



April 18, 2023

Mr. Otis T, Spriggs, AICP

Development Services Director
City of Angleton
121 S. Velasco
Angleton, TX 77515

Re: Windrose Green Section 3 Final Plat
Serving Rancho Isabella Municipal Utility District
Located in the City of Angleton, Brazoria County, Texas
CI Job No.: 2021050-DV-001

Dear Otis:

Please see the following written responses to the comments you sent us on April 17 for the above referenced project.

1. Correction is needed on references of 2 adjoining properties, i.e. Good Shepherd Lutheran Church (SW) and the Angleton Drainage District ditch on the west side, drainage ditch 1986 acquired deed references should be referenced to "Deed filed for record in Brazoria County". Please insure this coordinated on metes and bounds description and the drawing showing the area.

These corrections have been made on the plat as well as the metes and bounds. Please see the attached updated plat.

2. The Final plat shall conform substantially to the approved preliminary plat and phasing plan and any conditions imposed. Questions and drainage concerns over grading were raised, including final grading/drainage and dirt materials currently being stored are handled due to staging and hauling. The final construction needs to be completed to avoid any negative impact as it relates to Section 3 and any future sections. (Questions were asked by City Council of where the water would outfall in relationship to the associated ditch and detention pond).

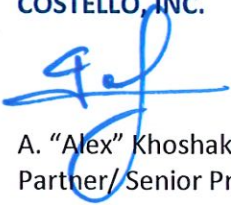
Yes, the Final plat conforms to the approved preliminary plat and phasing plan. It is also in line with the approved Development Agreement. In addition, we are addressing concerns over the grading of our lots adjacent to the Good Shepherd Lutheran Church. We have worked closely with the Angleton Drainage District (ADD) and our proposed revised grading, swale and storm sewer have been reviewed and approved by ADD. We also have submitted the attached revised sheets to Brazoria County and obtained their approval. This will improve the drainage issues Good Shepherd Lutheran Church were having before our development started. As for the stockpiled dirt, please see the attached "before and after" photos. This stockpile was only placed temporarily. Weather permitting, this will be spread on the lots by April 21 or prior to the Council meeting at the latest. As I previously explained, the purpose for this stockpile was the type of haul trucks. Hurtado is using a sub-contractor that uses on-road trucks to haul dirt from the Freedom Park detention pond to the fill site and Hurtado is using their own off-road trucks to move the stockpile within the site. This was just a matter of timing, until they mobilized their off-road trucks. As you can see in the attached photos, since last Friday, a substantial amount of the stockpile has already been spread and compacted on the future lots. As for the concern over drainage and the impact that this subdivision and namely Section 3 will have to the neighboring properties, please be informed that our Drainage Impact Analysis has been reviewed and approved by Angleton Drainage

District and therefore, no negative impacts are expected on future sections and/ or adjacent properties. Construction of 2 detention ponds and one detention channel, upsizing of the culverts across Henderson Road, and construction of the Freedom Park Detention Pond, are the required mitigations Emptor Angleton did in order to proceed with this development.

We will attend the next Council meeting to respond to any other questions.

Please let me know if you have any questions or have further comment.

Sincerely,
COSTELLO, INC.



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

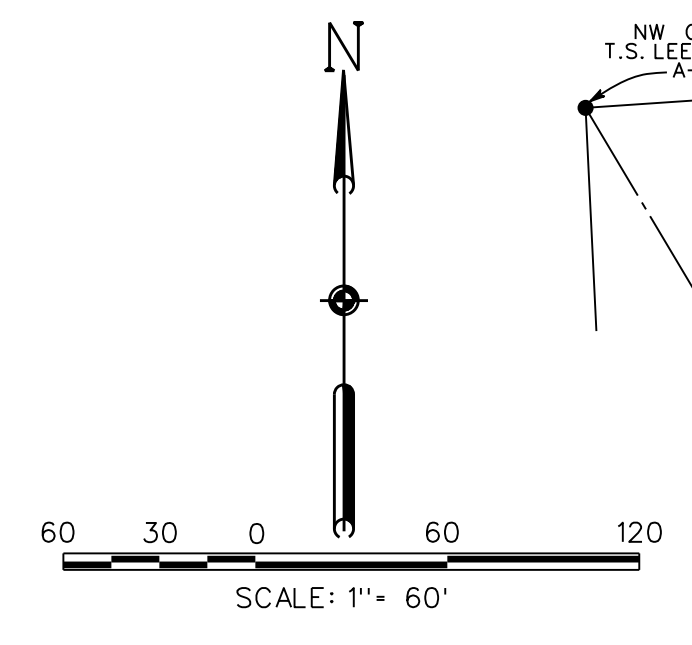
cc: Mr. John Peterson – HDR Engineering, Inc. John.Peterson@hdrinc.com
Mr. Javier Vasquez – HDR Engineering, Inc. Javier.Vasquez@hdrinc.com
Mr. Chris Whittaker – City of Angleton CWhittaker@angleton.tx.us

W:\2021\2021050 Windrose Green Section 3\WS&D\101 Design\Submittals\Angleton\Windrose Green Section 3 Plat Response Ltr.docx

CALLED 100.000 ACRES
 ANGLETON INDEPENDENT
 SCHOOL DISTRICT
 DOCUMENT NO. 2008002676
 O.P.R.B.C.

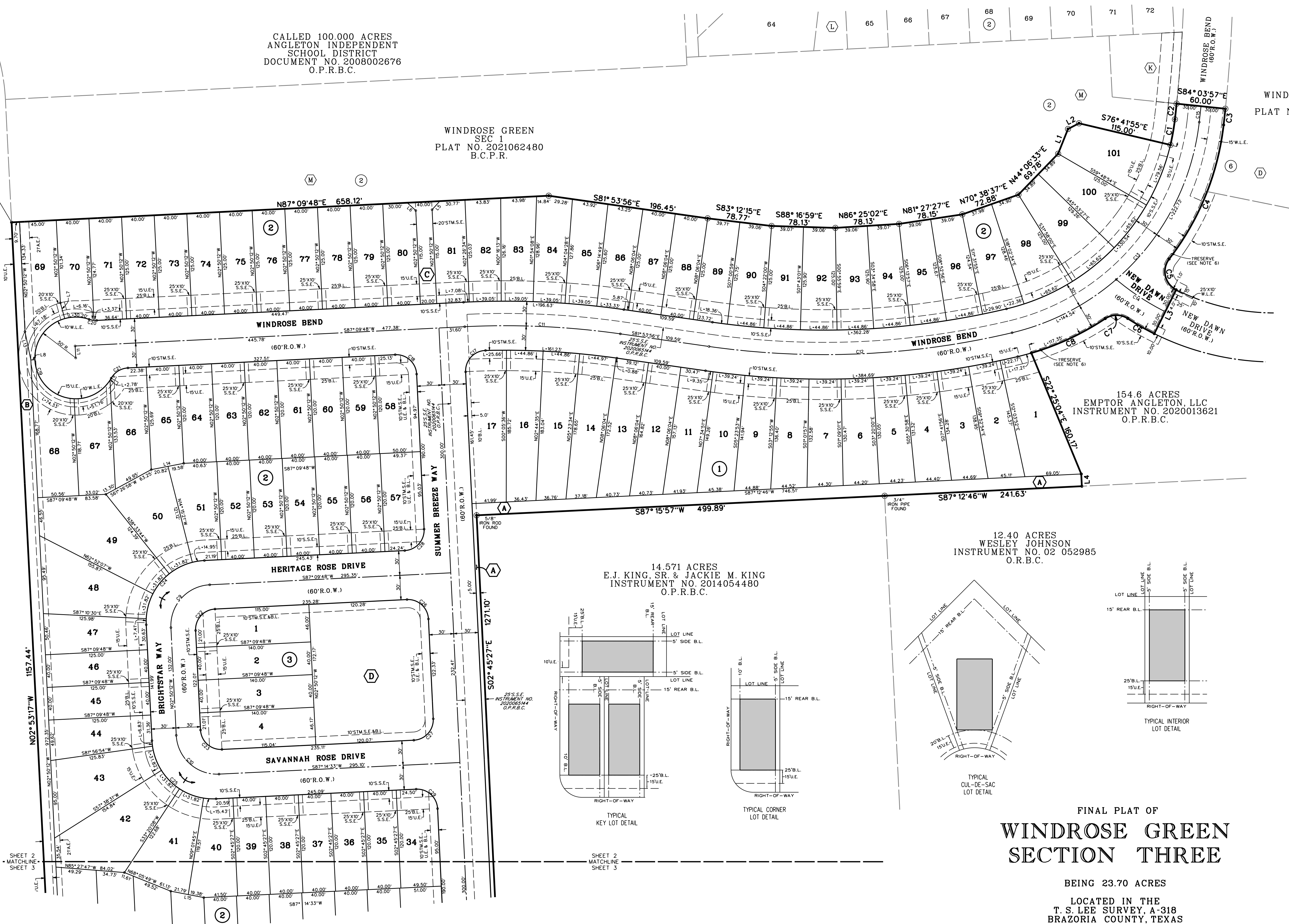
WINDROSE GREEN
 SEC 1
 PLAT NO. 2021062480
 B.C.P.R.

WINDROSE GREE
 SEC 1
 PLAT NO. 2021062.
 B.C.P.R.



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
- Ⓐ INDICATES RESERVE
- ↔ INDICATES STREET NAME BREAK



9.092 ACRES
 ANGLETON DRAINAGE DISTRICT
 VOL. O.R.B.C. PG. 340

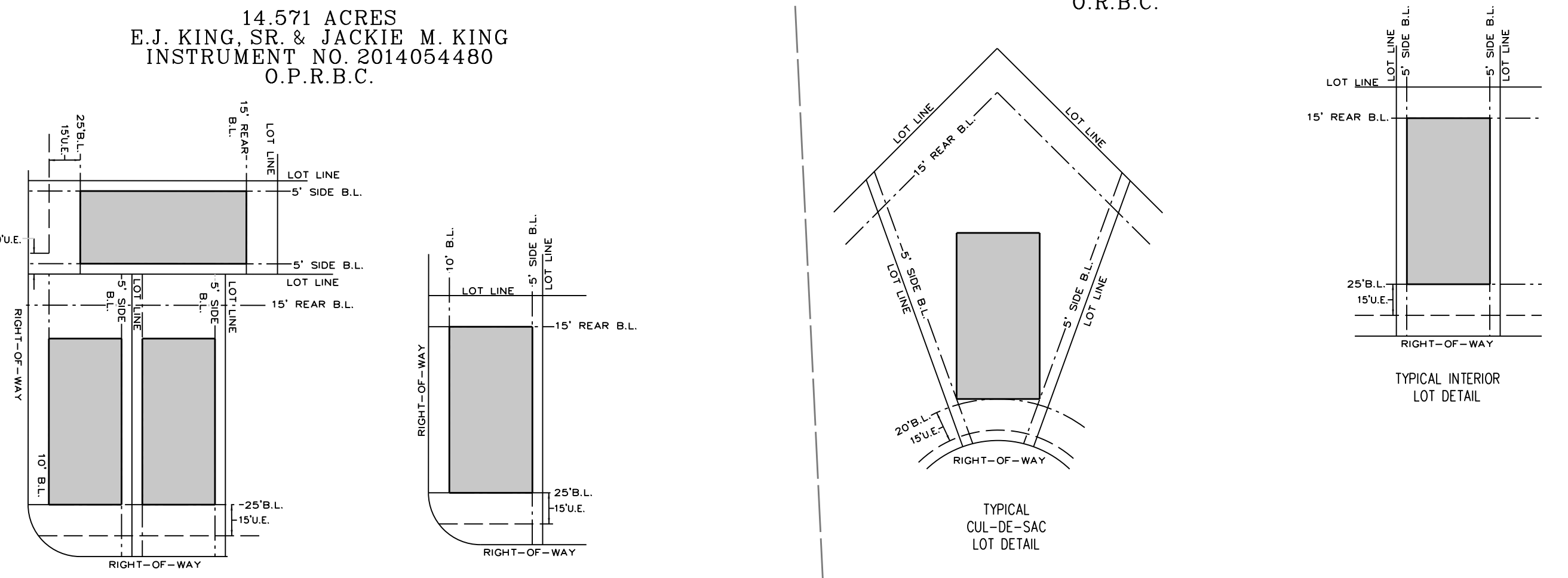
12.40 ACRES
 WESLEY JOHNSON
 INSTRUMENT NO. 02 052985
 O.R.B.C.

14.571 ACRES
 E.J. KING, SR. & JACKIE M. KING
 INSTRUMENT NO. 2014054480
 O.P.R.B.C.

- GENERAL NOTES:
- ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM (NAD83, 1993 AD), SOUTH CENTRAL ZONE.
 - ALL EASEMENTS SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED.
 - EASEMENTS ARE HEREBY RESERVED AS SHOWN TO FACILITATE ROADWAYS, DRAINAGE, AND INSTALLATION OF UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL LINES, WASTEWATER DISPOSAL LINES, GAS, AND WATER LINES. THERE IS ALSO A RESERVED TEN (10) FOOT STRIP CENTERED ALONG ALL TRACT LINES FOR A GENERAL DRAINAGE AND UTILITY EASEMENT.
 - ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
 - ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE DEDICATED TO THE PUBLIC AND SHALL BE MAINTAINED BY THE RANCHO ISABELLA MUNICIPAL UTILITY DISTRICT.
 - A ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY. THE CONDITIONS OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
 - HORIZONTAL DATUM:
 ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE.
 VERTICAL DATUM:
 ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS_1012 AND HCOG_14012.
 - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP NUMBER 48039C0435 K, DATED DECEMBER 30, 2020 THIS PROPERTY LIES IN UNSHADED ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
 - NO PIPELINE OR PIPELINE EASEMENT EXISTS WITHIN THE BOUNDARIES OF THIS PLAT.
 - SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ANGLETON, TEXAS AND OWNER.
 - RESERVES "A", "B", "C" AND "D" WILL BE OWNED AND MAINTAINED BY THE RANCHO ISABELLA MUNICIPAL UTILITY DISTRICT.
 - RESERVE "D" WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

WINDROSE GREEN SECTION THREE RESERVE TABLE		
DESCRIPTION	LAND USE	ACREAGE/SQUARE FOOTAGE
RESERVE "A"	LANDSCAPE / OPEN SPACE / DRAINAGE	0.40 AC. / 17,361 SQ. FT.
RESERVE "B"	LANDSCAPE / OPEN SPACE / DRAINAGE	0.76 AC. / 33,046 SQ. FT.
RESERVE "C"	LANDSCAPE / OPEN SPACE / DRAINAGE	0.06 AC. / 26,000 SQ. FT.
RESERVE "D"	PARK	0.57 AC. / 24,743 SQ. FT.
TOTAL:		1.79 AC. / 101,150 SQ. FT.

ABBREVIATION TABLE	
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY
D.R.B.C.	DEED RECORDS BRAZORIA COUNTY
B.C.P.R.	BRAZORIA COUNTY PLAT RECORDS
C.F. NO.	CLERK'S FILE NUMBER
A.E.	AERIAL EASEMENT
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
STM.S.E.	STORM SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
D.E.	DRAINAGE EASEMENT
ESMT.	EASEMENT
B.L.	BUILDING LINE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
O.R.B.C.	OFFICIAL RECORDS OF BRAZORIA COUNTY



FINAL PLAT OF
WINDROSE GREEN SECTION THREE

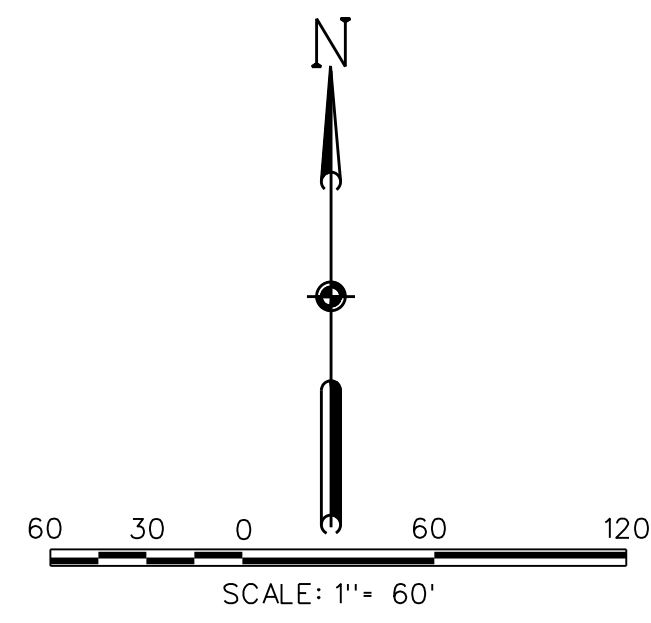
BEING 23.70 ACRES
 LOCATED IN THE
 T. S. LEE SURVEY, A-318
 BRAZORIA COUNTY, TEXAS
 122 LOTS 3 BLOCKS 4 RESERVES

SCALE: 1" = 60' APRIL, 2023

PLANNER:
META
 PLANNING + DESIGN
 24275 KATY FREEWAY, SUITE 200
 KATY, TEXAS 77494
 Tel: 281-810-1422

OWNER:
EMPTOR ANGLETON, LLC.,
 A TEXAS LIMITED LIABILITY COMPANY
 9950 WESTPARK DR. #285
 HOUSTON, TEXAS 77063

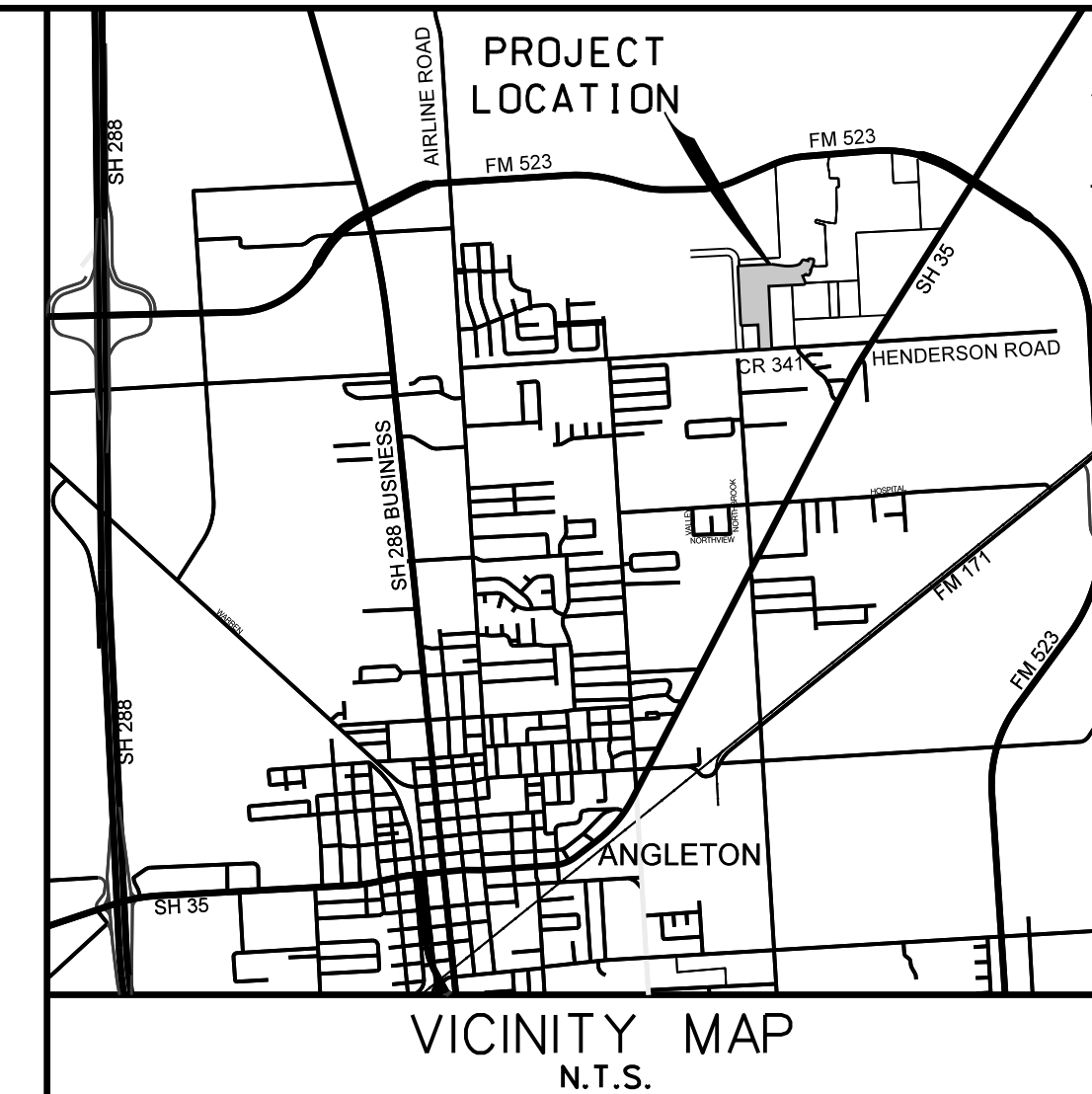
ENGINEER/SURVEYOR:
Costello
 COSTELLO INC.
 2107 CITYWEST BOULEVARD
 3RD FLOOR
 HOUSTON, TEXAS 77042
 (713) 783-7788 FAX: 783-3580
 TPBE FIRM REGISTRATION NO. 280
 TBPLS FIRM REGISTRATION NO. 100498



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
- - - INDICATES STREET NAME BREAK

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D.E.	DRAINAGE EASEMENT
ESMT.	EASEMENT
B.L.L.	BUILDING LINE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
O.R.B.C.	OFFICIAL RECORDS OF BRAZORIA COUNTY



RESERVE "A"
HERITAGE PARK
SUBDIVISION
SECTION NO. 2
DOCUMENT NO. 2017045765
B.C.P.R.

WINDROSE GREEN SECTION THREE RESERVE TABLE		
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RESERVE "d"	PARK	0.57 AC. / 24,743 SQ. FT.
TOTAL:		1.79 AC. / 101,150 SQ. FT.

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	N21°44'36"E	32.57
L2	N62°31'20"E	15.14
L3	S26°29'59"W	60.00
L4	S02°47'14"E	15.00
L5	N42°09'48"E	14.14
L6	N47°50'12"W	14.14
L7	S15°35'32"E	20.00
L8	N87°25'20"E	4.99
L9	S87°07'20"W	5.02
L10	N47°45'27"W	14.14
L11	S02°50'12"E	14.61
L12	N02°45'27"W	15.00
L13	N11°42'23"W	35.46
L14	N79°04'05"E	40.40
L15	N79°03'05"W	41.17

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	31.77	270.00	6° 44' 33"	N09° 55' 49" E	31.75
C2	19.31	1770.00	0° 37' 30"	N06° 14' 47" E	19.31
C3	19.96	1830.00	0° 37' 30"	S06° 14' 47" W	19.96
C4	179.28	330.00	31° 7' 38"	S22° 07' 27" W	177.08
C5	44.15	25.00	101° 11' 11"	S12° 54' 25" E	38.63
C6	37.53	330.00	6° 30' 57"	N60° 14' 32" W	37.51
C7	29.10	25.00	66° 41' 16"	S89° 40' 19" W	27.48
C8	100.13	330.00	17° 23' 9"	S65° 01' 15" W	99.75
C9	78.54	50.00	90° 0' 0"	N42° 09' 48" E	70.71
C10	78.47	50.00	89° 55' 15"	S47° 47' 50" E	70.66
C11	190.90	1000.00	10° 56' 16"	S87° 22' 04" E	190.61
C12	373.48	1000.00	21° 23' 56"	N87° 24' 06" E	371.32
C13	367.27	300.00	70° 8' 35"	N41° 37' 50" E	344.76
C14	71.98	300.00	13° 44' 47"	S56° 37' 37" E	71.80
C15	19.63	1800.00	0° 37' 30"	N06° 14' 47" E	19.63
C16	16.09	25.00	36° 52' 11"	S21° 11' 33" E	15.81
C17	39.85	25.00	91° 20' 7"	S42° 54' 37" W	35.76
C18	39.30	25.00	90° 4' 45"	N47° 47' 50" E	35.38
C19	226.25	50.00	259° 15' 58"	S20° 37' 23" E	77.01
C20	9.53	25.00	21° 50' 48"	S81° 54' 48" E	9.47
C21	25.05	25.00	57° 25' 10"	N58° 27' 13" E	24.02
C22	39.27	25.00	90° 0' 0"	S42° 09' 48" W	35.36
C23	39.24	25.00	89° 55' 15"	S47° 47' 50" E	35.33
C24	117.81	75.00	90° 0' 0"	S42° 09' 48" W	106.07
C25	117.71	75.00	89° 55' 15"	S47° 47' 50" E	105.99
C26	39.30	25.00	90° 4' 45"	S47° 47' 50" E	35.38
C27	39.27	25.00	90° 0' 0"	N42° 14' 33" E	35.36
C28	39.24	25.00	89° 55' 15"	N42° 12' 10" E	35.33
C29	39.27	25.00	90° 0' 0"	S47° 45' 27" E	35.36
C30	225.85	50.00	258° 48' 31"	S15° 36' 26" W	77.27
C31	25.21	25.00	57° 48' 9"	S63° 52' 23" E	24.15
C32	9.18	25.00	21° 2' 22"	N76° 43' 22" E	9.13
C33	39.27	25.00	90° 0' 0"	N42° 14' 33" E	35.36
C34	39.27	25.00	90° 0' 0"	S47° 45' 27" E	35.36
C35	39.21	25.00	89° 51' 36"	S42° 10' 21" W	35.31

9.032 ACRES
ANGLETON DISTRICT
VOL. 0629, P.C. 340
O.R.B.C.

4.0174 ACRES
GOOD SHEPHERD
LUTHERAN CHURCH
VOL. 86288, PG 254
O.R.B.C.

14.571 ACRES
E.J. KING SR. & JACKIE M. KING
INSTRUMENT NO. 2014054480
O.P.R.B.C.

FINAL PLAT OF
WINDROSE GREEN SECTION THREE

BEING 23.70 ACRES
LOCATED IN THE
T. S. LEE SURVEY, A-318
BRAZORIA COUNTY, TEXAS
122 LOTS 3 BLOCKS 4 RESERVES

SCALE: 1" = 60' APRIL, 2023

ENGINEER/SURVEYOR:



PLANNER:
META
PLANNING + DESIGN
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
Tel: 281-810-1422

OWNER:
EMPTOR ANGLETON, LLC.,
A TEXAS LIMITED LIABILITY COMPANY

9950 WESTPARK DR. #285
HOUSTON, TEXAS 77062

COSTELLO, INC.
2107 CITYWEST BOULEVARD
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPCE FIRM REGISTRATION NO. 280
TBPES FIRM REGISTRATION NO. 100486



Photo of the Stockpile as of April 14, 2023



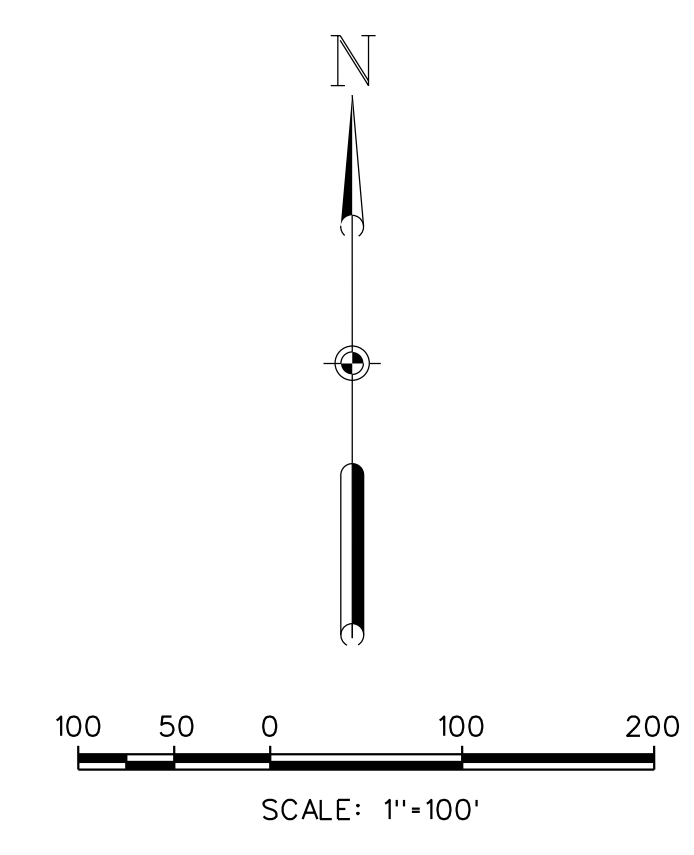
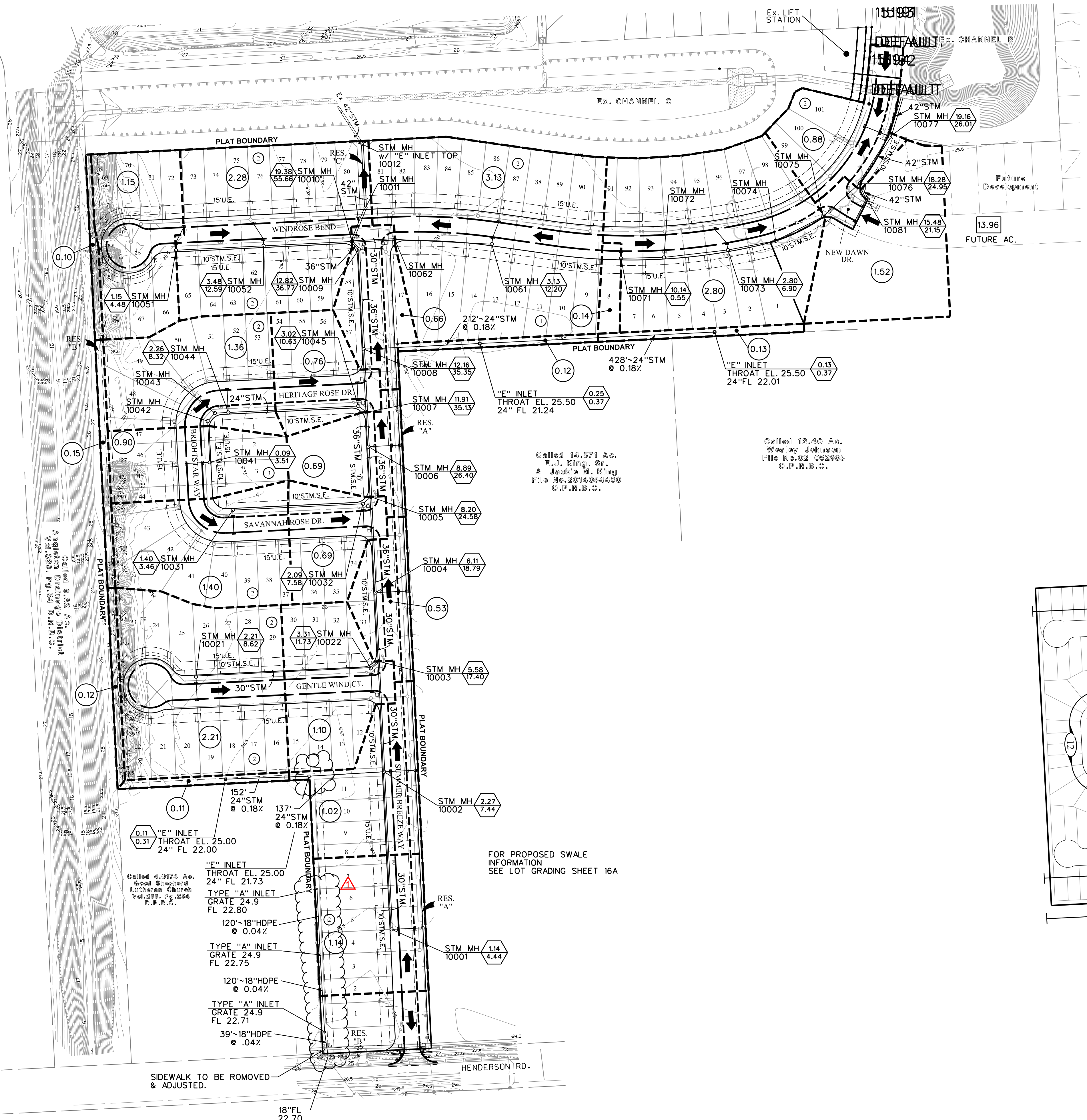
Photo of the Stockpile as of Today (April 18, 2023)



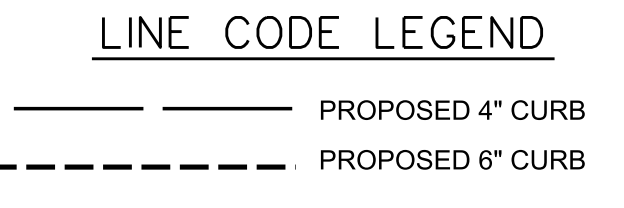
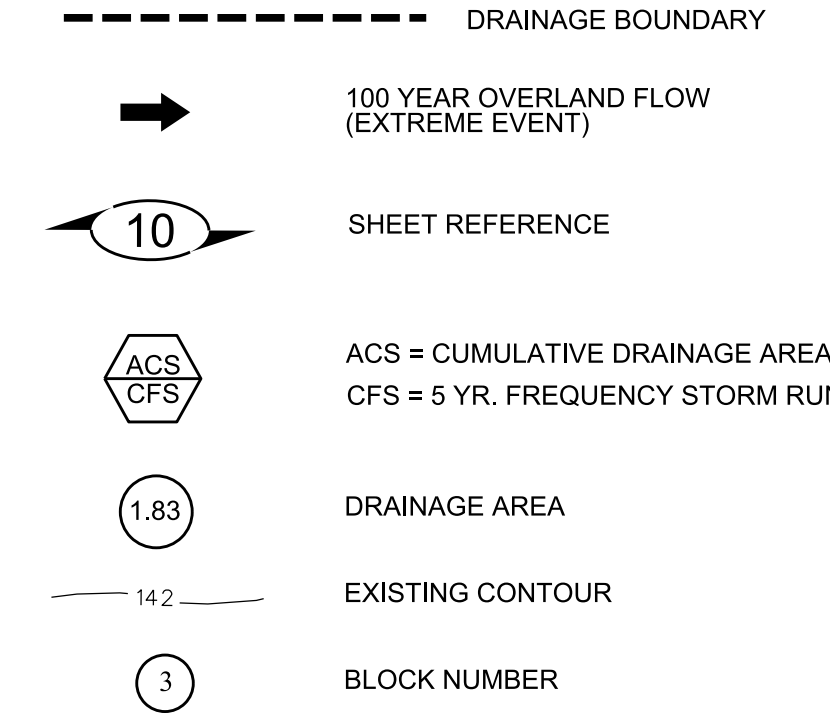
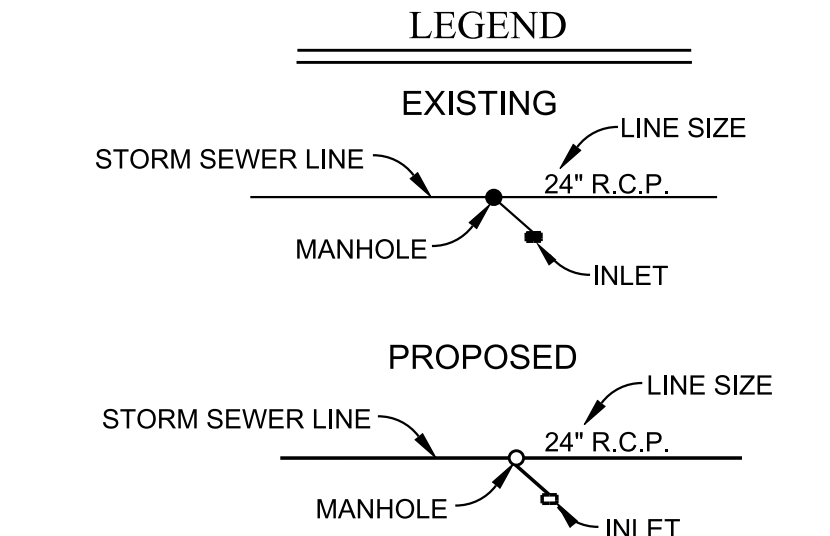
Photo of the Stockpile as of Today (April 18, 2023)

CALLING 100.000 ACRES
ANGLTON INDEPENDENT SCHOOL DISTRICT
FILE NO. 200602679
O.P.R.B.C.

WINDROSE GREEN
SECTION 1



VERTICAL DATUM
ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
GEOID 28. BASED ON ALL TERRA'S RTK NETWORK.
STATIONS HAGS_1012 AND HC0G_14012.



**UNLESS OTHERWISE SPECIFIED
ALL PROPOSED:
STORM SEWERS ARE 24\"/>**

DESIGNED BY: _____
DESIGN CHECKED BY: _____
DRAWN BY: _____
COGO CHECKED BY: _____
SURVEY CHECKED BY: _____
QA/QC BY: _____ DATE: _____
QA/QC REVISIONS BY: _____

MK.	DESCRIPTION	DWN.	DATE	CHK.



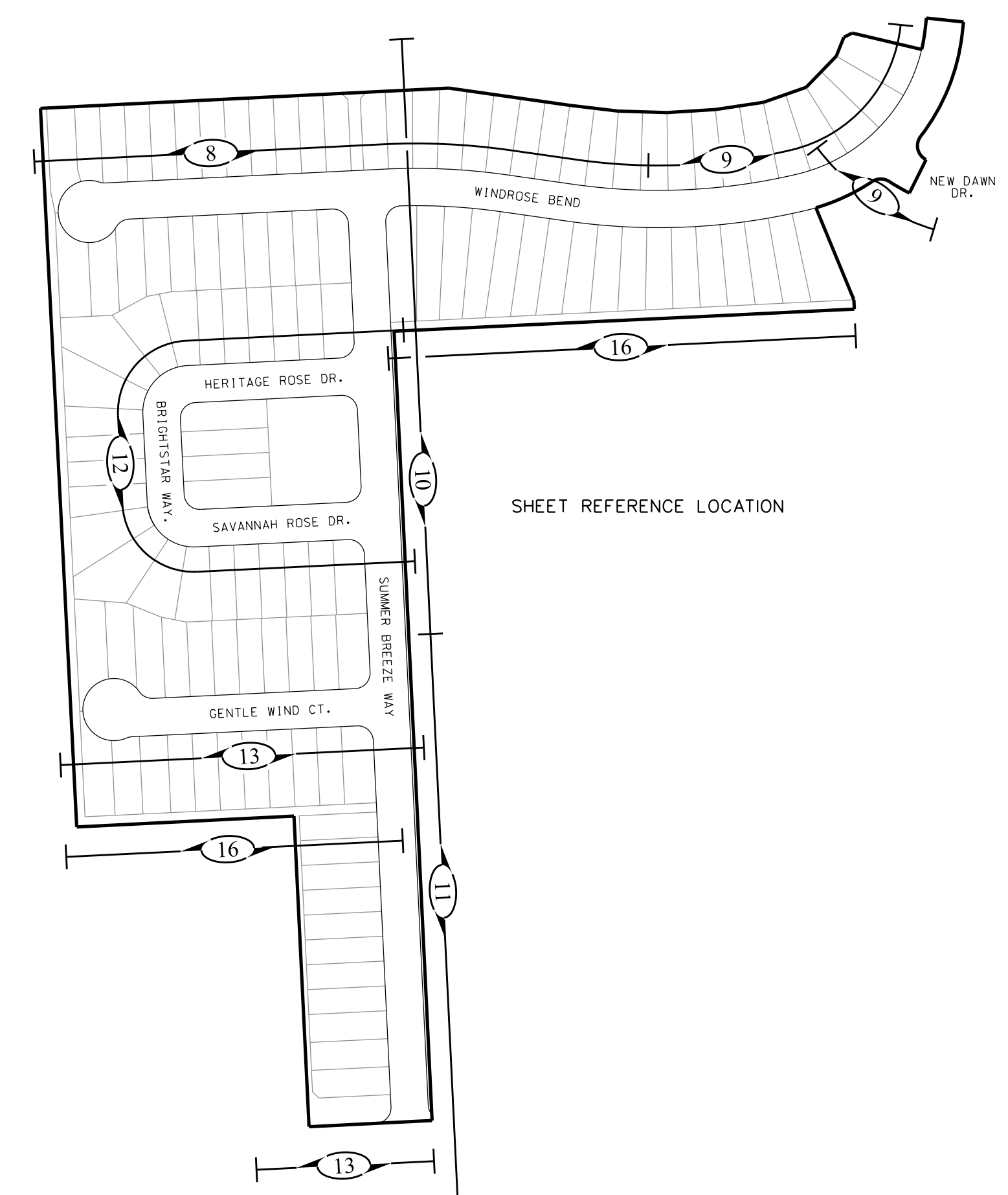
Costello Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 783-7788 (713) 783-3580, Fax
TBP's FIRM REG. NO. 280
TBP's FIRM REG. NO. 100486



ANGLTON, TEXAS
WINDROSE GREEN SECTION 3
PAVING AND DRAINAGE LAYOUT

Job No.:	Scale:	SHEET 5 OF 40
Date:	HORZ. VERT.:	
Dwn By:	CAD FILE:	
Chkd By:	DATE:	

BRAZORIA COUNTY ENGINEERING DEPARTMENT
REVISED FOR CONSTRUCTION
Cathy Fontenot 3/23/2023
CATHY FONTENOT, DEVELOPMENT COORD. DATE

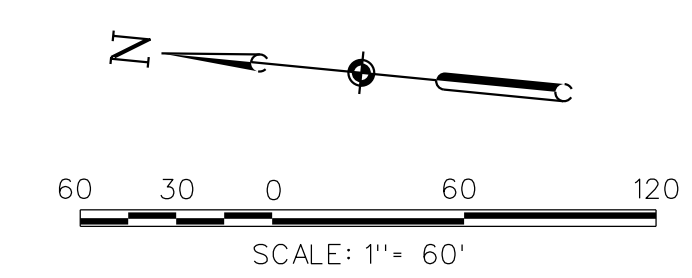


CI JOB NO. 2021-050-101.001 WINDROSE GREEN SECTION 3

VERTICAL DATUM
 ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 GEOID 28, BASED ON ALL TERRA'S RTK NETWORK.
 STATIONS HAGS_1012 AND HC0G_14012.

LEGEND

- 6" 91.23 TOP OF CURB
- 26.6 FINISHED GRADE ELEVATION
- 142 EXISTING CONTOUR
- ← LOT FLOW DIRECTION
- 11/2 LOT NUMBER / BLOCK NUMBER



NOTES:

1. BROADCAST SEED ALL FILL AREAS
2. MUCK OUT AND PROOF ROLL LOW AREAS.

ALL FILL AREAS SHALL BE PROOF ROLLED AND BE PLACED IN MAXIMUM 8-INCH LIFTS AND COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY AT +/- 2 PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT.

EXISTING CONTOURS INDICATED ON THIS SHEET ARE PRIOR TO ANY MASS GRADING / FILL PLACEMENT

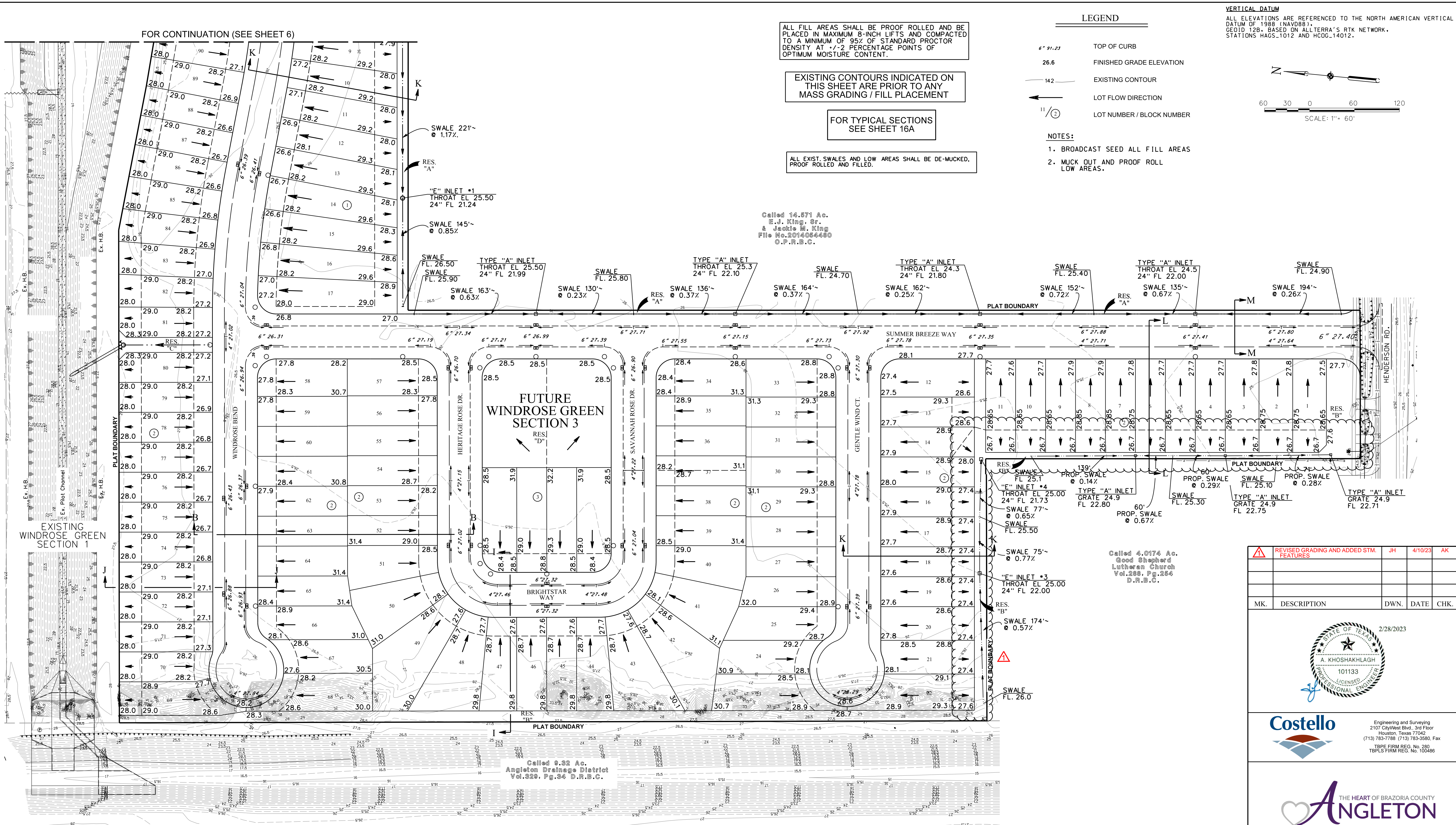
FOR TYPICAL SECTIONS SEE SHEET 16A

ALL EXIST. SWALES AND LOW AREAS SHALL BE DE-MUCKED, PROOF ROLLED AND FILLED.

Called 14.871 Ac.
 E.J. King, Sr.
 & Jackie W. King
 File No. 2014054460
 O.P.R.B.C.

Called 4.0174 Ac.
 God Shaped
 Lutheran Church
 Vol. 286, Pg. 264
 D.R.B.C.

Called 0.32 Ac.
 Angleton Drainage District
 Vol. 320, Pg. 34 D.R.B.C.



▲	REVISED GRADING AND ADDED STM. FEATURES	JH	4/10/23	AK
MK.	DESCRIPTION	DWN.	DATE	CHK.



Costello
 Engineering and Surveying
 2107 CityWest Blvd., 3rd Floor
 Houston, Texas 77042
 (713) 783-7788 (713) 783-3580, Fax
 TBPLS FIRM REG. No. 289
 TBPLS FIRM REG. No. 100486



ANGLETON, TEXAS
 WINDROSE GREEN SECTION 3
 LOT GRADING LAYOUT
 (1 of 2)

BRAZORIA COUNTY ENGINEERING DEPARTMENT
 REVIEWED FOR CONSTRUCTION
Cathy Fontenot 3/23/2023
 CATHY FONTENOT, DEVELOPMENT COORD. DATE

Job No.:	Scale:	SHEET
Date:	HORZ: 1"=60'	16A
Dwn By:	VERT:	OF 40
Chkd By:	CAD FILE:	

BRAZORIA COUNTY ENGINEERING DEPARTMENT
 2/20/2023 10:51:00 AM
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 2/20/2023 10:51:00 AM

CI JOB NO. 2021-050-101.001 WINDROSE GREEN SECTION 3