C57	38.39	250.00°	90° E	N87°52'55" E	35.44
C58	38.39	250.00°	90° E	N87°52'55" E	35.44
C59	38.39	250.00°	90° E	N87°52'55" E	35.44
C60	38.39	250.00°	90° E	N87°52'55" E	35.44
C61	38.39	250.00°	90° E	N87°52'55" E	35.44
C62	38.39	250.00°	90° E	N87°52'55" E	35.44
C63	38.39	250.00°	90° E	N87°52'55" E	35.44
C64	38.39	250.00°	90° E	N87°52'55" E	35.44
C65	38.39	250.00°	90° E	N87°52'55" E	35.44
C66	38.39	250.00°	90° E	N87°52'55" E	35.44
C67	38.39	250.00°	90° E	N87°52'55" E	35.44
C68	38.39	250.00°	90° E	N87°52'55" E	35.44
C69	38.39	250.00°	90° E	N87°52'55" E	35.44
C70	38.39	250.00°	90° E	N87°52'55" E	35.44
C71	38.39	250.00°	90° E	N87°52'55" E	35.44
C72	38.39	250.00°	90° E	N87°52'55" E	35.44
C73	38.39	250.00°	90° E	N87°52'55" E	35.44
C74	38.39	250.00°	90° E	N87°52'55" E	35.44
C75	38.39	250.00°	90° E	N87°52'55" E	35.44
C76	38.39	250.00°	90° E	N87°52'55" E	35.44
C77	38.39	250.00°	90° E	N87°52'55" E	35.44
C78	38.39	250.00°	90° E	N87°52'55" E	35.44
C79	38.39	250.00°	90° E	N87°52'55" E	35.44
C80	38.39	250.00°	90° E	N87°52'55" E	35.44
C81	38.39	250.00°	90° E	N87°52'55" E	35.44
C82	38.39	250.00°	90° E	N87°52'55" E	35.44
C83	38.39	250.00°	90° E	N87°52'55" E	35.44
C84	38.39	250.00°	90° E	N87°52'55" E	35.44
C85	38.39	250.00°	90° E	N87°52'55" E	35.44
C86	38.39	250.00°	90° E	N87°52'55" E	35.44
C87	38.39	250.00°	90° E	N87°52'55" E	35.44
C88	38.39	250.00°	90° E	N87°52'55" E	35.44
C89	38.39	250.00°	90° E	N87°52'55" E	35.44
C90	38.39	250.00°	90° E	N87°52'55" E	35.44
C91	38.39	250.00°	90° E	N87°52'55" E	35.44
C92	38.39	250.00°	90° E	N87°52'55" E	35.44
C93	38.39	250.00°	90° E	N87°52'55" E	35.44
C94	38.39	250.00°	90° E	N87°52'55" E	35.44
C95	38.39	250.00°	90° E	N87°52'55" E	35.44
C96	38.39	250.00°	90° E	N87°52'55" E	35.44
C97	38.39	250.00°	90° E	N87°52'55" E	35.44
C98	38.39	250.00°	90° E	N87°52'55" E	35.44
C99	38.39	250.00°	90° E	N87°52'55" E	35.44
C100	38.39	250.00°	90° E	N87°52'55" E	35.44



GENERAL NOTES:

- [illegible]



2023042778  
 Brazoria County - Joyce Hudson, County Clerk  
 8/9/21/2023 09:31 AM  
 Total Pages: 2  
 Per: 221.00  
 Joyce Hudson

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 2 Paving  
PD Job No. 41622-01-590

Dear Mr. Hanks:

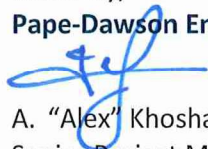
This letter is to inform you of our request for acceptance of the roads within Windrose Green Section 1, which consists of the following:

Street Name	R.O.W. Width (ft)	Length	
		(ft)	(mi.)
Parks Edge Lane	60	691.12	0.1309
Middle Pass Lane	60	701.2	0.1328
Cardinal Pointe Drive	60	311.17	0.0589

Windrose Green Section 2 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\2020162 Windrose Green Section 2 Paving\002 CPS\WRG2 Paving - Final Acceptance Request - Copy.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 Two (Paving Improvements)

Name of Contractor: Hurtado Construction Company

Name of Consulting Engineer: Costello, Inc.

Address of Consulting Engineer: 2107 CityWest Blvd, 3<sup>rd</sup> 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:\2020\2020162 Windrose Green Section 2 Paving\002 CPS\Pay Estimates\WRG2 Pav. - Certificate of Completion.docx



## ENGINEER'S CERTIFICATE OF COMPLETION

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A. "Alex" Khoshakhlagh, P.E.

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