

# ANGLETON DRAINAGE DISTRICT



A Political Subdivision of the State of Texas  
P.O. Box 2469, Angleton, Texas 77516-2469  
Phone: (979) 849-2414 Fax: (979) 848-8160

February 12, 2025

Quiddity Engineering  
Attn: Ashlynn Ramelow, Design Engineer  
601 Northwest Loop 410, Suite 453  
San Antonio, Texas 78216

Re: Plat, Grading, Drainage and Detention Plan  
Windrose Green Sections 7 & 8.

Dear Ms. Ramelow:

During the regular public meeting of the Angleton Drainage District held February 11, 2025, the Angleton Drainage Board of Supervisors unanimously approved the plat, grading, drainage and detention plan of Windrose Green Subdivision, Sections 7 & 8 as presented.

As presented, Section 7 consists of (60) sixty lots, 45-foot wide. Section 8 consists of (36) thirty-six 50-foot wide. The lots are being built up and will drain to the streets and into a storm sewer system that will then drain to the existing detention pond known as "Restricted Reserve D" as was designed in the original drainage plan.

If any structures are added to this site in the future, or revisions to the plat, grading, drainage and detention plan are made, a subsequent review by the Angleton Drainage District will be required to ensure there are no adverse impacts to adjacent landowners.

Approval of this plat, grading, drainage and detention plan in no way represents that Windrose Green Subdivision, Angleton, Texas has complied with any federal, state, county or other law, statute, procedure or requirement of any type beyond the approval of the plat, grading, drainage and detention plan approved, with the stipulations listed in this letter, if any, by the District.

Sincerely,

A handwritten signature in black ink that reads "David B. Spoor".

David B. Spoor, Chairman  
Angleton Drainage District Board of Supervisors

**Matt Hanks, P.E.**  
COUNTY ENGINEER

**Karen McKinnon, P.E.,**  
ASST. COUNTY ENGINEER

(979) 864-1265  
*Office*



**Wael Tabara, P.E., CFM**  
ASST. COUNTY ENGINEER

**Barbara X. Martinez, P.E.,**  
STAFF ENGINEER

(979) 864-1270  
*Fax*

**BRAZORIA COUNTY ENGINEERING**

451 N VELASCO, SUITE 230  
ANGLETON, TEXAS 77515  
[www.brazoriacountytx.gov](http://www.brazoriacountytx.gov)

April 29, 2025

Ashlynn Ramelow  
Quiddity  
Via Email: [aramelow@quiddity.com](mailto:aramelow@quiddity.com)

RE: Construction Plan Review: Windrose Section 7 :Angleton, TX 77515

Dear Ashlynn Ramelow:

Brazoria County has completed the review of the above referenced revised plans as provided on April 16, 2025. The County has no objection.

This Letter of No Objection is for Construction Plan approval only. It is the applicant's responsibility to apply for all other proper permits required by Brazoria County. These permits must remain posted onsite during the construction for this project.

If construction has not begun one year from issue date, this approval is null and void.

Best Regards,

A handwritten signature in red ink, appearing to read "Megan Cook", is written over a red circular stamp.

Megan Cook



April 2, 2025

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

Re: On-Going Services  
Windrose Green Section 7 Subdivision Improvement Plans – 2<sup>nd</sup> Submittal Review  
Angleton, Texas  
HDR Job No. 10420700

Dear Mr. Spriggs:

HDR Engineering, Inc. (HDR) has reviewed the plans for the above referenced subdivision and offers the following comments:

General

1. A final plat is included in the construction planset; however, this is being provided for information purposes only. At the time of completion of the subdivision improvements or fiscal responsibility as noted in the Angleton LDC, a final plat shall be submitted for review and approval.
2. It is noted that the remaining sections of the proposed subdivision are subject to meeting requirements found in the Development and Utility Agreements with the City of Angleton such as utility capacity. Coordination shall be made for compliance with these requirements prior acceptance of the subdivision improvements.
3. Approval from referral agencies such as Brazoria County Engineering and Angleton Drainage District (A.D.D.) shall be provided prior to commencing construction.
4. A preconstruction meeting will be required for the proposed improvements.
5. All applicable permits shall be coordinated by the Contractor prior to commencement of construction.
6. Any revisions to the approved plansets shall be submitted to the City of Angleton for review and approval prior to the revisions being constructed.

Sheet 11 of 30 – New Dawn Drive – STA 0+00.00 to 10+50.00

1. The proposed 0.394 temporary utility easement noted shall be provided and plan updated to file the document filing information.

Sheet 16 of 30 – Sanitary Sewer & Water Details

2. Confirmation shall be made Angleton PW on dual service lines/dual meters using a "U-branch". The revised drawings show a proposed tee; however, a "U-branch" fitting has been used in previous construction. Please revise accordingly and resubmit with the issued for construction planset.

HDR Engineering, Inc. (HDR) offers no objection to the proposed Windrose Green Section 7 Subdivision Improvement Plans with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data are signed, dated, and sealed by a Professional Engineer licensed to practice in the State of Texas, which therefore conveys the engineer's responsibility and accountability.

If you have any questions, please feel free to contact us at our office (713)-622-9264.

Sincerely,

HDR Engineering, Inc.

A handwritten signature in black ink, appearing to read 'Javier Vasquez', is written over the printed name.

Javier Vasquez, P.E., CFM  
Civil Engineer

cc: Files (10420700)

Attachments