

MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT

June 10, 2024

The Board of Supervisors of Brookshire-Katy Drainage District (the "District") met in regular session, open to the public, at 7:00 p.m. at 1111 Kenney Street, Brookshire, Texas, inside the boundaries of the District, and the roll was called of the members of the Board:

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

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

Also attending the meeting were Buddy Brand, Assistant General Manager of the District; Wendy Sidwell, District Administrator; Rod Pinheiro, P.E., and Michael McCarthy, P.E., of Quiddity Engineering ("Quiddity" or "Engineer"); Blair Bozoarth, 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 MAY 13, 2024 REGULAR SESSION, MAY 6, 2024 AND MAY 30, 2024 SPECIAL BOARD MEETINGS

Upon motion by Supervisor Keeling, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved the minutes of the May 13, 2024, May 6, 2024, and May 30, 2024 Board meetings.

Agenda Item No. 5
ENGINEER'S REPORT

- (a) Permit Application for Tract Development With Platting for Beckendorff Road Street Dedication Section 6 - Final Drainage Plans (ID: 00303) and Final Plat Permit No. 2024-74 (ID: 00302). Upon motion by Supervisor Beckendorff, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application for Tract Development With Platting for Beckendorff Road Street Dedication Section 6 - Final Drainage Plans (ID: 00303)

and Final Plat Permit No. 2024-74 (ID: 00302), as recommended by Quiddity in the letter attached hereto as Exhibit "A".

- (b) Permit Application for Tract Development With Platting for Sunterra Section 75 - Final Drainage Plans (ID: 00234) and Final Plat Permit No. 2024-60 (ID: 00233). 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 Tract Development With Platting for Sunterra Section 75 - Final Drainage Plans (ID: 00234) and Final Plat Permit No. 2024-60 (ID: 00233), as recommended by Quiddity in the letter attached hereto as Exhibit "A-1".
- (c) Permit Application for Tract Development With Platting for Lakes of Cane Island Section 4 - Preliminary Plat and Drainage Plans (ID: 00382). 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 Tract Development With Platting for Lakes of Cane Island Section 4 - Preliminary Plat and Drainage Plans (ID: 00382) as recommended by Quiddity in the letter attached hereto as Exhibit "A-2".
- (d) Permit Application for Tract Development With Platting for Riverway Farms Section 1 - Preliminary Plat and Drainage Plans (ID: 00402). Upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application for Tract Development With Platting for Riverway Farms Section 1 - Preliminary Plat and Drainage Plans (ID: 00402), as recommended by Quiddity in the letter attached hereto as Exhibit "A-3".
- (e) Update on Sunterra Development. Mr. Bozoarth provided an update on the Sunterra Development. He reported that construction of Phase 4 is currently underway. The expectation is that builders will have access to the lots in this phase by January 2024.
- (f) Update on Grange Development. Mr. Bozoarth updated the Board on the Grange development. He reported that the contractor is currently working on detention and mass grading. While all necessary approvals have been received from the District, they are still awaiting approvals from Waller County.

Mr. Bozoarth then proposed a change to the plan review fee structure for future consideration. He suggested allowing developers to initially deposit \$5,000 for plan review, with the remaining fee to be paid before the Board's final permit approval. He explained that developers find it challenging to immediately pay the District's current plan review fee, which is 0.75 percent of the total project cost, given that projects often cost between \$5 to \$6 million. Mr. Bozoarth added that if a project is cancelled, the deposit would be refunded to the developer, minus the cost of time spent reviewing the plans.

The Board discussed the proposal, but no action was taken to amend the plan review fee structure at this meeting.

GENERAL MANAGER'S REPORT

Mr. Brand updated the Board regarding the new Administration Building construction. A notice to proceed was issued June 6, 2024, and the groundbreaking ceremony is scheduled for June 17, 2024. The project is expected to be completed by February 11, 2025.

Mr. Brand then reviewed the General Manager's Report, a copy of which is attached hereto as Exhibit "B". He also reviewed the Inspector's Report and shared updates on the enforcement actions.

Agenda Item No. 7

FINANCIAL REPORT

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

Ms. Sidwell then presented to and reviewed with the Board the Financial Report, a copy of which is attached hereto as Exhibit "C". Upon motion by Supervisor Chisum, 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.

Agenda Item No.8

EXECUTIVE SESSION

At 8:21 p.m., upon motion by Supervisor Beckendorff, seconded by Supervisor Welch, the President called an Executive Session pursuant to Sections 551.071 to discuss matters of attorney-client privilege. Only the present Board members, Mr. Brand, Ms. Sidwell, Mr. McCarthy, Mr. Pinheiro, Mr. Johnson, Mr. Petrov, and Ms. Croon were present during the executive session.

Agenda Item No. 9

REGULAR SESSION

At 8:36 p.m., upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board reconvened the meeting in regular session. No action was taken in the Executive Session.

ADJOURNMENT

With no additional matters to discuss, upon motion by Supervisor Keeling, seconded by Supervisor Beckendorff, the Board adjourned the meeting at 8:37 p.m.

[EXECUTION PAGE FOLLOWS]

SIGNED this 15th day of JULY 2024.



President, Board of Supervisors

ATTEST:



Secretary, Board of Supervisors

Exhibit "A"	Quiddity Recommendation for Permit No. 2024-74
Exhibit "A-1"	Quiddity Recommendation for Permit No. 2024-60
Exhibit "A-2"	Quiddity Recommendation for Permit for Lakes of Cane Island
Exhibit "A-3"	Quiddity Recommendation for Permit for Riverway Farms
Exhibit "B"	General Manager Report
Exhibit "C"	Financial Report



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June 6, 2024

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

Reference: Astro Sunterra, LP
Beckendorff Rd St Ded Sec 6 - **Final Plat and Drainage Plans**
Application ID No. 00302 (FP) and 00303 (FDP)
Permit No. 2024-74
Quiddity Job No. R0002-1019-01.036

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: Along Beckendorff Road, east of Schlipf Road, south of FM 529, and west of Bartlett Road

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

Description: The proposed Beckendorff Road Street Dedication Section 6 (Development) encompasses approximately 2.98 acres of land. The Development includes construction of roadway and associated drainage improvements.

The drainage for the site is conveyed through curb and gutter inlets, which connects to an underground public storm sewer system and outfalls at five (5) locations. The first outfall is located to the west of the proposed Goldberry Drive and discharges flow into Detention Pond T via an existing 36-inch reinforced concrete pipe (RCP). Detention Pond T outfalls into Detention Pond Q. Detention Ponds T and Q, and the existing 36-inch RCP outfall 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 will then outfall 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 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



Mr. Arnold England, President

June 6, 2024

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Detention," which was approved under Permit No. 2020-90 on April 26, 2021.

The four (4) proposed 30-inch RCP outfalls are located to the east of Goldberry Drive and west of Bartlett Road. Each outfall will discharge flow into Channel A, which is a dedicated drainage and detention reserve within Sunterra Section 75. Channel A was included in the plans titled "Sunterra Pod M & NN (Section 53) Mass Grading" that was approved by the District under Permit No. 2023-04 on April 10, 2023. Channel A directs flow to the east and outfalls into Detention Pond V. Detention Pond V was included in the plans titled "Sunterra Phase 3 North Detention and Mass Grading," which was approved under Permit No. 2022-02 on April 11, 2022. Detention Pond V outfalls into Detention Pond O, and follows the same detention routing within the Sunterra development as previously mentioned before ultimately outfalling into Cane Island Branch of Buffalo Bayou

DFMA:

Detention Ponds V, 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.



Mr. Arnold England, President

June 6, 2024

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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 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/R0002-1019-01.036 Beckendorff St Dedication Sec 6/2.0 - Letters/Beckendorff Road Street Dedication Section 6 Final Approval Ltr_060624.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
 Ms. Karena Hauter, PE – Quiddity Engineering via email khauter@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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June 5, 2024

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

Reference: Astro Sunterra, LP
Sunterra Section 75 - **Final Plat and Drainage Plans**
Application ID No. 00233 (FP) and 00234 (FDP)
Permit No. 2024-60
Quiddity Job No. R0002-1019-01.031

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 School Road & west of Bartlett Street

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

Description: The proposed Sunterra Section 75 (Development) encompasses approximately 25.54 acres of single-family residential development and includes 113 lots, 3 blocks, and 6 reserves.

The drainage for the site is conveyed through curb and gutter inlets, which connects to an underground public storm sewer system. The flow is directed to the west and will connect to a proposed storm sewer system along Huntersville Drive that will be constructed with Sunterra Section 74. The storm sewer system along Huntersville Drive is included in the construction plans titled "Water, Sanitary, Drainage and Paving Facilities in Sunterra Sec 74" that was approved by the District on the May 30, 2024 under Permit No. 2024-51. The flow continues west into Sunterra Section 74 storm sewer system and outfalls into Detention Pond T, which outfalls into Detention Pond Q. 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 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

June 5, 2024

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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
June 5, 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/R0002-1019-01.031 Sunterra Section 75/2.0 - Letters/Sunterra Section 75 Final Plat Approval Ltr_060524.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. Zachary Morgan, PE – Quiddity Engineering via email zmorgan@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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June 10, 2024

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

Reference: Lakes of Cane Island Section 4 – **Preliminary Plat**
Application ID No. 00382
Permit No. – N/A
Quiddity Job No. R0002-1033-01.008

Dear Mr. England:

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

<u>Applicant:</u>	Edminster Hinshaw Russ & Associates
<u>Permit Type:</u>	Tract Development with Platting – Preliminary Plat and Preliminary Drainage Plan
<u>Location:</u>	North of Morton Road, south of Clay Road, east of Schlipf Road, and west of Pitts Road
<u>Survey:</u>	H. & T. C. Railroad Company Survey, Section 127, Abstract 205, Waller County, Texas
<u>Technical Review:</u>	Based on our review of the Preliminary Plat of Lakes of Cane Island Section 4, 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

June 10, 2024

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DFMA:

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1033-01.008 Lakes of Cane Island Section 4/2.0 - Letters/Lakes of Cane Island Prelim Plat Approval Ltr_061024.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



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June 10, 2024

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

Reference: Riverway Farms Section 1 – **Preliminary Plat**
Application ID No. 00402
Permit No. – N/A
Quiddity Job No. R0002-1003-32.003

Dear Mr. England:

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

Applicant: RG Miller

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

Location: North of Garvie, east of FM 359, and west of FM 362

Survey: W. W. Snyder Survey, Abstract 338, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of Riverway Farms 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

June 10, 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/R0002-1003-32.003 Riverway Farms Section 1/2.0 - Letters/Riverway Farms Section 1 Prelim Plat Approval Ltr_061024.docx

cc: Mr. Brian Rabenaldt – RG Miller via email – brabenaldt@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

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 "C"

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

MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT

June 24, 2024

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

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

and all of the above were present, thus constituting a quorum. [Supervisor Beckendorff entered the meeting at 8:37 a.m.]

Also attending the meeting were Stan Kitzman, General Manager of the District; Buddy Brand, Assistant General Manager of the District; Wendy Sidwell, District Administrator; Steve Berckenhoff, P.E., and Michael McCarthy, P.E., of Quiddity Engineering ("Quiddity" or "Engineer"); and Andrew P. Johnson, III, and William Petrov, attorneys, and, Mirna Croon, paralegal, of Johnson Petrov, LLP ("Johnson Petrov" or "Attorney").

Agenda Item No. 1
CALL TO ORDER

The President called the meeting to order.

Agenda Item No. 2
INVOCATION AND PLEDGE OF ALLEGIANCE

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

Agenda Item No. 3
PUBLIC COMMENT

There was no public comment.

Agenda Item No. 4
PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR CARDIFF BUSINESS PARK PROPOSED LOT 4 -ID: 00134, PERMIT NO. 2024-39.

Upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application for Tract Development Without Platting for Cardiff Business Park Proposed Lot 4 -ID: 00134, Permit No. 2024-39, subject to payment of the review fees, as recommended by Quiddity in the letter attached hereto as Exhibit "A".

[Supervisor Beckendorff entered the meeting at 8:37 a.m.]

Agenda Item No. 5
PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR MATTERHORN EXPRESS PIPELINE, LLC; DOW KATY LATERAL METER STATION - ID: 00224, PERMIT NO. 2024-57.

Mr. McCarthy reviewed the recommendation letter related to Permit No. 2024-57, a copy of which is attached hereto as Exhibit "A-1".

Agenda Item No. 6

PERMIT APPLICATION FOR UTILITY, PIPELINE AND CABLE CROSSING FOR MATTERHORN EXPRESS PIPELINE, LLC; DOW KATY LATERAL-ID: 00215, PERMIT NO. 2024-56.

Mr. McCarthy reviewed the recommendation letter related to Permit No. 2024-56, a copy of which is attached hereto as Exhibit "A-2".

Next, upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved Permit Nos. 2024-56 and 2024-57, subject to payment of the review fees, as recommended by Quiddity.

Agenda Item No. 7

PERMIT APPLICATION FOR UTILITY, PIPELINE AND CABLE CROSSING FOR KINDER MORGAN PIPELINE AT BARTLETT AND SNAKE CREEK (KATY SPECIAL PERMIT) - ID: 00358, PERMIT NO. 2024-91.

Upon motion by Supervisor Chisum, seconded by Supervisor Keeling after full discussion and with all Supervisors present voting aye, the Board approved Permit Application for Utility, Pipeline and Cable Crossing for Kinder Morgan Pipeline at Bartlett and Snake Creek (Katy Special Permit) - ID: 00358, Permit No. 2024-91, as recommended by Quiddity in the letter attached hereto as Exhibit "A-3".

Agenda Item 8

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR ROYAL ISD ELEMENTARY SCHOOL NO. 2 PRELIMINARY PLAT ID: 00420.

Upon motion by Supervisor Beckendorff, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application for Tract Development With Platting for Royal ISD Elementary School No. 2 Preliminary Plat ID: 00420, as recommended by Quiddity in the letter attached hereto as Exhibit "A-4".

Agenda Item No. 9

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SUNTERRA APARTMENTS - FINAL DRAINAGE PLANS ID: 00206; FINAL PLAT ID: 00205, PERMIT NO. 2024-31.

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 Tract Development With Platting for Sunterra Apartments - Final Drainage Plans ID: 00206; Final Plat ID: 00205, Permit No. 2024-31, subject to payment of the review fees, as recommended by Quiddity in the letter attached hereto as Exhibit "A-5".

Agenda Item No. 10

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SUNTERRA LIFT STATION NO. 6 - FINAL DRAINAGE PLANS ID: 00318; FINAL PLAT ID: 00350, PERMIT NO. 2024-81.

Upon motion by Supervisor Beckendorff, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application for Tract Development With Platting for Sunterra Lift Station No. 6 - Final Drainage Plans ID: 00318; Final Plat ID: 00350, Permit No. 2024-81, subject to payment of

the review fees, as recommended by Quiddity in the letter attached hereto as Exhibit "A-6".

Agenda Item No. 11

RESOLUTION AUTHORIZING REIMBURSEMENT OF GENERAL FUND FROM FUTURE BOND PROCEEDS. This matter was discussed later in the meeting.

Agenda Item No. 12

UPDATE ON NEW ADMINISTRATION BUILDING

Mr. McCarthy updated the Board regarding the construction of the Administration Building.

Agenda Item No. 13

UPDATE ON ENFORCEMENT

Mr. Brand provided an update regarding the enforcement actions. Mr. McCarthy and Mr. Petrov discussed the status of the Agreed Order with AWRY Ready-Mix Concrete.

Agenda Item No. 11

RESOLUTION AUTHORIZING REIMBURSEMENT OF GENERAL FUND FROM FUTURE BOND PROCEEDS ("RESOLUTION").

Mr. Petrov presented the Resolution and clarified that the District presently lacks voter authorization to issue bonds. He explained that if voters approve bond issuance in the coming years, adopting a Resolution Authorizing Reimbursement of General Fund from Future Bond Proceeds would enable the District's ability to issue bonds and reimburse the General Fund for the Administration Building construction expenditures.

Mr. Petrov stressed that the Resolution does not obligate the District to hold a bond election or issue bonds.

Upon motion by Supervisor Welch, seconded by Supervisor Beckendorff, 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".

ADJOURNMENT

With no additional matters to discuss, upon motion by Supervisor Keeling, seconded by Supervisor Chisum, and with all Supervisors voting aye, the Board adjourned the meeting at 9:14 a.m.

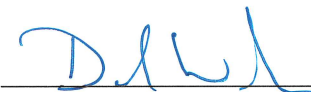
[EXECUTION PAGE FOLLOWS]

SIGNED this 15th day of JULY 2024.



President, Board of Supervisors

ATTEST:



Secretary, Board of Supervisors

- | | |
|---------------|--|
| Exhibit "A" | Quiddity Recommendation for Permit No. 2024-39 |
| Exhibit "A-1" | Quiddity Recommendation for Permit No. 2024-57 |
| Exhibit "A-2" | Quiddity Recommendation for Permit No. 2022-56 |
| Exhibit "A-3" | Quiddity Recommendation for Permit No. 2024-91 |
| Exhibit "A-4" | Quiddity Recommendation for Permit Application for Royal ISD |
| Exhibit "A-5" | Quiddity Recommendation for Permit No. 2024-31 |
| Exhibit "A-6" | Quiddity Recommendation for Permit No. 2024-81 |
| Exhibit "B" | Resolution |



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June 20, 2024

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

Reference: Cardiff Road Partners, LLC
Cardiff Business Park Proposed Lot 4 – **Final Drainage Plans**
Application ID No. 00134
Permit No. 2024-39
Quiddity, Inc. Job No. R0002-1003-75.003

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: 1271 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.

Description: The proposed Cardiff Business Park Proposed Lot 4 (Development) is located to the west of Cardiff Road and north of US-Hwy 90. The Development encompasses 1.62 acres and is part of the Cardiff Business Park development, which encompasses 10.81-acres of land for commercial/industrial development. The Development includes a proposed office/warehouse building and on-site private paving and drainage improvements.

The drainage for the site will be collected by inlets and a drainage swale and conveyed through an internal private underground storm sewer system that connects to a proposed storm sewer system located within Cardiff Business Park Lot 2 in the ultimate condition. The storm sewer in Cardiff Business Park Lot 2 is included in the plans titled "Cardiff Business Park Proposed Office Warehouse Paving and Drainage to serve Proposed Lot 2"



Mr. Arnold England, President
June 20, 2024
Page 2

that will be considered for Board approval at a later date. In the interim, the runoff from the Development will be collected and conveyed to the east via an existing drainage swale A, which is sized sufficiently to convey the runoff from the Development. The flow is directed east and 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 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 Engineer 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

June 20, 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,

Michael H. McCarthy, PE

MHM/dme

https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1003-75.003 Cardiff Bus Park Prop Lot 4/2.0 - LETTERS/Cardiff Bus Park Proposed Lot 4 - FDP Approval Letter_062424.docx

cc: Mr. Richard Rolland – Cardiff Rd. Partners, LP via email 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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June 20, 2024

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

Reference: Matterhorn Express Pipeline, LLC
Matterhorn Express Pipeline, LLC - Dow Katy Lateral Meter Station – **Final Drainage Plans**
Application ID No. 00224
Permit No. 2024-57
Quiddity Job No. R0002-1020-01.029

Dear Mr. England:

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

Applicant: Matterhorn Express Pipeline, LLC

Permit Type: Tract Development Without Platting – Final Drainage Plans

Location: 2292 Schlipf Road, Katy, TX 77493

Survey: H.& T.C. Rail Road Company Survey Section 123, Abstract 202, Waller County, Texas
T.S. Reese Survey Section 110, Abstract 332, Waller County, Texas

Previous Approvals: N/A

Description: The proposed Dow Katy Lateral Meter Station (Development) is located to the east of Schlipf Road, south of Morton Road, north of US-90, and west of Bartlett Road. The Development encompasses 0.43 acres and is part of a 11.98 acre tract owned by Katy 2855 Development, LLC. The Development serves as a meter station for a proposed 12-inch Matterhorn Express pipeline (12-inch pipeline). The 12-inch pipeline is proposed to cross a District's drainage easement that abuts to the western right-of-way (ROW) of Schlipf Road and is included in the exhibit titled "Proposed 12" Pipeline...Canal S-8 Water Crossing DKT-TX-WLR-1493.001-SR" that will be considered for Board approval on the June 24, 2024 agenda under Permit No. 2024-56.

The runoff from the site is graded to drain to the west to an existing ditch along the eastern ROW of Schlipf Road. Based on the District's criteria, detention is not required for this Development. However, the Development includes a perimeter swale and rip-rap along its western boundary to collect runoff up to the 100-yr storm event with controlled discharge into the Schlipf Road ditch.

DFMA: N/A

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



Mr. Arnold England, President

June 20, 2024

Page 2

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>).

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1020-01.029 Matterhorn Express Pipeline, LLC Dow Katy Lateral Meter Station_00224/2.0 - LETTERS/Matterhorn Express Dow Katy Lateral Meter Station Approval Ltr_062024.docx

cc: Ms. Chelsea Popp – via email chelsea.popp@norfleetland.com
 Mr. Tam Tran, PE – via email ttran.bettgroup@gmail.com
 Mr. Ross McCall, PE – Waller County Engineer via engineering@wallercounty.us
 Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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June 20, 2024

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

Reference: Matterhorn Express Pipeline, LLC
Matterhorn Express Pipeline, LLC – Dow Katy Lateral
Application ID No. 00215
Permit No. 2024-56
Quiddity Job No. R0002-1020-01.028

Dear Mr. England:

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

Applicant: Matterhorn Express Pipeline, LLC

Permit Type: Pipeline Crossing

Location: 2292 Schlipf Road, Katy, TX 77493

Survey: H. & T.C. Rail Road Company Survey Section 123, Abstract 202, Waller County, Texas
T.S. Reese Survey Section 110, Abstract 332, Waller County, Texas

Previous Approvals: N/A

Description: The District received a Permit Application for a pipeline crossing of the District's 35-ft wide drainage easement (Deed Records of Waller County Volume 355, pg. 95) located to the west of Schlipf Road, south of Morton Road, north of US-90, and east of FM 2855. The pipeline crossing includes the installation of a 12-inch steel natural gas distribution line. The pipeline crossing includes approximately 160 linear feet of proposed trenchless construction under the existing District drainage easement and Schlipf Road with a minimum vertical clearance of 10 vertical feet below the bottom flowline elevation of the District's drainage easement in accordance with the District's criteria.

The ultimate Right-of-Way (ROW) of the District's drainage easement at this crossing was analyzed using findings from the District's Master Drainage Plan – Phase 1 and coordination with the engineer for the future Grange development, which is located directly east of the crossing. The estimated ultimate ROW for the District's drainage easement is calculated to have an approximate width of 130-150 feet. As a conservative measure, the applicant assumed an ultimate ROW width of 200 feet for the District's drainage easement. Additionally, the applicant assumed an ultimate ROW of 100 feet for Schlipf Road based on discussions with Waller County and the engineer for the future Grange development.



Mr. Arnold England, President

June 20, 2024

Page 2

Technical Review:

Based on our review of the submitted documentation, 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>).

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1020-01.028 Matterhorn Express LLC Dow Katy Lateral_00215/2.0 - LETTERS/Matterhorn Express Dow Katy Latera Pipeline Crossing Approval Ltr_062024.docx

cc: Ms. Chelsea Popp – via email chelsea.popp@norfleetland.com

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

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



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June 21, 2024

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

Reference: Tennessee Gas Pipeline
Kinder Morgan Pipeline @ Bartlett and Snake Creek (Katy Special Permit)
Application ID No. 00358
Permit No. 2024-91
Quiddity Job No. R0002-1020-01.041

Dear Mr. England:

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

Applicant: Gary Austin

Permit Type: Pipeline Crossing

Location: 3501 Bartlett Road, Katy, Texas 77449

Survey: T.S. Reese Survey Section 124, Abstract 334, Waller County, Texas

Previous Approvals: N/A

Description: The District received a Permit Application for a pipeline crossing of the District's 70-ft wide drainage easement (Deed Records of Waller County Volume 585, pg. 30) located to the west of Bartlett Road, south of Morton Road, north of US-90, and east of Schlipf Road. The pipeline crossing includes the installation of approximately 204 linear feet of a proposed 24-inch natural gas distribution line via open-cut construction under the existing District drainage easement. The top of the proposed pipeline will be set at an elevation that exceeds the District's minimum vertical clearance requirement of 10 feet below the bottom flowline elevation of the District's drainage easement.

The ultimate Right-of-Way (ROW) of the District's drainage easement at this crossing was analyzed using findings from the District's Master Drainage Plan – Phase 1 and coordination with the engineer for the future Grange development, which is located directly west of the crossing. The estimated ultimate ROW for the District's drainage easement is calculated to have an approximate width of 150 feet which was used by the applicant in the design and location of the proposed pipeline crossing. Bartlett Road is proposed to be abandoned at this location in the ultimate condition as reflected in the Grange (Plow Realty Tract) Phase 1 Drainage Impact Analysis that was approved by the District on May 8, 2023.

Technical Review: Based on our review of the submitted documentation, 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
June 20, 2024
Page 2

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

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

For the Applicant:

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

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

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

C:\Users\mhm\OneDrive - Jones & Carter\BKDD All Permits\R0002-1020-01.041 Kinder Morgan Pipeline @ Bartlett & Snake Creek_Katy Special Permit_00358\2.0 - Letters\Kinder Morgan Pipeline Crossing Approval Ltr_062124.docx

cc: Mr. Gary Austin – via email gary@legacylandpartners.net
Mr. James Piggott, Jr., PE – via email james.piggott@kindermorgan.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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June 20, 2024

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

Reference: Royal Independent School District
Royal Elementary School No. 2 – **Preliminary Plat**
Application ID No. 00420
Permit No. – N/A
Quiddity Job No. R0002-1020-01.036

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: Caymus Creek Drive and Bartlett Road

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

Technical Review: Based on our review of the Preliminary Plat of Royal ISD Elementary School No. 2 (Development), 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 approval of the plat for the Development by the District, but does constitute an authorization to begin and proceed with the preparation of the Final Plat. The Final Drainage Plans for the Development were previously approved by the District under Permit No. 2024-79 on May 6, 2024.

For the Applicant: The applicant's next step is to submit a separate application for the Final Plat, outlining the site's boundary and reserves. The application should include all necessary engineering and survey information and documentation for a thorough and comprehensive review.



Mr. Arnold England, President

June 20, 2024

Page 2

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/R0002-1020-01.036 Royal ISD Elementary School No. 2_00325 & 00420/2.0 - Letters/Royal ISD Elem School No. 2 Prelim Plat Approval Ltr_062024.docx

cc: 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



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

June 20, 2024

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

Reference: Astro Sunterra, LP
Sunterra Apartments - **Final Plat and Drainage Plans**
Application ID No. 00205 (FP) and 00206 (FDP)
Permit No. 2024-31
Quiddity Job No. R0002-1003-73.001.01

Dear Mr. England:

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

Applicant: BGE, Inc.

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

Location: South of Sunterra Shores Drive, west of Bartlett Road, and north of Clay Road

Survey: H. & T.C.R.R. Co. Survey, Section 121, Abstract 201, Waller County, Texas

Previous Approvals: The District approved the Preliminary Plat for Sunterra Apartments on February 27, 2023.

Description: The proposed Sunterra Apartments (Development) is located within the Sunterra development and encompasses approximately 10.44 acres and includes 0 lots, 1 reserve, and 1 block.

The drainage for the Development is conveyed through underground private storm sewer system that connects to existing public storm sewer stubs along the western Right-of-Way (ROW) of Bartlett Road and the southern ROW of Sunterra Shores Drive. The construction of the existing public storm sewer along Bartlett Road was included in the plans titled "Water, Sanitary, Drainage & Paving Facilities on Bartlett Road-Segment No. 1" under Permit No. 2021-02 and approved by the District on February 8, 2021. The flow within Bartlett Road is directed north and connects to the existing storm sewer system along Sunterra Shores Drive. The flow within the Sunterra Shores Drive storm sewer is directed east and connects to the existing public storm sewer system along Sunterra Beach Drive. The public storm sewer system along Sunterra Shores Drive and Sunterra Beach Drive was included in the construction plans titled "WSD&P on Sunterra Beach Drive Seg 1 & Sunterra Shores Drive Seg 1" that were approved under Permit No. 2020-73 on



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March 8, 2021. The flow from Sunterra Beach Drive continues east and outfalls into Detention Pond C, which outfalls into Detention Pond D, which outfalls into Detention Pond E, which then outfalls into Cane Island Branch of Buffalo Bayou. Detention Ponds C, D, and E were included in the construction plans titled "Sunterra Mass Grading and Detention Phase I" under Permit No. 2020-18 and approved by the District on August 10, 2020. The associated outfalls with Ponds C, D, and E were included in the construction plans titled "Sunterra Phase I Pipes and Outfalls" under Permit No. 2020-64 and approved by the District on November 9, 2020.

DFMA: Detention Ponds C, D, and E are part of the original Detention Facilities Maintenance Agreement.

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

Based on our review of the final 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.



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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/R0002-1003-73 Sunterra Apartments Permit Review/Plan Reviews/Plat Letters/Sunterra Apartments Final Plat Approval Ltr_062024.docx

cc: Ms. Kate Good – Astro Sunterra, LP kate@hpiproperties.com
Mr. Mason Matthews, PE – BGE, Inc. mmatthews@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



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June 20, 2024

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

Reference: Astro Sunterra, LP
Sunterra Lift Station No. 6 - **Final Plat and Drainage Plans**
Application ID No. 00350 (FP) and 00318 (FDP)
Permit No. 2024-81
Quiddity Job No. R0002-1019-01.044

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 Beckendorff Road, west of Pitts Road, south of FM 529 Road, and east of Bartlett Road

Survey: W. I. Williamson, Abstract 410, Waller County, Texas

Description: The proposed Sunterra Lift Station No. 6 (Development) encompasses approximately 0.16 acres of land and includes 0 lots, 1 block, and 1 reserve. The Development includes construction of a wastewater lift station and associated drainage improvements.

In the ultimate condition, the drainage for the site is collected through an inlet, which connects to an underground storm sewer system that connects to a future storm sewer system along Bartlett Road. The storm sewer system along Bartlett Road is included in the construction plans titled "Water, Sanitary, Drainage and Paving Facilities in Bartlett Road Street Dedication and Reserves" that is currently in review with the District. In the interim, the runoff from the site will be directed west to the future Bartlett Road via a proposed drainage swale that connects to an existing swale. Flow is ultimately directed south in both the ultimate and interim conditions and outfalls to Channel A. Channel A was included in the plans titled "Sunterra Pod M & NN (Section 53) Mass Grading" that was approved by the District under Permit No. 2023-04 on April 10, 2023. Channel A directs flow to the east and outfalls into Detention Pond V. Detention Pond V was included in the plans titled "Sunterra Phase 3 North Detention and Mass Grading," which was approved under Permit No. 2022-02 on April 11, 2022. Detention Pond V outfalls into Detention Pond



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O, which outfalls to Detention Pond N. The construction of Detention Ponds 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 V, O, N, and Phase IB are a part of the executed addendum to the original Detention Facilities Maintenance Agreement (DFMA).

Technical Review:

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

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.

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



Mr. Arnold England, President

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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/R0002-1019-01.044 Sunterra Lift Station No. 6/2.0 - Letters/Sunterra Lift Station No. 6 Final Plat Approval Ltr_062024.docx

cc: Mr. Shamar O'Bryant – Astro Sunterra, L.P. via email sobryant@landtejas.com
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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