

MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT

January 8, 2024

The Board of Supervisors of Brookshire-Katy Drainage District (the "District") met in regular session, open to the public, at 7:02 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 Chisum, thus constituting a quorum.

Also attending the meeting were Stan Kitzman, General Manager of the District; 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 Grange Tract Developments; William Petrov, attorney, of Johnson Petrov, LLP ("Johnson Petrov" or "Attorney"); John Hightower and Allison Kilian, attorneys, of Olson & Olson.

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 DECEMBER 11, 2023 REGULAR BOARD MEETING

Upon motion by Supervisor Keeling, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved the minutes of the December 11, 2023 Board meeting.

Agenda Item No. 5
EMPLOYER-INSURED DEDUCTIBLE REIMBURSEMENT IN COMPLIANCE WITH AMERIFLEX HRA

Upon motion by Supervisor Beckendorff, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved the deductible reimbursement for Joy Shipman in the amount of \$265.46, in compliance with Ameriflex HRA.

ENGINEER'S REPORT

- (a) Mr. Bozoarth updated the Board on the Sunterra development citing strong home sales and plans for commercial development.
- (b) Mr. Bozoarth then provided updates on Grange development stating that the plans are being reviewed by other governmental agencies.
- (c) Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with Supervisor Beckendorff voting nay, the Board approved Permit No. 2024-33 for Tract Development without Platting for Sunterra Phase 4 Detention & Mass Grading: Drainage Plans, as recommended by Quiddity. A copy of Quiddity's recommendation letter is attached hereto as Exhibit "A-1".
- (d) Upon motion by Supervisor Keeling, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved Permit No. 2024-32 for Tract Development without Platting for Sunterra Shell Lagoon, as recommended by Quiddity. A copy of Quiddity's recommendation letter is attached hereto as Exhibit "A-2".
- (e) (f) Upon motion by Supervisor Welch, seconded by Supervisor Beckendorff, after full discussion and with all Supervisors present voting aye, the Board (i) approved the Variance Request for Brookwood Community; and (ii) approved Permit Application for Brookwood Community - Drainage Impact Analysis, as recommended by Quiddity and waived the additional review fee of \$1,000.00. A copy of Quiddity's recommendation letter is attached hereto as Exhibit "A-3".
- (g) Upon motion by Supervisor Beckendorff, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved the Permit No. 2023-08 for Tract Development without Platting for Waller County MUD No. 45 Wastewater Treatment Plant to Serve La Segarra - Final Drainage Plans, as recommended by Quiddity. A copy of Quiddity's recommendation letter is attached hereto as Exhibit "A-4".
- (h) Mr. McCarthy stated that Quiddity is exploring grants offered by different governmental agencies. Harris County Flood Control appeared to be open to partnering with the District on funding flood gauge installations along Harris County channels.

Agenda Item No. 7

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.

Next, upon Supervisor Welch, seconded by Supervisor Beckendorff, after full discussion and with all Supervisors present voting aye, the Board authorized the publication of the Administration Building construction bid notice, due February 12, 2024, in accordance with legal requirements.

Agenda Item No. 8
FINANCIAL REPORT

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

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

 President, Board of Supervisors

Next, upon motion by Supervisor Keeling, seconded by Supervisor Welch, the Board unanimously approved transfer of \$200,000 from the general to the payroll fund.

ATTEST:

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 Beckendorff, after full discussion and with all Supervisors present voting aye, the Board approved the Financial Report along with checks listed therein.

Next, upon motion by Supervisor Welch, seconded by Supervisor Beckendorff, after full discussion, the Board unanimously approved the Quarterly Financial Advisor's Report, a copy of which is attached to the Financial Report.

~~Exhibit "A-1" Quiddity Recommendation for Permit No. 2024-33
 Exhibit "A-2" Quiddity Recommendation for Permit No. 2024-32
 Ms. Sidwell then reviewed the Budget for the first quarter for Fiscal Year Ending September 30, 2024, a copy of which is attached to the Financial Report.
 Exhibit "A-3" Quiddity Recommendation for Brookwood Community
 Exhibit "A-4" Quiddity Recommendation for Permit No. 2023-08~~

~~Exhibit "B" General Manager's Report~~

~~Agenda Item No. 9 Financial Report
ENFORCEMENT ACTION AGAINST AWRY READY-MIX CONCRETE ("AWRY")~~

This matter was discussed in an executive session.

Agenda Item No. 10
EXECUTIVE SESSION

At 8:13 p.m., upon motion by Supervisor Keeling, seconded by Supervisor Beckendorff, the President called an Executive Session pursuant to Sections 551.071 to discuss matters of attorney-client privilege, including threatened or pending litigation. Only the present Board members, Mr. Kitzman, Mr. Brand, Ms. Sidwell, Mr. McCarthy, Mr. Petrov, and Mr. Hightower were present during the executive session.

Agenda Item No. 11
REGULAR SESSION

At 8:56 p.m., upon motion by Supervisor Welch, seconded by Supervisor Beckendorff, after full discussion and with all Supervisors present voting aye, the Board reconvened the meeting in regular session. No action was taken in the Executive Session.

ADJOURNMENT

With no additional matters to discuss, the Board adjourned the meeting at 8:56 p.m.

[EXECUTION PAGE FOLLOWS]

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

Next, upon motion by Supervisor Keeling, seconded by Supervisor Welch, the Board unanimously approved transfer of \$200,000 from the general to the payroll fund.

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 Beckendorff, after full discussion and with all Supervisors present voting aye, the Board approved the Financial Report along with checks listed therein.

Next, upon motion by Supervisor Welch, seconded by Supervisor Beckendorff, after full discussion, the Board unanimously approved the Quarterly Financial Advisor's Report, a copy of which is attached to the Financial Report.

Ms. Sidwell then reviewed the Budget for the first quarter for Fiscal Year Ending September 30, 2024, a copy of which is attached to the Financial Report.

Agenda Item No. 9
ENFORCEMENT ACTION AGAINST AWRY READY-MIX CONCRETE ("AWRY")

This matter was discussed in an executive session.

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Agenda Item No. 11
REGULAR SESSION

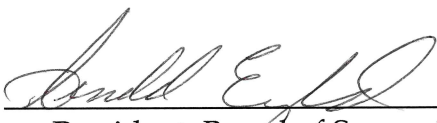
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ADJOURNMENT

With no additional matters to discuss, the Board adjourned the meeting at 8:56 p.m.

[EXECUTION PAGE FOLLOWS]

SIGNED this 12th day of FEBRUARY 2024.



President, Board of Supervisors

ATTEST:



Secretary, Board of Supervisors

- Exhibit "A-1" Quiddity Recommendation for Permit No. 2024-33
- Exhibit "A-2" Quiddity Recommendation for Permit No. 2024-32
- Exhibit "A-3" Quiddity Recommendation for Brookwood Community
- Exhibit "A-4" Quiddity Recommendation for Permit No. 2023-08
- Exhibit "B" General Manager's Report
- Exhibit "C" Financial Report



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Katy, Texas 77449
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www.quiddity.com

January 4, 2024

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

Reference: Astro Sunterra LP
Sunterra Phase 4 Detention and Mass Grading – **Drainage Plans**
Permit No. 2024-33
Quiddity, Inc. Job No. R0002-1019-01.018

Dear Mr. England:

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

Applicant: Quiddity - LDS

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

Location: North of Stockdick Road, west of Pitts Road, south of Beckendorff Road, east of Schipf Road

Survey: H. & T.C.R.R. Co. Survey Section 129, A-204, Waller County, Texas

Previous Approvals: N/A

Description: The proposed Sunterra Phase 4 Detention and Mass Grading (Development) is located within the proposed Sunterra development. The Sunterra Phase 4 development encompasses approximately 223.4 acres of future primarily single family residential development.

The Development includes the construction of four proposed wet bottom detention ponds, Pond Q, Pond R, Pond S, and Pond T. Each pond includes minimum 4:1 side slopes, 10-ft safety shelves, and 20-ft maintenance berms. The total storage volume for all four detention ponds sums to 456.05 ac-ft. The Development also includes the construction of outfalls and box crossings at the four detention ponds and the expansion to Offsite Channel – I.



Mr. Arnold England, President
January 4, 2024
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Pond T, Pond S, and Pond R will outfall into Detention Pond Q at separate outfall locations. Pond Q will outfall into Pond P, which outfalls into Pond O, which outfalls into Pond N. Ponds P, O, and N were included in the construction plans titled "Sunterra Mass Grading and Detention Phase IIB," and approved under Permit No. 2021-34 on September 13, 2021.

Pond N will outfall to the Phase IB Pond, which will outfall into the Cane Island Branch of Buffalo Bayou. The Phase IB Pond was included in the construction plans titled, "Sunterra Phase IB Mass Grading and Detention", and approved under Permit No. 2020-90 on April 26, 2021. Detention Ponds P, O, N, and Phase IB are a part of the executed addendum to the original Detention Facilities Maintenance Agreement.

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.

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.

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
January 4, 2024
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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.

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/R0002-1019-01.018 Sunterra Phase 4 Detention & Mass Grading/3.0 - LETTERS/Sunterra Phase 4 Detention & Mass Grading - DP Letter 010224.docx>

cc: Mr. Shamar O'Bryant – Quiddity - LDS sobryant@landtejas.com
Ms. Karena Hauter – Quiddity - LDS khauter@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 engineering@wallercounty.us
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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January 4, 2024

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

Reference: Astro Sunterra, LP
Sunterra Lagoon Shell – **Final Drainage Plans**
Permit No.: 2024-32
Quiddity Job No. R0002-1019-01.021

Dear Mr. England:

The District has received a permit application as follows:

<u>Applicant:</u>	Kimley-Horn and Associates, Inc.
<u>Permit Type:</u>	Tract Development without Platting – Final Drainage Plans
<u>Location:</u>	West of Bartlett Road, north of Clay Road, east of Schlipf Road, and south of Stockdick Road
<u>Survey:</u>	H. & T.C. Railroad Company Survey Section 121, Abstract 201, Waller County, Texas
<u>Previous Approvals:</u>	None.
<u>Description:</u>	The proposed Sunterra Lagoon Shell (Development) encompasses approximately 15.87 acres of land within a 23.96 acre Unrestricted Reserve "A", also known as "Sunterra Lagoon". The District approved the final plat for the Sunterra Lagoon under Permit No. 2020-62 on April 5, 2021. The plans for the development of the remaining area within the 23.96 acre tract has been submitted to the District for review under separate permits. The Development includes mass grading site work and construction of drainage infrastructure and a lagoon shell. The drainage from the site is routed through the proposed private drainage swales and storm sewer outfalls which will discharge runoff into Pond B. Pond B outfalls to Pond E, which then outfalls to Cane Island Branch of Buffalo Bayou. Ponds B and E were included in the plans titled "Sunterra Mass Grading and Detention Phase I," which were approved under Permit No. 2020-18 on August 10, 2020.
<u>DFMA:</u>	Ponds B and E are included in an executed Detention Facilities Maintenance Agreement with the District.
<u>Technical Review:</u>	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.



Mr. Arnold England, President

Page 2

January 4, 2024

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 plans submitted have been prepared, dated, signed, and sealed by a Professional Engineer who is licensed to practice in the State of Texas, conveying their professional responsibilities and accountability.

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.

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/R0002-1019-01.021 Sunterra Lagoon Shell/3.0 - LETTERS/Sunterra Lagoon Shell - Final DP Approval Ltr 010424.docx>

cc: Mr. Jeff Sheehan – Astro Sunterra, L.P. via email jsheehan@landtejas.com
Mr. Mitchell Mayard, PE – Kimley-Horn and Associates, Inc. via email mitchell.mayard@kimley-horn.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 engineering@wallercounty.us
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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January 4, 2024

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

Reference: Brookwood Community – Drainage Impact Assessment
1752 FM 1489, Brookshire, Texas
Waller County, Texas
Quiddity Job No. R0002-1020-01.012

Dear Mr. England:

The referenced Brookwood Community Drainage Impact Assessment (Report) has been reviewed pursuant to the Brookshire-Katy Drainage District's (District) Rules and Regulations (R&R). A copy of the Report is attached for further information.

The goals of this review are to apply the District's policy and criteria where appropriate. This review addresses issues regarding hydraulic and hydrologic drainage design criteria only. Design criteria regarding the site layout of the proposed improvements at the Brookwood Community (Development) and drainage and detention facilities will be reviewed upon submittal of the final plat and plans.

Technical Review & Findings:

The Development includes improvements on approximately 11.21 acres of land for future residential development. The Development intends to phase the improvements into two projects. Project A will consist of 4.64 acres of proposed improvements. Project B will include the remaining 6.57 acres for future improvements. The Report aims to analyze the drainage and detention requirements for the Development, for both Project A and Project B, and certify no adverse impacts to the Development, adjacent properties, or downstream facilities in accordance with the District's Rules and Regulations (R&R). The proposed drainage and detention facilities will be included in the subsequent drainage plans and constructed under the scope for Project A.

The Development includes the construction of three detention ponds (Pond A3, Pond H2, and Pond G2) and accompanying outfalls. The total detention storage volume proposed is 8.14 ac-ft and the detention storage rate applied for the Development is 0.72 ac-ft/ac, which exceeds the District's minimum criteria. Each pond includes a minimum detention storage rate of 0.65 ac-ft/ac, 1-ft of freeboard, 4:1 side slopes, concrete pilot channels, and maintenance berms in accordance with the District's criteria. Each pond will outfall via proposed trapezoidal weirs



Mr. Arnold England, President
January 4, 2024
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and swales that will connect to an existing ditch located in the middle of the property. The existing ditch conveys flow south to an existing 10-ft x 5-ft reinforced concrete box under FM 1489, which ultimately outfalls into Bessie's Creek further downstream. The proposed detention facilities only serve the detention storage needs for the Development and does not provide detention capacity for existing impervious cover within the Brookwood Community.

TxDOT Approval:

The applicant provided a letter of no objection from TxDOT for the Development as it relates to the FM 1489 culvert.

Variance Request:

A completed variance request form was submitted with this application for the Board's consideration. A copy of the variance request form is enclosed. Based on our review of the variances requested and supplemental information provided by the applicant's engineer, we accept the variance request as submitted.

Drainage Impact Assessments for Previous Phases:

The District previously received and accepted the Drainage Impact Assessments for Brookwood Community dated March 23, 2020 and August 8, 2018.

Conclusion:

Based on our review of the Report, the Development does not result in an increase in the proposed condition peak discharge rates at the FM 1489 outfall, including downstream facilities, when compared to those under the existing conditions. When the subsequent permit applications are submitted to the District for approval of the final detention and drainage plans, the Report will need to be updated to conform to the final design drawings for the detention ponds. Additionally, the permit applications must include a certification from a professional engineer licensed to practice in the state of Texas that the drainage plans are in full compliance with this Report.

Based on our review of the Report, the permit application generally complies with the District's R&R, with a variance requested. We interpose no objection and recommend the District's Board of Supervisors accept this Report, contingent upon the Board's approval of the variance request.



Mr. Arnold England, President
January 4, 2024
Page 3

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 Report submitted has been prepared, dated, signed, and sealed by a Professional Engineer who is licensed to practice in the State of Texas, conveying their professional responsibilities and accountability.

Sincerely,

Michael McCarthy, PE

MHM/dme

https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1020-01.012 Brookwood Community/3.0 - LETTERS/Brookwood Community Drainage Impact Assessment Letter_010424.docx

Enclosures

cc: Ms. Syliva Patton – Brookwood Community via email sylviap@brookwoodcommunity.org
Mr. Frank Espinal, PE – H2B Engineers, Inc. via email frank.espinal@h2bengineers.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, PE – Waller County Engineer via email engineering@wallercounty.us
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January 4, 2024

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

Reference: Waller County MUD No. 45
Wastewater Treatment Plant to serve La Segarra – **Final Drainage Plans**
Permit No. 2023-08
Quiddity, Inc. Job No. R0002-1003-65

Dear Mr. England:

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

<u>Applicant:</u>	EHRA, Inc.
<u>Permit Type:</u>	Tract Development without Platting – Final Drainage Plans
<u>Location:</u>	West of Neuman Road, east of FM 362, and north of Gassner Lane
<u>Survey:</u>	H. & T.C. Rail Road Company Survey, Abstract 288, Section 50, Waller County, Texas
<u>Previous Approvals:</u>	N/A
<u>Description:</u>	The proposed Waller County MUD No. 45 Wastewater Treatment Plant (Development) encompasses approximately 2.31 acres and is located within the future La Segarra development. This Development includes the construction of a Wastewater Treatment Plant to serve the ultimate buildout of the La Segarra development. The drainage for the Development is conveyed through on-site drainage swales and culverts that connect to a backslope interceptor structure surrounding the proposed Pond A, which is located offsite and south of the Development. Pond A will 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.
<u>DFMA:</u>	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.
<u>Technical Review:</u>	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.



Mr. Arnold England, President

January 4, 2024

Page 2

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.

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.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael McCarthy".

Michael McCarthy, PE

MHM/dme

[https://jc.sharepoint.com/sites/BKDDTeamSite/Shared Docs/BKDD All Permits/R0002-1003-65/Plan Rvw Ltrs/WCMUD 45 WWTP - DP Letter 010324.docx](https://jc.sharepoint.com/sites/BKDDTeamSite/Shared%20Docs/BKDD%20All%20Permits/R0002-1003-65/Plan%20Rvw%20Ltrs/WCMUD%2045%20WWTP%20-%20DP%20Letter%20010324.docx)

cc: Mr. Howard M. Cohen – Waller County MUD No. 45 via email hcohen@sphllp.com

Ms. Krystal Regner – EHRA, Inc. via email kregner@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. Kendrick D. Jones, Waller County Commissioner Precinct 3 via email k.jones@wallercounty.us

Mr. Ross McCall, Waller County Engineer via email engineering@wallercounty.us

Mr. Andrew Johnson III – Johnson Petrov, LLP bkddlegal@johnsonpetrov.com

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

December 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	2,705	29	127	\$0.00	\$0.00
JD R15 15' Flex-Wing Cutter	2019	-	-	-	\$0.00	\$0.00
JD 6145M 2019 BOOM MOWER	2019	2,569	43	211	\$160.98	\$3,809.65
JD 6145M 2021 BOOM MOWER	2021	1,178	1	21	\$0.00	\$787.33
JD 6150M BOOM MOWER	2015	6,107	85	146	\$172.47	\$1,116.25
JD 930M Z-TRAK MOWER	2018	565	4	10	\$0.00	\$50.02

HEAVY EQUIPMENT

EQUIPMENT	YEAR MODEL	LIFETIME HOURS	HOURS THIS MONTH	FISCAL YTD HOURS	EXPENSES THIS MONTH	FISCAL YTD EXPENSES
CAT D6k2 DOZER	2019	1,403	46	135	\$0.00	\$0.00
CAT 323 EXCAVATOR	2018	3,992	6	146	\$0.00	\$166.15
CAT 416E BACKHOE	2012	3,308	46	141	\$6.50	\$384.70
JD 755A TRACK LOADER	1982	2,617	0	3	\$0.00	\$0.00
NORAM 65E MOTOR GRADER	2014	2,925	5	17	\$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	14,359	391	1,381	\$0.00	\$16.50
TACOMA SR 4X4 (INSPECTOR)	2020	42,604	557	1,995	\$21.27	\$160.16
F-150 4X4 (GENERAL MANAGER)	2017	83,285	1,128	3,231	\$0.00	\$7.00
F-250 4X4 (FOREMAN)	2016	102,944	121	379	\$0.00	\$0.00
F-750 DUMP TRUCK	2011	42,691	1,536	4,269	\$0.00	\$443.94
FREIGHTLINER HAUL TRUCK	2000	60	19	154	\$48.69	\$5,330.12
DODGE RAM 4X4 (2301)	2023	2,939	155	873	\$0.00	\$27.71
DODGE RAM 4X4 (2302)	2023	7,663	598	2,547	\$30.00	\$167.39
TACOMA TDR 4X4 (ASST GM)	2023	4,328	1,293	4,328	\$15.53	\$315.03
FREIGHTLINER DUMP TRUCK	2020	50,183	10	50,193	\$78.48	\$78.48

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

DECEMBER 2023 - FINANCIAL REPORT

Exhibit "C"

General Fund	\$1,405,481.29
Payroll Fund	\$68,343.60
Petty Cash	\$1,851.73
Building Fund	\$1,456,762.35
Capital Improvement Fund	\$601,084.92
Texpool Fund	\$3,096.62
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	\$180,140.10
First Nat. Bank Bellville CD	\$180,881.45
Industry State Bank CD	\$246,720.99
TOTAL RECONCILED BALANCE	\$5,126,388.82

RESERVES:
\$1,520,167.47

All accounts are reconciled.

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 12/1	\$3,083.11	\$1,378,797.35	\$112,217.35	\$69,600.84	\$1,459,554.18	\$601,008.35
Deposits and Credits	\$13.51	\$209,632.58	\$11.20	\$0.00	\$185.67	\$76.57
Debits and Withdrawals	\$0.00	\$156,091.86	\$41,841.87	\$0.00	\$2,977.50	\$0.00
Ending Balance 12/31	\$3,096.62	\$1,432,338.07	\$70,386.68	\$69,600.84	\$1,456,762.35	\$601,084.92
Less Total Outstanding Drafts/Deposits (Net Amount)	\$0.00	-\$26,856.78	-\$2,043.08	\$0.00	\$0.00	\$0.00
Adjusted Ending Balance 12/31	\$3,096.62	\$1,405,481.29	\$68,343.60	\$69,600.84	\$1,456,762.35	\$601,084.92
Monthly Interest Earned	\$13.51	\$181.20	\$11.20	\$0.00	\$185.67	\$76.57

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 12/1	\$244,392.06	\$182,076.20	\$240,956.67	\$180,140.10	\$180,881.45	\$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 12/31	\$244,392.06	\$182,076.20	\$240,956.67	\$180,140.10	\$180,881.45	\$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	\$727,802.92
New Equipment	\$208,579.98
Total Budgeted Expenses YTD	\$936,382.90

MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT

January 29, 2024

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 29th day of January, 2024, 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 Stan Kitzman, General Manager of the District; Buddy Brand, Assistant General Manager of the District; Wendy Sidwell, District Administrator; Steve Berckenhoff, P.E., and Michael McCarthy, P.E., of Quiddity Engineering ("Quiddity" or "Engineer"); Holly Feese of Evans & Feese, CPA ("EF" or "Auditor") Amber Scopes, E.I.T., of Pape-Dawson Engineers; and Andrew P. Johnson, III, and William Petrov, 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
AUDIT REPORT FOR FISCAL YEAR ENDING SEPTEMBER 30, 2023

Upon motion by Supervisor Keeling, seconded by Supervisor Beckendorff, after full discussion and with all Supervisors present voting aye, the Board approved the Audit Report for Fiscal Year End September 30, 2023 and authorized filing of same with the Texas Commission on Environmental Quality and Texas Comptroller, as legally required.

Agenda Item Nos. 5 and 6
CITY OF BROOKSHIRE INVOICE NO. 00012 FOR BUILDING PERMIT FEES; AND
BROOKSHIRE MUNICIPAL WATER DISTRICT INVOICE NO. 178 FOR BUILDING
PERMIT FEES (COLLECTIVELY "INVOICE NOS. 00012 AND 178")

Upon motion by Supervisor Beckendorff, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved Invoice Nos. 00012 and 178.

Agenda Item No. 7

TEXAS WATER CONSERVATION ASSOCIATION ("TWCA") ANNUAL CONFERENCE

Ms. Sidwell informed the Board that the TWCA annual conference will be held March 6, 2024 through March 8, 2024 in Lost Pines, Texas.

Agenda Item No. 8

PERMIT APPLICATION FOR DRAINAGE STUDY ANALYSIS REPORT FOR SOFI LAKE PHASE I (AKA KATY HIGHLAND) - DIA: ID 24-00005

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application for Drainage Study Analysis Report for Sofi Lake Phase I (aka Katy Highland) - DIA: ID 24-00005, as recommended by Quiddity. A copy of Quiddity's recommendation letter is attached hereto as Exhibit "A".

Agenda Item No. 9

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR BARTLETT ROAD STREET DEDICATION SECTION 5 - PRELIMINARY PLAT: ID 24-00122

This application was discussed after Agenda item no. 19.

Agenda Item No. 10

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR CAYMUS CREEK DRIVE STREET DEDICATION - PRELIMINARY PLAT: ID 24-00126

This application was discussed after Agenda item no. 19.

Agenda Item No. 11

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR GOYA ROAD DRAINAGE IMPROVEMENTS: PERMIT NO. 2022-82: ID 24-00008

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved Permit No. 2022-82 for Tract Development Without Platting for Goya Road Drainage Improvements, as recommended by Quiddity. A copy of Quiddity's recommendation letter is attached hereto as Exhibit "A-1".

Agenda Item Nos. 12, 13, and 14

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR DEWBERRY HILLS - DRAINAGE CHANNEL & DETENTION: PERMIT NO. 2023-29; ACCESS EASEMENT FOR DEWBERRY HILLS: ID 00196; AND DETENTION FACILITIES MAINTENANCE AGREEMENT BETWEEN WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 56 AND BROOKSHIRE-KATY DRAINAGE DISTRICT FOR DEWBERRY HILLS - DRAINAGE CHANNEL & DETENTION: PERMIT 2023-29

Upon motion by Supervisor Beckendorff, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved (i) Permit No. 2023-29 for Tract Development Without Platting for Dewberry Hills - Drainage Channel & Detention; (ii) Access Easement for Dewberry Hills; and (iii) Detention Facilities Maintenance Agreement between Waller County Municipal Utility District No. 56 and Brookshire-Katy Drainage District for Dewberry Hills - Permit 2023-29, as recommended by Quiddity. A copy of Quiddity's recommendation letter is attached hereto as Exhibit "A-2".

Agenda Item Nos. 15 and 16

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR TWINWOOD COMMERCE CENTER - Q TRADE PARCEL: PERMIT NO. 2024-35; AND PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR REPLAT OF TWINWOOD COMMERCE CENTER - FINAL PLAT: PERMIT NO. 2024-03

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved (i) Permit No. 2024-35 for Tract Development Without Platting for Twinwood Commerce Center - Q Trade Parcel; and (ii) Permit No. 2024-03 for Tract Development with Platting for Replat of Twinwood Commerce Center - Final Plat, as recommended by Quiddity. A copy of Quiddity's recommendation letter is attached hereto as Exhibit "A-3" and "A-4".

Agenda Item No. 17

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR EMPIRE WEST BUSINESS PARK PHASE III - FINAL PLAT AND FINAL DRAINAGE PLANS: PERMIT NO. 2023-59: 24-00050 AND 24-00051

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved Permit No. 2023-59 for Tract Development With Platting for Empire West Business Park Phase III - Final Plat and Final Drainage Plans, as recommended by Quiddity. A copy of Quiddity's recommendation letter is attached hereto as Exhibit "A-5".

Agenda Item Nos. 18 and 19

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR MAPLE GROVE SECTION 1 - PRELIMINARY PLAT: ID 24-00067; AND PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR MAPLE GROVE SECTION 2 - PRELIMINARY PLAT: ID 24-00068

Upon motion by Supervisor Beckendorff, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application for Tract Development With Platting for Maple Grove Section 1 - Preliminary Plat; and (ii) Permit Application for Tract Development With Platting for Maple Grove Section 2 - Preliminary Plat, as recommended by Quiddity. A copy of Quiddity's recommendation letter is attached hereto as Exhibit "A-6" and "A-7".

Agenda Item Nos. 9, 10, and 20 through 30

9. PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR BARTLETT ROAD STREET DEDICATION SECTION 5 - PRELIMINARY PLAT: ID 24-00122
10. PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR CAYMUS CREEK DRIVE STREET DEDICATION - PRELIMINARY PLAT: ID 24-00126
20. PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SUNTERRA SECTION 69 - PRELIMINARY PLAT: ID 00136
21. PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SUNTERRA SECTION 70 - PRELIMINARY PLAT: ID 24-00113
22. PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SUNTERRA SECTION 71 - PRELIMINARY PLAT: ID 24-00114
23. PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SUNTERRA SECTION 72 - PRELIMINARY PLAT: ID 24-00115
24. PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SUNTERRA SECTION 73 - PRELIMINARY PLAT: ID 24-00116

23525. PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SUNTERRA SECTION 74 – PRELIMINARY PLAT: ID 24-00117
26. PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SUNTERRA SECTION 75 – PRELIMINARY PLAT: ID 24-00118
27. PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SUNTERRA SECTION 76 – PRELIMINARY PLAT: ID 24-00119
28. PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SUNTERRA SECTION 77 – PRELIMINARY PLAT: ID 24-00120
29. PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SUNTERRA SECTION 78 – PRELIMINARY PLAT: ID 24-00121
30. PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR TANTARA BEND DRIVE STREET DEDICATION AND RESERVES – PRELIMINARY PLAT: ID 000137

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with Supervisor Beckendorff voting nay, the Board approved (i) Permit Application for Tract Development With Platting for Bartlett Road Street Dedication Section 5 – Preliminary Plat: ID 24-00122; (ii) Permit Application for Tract Development With Platting for Caymus Creek Drive Street Dedication – Preliminary Plat: ID 24-00126; (iii) Permit Application for Tract Development With Platting for Sunterra Section 69 – Preliminary Plat: ID 00136; (iv) Permit Application for Tract Development With Platting for Sunterra Section 70 – Preliminary Plat: ID 24-00113; (v) Permit Application for Tract Development With Platting for Sunterra Section 71 – Preliminary Plat: ID 24-00114; (vi) Permit Application for Tract Development With Platting for Sunterra Section 72 – Preliminary Plat: ID 24-00115; (vii) Permit Application for Tract Development With Platting for Sunterra Section 73 – Preliminary Plat: ID 24-00116; (viii) Permit Application for Tract Development With Platting for Sunterra Section 74 – Preliminary Plat: ID 24-00117; (ix) Permit Application for Tract Development With Platting for Sunterra Section 75 – Preliminary Plat: ID 24-00118; (x) Permit Application for Tract Development With Platting for Sunterra Section 76 – Preliminary Plat: ID 24-00119; (xi) Permit Application for Tract Development With Platting for Sunterra Section 77 – Preliminary Plat: ID 24-00120; (xii) Permit Application for Tract Development With Platting for Sunterra Section 78 – Preliminary Plat: ID 24-00121; and (xiii) Permit Application for Tract Development With Platting for Tantara Bend Drive Street Dedication and Reserves – Preliminary Plat: ID 000137, as recommended by Quiddity. A copy of Quiddity's recommendation letter is attached hereto as Exhibits "A-8" through "A-20".

Agenda Item No. 31

ENFORCEMENT ACTION AGAINST AWRY READY MIX-CONCRETE

This matter was discussed in an executive session.

Agenda Item No. 32

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 9:35 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. Kitzman, Mr. Brand, Ms. Sidwell, Mr. Berckenhoff, Mr. McCarthy, Mr. Petrov, and Mrs. Croon were present during the executive session.

Upon motion by Supervisor Keeling, seconded by Supervisor Beckendorff, after full discussion and with all Supervisors present voting aye, the President reconvened the meeting in Regular Session at 9:48 a.m. No action was taken in the Executive Session.

ELECTION AGENDA - ORDER CALLING MAY 4 SUPERVISORS ELECTION ("ORDER")

Upon motion by Supervisor Beckendorff, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved the Order, a copy of which is attached hereto as Exhibit "B".

ADJOURNMENT

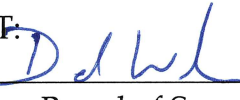
With no additional matters to discuss, upon motion by Supervisor Keeling, seconded by Supervisor Beckendorff, and with all Supervisors voting aye, the Board adjourned the meeting at 9:51 a.m.

[EXECUTION PAGE FOLLOWS]

SIGNED this 12~~th~~ day of FEBRUARY 2024.



President, Board of Supervisors

ATTEST: 

Secretary, Board of Supervisors

- Exhibit "A" Quiddity Recommendation for Permit Application for Sofi Lake
- Exhibit "A-1" Quiddity Recommendation for Permit No. 2022-82
- Exhibit "A-2" Quiddity Recommendation for Permit No. 2023-29
- Exhibit "A-3" Quiddity Recommendation for Permit No. 2024-35
- Exhibit "A-4" Quiddity Recommendation for Permit No. 2024-03
- Exhibit "A-5" Quiddity Recommendation for Permit No. 2023-59
- Exhibit "A-6" Quiddity Recommendation for Permit Application for Maple Grove Section 1 - Preliminary Plat
- Exhibit "A-7" Quiddity Recommendation for Permit Application for Maple Grove Section 2 - Preliminary Plat
- Exhibit "A-8" Quiddity Recommendation for Bartlett Road Street Dedication Section 5 - Preliminary Plat
- Exhibit "A-9" Quiddity Recommendation Permit Application for Tract Development With Platting for Caymus Creek Drive Street Dedication - Preliminary Plat

- Exhibit "A-10" Quiddity Recommendation Permit Application for Tract Development With Platting for Sunterra Section 69 - Preliminary Plat: ID 00136
- Exhibit "A-11" Quiddity Recommendation for Permit Application for Tract Development With Platting for Sunterra Section 70 - Preliminary Plat: ID 24-00013
- Exhibit "A-12" Quiddity Recommendation for Permit Application for Tract Development With Platting for Sunterra Section 71 - Preliminary Plat: ID 24-00014
- Exhibit "A-13" Quiddity Recommendation for Permit Application for Tract Development With Platting for Sunterra Section 72 - Preliminary Plat: ID 24-00115
- Exhibit "A-14" Quiddity Recommendation for Permit Application for Tract Development With Platting for Sunterra Section 73 - Preliminary Plat: ID 24-00116
- Exhibit "A-15" Quiddity Recommendation for Permit Application for Tract Development With Platting for Sunterra Section 74 - Preliminary Plat: ID 24-00117
- Exhibit "A-16" Quiddity Recommendation for Permit Application for Tract Development With Platting for Sunterra Section 75 - Preliminary Plat: ID 24-00118
- Exhibit "A-17" Quiddity Recommendation for Permit Application for Tract Development With Platting for Sunterra Section 76 - Preliminary Plat: ID 24-00119
- Exhibit "A-18" Quiddity Recommendation for Permit Application for Tract Development With Platting for Sunterra Section 77 - Preliminary Plat: ID 24-00120
- Exhibit "A-19" Quiddity Recommendation for Permit Application for Tract Development With Platting for Sunterra Section 78 - Preliminary Plat: ID 24-00121
- Exhibit "A-20" Quiddity Recommendation for Permit Application for Tract Development With Platting for Tantara Bend Drive Street Dedication and Reserves - Preliminary Plat: ID 000137

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2322 W Grand Parkway North, Suite 150
Katy, Texas 77449
Tel: 832.913.4000
www.quiddity.com

September 21, 2022

Mr. Jianhua Zhou, PE
R.G. Miller
16340 Park Ten Place, Suite 350
Houston, Texas 77084

Reference: Sofi Lakes – Drainage Impact Analysis
FM 529 & FM 2855 – Morrison Road
Quiddity Job No. R0002-1003-21

Dear Mr. Zhou:

The referenced Report has been reviewed pursuant to the Brookshire-Katy Drainage District's (District) Rules and Regulations. The goals of the review are to apply the District's policy and criteria where appropriate.

This review addresses issues regarding hydraulic and hydrologic drainage design criteria only. Design criteria regarding the site layout of the proposed development and drainage facilities will be reviewed upon submittal of the final plat and plans.

Technical Review & Findings:

The Report states, *"The proposed 209.76-acres called Sofi Lakes Development Phase I (formerly called 622 ac Katy Highland Development) is located within Waller County, Texas. The tract is also within the boundary of the Brookshire-Katy Drainage District (BKDD). The proposed development will be single-family residential homes, commercial, future road ROW's, and detention ponds. To the north, about 387 acres of area drains north to Cypress Creek through Morrison Road south side of the ditch; To the south, about 235 acres drain south to Addick's reservoir through FM 529 north side of the ditch. About 32 acres of north drainage area will be included in the proposed Phase I development and will be detained in the Phase I detention ponds. For Phase I, the provided detention volume is 209.59 ac-ft with a minimum 1-foot freeboard in two ponds which is equivalent to 1.0 ac-ft/ac storage rate for the 209.76-acre development. The drainage and detention analysis show that with the proposed drainage and detention facilities in place, the proposed Phase I development will have no adverse impacts for rainfall events up to and including the 1% annual chance event."*

It is the responsibility of the Engineer of record to provide accurate acreages for the 2-year and 100-year (including off-site) storm frequencies rainfall-runoff for the pre-developed and post-developed conditions and ensure they are consistent with the drainage area map, associated drainage calculations, and impact study for the proposed development.

The Report includes statements that the project will not cause adverse impacts to neighboring properties or downstream facilities up to the 100-year storm event. The documentation within the Report generally supports the conclusions stated by the Engineer.



Mr. Jianhua Zhou
September 21, 2022
Page 2

Based on our review and the stated conclusions, the Report generally complies with the District's Rules and Regulations. However, since the proposed development discharges into TxDOT-controlled culverts and ditches, they will have ultimate jurisdiction over the outfall and the detention storage rate. They will restrict flows to a pro-rata share of the cross culvert in their road, enforce a reasonable drain time, etc.

Once we receive a copy of the TxDOT approval letter for this project, we will gladly prepare and provide our "no objection" letter.

We wanted to bring to your attention that the District requires fee strips or easements dedication in all developments within its boundaries for Flood Protection Plan and the purpose is to allow the District access to and maintenance of the District's drainage facilities. This requirement will be further evaluated during your future preliminary plat submittal.

Thank you for coordinating this project with the District. Please do not hesitate to call if you have any questions or need additional information.

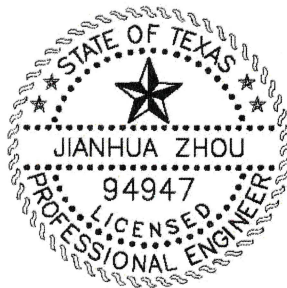
Sincerely,

Rod Pinheiro, PE, PMP, CFM

RDP/dme

K:\R0002\R0002-1003-21 Sofi Lakes Permit Review\Plan Reviews\Plan Review Letters\RP Sofi Lakes - DIA Review Ltr 092022.docx

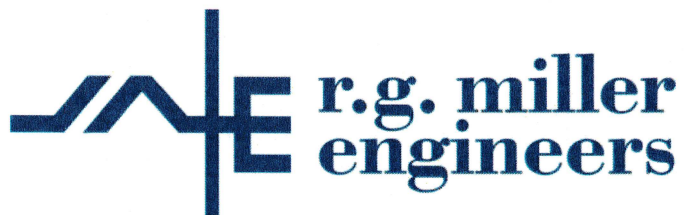
Drainage Study Report
For 218.7-Acre of Sofi Lakes (Formerly as
622 Acre Katy Highland Development)
Phase I
In Waller County, Texas



A handwritten signature in blue ink, appearing to read "J. Zhou", located to the right of the professional engineer seal.

December 13, 2022

Prepared By:



Texas Firm Registration No. F-487

16340 Park Ten Place- Suite 350 - Houston, Texas 77084 - 713/461-9600 - fax 713/461-8455



2322 W Grand Parkway North, Suite 150
Katy, Texas 77449
Tel: 832.913.4000
www.quiddity.com

January 25, 2024

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

Reference: Waller County
Goya Road Drainage Improvements – **Final Drainage Plans**
Application ID 24-00008 & Quiddity Job No. R0002-1003-38.001

Permit NO. 2022-82

Dear Mr. England:

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

Applicant: Quiddity Engineering, LLC - LDS

Application Type: Tract Development without Platting – Final Drainage Plans

Location: At Goya Road and Cardiff Road intersection, east of intersection up to Willow Fork of Buffalo Bayou

Survey: H. & T. C. R. R. Co. Survey, Abstract 473168, Waller County, Texas

Previous Approvals: N/A

Description: The Goya Road Drainage Improvements (Project) includes the construction of approximately 2,000 linear feet of drainage improvements to provide conveyance from the Goya Road ditch that is located immediately west of Cardiff Road. The flow will be directed east by crossing underneath Cardiff Road via proposed 5-ft x 4-ft reinforced concrete boxes, that will connect to proposed dual 48-inch HDPE pipes, which will then discharge into Willow Fork of Buffalo Bayou. There is currently no means of controlled conveyance from the Goya Road ditch to Willow Fork of Buffalo Bayou. The purpose of the Project is to provide conveyance from the Goya Road ditch within a proposed storm sewer system that contains storm events up to and including the 10-year storm event to the outfall into Willow Fork of Buffalo Bayou under non-flooding events. Additionally, the Applicant analyzed the potential impacts to Willow Fork of Buffalo Bayou as a result of this project and certified no adverse impacts were determined. The Applicant submitted a no adverse impact certification to the District that summarizes their analysis and conclusions.

The proposed dual 48-inch HDPE pipes, drainage swale, and inlets, will be located within property owned by Houston Executive Airport (WCF, LLC). WCF, LLC dedicated a 20-ft wide drainage easement to Waller County that will include the proposed drainage improvements. The applicant submitted copies of the recorded drainage easement to the District.



Mr. Arnold England, President
January 25, 2024
Page 2

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, the plans submitted have been prepared, dated, signed, and sealed by a Professional Engineer. They are licensed to practice in the State of Texas, which therefore conveys 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.

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.

The applicant shall not use this letter to commence any construction activities prior to receiving the **approved permits** from all 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/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1003-38 Goya Road Drg Improvements Permit Revie/Plan Reviews/Plan Review Letters/Goya Road Drg Improvements - Final Drainage Plans Ltr 012524.docx>

cc: Mr. Brian Geier, PE – Quiddity Engineering - LDS bgeier@quiddity.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, PE – Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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Katy, Texas 77449
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www.quiddity.com

January 25, 2024

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

Reference: LGI Homes - Texas, LP
Dewberry Hills Drainage Channel & Detention Basins – **Final Drainage Plans**
Application ID 24-00025 & Quiddity Job No. R0002-1003-68.001.0
PERMIT NO. 2023-29

Dear Mr. England:

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

Applicant: Pape-Dawson Engineers, Inc.

Application Type: Tract Development without Platting – Final Drainage Plans

Location: East of FM 362, south of FM 529, and west of FM 2855

Survey: H. & T. C. R. R. Co. Section 67, Abstract 151, Waller County, Texas

Previous Approvals: N/A

Description: The Dewberry Hills Drainage Channel & Detention Basins (Development) encompass approximately 213 acres and lie within Waller County Municipal Utility District No. 56.

The Development includes the construction of two wet bottom detention ponds, Pond 1 and Pond 2, that provide a combined total storage volume of 221 acre-feet for the 100-yr storm event and minimum of 1-ft of freeboard. The detention storage rate applied for the Development is 1.038 ac-ft/ac. Pond 1 will connect to Pond 2 with a single 6-ft x 6-ft reinforced concrete box. Pond 2 will outfall into an existing District channel through a proposed 48-inch reinforced concrete pipe (RCP) outfall. A proposed concrete extreme event spillway is sized to convey the peak 100-yr flow from the site and outfall into the District's channel. The flow from the District's channel will eventually discharge into Willow Fork of Buffalo Bayou.



Mr. Arnold England, President
January 25, 2024
Page 2

The District currently maintains the referenced channel within an existing 40-ft drainage easement that runs along the eastern boundary of the Development. The Development proposes to make improvements to the existing District channel and construct a new channel along its northern boundary to capture and route the approximate 1,000 acres of offsite sheetflow that enter into the Development during a 100-yr storm event. The proposed channel improvements include a minimum 50-ft bottom width, a depth ranging from 4 ft to 5.5 ft, 4:1 side slopes, and 20-ft wide maintenance berms on both sides. Additionally, it is our understanding Waller County MUD No. 56 will assume maintenance responsibilities for the perimeter channels, including the improved District channel, within the Dewberry Hills development once construction is completed.

District Easements:

The Development proposes to dedicate an additional 120-ft wide drainage easement (14.303 acres) by separate instrument to the District along its eastern boundary for a total of a 160-ft wide drainage easement. Additionally, the Development proposes to dedicate an approximately 160-ft wide access easement (8.462 acres) by separate instrument to the District along its northern boundary that will provide access off FM 529 and connect to the channel on the eastern side of the Development. The Applicant submitted easement documents to the District and are currently under review with the District's legal counsel. The easement documents will be placed on the District's agenda for approval and execution once recommended by the District's legal counsel.

DFMA:

The Applicant submitted the executed original copies of the Detention Facilities Maintenance Agreement (DFMA) between the District, LGI Homes – Texas, LLC, and Waller County MUD No. 56. The DFMA will be placed on the agenda for District approval once recommended 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, the plans submitted have been prepared, dated, signed, and sealed by a Professional Engineer. They are



Mr. Arnold England, President
January 25, 2024
Page 3

licensed to practice in the State of Texas, which therefore conveys 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.

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.

The applicant shall not use this letter to commence any construction activities prior to receiving the **approved permits** from all 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/dme

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1003-68.001 Dewberry Hills DIA & Drainage Channel & Detention Basin/Plan Reviews/Plan Review Letters/Dewberry Hills - Final Drainage Plans Ltr 012524.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1003-68.001%20Dewberry%20Hills%20DIA%20&%20Drainage%20Channel%20&%20Detention%20Basin/Plan%20Reviews/Plan%20Review%20Letters/Dewberry%20Hills%20-%20Final%20Drainage%20Plans%20Ltr%20012524.docx)

cc: Mr. Chuck Birt – LGI Homes - Texas LLC cbirt@lgihomes.com
Mr. Jordan Konesheck, PE – Pape-Dawson Engineers, Inc. via email jkonesheck@pape-dawson.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 engineering@wallercounty.us
Mr. Andrew Johnson III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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January 25, 2024

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

Reference: Urban Twinwood, LP
Twinwood Commerce Center – Q Trade Parcel – **Final Drainage Plans**
Application ID 24-00110 & Quiddity Job No. R0002-1003-23.002

PERMIT NO. 2024-35

Dear Mr. England:

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

Applicant: LJA Engineering, Inc.

Application Type: Tract Development without Platting – Final Drainage Plans

Location: Southeast of Twinwood Parkway, northwest of Discovery Hills Parkway, east of FM 359, north of Waller County and Fort Bend County Line

Survey: Nathan Brookshire League, Abstract 16, Waller County, Texas

Previous Approvals: N/A

Description: The Twinwood Commerce Center – Q Trade Parcel (Development) is a proposed commercial development located within Reserve 15B of the Twinwood Commerce Center Replat. The Development encompasses 3.340 acres and lies within Waller County Municipal Utility District No. 18. The Development includes the construction of proposed paving, utilities, drainage, and grading for the site to serve a future warehouse and office building.

The drainage from the site is conveyed through an underground private storm sewer system that outfalls into a public storm sewer system within Discovery Hills Parkway, which is routed to the Twinwood Business Park Phase 4 and Phase 5 Detention Facilities and Amenity Lake (South Pond), which will then outfall to a tributary of East Fork of Brookshire Creek. The Twinwood Business Park Phase 4 and 5 Detention Facilities and



Mr. Arnold England, President
January 25, 2024
Page 2

Amenity Lake were included in the plans titled "Twinwood Business Park Phase 4 and 5 Detention Facilities and Amenity Lake" and approved by the District under Permit No. 2021-55 on February 10, 2022. These detention facilities are part of the originally executed Detention Facilities Maintenance Agreement.

The private storm sewer system within the Development includes stub outs to the adjacent reserves, Reserves 15A and 15C, to provide storm sewer connections for the future commercial developments within these reserves. Additionally, the Development's private storm sewer encroaches onto Reserve 15A before connecting to the public storm sewer within Discovery Hills Parkway. Currently, both the Development and Reserve 15A are owned by the same developer (Urban Twinwood, LP). The developer provided a letter of no objection for the encroachment within Reserve 15A and acknowledgment of a required storm sewer easement should a future sale of Reserve 15A occur. Any future plans for Reserves 15A and 15C will need to be submitted to the District for review and approval.

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, the plans submitted have been prepared, dated, signed, and sealed by a Professional Engineer. They are licensed to practice in the State of Texas, which therefore conveys 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.



Mr. Arnold England, President
January 25, 2024
Page 3

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.

The applicant shall not use this letter to commence any construction activities prior to receiving the **approved permits** from all 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/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1003-23.002 Twinwood Commerce Center - Q Trade Parcel/2.0 - LETTERS/Twinwood Commerce Center Q Trade Parcel - Final Drainage Plans Ltr 012424.docx>

cc: Mr. Mark Overton – Urban Twinwood, LP via email moverton@urbancompanies.com
Mr. Hind Saad, PE – RSG Engineering via email hind@rsgcompanies.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, PE – Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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January 25, 2024

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

Reference: Urban Twinwood, LP
Twinwood Commerce Center Replat of Reserve 15 – **Final Plat**
Application ID 00187 & Quiddity Job No. R0002-1003-23.001

PERMIT NO. 2024-03

Dear Mr. England:

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

Applicant: LJA Engineering, Inc.

Application Type: Tract Development with Platting – Final Plat

Location: Southeast of Twinwood Parkway, northwest of Discovery Hills Parkway, east of FM 359, north of Waller County and Fort Bend County Line

Survey: Nathan Brookshire League, Abstract 16, Waller County, Texas

Previous Approvals: The District approved the Final Plat for Twinwood Commerce Center on January 23, 2023, under Permit No. 2022-100 and the Preliminary Plat for Twinwood Commerce Center Replat of Reserve 15 on December 11, 2023.

Description: The proposed Twinwood Commerce Center Replat of Reserve 15 (Development) is a replat of the Twinwood Commerce Center which encompasses 24.86 acres and includes 0 lots, 15 commercial reserves, and 1 block. The Development subdivides commercial reserve 15 into 3 commercial reserves. The Development encompasses 11.383 acres and includes 3 reserves and 1 block. The property lies within Waller County Municipal Utility District No. 18 and is currently undeveloped.

The drainage from the site outfalls into a public storm sewer system within Discovery Hills Parkway, which is routed to the Twinwood Business Park Phase 4 and Phase 5 Detention Facilities and Amenity Lake (South Pond), which will then outfall to a tributary of East Fork of Brookshire Creek. The Twinwood Business Park Phase 4 and 5 Detention Facilities and Amenity Lake were included in the plans titled "Twinwood Business Park Phase 4 and 5 Detention Facilities and Amenity Lake" and approved by the District under Permit No. 2021-55 on February 10, 2022. These detention facilities are part of the originally executed Detention Facilities Maintenance Agreement.

Revision: This replat is to subdivide commercial reserve 15 into three commercial reserves: 15A, 15B, and 15C. Drainage plans for each reserve will be submitted under a separate permit and reviewed by the District.



Mr. Arnold England, President

January 25, 2024

Page 2

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

It is to be understood that the approval of this Final Plat by the District's Board of Supervisors does not constitute official approval of the Final Drainage Plans for the proposed Development.

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. They are licensed to practice in the State of Texas, which therefore conveys these professional responsibilities and accountability.

At this time, no deviation or variance requests from the District's R&R have been requested or granted. Omissions in this approval do not relieve the Development from complying with the District's R&R or any other regulatory criteria having jurisdiction.

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

Observation: The submittal of the Final Drainage Plans for the proposed Development shall include all necessary engineering supporting related information and documents for review.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael H. McCarthy", is written over a light blue circular background.

Michael H. McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1003-23.001 Twinwood Commerce Ctr & Replat of Reserve 15 Twinwood Commerce CtrCommerce/Plan Reviews/Plat Letters/Twinwood Commerce Center Replat - Final Plat Ltr 012424.docx>

cc: Mr. Mark Overton – Urban Twinwood, LP via email moverton@urbancompanies.com
Ms. Naomi McAninch – LJA Engineering, Inc. via email nmcaninch@lja.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, PE – Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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January 25, 2024

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

Reference: SRPF B/Spartan West X, L.P.
Empire West Business Park Phase III – **Final Plat**
Application IDs 24-00050 and 24-00051 & Quiddity, Inc. Job No. R0002-1004-05.002
PERMIT NO. 2023-59

Dear Mr. England:

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

Applicant: BGE, Inc.

Permit Type: Tract Development with Platting – Final Plat

Location: South of US Hwy 90, north of Interstate 10, and west of Woods Road

Survey: H. & T.C. R.R. Company Survey Section 73, Abstract 154 and T. Reese Survey, Abstract 330, Waller County, Texas

Description: The proposed Empire West Business Park Phase III (Development) encompasses approximately 46.52 acres and includes 0 lots, 2 blocks, and 2 reserves.

The Development is a part of the Empire West Business Park development, comprising 298.52 acres of land, and located within Waller County MUD No. 19. The final plat for this Development includes two reserves, Reserve A (34.98 acres) and Reserve B (11.54 acres), for the proposed construction of industrial development. The final drainage plans for the Development includes the design of an industrial warehouse building (Building 10), paving, and associated drainage facilities located on Reserve B. The final drainage plans for Reserve A were included in the plans titled "Ferguson Brookshire Pipe Yard Expansion," which was approved under Permit No. 2023-64 on October 9, 2023.

The drainage for the Development will be conveyed through a proposed underground private storm sewer system, which outfalls into the existing I-10 detention pond, which then outfalls into Brookshire Creek. The I-10 Pond was included in the plans titled "Empire West Business Park Detention Facilities," which was approved under Permit No. 2020-02 on April 03, 2020.

DFMA: The I-10 Pond is a part of an executed Detention Facilities Maintenance Agreement with the District.



Mr. Arnold England, President
January 25, 2024
Page 2

Technical Review: Based on our review of the final drainage plans (plans) and final plat (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 and plans submitted have been prepared, dated, signed, and sealed by a Professional Land Surveyor and Professional Engineer, respectively. They are licensed to practice in the State of Texas, which therefore conveys 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.

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.

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael H. McCarthy".

Michael H. McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1004-05.002 Empire West Business Park Phase 3/3.0 - LETTERS/Empire West Ph. III - Final Plat Letter 012424.docx>

cc: Mr. Kyle Fletcher – SRPF B/Spartan West X, L.P. via email kyle.fletcher@streamrealty.com
Mr. Kyle Adams – BGE, Inc. via email k.adams@bgeinc.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, PE – Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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January 23, 2024

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

Reference: Maple Grove Section 1 – **Preliminary Plat**
Application ID 24-00067 & Quiddity Job No. R0002-1003-79.003

Dear Mr. England:

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

Applicant: META Planning & Design LLC

Application Type: Tract Development with Platting – Preliminary Plat

Location: North of Morton Road & east of Neuman Road

Technical Review: Based on our review of the Preliminary Plat of Maple Grove 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 Final Plat.

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

For the Applicant: The applicant's next step is to submit **two** separate applications: **one for the Final Plat**, outlining the development's layout and design, and **another for the Final Drainage Plans**, including construction plans and drainage calculations. Both applications should include all necessary engineering information and documents for a thorough and comprehensive review.



Mr. Arnold England, President

January 23, 2024

Page 2

DFMA: If proposing detention facilities, the proposed development will require a Detention Facilities Maintenance Agreement (DFMA) with the District. The submittal of the DFMA shall include all required information/documents for review and coordination with the District's Legal Counsel.

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

<https://ionesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/Forms/AllItems.aspx?csf=1&web=1&e=53AJ55&cid=4fc18b3a%2Df869%2D4172%2Dab59%2Df9e82091b9fd&FolderCTID=0x012000E14373EC62ACB040AAD005F19E792685&id=%2Fsites%2FBKDDTeamSite%2FShared%20Documents%2FBKDD%20All%20Permits%2FR0002%2D1003%2D79%2E003%20%20Maple%20Grove%20Section%201%2F3%2E0%20%2D%20LETTERS&viewid=e835bb2f%2D9a86%2D4d12%2Da613%2Da5d135995f7d>

Portal Application: https://permitportal.crm.dynamics.com/main.aspx?appid=01ee1176-2cc2-ed11-83ff-000d3a98bb9e&pagetype=entityrecord&etn=bp_defaultapplication&id=4df42b3d-658d-ee11-8179-00224821c582

cc: Mr. Russ Walker - Maple Development Group, via email Russ@Walkerresidential.net
Mr. Ripley Woodard - META Planning & Design LLC Rwoodard@meta-pd.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, PE - Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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January 23, 2024

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

Reference: Maple Grove Section 2 – **Preliminary Plat**
Application ID 24-00068 & Quiddity Job No. R0002-1003-79.004

Dear Mr. England:

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

Applicant: META Planning & Design LLC

Application Type: Tract Development with Platting – Preliminary Plat

Location: North of Morton Road & east of Neuman Road

Technical Review: Based on our review of the Preliminary Plat of Maple Grove Section 2, 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 Final Plat.

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

For the Applicant: The applicant's next step is to submit **two** separate applications: **one for the Final Plat**, outlining the development's layout and design, and **another for the Final Drainage Plans**, including construction plans and drainage calculations. Both applications should include all necessary engineering information and documents for a thorough and comprehensive review.



Mr. Arnold England, President

January 23, 2024

Page 2

DFMA: If proposing detention facilities, the proposed development will require a Detention Facilities Maintenance Agreement (DFMA) with the District. The submittal of the DFMA shall include all required information/documents for review and coordination with the District's Legal Counsel.

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%20Documents/Forms/AllItems.aspx?csf=1&web=1&e=tOj903&cid=6d23ddea%2Dcee6%2D4706%2Dadbe%2D85fd11d08791&FolderCTID=0x012000E14373EC62ACB040AAD005F19E792685&id=%2Fsites%2FBKDDTeamSite%2FShared%20Documents%2FBKDD%20All%20Permits%2FR0002%2D1003%2D79%2E004%20%20Maple%20Grove%20Section%202%2F3%2E0%20%2D%20LETTERS&viewid=e835bb2f%2D9a86%2D4d12%2Da613%2Da5d135995f7d>

Portal Application: https://permitportal.crm.dynamics.com/main.aspx?appid=01ee1176-2cc2-ed11-83ff-000d3a98bb9e&pagetype=entityrecord&etn=bp_defaultapplication&id=30ca1d3d-658d-ee11-8179-00224822f0a9

cc: Mr. Russ Walker - Maple Development Group, via email Russ@Walkerresidential.net
Mr. Ripley Woodard - META Planning & Design LLC Rwoodard@meta-pd.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, PE - Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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January 23, 2024

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

Reference: Bartlett Road Street Dedication Section 5 – **Preliminary Plat**
Application ID 24-00122 & Quiddity Job No. R0002-1019-01.035

Dear Mr. England:

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

Applicant: Quiddity - LDS

Application Type: Tract Development with Platting – Preliminary Plat

Location: North of Stockdick Road & west of Pitts Road

Technical Review: Based on our review of the Preliminary Plat of Bartlett Road Street Dedication Section 5, 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 Final Plat.

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

For the Applicant: The applicant's next step is to submit **two** separate applications: **one for the Final Plat**, outlining the development's layout and design, and **another for the Final Drainage Plans**, including construction plans and drainage calculations. Both applications should include all necessary engineering information and documents for a thorough and comprehensive review.



Mr. Arnold England, President

January 23, 2024

Page 2

DFMA: If proposing detention facilities, the proposed development will require a Detention Facilities Maintenance Agreement (DFMA) with the District. The submittal of the DFMA shall include all required information/documents for review and coordination with the District's Legal Counsel.

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%20Documents/Forms/AllItems.aspx?ga=1&id=%2Fsites%2FBKDDTeamSite%2FShared%20Documents%2FBKDD%20All%20Permits%2FR0002%2D1019%2D01%2E035%20%20Bartlett%20St%20Dedication%20Sec%205%2F2%2E0%20%2D%20Letters&viewid=e835bb2f%2D9a86%2D4d12%2Da613%2Da5d135995f7d>

Portal Application: https://permitportal.crm.dynamics.com/main.aspx?appid=01ee1176-2cc2-ed11-83ff-000d3a98bb9e&pagetype=entityrecord&etn=bp_defaultapplication&id=c785b93e-658d-ee11-8179-0022482b6e98

cc: Mr. Shamar O'Bryant – Astro Sunterra, A Texas Limited Partnership, via email Sobryant@Landtejas.com
Mr. Chantelle Jamnik – Quiddity Engineering via email Cjamnik@quiddity.com
Mr. Blair Bozoarth, PE – Quiddity Engineering via email bbozoarth@quiddity.com
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January 23, 2024

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

Reference: Caymus Creek Drive Street Dedication – **Preliminary Plat**
Application ID 24-00126 & Quiddity Job No. R0002-1019-01.037

Dear Mr. England:

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

Applicant: Quiddity - LDS

Application Type: Tract Development with Platting – Preliminary Plat

Location: North of Stockdick School Road & west of Pitts Road

Technical Review: Based on our review of the Preliminary Plat of Caymus Creek Drive Street Dedication, 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 Final Plat.

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

For the Applicant: The applicant's next step is to submit **two** separate applications: **one for the Final Plat**, outlining the development's layout and design, and **another for the Final Drainage Plans**, including construction plans and drainage calculations. Both applications should include all necessary engineering information and documents for a thorough and comprehensive review.



Mr. Arnold England, President

January 23, 2024

Page 2

DFMA: If proposing detention facilities, the proposed development will require a Detention Facilities Maintenance Agreement (DFMA) with the District. The submittal of the DFMA shall include all required information/documents for review and coordination with the District's Legal Counsel.

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

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January 23, 2024

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

Reference: Sunterra Section 69 – **Preliminary Plat**
Application ID 00136 & Quiddity Job No. R0002-1019-01.025

Dear Mr. England:

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

Applicant: Quiddity - LDS

Application Type: Tract Development with Platting – Preliminary Plat

Location: North of Stockdick School Road & west of Pitts Road

Technical Review: Based on our review of the Preliminary Plat of Sunterra Section 69, 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 Final Plat.

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

For the Applicant: The applicant's next step is to submit **two** separate applications: **one for the Final Plat**, outlining the development's layout and design, and **another for the Final Drainage Plans**, including construction plans and drainage calculations. Both applications should include all necessary engineering information and documents for a thorough and comprehensive review.



Mr. Arnold England, President

January 23, 2024

Page 2

DFMA: If proposing detention facilities, the proposed development will require a Detention Facilities Maintenance Agreement (DFMA) with the District. The submittal of the DFMA shall include all required information/documents for review and coordination with the District's Legal Counsel.

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

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January 22, 2024

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

Reference: Sunterra Section 70 – **Preliminary Plat**
Application ID 24-00113 & Quiddity Job No. R0002-1019-01.026

Dear Mr. England:

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

Applicant: Quiddity – LDS

Application Type: Tract Development with Platting – Preliminary Plat

Location: North of Stockdick School Road & west of Pitts Road

Technical Review: Based on our review of the Preliminary Plat of Sunterra Section 70, 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 Final Plat.

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

For the Applicant: The applicant's next step is to submit **two** separate applications: **one for the Final Plat**, outlining the development's layout and design, and **another for the Final Drainage Plans**, including construction plans and drainage calculations. Both applications should include all necessary engineering information and documents for a thorough and comprehensive review.



Mr. Arnold England, President

January 22, 2024

Page 2

DFMA: If proposing detention facilities, the proposed development will require a Detention Facilities Maintenance Agreement (DFMA) with the District. The submittal of the DFMA shall include all required information/documents for review and coordination with the District's Legal Counsel.

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

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January 23, 2024

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

Reference: Sunterra Section 71– **Preliminary Plat**
Application ID 24-00114 & Quiddity Job No. R0002-1019-01.027

Dear Mr. England:

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

Applicant: Quiddity - LDS

Application Type: Tract Development with Platting – Preliminary Plat

Location: North of Stockdick School Road & west of Pitts Road

Technical Review: Based on our review of the Preliminary Plat of Sunterra Section 71, 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 Final Plat.

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

For the Applicant: The applicant's next step is to submit **two** separate applications: **one for the Final Plat**, outlining the development's layout and design, and **another for the Final Drainage Plans**, including construction plans and drainage calculations. Both applications should include all necessary engineering information and documents for a thorough and comprehensive review.



Mr. Arnold England, President
January 23, 2024
Page 2

DFMA: If proposing detention facilities, the proposed development will require a Detention Facilities Maintenance Agreement (DFMA) with the District. The submittal of the DFMA shall include all required information/documents for review and coordination with the District's Legal Counsel.

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

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January 23, 2024

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

Reference: Sunterra Section 72– **Preliminary Plat**
Application ID 24-00115 & Quiddity Job No. R0002-1019-01.028

Dear Mr. England:

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

Applicant: Quiddity - LDS

Application Type: Tract Development with Platting – Preliminary Plat

Location: South of Beckendorff Road and west of Pitts Road

Technical Review: Based on our review of the Preliminary Plat of Sunterra Section 72, 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 Final Plat.

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

For the Applicant: The applicant's next step is to submit **two** separate applications: **one for the Final Plat**, outlining the development's layout and design, and **another for the Final Drainage Plans**, including construction plans and drainage calculations. Both applications should include all necessary engineering information and documents for a thorough and comprehensive review.



Mr. Arnold England, President

January 23, 2024

Page 2

DFMA: If proposing detention facilities, the proposed development will require a Detention Facilities Maintenance Agreement (DFMA) with the District. The submittal of the DFMA shall include all required information/documents for review and coordination with the District's Legal Counsel.

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

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January 23, 2024

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

Reference: Sunterra Section 73– **Preliminary Plat**
Application ID 24-00116 & Quiddity Job No. R0002-1019-01.029

Dear Mr. England:

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

Applicant: Quiddity - LDS

Application Type: Tract Development with Platting – Preliminary Plat

Location: North of Stockdick School Road and west of Pitts Road

Technical Review: Based on our review of the Preliminary Plat of Sunterra Section 73, 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 Final Plat.

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

For the Applicant: The applicant's next step is to submit **two** separate applications: **one for the Final Plat**, outlining the development's layout and design, and **another for the Final Drainage Plans**, including construction plans and drainage calculations. Both applications should include all necessary engineering information and documents for a thorough and comprehensive review.



Mr. Arnold England, President

January 23, 2024

Page 2

DFMA: If proposing detention facilities, the proposed development will require a Detention Facilities Maintenance Agreement (DFMA) with the District. The submittal of the DFMA shall include all required information/documents for review and coordination with the District's Legal Counsel.

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

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January 23, 2024

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

Reference: Sunterra Section 74 – **Preliminary Plat**
Application ID 24-00117 & Quiddity Job No. R0002-1019-01.030

Dear Mr. England:

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

Applicant: Quiddity – LDS

Application Type: Tract Development with Platting – Preliminary Plat

Location: North of Stockdick School Road & west of Pitts Road

Technical Review: Based on our review of the Preliminary Plat of Sunterra Section 74, 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 Final Plat.

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

For the Applicant: The applicant's next step is to submit **two** separate applications: **one for the Final Plat**, outlining the development's layout and design, and **another for the Final Drainage Plans**, including construction plans and drainage calculations. Both applications should include all necessary engineering information and documents for a thorough and comprehensive review.



Mr. Arnold England, President

January 23, 2024

Page 2

DFMA: If proposing detention facilities, the proposed development will require a Detention Facilities Maintenance Agreement (DFMA) with the District. The submittal of the DFMA shall include all required information/documents for review and coordination with the District's Legal Counsel.

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

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January 23, 2024

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

Reference: Sunterra Section 75 – **Preliminary Plat**
Application ID 24-00118 & Quiddity Job No. R0002-1019-01.031

Dear Mr. England:

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

Applicant: Quiddity - LDS

Application Type: Tract Development with Platting – Preliminary Plat

Location: North of Stockdick School Road & west of Bartlett Street

Technical Review: Based on our review of the Preliminary Plat of Sunterra Section 75, 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 Final Plat.

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

For the Applicant: The applicant's next step is to submit **two** separate applications: **one for the Final Plat**, outlining the development's layout and design, and **another for the Final Drainage Plans**, including construction plans and drainage calculations. Both applications should include all necessary engineering information and documents for a thorough and comprehensive review.



Mr. Arnold England, President

January 23, 2024

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

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Portal Application: https://permitportal.crm.dynamics.com/main.aspx?appid=01ee1176-2cc2-ed11-83ff-000d3a98bb9e&pagetype=entityrecord&etn=bp_defaultapplication&id=e9d6473a-658d-ee11-8179-00224828d897

cc: Mr. Shamar O'Bryant – Astro Sunterra, A Texas Limited Partnership, via email Sobryant@Landtejas.com
Mr. Chantelle Jamnik – Quiddity Engineering via email Cjamnik@quiddity.com
Mr. Blair Bozoarth, PE – Quiddity Engineering via email bbozoarth@quiddity.com
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January 23, 2024

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

Reference: Sunterra Section 76 – **Preliminary Plat**
Application ID 24-00119 & Quiddity Job No. R0002-1019-01.032

Dear Mr. England:

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

Applicant: Quiddity - LDS

Application Type: Tract Development with Platting – Preliminary Plat

Location: North of Stockdick School Road and west of Pitts Road

Technical Review: Based on our review of the Preliminary Plat of Sunterra Section 78, 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 Final Plat.

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

For the Applicant: The applicant's next step is to submit **two** separate applications: **one for the Final Plat**, outlining the development's layout and design, and **another for the Final Drainage Plans**, including construction plans and drainage calculations. Both applications should include all necessary engineering information and documents for a thorough and comprehensive review.



Mr. Arnold England, President

January 23, 2024

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DFMA:

If proposing detention facilities, the proposed development will require a Detention Facilities Maintenance Agreement (DFMA) with the District. The submittal of the DFMA shall include all required information/documents for review and coordination with the District's Legal Counsel.

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

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Portal Application: https://permitportal.crm.dynamics.com/main.aspx?appid=01ee1176-2cc2-ed11-83ff-000d3a98bb9e&pagetype=entityrecord&etn=bp_defaultapplication&id=fbf42b3d-658d-ee11-8179-00224821c582

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January 23, 2024

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

Reference: Sunterra Section 77 – **Preliminary Plat**
Application ID 24-00120 & Quiddity Job No. R0002-1019-01.033

Dear Mr. England:

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

Applicant: Quiddity - LDS

Application Type: Tract Development with Platting – Preliminary Plat

Location: North of Stockdick School Road & west of Pitts Road

Technical Review: Based on our review of the Preliminary Plat of Sunterra Section 77, 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 Final Plat.

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

For the Applicant: The applicant's next step is to submit **two** separate applications: **one for the Final Plat**, outlining the development's layout and design, and **another for the Final Drainage Plans**, including construction plans and drainage calculations. Both applications should include all necessary engineering information and documents for a thorough and comprehensive review.



Mr. Arnold England, President

January 23, 2024

Page 2

DFMA:

If proposing detention facilities, the proposed development will require a Detention Facilities Maintenance Agreement (DFMA) with the District. The submittal of the DFMA shall include all required information/documents for review and coordination with the District's Legal Counsel.

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

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January 23, 2024

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

Reference: Sunterra Section 78 – **Preliminary Plat**
Application ID 24-00121 & Quiddity Job No. R0002-1019-01.034

Dear Mr. England:

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

Applicant: Quiddity - LDS

Application Type: Tract Development with Platting – Preliminary Plat

Location: North of Stockdick School Road & west of Pitts Road

Technical Review: Based on our review of the Preliminary Plat of Sunterra Section 78, 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 Final Plat.

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

For the Applicant: The applicant's next step is to submit **two** separate applications: **one for the Final Plat**, outlining the development's layout and design, and **another for the Final Drainage Plans**, including construction plans and drainage calculations. Both applications should include all necessary engineering information and documents for a thorough and comprehensive review.



Mr. Arnold England, President

January 23, 2024

Page 2

DFMA: If proposing detention facilities, the proposed development will require a Detention Facilities Maintenance Agreement (DFMA) with the District. The submittal of the DFMA shall include all required information/documents for review and coordination with the District's Legal Counsel.

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

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Enclosures

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January 23, 2024

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

Reference: Tantara Bend Drive Street Dedication and Detention Reserves – **Preliminary Plat**
Application ID 00137 & Quiddity Job No. R0002-1019-01.039

Dear Mr. England:

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

Applicant: Quiddity - LDS

Application Type: Tract Development with Platting – Preliminary Plat

Location: North of Stockdick School Road and west of Pitts Road

Technical Review: Based on our review of the Preliminary Plat of Tantara Bend Drive Street Dedication and Detention Reserves, 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 Final Plat.

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

For the Applicant: The applicant's next step is to submit **two** separate applications: **one for the Final Plat**, outlining the development's layout and design, and **another for the Final Drainage Plans**, including construction plans and drainage calculations. Both applications should include all necessary engineering information and documents for a thorough and comprehensive review.



Mr. Arnold England, President

January 23, 2024

Page 2

DFMA:

If proposing detention facilities, the proposed development will require a Detention Facilities Maintenance Agreement (DFMA) with the District. The submittal of the DFMA shall include all required information/documents for review and coordination with the District's Legal Counsel.

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

Sincerely,

Michael H. McCarthy, PE

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