

COMMISSIONERS COURT OF BRAZORIA COUNTY

ORDER NO. H.20.

7/22/2025

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

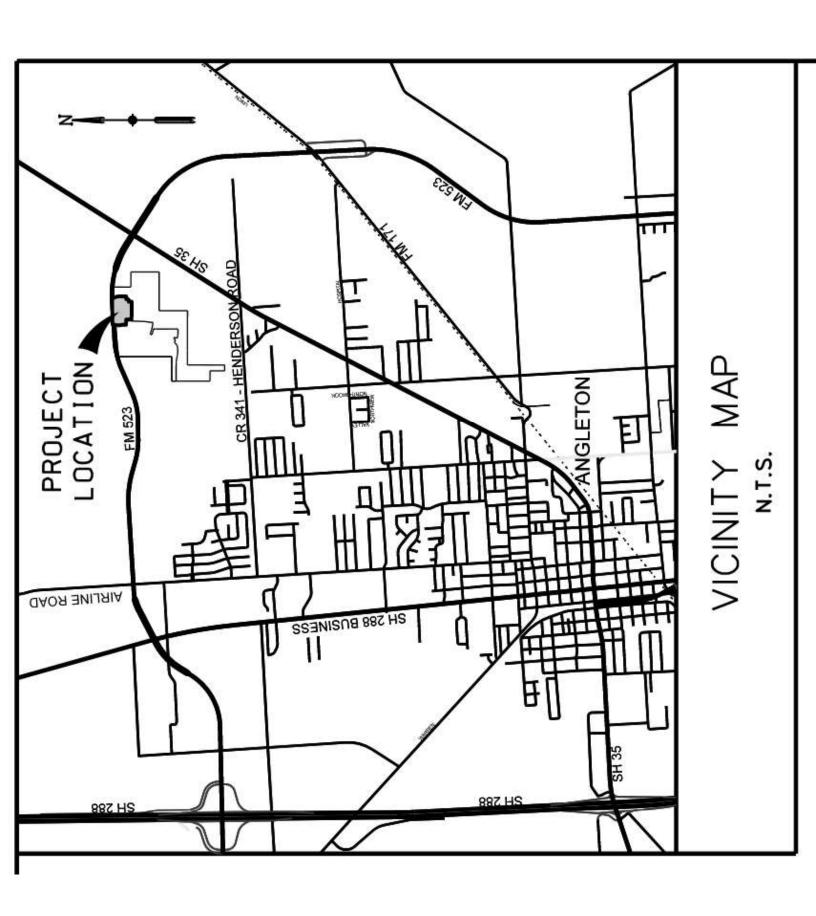
Whereas, the plat of Windrose Green Section Two - Abstract 318 (Precinct 2), was approved by the City of Angleton on September 19, 2023; and filed for record in Brazoria County Official Public Records, County Clerk's File #2023042778 on September 21, 2023; and

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>	Street Name	<u>ROW</u>	<u>Length (FT)</u>	Length (Mi)
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

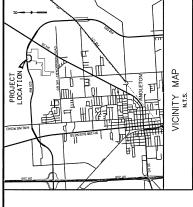


LENGTH(FT.) 1246.61 691.13' 803.74 Cardinal Pointe Drive Parks Edge Lane(ext) Middle Lane Pass CR 1319 CR 1450 CR 1451

0.2361

LENGTH (MI.) 0.1522

0.1309



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TATE OF TEXAS §

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STATE OF TEXAS §

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A TEXAS LIMITED LIABILITY COMPANY

YY CODL VENTURES, I.I.C, MANAGER
YY CONDURSE COMPANIES, I.I.C, MANAGER

MACK, MANAGER

TATE OF TEXAS § COUNTY OF BRAZORIA §

REPORTE IT THE INTERPRETATION DISSOLARLY APPRIATED DAYS WAS LAND TO MET ON THE TOWN THE REPORTED THE SAME FOR THE PROPERTY INVESTMENT AND ACCOUNT THE MET THE SAME FOR THE PURPOSES AND CONDITIONAL THE SAME FOR THE OWNER OF THE SAME FOR THE



STATE OF TEXAS § COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS. KACHALT, LOSPIER MAY DO HESENY CHEMY THAT TPREPARED THIS PLAT FROM AN ACTUAL AND KACHALT SURVEY OF THE LAND AND HAIT THE CORNER MONUMENTS SHOWN THEREON WEBE PROPERLY PLACED-PURE MY SUPPRISON.

1 11 1/2 08 24 2023 JOSEPH E, MAY REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 5484



Beling a 1123-are tract of land located in the T.S. Lee Survey, Abstract No. 318 in Beazonia County, Toras, said Associated by Associated Servey and the County of Servey and Servey in the Servey Servey in the County of Servey and Servey in the Servey of Servey Servey Servey in the New 20/201262. In the Official value of Servey in the Servey Servey Servey Servey Servey in the Servey S Commencing at a 5/8-hal from rod with cap stamped "Baker-Lawon" found at the northwest corner of said cape about the control of the cape and the cape and the cape and the cape and the name of Angleton tadependent School Userfar in Rin No. 2008/2005 of the U.S. R.B.C. and Arthe northwest on the cape of the tadependent School Userfar in Rin No. 2008/2005 of the U.S. R.B.C. and Arthe northwest of Windows the Cape and the Cape and

METES AND BOUNDS DESCRIPTION 13.23 ACRES

STATE OF TEXAS § COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

Therrop, continuing with said R.O.W. line and said northerly lines of the 154.6 acre tract and Section One, North 168 16 degree OZ minuse IX seconds East, a faithence of 411.11 feet to the northeast corner of said Section One 178 of the Perior of Benjing the herein described tract; Thence, continuing with said R.O.W. line and said northerly line of the 154.6-acre tract, North 86 degrees 02 minutes 22 seconds East, a distance of 766.81 feet;

Therret, continuing with said R.O.W. line and said northerly line of the 154.6 acre tract, 141.66 feet along the act of a curve to the light, said curve having a central angle of 02 degrees 56 ministes 06 seconds, statistics 42.748.83 feet and a chord that bears North 67 degrees 30 minutes 26 seconds East, a distance of 141.65 feet;

Thence, through said 154.6-acre tract, the following thirteen (13)

There we will suck D.W. In sea the norther just or and 154 SE 2012 for all the story of a course to the right school D.Z. or and the story of a course to the right, asid curve having a certain angle of 13 degrees 20 minutes 13 seconds, and lot of 27,052 feet and a other the tens from the story as North? 35 degrees 50 minutes 13 seconds, and of 25 seconds and of 27,052 feet and a other the suck south a second start as distance of second second start, a distance of second sec

5202 1821 8 fg/ cc. A KHOSHAKHLAGH 101133 559

A. KHOSHAKHLAGH, P.E. TEXAS REGISTRATION NO. 101133

APPROVED THE 1 A NO OF SEATER LANDING AND ZONING COMMISSION, CITY OF ANGLEDON, PEXAS.

10. 39.39 feet along the arc of a curve to the left, said curve having a central angle of 90 degrees 16 minutes 22 seconds, a radio of 25.00 feet and a chord that Dears South 42 degrees 11 minutes 51 seconds West, addition of 35.44 feet;

South Di degrees CII minutes 30 seconds East, a detacere of 120 feet;
South 20 degrees CII minutes 30 seconds East, a detacere of 120 feet;
South 20 degrees 30 minute 50 seconds East, a defactore of 250 feet;
South 20 degrees 60 minutes 30 seconds East, a defactore of 250 feet;
South 20 degrees 60 minutes 50 seconds East, a defactore of 56 40 feet;
South 20 degrees 10 minutes 60 seconds Vest, a defactore of 550 feet;
South 20 degrees 10 minutes 40 seconds Vest, a defactore of 550 feet;
South 20 degrees 60 minutes 12 seconds East, a defactore of 550 feet;
South 20 degrees 60 minutes 12 seconds East, a defactore of 550 feet;
South 20 degrees 60 minutes 12 seconds East, a defactore of 550 feet;

11. South St dagreet 12 Invinces 54 sconds Wort, a distance of 60.00 feet,
12. South Out Orgents of Transmiss obscended its, advances of 88.00 feet,
13. South St dagrees 12 Invinces 54 seconds Wort, Ladiance of 86.00 feet,
14. South St dagrees 13 minutes 19 seconds Wort, a distance of 30.00 feet to 18. South St dagrees 10 minutes 48 seconds Wort, a distance of 50.00 feet to the Section One.

15. South St dagrees 10 minutes 48 seconds Wort, a distance of 50.00 feet to the

HEMME MANAGER CONDUISSION CHAIRMAN, PLANNING AND ZONING CONDUISSION Michille Row TEXAS.

SENTO

Michelle Perez

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE STAND OF SOLOMBE, 1025 BY KYLE WAYNE BENACLDS
North US 2121-6499
WG Commission Expres
August 27, 2027 STATE OF TEXAS \$ COUNTY OF BRAZORIA § NOTARY PUBLIC STATE OF TEXAS

23. Northold degrees de minister Dr. Recorde Brat, delizace of 4.6 feet;
A. North Lidgere CR minister St recorde Brat, delizace of 4.6 feet;
St. North delizace Of minister St records Versit, afternord 15.2 feet;
St. North delizace ST northware St seconds Versit, a distance of 2.000 feet to the Point of Implimiting and
St. North On Stepper ST northware St seconds Versit, a distance of 2.000 feet to the Point of Implimiting and

103.61 feet along the arc of a curve to the right, said curve having a central angle of 06 degrees 07
minutes 13 seconds, a radius of 3000 feet and a chord that bears North 89 degrees 45 minutes 35
seconds (West, addisance of 103.56 feet;

16. North 02 degrees 49 minutes 12 seconds West, a distance of 180.00 fee 17. South 87 degrees 10 minutes 48 seconds West, a distance of 18.57 feet

ANGETON DRAIMAGE DISTRICT

ANGETON DRAIMAGE DISTRICT ACCEPTED THE THE PA DAY OF CALLEY ANGERON SEATHER DRAID OF STREAMAGES OF THE ANGLETON DRAIMAGE DISTRICT DOES NOT WARRANT, REPRESENT, OR CHARACTER.

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THE DISTRICTS REVIEW IS NOT INTENDED NOR WILL SERVE AS A SUBSTITUTION OF THE OVERALL REPOSSIBILITY ARBOYS DESIZON MAKING POWER OF THE PARTY SUBMITTING THE PLAT OR PLAN HEREIN, THERE OR ITS YENGTHALS OR AGENTS. THE DISTRICT'S REVIEW IS BASED SOLELY ON THE DOCUMENTATION SUBMITTED FOR REVIEW, AND ON THE RELIANCE ON THE REPORT SUBMITTED BY THE TEXAS REGISTERED PROFESSIONAL ENGINEER.

Pour 10 8 20 ct

CHAIRMAN BOARD OF

BOARD ADAIBER

WINDROSE GREEN SECTION TWO FINAL PLAT OF

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

2 RESERVES 2 BLOCKS 70 LOTS

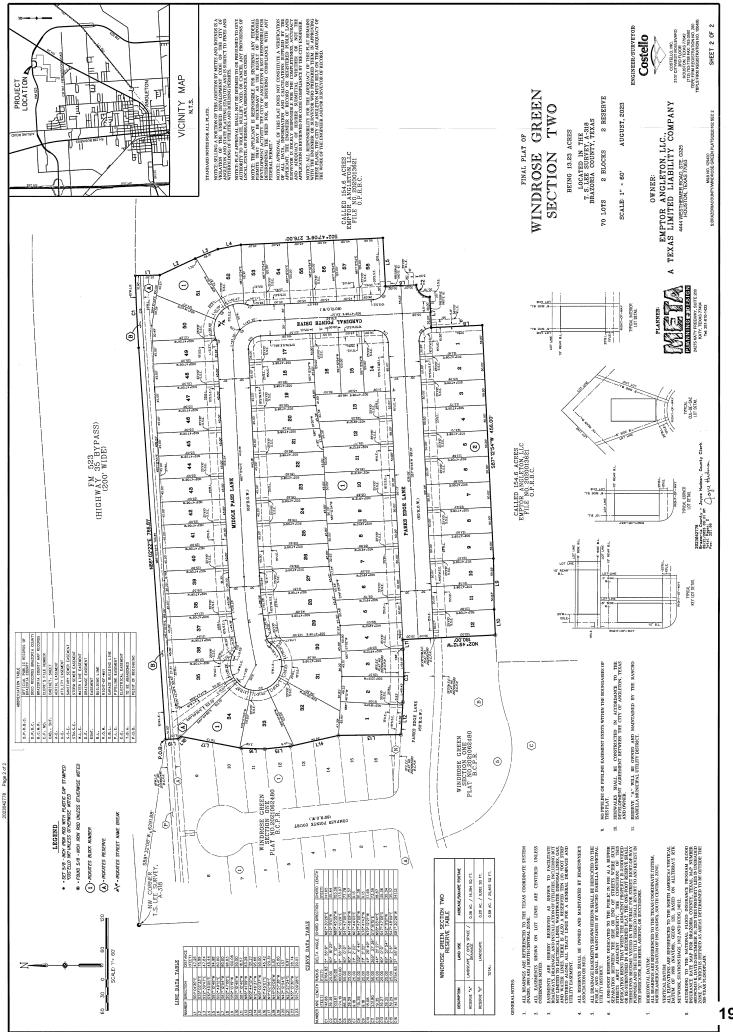
AUGUST, 2023

ENGINEER/SURVEYOR: Costello

OWNER:

EMPTOR ANGLETON, LLC., A TEXAS LIMITED LIABILITY COMPANY 4444 WESTHEIMER ROAD, STE. G325 HOUSTON, TEXAS 77063

COSTELLO, INC.
Z107 CITYMEST BOULEARD
HOUSTON, FEAS 77942
TT31 782-7788 FAX. 783-892
TF91 783-7788 FAX. 783-892
TF91 783-7788 FAX. 784-892 SHEET 1 OF 2





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:

Ctroat Nama	R.O.W. Width (ft)	Length		
Street Name		(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

 $F: \c Set llo \c WDrive \c 2020 \c 2$



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)			
· i · · · · · · · · · · · · · · · · · ·			
Name of Contractor: Hurtado Construction Company			
A. I			
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:\2020\2020162 Windrose Green Section 2 Paving\002 CPS\Pay Estimates\WRG2 Pav. - Certificate of Completion.docx



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Kind of project, contract identification:			
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