

MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT

November 13, 2023

The Board of Supervisors of Brookshire-Katy Drainage District (the "District") met in regular session, open to the public, at 7:04 p.m. at 1111 Kenney Street, Brookshire, Texas, inside the boundaries of the District, and the roll was called of the members of the Board:

Arnold England	President
Pat Keeling	Vice President
David Welch	Secretary
Blake Beckendorff	Supervisor
John Chisum	Supervisor

and all of the above were present except Supervisor Beckendorff, thus constituting a quorum.

Also attending the meeting were Buddy Brand, Assistant General Manager of the District; Wendy Sidwell, District Administrator; Michael McCarthy, P.E., of Quiddity Engineering ("Quiddity" or "Engineer"); Blair Bozoarth of Sunterra and Plow Tract Developments; William Petrov, attorney, and Mirna Croon, paralegal, of Johnson Petrov, LLP ("Johnson Petrov" or "Attorney"); and Ward. D. Parnell of Parnell Benefits Group.

Agenda Item No. 1
CALL TO ORDER

The President called the meeting to order.

Agenda Item No. 2
INVOCATION AND PLEDGE OF ALLEGIANCE

The meeting was opened with the Invocation and Pledge of Allegiance.

Agenda Item No. 3
PUBLIC COMMENT

There was no public comment.

Agenda Item No. 4
MINUTES OF OCTOBER 9, 2023 REGULAR BOARD MEETING, AND OCTOBER 23, 2023 SPECIAL BOARD MEETING

Upon motion by Supervisor Chisum, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved the minutes of the October 9, 2023 Regular Board meeting, and October 23, 2023 Special Board meeting.

Agenda Item No. 5
2023 HOLIDAY PARTY

Ms. Sidwell stated that the District's Holiday Party will be held on Monday, December 4, 2023 at 6:00p.m. and the location being Midway Barbeque in Katy.

Agenda Item No. 6

RENEW/ELECT MEDICAL, DENTAL AND VISION INSURANCE AND CONTINUED PARTICIPATION IN HRA AMERIFLEX COMPLIANCE PROGRAM FOR BROOKSHIRE-KATY DRAINAGE DISTRICT EMPLOYEES

Mr. Parnell presented the health insurance renewal plans and explained the differences between Health Reimbursement Accounts ("HRAs") and Health Savings Accounts ("HSAs"). He informed the board of a 7% increase in medical insurance costs. Subsequently, he recommended selecting the Blue Cross Blue Shield ("BCBS") PPO S663CHC plan with an HRA deductible.

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board unanimously voted to accept Mr. Parnell's recommendation and select the BCBS PPO S663CHC plan with an HRA deductible for District staff reimbursing employee only deductible up to \$3,000.00 after the employee has paid the first \$250.00.

Agenda Item No. 7

UNITED RENTAL QUOTE NO. 226346200 FOR 10-14 YARD DUMP TRUCK

Mr. Brand stated that three bids from different vendors have been solicited for the purchase of a dump truck. After careful evaluation, he recommended that the Board purchase the truck from United Rental for \$125,000.

The Board engaged in a discussion about the purchase, and after consideration, upon motion by Supervisor Welch, seconded by Supervisor Keeling, the Board unanimously voted to authorize Mr. Brand to purchase the dump truck from United Rental for \$125,000 and to execute the necessary sale documents on behalf of the District, subject to Supervisor Chisum's satisfactory review of the truck's specifications and service history.

Agenda No. 8

METRO GOLF CARS QUOTE FOR 2024 KAWASAKI MULE PRO FXT EPS

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board unanimously approved the purchase of a 2024 Kawasaki Mule Pro from Metro Golf Cars for \$27,634, inclusive of the delivery charge. Mr. Brand was authorized to finalize the purchase by executing the necessary documents.

Agenda Item No. 9

ENGINEER'S REPORT

Mr. McCarthy reviewed the Engineer's Report, a copy of which is attached hereto as Exhibit "A".

- (l) (m) Mr. Bozoarth provided an update on the Sunterra and Plow developments. He stated that the lots delivery with utility services for the Plow Development is expected to occur by the end of 2024. Waller County MUD 55 will serve as the master district for the Plow Development. The development will have its own water and sewer facilities.

[Mr. Bozoarth departed the meeting.]

- (a) Upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved the Permit Application for Tract Development with Platting for the District's new Administration Building, as recommended by Quiddity.

(b) (c) (d) (e) (f) (g) (h) Upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved (i) Permit Application for Tract Development with Platting for Plow Tract Franz Road Extension and Model Home Park – Preliminary Plat, as recommended by Quiddity; (ii) Permit Application for Tract Development with Platting for Plow Tract Section Nos. 1 – 4 - Preliminary Plats, as recommended by Quiddity; (iii) Permit Application for Tract Development with Platting for Plow Tract 0.2 MGD Waste Water Treatment Plant and Lift Station – Preliminary Plat, as recommended by Quiddity; (iv) and Permit Application for Tract Development with Platting for Plow Tract Water Plant No. 1 – Phase 1 – Preliminary Plat, as recommended by Quiddity.

(i) (j) Upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion with all Supervisors present voting aye, the Board approved (i) Permit Application for Tract Development with Platting for Sunterra Commercial Development Section 1 – Preliminary Plat, as recommended by Quiddity; and (ii) Permit Application for Tract Development with Platting for Sunterra Wastewater Treatment Plant – Preliminary Plat, as recommended by Quiddity.

(k) Mr. McCarthy informed the Board that Goya Foods had submitted a second extension request for Goya Rail Spur Phase I Permit No. 2022-35, citing the master plan evaluation. The Board engaged in a discussion and subsequently granted a 180-day extension for Goya Rail Spur Phase I Permit No. 2022-35, with the understanding that the new master plan must comply with Atlas 14, or the most recent criteria adopted by the Federal Management Emergency Agency ("FEMA") and/or the District.

(n) Mr. McCarthy stated that Quiddity will be holding a workshop for District personnel on the FEMA – Flood Management Assistance Grant.

(o) Mr. McCarthy briefed the Board on the District's Web-Based Portal for Permit Application Submissions, informing them that the system is scheduled to go live in early January 2024. Additionally, he reviewed the revised permit fees.

Upon motion by Supervisor Chisum, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved the revised permit fees, as recommended by Quiddity.

Agenda Item No. 10

GENERAL MANAGER'S REPORT

Next, Mr. Brand reviewed the General Manager's Report, a copy of which is attached hereto as Exhibit "B". He also reviewed the Inspector's Report.

Agenda Item No. 11

FINANCIAL REPORT

Ms. Sidwell presented to and reviewed with the Board the October 2023 bills.

Upon motion by Supervisor Chisum, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved paying the October 2023 bills.

Ms. Sidwell then presented to and reviewed with the Board the Financial Report, a copy of which is attached hereto as Exhibit "C". Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present

voting aye, the Board approved the October, 2023 Financial Report along with checks listed therein.

Agenda Item No. 12

ENFORCEMENT ACTION AGAINST AWRY READY-MIX CONCRETE ("AWRY")

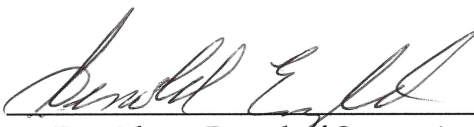
Mr. McCarthy informed the Board about the ongoing enforcement action against Awry. A letter detailing the required documentation was sent to Awry, but they have failed to provide the requested CCTV footage and accompanying report by the October 9, 2023 deadline. Mr. Petrov also noted that Awry has yet to sign the Agreed Order.

ADJOURNMENT

With no additional matters to discuss, upon motion by Supervisor Keeling, seconded by Supervisor Welch, and with all Supervisors voting aye, the Board adjourned the meeting at 10:04 p.m.

[EXECUTION PAGE FOLLOWS]

SIGNED this 11th day of December 2023.



President, Board of Supervisors

ATTEST:



Secretary, Board of Supervisors

- Exhibit "A" Engineering Report
- Exhibit "B" General Manager's Report
- Exhibit "C" Financial Report



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November 8, 2023

Mr. Arnold England, President
Brookshire-Katy Drainage District
PO Box 608
Brookshire, Texas 77423

Reference: Katy 2855 Development, LLC
Plow Tract Franz Road Extension & Model Home Park – **Preliminary Plat**
Quiddity, Inc. Job No. R0002-1021-01.008

Dear Mr. England:

The Brookshire-Katy Drainage District (District) received a permit application as follows:

Applicant: Quiddity Engineering LDS

Permit Type: Tract Development with Platting – Preliminary Plat

Location: West of Bartlett Road, east of Schlipf Road, south of Morton Road, and north of US Hwy 90.

Survey: H.& T.C. Railroad Company Survey, Section 123, Abstract 202, Waller County, Texas

Previous Approvals: N/A

Description: The proposed Plow Tract Franz Road Extension & Model Home Park (Development) encompasses approximately 11.07 acres and includes 8 lots, 4 blocks, and 4 reserves. The Development is located within the future Plow Tract Phase 1 development, comprising 212.71 acres of land.

The drainage for the site includes proposed on-site underground storm sewer to convey runoff to the west and outfalls into the future Pond 1, which will then outfall into Snake Creek. Pond 1 is included in the plans titled, "Plow Tract Phase 1 Mass Grading and Detention" which has been received by the District and is currently in review. Additionally, the drainage impact assessment (DIA) for Plow Tract Phase 1 is currently in review with the District. The final drainage plans and DIA for the referenced drainage and detention facilities must be approved by the District, constructed, and operational prior to the District's approval of the final plat and drainage plans for the Development.

DFMA: A fully executed Detention Facilities Maintenance Agreement (DFMA) that includes the Plow Tract Phase 1 drainage and detention facilities will be required prior to District approval of the final plat and drainage plans for the Development.



Mr. Arnold England, President
November 8, 2023
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Technical Review: Based on our review of the Preliminary Plat of Plow Tract Franz Road Extension & Model Home Park, this Preliminary Plat generally complies with the District's Rules and Regulations. We interpose no objection and recommend the District accept this Preliminary Plat.

It is to be understood that the acceptance of the Preliminary Plat by the District's Board of Supervisors does not constitute official acceptance of the proposed Development by the District but does constitute an authorization to begin and proceed with the preparation of the Final Drainage Plans and Plat.

The applicant shall not use the District's acceptance of the Preliminary Plat to commence any construction activities until the Final Drainage Plans and Plat have been **approved and accepted** in official actions by the District and from any governing entity with jurisdiction.

Observation: The submittal of the Final Plat for the proposed Development shall include the necessary construction plans, drainage calculations, and all engineering supporting related information/ documents for review.

Please do not hesitate to call if you have any questions or need additional information.

Sincerely,

Michael McCarthy, PE

MHM/

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1021-01.008 Plow Tract Franz Road Extension & Model Home Park/3.0 - LETTERS/Plow Tract Franz Road Extension & Model Home Park - Prelim Plat Letter 110823.docx>

cc: Mr. Jacob Rice – Katy 2855 Development, LLC via email jacobr@johnsondev.com
Ms. Chantelle Jamnik – Quiddity Engineering, LLC. via email cjamnik@quiddity.com
Mr. Hayden D. Dixon, PE – Quiddity Engineering, LLC. via email hdixon@quiddity.com
Honorable Carbett "Trey" J. Duhon, III, Waller County Judge, via email t.duhon@wallercounty.us
Mr. Justin Beckendorff, Waller County Commissioner Pct 4 via email j.beckendorff@wallercounty.us
Mr. Ross McCall, PE – Waller County Engineer via email r.mccall@wallercounty.us
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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November 7, 2023

Mr. Arnold England, President
Brookshire-Katy Drainage District
PO Box 608
Brookshire, Texas 77423

Reference: Katy 2855 Development, LLC
Plow Tract Section 1 – **Preliminary Plat**
Quiddity, Inc. Job No. R0002-1021-01.004

Dear Mr. England:

The Brookshire-Katy Drainage District (District) received a permit application as follows:

<u>Applicant:</u>	Quiddity Engineering LDS
<u>Permit Type:</u>	Tract Development with Platting – Preliminary Plat
<u>Location:</u>	West of Bartlett Road, east of Schlipf Road, south of Morton Road, and north of US Hwy 90.
<u>Survey:</u>	H.& T.C. Railroad Company Survey, Section 123, Abstract 202, Waller County, Texas
<u>Previous Approvals:</u>	N/A
<u>Description:</u>	The proposed Plow Tract Section 1 (Development) encompasses approximately 18.81 acres and includes 62 lots, 3 blocks, and 5 reserves. The Development is located within the future Plow Tract Phase 1 development, comprising 212.71 acres of land. The drainage for the site includes proposed on-site underground storm sewer to convey runoff to the west and outfall into the future Pond 2. Pond 2 will discharge into the future Pond 1, which will then outfall into Snake Creek. Ponds 2 and 1 are included in the plans titled, "Plow Tract Phase 1 Mass Grading and Detention" which has been received by the District and is currently in review. Additionally, the drainage impact assessment (DIA) for Plow Tract Phase 1 is currently in review with the District. The final drainage plans and DIA for the referenced drainage and detention facilities must be approved by the District, constructed, and operational prior to the District's approval of the final plat and drainage plans for the Development.
<u>DFMA:</u>	A fully executed Detention Facilities Maintenance Agreement (DFMA) that includes the Plow Tract Phase 1 drainage and detention facilities will be required prior to District approval of the final plat and drainage plans for the Development.
<u>Technical Review:</u>	Based on our review of the Preliminary Plat of Plow Tract Section 1, this Preliminary Plat generally complies with the District's Rules and Regulations. We interpose no objection and recommend the District accept this Preliminary Plat.



Mr. Arnold England, President
November 7, 2023
Page 2

It is to be understood that the acceptance of the Preliminary Plat by the District's Board of Supervisors does not constitute official acceptance of the proposed Development by the District but does constitute an authorization to begin and proceed with the preparation of the Final Drainage Plans and Plat.

The applicant shall not use the District's acceptance of the Preliminary Plat to commence any construction activities until the Final Drainage Plans and Plat have been **approved and accepted** in official actions by the District and from any governing entity with jurisdiction.

Observation:

The submittal of the Final Plat for the proposed Development shall include the necessary construction plans, drainage calculations, and all engineering supporting related information/ documents for review.

Please do not hesitate to call if you have any questions or need additional information.

Sincerely,

Michael McCarthy, PE

MHM/dme

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1021-01.004 Plow Tract Section 1/3.0 - LETTERS/Plow Tract Section 1- Prelim Plat Letter 110723.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1021-01.004%20Plow%20Tract%20Section%201/3.0%20LETTERS/Plow%20Tract%20Section%201-%20Prelim%20Plat%20Letter%20110723.docx)

cc: Mr. Jacob Rice – Katy 2855 Development, LLC via email jacobr@johnsondev.com
Ms. Chantelle Jamnik – Quiddity Engineering, LLC. via email cjamnik@quiddity.com
Mr. Hayden D. Dixon, PE – Quiddity Engineering, LLC. via email hdixon@quiddity.com
Honorable Carbett "Trey" J. Duhon, III, Waller County Judge, via email t.duhon@wallercounty.us
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November 8, 2023

Mr. Arnold England, President
Brookshire-Katy Drainage District
PO Box 608
Brookshire, Texas 77423

Reference: Katy 2855 Development, LLC
Plow Tract Section 2 – **Preliminary Plat**
Quiddity, Inc. Job No. R0002-1021-01.005

Dear Mr. England:

The Brookshire-Katy Drainage District (District) received a permit application as follows:

Applicant: Quiddity Engineering LDS

Permit Type: Tract Development with Platting – Preliminary Plat

Location: West of Bartlett Road, east of Schlipf Road, south of Morton Road, and north of US Hwy 90.

Survey: H. & T.C. Railroad Company Survey, Section 123, Abstract 202, Waller County, Texas

Previous Approvals: N/A

Description: The proposed Plow Tract Section 2 (Development) encompasses approximately 20.89 acres and includes 101 lots, 4 blocks, and 5 reserves. The Development is located within the future Plow Tract Phase 1 development, comprising 212.71 acres of land.

The drainage for the site includes proposed on-site underground storm sewer to convey runoff to the west and outfalls at two locations. The first outfall includes connection to the future Plow Tract Section 1 storm sewer, which will outfall into the future Pond 2. Pond 2 will discharge into the future Pond 1, which will then outfall into Snake Creek. The second outfall includes connection to the future Plow Tract Section 3 storm sewer, which will outfall into the future Pond 3, which will outfall into Pond 2, which will outfall into Pond 1, which will then outfall into Snake Creek. Ponds 3, 2, and 1 are included in the plans titled, "Plow Tract Phase 1 Mass Grading and Detention" which has been received by the District and is currently in review. The storm sewer system included in Plow Tracts Sections 1 and 3 will be included in the drainage plans for their respective sections and submitted to the District for review with the final plat submittal. Lastly, the drainage impact assessment (DIA) for Plow Tract Phase 1 is currently in review with the District. The final drainage plans and DIA for the referenced drainage and detention facilities must be approved by the District, constructed, and operational prior to the District's approval of the final plat and drainage plans for the Development.



Mr. Arnold England, President

November 8, 2023

Page 2

DFMA: A fully executed Detention Facilities Maintenance Agreement (DFMA) that includes the Plow Tract Phase 1 drainage and detention facilities will be required prior to District approval of the final plat and drainage plans for the Development.

Technical Review: Based on our review of the Preliminary Plat of Plow Tract Section 2, this Preliminary Plat generally complies with the District's Rules and Regulations. We interpose no objection and recommend the District accept this Preliminary Plat.

It is to be understood that the acceptance of the Preliminary Plat by the District's Board of Supervisors does not constitute official acceptance of the proposed Development by the District but does constitute an authorization to begin and proceed with the preparation of the Final Drainage Plans and Plat.

The applicant shall not use the District's acceptance of the Preliminary Plat to commence any construction activities until the Final Drainage Plans and Plat have been **approved and accepted** in official actions by the District and from any governing entity with jurisdiction.

Observation: The submittal of the Final Plat for the proposed Development shall include the necessary construction plans, drainage calculations, and all engineering supporting related information/ documents for review.

Please do not hesitate to call if you have any questions or need additional information.

Sincerely,

Michael McCarthy, PE

MHM/dme

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1021-01.005 Plow Tract Section 2/3.0 - LETTERS/Plow Tract Section 2- Prelim Plat Letter 110723.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1021-01.005%20Plow%20Tract%20Section%202/3.0%20LETTERS/Plow%20Tract%20Section%202-%20Prelim%20Plat%20Letter%20110723.docx)

cc: Mr. Jacob Rice – Katy 2855 Development, LLC via email jacobr@johnsondev.com
Ms. Chantelle Jamnik – Quiddity Engineering, LLC. via email cjamnik@quiddity.com
Mr. Hayden D. Dixon, PE – Quiddity Engineering, LLC. via email hdixon@quiddity.com
Mr. Christopher C. Wiggs, PE – Quiddity Engineering, LLC. via email cwiggs@quiddity.com
Honorable Carbett "Trey" J. Duhon, III, Waller County Judge, via email t.duhon@wallercounty.us
Mr. Justin Beckendorff, Waller County Commissioner Pct 4 via email j.beckendorff@wallercounty.us
Mr. Ross McCall, PE – Waller County Engineer via email r.mccall@wallercounty.us
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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November 8, 2023

Mr. Arnold England, President
Brookshire-Katy Drainage District
PO Box 608
Brookshire, Texas 77423

Reference: Katy 2855 Development, LLC
Plow Tract Section 3 – **Preliminary Plat**
Quiddity, Inc. Job No. R0002-1021-01.006

Dear Mr. England:

The Brookshire-Katy Drainage District (District) received a permit application as follows:

<u>Applicant:</u>	Quiddity Engineering LDS
<u>Permit Type:</u>	Tract Development with Platting – Preliminary Plat
<u>Location:</u>	West of Bartlett Road, east of Schlipf Road, south of Morton Road, and north of US Hwy 90.
<u>Survey:</u>	H.& T.C. Railroad Company Survey, Section 123, Abstract 202, Waller County, Texas
<u>Previous Approvals:</u>	N/A
<u>Description:</u>	The proposed Plow Tract Section 3 (Development) encompasses approximately 32.68 acres and includes 91 lots, 4 blocks, and 9 reserves. The Development is located within the future Plow Tract Phase 1 development, comprising 212.71 acres of land. The drainage for the site includes proposed on-site underground storm sewer to convey runoff and outfall into the future Pond 3, which will outfall into the future Pond 2, which will outfall into future Pond 1, which will then outfall into Snake Creek. Ponds 3, 2, and 1 are included in the plans titled, "Plow Tract Phase 1 Mass Grading and Detention" which has been received by the District and is currently in review. Additionally, the drainage impact assessment (DIA) for Plow Tract Phase 1 is currently in review with the District. The final drainage plans and DIA for the referenced drainage and detention facilities must be approved by the District, constructed, and operational prior to the District's approval of the final plat and drainage plans for the Development.
<u>DFMA:</u>	A fully executed Detention Facilities Maintenance Agreement (DFMA) that includes the Plow Tract Phase 1 drainage and detention facilities will be required prior to District approval of the final plat and drainage plans for the Development.



Mr. Arnold England, President
November 8, 2023
Page 2

Technical Review: Based on our review of the Preliminary Plat of Plow Tract Section 3, this Preliminary Plat generally complies with the District's Rules and Regulations. We interpose no objection and recommend the District accept this Preliminary Plat.

It is to be understood that the acceptance of the Preliminary Plat by the District's Board of Supervisors does not constitute official acceptance of the proposed Development by the District but does constitute an authorization to begin and proceed with the preparation of the Final Drainage Plans and Plat.

The applicant shall not use the District's acceptance of the Preliminary Plat to commence any construction activities until the Final Drainage Plans and Plat have been **approved and accepted** in official actions by the District and from any governing entity with jurisdiction.

Observation: The submittal of the Final Plat for the proposed Development shall include the necessary construction plans, drainage calculations, and all engineering supporting related information/ documents for review.

Please do not hesitate to call if you have any questions or need additional information.

Sincerely,

Michael McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1021-01.006 Plow Tract Section 3/3.0 - LETTERS/Plow Tract Section 3- Prelim Plat Letter 110823.docx>

cc: Mr. Jacob Rice – Katy 2855 Development, LLC via email jacobr@johnsondev.com
Ms. Chantelle Jamnik – Quiddity Engineering, LLC. via email cjamnik@quiddity.com
Mr. Hayden D. Dixon, PE – Quiddity Engineering, LLC. via email hdixon@quiddity.com
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November 8, 2023

Mr. Arnold England, President
Brookshire-Katy Drainage District
PO Box 608
Brookshire, Texas 77423

Reference: Katy 2855 Development, LLC
Plow Tract Section 4 – **Preliminary Plat**
Quiddity, Inc. Job No. R0002-1021-01.007

Dear Mr. England:

The Brookshire-Katy Drainage District (District) received a permit application as follows:

Applicant: Quiddity Engineering LDS

Permit Type: Tract Development with Platting – Preliminary Plat

Location: West of Bartlett Road, east of Schlipf Road, south of Morton Road, and north of US Hwy 90.

Survey: H.& T.C. Railroad Company Survey, Section 123, Abstract 202, Waller County, Texas

Previous Approvals: N/A

Description: The proposed Plow Tract Section 4 (Development) encompasses approximately 10.43 acres and includes 41 lots, 3 blocks, and 5 reserves. The Development is located within the future Plow Tract Phase 1 development, comprising 212.71 acres of land.

The drainage for the site includes proposed on-site underground storm sewer to convey runoff to the south and outfalls into the future Pond 3, which will outfall into Pond 2, which will outfall into Pond 1, which will then outfall into Snake Creek. Ponds 3, 2, and 1 are included in the plans titled, "Plow Tract Phase 1 Mass Grading and Detention" which has been received by the District and is currently in review. Additionally, the drainage impact assessment (DIA) for Plow Tract Phase 1 is currently in review with the District. The final drainage plans and DIA for the referenced drainage and detention facilities must be approved by the District, constructed, and operational prior to the District's approval of the final plat and drainage plans for the Development.

DFMA: A fully executed Detention Facilities Maintenance Agreement (DFMA) that includes the Plow Tract Phase 1 drainage and detention facilities will be required prior to District approval of the final plat and drainage plans for the Development.



Mr. Arnold England, President
November 8, 2023
Page 2

Technical Review: Based on our review of the Preliminary Plat of Plow Tract Section 4, this Preliminary Plat generally complies with the District's Rules and Regulations. We interpose no objection and recommend the District accept this Preliminary Plat.

It is to be understood that the acceptance of the Preliminary Plat by the District's Board of Supervisors does not constitute official acceptance of the proposed Development by the District but does constitute an authorization to begin and proceed with the preparation of the Final Drainage Plans and Plat.

The applicant shall not use the District's acceptance of the Preliminary Plat to commence any construction activities until the Final Drainage Plans and Plat have been **approved and accepted** in official actions by the District and from any governing entity with jurisdiction.

Observation: The submittal of the Final Plat for the proposed Development shall include the necessary construction plans, drainage calculations, and all engineering supporting related information/ documents for review.

Please do not hesitate to call if you have any questions or need additional information.

Sincerely,

Michael McCarthy, PE

MHM/dme

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1021-01.007 Plow Tract Section 4/3.0 - LETTERS/Plow Tract Section 4- Prelim Plat Letter 110823.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1021-01.007%20Plow%20Tract%20Section%204/3.0%20LETTERS/Plow%20Tract%20Section%204-%20Prelim%20Plat%20Letter%20110823.docx)

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November 7, 2023

Mr. Arnold England, President
Brookshire-Katy Drainage District
PO Box 608
Brookshire, Texas 77423

Reference: Katy 2855 Development, LLC
Plow Tract 0.2 MGD Waste Water Treatment Plant & Lift Station – **Preliminary Plat**
Quiddity, Inc. Job No. R0002-1021-01.003

Dear Mr. England:

The Brookshire-Katy Drainage District (District) received a permit application as follows:

<u>Applicant:</u>	Quiddity Engineering LDS
<u>Permit Type:</u>	Tract Development with Platting – Preliminary Plat
<u>Location:</u>	West of Bartlett Road, east of Schlipf Road, south of Morton Road, and north of US Hwy 90.
<u>Survey:</u>	H.& T.C. Railroad Company Survey, Section 123, Abstract 202, Waller County, Texas
<u>Previous Approvals:</u>	N/A
<u>Description:</u>	The proposed Plow Tract 0.2 MGD Waste Water Treatment Plant & Lift Station (Development) encompasses approximately 4.26 acres and includes 0 lots, 1 block, and 1 reserve. The Development is located within the future Plow Tract Phase 1 development, comprising 212.71 acres of land. This Development includes the construction of the 0.2 MGD Wastewater Treatment Plant and Lift Station. The drainage for the site includes proposed on-site underground storm sewer and surface swales to convey runoff to two outfall locations. The first outfall is located to the east of the site where runoff is discharged into the existing 70-ft wide District easement which is contiguous with Bartlett Road. Flow is directed south within the District channel and outfalls into Snake Creek. The second outfall is located to the west of the site where runoff is discharged into the future Pond 3. Pond 3 will discharge into the future Pond 2, which will discharge into the future Pond 1, which will then outfall into Snake Creek. Ponds 3, 2, and 1 are included in the plans titled, "Plow Tract Phase 1 Mass Grading and Detention" which has been received by the District and is currently in review. Additionally, the drainage impact assessment (DIA) for Plow Tract Phase 1 is currently in review with the District. The final drainage plans and DIA for the referenced drainage and detention facilities must be approved by the District, constructed, and operational prior to the District's approval of the final plat and drainage plans for the Development.



Mr. Arnold England, President

November 7, 2023

Page 2

DFMA:

A fully executed Detention Facilities Maintenance Agreement (DFMA) that includes the Plow Tract Phase 1 drainage and detention facilities will be required prior to District approval of the final plat and drainage plans for the Development.

Technical Review:

Based on our review of the Preliminary Plat of Plow Tract 0.2 MGD Waste Water Treatment Plant & Lift Station, this Preliminary Plat generally complies with the District's Rules and Regulations. We interpose no objection and recommend the District accept this Preliminary Plat.

It is to be understood that the acceptance of the Preliminary Plat by the District's Board of Supervisors does not constitute official acceptance of the proposed Development by the District but does constitute an authorization to begin and proceed with the preparation of the Final Drainage Plans and Plat.

The applicant shall not use the District's acceptance of the Preliminary Plat to commence any construction activities until the Final Drainage Plans and Plat have been **approved and accepted** in official actions by the District and from any governing entity with jurisdiction.

Observation:

The submittal of the Final Plat for the proposed Development shall include the necessary construction plans, drainage calculations, and all engineering supporting related information/ documents for review.

Please do not hesitate to call if you have any questions or need additional information.

Sincerely,

Michael McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1021-01.003 Plow Tract Waste Water Treatment Plant 0.2 MGD & Lift Station/3.0 - LETTERS/Plow Tract WWTP - Prelim Plat Letter 110623.docx>

cc: Mr. Jacob Rice – Katy 2855 Development, LLC via email jacobr@johnsondev.com
Ms. Chantelle Jamnik – Quiddity Engineering, LLC. via email cjamnik@quiddity.com
Mr. Hayden D. Dixon, PE – Quiddity Engineering, LLC. via email hdixon@quiddity.com
Mr. Nick C. Heilenman, PE – Quiddity Engineering, LLC. via email nheilenman@quiddity.com
Honorable Carbett "Trey" J. Duhon, III, Waller County Judge, via email t.duhon@wallercounty.us
Mr. Justin Beckendorff, Waller County Commissioner Pct 4 via email j.beckendorff@wallercounty.us
Mr. Ross McCall, PE – Waller County Engineer via email r.mccall@wallercounty.us
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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November 7, 2023

Mr. Arnold England, President
Brookshire-Katy Drainage District
PO Box 608
Brookshire, Texas 77423

Reference: Katy 2855 Development, LLC
Plow Tract Water Plant No. 1 – Phase 1 – **Preliminary Plat**
Quiddity, Inc. Job No. R0002-1021-01.009

Dear Mr. England:

The Brookshire-Katy Drainage District (District) received a permit application as follows:

<u>Applicant:</u>	Quiddity Engineering LDS
<u>Permit Type:</u>	Tract Development with Platting – Preliminary Plat
<u>Location:</u>	West of Bartlett Road, east of Schlipf Road, south of Morton Road, and north of US Hwy 90.
<u>Survey:</u>	H.& T.C. Railroad Company Survey, Section 123, Abstract 202, Waller County, Texas
<u>Previous Approvals:</u>	N/A
<u>Description:</u>	The proposed Plow Tract Water Plant No. 1 – Phase 1 (Development) encompasses approximately 4.43 acres and includes 0 lots, 1 block, and 1 reserve. The Development is located within the future Plow Tract development, comprising 212.71 acres of land. This Development includes the construction of the first phase of Water Plant No. 1. The drainage for the site includes proposed on-site underground storm sewer and surface swales to convey runoff to the southeast and outfall into the future Pond 3. Pond 3 will discharge into the future Pond 2, which will discharge into the future Pond 1, which will then outfall into Snake Creek. Ponds 3, 2, and 1 are included in the plans titled, "Plow Tract Phase 1 Mass Grading and Detention" which has been received by the District and is currently in review. Additionally, the drainage impact assessment (DIA) for Plow Tract Phase 1 is currently in review with the District. The final drainage plans and DIA for the referenced drainage and detention facilities must be approved by the District, constructed, and operational prior to the District's approval of the final plat and drainage plans for the Development.
<u>DFMA:</u>	A fully executed Detention Facilities Maintenance Agreement (DFMA) that includes the Plow Tract Phase 1 drainage and detention facilities will be required prior to District approval of the final plat and drainage plans for the Development.



Mr. Arnold England, President
November 7, 2023
Page 2

Technical Review: Based on our review of the Preliminary Plat of Plow Tract Water Plant No. 1 – Phase 1, this Preliminary Plat generally complies with the District's Rules and Regulations. We interpose no objection and recommend the District accept this Preliminary Plat.

It is to be understood that the acceptance of the Preliminary Plat by the District's Board of Supervisors does not constitute official acceptance of the proposed Development by the District but does constitute an authorization to begin and proceed with the preparation of the Final Drainage Plans and Plat.

The applicant shall not use the District's acceptance of the Preliminary Plat to commence any construction activities until the Final Drainage Plans and Plat have been **approved and accepted** in official actions by the District and from any governing entity with jurisdiction.

Observation: The submittal of the Final Plat for the proposed Development shall include the necessary construction plans, drainage calculations, and all engineering supporting related information/ documents for review.

Please do not hesitate to call if you have any questions or need additional information.

Sincerely,

Michael McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1021-01.009 Plow Tract Water Plant Phase I/3.0 - LETTERS/Plow Tract WP Ph 1 - Prelim Plat Letter 110623.docx>

cc: Mr. Jacob Rice – Katy 2855 Development, LLC via email jacobr@johnsondev.com
Ms. Chantelle Jamnik – Quiddity Engineering, LLC. via email cjamnik@quiddity.com
Mr. Hayden D. Dixon, PE – Quiddity Engineering, LLC. via email hdixon@quiddity.com
Mr. Christopher C. Wiggs, PE – Quiddity Engineering, LLC. via email cwiggs@quiddity.com
Honorable Carbett "Trey" J. Duhon, III, Waller County Judge, via email t.duhon@wallercounty.us
Mr. Justin Beckendorff, Waller County Commissioner Pct 4 via email j.beckendorff@wallercounty.us
Mr. Ross McCall, PE – Waller County Engineer via email r.mccall@wallercounty.us
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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November 7, 2023

Mr. Arnold England, President
Brookshire-Katy Drainage District
PO Box 608
Brookshire, Texas 77423

Reference: MH Sunterra Holdings, LLC
Sunterra Commercial Development Section 1 – **Preliminary Plat**
Quiddity, Inc. Job No. R0002-1019-01.007

Dear Mr. England:

The Brookshire-Katy Drainage District (District) received a permit application as follows:

Applicant: ALJ Lindsey, LLC

Permit Type: Tract Development with Platting – Preliminary Plat

Location: North of Stockdick Road, east of future Bartlett Road, south of Tantara Bend Drive, and west of Pitts Road

Survey: H.&T.C.R.R. Co. Survey Abstract 204, Waller County, Texas

Description: The proposed Sunterra Commercial Development Section 1 (Development) is located within the Sunterra development and encompasses 2.1618 acres and includes 0 lots, 1 reserve, and 1 block.

The drainage from the site is conveyed through a proposed internal underground storm sewer system that outfalls into a future drainage swale that will connect to future underground private storm sewer system before discharging to the existing public storm sewer system within Tantara Bend Drive. The future drainage swale and underground private storm sewer are included in the permit application for Sunterra Commercial Development GP that has been received by the District and is currently in review. The storm sewer and paving construction within Tantara Bend Drive was included in the plans titled "Tantara Bend Drive Street Dedication and Reserves" and approved under Permit No. 2022-17 on September 12, 2022. The storm flow from Tantara Bend Drive will outfall directly into Detention Pond P, which then outfalls to Detention Pond O, which outfalls to Detention Pond N. The construction of the Detention Ponds P, O, and N were included in the "Sunterra Mass Grading and Detention Phase IIB" plans and approved under Permit No. 2021-34 on September 13, 2021. Detention Pond N outfalls into the Phase IB Detention Pond, which then outfalls into the Cane Island Branch of Buffalo Bayou. The construction of the Phase IB Detention Pond was included in the plans titled "Sunterra Phase IB Mass Grading and Detention," which was approved under Permit No. 2020-90 on April 26, 2021.



Mr. Arnold England, President
November 7, 2023
Page 2

DFMA: Detention Ponds P, O, N, and Phase IB are a part of the executed Detention Facilities Maintenance Agreement with the District.

Technical Review: Based on our review of the Preliminary Plat of Sunterra Commercial Development Section 1, the permit application generally complies with the District's Rules and Regulations; we interpose no objection and recommend its acceptance by the District's Board of Supervisors.

It is to be understood that the acceptance of the Preliminary Plat by the District's Board of Supervisors does not constitute official acceptance of the proposed Development by the District but does constitute an authorization to begin and proceed with the preparation of the Final Drainage Plans and Plat.

The applicant shall not use this Preliminary acceptance to commence any construction activities until the Final Drainage Plans and Plat have been **approved and accepted** in official actions by the District and from any governing entity with jurisdiction.

Observation: The submittal of the Final Plat for the proposed Development shall include the necessary construction plans, drainage calculations, and all engineering supporting related information/documents for review.

Please do not hesitate to call if you have any questions or need additional information.

Sincerely,

Rod Pinheiro, PE, PMP, CFM

MHM/dme

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1019-01.019 Sunterra Pad G/3.0 - LETTERS/Sunterra Pad G Preliminary Plat Ltr 110723.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1019-01.019%20Sunterra%20Pad%20G/3.0%20LETTERS/Sunterra%20Pad%20G%20Preliminary%20Plat%20Ltr%20110723.docx)

cc: Mr. Chris Merchant – Malabar Hill Capital, LLC chris@mhcapital.org
Mr. Mateus Calix – ALJ Lindsey, LLC via email mcalix@aljindsey.com
Honorable Carbett "Trey" J. Duhon, III, Waller County Judge via email t.duhon@wallercounty.us
Mr. Kendric D. Jones, Waller County Commissioner Precinct 3 via email k.jones@wallercounty.us
Mr. Ross McCall, PE – Waller County Engineer via email r.mccall@wallercounty.us
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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November 7, 2023

Mr. Arnold England, President
Brookshire-Katy Drainage District
PO Box 608
Brookshire, Texas 77423

Reference: Astro Sunterra, L.P.
Sunterra Wastewater Treatment Plant - **Preliminary Plat**
Quiddity Job No. R0002-1019-01.017

Dear Mr. England:

The Brookshire-Katy Drainage District (District) received a permit application as follows:

Applicant: Quiddity Engineering – LDS

Permit Type: Tract Development with Platting – Preliminary Plat

Location: East of Bartlett Road, west of Pitts Road, north of Clay Road, south of Stockdick Road

Survey: J. W. McCutcheon Survey, Section 130, Abstract 308, Waller County, Texas

Description: The District received a Permit Application for the Preliminary Plat of Sunterra Wastewater Treatment Plant (Development). The proposed Development is within the Sunterra development and encompasses 3.01 acres and includes 0 lots, 1 reserve, and 1 block.

The drainage for the Development will be conveyed through existing underground storm sewer and surface swales that outfall into the existing Phase IB Detention Pond, which will then outfall into Cane Island Branch of Buffalo Bayou. The Phase IB Detention Pond was included in the plans titled "Sunterra Phase IB Mass Grading and Detention", and approved under Permit No. 2020-90 on April 26, 2021.

DFMA: Detention Pond Phase IB is a part of the executed addendum to the original Detention Facilities Maintenance Agreement (DFMA).

Technical Review: The Sunterra Development started before the District Rules and Regulations changed on February 28, 2022, to include and adopt the Atlas 14 flow criteria. However, it was designed to satisfy Atlas 14 flow criteria adopted by Harris County.



Mr. Arnold England, President

November 7, 2023

Page 2

Based on our review of the Preliminary Plat of Sunterra Wastewater Treatment Plant, the permit application generally complies with the District's Rules and Regulations; we interpose no objection and recommend its acceptance by the District's Board of Supervisors.

It is to be understood that the acceptance of the Preliminary Plat by the District's Board of Supervisors does not constitute official acceptance of the proposed Development by the District but does constitute an authorization to begin and proceed with the preparation of the Final Drainage Plans and Plat.

The applicant shall not use this Preliminary acceptance to commence any construction activities until the Final Drainage Plans and Plat have been **approved and accepted** in official actions by the District and from any governing entity with jurisdiction.

Observation:

The submittal of the Final Plat for the proposed Development shall include the necessary construction plans, drainage calculations, and all engineering supporting related information/ documents for review.

Please do not hesitate to call if you have any questions or need additional information.

Sincerely,

Michael H. McCarthy, PE

MHM/dme

https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1019-01.017 Sunterra WWTP/3.0 - LETTERS/Sunterra WWTP - Prelim Plat Approval Ltr_110723.docx

cc: Mr. Shamar O'Bryant – Astro Sunterra, L.P. via email sobryant@landtejas.com
Mr. Blair Bozoarth, PE – Quiddity Engineering via email bbozoarth@quiddity.com
Honorable Carbett "Trey" J. Duhon, III, Waller County Judge via email t.duhon@wallercounty.us
Mr. Kendric D. Jones, Waller County Commissioner Precinct 3 via email k.jones@wallercounty.us
Mr. Ross McCall, PE – Waller County Engineer via email r.mccall@wallercounty.us
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com

BROOKSHIRE-KATY DRAINAGE DISTRICT
MONTHLY EQUIPMENT MILEAGE/HOUR, AND EXPENSE REPORT

October 2023

TRACTORS

EQUIPMENT	YEAR MODEL	LIFETIME HOURS	HOURS THIS MONTH	FISCAL YTD HOURS	EXPENSES THIS MONTH	FISCAL YTD EXPENSES
JD 5100E BAT-WING TRACTOR	2019	2,639	61	61	\$0.00	\$0.00
JD R15 15' Flex-Wing Cutter	2019	-	-	-	\$0.00	\$0.00
JD 6145M 2019 BOOM MOWER	2019	2,456	98	98	\$593.47	\$593.47
JD 6145M 2021 BOOM MOWER	2021	1,157	0	0	\$359.26	\$359.26
JD 6150M BOOM MOWER	2015	5,961	0	0	\$528.76	\$528.76
JD 930M Z-TRAK MOWER	2018	561	6	6	\$0.00	\$0.00

HEAVY EQUIPMENT

EQUIPMENT	YEAR MODEL	LIFETIME HOURS	HOURS THIS MONTH	FISCAL YTD HOURS	EXPENSES THIS MONTH	FISCAL YTD EXPENSES
CAT D6k2 DOZER	2019	1,324	56	56	\$0.00	\$0.00
CAT 323 EXCAVATOR	2018	3,929	83	83	\$166.15	\$166.15
CAT 416E BACKHOE	2012	3,218	51	51	\$0.00	\$0.00
JD 755A TRACK LOADER	1982	2,616	2	2	\$0.00	\$0.00
NORAM 65E MOTOR GRADER	2014	2,915	7	7	\$0.00	\$0.00

VEHICLES

EQUIPMENT	YEAR MODEL	LIFETIME MILES	MILES THIS MONTH	FISCAL YTD MILES	EXPENSES THIS MONTH	FISCAL YTD EXPENSES
F-250 4X4 w/FUEL TANK (CREW)	2020	13,394	416	416	\$16.50	\$16.50
TACOMA SR 4X4 (INSPECTOR)	2019	41,494	885	885	\$75.98	\$75.98
F-150 4X4 (GENERAL MANAGER)	2017	80,583	529	529	\$7.00	\$7.00
F-250 4X4 (FOREMAN)	2016	102,699	134	134	\$0.00	\$0.00
F-750 DUMP TRUCK	2011	40,096	1,674	1,674	\$0.00	\$0.00
FREIGHTLINER HAUL TRUCK	2000	384,813	94	94	\$0.00	\$0.00
DODGE RAM 4X4 (2301)	2023	2,442	376	376	\$4.99	\$4.99
DODGE RAM 4X4 (2302)	2023	6,185	1,069	1,069	\$0.00	\$0.00
TACOMA TDR 4X4 (ASST GM)	2023	1,580	1,580	1,580	\$15.53	\$15.53
CHEVROLET C-60 FARM TRUCK	1977	UNKNOWN	UNKNOWN	UNKNOWN	\$0.00	\$0.00

TRAILERS

EQUIPMENT	YEAR MODEL	EXPENSES THIS MONTH	FISCAL YTD EXPENSES
LOAD MAX TRAIL 20' TANDEM	2020	\$0.00	\$0.00
CARRY-ON 6'x8' 2-WHEEL	2017	\$0.00	\$0.00
NUTTALL LOWBOY	1985	\$0.00	\$0.00
SPRAYER TANK TRAILER	?	\$0.00	\$0.00
HOME-MADE 4-WHEEL	1980	\$0.00	\$0.00

OCTOBER 2023 - FINANCIAL REPORT

Exhibit "C"

General Fund	\$1,713,838.73
Payroll Fund	\$151,857.53
Petty Cash	\$1,906.73
Building Fund	\$1,460,054.20
Capital Improvement Fund	\$600,934.26
Texpool Fund	\$3,069.16
Amegy Bank Checking	\$69,600.84
Austin Co. State Bank CD	\$244,392.06
Bank of Shiner CD	\$182,076.20
Bank of Brenham CD	\$245,000.00
Citizens State Bank CD	\$240,956.67
Fayetteville Bank CD	\$179,641.34
First Nat. Bank Bellville CD	\$180,380.64
Industry State Bank CD	\$246,720.99
TOTAL RECONCILED BALANCE	\$5,520,429.35
<i>All accounts are reconciled.</i>	

RESERVES:
\$1,519,167.90

FUNDS						
	TexPool	Prosperity Bank General Fund	Prosperity Bank Payroll Fund	Amegy Bank Grant - Checking	Prosperity Bank Building Fund	Prosperity Bank Capital Imprvmnts
Fund Balance						
Beginning Balance 10/1	\$3,055.83	\$1,968,500.73	\$214,488.82	\$69,600.84	\$1,465,312.35	\$600,857.71
Deposits and Credits	\$13.33	\$60,132.13	\$22.69	\$0.00	\$186.35	\$76.55
Debits and Withdrawals	\$0.00	\$262,579.69	\$60,610.89	\$0.00	\$5,444.50	\$0.00
Ending Balance 10/31	\$3,069.16	\$1,766,053.17	\$153,900.62	\$69,600.84	\$1,460,054.20	\$600,934.26
Less Total Outstanding Drafts/Deposits (Net Amount)	\$0.00	-\$52,214.44	-\$2,043.09	\$0.00	\$0.00	\$0.00
Adjusted Ending Balance 10/31	\$3,069.16	\$1,713,838.73	\$151,857.53	\$69,600.84	\$1,460,054.20	\$600,934.26
Monthly Interest Earned	\$13.33	\$229.02	\$22.69	\$0.00	\$181.04	\$76.55

CERTIFICATES OF DEPOSIT							
	Austin County State Bank	Bank of Shiner	Citizens State Bank	Fayetteville Bank	First National Bank of Bellville	Industry State Bank	Bank of Brenham
Fund Balance							
Beginning Balance 10/1	\$244,392.06	\$182,076.20	\$240,956.67	\$179,641.34	\$180,380.64	\$246,720.99	\$245,000.00
Deposits and Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Debits and Withdrawals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Ending Balance 10/31	\$244,392.06	\$182,076.20	\$240,956.67	\$179,641.34	\$180,380.64	\$246,720.99	\$245,000.00
Interest/Earned	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

BUDGET	
23-24 FY Budget	\$4,082,689.56
YTD Expenses	\$340,873.11
New Equipment	\$43,084.14
Total Budgeted Expenses YTD	\$383,957.25

MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT

November 27, 2023

The Board of Supervisors of Brookshire-Katy Drainage District (the "District") met in special session, open to the public, at 8:30 a.m. on the 27th day of November, 2023, at 1111 Kenney Street, Brookshire, Texas, inside the boundaries of the District, and the roll was called of the members of the Board:

Arnold England	President
Pat Keeling	Vice President
David Welch	Secretary
Blake Beckendorff	Supervisor
John Chisum	Assistant Secretary

and all of the above were present except Supervisor Chisum, thus constituting a quorum.

Also attending the meeting were Buddy Brand, Assistant General Manager of the District; Wendy Sidwell, District Administrator; Rod Pinheiro, P.E., Alan Black, P.E., Steve Berckenhoff, P.E., and Michael McCarthy, P.E., of Quiddity Engineering ("Quiddity" or "Engineer"); Blair Bozoarth of Sunterra and Plow Tract Developments; Luis Sanabria, P.E., of EHRA Engineering; and Andrew P. Johnson, III, and Caleb D. Villarreal, attorneys, and Mirna Croon, paralegal, of Johnson Petrov, LLP ("Johnson Petrov" or "Attorney").

Agenda Item No. 1
CALL TO ORDER

The President called the meeting to order.

Agenda Item No. 2
INVOCATION AND PLEDGE OF ALLEGIANCE

The meeting was opened with the Invocation and Pledge of Allegiance.

Agenda Item No. 3
PUBLIC COMMENT

There was no public comment.

Agenda Item No. 4
DISCUSS POTENTIAL GRANT OPPORTUNITIES

Mr. Black provided an overview of his expertise in securing government grants and presented a PowerPoint presentation on the topic. He shared his insights on the grant application process and emphasized the importance of understanding the specific requirements and objectives of each funding source. Following the presentation, Mr. Black addressed the Board members' inquiries and provided further clarity on the grant acquisition process.

Agenda Item No. 5

SHOPPA'S - JOHN DEERE SERVICE INVOICE NO. 1694588 FOR ALAMO MOTOR REPLACEMENT

Upon motion by Supervisor Beckendorff, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved John Deere Service No. 1694588 for Alamo Motor Replacement in the amount of \$8,503.58.

Agenda Item No. 6

DECLARE 1977 CHEVROLET C-60 SURPLUS

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board declared the 1977 Chevrolet C-60 Truck as surplus property.

Agenda Item No. 7

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR RESERVES AT BROOKSHIRE - PRELIMINARY PLAT

Upon motion by Supervisor Beckendorff, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board accepted the Preliminary Plat for Reserves at Brookshire attached as "Exhibit A", as recommended by Quiddity. It was noted that the acceptance of the Preliminary Plat does not constitute official acceptance of the proposed Development by the District but does constitute an authorization to begin and proceed with the preparation of the Final Drainage Plans and Plat.

Agenda Item Nos. 8, 9, 10, and 11

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR LA SEGARRA PHASE 1 DETENTION REVISION - FINAL DRAINAGE PLANS - PERMIT NO. 2023-25 REVISION; DETENTION FACILITIES MAINTENANCE AGREEMENT BETWEEN BROOKSHIRE-KATY DRAINAGE DISTRICT AND ENCLAVE GASSNER TRACT, LLC FOR PERMIT NO. 2023-25 REVISION

Upon motion by Supervisor Welch, seconded by Supervisor Beckendorff, after full discussion and with all Supervisors present voting aye, the Board (i) approved Tract Development without Platting for Permit Application No. 2023-25 Revision for La Segarra Phase 1 Detention Revision attached as Exhibit "B", as recommended by Quiddity; (ii) approved the Detention Facilities Maintenance Agreement ("Agreement") between the District and Enclave Gassner Tract, LLC for Permit No. 2023-25 Revision, contingent on receiving executed Agreement from the developer; (iii) approved Tract Development with Platting for Permit No. 2023-26 for La Segarra, Section 1 Final Plat attached as Exhibit "C", as recommended by Quiddity; and (iv) approved Tract Development with Platting Permit No. 2023-31 for La Segarra Water Plant, Final Plat attached as Exhibit "D", as recommended by Quiddity.

Agenda Item No. 12

ENFORCEMENT ACTION AGAINST AWRY READY-MIX CONCRETE

Agenda Item No. 13

EXECUTIVE SESSION

Next, upon motion by Supervisor Welch, seconded by Supervisor Beckendorff, after full discussion and with all Supervisors present voting aye, the President called an Executive Session at 9:24 a.m., pursuant to Texas Government Code, Section 551.071 to discuss matters of attorney-client privilege, including threatened or pending litigation. Only the present Board members, Mr. Brand, Ms. Sidwell, Mr. Pinheiro, Mr. Berckenhoff, Mr. McCarthy, Mr. Johnson, Mr. Villarreal, and Mrs. Croon were present during the executive session.

2335

Agenda Item No. 14
REGULAR SESSION

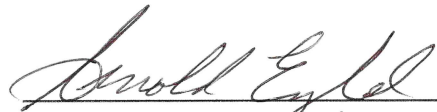
Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the President reconvened the meeting in Regular Session at 10:01 a.m. No action was taken in the Executive Session.

Agenda Item No. 15
ADJOURNMENT

With no additional matters to discuss, upon motion by Supervisor Keeling, seconded by Supervisor Welch, and with all Supervisors voting aye, the Board adjourned the meeting at 10:02 a.m.

[EXECUTION PAGE FOLLOWS]

SIGNED this 11th day of December 2023.



President, Board of Supervisors

ATTEST:



Secretary, Board of Supervisors

- Exhibit "A" - Engineering Recommendation Letter Agenda Item: 7
- Exhibit "B" - Engineering Recommendation Letter Agenda Item 8
- Exhibit "C" - Engineering Recommendation Letter Agenda Item 10
- Exhibit "D" - Engineering Recommendation Letter Agenda Item 11

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2322 W Grand Parkway North, Suite 150
Katy, Texas 77449
Tel: 832.913.4000
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November 21, 2023

Mr. Arnold England, President
Brookshire-Katy Drainage District
PO Box 608
Brookshire, Texas 77423

Reference: Enclave Gassner Tract, LLC
Reserves at Brookshire – **Preliminary Plat**
Quiddity, Inc. Job No. R0002-1003-76

Dear Mr. England:

The Brookshire-Katy Drainage District (District) received a permit application as follows:

Applicant: Aliana Corporation, LLC

Permit Type: Tract Development with Platting – Preliminary Plat

Location: South of 10th Street, east of FM 359, and north of 12th Street

Survey: H.& T.C. Railroad Company Survey, Section 74, Waller County, Texas

Previous Approvals: N/A

Description: The proposed Reserves at Brookshire (Development) encompasses approximately 12.609 acres and includes 3 reserves. The Development is located within the City of Brookshire limits.

The Development includes future multifamily and commercial reserves. The drainage for the Development will be routed to the southwest via an underground storm sewer and outfall into a proposed vertical wall detention pond before discharging into the 12th Street ditch via pump and gravity discharge. Flow is directed east within the ditch and ultimately outfalls to Brookshire Creek. Further analysis into the flow conditions within the 12th Street ditch and connection to Brookshire Creek will need to be done with the submission of the final drainage plans for the Development.

Technical Review: Based on our review of the Preliminary Plat of Reserves at Brookshire, this Preliminary Plat generally complies with the District's Rules and Regulations. We interpose no objection and recommend the District accept this Preliminary Plat.

It is to be understood that the acceptance of the Preliminary Plat by the District's Board of Supervisors does not constitute official acceptance of the proposed Development by the District but does constitute an authorization to begin and proceed with the preparation of the Final Drainage Plans and Plat.



Mr. Arnold England, President
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The applicant shall not use this Preliminary acceptance to commence any construction activities until the Final Drainage Plans and Plat have been **approved and accepted** in official actions by the District and from any governing entity with jurisdiction.

Observation:

The submittal of the Final Plat for the proposed Development shall include the necessary construction plans, drainage calculations, and all engineering supporting related information/ documents for review.

Please do not hesitate to call if you have any questions or need additional information.

Sincerely,

Michael H. McCarthy, PE

MHM/

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1003-76 Reserves at Brookshire/3.0 - LETTERS/Reserves at Brookshire - Prelim Plat Apr Letter 112123.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1003-76%20Reserves%20at%20Brookshire/3.0%20LETTERS/Reserves%20at%20Brookshire%20-%20Prelim%20Plat%20Apr%20Letter%20112123.docx)

cc: Mr. Syed Salman Razzaqi – DMZ Properties, LLC via email salrazzaqi@yahoo.com
Mr. Dave Naqvi, PE – Aliana Corporation, LLC via email dave.naqvi@alianacorp.com
Honorable Carbett "Trey" J. Duhon, III, Waller County Judge via email t.duhon@wallercounty.us
Mr. Justin Beckendorff, Waller County Commissioner Precinct 4 via email j.beckendorff@wallercounty.us
Mr. Ross McCall, Waller County Engineer via email r.mccall@wallercounty.us
Mr. Andrew Johnson III – Johnson Petrov, LLP bkkdlegal@johnsonpetrov.com



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November 21, 2023

Mr. Arnold England, President
Brookshire-Katy Drainage District
PO Box 608
Brookshire, Texas 77423

Reference: Enclave Gassner Tract, LLC
La Segarra Phase 1 Detention Revision – **Final Drainage Plans**
Permit No. 2023-25 Revision
Quiddity, Inc. Job No. R0002-1003-80

Dear Mr. England:

The Brookshire-Katy Drainage District (District) received a permit application as follows:

Applicant: EHRA, Inc.

Permit Type: Tract Development w/o Platting – Final Drainage Plans

Location: West of Neuman Road, east of FM 362, north of Gassner Lane, south of FM 529

Survey: H. & T.C. Rail Road Company Survey, Abstract 288, Waller County, Texas

Previous Approvals: The District previously approved the Final Drainage Plans for La Segarra Phase 1 Detention on September 11, 2023, under Permit No. 2023-25.

Description: The proposed La Segarra Phase 1 Detention Revision (Development) is located west of Neuman Road, east of FM 362, north of Gassner Lane, and south of FM 529.

The revisions to Permit No. 2023-25 include the additions of Drainage Swale A, and Drainage Swale F. Swale A includes the construction of approximately 2,058 LF of a grass-lined surface swale to provide temporary conveyance of the runoff from the proposed La Segarra Water Plant site which will discharge into Pond A. Upon buildout of the Phase 2 development, the runoff from the Water Plant site will be conveyed via the Section 2 storm sewer and outfall into the Phase 2 detention facilities. Swale F includes the construction of approximately 2,151 LF of a grass-lined surface swale to provide temporary conveyance of the sheet flow from north of the Phase 1 development and 50-ft pipeline easement. Swale F directs the flow to the southeast into the District's drainage easement.

As previously covered under Permit No. 2023-25, the Development includes the construction of one wet bottom detention pond, Pond A, that provides 44.23 acre-feet of storage volume for the 100-yr storm event and a minimum of 1 ft of freeboard for the future Phase 1 development. Phase 1 encompasses approximately 44.35 acres of future



Mr. Arnold England, President

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single-family residential Development that will outfall into Pond A, which will then outfall into the District's drainage easement to the east of the La Segarra development and future Neuman Road extension. The plans for the future Phase 1 development were submitted to the District and are currently being reviewed.

Pond A includes 4:1 side slopes, 20-ft maintenance berms, and backslope interceptors. Further, Pond A includes a stormwater-quality structure and an extreme event swale at the outfall that ties directly into BKDD's drainage easement. The detention storage rate provided for the Phase 1 development is approximately 0.99 ac-ft/ac. Based on our review, it appears the detention pond design was completed in accordance with the Drainage Impact Analysis for the La Segarra development titled, "Gassner Drainage Impact Analysis Tributary to Brookshire Creek," dated May 2022 and approved by the District on June 6, 2022.

DFMA:

A Detention Facilities Maintenance Agreement (DFMA) is required for the proposed Pond A. The DFMA will be considered for Board approval upon recommendation by the District's legal counsel.

Technical Review:

Based on our review of the final drainage plans (plans), the permit application generally complies with the District's Rules and Regulations (R&R); we interpose no objection and recommend its approval by the District's Board of Supervisors.

Please note that this recommendation does not necessarily mean that the proposed design and all the calculations provided in the accompanying documentation have been completely checked and verified. Omissions in this review do not relieve the Development from complying with the District's R&R or any other regulatory requirements from a different entity having jurisdiction. Moreover, a Professional Engineer has prepared, dated, signed, and sealed the plans submitted. This Professional is licensed to practice in the State of Texas, conveying these professional responsibilities and accountability.

At this time, no deviation or variance requests from the District's R&R have been requested or granted. The proposed Development shall be constructed per the District's approved plans and in conformance with the District's R&R.

For the Applicant:

Please be advised that in an effort to comply with the District's policy to maintain zero net increase in stormwater runoff rates and to ensure that no adverse impacts are attributable to the proposed Development, all detention facilities (i.e., drainage infrastructure and outfall(s)) must be constructed and functional before beginning construction of any impervious improvements.



Mr. Arnold England, President
November 21, 2023
Page 3

At least two business days prior to starting construction of the Detention Facilities and Drainage infrastructure, the Developer's contractor shall notify the District's General Manager in writing. The Pre-Construction Notification form can be found on the District's website under Permit Application and Engineering Documents (<https://www.bkdd.dst.tx.us/page/BKDD.Home>).

The Applicant shall not use this letter to commence any construction activities prior to receiving the **approved permits** from all applicable governing entities with jurisdiction.

Please do not hesitate to call if you have any questions or need additional information.

Sincerely,

Michael H. McCarthy, PE

MHM/

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1003-80 La Segarra Ph 1 Detention Permit Rvw/3.0 - LETTERS/La Segarra Phase 1 Detention Revision - DP Letter 112123.docx>

cc: Mr. Alex Kamkar – Enclave Gassner Tract, LLC via email adkamkar@boldfoxdevelopment.com
Mr. Luis Sanabria – EHRA, Inc. via email lsanabria@ehra.com
Honorable Carbett "Trey" J. Duhon, III, Waller County Judge via email t.duhon@wallercounty.us
Mr. Kendric D. Jones, Waller County Commissioner Precinct 3 via email k.jones@wallercounty.us
Mr. Ross McCall, PE – Waller County Engineer via email r.mccall@wallercounty.us
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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November 21, 2023

Mr. Arnold England, President
Brookshire-Katy Drainage District
PO Box 608
Brookshire, Texas 77423

Reference: Enclave Gassner Tract, LLC
La Segarra Section 1 – **Final Plat**
Permit No. 2023-26
Quiddity, Inc. Job No. R0002-1003-81

Dear Mr. England:

The Brookshire-Katy Drainage District (District) received a permit application as follows:

Applicant: EHRA, Inc.

Permit Type: Tract Development with Platting – Final Plat

Location: West of Neuman Road, east of FM 362, and north of Gassner Lane

Survey: H.& T.C. Railroad Company Survey, Abstract 288, Section 50, Waller County, Texas

Previous Approvals: The District approved the Preliminary Plat for the La Segarra Water Plant on June 26, 2023.

Description: The proposed La Segarra Section 1 (Development) encompasses approximately 39.15 acres and includes 117 lots, 4 blocks, and 7 reserves.

The Development is located within the future La Segarra development and comprises 212.71 acres of land. The Development was included in the drainage impact analysis titled "Gassner Drainage Impact Analysis," which was accepted by the District on June 6, 2022.

The drainage for the Development is conveyed through the proposed underground storm sewer and outfalls into Pond A, which will then outfall into the District's drainage easement to the east of the La Segarra development and future Neuman Road extension, which will ultimately connect to Brookshire Creek further downstream. Pond A was included in the construction plans titled "Phase 1 Detention Basin Excavation, Spoil Placement, and Outfall to Serve La Segarra" and approved on September 11, 2023, under Permit No. 2023-25. The applicant submitted a revision to the plans under Permit No. 2023-25, including two temporary drainage swales to facilitate the runoff conveyance from the proposed Water Plant site. The revision to Permit No. 2023-25 is included on the November 27, 2023, agenda for Board approval under a separate agenda item.



Mr. Arnold England, President
November 21, 2023
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BKDD Easement: The Development will dedicate an additional 1.1728-acre variable width drainage easement to the District via recordation of the Final Plat.

DFMA: A Detention Facilities Maintenance Agreement (DFMA) is required for the proposed Pond A. The DFMA will be considered for Board approval upon recommendation by the District's legal counsel.

Technical Review: Based on our review of the final plat, the permit application generally complies with the District's Rules and Regulations (R&R); we interpose no objection and recommend its approval by the District's Board of Supervisors.

Please note that this recommendation does not necessarily mean that the proposed design and all the calculations provided in the accompanying documentation have been completely checked and verified. Omissions in this review do not relieve the Development from complying with the District's R&R or any other regulatory requirements from a different entity having jurisdiction. Moreover, the plat submitted has been prepared, dated, signed, and sealed by a Professional Land Surveyor licensed to practice in the State of Texas, conveying these professional responsibilities and accountability.

At this time, no deviation or variance requests from the District's R&R have been requested or granted. The proposed Development shall be constructed per the District's approved plans and in conformance with the District's R&R.

For the Applicant: Please be advised that in an effort to comply with the District's policy to maintain zero net increase in stormwater runoff rates and to ensure that no adverse impacts are attributable to the proposed Development, all detention facilities (i.e., drainage infrastructure and outfall(s)) must be constructed and functional before beginning construction of any impervious improvements.

At least two business days prior to starting construction of the Detention Facilities and Drainage Infrastructure, the Developer's contractor shall notify the District's General Manager in writing. The Pre-Construction Notification form can be found on the District's website under Permit Application and Engineering Documents (<https://www.bkdd.dst.tx.us/page/BKDD.Home>).

The applicant shall not use this letter to commence any construction activities prior to receiving the **approved permit** from the governing entity with jurisdiction.



Mr. Arnold England, President
November 21, 2023
Page 3

Please do not hesitate to call if you have any questions or need additional information.

Sincerely,

Michael H. McCarthy, PE

MHM/rdp

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1003-81 La Segarra Section 1 Permit Rvw/3.0 - LETTERS/La Segarra Section 1 - Final Plat Apr Letter 112123.docx>

cc: Mr. Alex Kamkar – Enclave Gassner Tract, LLC via email adkamkar@boldfoxdevelopment.com
Ms. Jackie Overton – EHRA, Inc. via email joverton@ehra.com
Mr. Luis Sanabria – EHRA, Inc. via email lsanabria@ehra.com
Honorable Carbett "Trey" J. Duhon, III, Waller County Judge via email t.duhon@wallercounty.us
Mr. Kendric D. Jones, Waller County Commissioner Precinct 3 via email k.jones@wallercounty.us
Mr. Ross McCall, Waller County Engineer via email r.mccall@wallercounty.us
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November 22, 2023

Mr. Arnold England, President
Brookshire-Katy Drainage District
PO Box 608
Brookshire, Texas 77423

Reference: Enclave Gassner Tract, LLC
La Segarra Water Plant – **Final Plat**
Permit No. 2023-31
Quiddity, Inc. Job No. R0002-1003-87

Dear Mr. England:

The Brookshire-Katy Drainage District (District) received a permit application as follows:

Applicant: EHRA, Inc.

Permit Type: Tract Development with Platting – Final Plat

Location: West of Neuman Road, east of FM 362, and north of Gassner Lane

Survey: H. & T.C. Rail Road Company Survey, Abstract 288, Section 50, Waller County, Texas

Previous Approvals: The District approved the Preliminary Plat for the La Segarra Water Plant on June 12, 2023.

Description: The proposed La Segarra Water Plant (Development) encompasses approximately 1.91 acres and includes 0 lots, 1 block, and 1 reserve.

The Development is located within the future La Segarra development and comprises 212.71 acres of land. This Development includes the construction of a Water Plant to serve the ultimate Development. The Development was included in the drainage impact analysis titled "Gassner Drainage Impact Analysis," which was accepted by the District on June 6, 2022.

The interim drainage condition for the Development is conveyed through drainage swales and culverts that connect to the proposed Drainage Swale A, which is located offsite and north of the Development. Swale A will outfall into the proposed Pond A, which will then outfall into the District's drainage easement to the east of the La Segarra development and future Neuman Road extension, which will ultimately connect to Brookshire Creek further downstream. Swale A and Pond A are included in the construction plans titled "Phase 1 Detention Basin Excavation, Spoil Placement, and Outfall to serve La Segarra" and approved on September 11, 2023, under Permit No. 2023-25. The applicant submitted a revision to the plans under Permit No. 2023-25, including Drainage Swale A, to facilitate the runoff conveyance from the proposed Water Plant site to Pond A.



Mr. Arnold England, President
November 22, 2023
Page 2

Upon buildout of the Phase 2 development, the runoff from the Water Plant site will be conveyed via the Section 2 storm sewer and outfall into the Phase 2 detention facilities, which will outfall into the proposed Pond A, which will then outfall into the District's channel along Neuman Road that ultimately connects to Brookshire Creek further downstream. The District has not received permit applications for La Segarra Section 2 and La Segarra Phase 2 detention facilities.

DFMA:

A Detention Facilities Maintenance Agreement (DFMA) is required for the proposed Pond A. The DFMA will be considered for Board approval upon recommendation by the District's legal counsel.

Technical Review:

Based on our review of the final plat, the permit application generally complies with the District's Rules and Regulations (R&R); we interpose no objection and recommend its approval by the District's Board of Supervisors.

Please note that this recommendation does not necessarily mean that the proposed design and all the calculations provided in the accompanying documentation have been completely checked and verified. Omissions in this review do not relieve the Development from complying with the District's R&R or any other regulatory requirements from a different entity having jurisdiction. Moreover, the plat submitted has been prepared, dated, signed, and sealed by a Professional Land Surveyor licensed to practice in the State of Texas, conveying these professional responsibilities and accountability.

At this time, no deviation or variance requests from the District's R&R have been requested or granted. The proposed Development shall be constructed per the District's approved plans and in conformance with the District's R&R.

For the Applicant:

Please be advised that in an effort to comply with the District's policy to maintain zero net increase in stormwater runoff rates and to ensure that no adverse impacts are attributable to the proposed Development, all detention facilities (i.e., drainage infrastructure and outfall(s)) must be constructed and functional before beginning construction of any impervious improvements.

At least two business days prior to starting construction of the Detention Facilities and Drainage Infrastructure, the Developer's contractor shall notify the District's General Manager in writing. The Pre-Construction Notification form can be found on the District's website under Permit Application and Engineering Documents (<https://www.bkdd.dst.tx.us/page/BKDD.Home>).



Mr. Arnold England, President
November 22, 2023
Page 3

The applicant shall not use this letter to commence any construction activities prior to receiving the **approved permit** from the governing entity with jurisdiction.

Please do not hesitate to call if you have any questions or need additional information.

Sincerely,

Michael McCarthy, PE

MHM/

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1003-87 La Segarra WP Permit Rvw/3.0 - LETTERS/La Segarra WP - Final Plat Letter 112123.docx>

cc: Mr. Alex Kamkar – Enclave Gassner Tract, LLC via email adkamkar@boldfoxdevelopment.com
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Mr. Ross McCall, Waller County Engineer via email r.mccall@wallercounty.us
Mr. Andrew Johnson III – Johnson Petrov, LLP bkkdlegal@johnsonpetrov.com