

MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT

July 15, 2024

The Board of Supervisors of Brookshire-Katy Drainage District (the "District") met in public session, at 8:30 a.m. at 1111 Kenney Street, Brookshire, Texas, 77423 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; Rod Pinheiro, P.E., and Michael McCarthy, P.E., of Quiddity Engineering ("Quiddity" or "Engineer"); Blair Bozoarth, P.E., Kyle Blank, P.E, Devin Espinosa, P.E., and Christian Waller, P.E., of Quiddity Engineering Land Development Group representing Sunterra and Grange Developments; and Andrew 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
MINUTES OF JUNE 10, 2024 REGULAR SESSION AND JUNE 24, 2024 SPECIAL BOARD MEETINGS

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 June 10, 2024, and June 24, 2024 Board meetings.

Agenda Item No. 5
RESOLUTION CONCERNING DISTRICT CHARACTERIZATION FOR 2024 TAX YEAR

This matter was discussed later in the meeting.

- (a) QUIDDITY ENGINEERING PROPOSAL FOR PROFESSIONAL SERVICES REGARDING MASTER DRAINAGE PLAN PHASE 2. The Board considered a proposal from Quiddity Engineering for professional services related to Phase 2 of the Master Drainage Plan, a copy of which is attached hereto as Exhibit "A". Upon motion by Supervisor Beckendorff seconded by Supervisor Keeling, and with all present Supervisors voting aye, the Board approved the proposal. The Board's approval is contingent on finalizing an Interlocal Agreement with Harris County Precinct 4, which will partially fund the project.
- (b) PERMIT APPLICATION FOR DRAINAGE STUDY ANALYSIS FOR SUNTERRA WEST PHASE I - DIA (ID: 00165). 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 for Sunterra West Phase I - DIA (ID: 00165), as recommended by Quiddity in the letter attached hereto as Exhibit "A-1".
- (c) PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR APEX BUILDING EXPANSION (ID:00294) PERMIT NO. 2024-73. Upon motion by Supervisor Beckendorff, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved Permit No. 2024-73 as recommended by Quiddity in the letter attached hereto as Exhibit "A-2".
- (d) PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR UPLANDS TWINWOOD DISTRIBUTION CENTER PARKING EXPANSION PERMIT NO. 2024-77. Upon motion by Supervisor Welch, seconded by Supervisor Beckendorff after full discussion and with all Supervisors present voting aye, the Board approved Permit No. 2024-77, as recommended by Quiddity in the letter attached hereto as Exhibit "A-3". The Board's approval is contingent upon the Developer paying additional fees for the District's review process.
- (e) PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR CARDIFF BUSINESS PARK PROPOSED OFFICE WAREHOUSE P&D LOT 2 - LARGER BUILDING (ID: 00129) PERMIT NO. 2024-38. Upon motion by Supervisor Beckendorff, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved Permit No. 2024-38 as recommended by Quiddity in the letter attached hereto as Exhibit "A-4".
- (f) PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SUNTERRA SECTION 76 - FINAL DRAINAGE PLANS (ID: 00251) AND FINAL PLAT (ID: 00252) PERMIT NO. 2024-69. Mr. McCarthy reviewed the recommendation letter for Permit No. 2024-69, a copy of which is attached hereto as Exhibit "A-5".

- (g) PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SUNTERRA SECTION 77 - FINAL DRAINAGE PLANS (ID: 00257) AND FINAL PLAT (ID: 00253) PERMIT NO. 2024-70. Mr. McCarthy reviewed the recommendation letter for Permit No. 2024-70, a copy of which is attached hereto as Exhibit "A-6".

Upon motion by Supervisor Welch, seconded by Supervisor Beckendorff, after full discussion and with all Supervisors present voting aye, the Board approved Permit No. 2024-69 and Permit No. 2024-70, as recommended by Quiddity.

- (h) PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SUNTERRA DETENTION RESERVE - FINAL PLAT (ID: 00431) PERMIT NO. 2024-105. Mr. McCarthy reviewed the recommendation letter for Permit No. 2024-105, a copy of which is attached hereto as Exhibit "A-7".

- (i) PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SUNTERRA REMOTE WATER WELL & RESERVE - FINAL PLAT (ID: 00430) PERMIT NO. 2024-104. Mr. McCarthy reviewed the recommendation letter for Permit No. 2024-104, a copy of which is attached hereto as Exhibit "A-8".

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved Permit No. 2024-104 and Permit No. 2024-105, as recommended by Quiddity.

- (j) PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SUNTERRA LAKES SECTION 1 - PRELIMINARY PLAT AND DRAINAGE PLAN (ID: 00440). Mr. McCarthy reviewed the recommendation letter for Permit Application ID No. 00440, a copy of which is attached hereto as Exhibit "A-9".

- (k) PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SUNTERRA LAKES SECTION 2 - PRELIMINARY PLAT AND DRAINAGE PLAN (ID: 00441). Mr. McCarthy reviewed the recommendation letter for Permit Application ID No. 00441, a copy of which is attached hereto as Exhibit "A-10".

- (l) PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SUNTERRA LAKES SECTION 3 - PRELIMINARY PLAT AND DRAINAGE PLANS (ID: 00427). Mr. McCarthy reviewed the recommendation letter for Permit Application ID No. 00427, a copy of which is attached hereto as Exhibit "A-11".

- (m) PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SUNTERRA LAKES SECTION 5 - PRELIMINARY PLAT AND DRAINAGE PLAN (ID: 00437). Mr. McCarthy reviewed the recommendation letter for Permit Application ID No. 00437, a copy of which is attached hereto as Exhibit "A-12".

2419 (n) PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SUNTERRA LAKES STREET DEDICATION SECTION 1 - PRELIMINARY PLAT AND DRAINAGE PLANS (ID: 00429). Mr. McCarthy reviewed the recommendation letter for Permit Application ID No. 00429, a copy of which is attached hereto as Exhibit "A-13".

Upon motion by Supervisor Beckendorff, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application ID Nos. 00440, 00441, 00427, 00437, and 00429, as recommended by Quiddity.

(o) PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR LAKES OF CANE ISLAND DETENTION RESERVE B - PRELIMINARY PLAT AND DRAINAGE PLANS (ID: 00416). McCarthy reviewed the recommendation letter for Permit Application ID No. 00416, a copy of which is attached hereto as Exhibit "A-14".

(p) PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR LAKES OF CANE ISLAND DETENTION RESERVE C&D- PRELIMINARY PLAT AND DRAINAGE PLANS (ID: 00443). Mr. McCarthy reviewed the recommendation letter for Permit Application ID No. 00443, a copy of which is attached hereto as Exhibit "A-15".

(q) PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR LAKES OF CANE ISLAND SECTION 2 - PRELIMINARY PLAT AND DRAINAGE PLANS (ID: 00442). Mr. McCarthy reviewed the recommendation letter for Permit Application ID No. 00442, a copy of which is attached hereto as Exhibit "A-16".

Upon motion by Supervisor Welch, seconded by Supervisor Beckendorff, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application ID Nos. 00416, 00443, and 00442, as recommended by Quiddity.

(r) UPDATE ON SUNTERRA DEVELOPMENT. Mr. Bozoarth provided the Board with an update on the Sunterra project. He reported that the development experienced no drainage problems during Hurricane Beryl.

(s) UPDATE ON GRANGE DEVELOPMENT. Mr. Bozoarth updated the Board on the Grange development. He reported that all necessary permits should be received by the end of this week.

[Messrs. Bozoarth, Blank, Espinosa, and Waller departed the meeting.]

Agenda Item No. 5

RESOLUTION CONCERNING DISTRICT CHARACTERIZATION FOR 2024 TAX YEAR. Upon motion by Supervisor Beckendorff, seconded by Supervisor Keeling, after full discussion and with all Supervisors present aye, the Board approved the Resolution categorizing the District as a Developing District.

GENERAL MANAGER'S REPORT

Mr. Brand updated the Board regarding the new Administration Building construction.

Next, Mr. Petrov reviewed the Resolution Authorizing the District to Solicit a Single Bid for Security Services (the "Resolution"), a copy of which is attached hereto as Exhibit "B". Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved the Resolution.

Mr. Brand then discussed TekPlan Solutions Quote No. TEKQ1325-03 for Surveillance and Securities System of the New Administration Building. Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved TekPlan Solutions Quote No. TEKQ1325-03 for Surveillance and Securities System regarding the New Administration Building.

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

Next, upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved Mustang Cat Quote No. Q-15627 for the lease-purchase of 2024 Caterpillar 920-14, and authorized the Board President to sign all documents related to the lease-purchase of 2024 Caterpillar 920-14.

Agenda Item No. 8
FINANCIAL REPORT

Ms. Sidwell presented to and reviewed with the Board the June 2024 bills.

Upon motion by Supervisor Beckendorff seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved paying the June 2024 bills.

Ms. Sidwell then presented to and reviewed with the Board the Financial Report and the Quarterly Financial Advisor Report, copies of which are attached hereto as Exhibit "D" and Exhibit "D-1". Upon motion by Supervisor Beckendorff, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved the Financial Report along with checks listed therein; and (ii) the quarterly Financial Advisor's Report.

Next, upon motion by Supervisor Welch, seconded by Supervisor Beckendorff after full discussion and with all Supervisors present voting aye, the Board approved the Amended 2023-2024 Budget, a copy of which is attached hereto as Exhibit "D-2".

At 10:33 a.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. Only the present Board members, Mr. Kitzman, Mr. Brand, Ms. Sidwell, Mr. McCarthy, Mr. Pinheiro, Mr. Johnson, Mr. Petrov, and Ms. Croon were present during the executive session.

Agenda Item No. 10
REGULAR SESSION

At 11:30 a.m., upon motion by Supervisor Welch, seconded by Supervisor Keeling, 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.

Next, upon motion by Supervisor Welch, seconded by Supervisor Beckendorff after full discussion and with all Supervisors present voting aye, the Board (i) approved the Agreed Order with DI Landholdings and Alfredo Martinez per the terms discussed in the executive session; and (ii) appointed Supervisors England and Keeling to the Committee tasked with approving and executing the final Agreed Order with DI Landholdings and Alfredo Martinez.

ADJOURNMENT

With no additional matters to discuss, upon motion by Supervisor Keeling, seconded by Supervisor Welch, the Board adjourned the meeting at 11:32 a.m.

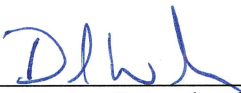
[EXECUTION PAGE FOLLOWS]

SIGNED this 12th day of AUGUST 2024.



President, Board of Supervisors

ATTEST:



Secretary, Board of Supervisors

Exhibit A	Quiddity Engineering proposal for professional services regarding Master Drainage Plan Phase 2
Exhibit "A-1"	Quiddity Recommendation for Permit Application ID 00165
Exhibit "A-2"	Quiddity Recommendation for Permit No. 2024-73
Exhibit "A-3"	Quiddity Recommendation for Permit no. 2024-77
Exhibit "A-4"	Quiddity Recommendation for Permit no. 2024-38
Exhibit "A-5"	Quiddity Recommendation for Permit no. 2024-69
Exhibit "A-6"	Quiddity Recommendation for Permit no. 2024-70
Exhibit "A-7"	Quiddity Recommendation for Permit no. 2024-105
Exhibit "A-8"	Quiddity Recommendation for Permit no. 2024-104
Exhibit "A-9"	Quiddity Recommendation for Permit Application ID No. 00440
Exhibit "A-10"	Quiddity Recommendation for Permit Application ID No. 00441
Exhibit "A-11"	Quiddity Recommendation for Permit Application ID No. 00427
Exhibit "A-12"	Quiddity Recommendation for Permit Application ID No. 00437
Exhibit "A-13"	Quiddity Recommendation for Permit Application ID No. 00429
Exhibit "A-14"	Quiddity Recommendation for Permit Application ID No. 00416
Exhibit "A-15"	Quiddity Recommendation for Permit Application ID No. 00443
Exhibit "A-16"	Quiddity Recommendation for Permit Application ID No. 00442
Exhibit "B"	Resolution Authorizing the District to Solicit a Single Bid for Security Services
Exhibit "C"	General Manager Report
Exhibit "D"	Financial Report
Exhibit "D-1"	Quarterly Financial Advisor Report
Exhibit "D-2"	Amended 2023-2024 Budget



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July 2, 2024

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

Re: Professional Engineering Services for
Brookshire-Katy Drainage District Master Drainage Plan - Phase 2

Dear Mr. England:

This proposal is submitted pursuant to and in accordance with that certain Professional Services Agreement dated 01/09/2023 by and between Quiddity Engineering, LLC (ENGINEER) and Brookshire-Katy Drainage District (DISTRICT).

Project Understanding & Scope

The areas in and around the Brookshire-Katy Drainage District have experienced unprecedented commercial and residential development growth in recent years. There is a need to develop proposed conditions H&H models for watersheds within the DISTRICT to provide updated watershed models to developers and the DISTRICT for future developments and district flood mitigation measures.

The ENGINEER is pleased to submit this proposal to the DISTRICT for Professional Planning & Engineering Services related to the above-referenced project.

Based on our understanding of the DISTRICT's needs and the previously prepared existing conditions master drainage models (Phase 1), the DISTRICT has requested the ENGINEER to expand the existing conditions hydrology and hydraulics (H&H) analysis completed in Phase 1 and then prepare the ultimate proposed conditions model for all watersheds within the DISTRICT's jurisdiction with alternatives for Planning and Implementation.

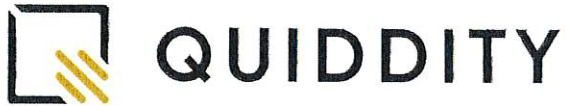
The proposed scope of services and fee proposal below details the engineering effort for Phase 2 of the Master Drainage Plan (MDP) that will be prepared by the ENGINEER.

Task 1 – PROJECT MANAGEMENT & COORDINATION

The ENGINEER project management activities shall include project coordination, communication, project status reports, project progress meetings, invoicing, and data management. Specific meetings beyond staff management coordination include the following:

Project Meetings

- a) Attend one (1) project kickoff meeting with DISTRICT. The Quiddity Project Manager will coordinate the meeting and will discuss key items such as the project schedule, budget, and any specific directives. The ENGINEER will provide a preliminary schedule of tasks.



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- b) Attend up to twelve (12) progress meetings with each meeting occurring once every month, over the course of the project schedule, to discuss project progress to date, data collection needs, evaluation of flood problem areas, drainage CIP development and ranking, project schedule, etc. It is assumed these coordination meetings will be held virtually.
- c) Attend two (2) coordination meetings or DISTRICT meetings for the DISTRICT to gather input and discuss processes, findings, and recommendations. This scope assumes the meeting will be in-person and consist of two (2) Quiddity employees attending.
- d) Attend two (2) coordination meetings with the Harris County Precinct to discuss processes, findings, and recommendations. This scope assumes the meeting will be in-person and consist of two (2) Quiddity employees attending.
- e) Meeting minutes shall be submitted to the DISTRICT within two (2) working days after each meeting.

Task 2 – PUBLIC MEETINGS (TBD)

We recognize the need for public meetings, though the full scope remains to be determined. Upon receiving specific directives and requests from the DISTRICT, the ENGINEER will submit a cost estimate to the DISTRICT for approval before commencing any work. **For budgetary purposes, we are currently estimating \$20,000 for this effort.** All tasks will be billed hourly, in line with the Schedule of Hourly Rates previously sanctioned by the Board.

Task 3 – EXPAND EXISTING CONDITIONS MODEL & LEVEL OF SERVICE DETERMINATION

The ENGINEER will provide engineering services to further expand the existing conditions analysis for the portion of the DISTRICT not analyzed under Phase 1, which includes the Bessie's Creek Watershed (Bessie Creek and Tributaries (Kellner and Bell Bottom Creek)), determining approximate existing conditions Levels of Service for watersheds within the DISTRICT.

Task 3.1 – Expand Existing Conditions Hydrologic and Hydraulic Modeling

The previously prepared models for these watersheds will be expanded to include the **Bessie Creek** and Tributaries (**Kellner and Bell Bottom Creek**) and the additional survey information obtained post Phase 1. Please see the previous scope for the modeling approach, procedures, and calibration process.



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Task 3.1.1 - Limited Field Survey (TBD)

If necessary, the ENGINEER will obtain any necessary field survey information to fill in gaps or confirm the data used within the H&H models. This will be obtained on an as-needed basis for information such as drainage structures, culverts, terrain, etc. It is not intended to obtain detailed topographic survey data for all infrastructure within the DISTRICT. The ENGINEER will utilize the current publicly available LiDAR to analyze the streams for this project and engage additional survey services for the watersheds to build in the models. Due to scope, budget, and the nature of the streams, The ENGINEER will not survey the existing stream bottoms.

Once the survey needs (if any) have been identified, the ENGINEER will submit a cost estimate to the DISTRICT for approval before commencing any work. **For budgetary purposes, we are currently estimating \$50,000** for this effort. All tasks will be billed hourly, in line with the Schedule of Hourly Rates previously sanctioned by the Board.

Task 3.1.2 - 1D/2D H&H Modeling & Output: QE will utilize the Hydrologic Engineering Center's HEC-HMS and HEC-RAS to model the watershed noted above. The hydraulic models will be developed as 1D/2D coupled models utilizing rainfall runoff from HEC-HMS as point source input hydrographs or Rain on Grid (ROG) sheet flow modeling. The ROG modeling is intended to be utilized for upper portions of the watershed north of the point where there are defined creeks or channels maintaining existing drainage area delineations. For the 1D/2D hydraulic models, defined channel sections will be modeled as 1D-defined sections with 2D overflow areas in the upper portions of the watersheds and over the banks of defined creeks and channels. All models will be analyzed with Atlas 14 rainfall for the 2-, 10-, and 100-year storms to document water surface elevations and flooding extents. Due to the complex nature of the upper limits of the watersheds, which have limited drainage infrastructure, these areas will be analyzed in HEC-RAS 2D. Land use files, rainfall hyetographs, brake lines, and boundary conditions will be developed for those portions of the models. The existing conditions models will be used to define and develop the following information as GIS shapefiles or other digital data: Channel Centerline, Channel Cross-Sections, Existing floodplain delineations for the three storms, Ponding Depth Grids, DEM/LiDAR data, Contours, drainage / sub-catchment areas, sheet flow path direction lines/particle tracing, and available bridge/culvert data. In addition, the existing condition models will be revised to include additional survey information from other resources provided to the DISTRICT from other permit submittals and drainage impact analyses.

Task 3.1.3 - Model Calibration & Adjustments: Based on preliminary results of the 1D/2D models, a review and recommendation of model parameters will be made to calibrate the models to known historical storm events if possible. This will be coordinated with the DISTRICT to ensure that the models are accurate when analyzing future design storms. Calibration efforts could include adjustments to surface roughness coefficients along with adjustments to ponding factors. A review of available stream gauge data within any of the watersheds in the DISTRICT will also be reviewed and utilized to help adjust the watershed models. QE will analyze frequency flows and other past historical storm events if available. If available, QE will verify that the 1D/2D model simulates accurately and adjust the model as needed.



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Task 3.1.4 – Existing Level of Service (LOS) - The existing conditions LOS for the DISTRICT's facilities (i.e., 2-, 25-, and 100-year) will be determined by checking runoff and water surface elevations against available ROW or drainage easements along the note facilities. A GIS Geodatabase and output indicating the LOS will be prepared and provided to the DISTRICT.

Task 4 – PROPOSED SOLUTIONS MODELING

The ENGINEER will conduct an ultimate condition H&H analysis of the identified drainage problem areas.

Task 4.1 – Existing Drainage Concerns

The DISTRICT has already identified **two (2)** known drainage areas with concerns for outfalls or easements and **five (5)** locations for channel improvements - please see the attached Exhibit A. The first known drainage area includes the Peregrine Estates Neighborhood and the second includes the general area north of Morton Road, east of FM 2855, west of Bartlett Road, and south of Stockdick Road. In addition, the five locations for channel improvements include segments of Snake Creek along the Tubular Steel facility, Cane Island Branch from Franz Road to 1st Street, Bell Bottom Creek that includes the Eddie Neuman tracts, Brookshire Creek from I-10 to the end of the DISTRICT's jurisdiction at the Waller County/Fort Bend County boundary line, and Cane Island Branch from Clay Road to Morton Road.

Task 4.2 – Proposed Modeling

In addition to evaluating the **two** drainage areas and the **five**-channel improvement sites specified by the DISTRICT, the ENGINEER will leverage up-to-date models of existing conditions to pinpoint **three (3) realistic flood reduction projects** and formulate corresponding flood mitigation strategies. The proposed solutions by the ENGINEER may encompass, but are not limited to, the following:

- a) Detention and Retention Ponds
- b) Road bridge and/or culvert crossing improvements
- c) Channel widening

Task 4.3 – The Ultimate Land Use Conditions & Proposed Conditions Models

The ENGINEER will also simulate conditions for fully developed watersheds. The assumptions regarding the watershed's anticipated fully developed state (ultimate land use conditions) will be derived from meetings and discussions with the DISTRICT and Engineering staff.

The HEC-RAS hydraulic models were developed as 1D/ 2D coupled models utilizing rainfall runoff from HEC-HMS as point source input hydrographs or Rain on Grid (ROG) sheet flow modeling. This same process will be used as



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the base condition for this proposed analysis, including ultimate condition modeling. For the 1D/2D hydraulic models, ultimate ROW channel sections for locations required by the district will be defined within the modeled

1D defined sections to contain the 100-year Atlas-14 storm event for Brookshire Creek, Willow Fork, Snake Creek, Bessie's Creek, and Cane Island Branch in areas within BKDD limits or within BKDD easements. In the same manner, roadside ditches along major roadways within the DISTRICT and other critical drainage corridors defined by the DISTRICT will be feasibly sized to convey ultimate flows for appropriate storm events to the creeks where Right-of-Way is still available. In the event that ROW is limited and 100-year capacity is not feasible, the ROW will be set by the allowable clearance. Conceptual channel culvert crossing sizes and detention volumes will be approximated as part of required mitigation needed for any concepts.

The proposed conditions models will be used to define and develop the following information as GIS shapefiles or other digital data:

- Ultimate Level of Service Required
- Ultimate channel Cross-Sections
- Ultimate floodplain delineations for the three storms
- Ponding Depth Grids
- Regional potential pond locations (if applicable)
- Available proposed bridge/culvert crossing improvements
- Approximate detention volumes for channel conveyance projects

Task 5 – PROJECT RANKING, CATEGORIZING, AND CAPITAL IMPROVEMENT PLAN (CIP) PRIORITIZATION

The ENGINEER will rank and categorize each evaluated drainage project. The projects may be classified as Large CIP (regional), Small CIP (local), and Operation & Maintenance (small projects), which will be defined with THE DISTRICT's input. The ENGINEER will provide a draft drainage matrix for solutions developed for DISTRICT review when scoring is complete. The draft solutions will include a one-page project summary that will include the project description, conceptual flood mitigation solution, and probable cost estimate. A simplified Benefit-Cost Analysis (BCA) will be conducted for the projects identified. If the DISTRICT pursues project funding options such as grants or loans, a FEMA Benefit-Cost Assessment module may be needed at that time per the funding requirements.

The ENGINEER will meet with DISTRICT staff to review the project classifications and confirm objectives and assumptions for the CIP prioritization. The prioritization of the drainage CIP projects will likely be evaluated based on criteria that may include Public Safety, Structures Benefited, Economic Impact, Environmental Impact, and Project Timing, among others. Each of the criteria developed will have a description and scoring values.



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Task 6 – GRANT FUNDING SUPPORT (TBD)

Should there be any identified funding requirements, the ENGINEER will provide a cost estimate to assist the DISTRICT in seeking Grant pursuits prior to initiating work. **For budgeting purposes, the estimated cost for this effort is currently set at \$30,000.** Once determined and agreed upon, all tasks will be billed on an hourly basis according to the Schedule of Hourly Rates previously approved by the Board.

A long-term roadmap and strategy for pursuing and securing partnership funding could be developed in tandem with the master planning efforts. This proactive strategy could include, but is not limited to:

- Quick wins that will benefit residents now while other components are still being developed
 - Including polishing existing projects for grant opportunities this year (such as the FEMA Flood Mitigation Assistance Grant Program).
 - Preparation of project data and/or grant application for pending Notice of Funding Opportunities (NOFO).
- Using limited resources smartly, such as funding project development up front with existing local funds to provide better alignment with targeted future grants as those application windows open up.
- Focusing grant pursuits on project elements that do not require ROW acquisition and/or have a high benefit-cost ratio.
- Reserving local funds for complicated project elements that might otherwise trigger onerous federal compliance requirements such as an Environmental Impact Statement.
- Working with State and Congressional representatives to raise awareness of current pursuits and obstacles to success and ascertaining a willingness to appropriate targeted funding such as Community Project Funding (earmarks).

Task 7 – ULTIMATE MASTER DRAINAGE REPORT, IMPLEMENTATION PLANNING, AND COST ESTIMATES

The MDP Phase 2 submittal will include the project deliverables: a detailed narrative discussing the data collection and inventory process, compilation of all the data collected and evaluated, updated digital information, including GIS, H&H models, conceptual solutions, schematics, a drainage CIP plan, associated probable cost estimates, and drainage funding options. Based on the ultimate drainage analysis of the 1D/2D models, a report and cost estimate will be prepared to document the assumptions and results for future planning. THE ENGINEER will prepare a report with all calculations, exhibits, models, and other relevant information that went into the ultimate master drainage plan for the DISTRICT for future developers to reference. The cost estimates will include a breakdown of ROW acquisition costs (based on currently available data), conceptual improvements needs, and erosion protection needs both during and after construction.

Deliverables

- Ultimate Drainage Report that includes Methodology, key flood problem areas, Hydrology, Hydraulics, Flood Mitigation Alternatives, Cost Estimates, and prioritized CIP drainage projects
- Exhibits (i.e., storm model results, others as necessary)
- Project Summary sheet for each drainage CIP project identified

Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & No.10046100



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- Estimated Cash Flow to deliver the selected projects within the next five years.
- Recommendations for future project funding alternatives
- The updated existing conditions models will be used to define and develop the following information as GIS shapefiles or other digital data:
 - Existing ROW
 - Existing channel Cross-Sections
 - Existing floodplain delineations for the three storms
 - Ponding Depth Grids
 - Existing drainage / sub-catchment areas
 - Existing LOS
- Ultimate Conditions Models
- GIS export in geodatabase format: Ultimate ROW, Ultimate channel Cross-Sections, Ultimate floodplain delineations for the three storms, Ponding Depth Grids, Ultimate drainage / sub-catchment areas, regional potential pond locations, and available proposed bridge/culvert data

Exclusions

- FEMA Submittals
- Environmental Assessments
- Field Surveying, unless agreed in writing
- Structural Scour Analysis

These items can be added on at an additional cost in a separate proposal should the DISTRICT request these items separately.

Schedule

We are prepared to proceed with these services upon acceptance and authorization to proceed. We estimate that it will take approximately twelve (12) months from notice to proceed to complete this project. Upon receipt of the signed and acceptance of our proposal, the proposed project schedule will be provided.

Quiddity will complete the scope of services defined herein per the following simplified schedule. Note that durations are in calendar days.

Task 1 – Project Management & Coordination	360 calendar days
Task 2 – Public Meetings (TBD)	
Task 3 – Expand Existing Conditions Model & LOS Determination	120 calendar days
Task 4 – Proposed Solutions Modeling	180 calendar days
Task 5 – Project Ranking, Categorizing, and CIP Prioritization	60 calendar days
Task 6 – Grant Funding Support (TBD)	
Task 7 – Ultimate Master Drainage Report	60 calendar days



Mr. Arnold England, President

Page 8

7/2/24

Proposed Engineering Fee

The following outlines the compensations (time & materials) for the scope of services mentioned above. Expenditures **shall not exceed** \$499,050.00 for this work authorization as outlined in the following table. Please review and advise if you require any additional information and/ or clarifications. We look forward to providing these services to the DISTRICT.

Payment

Task 1 – Project Management & Coordination	\$ 35,300.00 (Hourly)
Task 2 – Public Meetings (TBD)	\$ 20,000.00 (Hourly)
Task 3 – Expand Existing Conditions Model & LOS Determination	\$ 97,720.00 (Hourly)
Task 3.1.1 – Limited Field Survey (TBD)	\$ 50,000.00 (Hourly)
Task 4 – Proposed Solutions Modeling	\$ 151,725.00 (Hourly)
Task 5 – Project Ranking, Categorizing, and CIP Prioritization	\$ 63,945.00 (Hourly)
Task 6 – Grant Funding Support (TBD)	\$ 30,000.00 (Hourly)
Task 7 – Ultimate Master Drainage Report and Cost Estimates	\$ 50,360.00 (Hourly)
Total	\$499,050.00

We hope you will find this proposal to be acceptable. Please feel free to contact me if you have any questions.

Sincerely,

Stephen Reiter, PE, CFM
Vice President

ACCEPTED ON BEHALF OF
BROOKSHIRE-KATY DRAINAGE DISTRICT BY:

DATE: _____

ARNOLD ENGLAND
PRESIDENT



Mr. Arnold England, President

Page 9

7/2/24

SPECIAL CONSIDERATIONS

This proposal is based on the following special considerations:

1. This proposal shall be subject to the General Conditions of our Professional Services Agreement (PSA) dated January 9, 2023.
2. The DISTRICT shall authorize the signing of this proposal for services for the ENGINEER to proceed with the work unless stated otherwise in this proposal. The proposed fees shall be considered in their entirety for the scope of services. Should you wish to contract with us for only a portion of the work, we reserve the right to negotiate individual scope items on their own merits.
3. Services performed by the ENGINEER under this proposal will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the engineering profession currently practicing in the same locality under similar conditions.
4. Any review, publication, submittal, or permit fees associated with the project shall be paid by the DISTRICT, or if paid by ENGINEER, shall be considered as a reimbursable expense, to be billed at cost plus 10% and are not included in any lump sum or not-to-exceed fees proposed. Review fees will be based on the fees in place at the time of submittal.
5. Hourly Services shall be provided in accordance with the PSA Schedule of Hourly Rates. These schedules are subject to revision on January 1 of each year, subject to agreement by both parties.
6. Reimbursable expenses, including outside services not performed by ENGINEER shall be provided in accordance with the PSA Schedule of Reimbursable Expenses. These services typically include deed research, reproduction, and deliveries. These schedules are subject to revision on January 1 of each year, subject to agreement by both parties.
7. Additional alternatives requested outside of the coordination meeting upon completion of the existing conditions model will be considered additional services.
8. Fees do not include sales taxes that may be imposed. The DISTRICT is exempt from paying sales tax.
9. This proposal shall be valid for **sixty days** from this date and may be extended upon approval by this office.



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

July 1, 2024

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

Reference: Sunterra West (Sunterra Lakes) Phase 1 – Drainage Impact Assessment
Waller County, Texas
Application ID No. 00165
Quiddity Job No. R0002-1036-01.001

Dear Mr. England:

The referenced Sunterra West (Sunterra Lakes) Phase 1 (Development) 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.

This review aims to verify whether the Development's proposed drainage and detention facilities as analyzed within the Report generally comply with the District's R&R and criteria. This review addresses issues regarding hydraulic and hydrologic drainage design criteria only. The subsequent plats and drainage plans for the proposed Development must be submitted to the District for review and approval. Additionally, the Report certifies that no adverse impacts will take place within the receiving waterways, adjacent properties, or downstream facilities in accordance with the District's R&R.

Technical Review & Findings:

The ultimate development for Sunterra West (Sunterra Lakes) includes approximately 640.1 acres of land for primarily future single-family residential use and is located north of Morton Road, east of FM 362, west of Neuman Road, and south of FM 529. The Development is comprised of approximately 278.1 acres and is located on the southwestern portions of the tract.

The existing drainage conditions for the Development is generally flat, but flow is directed to the south towards IH-10 and ultimately outfalls into Brookshire Creek. There is a significant amount of offsite sheet flow that enters the tract from the north, but is concentrated within the bounds of FM 362 to the west and the District's drainage channel to the east. The Development is located within Unshaded Zone X, as shown on FIRM panel 48473C0350E dated February 18, 2009, so no floodplain mitigation was included in the Report. The existing conditions were modeled using a 1D/2D Unsteady HWC-RAS (v. 6.4.1) model that utilized hydrological parameters obtained from the District's Master Drainage Plan – Phase 1 models. The Development's model extends both upstream and downstream of the Development to ensure no adverse impacts are encountered as a result of the proposed conditions.



Mr. Arnold England, President
July 1, 2024
Page 2

The Development includes construction of four (4) wet bottom detention ponds (Ponds 1, 3, 4, and 6) and one dry bottom detention pond (Pond 2). The combined total detention storage volume for the Development is 325.5 acre-feet and the detention storage rate is 1.17 ac-ft/ac. Each detention pond will include minimum 20-ft wide maintenance berms, 4:1 side slopes, 1-ft of freeboard, and gravity only outfalls. The wet bottom detention ponds include a normal water surface elevation ranging from 170.5 ft to 171 ft. The dry bottom pond will include a concrete pilot channel. The top of banks for the detention ponds range from 181.32 ft to 183.5 ft. The ponds are interconnected with a series of equalizer pipes that maintain consistent water surface elevations throughout. Detention Ponds 6, 4, and 2 outfall directly into Detention Pond 3, which outfalls into Detention Pond 1, which outfalls into the District's drainage channel to the east of the Development via a proposed 54-inch reinforced concrete pipe. Flow is directed south before ultimately discharging into Brookshire Creek. The subsequent final drainage plans will include extreme event spillways at Pond 1 that will be sized to convey the peak 100-yr release flow from Pond 1 into the District's drainage channel.

Given the proposed drainage and detention improvements, the Development proposes water surface elevation reductions within the receiving District drainage channel up to and including the Atlas 14 100-yr storm event. Water surface elevation reductions within the District's drainage channel averaged 0.2 ft in the 100-yr storm event with a maximum reduction of 0.12 ft near the outfall of the Development. In the lower storm events, reductions of up to 0.65 ft appear at the outfall into the District's drainage channel. The Report identifies the detention system requires 14 days to drain 62-percent of the system. Given the extensive drain down time, the Applicant performed a consecutive storm event analysis that included an initial 100-yr storm event to be followed by a 25-yr storm event four (4) days after the conclusion of the 100-yr storm event. The results of the analysis concluded that the proposed water surface elevations are contained within the detention ponds while maintaining a minimum of 1-ft of freeboard, and no adverse impacts occur with the District's drainage channel with reductions in water surface elevation averaging 0.03 ft and a maximum reduction of 0.15 ft downstream of the Development.

Additionally, the Development includes off-site inundation areas to the north and west, southwest, and northeast corners of the Development. The inundation areas extend southeast and north of the Development's boundaries, but are contained within the future development areas of the Sunterra West (Sunterra Lakes) ultimate boundary (owned by the same developer) for storm events up to and including the Atlas 14 100-yr storm event. These inundation areas are designed to capture the overflow and runoff from offsite sheetflow to the north with a controlled discharge that is directed east and ultimately outfalls into the District's drainage channel. To address the inundation areas, the Development includes a series of temporary berms that range from 0.5-ft to 3-ft above natural grade. The resulting inundation area totals to approximately 428 square feet with a detention storage volume of approximately 377 ac-ft in the 100-yr storm event. The inundation areas are temporary and will be removed in the ultimate condition. The Applicant included an inundation agreement from the associated property owner within the Report. The inundation areas will be required to be placed within inundation easements prior to the District's approval of the final drainage plans for the Phase 1 detention facilities. The Applicant will be required to provide metes & bounds and exhibits of the proposed inundation easements to the District's legal counsel for review.



Mr. Arnold England, President
July 1, 2024
Page 3

District Ultimate ROW

Along the Development's eastern border, there is an existing 15-ft wide District drainage easement, and an additional 50-ft wide District drainage easement is located to the east of the Development on the adjacent tract, for a total existing District drainage easement width of 65-ft. The Applicant utilized the ultimate right-of-way (ROW) analysis for the District's channel along Neuman Road that was conducted downstream of the Development for the Maple Grove and Pattison Farms developments. This analysis incorporated the findings from the District's Master Drainage Plan—Phase 1, and determined an ultimate ROW of the District's channel to be 100-ft and 138-ft at the northeast and southeast corners, respectively, of the Pattison Farms development. For this Development, the Applicant assumed a 150-ft wide ultimate ROW for the District's drainage easement as a conservative measure and proposes to dedicate an additional 60-ft of drainage easement to the District, or 75-ft in total width, to meet their 50-percent share of the ultimate ROW. It is our understanding the Applicant is coordinating with Waller County regarding potential amendments to the Waller County Major Thoroughfare Plan which includes the removal of an extension from Neuman Road to FM 529 and the re-alignment of HWY 36A which will tie into FM 362. The referenced ROW dedications to the District will be included in the subsequent permit applications and final plats for the Development that will be submitted to the District for review and approval.

Additionally, the Development proposes to make minor improvements to the District's channel by the Development's outfall to allow for improved conveyance. The improvements include widening the bottom of the channel by 8-ft within the channel banks for approximately 1,360 linear feet. The slopes of the channel will match existing grade.

Conclusion:

Based on our review of the Report, the Development does not show any adverse impacts from the proposed max water surface elevations within the receiving District drainage easement, located parallel and north of Neuman Road, including downstream facilities, when compared to those under the existing conditions for storm events up to and including the Atlas 14 100-yr storm event. Tables 14 and 16 from the Report indicate the existing and proposed 2-, 10-, and 100-year water surface elevations within the receiving waterways are either the same or lower in the proposed condition when compared to those under the existing conditions for storm events up to and including the Atlas 14 100-yr storm event.

The permit applications for the subsequent drainage plans must include a certification from a professional engineer licensed to practice in the state of Texas that the future developments will cause no adverse impact to the receiving drainage and detention facilities, including downstream facilities, in full compliance with this Report.

At this time, no variance requests from the District's R&R have been requested or granted. We offer no objections to this Sunterra West (Sunterra Lakes) Phase 1 Drainage Impact Assessment and recommend the District accept this Report.



Mr. Arnold England, President

July 1, 2024

Page 4

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

For the Applicant

- DFMA - The property owner will be required to coordinate with the District's legal counsel and execute a Detention Facilities Maintenance Agreement (DFMA) for this Development before the District approves the final drainage and detention plans for the Development. The Board will consider approval of the DFMA once recommended by the District's legal counsel.
- Inundation Easements - The applicant will be required to coordinate with the District's legal counsel and finalize the inundation easements for this Development. The fully executed and recorded inundation easements must be submitted before the District approves the final drainage and detention plans for the Development.
- The applicant shall not use this letter to commence any construction activities prior to receiving all approved permits from the governing entities with jurisdiction.

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

Sincerely,

Michael H. McCarthy, PE

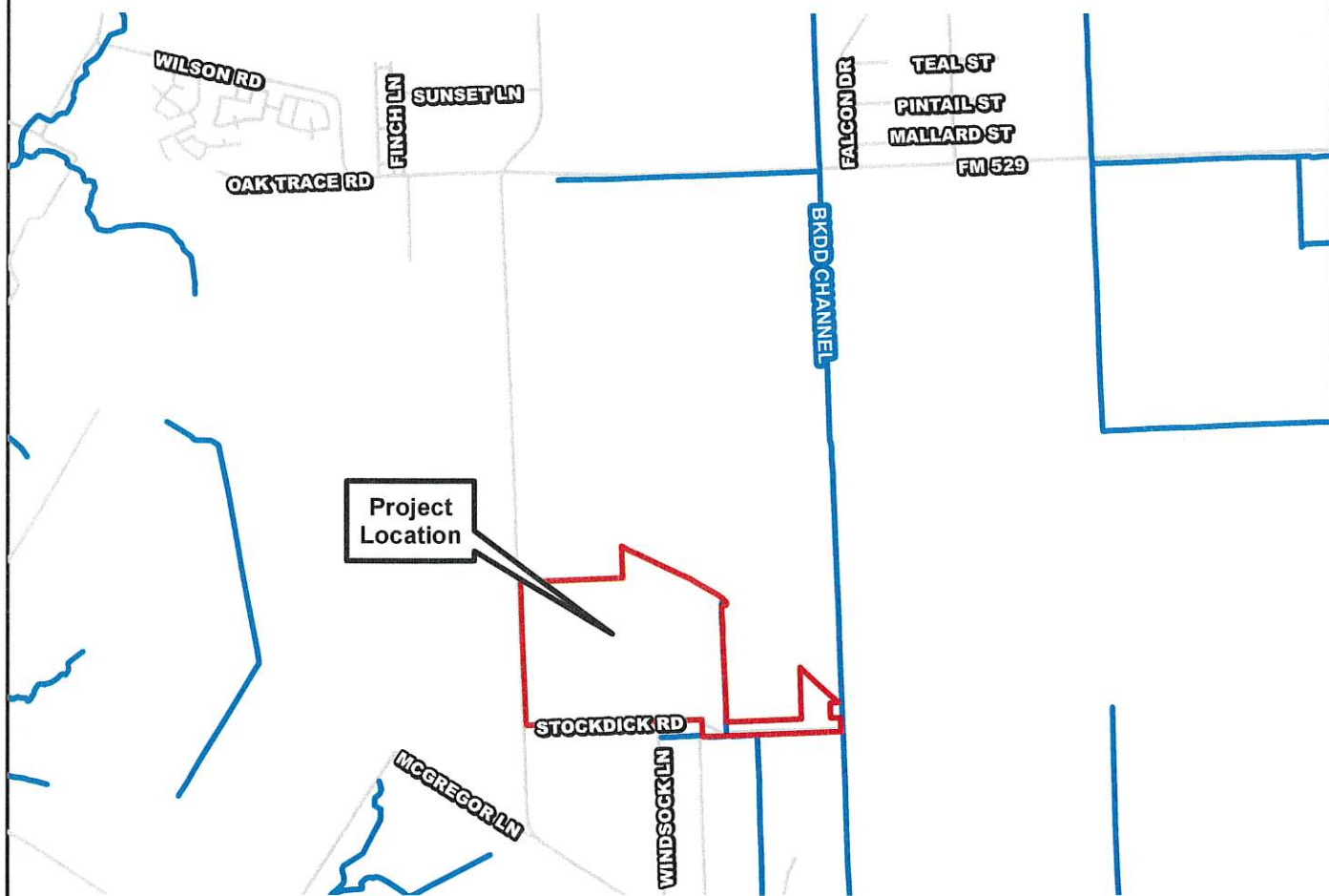
MHM/dme

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1036-01.001 Sunterra West Phase 1/2.0 - Letters/Sunterra West \(Suntterra Lakes\) Ph. 1 DIA Letter.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1036-01.001 Sunterra West Phase 1/2.0 - Letters/Sunterra West (Suntterra Lakes) Ph. 1 DIA Letter.docx)

Enclosures

cc: Mr. Kyle Blank, PE – Quiddity Engineering LDS via email kblank@quiddity.com
 Mr. Christian Walker, PE – Quiddity Engineering LDS via email cwalker@quiddity.com
 Mr. Christopher Jousan, PE – Quiddity Engineering LDS via email cjousan@quiddity.com
 Mr. Collin Campbell – Astro Sunterra West, LP via email ccampbell@landtejas.com
 Mr. Ross McCall, PE – Waller County Engineer via email engineering@wallercounty.us
 Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com

DRAINAGE IMPACT ANALYSIS FOR SUNTERRA WEST PHASE 1 IN WALLER COUNTY, TEXAS



May 2024
Job No. 13402-0001-00



QUIDDITY
Texas Board of Professional Engineers Registration No. F-23290



A handwritten signature in blue ink, appearing to read "KJ Blank".



2322 W Grand Parkway North, Suite 150
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July 2, 2024

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

Reference: Apex Ag Chem, Inc.
Apex Building Expansion – **Final Drainage Plans**
Application ID No. 00294
Permit No. 2024-73
Quiddity, Inc. Job No. R0002-1020-01.033

Dear Mr. England:

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

Applicant: TAC Engineering, LLC

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

Location: 3922 Discovery Hills Parkway - West of Woods Road, south of N Twinwood Center Drive, east of Discovery Hills Parkway

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

Previous Approvals: N/A

Description: The proposed Apex Building Expansion (Development) is a part of the Twinwood Business Park development. The Development encompasses approximately 5.5 acres of land for industrial development. The Development includes an expansion to the existing warehouse building at 3922 Discovery Hills Parkway.

The drainage from the site is collected through an existing on-site underground private storm sewer system and outfalls into the existing public storm sewer system located at Discovery Hills Parkway. The existing underground private storm sewer system was included in the plans titled "Paving, Drainage, and Site Utilities to serve Peninsula Twinwood Site" and approved by the District under Permit No. 2022-86 on February 13, 2023. The storm sewer system along Discovery Hills Parkway was included in the plans



Mr. Arnold England, President

July 2, 2024

Page 2

titled "Water, Sanitary Sewer, Drainage Facilities & Paving and Appurtenances to serve Twinwood Business Park Phase 2" and approved by the District under Permit No. 2019-46 on May 11, 2020. Both of the existing storm sewer systems are designed to handle the Atlas 14 post-developed flows from the Development. The flow along Discovery Hills Parkway will then outfall into the Twinwood Business Park Phase 2 Detention Facilities, which outfalls into the East Fork of Brookshire Creek. The Twinwood Business Park Phase 2 Detention Facilities were included in the plans titled "Twinwood Business Park Phase 2 Detention Facilities" and approved by the District under Permit No. 2018-67 on April 20, 2020.

DFMA:

The Twinwood Phase 2 Detention Facilities detention facilities are part of an executed Detention Facilities Maintenance Agreement (DFMA) with the District.

Technical Review:

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

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

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

For the Applicant:

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



Mr. Arnold England, President
 July 2, 2024
 Page 3

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

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

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

Sincerely,

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/R0002-1020-01.033 Apex Building Expansion_00294/2.0 - Letters/Apex Building Expansion Final Drg Plans Approval Ltr_070224.docx

cc: Mr. Travis Baker, PE – TAC Engineering, LLC via email tbaker@taceng.com
 Mr. Blake McClendon – Apex Ag Chem, Inc. via email bmccclendon@corvusconstruction.com
 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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July 1, 2024

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

Reference: Exeter 1300 Lookout, LP
Uplands Twinwood Distribution Center Parking Expansion – **Final Drainage Plans**
Application ID No. 00317
Permit No. 2024-77
Quiddity, Inc. Job No. R0002-1020-01.035

Dear Mr. England:

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

Applicant: Dynamic Engineering Consultants, PC

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

Location: Discovery Hills Parkway, 2062 Woods Road, Brookshire, Texas 77423

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

Previous Approvals: The District approved the Final Drainage Plans for Twinwood Distribution Center 1 on June 22, 2020 under Permit No. 2020-10.

Description: The proposed Uplands Twinwood Distribution Center Parking Expansion (Development) is a part of the Twinwood Business Park development. The Development encompasses 7.8 acres for a parking lot expansion to serve an existing approximate 737,000 square foot distribution center.

The drainage from the site is collected through an underground private storm sewer system and connects to an existing storm sewer system onsite that was previously approved with the development of Twinwood Distribution Center 1. The Twinwood Distribution Center 1 storm sewer was included in the plans titled "Twinwood Distribution Center 1" and approved by the District under Permit No. 2020-10 on June 22, 2020. Flow is then directed to the existing public storm sewer system along Discovery Hills Parkway, which was included in the plans titled "Water, Sanitary Sewer, Drainage Facilities & Paving



Mr. Arnold England, President

July 2, 2024

Page 2

and Appurtenances to serve Twinwood Business Park Phase 3" and approved by the District under Permit No. 2019-47 on May 11, 2020. Both of the existing storm sewer systems are designed to handle the Atlas 14 post-developed flows from the Development. The flow along Discovery Hills Parkway will then outfall into the Twinwood Business Park Phase 3 Detention Facilities, which outfalls into Drainage Channel B, which then outfalls into a tributary of the East Fork of Brookshire Creek. The Twinwood Business Park Phase 3 Detention Facilities were included in the plans titled "Twinwood Business Park Phase 3 Detention Facilities" and approved by the District under Permit No. 2019-48 on April 20, 2020.

DFMA:

The Twinwood Business Park Phase 3 detention facilities are a part of an executed Detention Facilities Maintenance Agreement with the District.

Technical Review:

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

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

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

For the Applicant:

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



Mr. Arnold England, President
 July 2, 2024
 Page 3

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

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1020-01.035 Uplands Twinwood Distribution Center Parking Expansion_00317/2.0 - Letters/Uplands Twinwood Distribution Ctr Parking Exp Approval Ltr_070124 Ltr.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1020-01.035%20Uplands%20Twinwood%20Distribution%20Center%20Parking%20Expansion_00317/2.0-Letters/Uplands%20Twinwood%20Distribution%20Ctr%20Parking%20Exp%20Approval%20Ltr_070124%20Ltr.docx)

cc: Mr. Rodrigo Lankenau Vela – Dynamic Engineering Consultants, PC rlankenau@dynamiccec.com
 Ms. Cassandra Huggins, PE – Dynamic Engineering Consultants, PC chuggins@dynamiccec.com
 Mr. Matthew Griser – Exeter Twinwood Land, LP matt.griser@eqtexeter.com
 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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July 2, 2024

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

Reference: Cardiff Road Partners, LLC
Cardiff Business Park Proposed Office Warehouse Paving & Drainage Lot 2 – Larger Building
– **Final Drainage Plans**
Application ID No. 00129
Permit No. 2024-38
Quiddity, Inc. Job No. R0002-1003-75.002

Dear Mr. England:

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

Applicant: ML Deer Construction

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

Location: 1315 Cardiff Road, Brookshire, Texas 77423

Survey: H.& T.C. Rail Road Company Survey Section 77, Abstract 156, Waller County, Texas

Previous Approvals: The District approved the Final Drainage Plans for the Cardiff Business Park master development (entire 10.81-acre site) on March 11, 2019, under Permit No. 2018-56. The District approved the Final Drainage Plans for Cardiff Business Park Proposed Office Warehouse Paving & Drainage Lot 2 on August 14, 2023, under Permit No. 2023-18.

Description: The proposed Cardiff Business Park Proposed Office Warehouse Paving & Drainage Lot 2 – Larger Building (Development) is located to the west of Cardiff Road and north of US-Hwy 90. The Development encompasses 2.11 acres and is part of an overall 10.81-ac tract. The Development includes a revision to Permit No. 2023-18 to propose a larger warehouse building along with modifications to the on-site private paving and drainage improvements.



Mr. Arnold England, President
July 2, 2024
Page 2

The drainage for the site will be collected by inlets and conveyed through an internal private underground storm sewer system, which connects to existing private storm sewer system, which then outfalls into an existing private detention pond on the eastern side of the development, which then outfalls to the roadside ditch along the western right-of-way of Cardiff Road. The existing private storm sewer, detention pond, and outfall were included in the plans titled "Cardiff Business Park Proposed Office Warehouse Paving and Drainage to serve 10.810 Acres Tract" that was approved by the District on March 11, 2019, under Permit No. 2018-56. The detention facility was designed to pre-Atlas 14 criteria. However, the site runoff from the Development is designed to Atlas 14 criteria and the impact of the Atlas 14 flows entering the detention facility is analyzed within the plans for the Development. The remaining capacity within the detention facility will need to continue to be analyzed with the buildout of the remaining lots within the Cardiff Business Park development, and potential expansion or modifications to the detention facility may be required based on current regulations and criteria in place at the time of submittal for the future developments.

DFMA:

The existing private detention facility is part of an executed Detention Facilities Maintenance Agreement (DFMA) with the District.

Technical Review:

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

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

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



Mr. Arnold England, President
 July 2, 2024
 Page 3

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 permits** from all applicable 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/R0002-1003-75.002 Cardiff Bus Park Prop Ofc Warehouse P&D Lot 2 Larger Bldg/2.0 - LETTERS/Cardiff Bus Park Proposed Ofc Warehouse PD Lot 2 larger bldg - FDP Approval Letter_070224.docx

cc: Mr. Richard Rolland – Cardiff Rd. Partners, LP rrolland@credtexas.com
 Mr. Massoud Tabrizi, PE – DAC Engineering via email massoud.tabrizi@dacengineers.com
 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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July 1, 2024

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

Reference: Astro Sunterra, LP
Sunterra Section 76 - **Final Plat and Drainage Plans**
Application ID No. 00252 (FP) and 00251 (FDP)
Permit No. 2024-69
Quiddity Job No. R0002-1019-01.032

Dear Mr. England:

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

Applicant: Quiddity Engineering - LDS

Permit Type: Tract Development with Platting – Final Plat and Drainage Plans

Location: North of Stockdick Road, west of Bartlett Road, east of Schlipf Road, and south of Beckendorff Road

Survey: Fred Eule Survey, Abstract 375, Waller County, Texas

Description: The proposed Sunterra Section 76 (Development) encompasses approximately 13.22 acres of single-family residential development and includes 63 lots, 3 blocks, and 3 reserves.

The drainage for the site is conveyed through curb and gutter inlets, which connects to an underground public storm sewer system and outfalls at two (2) locations. The first outfall discharges directly into Detention Pond Q. The second outfall connects to the existing storm sewer system along Manet Place Drive, which will then outfall into Detention Pond Q. The storm sewer system along Manet Place Drive is included in the construction plans titled "Water, Sanitary, Drainage and Paving Facilities in Tantara Bend Drive Street Dedication and Detention Reserves" and approved by the District on May 13, 2024 under Permit No. 2024-55. Detention Pond Q was included in the construction plans titled "Sunterra Phase 4 Detention and Mass Grading" that were approved by the District under Permit No. 2024-33 on January 8, 2024. Detention Pond Q outfalls into Detention Pond P, which outfalls into Detention Pond O, which outfalls to Detention Pond N. The construction of Detention Ponds P, O, and N were included in the construction plans titled "Sunterra Mass Grading and Detention Phase IIB" that was approved by the District under



Mr. Arnold England, President

July 1, 2024

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Permit No. 2021-34 on September 13, 2021. Detention Pond N outfalls into the Phase IB Detention Pond, which then outfalls into the Cane Island Branch of Buffalo Bayou. The construction of the Phase IB Detention Pond was included in the plans titled "Sunterra Phase IB Mass Grading and Detention," which was approved under Permit No. 2020-90 on April 26, 2021.

DFMA:

Detention Ponds P, O, N, and Phase IB are a part of the executed addendum to the original Detention Facilities Maintenance Agreement (DFMA).

The property owner will be required to execute a DFMA that includes Detention Pond Q. The Board will consider approval of this agreement once recommended by the District's attorney.

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 plat and 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 plat and plans submitted have been prepared, dated, signed, and sealed by a Professional Land Surveyor and Professional Engineer, respectively, who are licensed to practice in the State of Texas, conveying these professional responsibilities and accountability.

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

For the Applicant:

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



Mr. Arnold England, President

July 1, 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 all **approved permits** from the 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/R0002-1019-01.032 Sunterra Section 76/2.0 - Letters/Sunterra Section 76 Final Plat Approval Ltr_070124.docx

cc: Mr. Shamar O'Bryant – Astro Sunterra, L.P. via email sobryant@landtejas.com
Mr. Blair Bozoarth, PE – Quiddity Engineering via email bbozoarth@quiddity.com
Mr. Justin Au, PE – Quiddity Engineering via email jau@quiddity.com
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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July 1, 2024

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

Reference: Astro Sunterra, LP
Sunterra Section 77 - **Final Plat and Drainage Plans**
Application ID No. 00253 (FP) and 00257 (FDP)
Permit No. 2024-70
Quiddity Job No. R0002-1019-01.033

Dear Mr. England:

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

Applicant: Quiddity Engineering - LDS

Permit Type: Tract Development with Platting – Final Plat and Drainage Plans

Location: North of Stockdick Road, west of Bartlett Road, east of Schlipf Road, and south of Beckendorff Road

Survey: Fred Eule Survey, Abstract 375, Waller County, Texas

Description: The proposed Sunterra Section 77 (Development) encompasses approximately 16.23 acres of single-family residential development and includes 72 lots, 3 blocks, and 3 reserves.

The drainage for the site is conveyed through curb and gutter inlets, which connects to an underground public storm sewer system and outfalls at two (2) locations. Both outfalls connect to the proposed Sunterra Section 76 storm sewer system along Manet Place Drive and Eagle Bay Drive, which will then outfall into Detention Pond Q. The proposed Sunterra Section 76 storm sewer system is included in the construction plans titled "Water, Sanitary, Drainage and Paving Facilities in Sunterra Section 76" and considered for approval by the District on the July 8, 2024 agenda under Permit No. 2024-69. Detention Pond Q was included in the construction plans titled "Sunterra Phase 4 Detention and Mass Grading" that were approved by the District under Permit No. 2024-33 on January 8, 2024. Detention Pond Q outfalls into Detention Pond P, which outfalls into Detention Pond O, which outfalls to Detention Pond N. The construction of Detention Ponds P, O, and N were included in the construction plans titled "Sunterra Mass Grading and Detention Phase IIB" that was approved by the District under Permit No. 2021-34 on



Mr. Arnold England, President
July 1, 2024
Page 2

September 13, 2021. Detention Pond N outfalls into the Phase IB Detention Pond, which then outfalls into the Cane Island Branch of Buffalo Bayou. The construction of the Phase IB Detention Pond was included in the plans titled "Sunterra Phase IB Mass Grading and Detention," which was approved under Permit No. 2020-90 on April 26, 2021.

DFMA:

Detention Ponds P, O, N, and Phase IB are a part of the executed addendum to the original Detention Facilities Maintenance Agreement (DFMA).

The property owner will be required to execute a DFMA that includes Detention Pond Q. The Board will consider approval of this agreement once recommended by the District's attorney.

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 plat and 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 plat and plans submitted have been prepared, dated, signed, and sealed by a Professional Land Surveyor and Professional Engineer, respectively, who are licensed to practice in the State of Texas, conveying these professional responsibilities and accountability.

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

For the Applicant:

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



Mr. Arnold England, President

July 1, 2024

Page 3

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

The applicant shall not use this letter to commence any construction activities prior to receiving all **approved permits** from the 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/R0002-1019-01.033 Sunterra Section 77/2.0 - Letters/Sunterra Section 77 Final Plat Approval Ltr_070124.docx

cc: Mr. Shamar O'Bryant – Astro Sunterra, L.P. via email sobryant@landtejas.com
Mr. Blair Bozoarth, PE – Quiddity Engineering via email bbozoarth@quiddity.com
Mr. Justin Au, PE – Quiddity Engineering via email jau@quiddity.com
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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July 1, 2024

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

Reference: Astro Sunterra, LP
Sunterra Detention Reserve – **Final Plat**
Application ID No. 00431
Permit No. – 2024-105
Quiddity Job No. R0002-1019-01.050

Dear Mr. England:

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

Applicant: Quiddity Engineering - LDS

Permit Type: Tract Development with Platting – Final Plat ONLY

Location: Along Beckendorff Road, east of Bartlett Road, north of Stockdick School Road, and east of Pitts Road

Survey: H. & T. C. Railroad Company Survey, Section 129, Abstract 204, Waller County, Texas

Description: The proposed Sunterra Detention Reserve (Development) encompasses approximately 41.45 acres of land and includes 1 block and 1 reserve for the existing Detention Pond V. This permit application only includes the final plat submittal of the Development and does not include any proposed construction or improvements within the Development as Detention Pond V was included in the plans titled "Sunterra Phase 3 North Detention and Mass Grading" and approved under Permit No. 2022-02 on April 11, 2022.

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

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



Mr. Arnold England, President

July 1, 2024

Page 2

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: The District is not the governing entity with platting jurisdiction. Therefore, the applicant shall not use this letter as final approval of the Development prior to receiving all **approved permits** from the 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/R0002-1019-01.050 Sunterra Detention Reserves/2.0 - Letters/Sunterra Detention Reserve Final Plat Approval Ltr_070124.docx

cc: Mr. Blair Bozoarth, PE – Quiddity Engineering via email bbozoarth@quiddity.com
Ms. Chantelle Jamnik – Quiddity Engineering – cjamnik@quiddity.com
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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July 2, 2024

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

Reference: Astro Sunterra, LP
Sunterra Remote Water Well and Reserve – **Final Plat**
Application ID No. 00430
Permit No. – 2024-104
Quiddity Job No. R0002-1019-01.049

Dear Mr. England:

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

Applicant: Quiddity Engineering - LDS

Permit Type: Tract Development with Platting – Final Plat ONLY

Location: Along Stockdick School and Bartlett Roads, east of Schlipf Road, and north of Clay Road

Survey: H. & T. C. Railroad Company Survey, Section 121, Abstract 201 and J.W. McCutcheon Survey, Section 130, Abstract 308, Waller County, Texas

Description: The proposed Sunterra Remote Water Well and Reserve (Development) encompasses approximately 4.70 acres of land, and includes 2 reserves for a remote water well and Cane Island Branch of Buffalo Bayou. This permit application is a reserve plat only to plat land in the existing condition and does not include any proposed construction or improvements within the Development. The land improvements and drainage were included in the plans titled "Sunterra Mass Grading and Detention Phase I" that were approved under Permit No. 2020-18 on August 10, 2020

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

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



Mr. Arnold England, President

July 2, 2024

Page 2

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: The District is not the governing entity with platting jurisdiction. Therefore, the applicant shall not use this letter as final approval of the Development prior to receiving all **approved permits** from the 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/R0002-1019-01.049 Sunterra Remote Water Well No. 1 & Reserves/2.0 - Letters/Sunterra Remote WW & Reserves Final Plat Approval Ltr_070224.docx

cc: Mr. Blair Bozoarth, PE – Quiddity Engineering via email bbozoarth@quiddity.com
Ms. Chantelle Jamnik – Quiddity Engineering – cjamnik@quiddity.com
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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July 1, 2024

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

Reference: Sunterra Lakes Section 1 – **Preliminary Plat**
Application ID No. 00440
Permit No. – N/A
Quiddity Job No. R0002-1036-01.007

Dear Mr. England:

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

<u>Applicant:</u>	Quiddity Engineering, LDS
<u>Permit Type:</u>	Tract Development with Platting – Preliminary Plat and Preliminary Drainage Plan
<u>Location:</u>	North of Stockdick Road, south of FM 529, east of FM 362, and west of FM 2855
<u>Survey:</u>	J.G. Bennett Survey, Abstract 288 and H. & T. C. Railroad Company Survey, Abstract 12, Waller County, Texas
<u>Technical Review:</u>	Based on our review of the Preliminary Plat of Sunterra Lakes 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.
<u>For the Applicant:</u>	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

July 1, 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 Documents/BKDD All Permits/R0002-1036-01.007 Sunterra Lakes Section 1/2.0 - Letters/Sunterra Lakes Section 1 Prelim Plat Approval Ltr_070124.docx

cc: Mr. Brian Stidham – Astro Sunterra West, LP via email bstidham@starwoodland.com
Ms. Caitlyn Nguyen – Quiddity Engineering via email ctnguyen@quiddity.com
Mr. Chad Walker, PE – Quiddity Engineering via email cwalker@quiddity.com
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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July 1, 2024

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

Reference: Sunterra Lakes Section 2 – **Preliminary Plat**
Application ID No. 00441
Permit No. – N/A
Quiddity Job No. R0002-1036-01.008

Dear Mr. England:

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

<u>Applicant:</u>	Quiddity Engineering, LDS
<u>Permit Type:</u>	Tract Development with Platting – Preliminary Plat and Preliminary Drainage Plan
<u>Location:</u>	North of Stockdick Road, south of FM 529, east of FM 362, and west of FM 2855
<u>Survey:</u>	H. & T. C. Railroad Company Survey, Section 49 Abstract 142, Waller County, Texas
<u>Technical Review:</u>	Based on our review of the Preliminary Plat of Sunterra Lakes 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.
<u>For the Applicant:</u>	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

July 1, 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 Documents/BKDD All Permits/R0002-1036-01.008 Sunterra Lakes Section 2/2.0 - Letters/Sunterra Lakes Section 2 Prelim Plat Approval Ltr_070124.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1036-01.008%20Sunterra%20Lakes%20Section%202/2.0%20Letters/Sunterra%20Lakes%20Section%20Prelim%20Plat%20Approval%20Ltr_070124.docx)

cc: Mr. Brian Stidham – Astro Sunterra West, LP via email bstidham@starwoodland.com
Ms. Caitlyn Nguyen – Quiddity Engineering via email ctnguyen@quiddity.com
Mr. Chad Walker, PE – Quiddity Engineering via email cwalker@quiddity.com
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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July 1, 2024

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

Reference: Sunterra Lakes Section 3 – **Preliminary Plat**
Application ID No. 00427
Permit No. – N/A
Quiddity Job No. R0002-1036-01.004

Dear Mr. England:

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

<u>Applicant:</u>	Quiddity Engineering, LDS
<u>Permit Type:</u>	Tract Development with Platting – Preliminary Plat and Preliminary Drainage Plan
<u>Location:</u>	North of Stockdick Road, south of FM 529, east of FM 362, and west of FM 2855
<u>Survey:</u>	The League, Waller County, Texas
<u>Technical Review:</u>	Based on our review of the Preliminary Plat of Sunterra Lakes Section 3, 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.
<u>For the Applicant:</u>	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

July 1, 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 Documents/BKDD All Permits/R0002-1036-01.004 Sunterra Lakes Section 3/2.0 - Letters/Sunterra Lakes Section 3 Prelim Plat Approval Ltr_070124.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1036-01.004%20Sunterra%20Lakes%20Section%203/2.0%20Letters/Sunterra%20Lakes%20Section%203%20Prelim%20Plat%20Approval%20Ltr_070124.docx)

cc: Mr. Brian Stidham – Astro Sunterra West, LP via email bstidham@starwoodland.com
Ms. Caitlyn Nguyen – Quiddity Engineering via email ctnguyen@quiddity.com
Mr. Chad Walker, PE – Quiddity Engineering via email cwalker@quiddity.com
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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July 1, 2024

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

Reference: Sunterra Lakes Section 5 – **Preliminary Plat**
Application ID No. 00437
Permit No. – N/A
Quiddity Job No. R0002-1036-01.006

Dear Mr. England:

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

Applicant: Quiddity Engineering, LDS

Permit Type: Tract Development with Platting – Preliminary Plat and Preliminary Drainage Plan

Location: North of Stockdick Road, south of FM 529, east of FM 362, and west of FM 2855

Survey: H. & T. C. Railroad Company Survey, Section 49 Abstract 142, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of Sunterra Lakes 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

July 1, 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 Documents/BKDD All Permits/R0002-1036-01.006 Sunterra Lakes Section 5/2.0 - Letters/Sunterra Lakes Section 5 Prelim Plat Approval Ltr_070124.docx

cc: Mr. Brian Stidham – Astro Sunterra West, LP via email bstidham@starwoodland.com
Ms. Caitlyn Nguyen – Quiddity Engineering via email ctnguyen@quiddity.com
Mr. Chad Walker, PE – Quiddity Engineering via email cwalker@quiddity.com
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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July 1, 2024

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

Reference: Sunterra Lakes Boulevard Street Dedication Section 1 – **Preliminary Plat**
Application ID No. 00429
Permit No. – N/A
Quiddity Job No. R0002-1036-01.005

Dear Mr. England:

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

Applicant: Quiddity Engineering, LDS

Permit Type: Tract Development with Platting – Preliminary Plat and Preliminary Drainage Plan

Location: North of Stockdick Road, south of FM 529, east of FM 362, and west of FM 2855

Survey: J.G. Bennet Survey, Abstract 288 and H. & T. C. Railroad Company Survey, Section 48 Abstract 142, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of Sunterra Lakes Boulevard Street Dedication 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

July 1, 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 Documents/BKDD All Permits/R0002-1036-01.005 Sunterra Lakes Street Dedication Section 1/2.0 - Letters/Sunterra Lakes Street Ded Sec 1 Prelim Plat Approval Ltr_070124.docx

cc: Mr. Brian Stidham – Astro Sunterra West, LP via email bstidham@starwoodland.com
Ms. Caitlyn Nguyen – Quiddity Engineering via email ctnguyen@quiddity.com
Mr. Chad Walker, PE – Quiddity Engineering via email cwalker@quiddity.com
Mr. Ross McCall, PE – Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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

July 1, 2024

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

Reference: Lakes of Cane Island Detention Reserve B – **Preliminary Plat**
Application ID No. 00416
Permit No. – N/A
Quiddity Job No. R0002-1033-01.010

Dear Mr. England:

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

Applicant: Edminster Hinshaw Russ & Associates

Permit Type: Tract Development with Platting – Preliminary Plat and Preliminary Drainage Plan

Location: North of Morton Road, south of Clay Road, east of Schlipf Road, and west of Pitts Road

Survey: H. & T. C. Railroad Company Survey, Section 127, Abstract 205, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of Lakes of Cane Island Detention Reserve B, 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.



Mr. Arnold England, President

July 1, 2024

Page 2

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.

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 Documents/BKDD All Permits/R0002-1033-01.010 Lakes of Cane Island Detention Reserve B/2.0 - Letters/Lakes of Cane Island Det Reserve B Prelim Plat Approval Ltr_070124.docx

cc: Ms. Paige Lipetska – Edminster Hinshaw Russ & Associates via email – plipetska@ehra.team
Ms. Ashley Waggoner – Edminster Hinshaw Russ & Associates - awaggoner@ehra.team
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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www.quiddity.com

July 1, 2024

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

Reference: Lakes of Cane Island Detention Reserves C&D – **Preliminary Plat**
Application ID No. 00443
Permit No. – N/A
Quiddity Job No. R0002-1033-01.004

Dear Mr. England:

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

Applicant: Edminster Hinshaw Russ & Associates

Permit Type: Tract Development with Platting – Preliminary Plat and Preliminary Drainage Plan

Location: North of Morton Road, south of Clay Road, east of Schlipf Road, and west of Pitts Road

Survey: H. & T. C. Railroad Company Survey, Section 127, Abstract 205, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of Lakes of Cane Island Detention Reserves C & D, 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.



Mr. Arnold England, President

July 1, 2024

Page 2

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.

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 Documents/BKDD All Permits/R0002-1033-01.004 Lakes of Cane Island Detention Reserves C & D/2.0 - Letters/Lakes of Cane Island Det Reserve C&D Prelim Plat Approval Ltr_070124.docx

cc: Ms. Paige Lipetska – Edminster Hinshaw Russ & Associates via email – plipetska@ehra.team
Mr. Michael Turzillo – Edminster Hinshaw Russ & Associates via email – mturzillo@ehra.team
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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July 1, 2024

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

Reference: Lakes of Cane Island Section 2 – **Preliminary Plat**
Application ID No. 00442
Permit No. – N/A
Quiddity Job No. R0002-1033-01.003

Dear Mr. England:

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

Applicant: Edminster Hinshaw Russ & Associates

Permit Type: Tract Development with Platting – Preliminary Plat and Preliminary Drainage Plan

Location: North of Morton Road, south of Clay Road, east of Schlipf Road, and west of Pitts Road

Survey: H. & T. C. Railroad Company Survey, Section 127, Abstract 205, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of Lakes of Cane Island 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

July 1, 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 Documents/BKDD All Permits/R0002-1033-01.003 Lakes of Cane Island Section 2/2.0 - Letters/Lakes of Cane Island Sec 2 Prelim Plat Approval Ltr_070124.docx

cc: Ms. Paige Lipetska – Edminster Hinshaw Russ & Associates via email – plipetska@ehra.team
Mr. Michael Turzillo – Edminster Hinshaw Russ & Associates - mturzillo@ehra.team
Mr. Ross McCall, PE - Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com

CERTIFICATE FOR RESOLUTION**THE STATE OF TEXAS****COUNTY OF WALLER****BROOKSHIRE-KATY DRAINAGE DISTRICT**

§

§

§

We the undersigned officers of the Board of Supervisors (the "Board") of **BROOKSHIRE-KATY DRAINAGE DISTRICT** (the "District") hereby certify as follows:

The Board convened in regular session, open to the public, on Monday, July 8, 2024, at 7:00 p.m. at the District's office located within the boundaries of the District and the roll was called of the members of the Board, to-wit:

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

All members of the Board were present with the exception of _____, thus constituting a quorum. Whereupon other business, the following was transacted at such Meeting:
A written

RESOLUTION OF THE BOARD OF SUPERVISORS OF BROOKSHIRE-KATY DRAINAGE DISTRICT AUTHORIZING THE SOLICITATION OF A SINGLE BID FOR SECURITY SERVICES

was duly introduced for the consideration of the Board. It was then duly moved and seconded that such Order be adopted; and, after due discussion, such motion, carrying with it the adoption of said Order, prevailed and carried by the following vote:

AYES: _____ **NOES:** _____

A true, full, and correct copy of the aforesaid Order adopted at the meeting described in the above and foregoing paragraph is attached to and follows this Certificate; such Order has been duly recorded in said Board's minutes of such meeting; the above and foregoing paragraph is a true, full, and correct excerpt from the Board's minutes of such meeting pertaining to the adoption of such Order; the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the Board as indicated therein; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance of the time, place, and purpose of such meeting and that such Order would be introduced and considered for adoption at such meeting and each of such officers and members consented, in advance, to the holding of such meeting for such purpose; such meeting was open to the public, as required by law, and public notice of the time, place and purpose of such meeting was given as required by V.T.C.A. Government Code, Chapter 551 and Section 49.063, Texas Water Code, as amended.

SIGNED AND SEALED the 8th day of July, 2024.

ATTEST:

SIGNED:

David Welch
Secretary of the Board of Supervisors
of the Brookshire-Katy Drainage District

Arnold England
President of the Board of Supervisors
of the Brookshire-Katy Drainage District

[SEAL]

RESOLUTION OF THE BOARD OF SUPERVISORS OF BROOKSHIRE-KATY DRAINAGE DISTRICT AUTHORIZING THE SOLICITATION OF A SINGLE BID FOR SECURITY SERVICES

WHEREAS, the Brookshire-Katy Drainage District (the "District") requires security services to protect its facilities and operations; and

WHEREAS, Texas Water Code Section 49.273(l) provides an exemption from competitive bidding requirements for contracts for security services; and

WHEREAS, the Board of Supervisors of the District has determined that it is in the best interest of the District to solicit a single bid for security services, even though the amount of the contract may exceed \$25,000;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF BROOKSHIRE-KATY DRAINAGE DISTRICT THAT:

Section 1. The facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

Section 2. The Board of Supervisors hereby authorizes the solicitation of a single bid for security services for the District, pursuant to the exemption provided in Texas Water Code Section 49.273(l).

Section 3. This Resolution shall be effective immediately upon its passage and approval.

[signature page follows]

PASSED AND APPROVED this _____ day of _____, 2024.

Arnold England,
President, Board of Supervisors

ATTEST:

David Welch,
Secretary, Board of Supervisors

(SEAL)

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

May 2024

TRACTORS

EQUIPMENT	YEAR MODEL	LIFETIME HOURS	HOURS THIS MONTH	FISCAL YTD HOURS	EXPENSES THIS MONTH	FISCAL YTD EXPENSES
JD 5100E BAT-WING TRACTOR	2019	2,932	75	354	\$0.00	\$842.51
JD 6145M 2019 BOOM MOWER	2019	2,619	7	261	\$25.73	\$5,877.80
JD 6145M 2021 BOOM MOWER	2021	1,361	64	204	\$365.74	\$8,579.77
JD 6150M BOOM MOWER	2015	6,354	66	393	\$922.90	\$5,428.46
JD 930M Z-TRAK MOWER	2018	603	13	48	\$83.16	\$141.40

HEAVY EQUIPMENT

EQUIPMENT	YEAR MODEL	LIFETIME HOURS	HOURS THIS MONTH	FISCAL YTD HOURS	EXPENSES THIS MONTH	FISCAL YTD EXPENSES
CAT D6k2 DOZER	2019	1,632	45	364	\$663.60	\$2,411.60
CAT 323 EXCAVATOR	2018	4,449	84	603	\$0.00	\$3,800.46
CAT 416E BACKHOE	2012	3,555	53	388	\$0.00	\$661.36
JD 755A TRACK LOADER	1982	2,632	0	18	\$0.00	\$2,605.99
NORAM 65E MOTOR GRADER	2014	2,959	7	51	\$0.00	\$13.99

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	15,905	362	2,927	\$0.00	\$672.09
TACOMA SR 4X4 (INSPECTOR)	2020	46,433	572	5,824	\$6.67	\$290.86
F-150 4X4 (INSPECTOR)	2017	89,948	1,411	9,894	\$0.00	\$294.69
F-250 4X4 (CREW)	2016	103,683	64	1,118	\$101.69	\$203.44
F-750 DUMP TRUCK	2011	46,246	276	7,824	\$15.97	\$921.88
FREIGHTLINER HAUL TRUCK	2000	437	48	531	\$0.00	\$7,651.11
DODGE RAM 4X4 (2301) (CREW)	2023	4,584	487	2,518	\$0.00	\$43.21
DODGE RAM 4X4 (2302) (FOREMAN)	2023	12,684	1,159	7,568	\$0.00	\$182.89
TACOMA TDR 4X4 (ASST GM)	2023	9,600	1,073	9,600	\$60.00	\$375.03
FREIGHTLINER DUMP TRUCK	2020	52,372	472	2,199	\$0.00	\$692.37
KAWASAKI MULE PRO	2024	7	4	7	\$0.00	\$16.75

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

JUNE 2024 - FINANCIAL REPORT

Exhibit "D"

General Fund	\$2,134,919.96
Payroll Fund	\$170,867.33
Petty Cash	\$2,678.73
Building Fund	\$3,319,015.13
Capital Improvement Fund	\$765,095.40
Texpool Fund	\$3,180.69
Amegy Bank Checking	\$69,600.84
Austin Co. State Bank CD	\$236,201.26
Bank of Shiner CD	\$184,090.06
Bank of Brenham CD	\$249,449.85
Citizens State Bank CD	\$236,590.24
Fayetteville Bank CD	\$182,269.39
First Nat. Bank Bellville CD	\$183,032.38
Industry State Bank CD	\$249,449.85
TOTAL RECONCILED BALANCE	\$7,986,441.11
<i>All accounts are reconciled.</i>	

RESERVES:
\$1,521,083.03

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 6/1	\$3,166.43	\$2,282,245.81	\$216,064.69	\$69,600.84	\$3,316,770.54	\$765,001.34
Deposits and Credits	\$14.26	\$145,458.22	\$23.51	\$0.00	\$407.78	\$94.06
Debits and Withdrawals	\$0.00	\$285,381.02	\$41,337.46	\$0.00	\$227.69	\$0.00
Ending Balance 6/30	\$3,180.69	\$2,142,323.01	\$174,750.74	\$69,600.84	\$3,316,950.63	\$765,095.40
Less Total Outstanding Drafts/Deposits (Net Amount)	\$0.00	-\$7,403.05	-\$3,883.41	\$0.00	\$2,064.50	\$0.00
Adjusted Ending Balance 6/30	\$3,180.69	\$2,134,919.96	\$170,867.33	\$69,600.84	\$3,319,015.13	\$765,095.40
Monthly Interest Earned	\$14.26	\$266.92	\$23.51	\$0.00	\$407.78	\$94.06

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 6/1	\$236,201.26	\$184,090.06	\$236,590.24	\$182,269.39	\$183,032.38	\$249,449.85	\$249,449.85
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 6/30	\$236,201.26	\$184,090.06	\$236,590.24	\$182,269.39	\$183,032.38	\$249,449.85	\$249,449.85
Interest/Earned	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

BUDGET	
23-24 FY Budget	\$4,542,009.56
YTD Expenses	\$2,898,635.97
New Equipment	\$239,792.04
Total Budgeted Expenses YTD	\$3,138,428.01



Brookshire - Katy Drainage District

P.O. BOX 608
BROOKSHIRE, TEXAS 77423

QUARTERLY FINANCIAL ADVISOR'S REPORT

District investment activity in TexPool for the 2nd quarter of 2024 is as follows:

Beginning Balance – April 1, 2024	\$3,138.37
Interest earned – April – June 30, 2024	\$42.32
Ending Balance – June 30, 2024	\$3,180.69

As of June 30, 2024, the Brookshire-Katy Drainage District had an ending TexPool balance of \$3,180.69.

All District financial transactions are made by Board action and documented in the minutes of each monthly board meeting of the Board of Supervisors.

The Brookshire-Katy Drainage District funds invested in Texpool Fund are invested in accordance with the District's Amended Financial Investment Policy and Texpool Participation Agreement. This investment policy is governed by the following objectives in order of priority:

- (1) Preservation and safety of principal;
- (2) Liquidity
- (3) Return on Investments
- (4) Diversification, and,
- (5) Public trust from prudent investment activities.

District revenue funds not needed for the daily operation of the District are invested in TexPool, Fayetteville Bank, Austin County State Bank, Amegy Bank (Grant Account), Citizen's State Bank, Bank of Shiner, First National Bank of Bellville, Industry State Bank and Bank of Brenham. Only those funds needed to pay the monthly bills and operating expenses are kept in the District's General Fund at Prosperity Bank. The Payroll Fund is used to pay the employees. The District also has a Petty Cash Fund of \$2,678.73, Capital Improvements Fund of \$765,095.40 for special drainage projects, and a Building Fund of \$3,319,015.13 for the new Brookshire Katy Drainage District Administration Building. The District has no other funds, such as debt service, bond fund.

The weighted average maturity of the TexPool Fund was 40 days, also weighted average life was 94 days with the current invested balance of the TexPool Fund being \$34,048,746,311.00. The net asset value is .99995%. The Standard and Poor's current rating is AAAM.

Pursuant to the Texpool Participation Agreement, market value of collateral supporting the Repurchase Agreements is at least 102% of the Book Value. Federated Investors manages the portfolio and the assets are safe kept in a custodial account at the State Street Bank in the name of Texpool. The only source of payment to participants is the assets of Texpool. There is no secondary source of payment for the pool, such as insurance or State guarantee.

District Investment Activity in First National Bank of Bellville - FDIC Insured Certificate of Deposit

CD 1 yr, renewed, due at 11/20/2024 1.1% - Interest posted quarterly	
Beginning Balance 04/01/2024	\$181,383.65
Debits or Withdrawals	\$0.00
Interest Earned – 04/01/2024-06/30/2024	\$1,648.73
Ending Balance – 06/30/2024	\$183,032.38

District Investment Activity in Fayetteville Bank - FDIC Insured Certificate of Deposit

CD 1 yr, renewed, due at 2/22/2025 3.68% - Interest posted quarterly	
Beginning Balance 04/01/2024	\$180,645.69
Debits or Withdrawals	\$0.00
Interest Earned – 04/01/2024-06/30/2024	\$1,623.70
Ending Balance – 06/30/2024	\$182,269.39

District Investment Activity in Austin Co. State Bank – FDIC Insured Certificate of Deposit

CD 1 yr, renewed, due at 4/18/2025 2.75% - Interest posted quarterly	
Beginning Balance 04/01/2024	\$249,490.71
Debits or Withdrawals	\$15,000.00
Interest Earned – 04/01/2024-06/30/2024	\$1,710.55
Ending Balance – 06/30/2024	\$236,201.26

District Investment Activity in Citizen's State Bank – FDIC Insured Certificate of Deposit

CD 15 months due at 2/21/2025 3.54% - Interest posted annually	
Beginning Balance 04/01/2024	\$236,590.24
Debits or Withdrawals	\$0.00
Interest Earned – 04/01/2024-06/30/2024	\$0.00
Ending Balance – 06/30/2024	\$236,590.24

District Investment Activity in Bank of Shiner – FDIC Insured Certificate of Deposit

CD 1 yr. due 3/3/2025 3.68% - Interest posted annually	
Beginning Balance 04/01/2024	\$184,090.06
Debits or Withdrawals	\$0.00
Interest Earned – 04/01/2024-06/30/2024	\$0.00
Ending Balance – 06/30/2024	\$184,090.06

District Investment Activity in Industry State Bank – FDIC Insured Certificate of Deposit

CD 1 yr. due 1/12/2025 1.1% - Interest post annually	
Beginning Balance 04/01/2024	\$249,449.85
Debits or Withdrawals	\$0.00
Interest Earned - 04/01/2024-06/30/2024	\$0.00
Ending Balance - 06/30/2024	\$249,449.85

District Investment Activity in Bank of Brenham – FDIC Insured Certificate of Deposit

CD 1 yr. due 1/21/2025 1.1% - Interest post annually	
Beginning Balance - 04/01/2024	\$249,449.85
Debits or Withdrawals	\$0.00
Interest Earned – 04/01/2024 – 06/30/2024	\$0.00
Ending Balance – 06/30/2024	\$249,449.85

Total interest earned on District investments this quarter is \$4,982.98.

I hereby certify that all the investments made during the second quarter of 2024 comply with the Brookshire-Katy Drainage District's Amended Financial Investment Policy. Wendy Sidwell, Brookshire-Katy Drainage District Financial Advisor, submits this quarterly investment report for the second quarter of 2024.


 Wendy Sidwell

July 5, 2024

BROOKSHIRE-KATY DRAINAGE DISTRICT				
2023-2024 Working Budget				
2023 Tax Base	Proposed Tax Rate	2023-24 Levy	95%	As of
7,112,823,501	0.060420	4,297,567.96	\$4,082,689.56	6/30/2024
ADOPTED 9/11/2023				
REVENUE				
Taxes			\$4,082,689.56	\$4,113,755.41
Interest - General Fund			\$1,500.00	\$2,645.18
Interest - Payroll Fund			\$70.00	\$174.16
Interest - Building Fund			\$500.00	\$2,251.08
Interest - Capital Improvements			\$200.00	\$740.71
Interest - Texpool			\$50.00	\$124.86
Interest - CD's			\$7,000.00	\$28,518.55
Permits & Misc			\$400,000.00	\$695,116.86
Permit Legal Fee			\$50,000.00	\$6,900.00
TOTAL REVENUE			\$4,542,009.56	\$4,850,226.81
OPERATING EXPENSES				
Appraisal District Cost			\$45,000.00	\$36,994.82
County Collection Fee			\$18,000.00	
Non-exempt Labor			\$562,419.00	\$408,119.00
General and Admin Salaries			\$241,535.00	\$151,442.44
Supervisor Compenstation			\$36,000.00	\$16,796.00
FICA expense		7.65%	\$64,256.48	\$41,689.66
Unemployment		0.10%	\$2,500.00	\$1,304.67
Retirement		9.00%	\$75,595.86	\$50,354.02
Insurance - Medical			\$120,000.00	\$87,677.92
Insurance - Worker's Comp			\$15,000.00	\$12,901.00
Insurance - Liability			\$25,000.00	\$24,331.00
Insurance - Bonds			\$400.00	
Training/Education			\$1,500.00	\$1,025.44
Uniforms			\$4,500.00	\$3,466.28
Mileage Reimbursement			\$1,000.00	\$1,639.13
Office Supplies			\$4,000.00	\$2,093.92
Office Equipment			\$7,000.00	\$8,190.63
Postage			\$1,000.00	\$596.71
Public Notices			\$1,500.00	\$1,225.00
Legal			\$200,000.00	\$342,864.85
Engineering and Surveying			\$915,000.00	\$845,687.50
Management Consulting			\$118,000.00	\$88,000.02
Accounting and Audit			\$35,000.00	\$20,457.00
IT			\$19,000.00	\$15,953.37
Cleaning Service			\$5,500.00	\$1,950.00
Pest Control			\$1,200.00	\$920.00
Texas Water Conservation Assoc.			\$25,000.00	\$19,505.27
Shop Supplies			\$12,000.00	\$11,275.28
Utilities - Main Facility			\$30,000.00	\$20,686.18
Utilities - Discovery Park			\$1,500.00	\$532.17
Repair - Trucks & Trailers			\$30,000.00	\$13,085.97
Repair - Tractors/Mowers			\$35,000.00	\$27,522.71
Repair - Heavy Eq/Dozers			\$25,000.00	\$9,566.25
Maintenance - Main Facility			\$12,000.00	\$347.12
Maintenance - Easements			\$5,000.00	\$72.14
Maintenance - Discovery Park			\$5,000.00	\$72.04
Maintenance - Ice Machine			\$1,500.00	\$701.49
Fuel - Diesel			\$50,000.00	\$27,812.87
Fuel - Gasoline			\$25,000.00	\$10,808.51
Hydraulic Oil/Lubricants/DEF			\$4,000.00	\$2,508.99
Pipe & Culvert			\$7,000.00	\$2,456.00
Concrete and Stab. Materials			\$25,000.00	
Seeding and Soil Stabilization			\$25,000.00	\$159.96
Bridge Materials			\$5,000.00	
Contract Labor			\$3,500.00	\$6,006.25
Equip Rental			\$5,000.00	\$715.55
Tools			\$2,000.00	\$717.99
Capital Improvements			\$526,602.22	
Master Drainage Plan			\$250,000.00	
New Facilities			\$575,000.00	\$575,000.00
New Equipment			\$300,000.00	\$239,792.04
CAT 323 Lease			\$1.00	\$1.00
Environmental Expense			\$2,500.00	
Public Relations/Community Outreach			\$1,000.00	\$409.17
Miscellaneous			\$3,500.00	\$2,993.68
Election Expense			\$30,000.00	
TOTAL OPERATING EXPENSES			\$4,542,009.56	\$3,138,428.01

MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT
WORKSHOP

July 15, 2024

The Board of Supervisors of Brookshire-Katy Drainage District (the "District") met in public session, 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; Rod Pinheiro, P.E., and Michael McCarthy, P.E., of Quiddity Engineering ("Quiddity" or "Engineer"); and Andrew 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 at 11:33 a.m.

Agenda Item No. 2
DISCUSS BROOKSHIRE-KATY DRAINAGE DISTRICT'S FUTURE FINANCIAL PLANNING.

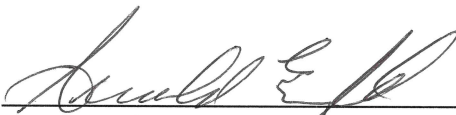
The Board held a workshop to address the District's long-term financial strategy. The discussion focused on two main areas:

1. The structure of the District's tax rates; and
2. The advantages and disadvantages of approving bonds through a bond election.

ADJOURNMENT

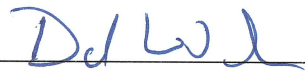
With no additional matters to discuss, upon motion by Supervisor Keeling, seconded by Supervisor Beckendorff, and with all Supervisors voting aye, the Board adjourned the meeting at 12:30 p.m.

SIGNED this 12th day of AUGUST 2024.



President, Board of Supervisors

ATTEST:



Secretary, Board of Supervisors

MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT

July 22, 2024

The Board of Supervisors of Brookshire-Katy Drainage District (the "District") met in public session, at 8:30 a.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, 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., Rod Pinheiro, P.E., and Michael McCarthy, P.E., of Quiddity Engineering ("Quiddity" or "Engineer"); William Petrov, attorney, and Mirna Croon, paralegal, of Johnson Petrov, LLP ("Johnson Petrov" or "Attorney"); and Henry Thompson and Patricial Oregon of Milk & Brew Coffee Shop.

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
PERMIT APPLICATION FOR DRAINAGE STUDY ANALYSIS FOR HERITAGE WEST-DIA (ID: 24-00027). Mr. McCarthy reviewed the recommendation letter for Permit Application ID No. 24-00027, a copy of which is attached hereto as Exhibit "A".

Agenda Item No. 5
VARIANCE REQUEST FOR HERITAGE WEST REGARDING DRAINAGE IMPACT ANALYSIS (ID: 24-00027). Mr. McCarthy reviewed the recommendation letter for Variance Request for Permit Application ID No. 24-00027, a copy of which is attached hereto as Exhibit "A-1".

Upon motion by Supervisor Chisum, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved (i) Permit Application ID No. 24-00027; and (ii) Variance Request for Permit Application ID No. 24-00027, as recommended by Quiddity.

Agenda Item No. 9

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR MILK & BREW COFFEE SHOP (ID: 24-00099; PERMIT NO. 2024-26). Mr. McCarthy reviewed the recommendation letter for Permit No. 2024-26, a copy of which is attached hereto as Exhibit "A-2".

Agenda Item No. 10

DETENTION FACILITIES MAINTENANCE AGREEMENT ("DFMA") BETWEEN BROOKSHIRE - KATY DRAINAGE DISTRICT AND PATRICIA VALDEZ OREGON REGARDING MILK & BREW COFFEE SHOP - PERMIT NO. 2024-26. Mr. Petrov discussed the DFMA and recommended approval of same.

Upon motion by Supervisor Welch, seconded by Supervisor Beckendorff, after full discussion and with all Supervisors present voting aye, the Board (i) approved Permit No. 2024-26, as recommended by Quiddity; and (ii) approved DFMA, as recommended by Mr. Petrov.

[Mr. Thompson and Ms. Oregon departed the meeting.]

[Supervisor Welch stepped out of the meeting.]

Agenda Item No. 6

PERMIT APPLICATION FOR DRAINAGE STUDY ANALYSIS FOR TEXAS HERITAGE MARKET PLACE DIA AMENDMENT NO. 1- DIA (ID: 24-00098). Upon motion by Supervisor Beckendorff, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application ID No. 24-00098, as recommended by Quiddity in the letter attached hereto as Exhibit "A-3".

Agenda Item No. 7

PERMIT EXTENSION REQUEST FOR APPROVED PERMIT NO. 2023-29 TRACT DEVELOPMENT WITHOUT PLATTING FOR DEWBERRY HILLS - DRAINAGE CHANNEL & DETENTION BASIN (ID: 24-00025). Upon motion by Supervisor Beckendorff, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved the Permit Extension Request of 90 days from expiration date of July 29, 2024 for Permit No. 2023-29, as recommended by Quiddity in the letter attached hereto as Exhibit "A-4".

Agenda Item No. 8

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR GRANGE MODEL HOME PARKING LOT (ID: 00417; PERMIT NO. 2024-102). Upon motion by Supervisor Beckendorff, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved Permit No. 2024-102, as recommended by Quiddity in the letter attached hereto as Exhibit "A-5".

[Supervisor Welch entered the meeting.]

Agenda Item No. 11

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR SUNTERRA WEST WATER PLANT NO. 1 AND REMOTE WATER WELL-PHASE 1 (ID: 00320, PERMIT NO. 2024-78). Upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved Permit No. 2024-78, as recommended by Quiddity in the letter attached hereto as Exhibit "A-6". This approval is conditional on the finalization and approval of the Detention Facilities Maintenance Agreement.

Agenda Item No. 12

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR ROYAL ISD ELEMENTARY SCHOOL NO. 2 - FINAL PLAT (ID: 00465; PERMIT NO. 2024-79).

Upon motion by Supervisor Beckendorff, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved Permit No. 2024-79, as recommended by Quiddity in the letter attached hereto as Exhibit "A-7".

Agenda Item No. 13

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SUNTERRA SECTION 78 - FINAL DRAINAGE PLANS (ID: 00259); AND FINAL PLAT (ID: 00258, PERMIT NO. 2024-68). Upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved Permit No. 2024-68, as recommended by Quiddity in the letter attached hereto as Exhibit "A-8".

Agenda Item No. 14

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR LAKES OF CANE ISLAND SECTION 1 - PRELIMINARY PLAT (ID: 00450). Upon motion by Supervisor Welch, seconded by Supervisor Beckendorff, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application ID No. 00450, as recommended by Quiddity in the letter attached hereto as Exhibit "A-9".

Agenda Item No. 15

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SOFI LAKES BLVD & YARA DRIVE STREET DEDICATION - PRELIMINARY PLAT (ID: 00433). Mr. McCarthy reviewed the recommendation letter for Permit Application ID No. 00433, a copy of which is attached hereto as Exhibit "A-10".

Agenda Item No. 16

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SOFI LAKES RESERVE SECTION 1 - PRELIMINARY PLAT (ID: 00145). Mr. McCarthy reviewed the recommendation letter for Permit Application ID No. 00145, a copy of which is attached hereto as Exhibit "A-11".

Agenda Item No. 17

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SOFI LAKES RESERVE SECTION 2 - PRELIMINARY PLAT (ID: 00435). Mr. McCarthy reviewed the recommendation letter for Permit Application ID No. 00435, a copy of which is attached hereto as Exhibit "A-12".

Agenda Item No. 18

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SOFI LAKES SECTION 1 - PRELIMINARY PLAT (ID: 00434). Mr. McCarthy reviewed the recommendation letter for Permit Application ID No. 00434, a copy of which is attached hereto as Exhibit "A-13".

Upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved Agenda Item Nos. 15, 16, 17, and 18 for Permit Application ID Nos. 00433, 00145, 00435, and 00434, as recommended by Quiddity.

Agenda Item No. 19

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SUNTERRA LAKES STREET DEDICATION SECTION 2- PRELIMINARY PLAT (ID: 00455). Upon motion by Supervisor Chisum, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application ID No. 00455, as recommended by Quiddity in the letter attached hereto as Exhibit "A-14".

Agenda Item No. 20

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 46 WATER PLANT NO. 1 - PRELIMINARY PLAT (ID: 00463). Upon motion by Supervisor Beckendorff, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application ID No. 00463, as recommended by Quiddity in the letter attached hereto as Exhibit "A-15".

Agenda Item No. 21

DECLARE JOHN DEERE MODEL 755A LOADER SERIAL NUMBER: 373911 AND HYSTER W6F WINCH SERIAL NUMBER: W6FP4F5418E41 AS SURPLUS. Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board declared John Deere Model 755A Loader - Serial No. 373911 and Hyster W6F Winch Serial No. W6FP4F5418E41 as surplus property.

Agenda Item No. 22

RESOLUTION FOR THE LEASE PURCHASE OF THE 2024 CATERPILLAR 920-14 AND ENTER INTO A FINANCING AGREEMENT ("RESOLUTION"). Upon motion by Supervisor Beckendorff, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved the Resolution, a copy of which is attached hereto as Exhibit "B".

Agenda Item No. 23

ANNUAL RENEWAL OF THE PEFB#4 BOND THROUGH KATY INSURANCE AGENCY, INC., POLICY NO. 68749568. Upon motion by Supervisor Beckendorff, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved renewal of Policy No. 68749568.

Agenda Item No. 24

UPDATE ON NEW ADMINISTRATION BUILDING. Ms. Sidwell updated the Board on the construction progress of the new Administration Building.

Agenda Item No. 25

UPDATE ON ENFORCEMENT. Agenda Item No. 25 was discussed in Executive Session.

Agenda Item No. 26

EXECUTIVE SESSION

At 9:49 a.m., upon motion by Supervisor Beckendorff, seconded by Supervisor Keeling, the President called an Executive Session pursuant to Sections 551.071 to discuss matters of attorney-client privilege. Only the present Board members, Mr. Kitzman, Mr. Brand, Ms. Sidwell, Mr. Berckenhoff, Mr. McCarthy, Mr. Pinheiro, Mr. Petrov, and Ms. Croon were present during the executive session.

Agenda Item No. 27

REGULAR SESSION

At 10:05 a.m., upon motion by Supervisor Chisum, seconded by Supervisor Welch, 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.

Agenda Item No. 28

ADJOURNMENT

With no additional matters to discuss, upon motion by Supervisor Keeling, seconded by Supervisor Welch, the Board adjourned the meeting at 10:06 a.m.

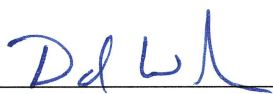
[EXECUTION PAGE FOLLOWS]

SIGNED this 12th day of AUGUST 2024.



President, Board of Supervisors

ATTEST:



Secretary, Board of Supervisors

- Exhibit "A" Quiddity Recommendation for Permit Application ID 24-00027
- Exhibit "A-1" Quiddity Recommendation for Variance Request for Permit Application ID 24-00027
- Exhibit "A-2" Quiddity Recommendation for Permit No. 2024-26
- Exhibit "A-3" Quiddity Recommendation for Permit Application ID No. 24-00098
- Exhibit "A-4" Quiddity Recommendation for Extension Request for Permit No. 2023-29
- Exhibit "A-5" Quiddity Recommendation for Permit no. 2024-102
- Exhibit "A-6" Quiddity Recommendation for Permit no. 2024-78
- Exhibit "A-7" Quiddity Recommendation for Permit no. 2024-79
- Exhibit "A-8" Quiddity Recommendation for Permit no. 2024-68
- Exhibit "A-9" Quiddity Recommendation for Permit Application ID No. 00450
- Exhibit "A-10" Quiddity Recommendation for Permit Application ID No. 00433
- Exhibit "A-11" Quiddity Recommendation for Permit Application ID No. 00145
- Exhibit "A-12" Quiddity Recommendation for Permit Application ID No. 00435
- Exhibit "A-13" Quiddity Recommendation for Permit Application ID No. 00434
- Exhibit "A-14" Quiddity Recommendation for Permit Application ID No. 00455
- Exhibit "A-15" Quiddity Recommendation for Permit Application ID No. 00463
- Exhibit "B" Resolution

MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT
WORKSHOP

July 22, 2024

The Board of Supervisors of Brookshire-Katy Drainage District (the "District") met in public session, 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, 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., Rod Pinheiro, P.E., and Michael McCarthy, P.E., of Quiddity Engineering ("Quiddity" or "Engineer"); and William Petrov, attorney, of Johnson Petrov, LLP ("Johnson Petrov" or "Attorney").

Agenda Item No. 1
CALL TO ORDER

The President called the meeting to order at 10:07 a.m.

Agenda Item No. 2
DISCUSS BROOKSHIRE-KATY DRAINAGE DISTRICT'S FUTURE FINANCIAL PLANNING.

The Board held a workshop to address the District's long-term financial strategy. The discussion focused on two main areas:

1. The structure of the District's tax rates; and
2. The advantages and disadvantages of approving bonds through a bond election.

ADJOURNMENT

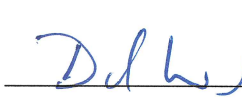
With no additional matters to discuss, upon motion by Supervisor Keeling, seconded by Supervisor Beckendorff, and with all Supervisors voting aye, the Board adjourned the meeting at 11:21 a.m.

SIGNED this 12th day of AUGUST 2024.



President, Board of Supervisors

ATTEST:



Secretary, Board of Supervisors



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

July 18, 2024

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

Reference: InSite Realty Partners, LP
Heritage West – **Drainage Impact Assessment**
Application ID No. 24-00027
Permit No. N/A
Quiddity Job No. R0002-1004-04.001.01

Dear Mr. England:

The referenced Heritage West 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 drainage and detention facilities will be reviewed upon submittal of the final plat and plans.

Technical Review & Findings:

The proposed 71.98-acre Heritage West and 3.36-acre Schlipf Road extension (Development) are located within the Pederson Road Business Park development which encompasses 178.2 acres. The Report aims to analyze the detention requirements for the Development, using Atlas 14 criteria, and certify no adverse impacts to the Development, adjacent properties, or downstream facilities in accordance with the District's (R&R). The Development is located at the northeast corner of U.S. Highway 90 and Schlipf Road, and within Waller County.

The Report outlines the technical analysis and findings to justify excess detention capacity within the existing Pederson Road Business Park detention facility to accommodate the Atlas 14 100-yr flows from the Development. The District previously accepted the Drainage Impact Assessment for the Pederson Road Business Park development under the report titled "Final Stormwater Drainage Analysis for Pederson Road Business Park" dated September 26, 2012 (2012 DIA). The 2012 DIA included the 71.98-acre Heritage Business Park development and 1.73 acres of the Schlipf Road extension. The 2012 DIA was designed to pre-Atlas 14 criteria in conformance with the District's R&R at the time of approval. The Report analyzed the entire Pederson Road Business Park, including the Development, using Atlas 14 criteria. The Report indicates there is excess detention storage capacity within



Mr. Arnold England, President
July 18, 2024
Page 2

the existing detention facility to contain the Atlas 14 100-yr water surface elevations within top of bank and provide a minimum of 1-ft of freeboard during the Atlas 100-yr storm event when the entire service area is analyzed using Atlas 14. Additionally, the existing detention facility utilizes a 100-percent pumped outfall with no gravity outfall pipe component, aside from the emergency overflow spillway. The existing detention facility was included in the plans titled "Office and Manufacturing Facility for Pederson Road Business Park" and approved under Permit No. 2012-17. The original approved plans for the detention pond included six (6) 48-inch pipes that conveyed flow from the detention pond to the pump station. The as-builts show a revision to these pipes that reflects four (4) 54-inch pipes were constructed and not the six (6) 48-inch pipes. The pipe revision is documented in a letter provided by Clay Development & Construction, Inc. which summarizes the hydraulic analysis within the entire Pederson Business Park storm sewer system with the pipe changes and concludes that the revisions propose no adverse impacts within the development and to facilities downstream. Lastly, the pipe revision was incorporated into the modeling and analysis of the Development. Waller County Improvement District No. 2 (WCID No. 2) owns and maintains the existing detention facility and pump station. Currently, the pump station has no emergency backup power. The WCID No. 2 Engineer provided two letters which indicated the design for a 175 kW diesel generator has begun along with contact information and procedures of the maintenance operations at the pump station. The generator addition will provide sufficient emergency backup power to the pump station in the event of power failure and construction of the generator will commence once the design is finalized.

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.

Drainage Impact Assessments for Previous Phases:

The District previously received and accepted the Drainage Impact Assessment for the Pederson Road Business Park under the report titled "Final Stormwater Drainage Analysis for Pederson Road Business Park" dated September 26, 2012 (2012 DIA).

Conclusion:

Based on our review of the Report, there is sufficient detention storage capacity within the existing Pederson Road Business Park development to accommodate the Atlas 14 100-yr runoff flows from this Development. The Report does not indicate an increase in the proposed condition peak discharge rates or water surface elevations in the receiving District easement to the south of the development, including downstream facilities, when compared to those under the existing conditions for storm events up to and including the Atlas 14 100-yr storm event.

The permit applications for the subsequent drainage plans must include a certification from a professional engineer licensed to practice in the state of Texas that the future developments will cause no adverse impact to the receiving drainage and detention facilities, including downstream facilities, in full compliance with this Report.



Mr. Arnold England, President
 July 18, 2024
 Page 3

We offer no objections to this Heritage West Drainage Impact Assessment and recommend the District accept this Report, **contingent upon the District's approval and execution of the Variance Request for the Development.**

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.

For the Applicant

- DFMA - The property owner will be required to coordinate with the District's legal counsel and execute a Detention Facilities Maintenance Agreement (DFMA) for this Development before the District approves any drainage or detention plans for the Development. The Board will consider approval of the DFMA once recommended by the District's legal counsel.
- The applicant shall not use this letter to commence any construction activities prior to receiving all approved permits from the governing entities 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/R0002-1004-04 Heritage West Permit Review/3.0 - LETTERS/Heritage West DIA Approval Ltr_071824.docx

Enclosures

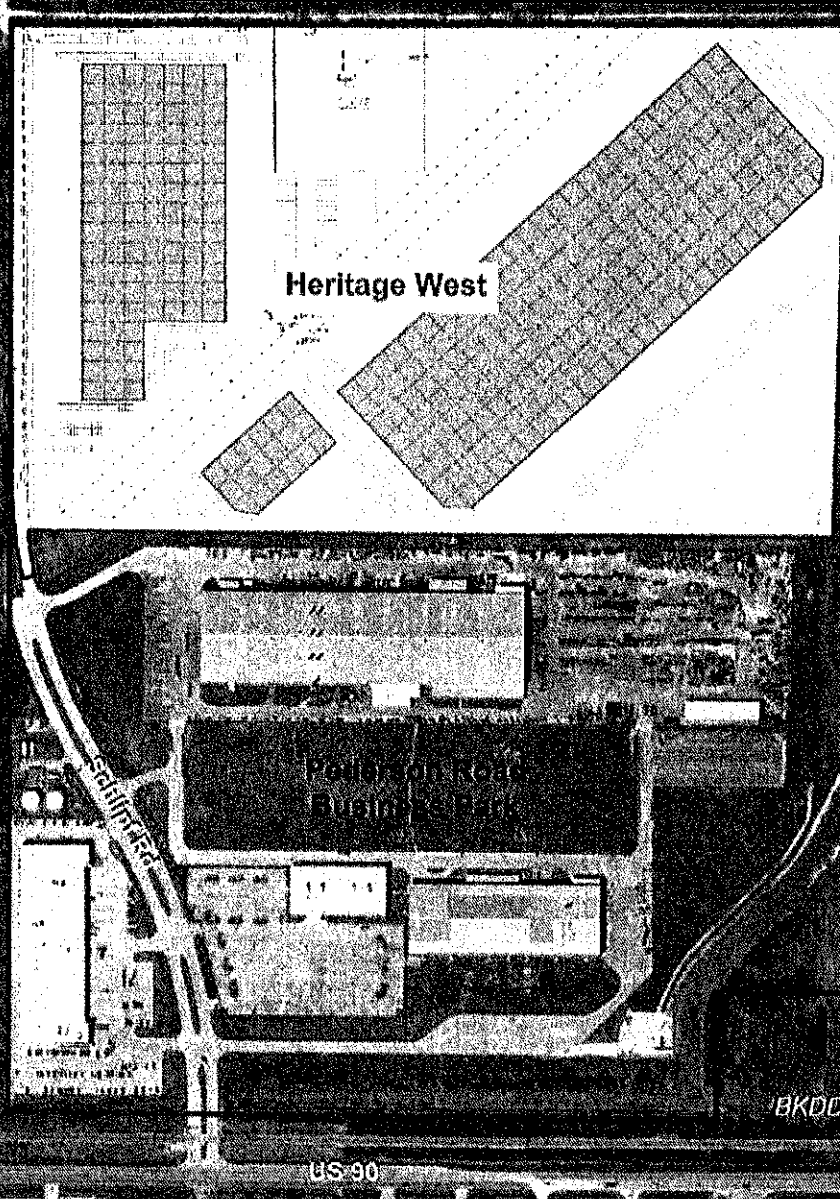
cc: Mr. John Stavinoha – InSite Realty Partners, LP via email jstavinoha@insiterealty.com
 Ms. Mirna Ruiz, PE – WGA, PLLC via email mrui@wga-llp.com
 Mr. Ethan Demary, PE – BGE, Inc. via email edemary@bgeinc.com
 Mr. Ross McCall, PE – Waller County Engineer via email engineering@wallercounty.us
 Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com

HERITAGE WEST

Exhibit "A-1"

DRAINAGE IMPACT ANALYSIS

(71.98-ACRE DEVELOPMENT)



WGA

2500 Tanglewilde, Suite 120
Houston, TX 77063
(713) 789-1900

Texas Firm Number F-9756

WGA Project #00154-009

July 15, 2024





RULES AND REGULATIONS VARIANCE REQUEST FORM

SECTION 1 - APPLICANT INFORMATION

Rules and Regulations Variance

- No variance will be granted unless requested in writing and approved by the Board.
- In the instance an Applicant can justify and fully support that a requirement or criteria listed within the District's Rules and Regulations cannot be satisfied, a Variance Request Form can be submitted for review.
- Each submittal will be evaluated by the District's Engineer and Brookshire-Katy Drainage District Board on a case-by-case basis.
- All incomplete Variance Request Forms or requests that do not provide sufficient technical support documentation will be rejected.
- The Applicant must submit a completed Variance Request Form and fee (see Fee Schedule Worksheet) with accompanying documentation to support the desired request for approval 30 days prior to the desired Board meeting date. Additional questions and documentation may be required upon further review by the District.
- All supplemental documentation required to support the variance request shall be submitted for the District's review.
- Submittal of a variance request **does not** in any way guarantee approval of the variance. The Board reserves the option to deny any variance request.
- Any variance granted will only be applicable to the specific site and conditions for which the variance was granted. It will not modify or change any standards as they apply to other sites or conditions.

Mark Type of Variance (required)

- | | |
|---|---|
| ☐ Utility, Pipeline, and Cable Crossings | ☐ Tract Development Without Platting |
| ☐ Private and Public Road Crossings | ☐ Tract Development With Platting |
| ☐ Drainage Connection Without Land Use Changes | ☒ Master Drainage Plan |

Specific Section and Rule within District Rules & Regulations that is associated with the variance request
(Ex: Article 1. Sect. 1.A): Article VI. Sect. 5.B.7.g.

Project Information

Project Address/Legal Description: 71.9750 Acre Tract Being all of Restricted Reserve "A" Replat Pederson Road Business Park

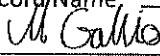
BKDD Permit No.: _____

Owner/Applicant Information

Owner's Name: John Stavino Date: 07/15/2024

Applicant's Engineer Firm Name: Ward, Getz, & Associates, PLLC

Engineer of Record Name: Michael Gallo

Signature: 

Email: mngallo@wga-llp.com Phone: 713 489 9399



RULES AND REGULATIONS VARIANCE REQUEST FORM

Exhibit "A-1"

SECTION 2 - ENGINEERING JUSTIFICATION

Engineering Reason For Variance Request (specify details)

Provide a statement of what the variance request is and why the selected criteria listed within the District's Rules and Regulations should be varied or are not applicable to the development. Justification shall not include cost or reference to cost. If the space provided is not adequate, continue/provide on a separate document and attach as needed.

Variance(s) Requested:

The variance requested is for the criteria stating no more than 50% of the detention basin capacity shall be pumped. The existing detention pond design was approved and built before this criteria was instated. This DIA is to ensure that there is sufficient capacity within the existing detention pond for the Heritage West development.

SECTION 3 - BKDD REVIEW

For The District Use Only

Recommendation/Reason(s) if not approved:

- ☐ Approved as Submitted
- ☐ Approved as Noted
- ☐ Not Approved For Reason(s) Stated
- ☐ Not Applicable

Date: ____/____/____

BKDD President

BKDD General Manager

BKDD District Engineer

Attention:

The approval of this variance in no way affects the responsibilities and liability of the Owner or Design Professional responsible for the project and for the associated plan sheets and design. No representation or warranty of any kind is made by the District for any purposes whatsoever.



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

July 17, 2024

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

Reference: Patricia Valdez Oregon
Milk and Brew Coffee Shop – **Final Drainage Plans**
Application ID No. 24-00099
Permit No. 2024-26
Quiddity Job No. R0002-1020-01.019

Dear Mr. England:

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

Applicant: Goldland Engineers, LLC

Application Type: Tract Development without Platting – Final Drainage Plans

Location: 540 FM 359 S, Brookshire, Texas – at the intersection of FM 359 S and 13th Street

Survey: W. Cooper Survey, Abstract 20, Waller County, Texas

Description: The proposed Milk and Brew Coffee Shop (Development) is comprised of approximately 0.51 acres of land and located within the City of Brookshire.

The Development includes the construction of an approximately 1,972 square foot coffee shop, and associated parking, landscape, drainage, and detention improvements. The drainage for the Development is conveyed via overland sheetflow within the paving areas and directed west with two inflow locations into the proposed concrete vertical wall detention pond. The detention pond includes a single gravity-only 24-inch outfall pipe with a 6-inch restrictor that discharges runoff from the site into the 13th street roadside ditch. Flow within the 13th street ditch continues west and eventually discharges into the West Fork of Brookshire Creek.

DFMA: A Detention Facilities Maintenance Agreement (DFMA) is required for the proposed drainage and detention facilities within the Development. The DFMA will be considered for Board approval by the District's Legal Counsel on the July 22, 2024 agenda.

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.



Mr. Arnold England, President
 July 17, 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, 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.

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 permits** from all applicable 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/R0002-1020-01.019 Milk and Brew Coffee Shop/2.0 - LETTERS/Milk and Brew Coffee Shop Final Drainage Plans Approval Ltr 071724.docx>

cc: Mr. Henry Thompson, III – Goldland Engineers, LLC via email h.i.thompson2020@gmail.com
 Mr. Peter Truong, PE – Goldland Engineers, LLC via email goldlandengineers@yahoo.com
 Mr. Ross McCall, PE – Waller County Engineer via email engineering@wallercounty.us
 Mr. Craig Kalkomey, PE – City of Brookshire Engineer via email ckalkomey@lja.com
 Mr. Andrew Johnson III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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July 18, 2024

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

Reference: Pederson Road Town Center – 139, LLC
Texas Heritage Marketplace Drainage Impact Study Amendment No. 1 - **Drainage Impact Assessment**
Application ID No. 24-00098
Permit No. N/A
Quiddity Job No. R0002-1032-01.001

Dear Mr. England:

The referenced Texas Heritage Marketplace (Development) Drainage Impact Study Amendment No. 1 (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.

This review aims to verify whether the Development's proposed drainage and detention facilities as analyzed within the Report generally comply with the District's R&R and criteria. This review addresses issues regarding hydraulic and hydrologic drainage design criteria only. The subsequent plats and drainage plans for the proposed Development must be submitted to the District for review and approval. Additionally, the Report certifies that no adverse impacts will take place within the receiving waterways, adjacent properties, or downstream facilities in accordance with the District's R&R.

Previous Acceptance:

The District previously received and accepted the initial Texas Heritage Marketplace Drainage Impact Study with a letter dated June 16, 2022. The Report is an update to the previously approved drainage impact study to incorporate changes to the layout of the detention pond and include the Atlas 14 2-yr and 10-yr storm events.

Technical Review & Findings:

The Development includes approximately 161 acres of land for commercial and multi-family residential use. The Development is bounded by Pederson Road to the West and Interstate Highway – 10 to the North.

The existing drainage conditions for the Development includes undeveloped land that drains to the south and outfalls into Willow Fork of Buffalo Bayou. There is no apparent off-site sheetflow that passes through the Development. The Development is partially located within the 100-yr floodplain (Zone A), as shown on FIRM panel 48473C0350E and 48473C0375E dated February 18, 2009 (Revised September 30, 2016). Fill placed within the 100-yr floodplain limits were mitigated with an equal amount of storage within a proposed mitigation basin on the southwestern end of the Development. Calculations of the floodplain fill, cut, and mitigation were included and summarized within the Report. The existing conditions were modeled using HEC-RAS (v. 5.0.5). The Development's model extends both upstream and downstream of the Development to ensure no adverse impacts are encountered as a result of the proposed conditions.



Mr. Arnold England, President
July 18, 2024
Page 2

The Development includes construction of a single dry bottom detention basin and a single mitigation basin. The detention storage volume for the Development is 94.1 acre-feet and the detention storage rate is 0.73 ac-ft/ac. In accordance with the District's R&R, the detention basin will include sufficient maintenance berm widths, side slopes, and 1-ft of freeboard. The detention basin will feature a proposed two-tier gravity outfall to control release runoff from the Development into Willow Fork of Buffalo Bayou. The lower outfall pipe includes a 36-inch reinforced concrete pipe (RCP) with a 33-inch restrictor at elevation 135.68-ft. The higher outfall pipe includes a 30-inch RCP at elevation 143.5-ft. The two-tier outfall structure will control release the discharge from the Development in post-developed Atlas 14 conditions to 153.0 cfs, which is less than the pre-developed Atlas 14 conditions of 153.1 cfs.

The mitigation basin includes 31.7 ac-ft of mitigation volume for the fill added within the floodplain. The mitigation basin will also include adequate maintenance berm widths and side slopes. The mitigation basin will include an inflow pipe that receives flow from Willow Fork of Buffalo Bayou and an outfall pipe to control release flow back into the channel. The Report included a conveyance analysis of Willow Fork of Buffalo Bayou to prove no adverse impacts occur due to the cut and fill within the floodplain as a result of the proposed conditions for the Development. The conveyance analysis results indicate no rises occur in the water surface elevations within Willow Fork of Buffalo Bayou up to and including the Pre-Atlas 14 100-yr storm event.

The subsequent final drainage plans will include details and calculations for both basins, including extreme event spillways that will be sized to adequately convey overland flow from the basins into the Willow Fork of Buffalo Bayou for storm events exceeding the 100-yr storm.

District Ultimate ROW

Within the Development's southern end of the property, the District currently possesses a 70-ft wide drainage easement that encompasses Willow Fork of Buffalo Bayou. The Applicant prepared an ultimate right-of-way (ROW) analysis and determined an ultimate ROW of the District's channel to be 200-ft wide. The Applicant will dedicate the additional 130-ft of ROW to the District in the subsequent permit applications and final plats for the Development that will be submitted to the District for review and approval.

Conclusion:

Based on our review of the Report, the Development does not indicate an increase in the proposed condition peak discharge rates or water surface elevations in the receiving Willow Fork of Buffalo Bayou, and downstream facilities, when compared to those under the existing conditions for storm events up to and including the Atlas 14 100-yr storm event.

The permit applications for the subsequent drainage plans must include a certification from a professional engineer licensed to practice in the state of Texas that the future developments will cause no adverse impact to the receiving drainage and detention facilities, including downstream facilities, in full compliance with this Report.



Mr. Arnold England, President
July 18, 2024
Page 3

At this time, no deviation or variance requests from the District's R&R have been requested or granted. We offer no objections to this Texas Heritage Marketplace Drainage Impact Study Amendment No. 1 and recommend the District accept this Report.

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.

For the Applicant

- DFMA - The property owner will be required to coordinate with the District's legal counsel and execute a Detention Facilities Maintenance Agreement (DFMA) for this Development before the District approves any drainage or detention plans for the Development. The Board will consider approval of the DFMA once recommended by the District's legal counsel.
- The applicant shall not use this letter to commence any construction activities prior to receiving all approved permits from the governing entities 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/R0002-1032-01.001 Texas Heritage Marketplace DIA Amendment No. 1/2.0 - LETTERS/Texas Heritage Market Place DIA Amendment Approval Letter 071824.docx>

Enclosures

cc: Mr. Steven Golz, PE, CFM, EMV SP – BGE via email sgolz@bgeinc.com
Mr. Benton Schmaltz, PE – BGE via email bschmaltz@bgeinc.com
Mr. Ross McCall, PE – Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com

***161-Acre Texas Heritage
Marketplace***

Landmark Industries

**Drainage Impact Study
Willow Fork**

***Waller County, Texas
Brookshire-Katy Drainage District***



06/25/2024

BGE, Inc.
TBPE Registration No. F-1046

**BGE Job No. 5824-07
June 2024**



July 17, 2024

Rod A. Pinheiro, P.E.
Brookshire-Katy Drainage District
1111 Kenney Street,
Brookshire, TX 77423

Re: Permit Extension Request
Project: Dewberry Hills Drainage Channel & Detention Basins
Pape-Dawson Project Number: 41163-16
BKDD Permit Number: 2023-29

Dear Mr. Pinheiro,

On behalf of LGI Homes – Texas, LLC, we're requesting a 90-day permit extension for the project titled "Dewberry Hills Drainage Channel & Detention Basins", originally approved on January 29, 2024 under BKDD Permit Number 2023-29. The reason we're requesting this extension is because LGI Homes wanted Dewberry Hills Sec 1 to be approved before proceeding with construction of the referenced project. Now that Dewberry Hills Sec 1 is approved, they are ready to proceed; However, the permit is currently scheduled to expire on July 29, 2024. The current preliminary schedule estimates construction starting on August 13, 2024 and ending on June 5, 2025.

If you have any questions, please don't hesitate to contact me at (713) 428-2400.

Sincerely,
Pape-Dawson Engineers



Jordan Konesheck, P.E.
Senior Project Manager



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

July 17, 2024

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

Reference: Katy 2855 Development, LLC
Grange Model Home Parking Lot – **Final Drainage Plans**
Application ID No. 00417
Permit No. 2024-102
Quiddity, Inc. Job No. R0002-1021-01.013

Dear Mr. England:

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

Applicant: Quiddity Engineering – LDS

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

Location: West of Bartlett Rd., east of Schlipf Rd., north of Franz Rd., and south of Dove Meadow Ln.

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

Previous Approvals: The District approved the Final Drainage Plans for the Franz Road Extension & Model Home Park under Permit No. 2024-62 on May 13, 2024.

Description: The proposed Grange Model Home Parking Lot (Development) includes approximately 0.20 acres of paving improvements that is intended to serve the Grange Model Home Park.

The drainage for the Development will be collected and conveyed through existing curb and gutter inlets along Dove Meadow Lane. The existing storm sewer along Dove Meadow Lane was included in the plans titled "Franz Road Extension & Model Home Park" and approved by the District under Permit No. 2024-62 on May 13, 2024. The flow along Dove Meadow Lane will be directed west and eventually discharge into Detention Pond 1, which then outfalls into Snake Creek. Detention Pond 1 was included in the plans titled "Plow Tract

Mr. Arnold England, President
July 17, 2024
Page 2

Phase 1 Mass Grading and Detention" and approved by the District under Permit No. 2024-17 on March 25, 2024. Additionally, the drainage impact assessment (DIA) for Grange (Plow Tract) Phase 1 development was accepted by the District on February 26, 2024. The drainage and detention components outlined in the plans for the Development are in accordance with the Grange Phase 1 DIA.

DFMA: The property owner will be required to execute a DFMA that includes Detention Pond 1. The Board will consider approval of this agreement once recommended by the District's attorney.

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

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

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

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

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



Mr. Arnold England, President
July 17, 2024
Page 3

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1021-01.013 Grange Model Home Parking Lot/2.0 - Letters/Grange Model Home Parking Lot Final Drainage Plans Approval Ltr 071724.docx>

cc: Mr. Jacob Rice – Katy 2855 Development, LLC via email jacobr@johnsondev.com
Mr. Hayden D. Dixon, PE – Quiddity Engineering, LLC. via email hdixon@quiddity.com
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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July 18, 2024

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

Reference: Astro Sunterra West
Sunterra West Water Plant No. 1 and Remote Water Well - Phase 1– **Final Drainage Plans**
Application ID No. 00320
BKDD Permit No. 2024-78
Quiddity, Inc. Job No. R0002-1036-01.002

Dear Mr. England:

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

Applicant: Quiddity Engineering LDS

Permit Type: Tract Development without Platting – Final Drainage Plans

Location: North of Stockdick Road, south of FM 529, and east of FM 362.

Previous Approvals: The Board accepted the Sunterra West Phase I Drainage Impact Analysis (Phase I DIA) on July 15, 2024.

Description: The proposed Sunterra West Water Plant No. 1 and Remote Water Well Phase 1 (Development) encompasses approximately 4.63 acres of land. The Development is located within the future Sunterra West (Sunterra Lakes) development, comprising 640.1 acres of land. This Development includes the construction of the first phase of Water Plant No. 1 and a remote water well.

The drainage for the water plant and remote water well site includes proposed on-site underground storm sewer and surface swales to convey runoff to the south and outfall into two interim detention ponds at separate locations. The water plant site will outfall into Interim Detention Pond No. 1 and the remote water well site will outfall into Interim Detention Pond No. 2. Both interim detention ponds will then discharge to a series of existing and proposed perimeter swales before ultimately converging and discharging to the District's drainage channel located to the east of the Sunterra West (Sunterra Lakes) development via an existing 28-inch steel outfall pipe. The proposed interim detention ponds meet the District's requirements for detention pond sizing, maintenance berms, and



Mr. Arnold England, President

July 18, 2024

Page 2

associated outfall components. The interim detention ponds will be maintained by the developer and used as a temporary detention facility until the Sunterra Lakes Phase 1 Detention and Mass Grading (Application ID 00428) is constructed and operational to serve the Development in accordance with the Phase 1 DIA. At such time, Waller County Municipal Utility District No. 1 (WCMUD No. 1) will assume ownership and maintenance responsibilities of the Sunterra Lakes Phase 1 detention facilities. Additionally, WCMUD No. 1 provided a letter of no objection for the Development.

DFMA

(with contingency):

Given a Detention Facilities Maintenance Agreement (DFMA) does not exist for the proposed interim detention ponds; approval of this permit is contingent upon the submittal of the fully executed DFMA of the Sunterra Lakes Phase 1 detention facilities. A fully executed DFMA that includes the Sunterra Lakes Phase 1 detention facilities will be required prior to District approval of the permit application for the Sunterra Lakes Phase 1 Detention and Mass Grading (Application ID 00428), unless otherwise accepted under certain conditions by the District.

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, contingent upon the submittal of the fully executed DFMA of the Sunterra Lakes Phase 1 detention facilities.

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, 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, aside from the DFMA contingency. 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

July 18, 2024

Page 3

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.

Please note: 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/R0002-1036-01.002 Sunterra West Water Plant No. 1 & Remote Water Well Phase 1/2.0 - Letters/Sunterra West Water Plant No. 1 & Remote Water Well Ph 1 Final Drg Plan Approval Ltr 071724.docx>

cc: Mr. Collin Campbell – Astro Sunterra West, LP via email ccampbell@landtejas.com
Mr. Drew Alford, PE – Quiddity Engineering, LLC. via email aalford@quiddity.com
Mr. Christian Walker, PE – Quiddity Engineering LDS via email chwalker@quiddity.com
Mr. Logan Haffelder, PE – Quiddity Engineering, LLC. via email lhaffelder@quiddity.com
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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July 17, 2024

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

Reference: Astro Sunterra, LP
Royal ISD Elementary School No. 2 – **Final Plat**
Application ID No. 00465
Permit No.: 2024-79
Quiddity Job No. R0002-1020-01.036

Dear Mr. England:

The District has received a permit application as follows:

<u>Applicant:</u>	Quiddity Engineering – LDS
<u>Permit Type:</u>	Tract Development with Platting – Final Plat ONLY
<u>Location:</u>	1254 Bartlett Road, Katy, TX 77493 - At the intersection of Caymus Creek Drive and Bartlett Road
<u>Survey:</u>	H. & T.C. Railroad Company Survey Section 129, Abstract 204, Waller County, Texas
<u>Previous Approvals:</u>	The District approved the Final Drainage Plans for Royal ISD Elementary School No. 2 under Permit Number 2024-79 on May 6, 2024 and the Preliminary Plat for Royal ISD Elementary School No. 2 on June 24, 2024.
<u>Description:</u>	The proposed Royal Elementary School No. 2 (Development) encompasses approximately 15.19 acres of land and includes 1 block and 1 reserve. This permit application only includes the final plat submittal of the Development and does not include any additional improvements within the site. The drainage for the Development was included in the plans titled "Proposed Elementary School No. 2 to serve Royal Independent School District" and approved by the District under Permit No. 2024-79 on May 6, 2024.
<u>DFMA:</u>	N/A



Mr. Arnold England, President

Page 2

July 17, 2024

Technical Review: Based on our review of the 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 submitted has been prepared, dated, signed, and sealed by a Professional Land Surveyor who 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: The applicant shall not use this letter to commence any construction activities prior to receiving all **approved permits** from the governing entities with jurisdiction, including the District for the future submittal of the final drainage plans. As previously mentioned, this recommendation of approval only includes the final plat for the Development.

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/R0002-1020-01.036 Royal ISD Elementary School No. 2_00325 & 00420/2.0 - Letters/Royal ISD Elementary School No. 2 Final Plat Approval Ltr 071724.docx

cc: Mr. Shamar O'Bryant – Astro Sunterra, L.P. via email sobryant@landtejas.com
 Ms. Chantelle Jamnik – Quiddity Engineering via email cjamnik@quiddity.com
 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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July 17, 2024

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

Reference: Astro Sunterra, LP
Sunterra Section 78 - **Final Plat and Drainage Plans**
Application ID No. 00258 (FP) and 00259 (FDP)
Permit No. 2024-68
Quiddity Job No. R0002-1019-01.034

Dear Mr. England:

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

Applicant: Quiddity Engineering - LDS

Permit Type: Tract Development with Platting – Final Plat and Drainage Plans

Location: North of Stockdick Road, west of Bartlett Road, east of Schlipf Road, and south of Beckendorff Road

Survey: Fred Eule Survey, Abstract 375, Waller County, Texas

Description: The proposed Sunterra Section 78 (Development) encompasses approximately 34.10 acres of single-family residential development and includes 139 lots, 6 blocks, and 9 reserves.

The drainage for the site is conveyed through curb and gutter inlets, which connects to an underground public storm sewer system and outfalls at three (3) locations. The first outfall discharges directly into Detention Pond T, which outfalls into Detention Pond Q. The second outfall connects to existing 6-ft x 6-ft reinforced concrete boxes that serve as an equalizer between Pond T and Pond Q. The third outfall connects to the proposed Sunterra Section 76 storm sewer system along Bitterweed Drive, which will then outfall into Detention Pond Q. The proposed Sunterra Section 76 storm sewer system is included in the construction plans titled "Water, Sanitary, Drainage and Paving Facilities in Sunterra Section 76" and approved by the District under Permit No. 2024-69 on July 15, 2024. Detention Ponds T and Q were included in the construction plans titled "Sunterra Phase 4 Detention and Mass Grading" that were approved by the District under Permit No. 2024-33 on January 8, 2024. Detention Pond Q outfalls into Detention Pond P, which outfalls into Detention Pond O, which outfalls to Detention Pond N. The construction of



Mr. Arnold England, President
 July 17, 2024
 Page 2

Detention Ponds P, O, and N were included in the construction plans titled "Sunterra Mass Grading and Detention Phase IIB" that was approved by the District under Permit No. 2021-34 on September 13, 2021. Detention Pond N outfalls into the Phase IB Detention Pond, which then outfalls into the Cane Island Branch of Buffalo Bayou. The construction of the Phase IB Detention Pond was included in the plans titled "Sunterra Phase IB Mass Grading and Detention," which was approved under Permit No. 2020-90 on April 26, 2021.

DFMA:

Detention Ponds P, O, N, and Phase IB are a part of the executed addendum to the original Detention Facilities Maintenance Agreement (DFMA).

The property owner will be required to execute a DFMA that includes Detention Ponds T and Q. The Board will consider approval of this agreement once recommended by the District's attorney.

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 plat and 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 plat and plans submitted have been prepared, dated, signed, and sealed by a Professional Land Surveyor and Professional Engineer, respectively, who are licensed to practice in the State of Texas, conveying these professional responsibilities and accountability.

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

For the Applicant:

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



Mr. Arnold England, President
July 17, 2024
Page 3

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

The applicant shall not use this letter to commence any construction activities prior to receiving all **approved permits** from the 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/R0002-1019-01.034 Sunterra Section 78/2.0 - Letters/Sunterra Section 78 Final Plat Approval Ltr_071724.docx

cc: Mr. Shamar O'Bryant – Astro Sunterra, L.P. via email sobryant@landtejas.com
Mr. Blair Bozoarth, PE – Quiddity Engineering via email bbozoarth@quiddity.com
Mr. Justin Au, PE – Quiddity Engineering via email jau@quiddity.com
Mr. Ross McCall, PE – Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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

July 17, 2024

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

Reference: PHHOU- Cane Island 178, LLC
Lakes of Cane Island Section 1– **Preliminary Plat**
Application ID No. 00450
Permit No. – N/A
Quiddity Job No. R0002-1033-01.011

Dear Mr. England:

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

Applicant: Edminster, Hinshaw, Russ, and Associates

Permit Type: Tract Development with Platting – Preliminary Plat and Preliminary Drainage Plan

Location: North of Morton Road, south of Clay Road, east of Schlipf Road, and west of Pitts Road

Survey: H. & T. C. Railroad Company Survey, Section 129, Abstract 205, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of Lakes of Cane Island 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

July 17, 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 Documents/BKDD All Permits/R0002-1033-01.011 Lakes of Cane Island Section 1/2.0 - Letters/Lakes of Cane Island Section Prelim Plat Approval Ltr 071724.docx>

cc: Ms. Paige Lipetska – Edminster, Hinshaw, Russ & Associates - via email plipetska@ehra.team
Ms. Alyssa Spiteri – Edminster, Hinshaw, Russ & Associates – via email aspiteri@ehra.team
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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July 17, 2024

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

Reference: Ms. Sophia Filfil
Sofi Lakes Blvd and Yara Drive Street Dedication– **Preliminary Plat**
Application ID No. 00433
Permit No. – N/A
Quiddity Job No. R0002-1003-21.004

Dear Mr. England:

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

Applicant: RG Miller Engineers, Inc.

Permit Type: Tract Development with Platting – Preliminary Plat and Preliminary Drainage Plan

Location: North of FM 529, east of FM 2855, and south of Morrison Road

Survey: H. & T. C. Railroad Company Survey, Block 113, Abstract 173, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of Sofi Lakes Blvd. and Yara 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

July 17, 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 Documents/BKDD All Permits/R0002-1003-21.004 Sofi Lakes Blvd & Yara Drive Street Dedication/2.0 - Letters/Sofi Lakes Blvd & Yara Dr St Dedication Prelim Plat Approval Ltr 071724.docx>

cc: Mr. Chrishone Peterson – RG Miller Engineers, Inc. - via email cpeterson@rgmiller.com
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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July 17, 2024

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

Reference: Reddi Malladi
Sofi Lakes Reserve Section 1– **Preliminary Plat**
Application ID No. 00145
Permit No. – N/A
Quiddity Job No. R0002-1003-21.002

Dear Mr. England:

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

Applicant: RG Miller Engineers, Inc.

Permit Type: Tract Development with Platting – Preliminary Plat and Preliminary Drainage Plan

Location: North of FM 529, east of FM 2855, and south of Morrison Road

Survey: H. & T. C. Railroad Company Survey, Block 113, Abstract 173, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of Sofi Lakes Reserve 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

July 17, 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 Documents/BKDD All Permits/R0002-1003-21.002 Sofi Lakes Reserve Section 1/2.0 - LETTERS/Sofi Lakes Reserve Section 1 Prelim Plat Approval Ltr 071724.docx>

cc: Mr. Chrishone Peterson – RG Miller Engineers, Inc. - via email cpeterson@rgmiller.com
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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July 17, 2024

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

Reference: Ms. Sofia Filfil
Sofi Lakes Reserve Section 2– **Preliminary Plat**
Application ID No. 00435
Permit No. – N/A
Quiddity Job No. R0002-1003-21.006

Dear Mr. England:

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

Applicant: RG Miller Engineers, Inc.

Permit Type: Tract Development with Platting – Preliminary Plat and Preliminary Drainage Plan

Location: North of FM 529, east of FM 2855, and south of Morrison Road

Survey: H. & T. C. Railroad Company Survey, Block 113, Abstract 173, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of Sofi Lakes Reserve 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

July 17, 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 Documents/BKDD All Permits/R0002-1003-21.006 Sofi Lakes Reserve Section 2/2.0 - Letters/Sofi Lakes Reserve Section 2 Prelim Plat Approval Ltr 071724.docx>

cc: Mr. Chrishone Peterson – RG Miller Engineers, Inc. - via email cpeterson@rgmiller.com
Mr. Ross McCall, PE - Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



July 17, 2024

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

Reference: Ms. Sofia Filfil
Sofi Lakes Section 1– **Preliminary Plat**
Application ID No. 00434
Permit No. – N/A
Quiddity Job No. R0002-1003-21.005

Dear Mr. England:

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

Applicant: RG Miller Engineers, Inc.

Permit Type: Tract Development with Platting – Preliminary Plat and Preliminary Drainage Plan

Location: North of FM 529, east of FM 2855, and south of Morrison Road

Survey: H. & T. C. Railroad Company Survey, Block 113, Abstract 173, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of Sofi Lakes 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

July 17, 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 Documents/BKDD All Permits/R0002-1003-21.005 Sofi Lakes Section 1/2.0 - Letters/Sofi Lakes Section 1 Prelim Plat Approval Ltr 071724.docx>

cc: Mr. Chrishone Peterson – RG Miller Engineers, Inc. - via email cpeterson@rgmiller.com
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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July 17, 2024

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

Reference: Sunterra Lakes Boulevard Street Dedication Section 2 – **Preliminary Plat**
Application ID No. 00455
Permit No. – N/A
Quiddity Job No. R0002-1036-01.009

Dear Mr. England:

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

Applicant: Quiddity Engineering, LDS

Permit Type: Tract Development with Platting – Preliminary Plat and Preliminary Drainage Plan

Location: North of Stockdick Road, south of FM 529, east of FM 362, and west of FM 2855

Survey: H. & T. C. Railroad Company Survey, Section 48 Abstract 142, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of Sunterra Lakes Boulevard Street Dedication 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
July 17, 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 Documents/BKDD All Permits/R0002-1036-01.009 Sunterra Lakes Street Dedication Section 2/2.0 - Letters/Sunterra Lakes Street Dedication Sec 2 Prelim Plat.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1036-01.009%20Sunterra%20Lakes%20Street%20Dedication%20Section%202/2.0%20-%20Letters/Sunterra%20Lakes%20Street%20Dedication%20Sec%202%20Prelim%20Plat.docx)

cc: Mr. Brian Stidham – Astro Sunterra West, LP via email bstidham@starwoodland.com
Ms. Caitlyn Nguyen – Quiddity Engineering via email ctnguyen@quiddity.com
Mr. Chad Walker, PE – Quiddity Engineering via email cwalker@quiddity.com
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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July 17, 2024

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

Reference: Gamal 318 acres LLC
Waller County Municipal Utility District No. 46 Water Plant No. 1— **Preliminary Plat**
Application ID No. 00463
Permit No. – N/A
Quiddity Job No. R0002-1035-01.004

Dear Mr. England:

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

Applicant: Edminster, Hinshaw, Russ, and Associates.

Permit Type: Tract Development with Platting – Preliminary Plat and Preliminary Drainage Plan

Location: North of FM 529, south of Morrison Road, east of FM 362 and west of Peregrine

Survey: H. & T. C. Railroad Company Survey, Section 51, Abstract 143, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of Waller County Municipal Utility District No. 46 Water Plant No. 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

July 17, 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 Documents/BKDD All Permits/R0002-1035-01.004 Waller County MUD 46 WP No. 1/2.0 - Letters/Waller County MUD No. 46 WP No. 1 Prelim Plat Approval Ltr 071724.docx>

cc: Ms. Paige Lipetska – Edminster, Hinshaw, Russ & Associates - via email plipetska@ehra.team
Ms. Ashley Waggoner – Edminster, Hinshaw, Russ & Associates – via email awaggoner@ehra.team
Mr. Ross McCall, PE - Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com

CERTIFICATE FOR RESOLUTION**STATE OF TEXAS****COUNTY OF WALLER****BROOKSHIRE-KATY DRAINAGE DISTRICT**§
§
§

We, the undersigned officers of the Board of Supervisors (the "Board") of **BROOKSHIRE-KATY DRAINAGE DISTRICT** (the "District"), hereby certify as follows:

The Board convened in public session, on Monday, July 22, 2024, at 8:30 a.m. at the regular meeting place thereto, and the roll was called of the members of the Board, to-wit:

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

All members of the Board were present except the following: _____, thus constituting a quorum. Whereupon other business, the following was transacted at such Meeting: A written

RESOLUTION APPROVING A NEW MACHINE SALES AGREEMENT WITH MUSTANG MACHINERY COMPANY, LLC AND A FINANCING AGREEMENT WITH CATERPILLAR FINANCIAL SERVICES CORPORATION was duly introduced for the consideration of the Board. It was then duly moved and seconded that such Order be adopted; and after full discussion, such motion, carrying with it the adoption of such Order prevailed, carried, and became effective by the following vote:

AYES: _____**NOES:** _____

A true, full and correct copy of the aforesaid Resolution adopted at the Meeting described in the above foregoing paragraph is attached to and follows this Certificate; such Resolution has been duly recorded in the Board's minutes of such Meeting; the above and foregoing paragraph is a true, full, and correct excerpt from the Board's minutes of such Meeting pertaining to the adoption of such Resolution; the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the Board as indicated therein; each of the officers and members of the Board are duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of such Meeting, and that such Resolution would be introduced and considered for adoption at such meeting, and each of the officers and members consented, in advance, to the holding of such Meeting for such purpose; and such Meeting was open to the public and public notice of the time, place, and purpose of such Meeting was given, all as required by Chapter 551 of the Texas Government Code and Section 49.063 of the Texas Water Code, as amended.

PASSED AND ADOPTED ON THIS _____ day of JULY 2024.

BROOKSHIRE-KATY DRAINAGE DISTRICT

By: _____
Arnold England,
President, Board of Directors

ATTEST:

By: _____
David Welch,
Secretary, Board of Directors

(SEAL)

Instructions For the Following Verification Forms:

- **STATE OF TEXAS – HOUSE BILL 89, 85th TEXAS LEGISLATURE VERIFICATION**
- **STATE OF TEXAS – SENATE BILL 13, 87th TEXAS LEGISLATURE VERIFICATION**
- **STATE OF TEXAS – SENATE BILL 19, 87th TEXAS LEGISLATURE VERIFICATION**

Brookshire-Katy Drainage District (the "District"), as a governmental entity, is required to include in its contracts a written verification from the company that the company does not boycott Israel, Fossil Fuel Industries, or Firearm and Ammunition industries. The verification language is required if the contract with the District has a value of \$100,000 or more and the company 10 or more full-time employees.

If the contract will or is anticipated to have a value of \$100,000 or more and the Company has 10 or more full-time employees, the Company is required to complete and submit all three Verification Forms. Please ignore the "Alternative Certification" at the bottom of this page and complete and submit the Verification Forms if the Company is required to complete and submit all three Verification Forms.

Alternatively, if the contract does not have a value of \$100,000 or more or the company has 9 or fewer full-time employees, you may complete and submit the below certification without completing the three Verification Forms.

Alternative Certification (if applicable)

I, _____, the undersigned representative of
(Person Name)

(Company or Business Name)

hereby referred to as Company, being an adult over the age of eighteen (18) years of age, do hereby certify that the HB 89, 85th Texas Legislature verification; SB 13, 87th Texas Legislature; and SB 19, 87th Texas Legislature verifications do not apply to this contract or the Company, under the provisions of **Section 2271.002(a), Texas Government Code; Section 2274.002(a), Texas Government Code; and Section 2274.002(a), Texas Government Code** because of the following reasons:

- ☐ The Company has 9 or fewer full-time employee; or
- ☐ The contract between the Company and the District will have a value of less than \$100,000.

(check all that apply)

STATE OF TEXAS – HOUSE BILL 89, 85th TEXAS LEGISLATURE VERIFICATION

I, _____, the undersigned representative of
 (Person Name)

 (Company or Business Name)

hereby referred to as company, being an adult over the age of eighteen (18) years of age, do hereby certify the above-named company, under the provisions of **Chapter 2271, Texas Government Code:**

- 1. Does not boycott Israel currently; and**
- 2. Will not boycott Israel during the term of the contract for goods or services.**

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and
2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.

 Date

 Position/Title

 Signature of Company Representative

STATE OF TEXAS – HOUSE BILL 13, 87th TEXAS LEGISLATURE VERIFICATION

I, _____, the undersigned representative of
(Person Name)

(Company or Business Name)

hereby referred to as company, being an adult over the age of eighteen (18) years of age, do hereby certify the above-named company, under the provisions of **Chapter 2274, Texas Government Code:**

- 1. Does not boycott energy companies currently; and**
- 2. Will not boycott energy companies during the term of the contract for goods or services.**

Pursuant to Section 2274.001, Texas Government Code:

1. "Boycott Energy Companies" means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company:
 - a. engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law; or
 - b. does business with a company described by Paragraph (a) above; and
2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.

Date

Position/Title

Signature of Company Representative

STATE OF TEXAS – HOUSE BILL 19, 87th TEXAS LEGISLATURE VERIFICATION

I, _____, the undersigned representative of
(Person Name)

(Company or Business Name)

hereby referred to as company, being an adult over the age of eighteen (18) years of age, do hereby certify the above-named company, under the provisions of **Chapter 2274, Texas Government Code**:

1. **Does not have a practice, policy, guidance, or directive that discriminates against firearm entity or firearm trade associations currently; and**
2. **Will not discriminate against a firearm entity or firearm trade association during the term of the contract for goods or services.**

Pursuant to Section 2274.001, Texas Government Code:

1. “Discriminate against a firearm entity or firearm trade association”
 - a. means, with respect to the entity or association, to:
 - i. refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;
 - ii. refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or
 - iii. terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; and
 - b. does not include:
 - i. the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories;
 - ii. Aa company ’s refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship to comply with federal, state, or local law, policy, or regulations or a directive by a regulatory agency or for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity ’s or association ’s status as a firearm entity or firearm trade association; and
2. “Company” means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.

Date

Position/Title

Signature of Company Representative