

MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT

May6,2024

The Board of Supervisors of Brookshire-Katy Drainage District (the "District") met in special session, open to the public, at 2:00 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; 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; William Petrov, attorney, of Johnson Petrov, LLP ("Johnson Petrov" or "Attorney"); and Chris LaPlat and Danny Struzick with Tellepsen for Royal Independent School District ("Royal ISD"); and Jason Heckler with Dally & Associates.

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 ROYAL ISD ELEMENTARY SCHOOL NO. 2-ID: 00325; PERMIT NO. 2024-79.

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 Tract Development Without Platting for Royal ISD Elementary School No. 2 -ID: 00325; Permit No. 2024-79;, as recommended by Quiddity in the letter attached hereto as Exhibit "A-1".

Agenda Item No. 5
PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR LAKES OF CANE ISLAND DETENTION RESERVE E - PRELIMINARY PLAT: ID: 00373.

Mr. McCarthy reviewed Quiddity's recommendation related to the above-referenced permit application, a copy of which is attached hereto as Exhibit "A-2".

Agenda Item No. 6

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR LAKES OF CANE ISLAND DETENTION RESERVE F -PRELIMINARY PLAT: ID: 00374.

Mr. McCarthy reviewed Quiddity's recommendation related to the above-referenced permit application, a copy of which is attached hereto as Exhibit "A-3".

Agenda Item No. 7

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR LAKES OF CANE ISLAND SECTION 3-PRELIMINARY PLAT: ID: 00381.

Mr. McCarthy reviewed Quiddity's recommendation related to the above-referenced permit application, a copy of which is attached hereto as Exhibit "A-4".

Next, upon motion by Supervisor Welch, seconded by Supervisor Beckendorf, after full discussion and with all Supervisors present voting aye, the Board approved (i) Permit Application for Tract Development With Platting for Lakes of Cane Island Detention Reserve E - Preliminary Plat: ID: 00373, as recommended by Quiddity; (ii) Permit Application for Tract Development With Platting for Lakes of Cane Island Detention Reserve F - Preliminary Plat: ID: 00374, as recommended by Quiddity; and (iii) Permit Application for Tract Development With Platting for Lakes of Cane Island Section 3 - Preliminary Plat: ID: 00381, as recommended by Quiddity.

Agenda Item No. 8

PERMIT APPLICATION FOR DRAINAGE STUDY ANALYSIS FOR HERITAGE WEST: ID: 24-00027.

Mr. McCarthy reviewed Quiddity's recommendation related to the above-referenced permit application, a copy of which is attached hereto as Exhibit "A-5".

Upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board voted to table Permit Application for Drainage Study Analysis for Heritage West: ID: 24-00027 based on the Drainage Study's need of a variance request. Supervisors requested District Staff and Engineer to visit the site and take pictures and relay findings to the Board.

Agenda Item No. 9

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR SUNTERRA LAGOON - ID: 00185; PERMIT NO. 2024-42.

Mr. McCarthy reviewed Quiddity's recommendation related to the above-referenced permit application, a copy of which is attached hereto as Exhibit "A-6".

Upon motion by Supervisor Beckendorf, 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 Sunterra Lagoon - ID: 00185; Permit No. 2024-42, as recommended by Quiddity.

Agenda Item No. 10

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SUNTERRA SECTION 71 - FINAL DRAINAGE PLANS ID: 00221; FINAL PLAT ID: 00220, PERMIT NO. 2024-53.

Mr. McCarthy reviewed Quiddity's recommendation related to the above-referenced permit application, a copy of which is attached hereto as Exhibit "A-7".

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 Sunterra Section 71 - Final Drainage Plans ID: 00221; Final Plat ID: 00220, Permit No. 2024-53, as recommended by Quiddity.

Agenda Item No. 11
REMOVAL OF CONTINGENCY ON PERMIT APPLICATION FOR WALLER COUNTY MUD. 55 (PLOW) PERMIT NO. 2024-18.

Upon motion by Supervisor Beckendorff, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board authorized removal of contingency on Permit Application for Waller County MUD 55 (Plow) Permit No. 2024-18, as recommended by Quiddity.

Agenda No. 12
TEXAS WATER CONSERVATION ASSOCIATION ("TWCA") SUMMER CONFERENCE.

Ms. Sidwell updated the Board regarding the TWCA Summer Conference to be held in Arlington, Texas, from June 12, 2024 through June 14, 2024.

ADJOURNMENT

With no additional matters to discuss, upon motion by Supervisor Keeling, by Supervisor Beckendorff, the Board adjourned the meeting at 3:13 p.m.

[EXECUTION PAGE FOLLOWS]

SIGNED this /01"day of Jun , e 2024.



President, Board of Supervisors

ATTEST:



Secretary, Board of Supervisors

- Exhibit ¹¹A-1¹¹ Quiddity Recommendation for Permit No. 2024-79
- Exhibit ¹¹A-2¹¹ Quiddity Recommendation for Preliminary Plat (ID: 00373)
- Exhibit ¹¹A-3¹¹ Quiddity Recommendation for Preliminary Plat (ID: 00374)
- Exhibit ¹¹A-4¹¹ Quiddity Recommendation for Preliminary Plat (ID: 00381)
- Exhibit ¹¹A-5¹¹ Quiddity Recommendation for Preliminary Plat (ID: 24-00027)
- Exhibit ¹¹A-6¹¹ Quiddity Recommendation for Permit No. 2024-42
- Exhibit ¹¹A-7¹¹ Quiddity Recommendation for Permit No. 2024-53



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Katy, Texas 77449
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www.quiddity.com

May 6, 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 Drainage Plans**
Application ID No. 00325
Permit No.: 2024-79
Quiddity Job No. R0002-1020-01.036

Dear Mr. England:

The District has received a permit application as follows:

Applicant: Dally Associates

Permit Type: Tract Development without Platting – Final Drainage Plans

Location: Caymus Creek Drive and Bartlett Road

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

Previous Approvals: None.

Description: The District received a Permit Application for the Final Drainage Plans for the proposed Royal ISD Elementary School No. 2 (Development). The proposed elementary school development encompasses an approximate 15.19 acre site to serve Royal ISD and is located within the Sunterra development.

The drainage for the Development will be conveyed through underground private storm sewer that connects into the public storm sewer along Spoon Bill Cove Drive, that outfalls into Detention Pond V. The drainage along Spoon Bill Cove Drive and Detention Pond V were 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.



Mr. Arnold England, President

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

DFMA:

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

Technical Review:

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

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

For the Applicant:

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

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



Mr. Arnold England, President

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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/R0002-1020-01.036 Royal ISD Elementary School No. 2_00325/2.0 - Letters/Royal ISD Elementary School No. 2 Final DP Approval Ltr 050624.docx

cc: Mr. Shamar O'Bryant – Astro Sunterra, L.P. via email sobryant@landtejas.com
Mr. Jason Heckler – Dally Associates via email jheckler@dallyassociates.com
Mr. Mike Neumann – Dally Associates via email mneumann@dallyassociates.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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May 3, 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 Detention Reserve 'E'– **Preliminary Plat**
Application ID No. 00373
Permit No. – N/A
Quiddity Job No. R0002-1033-01.005

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

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

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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/R0002-1033-01.005 Lakes of Cane Island Detention Reserve E/2.0 - Letters/Lakes of Cane Island Det Rsv E Prelim Plat Approval Ltr_050324.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1033-01.005%20Lakes%20of%20Cane%20Island%20Detention%20Reserve%20E/2.0%20-%20Letters/Lakes%20of%20Cane%20Island%20Det%20Rsv%20E%20Prelim%20Plat%20Approval%20Ltr_050324.docx)

cc: Ms. Paige Lipetska – Edminster Hinshaw Russ & Associates - plipetska@ehra.team
Ms. Alyssa Spiteri – Edminster Hinshaw Russ & Associates - 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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May 3, 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 Detention Reserve 'F' – **Preliminary Plat**
Application ID No. 00374
Permit No. – N/A
Quiddity Job No. R0002-1033-01.006

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

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

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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/R0002-1033-01.006 Lakes of Cane Island Detention Reserve F/2.0 - Letters/Lakes of Cane Island Det Rsv F Prelim Plat Approval Ltr_050324.docx

cc: Ms. Paige Lipetska – Edminster Hinshaw Russ & Associates - plipetska@ehra.team
Ms. Alyssa Spiteri – Edminster Hinshaw Russ & Associates - 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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May 3, 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 3 – **Preliminary Plat**
Application ID No. 00381
Permit No. – N/A
Quiddity Job No. R0002-1033-01.007

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

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



Mr. Arnold England, President

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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/R0002-1033-01.007 Lakes of Cane Island Section 3/2.0 - Letters/Lakes of Cane Island Sec 3 Prelim Plat Approval Ltr_050324.docx

cc: Ms. Paige Lipetska – Edminster Hinshaw Russ & Associates - plipetska@ehra.team
Ms. Alyssa Spiteri – Edminster Hinshaw Russ & Associates - 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

May 6, 2024

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

Reference: InSite Realty Partners, LP
Heritage Business Park – **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 Business Park 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 Business Park 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
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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 component. Waller County Improvement District No. 2 (WCID No. 2) owns and maintains the existing detention facility and provided a letter that indicated the design for a 175 kW diesel generator has begun. The generator addition will provide 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. 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.

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.

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 Heritage Business Park Drainage Impact Assessment 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.



Mr. Arnold England, President
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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,

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

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_050624.docx

Enclosures

cc: Mr. Mike Annino – InSite Realty Partners, LP via email mgeorge@wga-llp.com
Ms. Maria George, PE – WGA, PLLC via email mgeorge@wga-llp.com
Mr. Kenneth L. Sheblak, PE – WGA, PLLC via email ksheblak@wga-llp.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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May 6, 2024

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

Reference: Astro Sunterra, LP
Sunterra Lagoon – **Final Drainage Plans**
Application ID No. 00185
Permit No.: 2024-42
Quiddity Job No. R0002-1019-01.043

Dear Mr. England:

The District has received a permit application as follows:

Applicant: Kimley-Horn and Associates, Inc.

Permit Type: Tract Development without Platting – Final Drainage Plans

Location: West of Bartlett Road, north of Clay Road, east of Schlipf Road, and south of Stockdick School Road

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

Previous Approvals: The District approved the final plat for the Sunterra Lagoon under Permit No. 2020-62 on April 5, 2021. The District approved the final drainage plans for the Sunterra Lagoon Shell (Volume 1) under Permit No. 2024-32 on January 8, 2024.

Description: The proposed Sunterra Lagoon (Development) encompasses approximately 15.87 acres of land within a 23.96 acre Unrestricted Reserve "A", also known as "Sunterra Lagoon". The District approved the final plat for the Sunterra Lagoon under Permit No. 2020-62 on April 5, 2021. The plans for the development of the remaining area within the 23.96 acre tract has been submitted to the District for review under separate permits.

The Development includes the construction of a lagoon, recreation facilities, and drainage infrastructure as part of the Volume 3 plans to the Sunterra Lagoon development. The drainage from the site is routed through underground private storm sewer and outfalls



Mr. Arnold England, President

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into Pond B. Pond B outfalls to Pond E, which then outfalls to Cane Island Branch of Buffalo Bayou. Ponds B and E were included in the plans titled "Sunterra Mass Grading and Detention Phase I," which were approved under Permit No. 2020-18 on August 10, 2020.

DFMA:

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

For the Applicant:

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

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

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



Mr. Arnold England, President

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

Sincerely,

Michael McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1019-01.043 Sunterra Lagoon/2.0 - LETTERS/Sunterra Lagoon Final DP Approval Ltr 050624.docx>

cc: Mr. Shamar O'Bryant – Astro Sunterra, L.P. via email sobryant@landtejas.com
Mr. Brian Stidham – Star Woodland via email bstidham@starwoodland.com
Mr. Mitchell Mayard, PE – Kimley-Horn and Associates, Inc. via email mitchell.mayard@kimley-horn.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

May 6, 2024

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

Reference: Astro Sunterra, LP
Sunterra Section 71 - **Final Plat and Drainage Plans**
Application ID No. 00220 (FP) and 00221 (FDP)
Permit No. 2024-53
Quiddity Job No. R0002-1019-01.027

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 Pitts Road

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

Description: The proposed Sunterra Section 71 (Development) encompasses approximately 20.29 acres of single-family residential development and includes 95 lots, 3 blocks, and 4 reserves.

The drainage for the site is conveyed through curb and gutter inlets, which connects to an underground public storm sewer system that outfalls into Detention Pond Q. Detention Pond Q was included in the construction plans titled "Sunterra Phase 4 Detention and Mass Grading" that was 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 September 13, 2021. Detention Pond N outfalls into the Phase IB Detention Pond, which then outfalls into the Cane Island Branch of Buffalo Bayou. The construction of the Phase IB Detention Pond was included in the plans titled "Sunterra Phase IB Mass Grading and Detention," which was approved under Permit No. 2020-90 on April 26, 2021.



Mr. Arnold England, President
May 6, 2024
Page 2

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.

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
May 6, 2024
Page 3

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/R0002-1019-01.027 Sunterra Section 71/2.0 - Letters/Sunterra Section 71 Final Plat Approval Ltr_050624.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. Ross McCall, PE – Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com

MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT

May13,2024

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 except Supervisor Beckendorff, 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. of Quiddity Engineering Land Development Group representing Sunterra and Grange Developments; Andrew Johnson, Ill, and William Petrov, attorneys, and Mirna Croon, paralegal, of Johnson Petrov, LLP ("Johnson Petrov" or "Attorney"); Bianca Giron of Kimley-Horn; and David Pena of Enterprise Park at Twinwood.

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 APRIL 8TH REGULAR SESSION AND APRIL 22ND 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 April 8, 2024 and April 22, 2024 Board meetings.

Agenda Item No. 5
RESOLUTION COMMENDING MR. LYN CONNOR FOR HIS 20 YEARS OF SERVICE ("RESOLUTION")

Upon motion by Supervisor Welch, 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 "A". General Manager Stan

Kitzman commended Mr. Lyn Connor for his many years of service and provided the Board examples of Mr. Connor's hard work and dedication to the District.

Agenda Item No. 6

ENGINEER'S REPORT

- (a) Permit Extension Request for Approved Permit No. 2022-96 Tract Development With Platting for Enterprise Park at Twinwood (f/k/a Twinwood Business Park Phase 3 Tract B) - Final Drainage Plans (ID: 23-00813). Upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved Permit Extension Request for Approved Permit No. 2022-96 Tract Development With Platting for Enterprise Park at Twinwood (f/k/a Twinwood Business Park Phase 3 Tract B) - Final Drainage Plans (ID: 23-00813), as recommended by Quiddity in the letter attached hereto as Exhibit "B". The Board provided an extension for 180 days with a new completion date of June 12, 2025.
- (b) Permit Application for Tract Development With Platting for Grange (Plow Tract) Section 1 - Final Drainage Plans (ID: 00153) and Final Plat - Permit No. 2024-13 (ID: 24-00129). Mr. McCarthy reviewed the recommendation letter for Permit No. 2024-13, a copy of which is attached hereto as Exhibit "B-1".
- (c) Permit Application for Tract Development With Platting for Grange (Plow Tract) Section 2 - Final Drainage Plans (ID: 00154) and Final Plat - Permit No. 2024-14 (ID: 24-00130). Mr. McCarthy reviewed the recommendation letter for Permit No. 2024-14, a copy of which is attached hereto as Exhibit "B-2".
- (d) Permit Application for Tract Development With Platting for Grange (Plow Tract) Section 3 - Final Drainage Plans (ID: 00156) and Final Plat - Permit No. 2024-15 (ID: 24-00131). Mr. McCarthy reviewed the recommendation letter for Permit No. 2024-15, a copy of which is attached hereto as Exhibit "B-3".
- (e) Permit Application for Tract Development With Platting for Grange Franz Road Extension & Model Home Park - Final Drainage Plans (ID: 00239) and Final Plat - Permit No. 2024-62 (ID: 00242). Mr. McCarthy reviewed the recommendation letter for Permit No. 2024-62, a copy of which is attached hereto as Exhibit "B-4".

Next, upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved the following applications for the Grange (Plow Tract) development, as recommended by the District Engineer:

- Permit No. 2024-13 for Grange (Plow Tract) Section 1 Final Drainage Plans and Final Plat
- Permit No. 2024-14 for Grange (Plow Tract) Section 2 Final Drainage Plans and Final Plat
- Permit No. 2024-15 for Grange (Plow Tract) Section 3 Final Drainage Plans and Final Plat
- Permit No. 2024-62 for Grange Franz Road Extension & Model Home Park and Final Plat

Approval was granted subject to receipt of the fully executed Detention Facilities Maintenance Agreement "DFMA" from the developer within 90 days.

(f) Permit Application for Tract Development Without Platting for Maple Grove Phase 1 Detention - Permit No. 2024-25 (ID: 24-00041). Mr. McCarthy reviewed the recommendation letter for Permit No. 2024-62, a copy of which is attached hereto as Exhibit "B-5".

(g) Detention Facilities Maintenance Agreement and Inundation Agreement between the District and Maple Grove Development, LLC. Mr. Petrov reported that the Agreement has been sent to the Developer. He recommended that the Agreement and Permit 2024-25 be approved subject to receipt of the fully executed Agreement.

Upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full after full discussion cld with all Supervisors present voting aye, the Board approved Permit No. 2024-25, as recommended by the District Engineer, and the Detention Facilities Maintenance Agreement for Maple Grove Development, LLC, subject to receipt of the fully executed Detention Maintenance Agreement from the developer.

(h) Permit Application for Tract Development With Platting for Sunterra Section 69 - Final Drainage Plans (ID: 00218) and Final Plat-Permit No. 2024-54 (ID: 00217). Mr. McCarthy reviewed the recommendation letter for Permit No. 2024-54, a copy of which is attached hereto as Exhibit "B-6".

(i) Permit Application for Tract Development With Platting for Tantara Bend Drive Street Dedication and Detention Reserves - Final Drainage Plans (ID: 00216) and Final Plat - Permit No. 2024-55 CID: 00219). Mr. McCarthy reviewed the recommendation letter for Permit No. 2024-55, a copy of which is attached hereto as Exhibit "B-7".

Next, upon motion by Supervisor Chisum, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved Permit Nos. 2024-54 and 2024-55, as recommended by the District Engineer.

(e) Update on Sunterra Development. Mr. Bozoarth presented an update regarding the Sunterra Development. He reported that year-to-date home sales for 2024 have reached 602 units. In the most recent week, 27 homes were sold within the development.

(f) Update on Grange Development. Mr. Bozoarth proceeded to give progress reports on the Grange development and reported on the status for the upcoming wastewater treatment plant and water plant.

Agenda Item No. 8

GENERAL MANAGER'S REPORT

Mr. Brand reviewed the General Manager's Report, a copy of which is attached hereto as Exhibit "C". He also reviewed the Inspector's Report and shared updates on the enforcement actions. Furthermore, Mr. Brand reviewed a proposal for bridge inspection work submitted by SEK Engineering, which is attached to the General Manager's Report. The proposal specifies that the fee will not exceed \$3,000.

Next, upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved and authorized the President to execute the bridge inspection proposal by SEK Engineering, at the cost not to exceed \$3,000.

Agenda Item No. 8
FINANCIAL REPORT

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

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

Ms. Sidwell then presented to and reviewed with the Board the Financial Report, a copy of which is attached hereto as Exhibit "D". Upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved the Financial Report along with checks listed therein.

Next, upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board authorized the transfer of \$175,000 from the General Fund to the Payroll Fund, as well as the transfer of \$575,000 from the General Fund to the Building Fund per the line item "New Facilities" noted on the Adopted Budget for Fiscal Year 2023-2024.

Agenda Item No. 9
CONTRACT LABOR FOR ADMINISTRATIVE ASSISTANT DURING MATERNITY LEAVE

Ms. Sidwell notified the Board that Joy Shipman, the Administrative Assistant, will commence maternity leave shortly. Jessica Gilliam has been temporarily hired as contract labor for Ms. Shipman's relief during this period. Upon motion made by Supervisor Welch and seconded by Supervisor Chisum Jessica Gilliam is temporarily hired on a contract basis at the rate of \$25.00 per hour until further notice.

Agenda Item No. 10
RATIFY APPROVED MINUTES OF SPECIAL MEETING ON 01/29/2024 FOR AGENDA ITEM NO. 13: EASEMENT FOR DEWBERRY HILLS: ID: 00196

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board ratified approval of the minutes and the easement for Dewberry Hills: ID 00196 as discussed at the January 29, 2024 Special Board meeting to include the approval of two (2) separate easements between Brookshire-Katy Drainage District and LGI Homes - Texas LLC i) 8.462 Acre Tract of Land, and (ii) 14.303 Acre Tract of Land.

Agenda Item No. 11
DISCUSS POSSIBLE DATE OF NEXT SPECIAL BOARD MEETING

No action was taken regarding this matter.

ADJOURNMENT

With no additional matters to discuss, upon motion by Supervisor Keeling, seconded by Supervisor Chisum, the Board adjourned the meeting at 8:59 p.m.

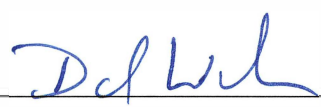
[EXECUTION PAGE FOLLOWS]

SIGNED this 10 day of JULY , 2024.



President, Board of Supervisors

ATTEST:



Secretary, Board of Supervisors

- | | |
|---------------|--|
| Exhibit "A" | Resolution Commending Mr. Lyn Connor |
| Exhibit "B" | Quiddity Recommendation for Permit Extension No. 2022-96 |
| Exhibit "B-1" | Quiddity Recommendation for Permit No. 2024-13 |
| Exhibit "B-2" | Quiddity Recommendation for Permit No. 2024-14 |
| Exhibit "B-3" | Quiddity Recommendation for Permit No. 2024-15 |
| Exhibit "B-4" | Quiddity Recommendation for Permit No. 2024-62 |
| Exhibit "B-5" | Quiddity Recommendation for Permit No. 2024-25 |
| Exhibit "B-6" | Quiddity Recommendation for Permit No. 2024-54 |
| Exhibit "B-7" | Quiddity Recommendation for Permit No. 2024-55 |
| Exhibit "C" | General Manager Report |
| Exhibit "D" | Financial Report |

CERTIFICATE OF RESOLUTION

STATE OF TEXAS
COUNTY OF WALLER
BROOKSHIRE-KATY DRAINAGE DISTRICT

§
§
§

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

The Board convened in regular session, open to the public, on Monday, May 13, 2024, at 7:00 p.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 OF THE BOARD OF SUPERVISORS OF THE BROOKSHIRE-KATY DRAINAGE DISTRICT RECOGNIZING JOHN LYN CONNOR

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

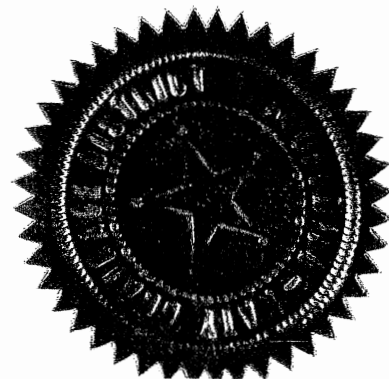
AYES: _____ NOES: _____

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.

SIGNED this 13TH day of May, 2024.

Secretary, Board of Supervisors

President, Board of Supervisors



**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BROOKSHIRE-KATY
DRAINAGE DISTRICT RECOGNIZING
JOHN LYN CONNOR**

**STATE OF TEXAS
COUNTY OF WALLER
BROOKSHIRE-KATY DRAINAGE DISTRICT**

§
§
§

WHEREAS, John Lyn Connor has been a long-time employee and tireless supporter of the District for 20 years; and

WHEREAS, John Lyn Connor has devoted countless hours to the District serving as an employee of the District for 20 years, showing true loyalty to the District and great leadership to the Crew as a senior member; and

WHEREAS, as an employee, John Lyn Connor has worked to protect and improve the quality of life within the District; and

WHEREAS, the timeless efforts of John Lyn Connor and his dedication to the mission of the District have enabled the District to better protect the life and property of its residents from the dangers of flooding; and

WHEREAS, the Board of Supervisors of the District wishes to express its unanimous gratitude to John Lyn Connor for his loyalty, leadership, dedication and his 20 years of service to the District.

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

1. The Recitals set forth above are found to be true and correct.
2. The Board of Supervisors of the District expresses its unanimous gratitude to John Lyn Connor for his loyalty, leadership, dedication, and his tireless efforts on behalf of the District.

PASSED, APPROVED AND ADOPTED this the 13th day of May, 2024.

SIGNED this 13th day of May, 2024.

Secretary, Board of Supervisors

President, Board of Supervisors





Brookshire-Katy Drainage District

P.O. BOX 608
BROOKSHIRE, TEXAS 77423

May 16, 2024

Enterprise Park at Twinwood
Kimley-Horn
Att.: Eric Rogers, P.E.
11700 Katy Freeway, Suite 800
Houston, Texas 77079

Re: Enterprise Park at Twinwood (Development)
Permit No. 2022-96 – Extension and Phasing Request (Application ID: 23-00813)

Mr. Rogers,

The Brookshire-Katy Drainage District (District) acknowledges receipt of your permit extension request dated May 8, 2024 for Permit No. 2022-96. The District issued their approval of Permit No. 2022-96 on June 12, 2023. Per the District's Rules and Regulations, "if the Applicant fails to complete the permitted work within twenty-four (24) months from the date of Permit approval, said failure shall make such approvals null and void." Therefore, all construction activity for the Development must be completed by June 12, 2025. Based on information provided by the Applicant, the request is summarized as follows.

- An extension of one hundred eighty days (180) to be applied to the June 12, 2025 completion deadline.
- A request to construct the project in two (2) phases.

After careful consideration and collaboration with the District's consultants, the District's Board of Supervisors approved the request for an extension of one hundred eighty 180 days to be applied to the construction completion deadline on May 13, 2024. The new established deadline for completion of all work for the Development is **December 12, 2025**.

The District acknowledges and offers no objection to your intent to construct the project in two phases, with Phase 1 including construction of the storm sewer trunk line and outfall which will serve the entire Development, in addition to site drainage, utilities, and paving for Building Nos. 2 and 4. Further, the District understands that Phase 2, which is planned to include the construction of Building Nos. 1 and 3, and their associated on-site infrastructure, is anticipated to commence in the fourth quarter of 2024, with a defined construction schedule to be known at a later date.

Should the Phase 2 construction not be completed by the new established completion deadline, as established herewithin, a new permit application for Phase 2 development will be required unless the



Brookshire-Katy Drainage District

P.O. BOX 608
BROOKSHIRE, TEXAS 77423

District grants an additional extension, at its sole discretion, and upon formal request to be submitted by the Applicant. Such request shall be made, at minimum, thirty (30) days prior to the expiration of the new established completion deadline.

Please ensure that all construction activities comply with the District's Rules and Regulations. If you have any questions or need further clarification, please do not hesitate to contact us.

Sincerely,

Stan Kitman, General Manager
Brookshire-Katy Drainage District

RDP/mhm

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1002-84 Enterprise Park at Twinwood \(formerly Twinwood Bus Park Ph 3 Reserve B\)/Plan Reviews/Plan Review Letters/00 - Permit Extension Letter \(05-16-24\) - Enterprise Park at Twinwood.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1002-84 Enterprise Park at Twinwood (formerly Twinwood Bus Park Ph 3 Reserve B)/Plan Reviews/Plan Review Letters/00 - Permit Extension Letter (05-16-24) - Enterprise Park at Twinwood.docx)

Enclosures

cc: Mr. Buddy Brand – Brookshire-Katy Drainage District via email mbrand@bkdd.dst.tx.us
Ms. Wendy Sidwell – Brookshire-Katy Drainage District via email wsidwell@bkdd.dst.tx.us
Mr. Michael McCarthy, PE – Quiddity Engineering, LLC via email mmccarthy@quiddity.com
Mr. Rod Pinheiro, PE – Quiddity Engineering, LLC via email rpinheiro@quiddity.com
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

May 9, 2024

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

Reference: Katy 2855 Development, LLC
Grange Section 1 - **Final Plat and Drainage Plans**
Application ID No. 24-00129 (FP) and 00153 (FDP)
Permit No. 2024-13
Quiddity Job No. R0002-1021-01.004

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: East of FM 2855, south of Morton Road, west of Bartlett Road, north of Franz Road

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

Description: The proposed Grange Section 1 (Development) encompasses approximately 18.81 acres of single-family residential development and includes 62 lots, 3 blocks, and 5 reserves. The Development is located within the future Grange Phase 1 development, comprising 212.71 acres of land.

The drainage for the site is conveyed through curb and gutter inlets, which connects to an underground public storm sewer system that outfalls into Detention Pond 2. Detention Pond 2 will discharge into Detention Pond 1, which will then outfall into Snake Creek. Detention Ponds 2 and 1 are included in the construction plans titled, "Plow Tract Phase 1 Mass Grading and Detention" that was approved by the District under Permit No. 2024-17 on March 25, 2024. Additionally, the drainage impact assessment (DIA) for Plow Tract Phase 1 has been reviewed and 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 DIA.



DFMA: The property owner will be required to execute a DFMA that includes Detention Ponds 2 and 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 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 the District's website under Permit Application and Engineering Documents (<https://www.bkdd.dst.tx.us/page/BKDD.Home>).



QUIDDITY

Mr. Arnold England, President
May 9, 2024
Page 3

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/R0002-1021-01.004 Plow Tract Section 1/3.0 - LETTERS/Grange Sec 1 Final Plat Approval Ltr_051024.docx

cc: Mr. Jacob Rice – Katy 2855 Development, LLC via email jacobr@johnsondev.com
Mr. Nick R. Monaldi – Quiddity Engineering, LLC. via email nmonaldi@quiddity.com
Ms. Jeanne Marie Fletcher, PE – Quiddity Engineering, LLC. via email jfletcher@quiddity.com
Mr. Hayden D. Dixon, PE – Quiddity Engineering, LLC. via email hdixon@quiddity.com
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

May 9, 2024

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

Reference: Katy 2855 Development, LLC
Grange Section 2 - **Final Plat and Drainage Plans**
Application ID No. 24-00130 (FP) and 00154 (FDP)
Permit No. 2024-14
Quiddity Job No. R0002-1021-01.005

Dear Mr. England:

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

Applicant: Quiddity Engineering - LDS

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

Location: East of FM 2855, south of Morton Road, west of Bartlett Road, north of Franz Road

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

Description: The proposed Grange Section 2 (Development) encompasses approximately 20.89 acres of single-family residential development and includes 101 lots, 4 blocks, and 6 reserves. The Development is located within the future Grange Phase 1 development, comprising 212.71 acres of land.

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 locations. The first outfall includes connection to the future Grange Section 1 storm sewer, which will outfall into the Detention Pond 2. Detention Pond 2 will discharge into Detention Pond 1, which will then outfall into Snake Creek. The second outfall includes connection to the future Grange Section 3 storm sewer, which will outfall into Detention Pond 3, which will outfall into Detention Pond 2 and follow the same routing mentioned above before discharging into Snake Creek. Detention Ponds 3, 2, and 1 are included in the plans titled, "Plow Tract Phase



1 Mass Grading and Detention” which have been reviewed and approved with Conditions by the District under Permit Number 2024-17 on March 25, 2024. The storm sewer system within Grange Section 1 is included in the construction plans titled “Water, Sanitary, Drainage and Paving Facilities in Grange Section 1” and will be considered for Board approval at the May 13, 2024 agenda under Permit No. 2024-13. The storm sewer system within Grange Section 3 is included in the construction plans titled “Water, Sanitary, Drainage and Paving Facilities in Grange Section 3” and will be considered for Board approval at the May 13, 2024 agenda under Permit No. 2024-15. Lastly, the drainage impact assessment (DIA) for Plow Tract Phase 1 has been reviewed and 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 DIA.

DFMA:

The property owner will be required to execute a DFMA that includes Detention Ponds 3, 2, and 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 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



QUIDDITY

Mr. Arnold England, President
May 9, 2024
Page 3

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/R0002-1021-01.005 Plow Tract Section 2/3.0 - LETTERS/Grange Sec 2 Final Plat Approval Ltr_050924.docx

cc: Mr. Jacob Rice – Katy 2855 Development, LLC via email jacobr@johnsondev.com
Ms. Chantelle Jamnik – Quiddity Engineering, LLC. via email cjamnik@quiddity.com
Mr. Blair Bozoarth, PE – Quiddity Engineering, LLC. via email bbozoarth@quiddity.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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May 9, 2024

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

Reference: Katy 2855 Development, LLC
Grange Section 3 - **Final Plat and Drainage Plans**
Application ID No. 24-00131 (FP) and 00156 (FDP)
Permit No. 2024-15
Quiddity Job No. R0002-1021-01.006

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 – Final Plat and Drainage Plans

Location: East of FM 2855, south of Morton Road, west of Bartlett Road, north of Franz Road

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

Description: The proposed Plow Tract Section 3 (Development) encompasses approximately 32.68 acres of single-family residential development and includes 91 lots, 4 blocks, and 9 reserves. The Development is located within the future Plow Tract Phase 1 development, comprising 212.71 acres of land.

The drainage for the site is conveyed through curb and gutter inlets, which connects to an underground public storm sewer system that outfalls into Detention Pond 2. Detention Pond 2 will discharge into Detention Pond 1, which will then outfall into Snake Creek. Although the Development only includes one (1) storm sewer outfall into Detention Pond 2, the Development includes three (3) emergency overflow spillways that convey overland sheetflow in extreme event conditions to both Detention Pond 2 and Detention Pond 3. Detention Ponds 3, 2, and 1 are included in the construction plans titled, "Plow Tract Phase 1 Mass Grading and Detention" which have been reviewed and approved with Conditions by the District under Permit Number 2024-17 on March 25, 2024. Additionally, the drainage



impact assessment (DIA) for Plow Tract Phase 1 has been reviewed and 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 DIA.

DFMA:

The property owner will be required to execute a DFMA that includes Detention Ponds 3, 2, and 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 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 the District's website under Permit Application and Engineering Documents (<https://www.bkdd.dst.tx.us/page/BKDD.Home>).



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Page 3

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/R0002-1021-01.006 Plow Tract Section 3/3.0 - LETTERS/Grange Sec 3 Final Plat Approval Ltr_050924.docx

cc: Mr. Jacob Rice – Katy 2855 Development, LLC via email jacobr@johnsondev.com
Ms. Chantelle Jamnik – Quiddity Engineering, LLC. via email cjamnik@quiddity.com
Mr. Blair Bozoarth, PE – Quiddity Engineering, LLC. via email bbozoarth@quiddity.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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May 9, 2024

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

Reference: Katy 2855 Development, LLC
 Grange Franz Road Extension & Model Home Park – **Final Plat and Drainage Plans**
 Application ID No. 00242 (FP) and 00239 (FDP)
 Permit No. 2024-62
 Quiddity, Inc. Job No. R0002-1021-01.008

Dear Mr. England:

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

Applicant: Quiddity Engineering - LDS

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

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

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

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

The Development includes construction of roadway improvements and associated drainage infrastructure. The Development will connect to the future Franz Road extension to the east that is located within the Cane Island development. The construction plans for the Franz Road extension within the Cane Island development was included in the construction plans titled "Franz Road Extension Segment 1" that was approved by the District under Permit No. 2024-12 on April 22, 2024.



Mr. Arnold England, President
May 9, 2024
Page 2

The drainage for the Development is conveyed through curb and gutter inlets, which connects to an underground public storm sewer and outfalls at two locations. The first outfall includes connection to an existing 70-ft wide District easement along Bartlett Road and the second outfall includes connection to Detention Pond 1. Both the District's easement and Detention Pond 1 outfall into Snake Creek. Detention Pond 1 is included in the plans titled, "Plow Tract Phase 1 Mass Grading and Detention" which has been reviewed and approved with Conditions by the District under Permit No. 2024-17 on March 25, 2024. Additionally, the drainage impact assessment (DIA) for Plow Tract Phase 1 has been reviewed and 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 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 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
May 9, 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 McCarthy, PE

MHM/dme

https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1021-01.008 Plow Tract Franz Road Extension & Model Home Park/3.0 - LETTERS/Grange Franz Road Extension & Model Home Park Final Plat Approval Ltr_050924.docx

cc: Mr. Jacob Rice – Katy 2855 Development, LLC via email jacobr@johnsondev.com
Ms. Chantelle Jamnik – Quiddity Engineering, LLC. via email cjamnik@quiddity.com
Mr. Blair Bozoarth, PE – Quiddity Engineering, LLC. via email bbozoarth@quiddity.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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May 9, 2024

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

Reference: Maple Development Group
Maple Grove Phase 1 Detention Plan – **Final Drainage Plans**
Application ID No. 24-00041
BKDD Permit No. 2024-25
Quiddity, Inc. Job No. R0002-1003-79.001

Dear Mr. England:

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

Applicant: LJA Engineering, Inc.

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

Location: North of Morton Road, east of Neuman Road, west of FM 2855, south of Prairie Grass Ln.

Description: The proposed Maple Grove Phase I Detention Plan (Development) encompasses approximately 160 acres for primarily future single-family residential development. The ultimate Maple Grove development includes approximately 273 acres of land.

The Development includes construction of three (3) on-site detention ponds (Detention Ponds A, B, and C) and an inundation area in the northwest corner of the tract that is contained by a berm with 1-ft of freeboard provided from top of berm. The inundation area is designed to capture the overflow and runoff from offsite sheetflow to the north with a controlled discharge into Detention Pond A. The combined total detention storage volume for the Development is 134.69 acre-feet and the detention storage rate is 0.84 ac-ft/ac. Detention Ponds A, B, and C are proposed to be wet bottom detention ponds with a normal water surface elevation of 162.2 ft, and maximum water surface elevation ranging from 168.49 to 168.66 ft. Detention Pond A is a hybrid and includes both wet and dry bottom detention. The dry bottom detention area includes a concrete pilot channel and connects to the wet bottom area downstream. The dry bottom detention area will be converted to a wet bottom detention pond in a future phase of the development.

The Development includes two outfall locations. The first outfall is located at Detention Pond B, which discharges flow into the District's existing 40-ft wide drainage easement along Neuman Road via a proposed 18-inch reinforced concrete pipe (RCP). The second outfall is located at Detention Pond C. Detention Pond C discharges into the Morton Road ditch to the south via proposed dual 36-inch RCPs with one of the 36-inch RCPs being plugged in Phase 1 to restrict the discharge rate. The Development includes extreme



Mr. Arnold England, President
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event spillways that are sized to convey the peak 100-yr release flow from the ponds at both outlet locations.

Based on our review, it appears the proposed drainage and detention facilities were designed in accordance with the Drainage Impact Analysis for the Development titled, "Drainage Impact Analysis for Maple Grove Phase I", dated January 17, 2024, and approved by the District on February 12, 2024.

DFMA:

A Detention Facilities Maintenance Agreement (DFMA) is required for the proposed drainage and detention facilities within the Development. Approval of this permit is contingent upon the approval of the DFMA, including proposed inundation easements, by the District's Legal counsel and Board of Supervisors, including the execution of the DFMA by the District's Board of Supervisors and Owner of the Development.

Temporary Inundation

Easements Agreement:

The Development includes off-site inundation areas to the northwest corner of the property. A small portion of the inundation area is located outside of the Development's boundaries, but is contained within the future development areas of the Maple Grove 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 and west with a controlled discharge into the proposed detention system. The inundation areas are required to be placed in inundation easements and the Owner is required to enter into a Temporary Inundation Easement Agreement (Agreement) with the District. Additionally, the District's Legal Counsel prepared a draft Agreement and sent it to the Applicant for review. Approval of this permit is contingent upon approval of the inundation easements and Agreement by the District's Legal counsel and Board of Supervisors, including the execution of the inundation easements and Agreement by all applicable parties, and recordation of the referenced documents.

District Ultimate ROW:

Along the Development's western border, there is an existing 60-ft Neuman Road right-of-way (ROW) and a 40-ft District drainage easement, for a combined total ROW of 100 ft. The ultimate ROW for Neuman Road and the District channel is 85 ft and 100 ft, respectively, resulting in a total ROW of 185 ft. The Development proposes to dedicate 42.5 ft of additional ROW along its western boundary to satisfy their 50-percent share of the additional ROW dedication.

The referenced ROW dedications to Waller County and 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.

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
May 9, 2024
Page 3

recommend its approval by the District's Board of Supervisors **contingent upon the District's approval and execution of the DFMA, Inundation Easements, Temporary Inundation Easement Agreement, and easement along Neuman Road.**

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.

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/R0002-1003-79.001 Maple Grove DIA, C&G, & Phase 1 Det/Plan Reviews/Plan Review Letters/Maple Grove Ph. 1 Detention DP Approval Letter.docx>

cc: Mr. Andrew Loessin – Maple Development Group via email andrew@mapledevelopmentgroup.com
Mr. Chance Vinklerek, PE, CFM – LJA Engineering via email cvinklerek@lja.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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May 10, 2024

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

Reference: Astro Sunterra, LP
Sunterra Section 69 - **Final Plat and Drainage Plans**
Application ID No. 00217 (FP) and 00218 (FDP)
Permit No. 2024-54
Quiddity Job No. R0002-1019-01.025

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 Pitts Road

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

Description: The proposed Sunterra Section 69 (Development) encompasses approximately 24.19 acres of single-family residential development and includes 99 lots, 4 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 and outfalls at three (3) locations. Two outfalls connect to Detention Pond S. The third outfall connects to the proposed storm sewer system along Tantara Bend Drive. Detention Pond S and Tantara Bend Drive will then outfall into Detention Pond Q. The storm sewer system along Tantara Bend Drive is included in the construction plans titled "Water, Sanitary, Drainage and Paving Facilities in Tantara Bend Drive Street Dedication and Detention Reserves" and is included for Board consideration on the May 13, 2024 agenda under Permit No. 2024-55. Detention Ponds S 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
May 10, 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 S 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
May 10, 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/R0002-1019-01.025 Sunterra Section 69/2.0 - Letters/Sunterra Section 69 Final Plat Approval Ltr_051024.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. Maxwell Dennis, PE – Quiddity Engineering via email mdennis@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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May 10, 2024

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

Reference: Astro Sunterra, LP
Tantara Bend Drive Street Dedication and Detention Reserves - **Final Plat and Drainage Plans**
Application ID No. 00219 (FP) and 00216 (FDP)
Permit No. 2024-55
Quiddity Job No. R0002-1019-01.039

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 and west of Pitts Road

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

Description: The proposed Tantara Bend Drive Street Dedication and Detention Reserves (Development) encompasses approximately 43.04 acres and includes 0 lots, 2 blocks, and 3 reserves. 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 that outfalls into Detention Pond Q at two locations. Detention Pond Q was included in the construction plans titled "Sunterra Phase 4 Detention and Mass Grading" that was 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 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



Mr. Arnold England, President
May 10 2024
Page 2

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. Additionally, the Development includes two stub outs for the future connections of the storm sewer systems from Sunterra Sections 69, 76, and 77.

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



Mr. Arnold England, President
May 10 2024
Page 3

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/R0002-1019-01.039 Tantara Bend Drive St Dedication/2.0 - Letters/Tantara Bend Dr St Dedication & Reserves Final Plat Approval Ltr_051024.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. Maxwell Dennis, PE – Quiddity Engineering via email mdennis@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

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

April 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	2,857	77	279	\$542.22	\$842.51
JD R15 15' Flex-Wing Cutter	2019	-	-	-	\$0.00	\$0.00
JD 6145M 2019 BOOM MOWER	2019	2,612	34	254	\$594.74	\$5,852.07
JD 6145M 2021 BOOM MOWER	2021	1,297	65	140	\$1,677.15	\$8,214.03
JD 6150M BOOM MOWER	2015	6,288	119	327	\$0.00	\$4,505.56
JD 930M Z-TRAK MOWER	2018	590	7	35	\$0.00	\$58.24

HEAVY EQUIPMENT

EQUIPMENT	YEAR MODEL	LIFETIME HOURS	HOURS THIS MONTH	FISCAL YTD HOURS	EXPENSES THIS MONTH	FISCAL YTD EXPENSES
CAT D6k2 DOZER	2019	1,587	57	319	\$1,748.00	\$1,748.00
CAT 323 EXCAVATOR	2018	4,365	98	519	\$0.00	\$3,800.46
CAT 416E BACKHOE	2012	3,502	32	335	\$0.00	\$661.36
JD 755A TRACK LOADER	1982	2,632	0	18	\$0.00	\$2,605.99
NORAM 65E MOTOR GRADER	2014	2,952	10	44	\$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	15,543	219	2,565	\$0.00	\$672.09
TACOMA SR 4X4 (INSPECTOR)	2020	45,861	807	5,252	\$0.00	\$284.19
F-150 4X4 (INSPECTOR)	2017	88,537	1,199	8,483	\$0.00	\$294.69
F-250 4X4 (CREW)	2016	103,619	15	1,054	\$0.00	\$101.75
F-750 DUMP TRUCK	2011	45,970	490	7,548	\$0.00	\$905.91
FREIGHTLINER HAUL TRUCK	2000	389	66	483	\$0.00	\$7,651.11
DODGE RAM 4X4 (2301) (CREW)	2023	4,097	260	2,031	\$0.00	\$43.21
DODGE RAM 4X4 (2302) (FOREMAN)	2023	11,525	984	6,409	\$0.00	\$182.89
TACOMA TDR 4X4 (ASST GM)	2023	8,527	835	8,527	\$0.00	\$315.03
FREIGHTLINER DUMP TRUCK	2020	51,900	223	1,727	\$0.00	\$692.37
KAWASAKI MULE PRO	2024	27	4	27	\$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

APRIL 2024 - FINANCIAL REPORT

General Fund	\$3,102,283.23
Payroll Fund	\$78,020.24
Petty Cash	\$1,726.73
Building Fund	\$2,745,171.68
Capital Improvement Fund	\$764,904.16
Texpool Fund	\$3,152.63
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	\$180,645.69
First Nat. Bank Bellville CD	\$181,383.65
Industry State Bank CD	\$249,449.85
TOTAL RECONCILED BALANCE	\$8,282,670.11
<i>All accounts are reconciled.</i>	

RESERVES:
\$1,517,810.60

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 4/1	\$3,138.37	\$3,181,805.51	\$122,909.03	\$69,600.84	\$2,746,380.63	\$764,810.13
Deposits and Credits	\$14.26	\$157,861.01	\$12.95	\$0.00	\$337.41	\$94.03
Debits and Withdrawals	\$0.00	\$222,999.76	\$41,838.19	\$0.00	\$3,610.86	\$0.00
Ending Balance 4/30	\$3,152.63	\$3,116,666.76	\$81,083.79	\$69,600.84	\$2,743,107.18	\$764,904.16
Less Total Outstanding Drafts/Deposits (Net Amount)	\$0.00	-\$14,383.53	-\$3,063.55	\$0.00	\$2,064.50	\$0.00
Adjusted Ending Balance 4/30	\$3,152.63	\$3,102,283.23	\$78,020.24	\$69,600.84	\$2,745,171.68	\$764,904.16
Monthly Interest Earned	\$14.26	\$384.75	\$12.95	\$0.00	\$337.41	\$94.03

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 4/1	\$249,490.71	\$184,090.06	\$236,590.24	\$180,645.69	\$181,383.65	\$249,449.85	\$249,449.85
Deposits and Credits	\$1,710.55	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Debits and Withdrawals	\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Ending Balance 4/30	\$236,201.26	\$184,090.06	\$236,590.24	\$180,645.69	\$181,383.65	\$249,449.85	\$249,449.85
Interest/Earned	\$1,710.55	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

BUDGET	
23-24 FY Budget	\$4,542,009.56
YTD Expenses	\$1,906,538.86
New Equipment	\$208,579.98
Total Budgeted Expenses YTD	\$2,115,118.84

MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT

May 30, 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 Beckendorf	Supervisor
John Chisum	Assistant Secretary

and all of the above were present, thus constituting a quorum. [Supervisor Beckendorf entered the meeting at 9:46 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; Rod Pinheiro, P.E., Steve Berckenhoff, P.E., and Michael McCarthy, P.E., of Quiddity Engineering ("Quiddity" or "Engineer"); Sean Sturhan, P.E., of Quiddity Engineering Land Development Group representing Sunterra and Grange Tract Developments; Clayton Matzek of LDD Blueline; Daphney Kirby, Mayor of City of Pattison; John Herzog and Noah Savoie of IDS.Engineering; Angel Flores and Francisco Barroso of Commercial Construction and Maintenance, Inc. ("CCM"); 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

Mayor Kirby introduced herself, shared details about her personal history and experiences, and outlined her vision and objectives for the future development and governance of the City of Pattison.

[Mayor Kirby departed the meeting.]

Agenda Item No. 4
EXECUTION OF A CONTRACT FOR GENERAL CONTRACTOR, COMMERCIAL CONSTRUCTION AND MAINTENANCE, INC. ("CCM") REGARDING THE CONSTRUCTION OF BROOKSHIRE-KATY DRAINAGE DISTRICT NEW ADMINISTRATION BUILDING.

Ms. Sidwell stated that the CCM Contract had undergone a thorough review process, which included revisions made by the Attorney and the Texas Water Conservation Management Risk Management Fund ("TWCARMF"). She noted that

TWCARMF had incorporated a new clause into the Contract, mandating the inclusion of flooding insurance coverage.

Mr. Flores then responded to questions from the Board regarding the construction process.

Next, upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved the Contract with CCM for the construction of the District's New Administration Building and authorized the Board President to execute the Contract, subject to receiving the originally executed Standard Form of Agreement between Owner and Contract - AIA A101 from CCM.

Agenda Item No. 5

PROFESSIONAL SERVICES AGREEMENT FROM PROTECT SURVEILLANCE, INC. ("PSI") FOR PROJECT MANAGEMENT.

Upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved the Professional Services Agreement from Project Surveillance, Inc. for Field Observation Services - Third Party Project Manager related to the New Administration Building construction. A copy of the Agreement is attached hereto as Exhibit "A".

Agenda Item No. 6

ENFORCEMENT ACTION OF PROPERTIES LOCATED AT 4603, 4605, AND 4607 SCHLIPF ROAD AND 33895 FM 529.

This item was discussed in an executive session later in the meeting.

Agenda Item No. 7

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR BECKENDORFF ROAD SECTION 3 - ID: 24-00087, PERMIT NO. 2024-08.

Mr. McCarthy reviewed the recommendation letter related to Permit No. 2024-08, a copy of which is attached hereto as Exhibit "A-1".

Agenda Item No. 8

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR BECKENDORFF ROAD STREET DEDICATION SECTION 4 - ID: 00167, PERMIT NO. 2024-40.

Mr. McCarthy reviewed the recommendation letter related to Permit No. 2024-40, a copy of which is attached hereto as Exhibit "A-2".

Next, 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 for Tract Development Without Platting for Beckendorf Road Section 3 - ID: 24-00087, Permit No. 2024-08, as recommended by Quiddity; and (ii) Permit Application for Tract Development Without Platting for Beckendorf Road Street Dedication Section 4 - ID: 00167, Permit No. 2024-40, as recommended by Quiddity.

Agenda Item No. 9

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR CLAY ROAD STREET DEDICATION - FINAL PLAT - ID: 24-00006, PERMIT NO. 2022-65.

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 Clay Road Street Dedication - Final

Plat - ID: 24-00006, Permit No. 2022-65, as recommended by Quiddity in the letter attached hereto as Exhibit "A-3".

Agenda Item 10

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR STOCKDICK ROAD STREET DEDICATION SECTION 6 - FINAL DRAINAGE PLANS ID: 00238 AND FINAL PLAT ID: 00237, PERMIT NO. 2024-76.

Mr. McCarthy reviewed the recommendation letter related to Permit No. 2024-76, a copy of which is attached hereto as Exhibit "A-4".

Agenda Item No. 11

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR STOCKDICK ROAD STREET DEDICATION AND RESERVE SECTION 7 - FINAL DRAINAGE PLANS ID: 24-00060 AND FINAL PLAT ID: 24-00061, PERMIT NO. 2023-45.

Mr. McCarthy reviewed the recommendation letter for Permit No. 2023-45, attached hereto as Exhibit "A-5".

Upon motion by Supervisor Welch, seconded by Supervisor Keeling after full discussion and with all Supervisors present voting aye, the Board approved (i) Permit Application for Tract Development With Platting for Stockdick Road Street Dedication Section 6 - Final Drainage Plans ID: 00238 and Final Plat ID: 00237, Permit No. 2024-76, as recommended by Quiddity; and (ii) Permit Application for Tract Development With Platting for Stockdick Road Street Dedication and Reserve Section 7 - Final Drainage Plans ID: 24-00060 and Final Plat ID: 24-00061, Permit No. 2023-45, as recommended by Quiddity.

Agenda Item No. 12

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SUNTERRA SECTION 56 - FINAL DRAINAGE PLANS ID: 24-00094 AND FINAL PLAT ID: 24-00093, PERMIT NO. 2024-02.

Mr. McCarthy reviewed the recommendation letter for Permit No. 2024-02, attached hereto as Exhibit "A-6".

Agenda Item No. 13

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SUNTERRA SECTION 70 - FINAL DRAINAGE PLANS ID: 00263 AND FINAL PLAT ID: 00262, PERMIT NO. 2024-71.

Mr. McCarthy reviewed the recommendation letter for Permit No. 2024-71, attached hereto as Exhibit "A-7".

Agenda Item No. 14

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SUNTERRA SECTION 72 - FINAL DRAINAGE PLANS ID: 00236 AND FINAL PLAT ID: 00235, PERMIT NO. 2024-61.

Mr. McCarthy reviewed the recommendation letter for Permit No. 2024-61, attached hereto as Exhibit "A-8".

Agenda Item No. 15

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SUNTERRA SECTION 74 - FINAL DRAINAGE PLANS ID: 00223 AND FINAL PLAT ID: 00222, PERMIT NO. 2024-51.

Mr. McCarthy reviewed the recommendation letter for Permit No. 2024-51, attached hereto as Exhibit "A-9".

Upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved (i) Permit Application for Tract Development With Platting for Sunterra Section 56 - Final Drainage Plans ID: 24-00094 and Final Plat ID: 24-00093, Permit No. 2024-02, as recommended by Quiddity; (ii) Permit Application for Tract Development With Platting for Sunterra Section 70 - Final Drainage Plans ID: 00263 and Final Plat ID: 00262, Permit No. 2024-71, as recommended by Quiddity; (iii) Permit Application for Tract Development With Platting for Sunterra Section 72 - Final Drainage Plans ID: 00236 and Final Plat ID: 00235, Permit No. 2024-61, as recommended by Quiddity; and (iv) Permit Application for Tract Development With Platting for Sunterra Section 74 - Final Drainage Plans ID: 00223 and Final Plat ID: 00222, Permit No. 2024-51, as recommended by Quiddity.

Agenda Item No. 16

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SUNTERRA DETENTION RESERVE - PRELIMINARY PLAT AND DRAINAGE PLANS - ID: 00395.

Mr. McCarthy reviewed the recommendation letter for Permit Application ID 00395, attached hereto as Exhibit "A-10".

Agenda Item No. 17

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SUNTERRA REMOTE WATER WELL NO 1 AND RESERVES - PRELIMINARY PLAT AND DRAINAGE PLANS - ID: 00394.

Mr. McCarthy reviewed the recommendation letter for Permit Application ID 00394, attached hereto as Exhibit "A-11".

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved (i) Permit Application for Tract Development With Platting for Sunterra Detention Reserve - Preliminary Plat and Drainage Plans - ID: 00395, as recommended by Quiddity; and (ii) Permit Application for Tract Development With Platting for Sunterra Remote Water Well No 1 and Reserves - Preliminary Plat and Drainage Plans - ID: 00394, as recommended by Quiddity.

Agenda No. 18

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR BARTLETT ROAD PAVING IMPROVEMENTS - ID: 00356, PERMIT NO. 2024-90.

Mr. McCarthy reviewed the recommendation letter for Permit No. 2024-90, attached hereto as Exhibit "A-12".

Agenda No. 19

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR GRANGE (PLOW TRACT) SECTION 4 - FINAL DRAINAGE PLANS ID: 00157 AND FINAL PLAT ID: 24-00132, PERMIT NO. 2024-16.

Mr. McCarthy reviewed the recommendation letter for Permit No. 2024-16, attached hereto as Exhibit "A-13".

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved (i) Permit Application for Tract Development Without Platting for Bartlett Road Paving Improvements - ID: 00356, Permit No. 2024-90, as recommended by Quiddity; and (ii) Permit Application for Tract Development With Platting for Grange (Plow Tract) Section 4 - Final Drainage Plans ID: 00157 and Final Plat ID: 24-00132, Permit No. 2024-16, as recommended by Quiddity.

Agenda Item No. 20

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR JORDAN RANCH WALLER COUNTY PLAT-FINAL PLAT- ID: 00367, PERMIT NO. 2024-92.

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 Jordan Ranch Waller County Plat - Final Plat - ID: 00367, Permit No. 2024-92, as recommended by Quiddity in the letter attached hereto as Exhibit "A-14".

Agenda Item No. 21

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR DEWBERRY HILLS SECTION 1 - FINAL DRAINAGE PLANS ID: 00377 AND FINAL PLAT ID: 00398, PERMIT NO. 2024-36.

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 With Platting for Dewberry Hills Section 1 - Final Drainage Plans ID: 00377 and Final Plat ID: 00398, Permit No. 2024-36, as recommended by Quiddity in the letter attached hereto as Exhibit "A-15".

Agenda Item No. 22

EXECUTIVE SESSION

At 9:31 a.m., upon motion by Supervisor Welch, seconded by Supervisor Chisum, 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. Berckenhoff, Mr. Pinheiro, Mr. Johnson, Mr. Petrov, and Ms. Croon were present during the executive session.

Agenda Item No. 22

REGULAR SESSION

At 9:45 a.m., upon motion by Supervisor Keeling, 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. 6

ENFORCEMENT ACTION OF PROPERTIES LOCATED AT 4603, 4605, AND 4607 SCHLIPF ROAD AND 33895 FM 529.

Upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board authorized filing of the petition for a restraining order and temporary injunction against the property owner(s) of the properties located at 4603, 4605, and 4607 Schlipf Road and 33895 FM 529.

[Supervisor Beckendorff entered the meeting at 9:46 a.m.]

ADJOURNMENT

2406

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 9:47 a.m.

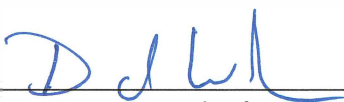
[EXECUTION PAGE FOLLOWS]

SIGNED this 10 day of July, 2024.



President, Board of Supervisors

ATTEST:



Secretary, Board of Supervisors

- | | |
|----------------|---|
| Exhibit "A" | Professional Services Agreement from Project Surveillance, Inc. |
| Exhibit "A-1" | Quiddity Recommendation for Permit No. 2024-08 |
| Exhibit "A-2" | Quiddity Recommendation for Permit No. 2024-40 |
| Exhibit "A-3" | Quiddity Recommendation for Permit No. 2022-65 |
| Exhibit "A-4" | Quiddity Recommendation for Permit No. 2024-76 |
| Exhibit "A-5" | Quiddity Recommendation for Permit No. 2023-45 |
| Exhibit "A-6" | Quiddity Recommendation for Permit No. 2024-02 |
| Exhibit "A-7" | Quiddity Recommendation for Permit No. 2024-71 |
| Exhibit "A-8" | Quiddity Recommendation for Permit No. 2024-61 |
| Exhibit "A-9" | Quiddity Recommendation for Permit No. 2024-51 |
| Exhibit "A-10" | Quiddity Recommendation for Permit Application ID 00395 |
| Exhibit "A-11" | Quiddity Recommendation for Permit Application ID 00394 |
| Exhibit "A-12" | Quiddity Recommendation for Permit No. 2024-90 |
| Exhibit "A-13" | Quiddity Recommendation for Permit No. 2024-16 |
| Exhibit "A-14" | Quiddity Recommendation for Permit No. 2024-92 |
| Exhibit "A-15" | Quiddity Recommendation for Permit No. 2024-36 |

PSI

Project Surveillance, Inc.

Est. 1990

Construction Observation Services

April 5, 2024

Brookshire Katy Drainage District
1111 Kenney Street
Brookshire, TX, 77423

Re: New Administration Building
Field Observation Services

I. General:

- A. PSI will provide a qualified site representative to perform field observations and documentation as specified in the Plans/Project Manual provided by Engineer.
- B. PSI will provide all insurances including Worker's Comp., General Liability, Commercial Auto Liability, and E&O.
- C. PSI will provide necessary reports, documentations, and photographs thru our website: www.projectsurveillance.com
- D. PSI has no authority to direct Contractor's Project Safety, nor the responsibility to direct the Contractor's Means & Methods.

II. Budget:

Please see attached Level of Effort:

Summary of proposal costs:	\$18,617.76
<u>Estimated Mileage costs:</u>	<u>\$3,480.00</u>
Total:	\$22,097.76

III. Terms:

- A. An invoice will be submitted at the end of the month and is payable net 30 days.

Thank you for requesting this Proposal, we look forward in working together on this project.

Sincerely;



Troy Anthony, P.E. CCM
PROJECT SURVEILLANCE, INC

Accepted by _____

510 East Main Street - Humble, Texas 77338 – PH: 281-856-0700 – Fax: 281-856-8777
e-mail: office@projectsurveillance.com – www.ProjectSurveillance.com

New Administration Building for Brookshire Katy Drainage District

Estimated Fee for Construction Inspection Services

Project Duration: (days) 280

Inspection Costs \$18,617.76
 Mileage Cost \$3,480.00
 Total Estimated Costs \$22,097.76

	Principal	Site Representative	Admin
Raw Salary Rate	\$75.00	\$38.00	\$26.00
Regular Hrs Billing Rate (2.3 Multiplier)	\$172.50	\$87.50	\$57.50
Overtime Hrs Billing Rate		\$131.24	

Time	
280	Calendar Days
9	Month
40	Weeks
80	Sundays & Saturdays
	Holidays
	Rain days
200	Working Days
1	Regular Working Hours/Day
200	Total Regular Working Hours
22	Average Regular Working Hours/Month
	Overtime Hours/Week
0	Total Overtime Hours
60	Average Overtime Hours/Month

Description	Summary				Monthly Breakdown								
	Labor		Costs		Construction Duration								
	Hrs	% of Hrs	\$ Amount	% fo Total	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9
Principal	5	2.13%	\$776.25	4.17%	0.5	0.5	0.5	0.6	0.5	0.5	0.5	0.5	0.5
Site Representative Regular Hours	188	93.62%	\$17,324.01	93.05%	22	22	22	22	22	22	22	22	22
Site Representative, Overtime Hours	0	0.00%	\$0.00	0.00%									
Administration	9	4.29%	\$517.50	2.78%	1	1	1	1	1	1	1	1	1
Labor Hrs:	212	100.01%			24	24	24	24	24	24	24	24	24
Labor Costs:			\$18,617.76	100.00%	\$2,068.64	\$2,068.64	\$2,068.64	\$2,068.64	\$2,068.64	\$2,068.64	\$2,068.64	\$2,068.64	\$2,068.64
Totals to Date:					\$2,068.64	\$4,137.28	\$6,205.92	\$8,274.56	\$10,343.20	\$12,411.84	\$14,480.48	\$16,549.12	\$18,617.76



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

May 28, 2024

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

Reference: Astro Sunterra, LP
Beckendorff Road Street Dedication Section 3 – **Final Drainage Plans**
Application ID No. 24-00087
Permit No. 2024-08
Quiddity Job No. R0002-1019-01.020

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: Along Beckendorff Road, west of Pitts Road, south of FM 529 and north of Stockdick Road

Description: The proposed Beckendorff Road Street Dedication Section 3 (Development) encompasses approximately 2.19 acres of roadway and accompanying drainage infrastructure, and is primarily located within Harris County with only the outfall being located within the District. Additionally, the applicant provided plan approvals by Harris County Flood Control District and Harris County Engineering Department.

The drainage for the Development will be conveyed through underground public storm that will be connected to the proposed storm sewer in Beckendorff Road Street Dedication Section 4, that is included in the plans titled "Drainage and Paving Facilities in Beckendorff Road Street Dedication Sec 4" and considered for Board approval on the May 30, 2024 meeting agenda under Permit No. 2024-40. The flow will be directed west along Beckendorff Road and outfall 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.



Mr. Arnold England, President
May 28, 2024
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Detention Pond V will outfall into Detention Pond O, which will then outfall into Detention Pond N. Detention Pond O and Pond N were included in the plans titled "Sunterra Mass Grading and Detention Phase IIB," which was approved under Permit No. 2021-34 on September 13, 2021. Detention Pond N will outfall to the Phase IB Detention Pond, which will then outfall into Cane Island Branch of Buffalo Bayou. The Phase IB Detention Pond was included in the plans titled "Sunterra Phase IB Mass Grading and Detention", and approved under Permit No. 2020-90 on April 26, 2021.

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

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



Mr. Arnold England, President
May 28, 2024
Page 3

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/R0002-1019-01.020 Beckendorff Road Section 3/3.0 - LETTERS/Beckendorff Road Street Dedication Section 3 Final Drainage Plans Approval Ltr_052824.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. Brian Geier, PE – Quiddity Engineering via email bgeier@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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May 28, 2024

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

Reference: Astro Sunterra, LP
Beckendorff Road Street Dedication Section 4 – **Final Drainage Plans**
Application ID No. 00167
Permit No. 2024-40
Quiddity Job No. R0002-1019-01.041

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: Along Beckendorff Road, west of Pitts Road, south of FM 529 and north of Stockdick Road

Description: The proposed Beckendorff Road Street Dedication Section 4 (Development) encompasses approximately 18.31 acres of roadway and accompanying drainage infrastructure, and is located wholly within Harris County. Additionally, the applicant provided plan approvals by Harris County Flood Control District and Harris County Engineering Department.

The drainage for the Development will be conveyed through underground public storm sewer which connects to the proposed storm sewer within Beckendorff Road Street Dedication Section 3 that is included in the plans titled "Drainage and Paving Facilities in Beckendorff Road Street Dedication Sec 3" and considered for Board approval on the May 30, 2024 meeting agenda under Permit No. 2024-08. The flow will be directed west along Beckendorff Road and outfall 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.



Mr. Arnold England, President

May 28, 2024

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

DFMA:

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

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



Mr. Arnold England, President
May 28, 2024
Page 3

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/R0002-1019-01.041 Beckendorff Road Street Dedication Sec 4/2.0 - LETTERS/Beckendorff Road Street Dedication Section 4 Final Drainage Plans Approval Ltr_052824.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. Brian Aguirre, PE – Quiddity Engineering via email baguirre@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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May 28, 2024

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

Reference: Astro Sunterra, LP
Clay Road Street Dedication Section 1 - **Final Plat**
Application ID No. 24-00006
Permit No. 2022-65
Quiddity Job No. R0002-1002-07.001

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 Clay Road, West of Bartlett Road, east of Schlipf Road, and south of Stockdick Road

Survey: H. & T.C. Railroad Company Survey, Section 121, Abstract 201, Waller County, Texas

Description: The proposed Clay Road Street Dedication Section 1 (Development) encompasses approximately 5.94 acres and includes 0 lots, 0 blocks, and 0 reserves. The Development includes only roadway and associated drainage infrastructure that is located within the Sunterra development. This permit application only includes the final plat submittal of the Development and does not include any proposed roadway or associated drainage improvements at this time.

The Development includes the second segment or phase of improvements to be made along Clay Road. The Clay Road Segment 1 included improvements to the roadway and drainage infrastructure that started just past the Bartlett Road and Clay Road intersection and stopped shortly before Pitts Road. The construction of Clay Road Segment 1 was included in the plans titled "Construction of Clay Road from 6100 LF west of Pitts Road to 150 LF west of Pitts Road", and included two plan revisions subsequent to original Board



Mr. Arnold England, President
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approval. The 2nd and latest revision of the plans was approved by the District under Permit No. 2023-44 on June 12, 2023.

The drainage for the Development is conveyed to the existing north roadside ditch, which will be routed to the south roadside ditch of Clay Road, which will then outfall into the District's 50-ft wide drainage easement directly to the south of the Bartlett Road and Clay Road intersection.

The final drainage plans for the Development will need to be submitted to the District for review and approval under a separate permit number that will include the construction of the proposed roadway and drainage improvements.

DFMA: Not applicable.

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, 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.



Mr. Arnold England, President
May 28, 2024
Page 3

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 H. McCarthy, PE

MHM/dme

https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1002-07 Clay Road Permit Review/Plan Reviews/Plat Letters/Clay Road Street Dedication Final Plat Approval Ltr_052824.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. Brian Geier, PE – Quiddity Engineering via email bgeier@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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May 28, 2024

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

Reference: Astro Sunterra, LP
Stockdick Road Street Dedication Section 6 - **Final Plat and Drainage Plans**
Application ID No. 00237 (FP) and 00238 (FDP)
Permit No. 2024-76
Quiddity Job No. R0002-1019-01.38

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 Stockdick Road, east of Schlipf Road, south of Beckendorff Road, and west of Pitts Road

Survey: H. & T.C. Railroad Company Survey, Section 129, Abstract 204 & J. W. McCutcheon Survey, Section 130, Abstract 308, Waller County, Texas

Description: The proposed Stockdick Road Street Dedication Section 6 (Development) encompasses approximately 3.13 acres and includes 0 lots, 0 blocks, and 0 reserves. The Development includes construction of roadway and associated drainage improvements.

The drainage for the Development will be conveyed through proposed underground public storm sewer, which connects to the existing storm sewer within Stockdick Road Street Dedication Section 1 that is included in the plans titled "Water, Sanitary, Drainage and Paving Facilities on Stockdick Road Section No. 1", which was approved under Permit No. 2021-50 on March 14, 2022. The flow will be directed to the south and outfall directly into Cane Island Branch of Buffalo Bayou.



Mr. Arnold England, President
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Page 2

DFMA: Not applicable.

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 the District's website under Permit Application and Engineering Documents (<https://www.bkdd.dst.tx.us/page/BKDD.Home>).



Mr. Arnold England, President

May 28, 2024

Page 3

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/R0002-1019-01.038 Stockdick Section 6/2.0 - Letters/Stockdick Rd St Dedication Sec 6 Final Plat Approval Ltr_052824.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. 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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May 29, 2024

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

Reference: Astro Sunterra, LP
Stockdick Road Street Dedication Section 7 - **Final Plat and Drainage Plans**
Application ID No. 24-00061 (FP) and 24-00060 (FDP)
Permit No. 2023-45
Quiddity Job No. R0002-1003-96.001.01

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: South of Stockdick Road and east of Schlipf Road

Survey: H. & T. C. Railroad Company Survey Section 121, Abstract 201, Waller County, Texas

Description: The proposed Stockdick Road Street Dedication Section 7 (Development) encompasses approximately 35.04 acres and includes 0 lots, 1 block, and 1 reserve. The Development includes construction of roadway and associated drainage improvements.

The drainage for the Development will be conveyed through proposed underground public storm sewer, which outfalls into Channel A, which will then outfall directly into Cane Island Branch of Buffalo Bayou. Channel A was included in the plans titled "Sunterra Mass Grading and Detention Phase I" and approved under Permit No. 2020-18 on August 10, 2020. The Development includes the upsizing of the culvert at Stockdick Road and Schlipf Road from 4'x2' reinforced concrete boxes (RCBs) to 4'x3' RCBs, which is a modification to the previously approved drainage impact analysis. The applicant submitted a memorandum that summarizes their analysis and supports the changes proposed to the culvert and outfall into Channel A.



Mr. Arnold England, President
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DFMA: Channel A is a part of the currently executed Detention Facilities Maintenance Agreement(DFMA).

BKDD Easement: The District has a 60-ft wide drainage easement within the proposed Development that encompasses the headwaters of the Cane Island Branch of Buffalo Bayou. The Owner proposes to abandon the District's existing 60-ft wide drainage easement and fill in this segment of Cane Island Branch to allow for the extension of Stockdick Road as part of this project. The Owner is dedicating a variable width easement of 21.17 acres (+/- 185 ft width) to the District that encompasses Channel A and replaces the previously mentioned Cane Island Branch segment within the Development. The applicant submitted metes & bounds and exhibit to the District for the 21.17 acre variable width drainage easement. Additionally, Harris-Waller County MUD No. 4 is responsible for maintenance and repairs to Channel A.

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
May 29, 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 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/R0002-1003-96 Stockdick Road SEC 7 Street Dedication & Reserve/3.0 - LETTERS/Stockdick Road Section 7 Final Plat Approval Ltr_052924.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. 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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May 29, 2024

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

Reference: Astro Sunterra, LP
Sunterra Section 56 - **Final Plat and Drainage Plans**
Application ID No. 24-00093 (FP) and 24-00094 (FDP)
Permit No. 2024-02
Quiddity Job No. R0002-1019-01.005

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 – Final Plat and Drainage Plans

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

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

Description: The proposed Sunterra Section 56 (Development) encompasses approximately 10.82 acres of single-family residential development and includes 61 lots, 3 blocks, and 2 reserves.

The drainage for Section 56 will connect to the existing Section 48 storm sewer system. The Section 48 storm sewer was included in the construction plans titled "Water, Sanitary, Drainage & Paving Facilities in Sunterra Section 48," which were approved under Permit No. 2022-63 on August 22, 2022. The Section 48 storm sewer outfalls into Detention Pond P, which will then outfall into Detention Pond O, which will then outfall into Detention Pond N. Detention Pond P, O, and N were included in the construction plans titled "Sunterra Mass Grading and Detention Phase IIB," which were approved under Permit No. 2021-34 on September 13, 2021.

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



Mr. Arnold England, President
May 29, 2024
Page 2

DFMA: Detention Ponds P, 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 the District's website under Permit Application and Engineering Documents (<https://www.bkdd.dst.tx.us/page/BKDD.Home>).



Mr. Arnold England, President

May 29, 2024

Page 3

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/R0002-1019-01.005 Sunterra Section 56/3.0 - LETTERS/Sunterra Section 56 Final Plat Approval Ltr_052924R.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. Travis Miller, PE – Quiddity Engineering via email tmiller@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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May 29, 2024

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

Reference: Astro Sunterra, LP
Sunterra Section 70 - **Final Plat and Drainage Plans**
Application ID No. 00262 (FP) and 00263 (FDP)
Permit No. 2024-71
Quiddity Job No. R0002-1019-01.026

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, south of Beckendorff Road, west of Pitts Road, east of Schlipf Road

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

Description: The proposed Sunterra Section 70 (Development) encompasses approximately 27.02 acres of single-family residential development and includes 87 lots, 4 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 and outfalls at two (2) locations. Both outfalls connect to the proposed storm sewer system within Sunterra Section 69 that was included in the construction plans titled "Water, Sanitary, Drainage and Paving Facilities in Sunterra Sec 69" and approved by the District under Permit No. 2024-54 on May 13, 2024. The Sunterra Section 69 storm sewer system will outfall into Detention Pond R, which will outfall into Detention Pond Q. Detention Ponds R 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 September 13, 2021. Detention



Mr. Arnold England, President
May 29, 2024
Page 2

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 R 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.

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



Mr. Arnold England, President
May 29, 2024
Page 3

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/R0002-1019-01.026 Sunterra Section 70/2.0 - Letters/Sunterra Section 70 Final Plat Approval Ltr_052924.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. 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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www.quiddity.com

May 29, 2024

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

Reference: Astro Sunterra, LP
Sunterra Section 72 - **Final Plat and Drainage Plans**
Application ID No. 00235 (FP) and 00236 (FDP)
Permit No. 2024-61
Quiddity Job No. R0002-1019-01.028

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: South of Beckendorff Road and west of Pitts Road

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

Description: The proposed Sunterra Section 72 (Development) encompasses approximately 23.52 acres of single-family residential development and includes 112 lots, 4 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 that outfalls to existing dual 6'x6' reinforced concrete boxes (RCBs) that connects Detention Ponds T and Q. The 6'x6' RCBs and 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 T outfalls into Detention Pond Q, which 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 September 13, 2021. Detention Pond N outfalls into the Phase IB Detention Pond, which then outfalls into the Cane Island Branch of Buffalo Bayou. The construction of the Phase IB Detention Pond was included in the plans titled "Sunterra Phase IB Mass Grading and Detention," which was approved under Permit No. 2020-90 on April 26, 2021.



Mr. Arnold England, President
May 29, 2024
Page 2

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.

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

May 29, 2024

Page 3

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/R0002-1019-01.028 Sunterra Section 72/2.0 - Letters/Sunterra Section 72 Final Plat Approval Ltr_052924.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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May 29, 2024

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

Reference: Astro Sunterra, LP
Sunterra Section 74 - **Final Plat and Drainage Plans**
Application ID No. 00222 (FP) and 00223 (FDP)
Permit No. 2024-51
Quiddity Job No. R0002-1019-01.030

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, east of Schlipf Road, south of Beckendorff Road, west of Pitts Road

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

Description: The proposed Sunterra Section 74 (Development) encompasses approximately 52.08 acres of single-family residential development and includes 124 lots, 3 blocks, and 8 reserves.

The drainage for the site is conveyed through curb and gutter inlets, which connects to an underground public 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 September 13, 2021. Detention Pond N outfalls into the Phase IB Detention Pond, which then outfalls into the Cane Island Branch of Buffalo Bayou. The construction of the Phase IB Detention Pond was included in the plans titled "Sunterra Phase IB Mass Grading and Detention," which was approved under Permit No. 2020-90 on April 26, 2021.



Mr. Arnold England, President
May 29, 2024
Page 2

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.

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

May 29, 2024

Page 3

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/R0002-1019-01.030 Sunterra Section 74/2.0 - Letters/Sunterra Section 74 Final Plat Approval Ltr_052924.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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May 28, 2024

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

Reference: Astro Sunterra, LP
Sunterra Detention Reserve – **Preliminary Plat**
Application ID No. 00395
Permit No. – N/A
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 – Preliminary Plat and Preliminary Drainage Plan

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

Technical Review: Based on our review of the Preliminary Plat of Sunterra Detention Reserve, 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

May 28, 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/R0002-1019-01.050 Sunterra Detention Reserves/2.0 - Letters/Sunterra Detention Reserve Prelim Plat Approval Ltr_052824.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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May 28, 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 – **Preliminary Plat**
Application ID No. 00394
Permit No. – N/A
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 – Preliminary Plat and Preliminary Drainage Plan

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

Technical Review: Based on our review of the Preliminary Plat of Sunterra Remote Water Well and Reserve, 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

May 28, 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/R0002-1019-01.049 Sunterra Remote Water Well No. 1 & Reserves/2.0 - Letters/Sunterra Remote WW & Reserves Prelim Plat Approval Ltr_052824.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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May 29, 2024

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

Reference: Katy 2855 Development, LLC
Bartlett Road Paving Improvements – **Final Drainage Plans**
Application ID No. 00356
Permit No.: 2024-90
Quiddity Job No. R0002-1019-01.047

Dear Mr. England:

The District has received a permit application as follows:

Applicant: Quiddity Engineering - LDS

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

Location: Along Bartlett Road, north of Franz Road and south of Morton Road

Survey: H. & T.C.R.R. Co. Survey, Section 123, Abstract 202, Waller County, Texas

Description: The proposed Bartlett Road Paving Improvements (Development) encompasses approximately 1.16 acres of land and is located within the Grange development.

The Development includes paving improvements for the roadway. This project does not propose any new drainage facilities or increased drainage runoff. The runoff from the Development will drain into the BKDD channel that is located adjacent to and west of the existing roadway, which eventually outfalls into Snake Creek further downstream. Based on information provided by the applicant, the Development will maintain existing drainage patterns and does not propose any additional impervious cover.

DFMA: Not applicable.

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

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



Mr. Arnold England, President

Page 2

May 29, 2024

to practice in the State of Texas, conveying their 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 McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1019-01.047 Bartlett Road Paving Improvements/2.0 - Letters/Bartlett Road Paving Improvements Final DP Approval Ltr 052924.docx>

cc: Mr. Jacob Rice – Katy 2855 Development, LLC via email jacobr@johnsondev.com
Mr. Hayden Dixon, PE – Quiddity Engineering LDS via email hdixon@quiddity.com
Mr. Matthew DeRouen – Quiddity Engineering LDS via email mderouen@quidity.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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May 29, 2024

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

Reference: Katy 2855 Development, LLC
Grange Section 4 - **Final Plat and Drainage Plans**
Application ID No. 24-00132 (FP) and 00157 (FDP)
Permit No. 2024-16
Quiddity Job No. R0002-1021-01.007

Dear Mr. England:

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

Applicant: Quiddity Engineering - LDS

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

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

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

Description: The proposed Grange Tract Section 4 (Development) encompasses approximately 10.42 acres of single-family residential development and includes 41 lots, 3 blocks, and 5 reserves. The Development is located within the future Grange Phase 1 development, comprising 212.71 acres of land.

The drainage for the site is conveyed through curb and gutter inlets, which connects to an underground public storm sewer system that connects to an existing storm sewer system along Harvest Moon Drive, which will then outfall into Detention Pond 3. Detention Pond 3 will discharge into Detention Pond 2, which will discharge into Detention Pond 1, which will then outfall into Snake Creek. The existing storm sewer system along Harvest Moon Drive and Detention Ponds 3, 2, and 1 are included in the construction plans titled, "Plow Tract Phase 1 Mass Grading and Detention" that was approved by the District under Permit No. 2024-17 on March 25, 2024. Additionally, the drainage impact assessment (DIA) for Plow Tract Phase 1 has been reviewed and 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 DIA.

DFMA:

The property owner will be required to execute a DFMA that includes Detention Ponds 3, 2, and 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 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 the District's website under Permit Application and Engineering Documents (<https://www.bkdd.dst.tx.us/page/BKDD.Home>).



QUIDDITY

Mr. Arnold England, President

May 29, 2024

Page 3

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/R0002-1021-01.007 Plow Tract Section 4/3.0 - LETTERS/Grange Sec 4 Final Plat Approval Ltr_052924.docx

cc: Mr. Jacob Rice – Katy 2855 Development, LLC via email jacobr@johnsondev.com
Ms. Chantelle Jamnik – Quiddity Engineering, LLC. via email cjamnik@quiddity.com
Mr. Blair Bozoarth, PE – Quiddity Engineering, LLC. via email bbozoarth@quiddity.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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May 28, 2024

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

Reference: Fort Bend Jordan Ranch LP
Jordan Ranch Waller County Plat – **Final Plat**
Application ID No. 00367
Permit No. 2024-92
Quiddity Job No. R0002-1020-01.020

Dear Mr. England:

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

Applicant: IDS Engineering Group

Permit Type: Tract Development with Platting – Final Plat ONLY

Location: East of Woods Road and west of Jordan Ranch Boulevard

Survey: H. & T.C. R.R. Company Survey, Section 75, Abstract 155, Waller County, Texas

Description: The proposed Jordan Ranch Waller County (Development) encompasses approximately 51.762 acres of primarily single-family residential development, and includes 0 lots, 1 block, and 5 reserves. The Development only includes the acreage of the Jordan Ranch development that is located within Waller County. The Jordan Ranch development is primarily located within Fort Bend County, which includes its outfall into Willow Fork of Buffalo Bayou, of which is under Fort Bend County Drainage District jurisdiction. This permit application only includes the final plat submittal of the Development and does not include any proposed construction or improvements within the Development.

DFMA: Not applicable.

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



Mr. Arnold England, President

May 28, 2024

Page 2

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:

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

The applicant shall not use this letter to commence any construction activities prior to receiving 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/R0002-1020-01.020 Jordan Ranch Ph 7 Stormwater Detention Facilities/3.0 - LETTERS/Jordan Ranch Waller County Final Plat approval letter_052824.docx

cc: Mr. Noah Savoie – IDS Engineering Group – via email Nsavoie@idseg.com
Mr. John Herzog – IDS Engineering Group – via email jherzog@idseg.com
Mr. Jacob Bullard – IDS Engineering Group – via email jbullard@idseg.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
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May 29, 2024

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

Reference: LGI Homes-Texas, LLC
Dewberry Hills Section 1 - **Final Plat and Drainage Plans**
Application ID No. 00398 (FP) and 00377 (FDP)
Permit No. 2024-36
Quiddity Job No. R0002-1003-68.002

Dear Mr. England:

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

Applicant: Pape-Dawson, Engineers

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

Location: 0 FM 529 - east of FM 362, south of FM 529, west of FM 2855, and north of Morton Road

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

Description: The proposed Dewberry Hills Section 1 (Development) encompasses approximately 65.699 acres of single-family residential development and includes 235 lots, 8 blocks, and 13 reserves. The Development is located within the Dewberry Hills development, comprising of approximately 213 acres of land.

The drainage for the site is conveyed through curb and gutter inlets, which connects to an underground public storm sewer system that outfalls into Detention Pond 1, which outfalls into Detention Pond 2, which then outfalls into the District's 160-ft wide drainage easement, that runs north to south and located along the eastern boundary of the Dewberry Hills development. The flow from the District's easement will eventually discharge into Willow Fork of Buffalo Bayou further downstream. The Development is located within Waller County MUD No. 56 (WCMUD No. 56). WCMUD No. 56 is the entity responsible for the maintenance of the drainage and detention facilities, and will also take over maintenance of the referenced District's 160-ft wide easement.



Mr. Arnold England, President

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District Easements: The Development dedicated an additional 120-ft wide drainage easement (14.303 acres) by separate instrument to the District along its eastern boundary for a total of a 160-ft wide drainage easement. Additionally, the Development dedicated an approximately 160-ft wide access easement (8.462 acres) by separate instrument to the District along its northern boundary that will provide access off FM 529 and connect to the channel on the eastern side of the Development.

DFMA: Detention Ponds 1 and 2 are included in a fully executed and recorded Detention Facilities Maintenance Agreement (DFMA) with the District.

Technical Review: 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 the District's website under Permit Application and Engineering Documents (<https://www.bkdd.dst.tx.us/page/BKDD.Home>).



Mr. Arnold England, President

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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/R0002-1003-68.002 Dewberry Hills Section 1/2.0 - LETTERS/Dewberry Hills Section 1 Final Plat Approval Ltr_052924.docx

cc: Mr. Chuck Birt – LGI Homes - Texas LLC cbirt@lgihomes.com
Mr. Jordan Konesheck, PE – Pape-Dawson Engineers, Inc. via email jkonesheck@pape-dawson.com
Mr. Joshua Bouquet, PE – Pape-Dawson Engineers via email jbouquet@pape-dawson.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