

MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT

October 14, 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. on the 14th day of October, 2024, at 1111 Kenney Street, Brookshire, Texas, inside the boundaries of the District, and the roll was called of the members of the Board:

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

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

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

Agenda Item No. 1
CALL TO ORDER

The President called the meeting to order.

Agenda Item No. 2
INVOCATION AND PLEDGE OF ALLEGIANCE

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

Agenda Item No. 3
PUBLIC COMMENT

There was no public comment.

Agenda Item No. 4
MINUTES OF SEPTEMBER 9, 2024 REGULAR BOARD MEETING, SEPTEMBER 16, 2024 PUBLIC TAX RATE HEARING SESSION, AND SEPTEMBER 16, 2024 AND SEPTEMBER 23, 2024 SPECIAL BOARD MEETINGS

Upon motion by Supervisor Beckendorff, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved the minutes of the September 9, 2024 Regular Board meeting, September 16, 2024 Public Tax Rate Hearing Session, and September 16, 2024 and September 23, 2024 Special Board meetings.

Agenda Item No. 5
2024 HOLIDAY PARTY

The Holiday Party is scheduled for Monday, December 2, 2024 at 6:00 PM at Midway Barbeque in Katy, TX.

Agenda Item No. 6

NEW ADMINISTRATION BUILDING CONSTRUCTION UPDATE

Mr. Brand updated the Board on the construction stating that the new Administration Building should be completed by February 16, 2025.

The Board then discussed exterior color options. Next, upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board voted to create a color selection committee consisting of Supervisor England, Mr. Kitzman, Mr. Brand and Ms. Sidwell.

Agenda Item No. 7

AIA DOCUMENT G702: APPLICATION AND CERTIFICATE FOR PAYMENT FROM COMMERCIAL CONSTRUCTION AND MAINTENANCE OF APPLICATION NO. 003 FOR SERVICES COMPLETED THROUGH SEPTEMBER 30, 2024 ("PAY APPLICATION NO. 003")

Upon motion by Supervisor Beckendorff, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved Pay Application No. 003, a copy of which is attached hereto as Exhibit "A".

Agenda Item No. 8

SERVICE ORDER FOR ATRON SOLUTIONS FOR INTERNET INSTALLATION FOR ADMINISTRATION BUILDING

Upon motion by Supervisor Beckendorff, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved Atron Service Order No. 705, a copy of which is attached hereto as Exhibit "B".

Agenda Item No. 9

JOINT PARTICIPATION INTERLOCAL AGREEMENT BETWEEN BROOKSHIRE-KATY DRAINAGE DISTRICT AND HARRIS COUNTY PRECINCT 4 ("INTERLOCAL AGREEMENT")

Mr. McCarthy presented an Interlocal Agreement to study stormwater and drainage improvements in seven watersheds: Cane Island Branch, Willow Fork, Snake Creek, Brookshire Creek, Bessie Creek, Kellner Creek, and Bell Bottom Creek. The total cost of the project is estimated to be \$1 million. The \$1 million project cost will be shared, with Harris County contributing \$700,000 and the District \$300,000.

Agenda Item No. 10

AUTHORIZE QUIDDITY ENGINEERING MASTER DRAINAGE PLAN PHASE NO. 2

Mr. McCarthy reviewed the proposal for engineering services for Brookshire-Katy Drainage District Master Drainage Plan – Phase 2.

Next, upon motion by Supervisor Beckendorff, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board (i) ratified approval and execution of the Interlocal Agreement with Harris County Precinct 4, a copy of which is attached hereto as Exhibit "C"; and (ii) approved the Quiddity engineering proposal, a copy of which is attached hereto as Exhibit "D".

Agenda Item No. 11

QUIDDITY ENGINEERING MEMORANDUM ON PARTNERSHIP FUNDING OPPORTUNITIES ("MEMORANDUM")

Mr. McCarthy reviewed the Memorandum, a copy of which is attached hereto as Exhibit "E".

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board (i) authorized Quiddity to pursue partnership funding opportunities; and (ii) selected Option B listed in the Memorandum (the District will engage another firm to prepare and submit the grant application not to exceed \$10,000) related to procurement of services paid with federal funds.

Agenda Item No. 12

NOTIFICATION OF CHANGE IN 2024 SCHEDULE OF HOURLY RATES FOR QUIDDITY ENGINEERING

Mr. McCarthy reviewed the 2024 Hourly Rates notification, a copy of which is attached hereto as Exhibit "F".

Agenda Item No. 13

PROFESSIONAL ENGINEERING SERVICES AGREEMENT FOR FIELD INSPECTION APPLICATION FOR BROOKSHIRE-KATY DRAINAGE DISTRICT WEB-BASED PORTAL

Upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved above-referenced Agreement allowing District Inspectors to import field data in the web-based portal, a copy of which is attached hereto as Exhibit "G".

Agenda Item No. 14

PROFESSIONAL ENGINEERING SERVICES AGREEMENT FOR APPLICANT AND MANAGER PORTAL ENHANCEMENTS

Upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved the above-referenced Agreement, a copy of which is attached hereto as Exhibit "H".

Agenda Item No. 15

ENGINEER'S REPORT

- a) Permit Application Tract Development Without Platting for Sunterra Lakes Phase I Mass Grading and Detention Facilities (ID: 00428), Permit No. 2024-103.
- b) Detention Facilities Maintenance Agreement Between Brookshire-Katy Drainage District and Sunterra Lakes regarding Permit No. 2024-103.
- c) Variance Request from Sunterra Lakes Phase I Mass Grading and Detention Facilities (ID: 0428).

Upon motion by Supervisor Chisum, seconded by Supervisor Beckendorff, after full discussion and with all Supervisors present voting aye, the Board tabled Agenda Item Nos. 15 (a), 15(b), and 15(c) until a future Board meeting.

- d) Permit Application for Tract Development With Platting for Sunterra Lakes Remote Water Well - Preliminary Plat and Drainage Plans (ID: 00612). Mr. McCarthy reviewed the recommendation letter for Application ID: 00612, a copy of which is attached hereto as Exhibit "I".
- e) Permit Application for Tract Development With Platting for Sunterra Lakes Water Plant No. 1- Preliminary Plat and Drainage Plans (ID: 00592). Mr. McCarthy reviewed the recommendation letter for Application ID: 00592, a copy of which is attached hereto as Exhibit "I-1".

Upon motion by Supervisor Beckendorff, 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 Lakes Remote Water Well - Preliminary Plat and Drainage Plans (ID: 00612), as recommended by Quiddity; and (ii) Permit Application for Tract Development With Platting for Sunterra Lakes Water Plant No. 1- Preliminary Plat and Drainage Plans (ID: 00592), as recommended by Quiddity.

- f) Permit Application for Tract Development Without Platting for Texas Heritage Market Place Detention Basins (ID: 00140) Permit No. 2024-37.
- g) Detention Facilities Maintenance Agreement Between Brookshire-Katy Drainage District and Texas Heritage Market Place Detention Basins regarding Permit No. 2024-37.
- h) Variance Request from Texas Heritage Market Place Detention Basins (ID: 00140).

Upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board tabled Agenda Item Nos. 15 (f), 15(g), and 15(h) until a future Board meeting.

- i) Permit Application for Tract Development Without Platting for Grange Remote Water Well Collection Line (ID: 00494) Permit No. 2024-116.

Upon motion by Supervisor Chisum, seconded by Supervisor Beckendorff, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application No. 2024-116, as recommended by Quiddity. A copy of the recommendation letter is attached hereto as Exhibit "I-2".

- j) Permit Application for Tract Development With Platting for Grange Section 5 - Final Drainage Plans (ID: 00534); Final Plat (ID: 00557), Permit No. 2024-13).

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application No. 2024-13, as recommended by Quiddity. A copy of the recommendation letter is attached hereto as Exhibit "I-3".

- k) Permit Application for Tract Development With Platting for Jasek Farms Lift Station - Preliminary Plat (ID: 00622). McCarthy reviewed the recommendation letter for Application ID: 00622, a copy of which is attached hereto as Exhibit "I-4".

- l) Permit Application for Tract Development With Platting for Jasek Farms Waste Water Treatment Plant- Preliminary Plat (ID: 00623). McCarthy reviewed the recommendation letter for Application ID: 00623, a copy of which is attached hereto as Exhibit "I-5".

- m) Permit Application for Tract Development With Platting for Jasek Farms Water Plant-Preliminary Plat (ID: 00624). McCarthy reviewed the recommendation letter for Application ID: 00624, a copy of which is attached hereto as Exhibit "I-6".

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 Jasek Farms Lift Station - Preliminary Plat (ID: 00622), as recommended by

Quiddity; (ii) Permit Application for Tract Development With Platting for Jasek Farms Waste Water Treatment Plant- Preliminary Plat (ID: 00623), as recommended by Quiddity; and (iii) Permit Application for Tract Development With Platting for Jasek Farms Water Plant-Preliminary Plat (ID: 00624), as recommended by Quiddity.

n) Update on Sunterra and Grange Developments.

There was no update.

Agenda Item No. 16

FINANCIAL REPORT

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

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

Ms. Sidwell then presented to and reviewed with the Board the Financial Report and Quarterly Financial Advisor Report, copies of which are attached hereto as Exhibit "I" and "I-1", respectfully. 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 and the Quarterly Financial Advisor Report.

Next, upon motion by Supervisor Beckendorff, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved deducting \$270,661.39 from Capital Improvements line item and dispursing to the following line items: Appraisal District Cost \$5,790.57; County Collection Fee \$813.00; Uniforms \$23.26; Office Equipment \$405.10; Public Notices \$673.50; Legal \$44,360.42; Engineering and Surveying \$211,883.83; IT \$129.44; Shop Supplies \$926.02 and Contract Labor \$5,656.25 on the Amended Budget for Fiscal Year Ending September 30, 2024 which is attached hereto as Exhibit "I-2".

Agenda Item No. 17

GENERAL MANAGER'S REPORT

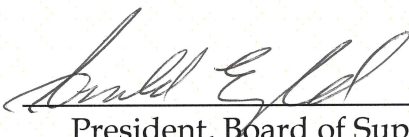
Mr. Brand reviewed the General Manager's Report, a copy of which is attached hereto as Exhibit "K". He also reviewed the Inspector's Report.

ADJOURNMENT

With no additional matters to discuss, upon motion by Supervisor Keeling, seconded by Supervisor Chisum, and with all Supervisors voting aye, the Board adjourned the meeting at 9:26 p.m.

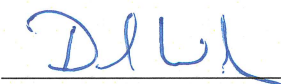
[EXECUTION PAGE FOLLOWS]

SIGNED this 7th day of November 2024.



President, Board of Supervisors

ATTEST:



Secretary, Board of Supervisors

Exhibit "A"	Pay Application No. 003
Exhibit "B"	Atron Service Order
Exhibit "C"	Interlocal Agreement with Harris County
Exhibit "D"	Master Drainage Plant Proposal from Quiddity
Exhibit "E"	Quiddity Memorandum re Partnership Funding Opportunities
Exhibit "F"	Quiddity Notice re Hourly Rates for 2024
Exhibit "G"	Quiddity Agreement for Web-Based Portal
Exhibit "H"	Quiddity Agreement for Applicant and Manager Portal Enhancements
Exhibit "I"	Quiddity Recommendation for Application ID 00612
Exhibit "I-1"	Quiddity Recommendation for Application ID 00592
Exhibit "I-2"	Quiddity Recommendation for Permit No. 2024-116
Exhibit "I-3"	Quiddity Recommendation for Permit No. 2024-13
Exhibit "I-4"	Quiddity Recommendation for Application ID: 00622
Exhibit "I-5"	Quiddity Recommendation for Application ID: 00623
Exhibit "I-6"	Quiddity Recommendation for Application ID: 00624
Exhibit "J"	Financial Report
Exhibit "J-1"	Quarterly Financial Advisor Report
Exhibit "J-2"	Amended Budget for Fiscal Year End September 30, 2024
Exhibit "K"	General Manager's Report

Application and Certificate for Payment

TO OWNER:	Brookshire-Katy Drainage District 1111 Kenney Street Brookshire, TX. 77423	PROJECT:	BKDD Admin Building	APPLICATION NO:	003	PERIOD TO:	September 30, 2024	Distribution to:	☒ OWNER: ☐ ARCHITECT: ☐ CONTRACTOR: ☐ FIELD: ☐ OTHER: ☐
FROM	Commercial Construction and Maintenance 5690 Pine Lane Circle Bessemer, AL 35022	VIA		CONTRACT FOR:	3,147,189.00	CONTRACT DATE:	May 30, 2024		
CONTRACTOR:		ARCHITECT:	LDBB/outline	PROJECT NOS:	/				

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	\$3,147,189.00
2. NET CHANGE BY CHANGE ORDERS	\$0.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$3,147,189.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$917,770.79
5. RETAINAGE:	
a. 10.00 % of Completed Work (Column D + E on G703)	\$91,770.79
b. 0 % of Stored Material (Column F on G703)	\$0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$91,770.79
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$825,937.10
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$692,245.62
8. CURRENT PAYMENT DUE	\$133,691.48
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$2,371,251.90

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order		\$0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Commercial Construction & Maintenance, Inc.
By: [Signature] Date: 9/30/2024
State of: Alabama
County of: Jefferson
Subscribed and sworn to before me this 30 day of September
Notary Public: [Signature]
My Commission expires: 9/30/2028

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$133,691.48
(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT: [Signature] Date: 10/9/2024

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET
AIA Document G703, APPLICATION AND CERTIFICATION FOR PAYMENT,
containing Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

DIVISION NO.	B AIA Division	C SCHEDULED COST	D CHANGE ORDERS COST	E CHANGE ORDERS 15%	F CHANGE ORDERS TOTAL	G TOTAL VALUE	H WORK COMPLETED FROM PREVIOUS APPLICATIONS	I WORK COMPLETED THIS PERIOD	J DEPOSIT/MATERIAL PROCEEDS STORED	K WORK COMPLETED & STORED TO DATE (I + J)	L % C/G	M BALANCE TO FINISH (G - K)	N RETAINAGE 10%
01100	Upfront GR Costs - Permit, Performance Bond, Builders Risk Insurance	\$ 59,463.90	\$ -	\$ -	\$ -	\$ 59,463.90	\$ -	\$ -	\$ -	\$ 59,463.90	100%	\$ -	\$ 59,463.90
01310	On-Going General Requirement Costs - Production Coordination	\$ 210,749.61	\$ -	\$ -	\$ -	\$ 210,749.61	\$ 9,272.99	\$ 9,272.99	\$ -	\$ 61,960.38	29%	\$ 148,789.22	\$ 148,789.22
01500	Temporary Facilities	\$ 11,812.63	\$ -	\$ -	\$ -	\$ 11,812.63	\$ 2,853.16	\$ 2,853.16	\$ -	\$ 2,853.16	24%	\$ 8,959.47	\$ 8,959.47
01624	Temporary Construction Waste Management	\$ 7,348.87	\$ -	\$ -	\$ -	\$ 7,348.87	\$ 1,837.22	\$ 1,837.22	\$ -	\$ 1,837.22	25%	\$ 5,511.65	\$ 5,511.65
02230	Site Clearing and Erosion Control	\$ 39,385.48	\$ -	\$ -	\$ -	\$ 39,385.48	\$ 9,704.05	\$ 9,704.05	\$ -	\$ 9,704.05	25%	\$ 29,681.43	\$ 29,681.43
02300	Earthwork, Grading, Pond and Soil Stabilization	\$ 393,899.56	\$ -	\$ -	\$ -	\$ 393,899.56	\$ 366,326.59	\$ 366,326.59	\$ -	\$ 366,326.59	93%	\$ 27,572.97	\$ 27,572.97
02310	Surveying/Layout	\$ 4,899.25	\$ -	\$ -	\$ -	\$ 4,899.25	\$ 2,449.62	\$ 2,449.62	\$ -	\$ 2,449.62	50%	\$ 2,449.63	\$ 2,449.63
02335	Concrete Wash Out	\$ 3,810.53	\$ -	\$ -	\$ -	\$ 3,810.53	\$ -	\$ -	\$ -	\$ -	0%	\$ 3,810.53	\$ 3,810.53
02361	Termite Control	\$ 2,177.44	\$ -	\$ -	\$ -	\$ 2,177.44	\$ -	\$ -	\$ -	\$ -	0%	\$ 2,177.44	\$ 2,177.44
02466	Drilled Piers	\$ 40,827.07	\$ -	\$ -	\$ -	\$ 40,827.07	\$ 40,827.07	\$ 40,827.07	\$ -	\$ 40,827.07	100%	\$ -	\$ -
02510	Domestic Water Supply - Water Utilities	\$ 25,258.35	\$ -	\$ -	\$ -	\$ 25,258.35	\$ 7,577.50	\$ 7,577.50	\$ -	\$ 7,577.50	30%	\$ 17,680.85	\$ 17,680.85
02530	Sanitary Sewer Supply - Sewer Utilities	\$ 48,992.46	\$ -	\$ -	\$ -	\$ 48,992.46	\$ 14,687.74	\$ 14,687.74	\$ -	\$ 14,687.74	30%	\$ 34,304.72	\$ 34,304.72
02630	Storm Utilities	\$ 74,468.57	\$ -	\$ -	\$ -	\$ 74,468.57	\$ 22,340.57	\$ 22,340.57	\$ -	\$ 22,340.57	30%	\$ 52,127.99	\$ 52,127.99
02751	Exterior Concrete Paving & Striping	\$ 107,239.10	\$ -	\$ -	\$ -	\$ 107,239.10	\$ -	\$ -	\$ -	\$ -	0%	\$ 107,239.10	\$ 107,239.10
02821	Chain Link Fence and Gates	\$ 9,762.17	\$ -	\$ -	\$ -	\$ 9,762.17	\$ -	\$ -	\$ -	\$ -	0%	\$ 9,762.17	\$ 9,762.17
02920	Irrigation, Landscaping and Pressure Washing	\$ 42,078.00	\$ -	\$ -	\$ -	\$ 42,078.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 42,078.00	\$ 42,078.00
03200	Concrete Reinforcement	\$ 6,364.06	\$ -	\$ -	\$ -	\$ 6,364.06	\$ 2,160.00	\$ 2,160.00	\$ -	\$ 2,160.00	34%	\$ 4,204.06	\$ 4,204.06
03300	Cast in Place Concrete - Footings and Slab	\$ 85,434.42	\$ -	\$ -	\$ -	\$ 85,434.42	\$ 9,717.76	\$ 9,717.76	\$ -	\$ 9,717.76	11%	\$ 75,716.66	\$ 75,716.66
04720	Cast Stone Materials and Labor	\$ 4,354.89	\$ -	\$ -	\$ -	\$ 4,354.89	\$ -	\$ -	\$ -	\$ -	0%	\$ 4,354.89	\$ 4,354.89
04810	Unit Masonry - Labor - Brick and Block	\$ 35,814.92	\$ -	\$ -	\$ -	\$ 35,814.92	\$ -	\$ -	\$ -	\$ -	0%	\$ 35,814.92	\$ 35,814.92
04861	Natural Stone Veneer - Labor	\$ 18,121.00	\$ -	\$ -	\$ -	\$ 18,121.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 18,121.00	\$ 18,121.00
05121	Structural Steel - PEMB materials and handrails	\$ 121,209.24	\$ -	\$ -	\$ -	\$ 121,209.24	\$ 41,583.23	\$ 41,583.23	\$ -	\$ 41,583.23	34%	\$ 79,626.01	\$ 79,626.01
05400	Cold-Framed Metal Framing - Materials and Labor	\$ 134,346.28	\$ -	\$ -	\$ -	\$ 134,346.28	\$ -	\$ -	\$ -	\$ -	0%	\$ 134,346.28	\$ 134,346.28
05500	Metal Fabrications/Installation of PEMB	\$ 76,210.53	\$ -	\$ -	\$ -	\$ 76,210.53	\$ -	\$ -	\$ -	\$ -	0%	\$ 76,210.53	\$ 76,210.53
05100	Rough Carpentry	\$ 6,804.51	\$ -	\$ -	\$ -	\$ 6,804.51	\$ -	\$ -	\$ -	\$ -	0%	\$ 6,804.51	\$ 6,804.51
07210	Building Insulation	\$ 47,903.76	\$ -	\$ -	\$ -	\$ 47,903.76	\$ -	\$ -	\$ -	\$ -	0%	\$ 47,903.76	\$ 47,903.76
08111	Steel Doors and Frames	\$ 25,055.60	\$ -	\$ -	\$ -	\$ 25,055.60	\$ -	\$ -	\$ -	\$ -	0%	\$ 25,055.60	\$ 25,055.60
08211	Flush Wood Plastic Laminated Doors	\$ 19,160.16	\$ -	\$ -	\$ -	\$ 19,160.16	\$ -	\$ -	\$ -	\$ -	0%	\$ 19,160.16	\$ 19,160.16
08411	Aluminum-Framed Entrances, Storefronts and Windows	\$ 57,540.95	\$ -	\$ -	\$ -	\$ 57,540.95	\$ -	\$ -	\$ -	\$ -	0%	\$ 57,540.95	\$ 57,540.95
08711	Door Hardware and Install	\$ 21,929.40	\$ -	\$ -	\$ -	\$ 21,929.40	\$ -	\$ -	\$ -	\$ -	0%	\$ 21,929.40	\$ 21,929.40
09253	Gypsum Sheathing, Gypsum Board and Assemblies/Drywall	\$ 171,177.56	\$ -	\$ -	\$ -	\$ 171,177.56	\$ -	\$ -	\$ -	\$ -	0%	\$ 171,177.56	\$ 171,177.56
09310	Floor Coverings	\$ 75,867.26	\$ -	\$ -	\$ -	\$ 75,867.26	\$ -	\$ -	\$ -	\$ -	0%	\$ 75,867.26	\$ 75,867.26
09511	Acoustical Ceilings	\$ 33,750.38	\$ -	\$ -	\$ -	\$ 33,750.38	\$ -	\$ -	\$ -	\$ -	0%	\$ 33,750.38	\$ 33,750.38
09512	Painting	\$ 17,822.38	\$ -	\$ -	\$ -	\$ 17,822.38	\$ -	\$ -	\$ -	\$ -	0%	\$ 17,822.38	\$ 17,822.38
10431	Signage	\$ 2,473.99	\$ -	\$ -	\$ -	\$ 2,473.99	\$ -	\$ -	\$ -	\$ -	0%	\$ 2,473.99	\$ 2,473.99
10532	Walkway Covers/Canopies	\$ 112,356.03	\$ -	\$ -	\$ -	\$ 112,356.03	\$ -	\$ -	\$ -	\$ -	0%	\$ 112,356.03	\$ 112,356.03
10801	Bathroom and Toilet Accessories, Partitions	\$ 18,292.07	\$ -	\$ -	\$ -	\$ 18,292.07	\$ -	\$ -	\$ -	\$ -	0%	\$ 18,292.07	\$ 18,292.07

A DIVISION NO.	B AUX Division	C SCHEDULED COST	D CHANGE ORDERS COST	E CHANGE ORDERS OH&P 15%	F CHANGE ORDERS TOTAL	G TOTAL VALUE	H WORK COMPLETED FROM PREVIOUS APPLICATIONS	I WORK COMPLETED THIS PERIOD	J DEPOSITS/MATERIAL PRESENTLY STORED	K TOTAL COMPLETED & STORED TO DATE (I + J + K)	L % G/C	M BALANCE TO FINISH (G - K)	N RETAINAGE 10%
12434	Roller Shades	\$ 7,078.87	\$ -	\$ -	\$ -	\$ 7,078.87	\$ -	\$ -	\$ -	\$ -	0%	\$ 7,078.87	\$0.00
15100	Mechanical - HVAC materials and labor	\$ 353,174.83	\$ -	\$ -	\$ -	\$ 353,174.83	\$ -	\$ -	\$ -	\$ -	0%	\$ 353,174.83	\$0.00
15200	Mechanical - Plumbing materials and labor	\$ 159,488.18	\$ -	\$ -	\$ -	\$ 159,488.18	\$ 63,306.47	\$ -	\$ -	\$ 63,306.47	40%	\$ 96,181.71	\$8,330.65
16100	Electrical - Materials and labor	\$ 189,678.74	\$ -	\$ -	\$ -	\$ 189,678.74	\$ 25,172.03	\$ 33,562.71	\$ -	\$ 58,734.74	31%	\$ 130,944.00	\$5,873.47
16870	Lighting Protection System	\$ 11,734.80	\$ -	\$ -	\$ -	\$ 11,734.80	\$ -	\$ -	\$ -	\$ -	0%	\$ 11,734.80	\$0.00
21100	Fire Water Line	\$ 57,266.77	\$ -	\$ -	\$ -	\$ 57,266.77	\$ 17,180.03	\$ -	\$ -	\$ 17,180.03	30%	\$ 40,086.74	\$1,718.00
21200	Fire Suppression System	\$ 61,240.17	\$ -	\$ -	\$ -	\$ 61,240.17	\$ -	\$ -	\$ -	\$ -	0%	\$ 61,240.17	\$0.00
28100	Fire Alarm System	\$ 15,405.41	\$ -	\$ -	\$ -	\$ 15,405.41	\$ -	\$ -	\$ -	\$ -	0%	\$ 15,405.41	\$0.00
01210.1	Allowance 1 - T&S	\$ 2,500.00	\$ -	\$ -	\$ -	\$ 2,500.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 2,500.00	\$0.00
01210.2	Allowance 2 - Interior and Exterior Signage Material	\$ 15,000.00	\$ -	\$ -	\$ -	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 15,000.00	\$0.00
01210.3	Allowance 3 - Brick Material	\$ 6,318.62	\$ -	\$ -	\$ -	\$ 6,318.62	\$ -	\$ -	\$ -	\$ -	0%	\$ 6,318.62	\$0.00
01210.4	Allowance 4 - Stone Material	\$ 24,339.15	\$ -	\$ -	\$ -	\$ 24,339.15	\$ -	\$ -	\$ -	\$ -	0%	\$ 24,339.15	\$0.00
01210.5	Allowance 5 - Refrigerator	\$ 2,500.00	\$ -	\$ -	\$ -	\$ 2,500.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 2,500.00	\$0.00
01210.6	Allowance 6 - Contingency	\$ 67,500.00	\$ -	\$ -	\$ -	\$ 67,500.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 67,500.00	\$0.00
		\$ 3,147,183.00	\$ -	\$ -	\$ -	\$ 3,147,183.00	\$ 788,181.80	\$ 146,548.08	\$ -	\$ 917,707.88	29%	\$ 2,229,481.12	\$91,770.89

\$

Change Orders:		
Previously Approved	This period	
Adds	\$ -	\$ -
Deducts	\$ -	\$ -
Total	\$ -	\$ -

Division. Explanatory Comments for Work Completed in Column I and J Above

- 01310 Represents the On-Going General Requirement Costs for the project
- 01500 Represents the Temporary Facilities costs for the project
- 01524 Represents the Temporary Dumpster costs for the project
- 02230 Represents the Site Clearing and Erosion Control costs for the project
- 02300 Represents the Earthwork, Grading and Detention Pond costs for the project
- 02530 Represents the Sanitary Sewer Utilities costs for the project
- 02630 Represents the Storm Utilities costs for the project
- 02751 Represents the Exterior Concrete Paving and Striping costs for the project
- 03200 Represents the Concrete Reinforcement for the project
- 03300 Represents the Cast In Place Concrete for the project
- 16100 Represents the Electrical costs for the project. Specifically the rough ins for the slab

CHANGE ORDER SUMMATION AIA DOCUMENT G701 Modified	OWNER ARCHITECT CONTRACTOR X FIELD OTHER	 COMMERCIAL CONSTRUCTION AND MAINTENANCE, INC.						
PROJECT: BKDD Admin Building		APPLICATION NO: 3 APPLICATION DATE: 9/25/2024 PERIOD FROM: 9/1/2024 PERIOD TO: 9/30/2024						
TO CONTRACTOR: Commercial Construction and Main. 5690 Pine Lane Cir. Bessemer, AL, 35022								
The Contract is changed as follows:								
CCM APPROVAL: <u>Taylor Chapman</u> Director of Production								
Not valid until signed by the Owner and Contractor.								
The original Contract Sum: Net change by previously authorized Change orders: The Contract Sum prior to this month's Change orders was: The Contract Sum will be (increased) (decreased)(unchanged) by this Change Order in the amount of: The new (Contract Sum) (Guaranteed maximum Price) including this month's Change orders will be:		\$ 3,147,189.00 \$ - \$ 3,147,189.00 \$ - \$ 3,147,189.00						
The Contract Time will be (increased) decreased) (unchanged) by: The date of Substantial Completion as of the date of this Change Order therefore is:		0						
This month's Change Orders included the following:								
<table border="1" style="margin: auto;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>								
CONTRACTOR: CCM ADDRESS: 5690 Pine Lane Cir. Bessemer AL 35022 BY: Kevin Pence President DATE: 10/9/2024		OWNER/DEVELOPER Address BY DATE						
G701-1987								

UNCONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE TO CLAIMANT: THIS DOCUMENT WAIVES AND RELEASES LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL WAIVER AND RELEASE FORM.

Identifying Information

Name of Claimant: Commercial Construction & Maintenance, Inc.

Name of Customer: Brookshire-Katy Drainage District

Job Location: 1111 Kenney Street Brookshire, TX 77423

Owner: Brookshire-Katy Drainage District

Through Date: 09/30/2024

Unconditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. The claimant has received the following progress payment:

\$ 692,245.62

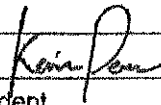
Exceptions

This document does not affect any of the following:

- (1) Retentions.
- (2) Extras for which the claimant has not received payment.
- (3) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.

Signature

Claimant's Signature:



Claimant's Title: President

Date of Signature: 09/30/2024

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE: THIS DOCUMENT WAIVES THE CLAIMANT'S LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS EFFECTIVE ON RECEIPT OF PAYMENT. A PERSON SHOULD NOT RELY ON THIS DOCUMENT UNLESS SATISFIED THAT THE CLAIMANT HAS RECEIVED PAYMENT.

Identifying Information

Name of Claimant: Commercial Construction & Maintenance, Inc

Name of Customer: Brookshire-Katy Drainage District

Job Location: 1111 Kenney Street Brookshire, TX 77423

Owner: Brookshire-Katy Drainage District

Through Date: 09/30/2024

Conditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:

Maker of Check: Brookshire-Katy Drainage District

Amount of Check: \$ 133,691.48

Check Payable to: Commercial Construction & Maintenance, Inc

Exceptions

This document does not affect any of the following:

- (1) Retentions.
- (2) Extras for which the claimant has not received payment.
- (3) The following progress payments for which the claimant has previously given a conditional waiver and release but has not received payment:

Date(s) of waiver and release: _____

Amount(s) of unpaid progress payment(s): \$ _____
- (4) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.

Signature

Claimant's Signature: _____

Claimant's Title: President

Date of Signature: 09/30/2024



**SERVICE ORDER 705 FOR :
Brookshire-Katy Drainage
District**

WWW.ATRONSOLUTIONS.COM

SALES@ATRONSOLUTIONS.COM

800-757-1773 OPTION 1

**CUSTOMER INFORMATION**

Account Number 17515

Customer ID 17515

Brookshire-Katy Drainage
District
1111 Kenney St
Brookshire TX, 77423
USA

CONTACTS

NAME	EMAIL	PHONE	MOBILE
Greg Henry	ghenry@xpernet.com		

LOCATIONS

SERVICE ADDRESS:	Brookshire-Katy Drainage District 1111 Kenney St Brookshire TX 77423
-------------------------	--

SERVICES

ONE TIME CHARGES: Internet - Dedicated Fiber Internet , TN: 500MB Dedicated Fiber Internet				
DESCRIPTION	TERM LENGTH	QUANTITY	PRICE	SUBTOTAL
Installation NRC (4375)		1	\$ 350.00	\$ 350.00
				\$ 350.00

MONTHLY RECURRING CHARGES: Internet - Dedicated Fiber Internet , TN: 500MB Dedicated Fiber Internet				
DESCRIPTION	TERM LENGTH	QUANTITY	PRICE	SUBTOTAL
Dedicated Internet Access Fiber 500MB/500MB (4189)	3 YEAR	1	\$ 987.00	\$ 987.00
5 Static IP (4493)	3 YEAR	1	\$ 0.00	\$ 0.00
Mikrotik RB750GR3 Managed Router 1GB 24x7x365 ProActive Monitoring Circuit Health & Trouble Ticket Generation and Resolution (4390)	3 YEAR	1	\$ 0.00	\$ 0.00
				\$ 987.00

TOTAL

Subtotal MRC:	\$ 987.00
Subtotal NRC:	\$ 350.00
Subtotal Charges:	\$1,337.00
Total:	\$1,337.00

*MRC = MONTHLY RECURRING CHARGES

*NRC = NON RECURRING CHARGES -- ONE TIME INSTALLATION COSTS

* **PRICING DOES NOT INCLUDE TAXES, SURCHARGES AND RECOVERY FEES** WHICH CAN BE FOUND AT <https://atronsolutions.com/crs/>

Note: All Internet Accounts Include the following Services at NO CHARGE.

- Gigabit Managed Router w/ 24x7x365 Proactive Monitoring
- Proactive Trouble Ticket Generation and Resolution
- Portal Access for Circuit Health, Statistics, Up/Down Status with Email notifications if requested
- White Glove ON SITE Professional Installation by Atron Technician for Test and Turnup of Managed Router after Carrier installation
- On Line Bill Center Portal for billing and ticketing in support of your account
- FULL (SLA) Service Level Agreement on All Broadband Services <https://atronsolutions.com/sla/>

CUSTOMER SIGNATURE:

CUSTOMER COMPANY NAME:

Brookshire-Katy Drainage DistrictAUTHORIZED REPRESENTATIVE
SIGNATURE:

PRINTED NAME:

DATE:

**SALES & SERVICE ORDER**

TERMS AND CONDITIONS: THIS SERVICE ORDER IS SUBJECT TO, GOVERNED BY, AND CONSTITUTES AN INTEGRAL PART OF THE MASTER SERVICES AGREEMENT TERMS & CONDITIONS ("AGREEMENT") WHICH CAN BE FOUND AT <https://atronsolutions.com/msa/>. BY AND BETWEEN ATRON SOLUTIONS, LLC (SELLER) AND BUYER, AND EACH SERVICE ORDER SHALL, TOGETHER WITH THE AGREEMENT, BE DEEMED ONE, INTEGRATED AGREEMENT AND NOT AS SEPARATE SEVERABLE CONTRACTS. BY EXECUTING THIS AGREEMENT, BUYER ACKNOWLEDGES THAT THEY HAVE READ AND AGREE TO BE BOUND BY SUCH TERMS & CONDITIONS. THIS SERVICE ORDER WILL NOT BE FULLY IMPLEMENTED UNTIL THE BUYERS CREDIT HAS BEEN APPROVED, AND ATRON'S DENIAL OF BUYERS CREDIT SHALL AUTOMATICALLY CANCEL THIS SERVICE ORDER. ALL SERVICES PROVIDED IN ACCORDANCE WITH THE PROCESS AND PROCEDURES SET FORTH IN ATRON'S ACCEPTABLE USE POLICY, WHICH MAY BE FOUND AT <https://atronsolutions.com/aup/>. IN ADDITION TO ATRON'S SERVICE LEVEL AGREEMENT (SLA), WHICH MAY BE FOUND AT <https://atronsolutions.com/sla/>. **PRICING DOES NOT INCLUDE TAXES, SURCHARGES AND RECOVERY FEES** WHICH CAN BE FOUND AT <https://atronsolutions.com/crs/>. Terms of the Master Service Agreement are incorporated by reference into the Service Order.

JOINT PARTICIPATION INTERLOCAL AGREEMENT

This Joint Participation Interlocal Agreement ("Agreement") is entered into by and between **Harris County** ("County") and **Brookshire-Katy Drainage District** ("District") pursuant to the Interlocal Cooperation Act, Tex. Gov't Code Ch. 791.001, *et seq.* County and District may each be referred to herein individually as a "Party" or collectively as the "Parties".

RECITALS

WHEREAS, it is of mutual benefit to both Parties to study improvements to storm water and drainage facilities in and around the County and District that encompasses the following watersheds: Cane Island Branch of Buffalo Bayou, Willow Fork of Buffalo Bayou, Snake Creek, Brookshire Creek, Bessies Creek, Kellner Creek, and Bell Bottom Creek, as more specifically illustrated in Exhibit A attached hereto and incorporated by reference (the "Project");

WHEREAS, both Parties desire to cooperate in accordance with the terms of this Agreement to jointly accomplish the Project; and

WHEREAS, both Parties agree that all funds used under this Agreement shall be from current fiscal funds.

NOW THEREFORE, in consideration of the mutual promises, obligations, and benefits herein set forth, the Parties agree as follows:

TERMS

Section 1. Responsibilities of the Parties

A. County's Responsibilities

County will review the Project provided by the District and provide its comments or approval within twenty (20) business days. Should the County desire to discuss or make changes to such Project, the Parties agree to meet and discuss any issues and determine if there is a potential resolution to the issues within twenty (20) business days of the County's receipt of the Project in order to finalize an agreed Project. If the County does not provide a response on the Project provided by the District within twenty (20) business days from its receipt of the Project, then the Project submitted to the County by the District will be deemed approved.

B. District's Responsibilities

- (i) The District will provide or cause to be provided through its contractor, engineering services and related support services necessary to prepare the Project.

- (ii) Upon completion of the Project, the District will submit the Project to the County for review and approval.

Section 2. Funding of the Project

Notwithstanding any provision in this Agreement to the contrary, the following provisions will apply to all payments made under this Agreement:

- A. The County agrees to provide \$700,000.00 of the cost necessary for the Project, and District agrees to provide \$300,000.00, as generally illustrated in Exhibit B attached hereto and incorporated herein by reference. The total cost of the Project is estimated at \$1,000,000.00.
- B. The County agrees to provide payment to the District within thirty (30) business days after execution of the Agreement.
- C. Parties agree that any costs incurred during the Project or other work to be performed under this Agreement in excess of the contract amount shall be funded by the District.

Section 3. Term and Termination

- A. This Agreement shall commence upon final execution by all the Parties (the "Effective Date") and shall remain in full force and effect until the completion of the Project or the date that is two (2) years following the Effective Date, whichever occurs later ("Term").
- B. This Agreement may be terminated by either Party at any time by mutual written consent of the Parties or as otherwise provided under this Agreement.

Section 4. Limitation of Appropriation

- A. District understands and agrees, said understanding and agreement also being of the absolute essence of this Agreement, that the County is not currently appropriating any funds for the Project. County may appropriate funds to complete the Project, but such funds shall not under any conditions, circumstances, or interpretations thereof exceed the sum certified available by the Harris County Auditor.
- B. District understands and agrees, said understanding and agreement also being of the absolute essence of this Agreement, that failure of the Harris County Auditor to certify funds or to certify sufficient funding for any reason shall not be considered a breach of this Agreement.

Section 5. Miscellaneous

- A. Non-Assignability. The County and the District bind themselves and their successors, executors, administrators, and assigns to the other Party of this Agreement and to the successors, executors, administrators, and assigns of such other Party, in respect to all

covenants of this Agreement. Neither the County nor the District shall assign, sublet, or transfer its interest in this Agreement without the prior written consent of the other Party.

- B. Notice. Any notice required to be given under this Agreement ("Notice") shall be in writing and shall be duly served when it shall have been (a) personally delivered to the address below, (b) deposited, enclosed in an envelope with the proper postage prepaid thereon, and duly registered or certified, return receipt requested, in a United States Post Office, addressed to County or the District at the following addresses:

District: Johnson Petrov, LLP
2929 Allen Parkway, Suite 3150
Houston, TX 77019
Attention: Andrew Johnson
Email: bkddlegal@johnonpetrov.com

With Copy to: Wendy Sidwell
Email: wsidwell@bkdd.dst.tx.us

County: Harris County Engineering Department
1111 Fannin Street, 11th Floor
Houston, Texas 77002
Attention: Interagency Agreement Coordinator

Any Notice given by mail hereunder is deemed given upon deposit in the United States Mail and any Notice delivered in person shall be effective upon receipt.

Each Party shall have the right to change its respective address by giving at least fifteen (15) days' written notice of such change to the other Party.

Other communications, except for Notices required under this Agreement, may be sent by electronic means or in the same manner as Notices described herein.

- C. Independent Parties. It is expressly understood and agreed by the Parties that nothing contained in this Agreement shall be construed to constitute or create a joint venture, partnership, association or other affiliation or like relationship between the Parties, it being specifically agreed that their relationship is and shall remain that of independent parties to a contractual relationship as set forth in this Agreement. The County is an independent contractor and neither it, nor its employees or agents shall be considered to be an employee, agent, partner, or representative of the District for any purpose. Neither the District, nor its employees, officers, or agents shall be considered to be employees, agents, partners or representatives of the County for any purposes. Neither Party has the authority to bind the other Party.
- D. No Third Party Beneficiaries. This Agreement shall be for the sole and exclusive benefit of the Parties and their legal successors and assigns. The County is not obligated or liable to any party other than the District for the performance of this Agreement. Nothing in the

Agreement is intended or shall be deemed or construed to create any additional rights or remedies upon any third party. Further, nothing contained in the Agreement shall be construed to or operate in any manner whatsoever to confer or create rights or remedies upon any third party, increase the rights or remedies of any third party, or the duties or responsibilities of the County with respect to any third party.

- E. Waiver of Breach. No waiver or waivers of any breach or default (or any breaches or defaults) by either Party hereto of any term, covenant, condition, or liability hereunder, or the performance by either Party of any obligation hereunder, shall be deemed or construed to be a waiver of subsequent breaches or defaults of any kind, under and circumstances.
- F. No Personal Liability; No Waiver of Immunity.
 - (1) Nothing in the Agreement is construed as creating any personal liability on the part of any officer, director, employee, or agent of any public body that may be a Party to the Agreement, and the Parties expressly agree that the execution of the Agreement does not create any personal liability on the part of any officer, director, employee, or agent of the County.
 - (2) The Parties agree that no provision of this Agreement extends the County's liability beyond the liability provided for in the Texas Constitution and the laws of the State of Texas.
 - (3) Neither the execution of this Agreement nor any other conduct of either Party relating to this Agreement shall be considered a waiver by the County of any right, defense, or immunity on behalf of itself, its employees or agents under the Texas Constitution or the laws of the State of Texas.
- G. Applicable Law and Venue. This Agreement shall be governed by the laws of the State of Texas and the forum for any action under or related to the Agreement is exclusively in a state or federal court of competent jurisdiction in Texas. The exclusive venue for any action under or related to the Agreement is in a state or federal court of competent jurisdiction in Houston, Harris County, Texas.
- H. No Binding Arbitration; Right to Jury Trial. The County does not agree to binding arbitration, nor does the County waive its right to a jury trial.
- I. Contract Construction.
 - (1) This Agreement shall not be construed against or in favor of any Party hereto based upon the fact that the Party did or did not authorize this Agreement.
 - (2) The headings in this Agreement are for convenience or reference only and shall not control or affect the meaning or construction of this Agreement.
 - (3) When terms are used in the singular or plural, the meaning shall apply to both.
 - (4) When either the male or female gender is used, the meaning shall apply to both.

- J. Recitals. The recitals set forth in this Agreement are, by this reference, incorporated into and deemed a part of this Agreement.
- K. Entire Agreement; Modifications. This Agreement contains the entire agreement between the Parties relating to the rights herein granted and the obligations herein assumed. This Agreement supersedes and replaces any prior agreement between the Parties pertaining to the rights granted and the obligations assumed herein. This Agreement shall be subject to change or modification only by a subsequent written modification approved and signed by the governing bodies of each Party.
- L. Severability. The provisions of this Agreement are severable, and if any provision or part of this Agreement or the application thereof to any person, entity, or circumstance shall ever be held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Agreement and the application of such provision or part of this Agreement to other persons, entities, or circumstances shall not be affected thereby.
- M. Survival of Terms. Any provision of this Agreement that, by its plain meaning, is intended to survive the expiration or earlier termination of this Agreement shall survive such expiration or earlier termination. If an ambiguity exists as to survival, the provision shall be deemed to survive.
- N. Multiple Counterparts/Execution. This Agreement may be executed in several counterparts. Each counterpart is deemed an original and all counterparts together constitute one and the same instrument. In addition, each Party warrants that the undersigned is a duly authorized representative with the power to execute the Agreement.
- O. Warranty. By execution of this Agreement, the District warrants that the duties accorded to the District in this Agreement are within the powers and authority of the District.

[EXECUTION PAGE FOLLOWS]

HARRIS COUNTY

By: _____
Lina Hidalgo
County Judge

APPROVED AS TO FORM:

CHRISTIAN D. MENEFEE
County Attorney

By: _____
Robert de los Reyes
Assistant County Attorney
CAO File No.: 24GEN1237

**BROOKSHIRE-KATY DRAINAGE
DISTRICT**

By: _____
Arnold England
President

ATTEST

By: _____
Secretary

ORDER OF COMMISSIONERS COURT

The Commissioners Court of Harris County, Texas, met in regular session at its regular term at the Harris County Administration Building in the County of Houston, Texas, on _____, with all members present except _____.

A quorum was present. Among other business, the following was transacted:

ORDER AUTHORIZING EXECUTION OF A JOINT PARTICIPATION INTERLOCAL AGREEMENT BETWEEN HARRIS COUNTY AND BROOKSHIRE-KATY DRAINAGE DISTRICT TO CONDUCT A STUDY REGARDING STORM WATER AND DRAINAGE IMPROVEMENTS TO CANE ISLAND BRANCH AREA OF BUFFALO BAYOU

Commissioner _____ introduced an order and moved that Commissioners Court adopt the order. Commissioner _____ seconded the motion for adoption of the order. The motion, carrying with it the adoption of the order, prevailed by the following vote:

	Yes	No	Abstain
Judge Lina Hidalgo	☐	☐	☐
Comm. Rodney Ellis	☐	☐	☐
Comm. Adrian Garcia	☐	☐	☐
Comm. Tom S. Ramsey, P.E.	☐	☐	☐
Comm. Lesley Briones	☐	☐	☐

The County Judge thereupon announced that the motion had duly and lawfully carried and that the order had been duly and lawfully adopted. The order thus adopted follows:

IT IS ORDERED THAT:

1. The Harris County Judge is authorized to execute on behalf of Harris County the attached Joint Participation Interlocal Agreement between Harris County and Brookshire-Katy Drainage District to conduct a study regarding storm water and drainage improvements to the Cane Island Branch area of Buffalo Bayou.
2. All Harris County officials and employees are authorized to do any and all things necessary or convenient to accomplish the purposes of this order.



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

July 2, 2024

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

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

Dea Mr. England:

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

Project Understanding & Scope

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

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

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

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

Task 1 - PROJECT MANAGEMENT & COORDINATION

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

Project Meetings

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



Mr. Arnold England, President

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

Task 2 – PUBLIC MEETINGS (TBD)

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

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

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

Task 3.1 – Expand Existing Conditions Hydrologic and Hydraulic Modeling

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



Mr. Arnold England, President

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Task 3.1.1 - Limited Field Survey (TBD)

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

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

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

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



QUIDDITY

Mr. Arnold England, President

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

Task 4 – PROPOSED SOLUTIONS MODELING

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

Task 4.1 – Existing Drainage Concerns

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

Task 4.2 – Proposed Modeling

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

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

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

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

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



Mr. Arnold England, President

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

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

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

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

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

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

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



Mr. Arnold England, President

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Task 6 – GRANT FUNDING SUPPORT (TBD)

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

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

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

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

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

Deliverables

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

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



Mr. Arnold England, President

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

Exclusions

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

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

Schedule

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

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

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



QUIDDITY

Mr. Arnold England, President

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Proposed Engineering Fee

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

Payment

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

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

Sincerely,

Stephen Relter, PE, CFM
Vice President

ACCEPTED ON BEHALF OF
BROOKSHIRE-KATY DRAINAGE DISTRICT BY:

ARNOLD ENGLAND
PRESIDENT

DATE:

July 15, 2024



QUIDDITY

Mr. Arnold England, President

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SPECIAL CONSIDERATIONS

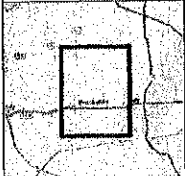
This proposal is based on the following special considerations:

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

Brookshire-Katy Drainage District
Master Drainage Plan Phase 2
Exhibit A



VICINITY MAP
1 INCH = 10 MILES



LEGEND

- Easements
- District Boundary
- Proposed Channel Improvement Sites
- Known Drainage Area Concerns

BROOKSHIRE-KATY DRAINAGE DISTRICT
WALLER COUNTY, TEXAS

1 INCH = 2,650 FEET
Scale: 1:2650

Disclaimer: This product is intended for informational purposes only and may not be used for legal or regulatory purposes. It is not a substitute for a professional engineering or architectural drawing. The user assumes all liability for any use of this product. The user warrants that the information contained herein is true and accurate to the best of their knowledge. The user warrants that the information contained herein is not to be used for any purpose other than that for which it was intended. The user warrants that the information contained herein is not to be used for any purpose other than that for which it was intended.



EXHIBIT B	
Storm Water & Drainage Improvement - Cane Island Branch	
Precinct 4	
Date 03/01/2024	
Description	Estimated Cost (Estimate Used In Agreement)
Harris County Portion [Not to exceed]	\$700,000.00
Brookshire-Katy Drainage District	\$300,000.00
Subtotal	\$1,000,000.00
Total Cost	\$1,000,000.00



MEMO

TO: Mr. Stan Kitzman, General Manager
Brookshire-Katy Drainage District

FROM: Alan R. Black, PE *Alan R. Black*

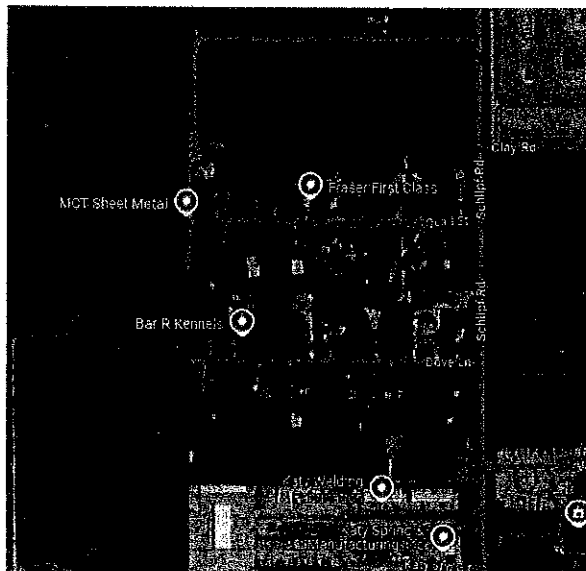
DATE: October 8, 2024

RE: October 2024 update on partnership funding opportunities

As discussed in our meeting on 9/13/2024, please find below a summary of recommendations for BKDD to consider in pursuit of partnership funding over the next 12 months. Please keep in mind that while Quiddity will make every effort to develop and execute a strategy to maximize BKDD's chances for partnership funding, securing funds is an ultra-competitive process and no specific outcome can be guaranteed.

Objective 1: Plan a flood risk reduction project for the neighborhood southwest of Schlupf Rd and Clay Rd.

- The Master Plan Phase 2 effort currently underway (and partially funded with an interlocal agreement with Harris County Precinct 4) will lay the foundation for future alternatives analyses of various problem areas within BKDD. One area identified for further study is located west of Schlupf Rd and south of Clay Rd (see below), but additional resources are needed to conduct an alternatives analysis.



BKDD – October 2024 update on partnership funding opportunities
Page 2

- An application to the FEMA Flood Mitigation Assistance (FMA) Program, specifically under the Capability and Capacity Building (C&CB) program, could provide federal assistance for alternatives analysis and project scoping. The cost to prepare the application is approximately \$10,000. If successful, the program offers grant funds at a 75% level (25% from the local match). Rough orders of magnitude would put a study at approximately \$500k, so a local match of up to \$125k would be required.
- Procurement:
 - Services that are paid for with federal funds must be procured through federal procurement law, otherwise known as 2 CFR. This basically means that a Request for Qualifications (RFQ) would be required. The result of this requirement is that Quiddity can provide support to BKDD on this effort in one of two ways, but not both:
 - **Option A** - Quiddity could prepare and submit the application to FEMA for a grant, which would preclude us from submitting on the RFQ to perform the work or;
 - **Option B** - BKDD could engage with another firm to prepare the application and secure the grant. This would then allow Quiddity to submit on the RFQ to be considered to perform the actual work once the grant is secured.
 - Should BKDD desire to secure the services of another firm for the grant preparation (Option B above), Quiddity can provide the names of several firms qualified and capable of performing the work. As noted above, the cost for these services is estimated to be approximately \$10,000.
- Timing:
 - The Notice of Funding Opportunity (NOFO) for the FEMA FMA program has not yet been released, but applications are likely to be due towards the end of this year or the beginning of next. FEMA would then announce recipients toward the end of 2025, with obligation of funds sometime in 2026. This would align very nicely with the completion of the Master Plan Phase 2 that is currently underway.

Objective 2: Plan, Design and Construct a Regional Stormwater Detention Basin (SWDB)

- Multiple (and complimentary) funding sources can be considered for the planning, design and construction of a possible Regional SWDB on Cane Island Branch, which flows into Barker Reservoir and ultimately Buffalo Bayou. A combination of **State and Federal (Congressional) earmark** requests could jump start this process. Please note that the below recommended amounts to request are general in nature and subject to further discussion as desired.
- State earmarks
 - A request to the Texas Legislature for an appropriation of approximately **\$15 million** to the Texas Water Development Board (Article VI of the Budget) specifically for this project **could be made in**

BKDD – October 2024 update on partnership funding opportunities
Page 3

the upcoming legislative session beginning in January. If successful, the appropriation would become available to TWDB at the beginning of the State Fiscal Year on October 1, 2025, followed by a relatively simple application, resulting in funds likely deposited in a BKDD escrow account sometime in early 2026. These funds could be used to plan, acquire, design, and begin construction of a regional stormwater detention basin that benefits BKDD as well as areas downstream. ***A state earmark is 100% grant and does not require a local match.***

- For your consideration, the following recommended language is offered for the appropriation in Article VI (mirrored from a similar earmark in the 88th session):
 - "Flood Mitigation Assistance. Included in amounts appropriated to the Texas Water Development Board in General Revenue Strategy C.1.1, State and Federal Financial Assistance Programs, in fiscal year 2026 is funding for the following flood mitigation project in the following amounts:
 - \$15,000,000 for channel conveyance and regional stormwater detention for the Cane Island Branch watershed"
- Congressional earmark (formally referred to as Community Project funding or CPF)
 - A request to Congressman Michael McCaul's office for an appropriation of approximately \$10 million through the Department of Interior, specifically EPA's STAG-Clean Water State Revolving Fund could further facilitate construction of the regional SWDB. The key to funding through EPA is to incorporate water quality as part of the project, which can be accomplished through a wet-bottom design that includes deep sedimentation pools, riffles to entrain oxygen into the water, and wetlands plantings that will treat water biotically. The timing of a congressional earmark would follow up expenditure of the above state earmarks. **A request would be made to Congressman McCaul's office in March of 2025.** When congress approves the federal budget in late 2025 or early 2026, the funds are made available to EPA, at which time BKDD would be able to submit an application. The earliest expected receipt of funds would likely be sometime in 2027. A congressional earmark through EPA would be an 80% grant with a 20% local match requirement, so a local match on a \$10 million grant would be \$2,500,000. It is important to note, however, that funds received from the State earmark could potentially be used for this local match.
- Summary of timing for Regional Stormwater Detention Basin:
 - January 2025: Request State earmark
 - March 2025: Request Federal earmark
 - October 2025: Submit application to TWDB for State earmark funds
 - January 2026: Receive state earmark funds
 - Throughout 2026-2027: Use State funds to design, acquire, and potentially begin construction
 - 2027: Apply for EPA funds received through Federal earmark funds
 - 2028: Continue construction of regional SWDB using Federal funds

BKDD – October 2024 update on partnership funding opportunities

Page 4

Please do not hesitate to call or e-mail me should you have any questions. Acceptance of this recommended strategy and authorization to proceed can be indicated with signature below. Note this does not indicate authorization for funds, but rather to implement the general strategy. Authorization of funds will be brought to the Board under separate items.

Approved by:

By: _____

Name: _____

Date: _____



6330 West Loop South, Suite 150
Bellaire, Texas 77401
Tel: 713.777.5337
www.quiddity.com

September 18, 2024

Mr. Stan Kitzman, General Manager
Brookshire-Katy Drainage District
PO Box 608
Brookshire, Texas 77423

Re: Notification of Change in 2024 Schedule of Hourly Rates

Dear Mr. Kitzman:

At Quiddity Engineering, we work hard to employ the best and brightest in each of the industries we represent to ensure we can deliver quality projects on time and by someone who cares. Our most recent update to our Schedule of Hourly Rates was August 2022. We are requesting to revise our Schedule of Hourly Rates effective October 1, 2024 in accordance with the timing provisions in our contract. The new rate schedule is enclosed.

This adjustment reflects the rising costs associated with maintaining the high level of service and quality you have come to expect from us. We are committed to ensuring that this change allows us to continue delivering exceptional value and support.

We understand that changes in pricing can be challenging, and we want to assure you that we remain dedicated to providing you with the best possible service. If you have any questions or would like to discuss how this adjustment might affect your District specifically, please do not hesitate to reach out to us directly.

Thank you for your understanding and continued support. We look forward to continuing our successful partnership and working together to achieve your goals.

Sincerely,

Tobin Synatschik, PE
Chief Operations Officer

RDP/mhm

K:\R0002\Client Management\BKDD 2024 Rate Increase - Client Letter 091724.doc

Enclosures

1. 2024 Schedule of Hourly Rates
2. 2024 Schedule of Reimbursable Expenses



SCHEDULE OF HOURLY RATES
Effective August 2024 - Subject to Revision

ENGINEERING PERSONNEL

Graduate Engineer I	\$130
Graduate Engineer II	\$155
Professional Engineer I	\$185
Professional Engineer II	\$210
Professional Engineer III	\$240
Professional Engineer IV	\$270
Professional Engineer V	\$290
Professional Engineer VI	\$310

ELECTRICAL ENGINEERING PERSONNEL

Electrical Graduate Engineer I	\$140
Electrical Graduate Engineer II	\$165
Electrical Professional Engineer I	\$200
Electrical Professional Engineer II	\$225
Electrical Professional Engineer III	\$255
Electrical Professional Engineer IV	\$285
Electrical Professional Engineer V	\$305

STRUCTURAL ENGINEERING PERSONNEL

Structural Graduate Engineer I	\$135
Structural Graduate Engineer II	\$160
Structural Professional Engineer I	\$190
Structural Professional Engineer II	\$215
Structural Professional Engineer III	\$245
Structural Professional Engineer IV	\$275
Structural Professional Engineer V	\$295

CONSTRUCTION PERSONNEL

Construction Manager I	\$135
Construction Manager II	\$155
Construction Manager III	\$180
Construction Manager IV	\$200
Construction Manager V	\$240
Field Project Representative I	\$ 85
Field Project Representative II	\$105
Field Project Representative III	\$125
Specialist Field Project Representative I	\$140
Specialist Field Project Representative II	\$150
Senior Specialist Field Project Representative	\$165

SPECIALIST

Specialist I	\$125
Specialist II	\$155
Specialist III	\$190
Specialist IV	\$225
Specialist V	\$260

PLANNING PERSONNEL

Planner I	\$110
Planner II	\$150
Planner III	\$190
Planner IV	\$265

DESIGNER/DRAFTING PERSONNEL

CAD Operator I	\$ 85
CAD Operator II	\$105
CAD Operator III	\$125
Designer I	\$140
Designer II	\$155
Designer III	\$175
GIS I	\$100
GIS II	\$135
GIS III	\$165
GIS IV	\$225

SURVEYING PERSONNEL

1-Person Field Crew	\$155
2-Person Field Crew	\$205
3-Person Field Crew	\$250
4-Person Field Crew	\$285
Scanner Equipment	\$110
Survey Technician I	\$105
Survey Technician II	\$115
Project Surveyor I	\$115
Project Surveyor II	\$135
Project Surveyor III	\$155
Project Surveyor IV	\$190
Chief of Survey Crews	\$160
Certified Photogrammetrist	\$190
Remote Pilot I	\$110
Remote Pilot II	\$140
Remote Pilot III	\$180
Visual Observer	\$105
LiDAR Tech	\$115
Aerial Tech	\$100
Registered Professional Land Surveyor	\$215
Survey Manager	\$250

OFFICE PERSONNEL

Engineer's Assistant I	\$ 80
Engineer's Assistant II	\$ 90
Engineer's Assistant III	\$100
Admin I	\$ 80
Admin II	\$100
Admin III	\$130
Project Admin/Accountant	\$140



SCHEDULE OF REIMBURSABLE EXPENSES

Effective August 2024 - Subject to Revision

1. Reproduction performed in office

<u>Size</u>	<u>Black & White</u>	<u>Color</u>
8½ x 11 (single-sided)	\$0.05/page	\$ 0.50/page
8½ x 11 (double-sided)	\$0.15/page	\$ 1.00/page
8½ x 14	\$0.15/page	\$ 0.75/page
11 x 17	\$0.20/page	\$ 1.00/page
<u>Large Document Prints/Plots</u>	<u>Black & White</u>	<u>Color</u>
Bond	\$0.20/sq ft	\$ 1.00/sq ft
Photographic Bond	\$4.00/sq ft	\$ 5.00/sq ft
Mylar (4 mil)	\$2.00/sq ft	\$ 8.00/sq ft

Aerial Backgrounds

All sizes \$5.50/sheet (plus above sq. ft. cost)

2. Transportation (mileage): Standard IRS mileage rate in effect
3. Subcontracts and all other outside expenses and fees: Cost, plus 10% service charge
4. Deliveries, abstracting services, outside reproduction costs, and other reimbursable expenses charged at cost, plus 10%
5. GIS hosting will be charged at \$500/month.
6. Surveying Expenses
 - a. Crew Rates: Includes time charged portal to portal and the first 120 miles of transportation and standard survey equipment
 - b. Special Rental Equipment: Cost, plus 10%
 - c. Stakes: Cost, plus 10% service charge when an excessive number of wooden stakes or any special stakes are required
 - d. Iron Rods and Pipes: Cost, plus 10%
 - e. All-Terrain Vehicle (ATV): \$175/day
 - f. Overnight Stays: \$200/night
 - g. Overtime Rates: Jobs requiring work on weekends or holidays billed at 1.5 times the standard rate
 - h. Sales Tax: To be paid on boundary-related services.
 - i. Abstracting services, and other reimbursable expenses charged at cost, plus 10%

**QUIDDITY**

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

October 3, 2024

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

Re: Professional Engineering Services for
Field Inspection Application

Dear Mr. England:

Quiddity Engineering (ENGINEER) is pleased to submit this proposal to the Brookshire-Katy Drainage District (DISTRICT) to develop a **Field Inspection Application** to enhance construction monitoring and enforcement. This proposal and the attached exhibit outline the workflow and technical requirements for conducting field inspections, performing quality control (QC) reviews, and generating inspection PDF reports. The solution includes the use of the mobile app **FieldMap Pro** for fieldwork, synchronizing data across platforms, and a desktop application for office-based reviews. Field inspections will be conducted through the mobile app, which features an interactive map and provides field staff with access to relevant permit forms.

The scope below outlines detailed requirements for this scope of work (SOW).

SOW Summary

Step 1 – Application Development

- a) **Data Synchronization** - A Sync Tool will be developed to run on a scheduled basis, ensuring that permit applications from the Portal with an ADM status of "Approved - Ready for Construction" are automatically converted into a GIS permit layer. This tool will create new records, update existing applications, and track construction statuses. Additionally, it will trigger automated email notifications to inspectors whenever new applications are approved and ready for construction.
- b) **Field Inspections Application** – Permit inspection form will be developed and completed using an iPad with the mobile app, which seamlessly integrates data from the BKDD portal.
- c) **Field Data Visualization** – Permit applications and inspector-logged locations will be symbolized on maps using predefined symbols representing various administrative statuses. These maps will be regularly updated and published for use on tablets in the field.



Mr. Arnold England, President

Page 2

October 3, 2024

- d) **Inspections and Reports** – An inspection table will track all field inspections and associated findings. Inspectors will have the ability to filter displayed data, initiate and review inspections, capture field data, and link findings directly to permit applications and/or inspector-logged locations. Photos taken during inspections will be stored and documented within the system.
- e) **Office Review and QC** – A desktop application will allow inspectors and quality control (QC) reviewers to log in with user Microsoft account credentials, view inspection details, edit inspection properties according to their roles, and generate PDF reports upon completion of inspections. The app will also support communication between inspectors and QC reviewers through status updates and comments.

The compensation for completing the scope of work above (Step 1) is a **Lump Sum fee of \$23,000**. Suppose the DISTRICT desires to make an additional request(s) beyond the items noted above. In that case, the ENGINEER will provide a cost estimate to the DISTRICT for approval before performing any work. These will be billed hourly per the Schedule of Hourly Rates previously approved by the Board.

Step 2 – Development Support

The ENGINEER is expected to support the development of the application above, which includes the following tasks:

- **Develop Permits Table to Permits Layer Sync Tool** – Automate the process of syncing permits from the table to the GIS layer.
- **Filter Permits and Inspector Locations on Map** – Enable map filtering to display permits and inspector locations.
- **Email Notification for Status Changes** – Notify inspectors and reviewers via email when an inspection status changes.
- **Create Inspection Form** – Build a form within the mobile app for field inspections.
 - **Track Inspection Edits** – Record all inspection edits in a dedicated tracking table.
 - **Process Field Edits** – Handle field data updates, including adding photos and sending email notifications.
- **Build QC Reviewer App** – Develop an application for QC reviewers to view inspections using a configuration file to list all available inspections.
 - **View and Edit Inspections in QC Reviewer** – Allow reviewers to view and edit inspection details within the app.
 - **Create Inspection in QC Reviewer** – Allow the creation of new inspections directly from within the QC Reviewer app.
 - **Reviewer Comments to Inspector** – Allow reviewers to send comments back to the inspector through the system.



Mr. Arnold England, President

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October 3, 2024

- Generate PDF Report – Create a PDF report when a QC reviewer marks an inspection as "Report Completed."
 - Include Map in PDF Report – Add a map excerpt in the PDF
 - Send Email with PDF Report – Automatically email the PDF report to designated recipients.

The ENGINEER proposes to support the scope of services above and bill hourly in accordance with the Schedule of Hourly Rates previously approved by the Board. The cost for this effort is estimated to range between **\$3,000 to \$8,000**.

Step 3 – Field Tablet & Annual Licenses

- a) To support the proposed Field Inspection application, the DISTRICT will need to purchase GPS-enabled field tablets (iPads), allowing inspectors to capture and manage data in real-time efficiently.
- b) The DISTRICT will also need to procure and renew annual licenses for FieldMap Pro to ensure continued access to field inspections, data synchronization, and reporting features. Each user must log into FieldMap Pro, and upon login, a license is checked out from the pool. Licenses are priced at **\$350 per year**, with **two licenses provided at no cost for the first year** following the application rollout.

Step 4 – Application Support Post Rollout

The ENGINEER will support the application developed post-rollout and bill hourly in accordance with the Schedule of Hourly Rates previously approved by the Board. For more significant updates - we will provide an estimate and obtain authorization via a separate scope memo.

Fee Summary:

- Step 1 – Application Development - Lump Sum fee of \$23,000.
- Step 2 – Development Support - could range between \$3,000 to \$8,000.
- Step 3.a – Field Tablet
 - The DISTRICT needs to purchase iPads equipped with GPS capabilities.
- Step 3.b – Annual Licenses
 - Two licenses will be provided at **no cost for the first year** following the rollout of the application.
 - Each license costs **\$350 per year** after the first rollout anniversary.
- Step 4 – Application Support Post Rollout– As needed and billed hourly in accordance with the Schedule of Hourly Rates.



QUIDDITY

Mr. Arnold England, President

Page 4

October 3, 2024

Schedule

We are prepared to proceed with these services upon acceptance and authorization to proceed. We estimate it will take approximately **90 calendar days** from the authorization to proceed.

Conclusion

We thank you for the opportunity to submit this proposal and look forward to working with you on this Project. The proposed compensations shall be considered in their entirety for the scope of services. Should the DISTRICT wish to contract with the ENGINEER for only a portion of the work, the ENGINEER reserves the right to negotiate individual scope items on their own merits. This proposal shall be **valid for thirty (30) days** from this date and may be extended upon written approval by the ENGINEER and the DISTRICT.

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

Please review and advise if you require any additional information and/or clarifications. We look forward to providing these services to the DISTRICT.

Very truly yours,

Rod Pinheiro, PE, PMP, CFM

RDP/dme

02 - BKDD Field App Scope (10-03-24).docx

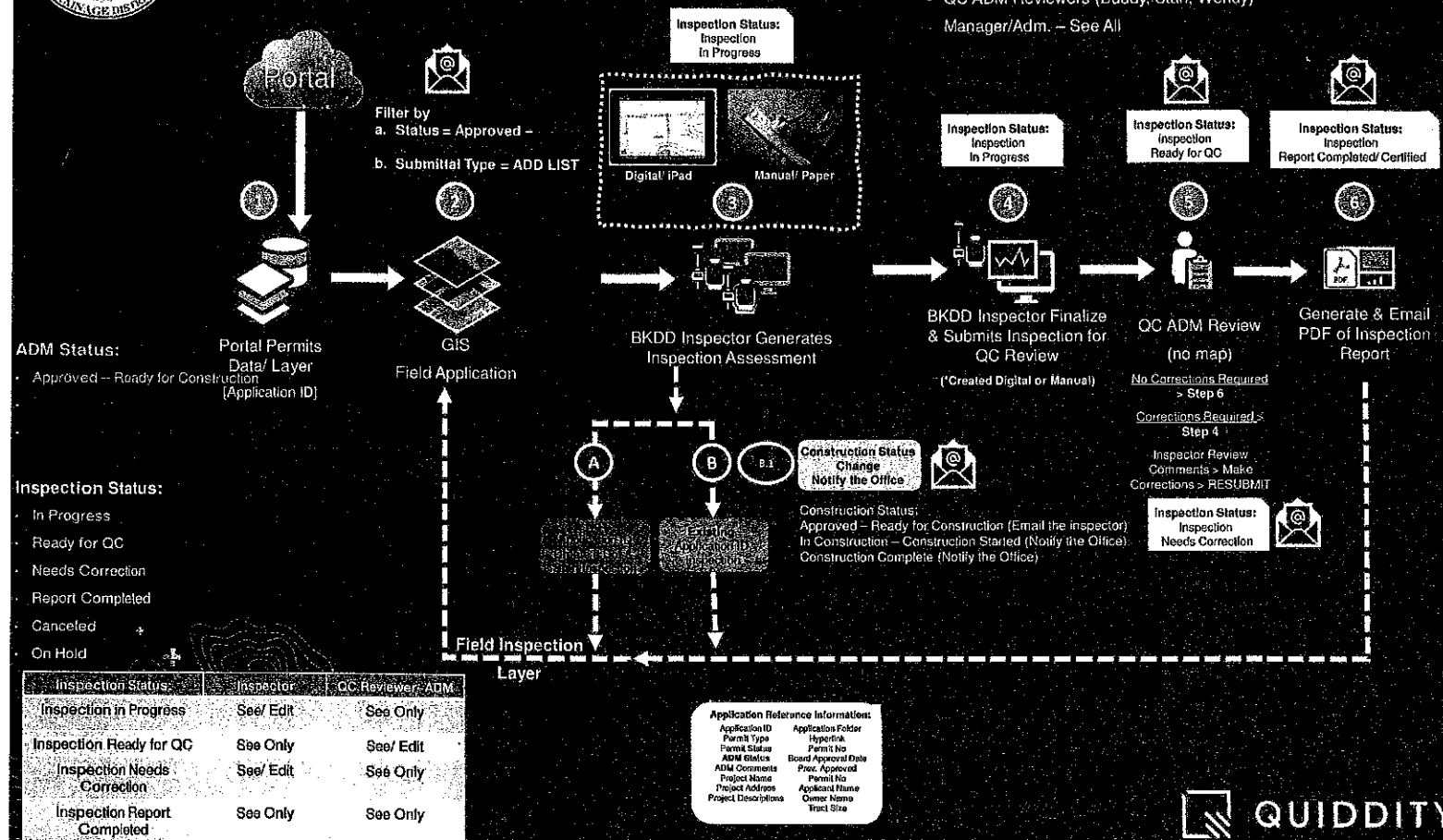
ACCEPTED ON BEHALF OF BROOKSHIRE-KATY DRAINAGE DISTRICT BY:

DATE: _____

ARNOLD ENGLAND
PRESIDENT

ROLES:

Inspector
QC ADM Reviewers (Buddy, Stan, Wendy)
Manager/Adm. – See All





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

October 3, 2024

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

Re: Professional Engineering Services for
Applicant & Manager Portal Enhancements

Dear Mr. England:

Quiddity Engineering (ENGINEER) is pleased to submit this proposal to the Brookshire-Katy Drainage District (DISTRICT) to enhance the existing Applicant and Manager Portal.

Scope of Services

The scope below outlines detailed requirements and enhancements included as part of this scope of work (SOW).

Enhancement	Description
Applicant Portal Clean-Up	Add fields to the "My Applications" tab to display. Add a filter to the same tab to allow status filtering. Add notification for an application being withdrawn from the Manager Portal.
Applicant & Manager Portal Allow access to multiple Applicant Owners to the same Application	Develop the ability to have multiple users view the same record on the "My Applications" page. Add a control to the Manager Workspace app that allows Quiddity Admins to come in and assign more users to a single application. These users will be permitted access to that record's information on the "My Application" tab.
Manager Portal Add Boundaries	Enhance map resources to display boundary data (BKDD and other Boundaries).
Manager Portal Teams Meeting Feature	Implement the "Appointment" feature in the Communication Log timeline to allow for the creation of TEAMS meetings from the Communication Log. ADM staff will have the ability to schedule meetings when selecting an application, with the option to log the activity in the Communication Log as part of activity scheduling.
Manager Portal Payment Function	Expand the development of the Payment Log by adding new fields, defining enhanced calculation rules, and establishing table relationships. These improvements will automate payment calculations and streamline payment tracking, resulting in greater accuracy and efficiency.



QUIDDITY

Mr. Arnold England, President

Page 2

October 3, 2024

Manager Portal Existing & Historical EASEMENT Excel Data Migration	This task involves migrating historical Easement-related data from an existing Excel database into the centralized Portal and ensuring its integration with the GIS system. The ENGINEER will follow these steps: Development of the Easements Tab • Configure the "Easements" tab fields (~ 25 new fields) within the Manager Workspace of the Portal. • Design data fields and functionality tailored for managing easement-related information. • Complete development, testing, and User Acceptance Testing (UAT) for the new fields and database table settings. Excel Data Migration • Clean and prepare ~250 records of existing easement data currently stored in an Excel (.XLS) spreadsheet. • Import and migrate this data into the newly created easement fields and table structure within the Portal. • Conduct testing, validation, and verification to ensure all migrated data is accurate and functioning correctly within the Portal database. Update/Append Data for GIS Export Process • Enhance the existing ArcGIS data export functionality to accommodate the new easement fields. • Update the current export routines, tables, and workflows to include the new easement data fields as part of the GIS export process. Integration of Easement Data with GIS • Link the exported Portal easement data to the corresponding GIS polygons layer. • Ensure that any updates made to easement information in the Portal are automatically reflected in the GIS system.
--	---

Compensation - The compensation for completing the proposed SOW is the following:

- a) A Lump Sum fee of **\$12,822.70**. Suppose the DISTRICT desires to make an additional request(s) beyond the items noted above. In that case, the ENGINEER will provide a cost estimate to the DISTRICT for approval before performing any work. These will be billed hourly per the Schedule of Hourly Rates previously approved by the Board.
- b) The ENGINEER proposed to provide support and complement the proposed SOW above and bill hourly in accordance with the latest Schedule of Hourly Rates. The cost for this effort could range between **\$5,000 to \$8,500**. Suppose the DISTRICT desires to make an additional request(s) beyond the items noted above. In that case, the ENGINEER will provide a cost estimate to the DISTRICT for approval before performing any work.



Mr. Arnold England, President

Page 3

October 3, 2024

Schedule

We are prepared to proceed with these services upon acceptance and authorization to proceed. We estimate it will take approximately 60 calendar days from the authorization to proceed to the start of the Rollout.

Conclusion

We thank you for the opportunity to submit this proposal and look forward to working with you on this Project. The proposed compensations shall be considered in their entirety for the scope of services. Should the DISTRICT wish to contract with the ENGINEER for only a portion of the work, the ENGINEER reserves the right to negotiate individual scope items on their own merits. This proposal shall be **valid for thirty (30) days** from this date and may be extended upon written approval by the ENGINEER and the DISTRICT.

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

Please review and advise if you require any additional information and/or clarifications. We look forward to providing these services to the DISTRICT.

Very truly yours,

Rod Pinheiro, PE, PMP, CFM

RDP/dme

/BKDD Scope/03 - BKDD Portal Enhancements (10-03-24).docx

ACCEPTED ON BEHALF OF BROOKSHIRE-KATY DRAINAGE DISTRICT BY:

DATE: _____

ARNOLD ENGLAND

PRESIDENT



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

October 10, 2024

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

Reference: Astro Sunterra West
Sunterra Lakes Remote Water Well – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 00612
Permit No. – N/A
Quiddity Job No. R0002-1036-01.002

Dear Mr. England:

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

Applicant: Quiddity Engineering – LDS

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

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

Survey: H. & T.C.R.R Co. Survey Section 49, Abstract 142, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of Sunterra Lakes Remote Water Well, 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 **an application for the Final Plat**, outlining the development's layout and design. The application should include all necessary engineering information and documents for a thorough and comprehensive review. Note that the Final Drainage Plans were reviewed as Tract Development without Platting and were approved by the District on July 22, 2024 under Permit 2024-78.



Mr. Arnold England, President

October 10, 2024

Page 2

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/kdm

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1036-01.002 Sunterra Lakes \(formerly West\) Water Plant No. 1 & Remote Water Well Phase 1/2.0 - Letters/Sunterra Lakes Remote Water Well PP Approval Ltr 10102024.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1036-01.002 Sunterra Lakes (formerly West) Water Plant No. 1 & Remote Water Well Phase 1/2.0 - Letters/Sunterra Lakes Remote Water Well PP Approval Ltr 10102024.docx)

cc: Ms. Chantelle Jamnik – Quiddity Engineering, LLC via email cjamnik@quiddity.com
Mr. Brian Stidham – Katy 2855 Development, LLC via email bstidham@starwoodland.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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October 10, 2024

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

Reference: Katy 2855 Development LLC
 Sunterra Lakes Water Plant No. 1 – **Preliminary Plat and Preliminary Drainage Plans**
 Application ID No. 00592
 Permit No. – N/A
 Quiddity Job No. R0002-1036-01.002

Dear Mr. England:

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

Applicant: Quiddity Engineering – LDS

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

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

Survey: H. & T.C.R.R Co. Survey Section 49, Abstract 142, Waller County, Texas

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

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

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

For the Applicant: The applicant's next step is to submit **an application for the Final Plat**, outlining the development's layout and design. The application should include all necessary engineering information and documents for a thorough and comprehensive review. Note that the Final Drainage Plans were reviewed as Tract Development Without Platting and were approved by the District on July 22, 2024 under Permit 2024-78.



Mr. Arnold England, President

October 10, 2024

Page 2

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/kdm

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1036-01.002 Sunterra Lakes \(formerly West\) Water Plant No. 1 & Remote Water Well Phase 1/2.0 - Letters/Sunterra Lakes Lakes Water Plant No. 1 PP Approval Ltr 101024.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1036-01.002 Sunterra Lakes (formerly West) Water Plant No. 1 & Remote Water Well Phase 1/2.0 - Letters/Sunterra Lakes Lakes Water Plant No. 1 PP Approval Ltr 101024.docx)

cc: Ms. Chantelle Jamnik – Quiddity Engineering, LLC via email cjamnik@quiddity.com
Mr. Brian Stidham – Katy 2855 Development, LLC via email bstidham@starwoodland.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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October 11, 2024

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

Reference: Katy 2855 Development, LLC
Grange Remote Water Well Collection Line – **Final Drainage Plans**
Application ID No. 00494
Permit No. 2024-116
Quiddity, Inc. Job No. R0002-1021-01.016

Dear Mr. England:

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

Applicant: Quiddity Engineering – LDS

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

Location: West of Bartlett Rd., east of Schlipf Rd., north of Franz Rd., and south of Morton Rd.

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

Description: The proposed Grange Remote Water Well Collection Line (project) includes the construction of a proposed 8-inch water line and appurtenances to connect Remote Water Well No. 1 to Water Plant No. 1. This permit application only includes improvements to the water distribution system to serve the Grange development and does not include any proposed drainage improvements. The detention and outfalls for the Remote Water Well No. 1 and Water Plant No. 1 sites are accounted for in the Grange detention system which is included in the 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.

DFMA: The detention facilities for Grange Phase 1 are included in an executed Detention Facilities Maintenance Agreement (DFMA) with the District.

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

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



Mr. Arnold England, President
 October 11, 2024
 Page 2

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 District requires the engineer, project owner, and contractor to implement temporary drainage measures during construction to prevent any negative impacts. These measures are crucial to managing stormwater and maintaining site stability throughout construction.

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/R0002-1021-01.016 Grange Remote Water Well Collection Line/2.0 - Letters/Grange Remote Water Well Collection Line FDP Approval Ltr 100924.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1021-01.016%20Grange%20Remote%20Water%20Well%20Collection%20Line/2.0-Letters/Grange%20Remote%20Water%20Well%20Collection%20Line%20FDP%20Approval%20Ltr%20100924.docx)

cc: Mr. Jacob Rice – Katy 2855 Development, LLC via email jacobr@johnsondev.com
 Mr. Hayden D. Dixon, PE – Quiddity Engineering, LLC. via email hdixon@quiddity.com
 Mr. Ross McCall, PE – Waller County Engineer via email engineering@wallercounty.us
 Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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October 11, 2024

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

Reference: Katy 2855 Development, LLC
Grange Section 5 - **Final Plat and Drainage Plans**
Application ID No. 00557 (FP) and 00534 (FDP)
Permit No. 2024-130
Quiddity Job No. R0002-1021-01.015

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 5 (Development) encompasses approximately 9.91 acres of single-family residential development and includes 33 lots, 3 blocks, and 4 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 and Silver Moon Way, 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 Silver Moon Way are included in the construction plans titled, "Water, Sanitary, Drainage & Paving Facilities for Grange Section 4" that was approved by the District under Permit No. 2024-16 on May 30, 2024. Detention Ponds 3, 2, and 1 are included in the construction plans titled, "Plow Tract Phase 1 Mass Grading and



Mr. Arnold England, President
 October 11, 2024
 Page 2

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 approved DIA.

DFMA: Detention Ponds 3, 2, and 1 are included in an executed 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.

The District requires the engineer, project owner, and contractor to implement temporary drainage measures during construction to prevent any negative impacts. These measures are crucial to managing stormwater and maintaining site stability throughout construction.



Mr. Arnold England, President
October 11, 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/R0002-1021-01.015 Grange Section 5/2.0 - Letters/Grange Sec 5 Final Plat Approval Ltr 101124.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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Katy, Texas 77449
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www.quiddity.com

October 10, 2024

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

Reference: 358 Jasek Farms Investments, LTD
Jasek Farms Lift Station – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 00622
Permit No. – N/A
Quiddity Job No. R0002-1039-01.002

Dear Mr. England:

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

Applicant: META Planning & Design LLC

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

Location: North of FM 529, south of Longenbaugh Road, east of FM 2855, and west of Bartlett Road

Survey: J.R. Garrett Survey, Abstract 1594, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of Jasek Farms Lift Station, 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

October 10, 2024

Page 2

DFMA:

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/kdm

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1039-01.002 Jasek Farms Lift Station/2.0 - Letters/Jasek Farms Lift Station PP Approval Ltr 10102024.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1039-01.002%20Jasek%20Farms%20Lift%20Station/2.0%20Letters/Jasek%20Farms%20Lift%20Station%20PP%20Approval%20Ltr%2010102024.docx)

cc: Mr. Ripley Woodard – META Planning & Design LLC via email rwoodard@meta-PD.com
K. Sandell - D.R. Horton via email ksandell@drhorton.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



October 10, 2024

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

Reference: 358 Jasek Farms Investments, LTD
Jasek Farms Waste Water Treatment Plant – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 00623
Permit No. – N/A
Quiddity Job No. R0002-1039-01.003

Dear Mr. England:

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

Applicant: META Planning & Design LLC

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

Location: North of FM 529, south of Longenbaugh Road, east of FM 2855, and west of Bartlett Road

Survey: J.R. Garrett Survey, Abstract 1594, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of Jasek Farms Waste Water Treatment Plant, the permit application generally complies with the District's Rules and Regulations; we interpose no objection and recommend its acceptance by the District's Board of Supervisors.

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

October 10, 2024

Page 2

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

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

Sincerely,

A handwritten signature in blue ink, reading "Michael H. McCarthy".

Michael H. McCarthy, PE

MHM/kdm

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1039-01.003 Jasek Farms Waste Water Treatment Plant/2.0 - Letters/Jasek Farms Waste Water Treatment Plant PP Approval Ltr 101024.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1039-01.003%20Jasek%20Farms%20Waste%20Water%20Treatment%20Plant/2.0%20Letters/Jasek%20Farms%20Waste%20Water%20Treatment%20Plant%20PP%20Approval%20Ltr%20101024.docx)

cc: Mr. Ripley Woodard – META Planning & Design LLC via email rwoodard@meta-PD.com
K. Sandell - D.R. Horton via email ksandell@drhorton.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

October 10, 2024

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

Reference: 358 Jasek Farms Investments, LTD
Jasek Farms Water Plant – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 00624
Permit No. – N/A
Quiddity Job No. R0002-1039-01.004

Dear Mr. England:

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

Applicant: META Planning & Design LLC

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

Location: North of FM 529, south of Longenbaugh Road, east of FM 2855, and west of Bartlett Road

Survey: J.R. Garrett Survey, Abstract 378, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of Jasek Farms Water Plant, the permit application generally complies with the District's Rules and Regulations; we interpose no objection and recommend its acceptance by the District's Board of Supervisors.

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

October 10, 2024

Page 2

DFMA:

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

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

Sincerely,



Michael H. McCarthy, PE

MHM/kdm

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1039-01.004 Jasek Farms Water Plant/2.0 - Letters/Jasek Farms Water Plant PP Approval Ltr 101024.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1039-01.004%20Jasek%20Farms%20Water%20Plant/2.0%20Letters/Jasek%20Farms%20Water%20Plant%20PP%20Approval%20Ltr%20101024.docx)

cc: Mr. Ripley Woodard – META Planning & Design LLC via email rwoodard@meta-PD.com
K. Sandell - D.R. Horton via email ksandell@drhorton.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

SEPTEMBER 2024 - FINANCIAL REPORT

Exhibit "J"

General Fund	\$1,641,147.45
Payroll Fund	\$183,291.66
Petty Cash	\$2,481.68
Building Fund	\$2,602,001.85
Capital Improvement Fund	\$765,383.92
Texpool Fund	\$3,223.45
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	\$183,963.17
First Nat. Bank Bellville CD	\$184,733.25
Industry State Bank CD	\$249,449.85
TOTAL RECONCILED BALANCE	\$6,791,608.53

All accounts are reconciled.

RESERVES: \$1,524,477.68

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 9/1	\$3,208.95	\$1,993,073.18	\$74,066.06	\$69,600.84	\$2,849,155.08	\$765,289.83
Deposits and Credits	\$14.50	\$133,771.69	\$175,022.29	\$0.00	\$337.03	\$94.09
Debits and Withdrawals	\$0.00	\$457,572.95	\$40,343.12	\$0.00	\$249,554.76	\$0.00
Ending Balance 9/31	\$3,223.45	\$1,669,271.92	\$208,745.23	\$69,600.84	\$2,599,937.35	\$765,383.92
Less Total Outstanding Drafts/Deposits (Net Amount)	\$0.00	-\$28,124.47	-\$25,453.57	\$0.00	\$2,064.50	\$0.00
Adjusted Ending Balance 9/30	\$3,223.45	\$1,641,147.45	\$183,291.66	\$69,600.84	\$2,602,001.85	\$765,383.92
Monthly Interest Earned	\$14.50	\$222.59	\$22.29	\$0.00	\$337.03	\$94.09

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 9/1	\$236,201.26	\$184,090.06	\$236,590.24	\$183,963.17	\$184,733.25	\$249,449.85	\$249,449.85
Deposits and Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Debits and Withdrawals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Ending Balance 9/30	\$236,201.26	\$184,090.06	\$236,590.24	\$183,963.17	\$184,733.25	\$249,449.85	\$249,449.85
Interest/Earned	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

BUDGET	
23-24 FY Budget	\$4,542,009.56
YTD Expenses	\$3,149,965.66
New Equipment	\$299,061.81
New Facilities Line Item moved to Bldg Fund	\$575,000.00
Total Budgeted Expenses YTD	\$4,024,027.47

ENFORCEMENT/CIVIL PENALTIES	
Awry Concrete	\$110,000.00 BKDD Received through September, 2024
DI Landholdings	\$10,000.00 BKDD Received through September, 2024



Brookshire - Katy Drainage District

P.O. BOX 608
BROOKSHIRE, TEXAS 77423

QUARTERLY FINANCIAL ADVISOR'S REPORT

District investment activity in TexPool for the 3rd quarter of 2024 is as follows:

Beginning Balance -- July 1, 2024	\$3,180.69
Interest earned -- July -- September 30, 2024	\$42.76
Ending Balance -- September 30, 2024	\$3,223.45

As of September 30, 2024, the Brookshire-Katy Drainage District had an ending TexPool balance of \$3,223.45.

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

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

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

District revenue funds not needed for the daily operation of the District are invested in TexPool, Fayetteville Bank, Austin County State Bank, Amegy Bank (Grant Account), Citizen's State Bank, Bank of Shiner, First National Bank of Bellville, Industry State Bank and Bank of Brenham. Only those funds needed to pay the monthly bills and operating expenses are kept in the District's General Fund at Prosperity Bank. The Payroll Fund is used to pay the employees. The District also has a Petty Cash Fund of \$2,481.68, Capital Improvements Fund of \$765,383.92 for special drainage projects, and a Building Fund of \$2,602,001.85 for the new Brookshire Katy Drainage District Administration Building. The District has no other funds, such as debt service, bond fund.

The weighted average maturity of the TexPool Fund was 36 days, also weighted average life was 100 days with the current invested balance of the TexPool Fund being \$30,295,015,407.00. The net asset value is 1.00019. The Standard and Poor's current rating is AAAM.

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

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

CD 1 yr, renewed, due at 11/20/2024 3.68% - Interest posted quarterly	
Beginning Balance 07/01/2024	\$183,032.38
Debits or Withdrawals	\$0.00
Interest Earned – 07/01/2024-09/30/2024	\$1,700.87
Ending Balance – 09/30/2024	\$184,733.25

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

CD 1 yr, renewed, due at 2/22/2025 3.68% - Interest posted quarterly	
Beginning Balance 07/01/2024	\$182,269.39
Debits or Withdrawals	\$0.00
Interest Earned – 07/01/2024-09/30/2024	\$1,693.78
Ending Balance – 09/30/2024	\$183,963.17

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

CD 1 yr, renewed, due at 4/18/2025 2.75% - Interest posted quarterly	
Beginning Balance 07/01/2024	\$236,2021.26
Debits or Withdrawals	\$0.00
Interest Earned – 07/01/2024-09/30/2024	\$0.00
Ending Balance – 09/30/2024	\$236,201.26

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

CD 15 months due at 2/21/2025 3.54% - Interest posted annually	
Beginning Balance 07/01/2024	\$236,590.24
Debits or Withdrawals	\$0.00
Interest Earned – 07/01/2024-09/30/2024	\$0.00
Ending Balance – 09/30/2024	\$236,590.24

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

CD 1 yr. due 3/3/2025 3.68% - Interest posted annually	
Beginning Balance 07/01/2024	\$184,090.06
Debits or Withdrawals	\$0.00
Interest Earned – 07/01/2024-09/30/2024	\$0.00
Ending Balance – 09/30/2024	\$184,090.06

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

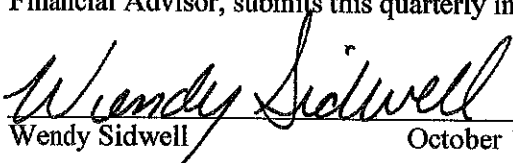
CD 1 yr. due 1/12/2025 1.1% - Interest post annually	
Beginning Balance 07/01/2024	\$249,449.85
Debits or Withdrawals	\$0.00
Interest Earned - 07/01/2024-09/30/2024	\$0.00
Ending Balance - 09/30/2024	\$249,449.85

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

CD 1 yr. due 1/21/2025 1.1% - Interest post annually	
Beginning Balance - 07/01/2024	\$249,449.85
Debits or Withdrawals	\$0.00
Interest Earned – 07/01/2024 – 09/30/2024	\$0.00
Ending Balance – 09/30/2024	\$249,449.85

Total interest earned on District investments this quarter is \$3,394.65.

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


 Wendy Sidwell October 10, 2024

BROOKSHIRE-KATY DRAINAGE DISTRICT							
2023-2024 Working Budget							
2023 Tax Base	Proposed Tax Rate	2023-24 Levy	95%	Amended 7/15/2024	Amended 10/14/2024	As of	
7,112,823,501	0.060420	4,297,567.96	\$4,082,689.56	\$4,082,689.56	\$4,082,689.56	9/30/2024	
ADOPTED 9/11/2023							
REVENUE							
Taxes			\$4,082,689.56	\$4,082,689.56	\$4,082,689.56	\$4,211,839.17	
Interest - General Fund			\$1,500.00	\$1,500.00	\$1,500.00	\$3,394.61	
Interest - Payroll Fund			\$70.00	\$70.00	\$70.00	\$228.46	
Interest - Building Fund			\$500.00	\$500.00	\$500.00	\$3,405.38	
Interest - Capital Improvements			\$200.00	\$200.00	\$200.00	\$1,029.23	
Interest - Texpool			\$50.00	\$50.00	\$50.00	\$167.62	
Interest - CD's			\$7,000.00	\$7,000.00	\$7,000.00	\$31,913.20	
Permits & Misc			\$400,000.00	\$400,000.00	\$400,000.00	\$974,416.86	
Permit Legal Fee			\$50,000.00	\$50,000.00	\$50,000.00	\$11,900.00	
TOTAL REVENUE			\$4,542,009.56	\$4,542,009.56	\$4,542,009.56	\$5,238,294.53	\$696,284.97
OPERATING EXPENSES							
Appraisal District Cost			\$45,000.00	\$45,000.00	\$50,790.57	\$50,790.57	Add 5,790.57 from CI
County Collection Fee			\$18,000.00	\$18,000.00	\$18,813.00	\$18,813.00	Add 813.00 from CI
Non-exempt Labor			\$562,419.00	\$562,419.00	\$562,419.00	\$545,667.69	
General and Admin Salaries			\$241,535.00	\$231,035.00	\$231,035.00	\$195,259.78	Deduct 10,500 move to Contract labor
Supervisor Compensation			\$36,000.00	\$36,000.00	\$36,000.00	\$29,614.00	
FICA expense		7.65%	\$64,256.48	\$64,256.48	\$64,256.48	\$55,749.82	
Unemployment		0.10%	\$2,500.00	\$2,500.00	\$2,500.00	\$1,304.67	
Retirement		9.00%	\$75,595.86	\$75,595.86	\$75,595.86	\$66,676.94	
Insurance - Medical			\$120,000.00	\$120,000.00	\$120,000.00	\$118,056.03	
Insurance - Worker's Comp			\$15,000.00	\$15,000.00	\$15,000.00	\$12,901.00	
Insurance - Liability			\$25,000.00	\$25,000.00	\$25,000.00	\$24,338.50	
Insurance - Bonds			\$400.00	\$400.00	\$400.00	\$311.00	
Training/Education			\$1,500.00	\$1,500.00	\$1,500.00	\$1,025.44	
Uniforms			\$4,500.00	\$4,500.00	\$4,523.26	\$4,523.26	Add 23.26 from CI
Mileage Reimbursement			\$1,000.00	\$2,200.00	\$2,200.00	\$1,639.13	Add 1,200.00 from TWCA
Office Supplies			\$4,000.00	\$4,000.00	\$4,000.00	\$2,974.15	
Office Equipment			\$7,000.00	\$8,300.00	\$8,705.10	\$8,705.10	Add 1,300.00 from TWCA
							Add 405.10 from CI
Postage			\$1,000.00	\$1,000.00	\$1,000.00	\$761.73	
Public Notices			\$1,500.00	\$1,500.00	\$2,173.50	\$2,173.50	Add 673.50 from CI
Legal			\$200,000.00	\$450,000.00	\$494,360.42	\$494,360.42	Add 250,000 from MDP
							Add 44,360.42 from CI
Engineering and Surveying			\$915,000.00	\$915,000.00	\$1,126,883.83	\$1,126,883.83	Add 211,883.83 from CI
Management Consulting			\$118,000.00	\$118,000.00	\$118,000.00	\$117,333.36	
Accounting and Audit			\$35,000.00	\$35,000.00	\$35,000.00	\$20,457.00	
IT			\$19,000.00	\$19,000.00	\$19,129.44	\$19,129.44	Add 129.44 from CI
Cleaning Service			\$5,500.00	\$5,500.00	\$5,500.00	\$1,950.00	
Pest Control			\$1,200.00	\$1,200.00	\$1,200.00	\$1,150.00	
Texas Water Conservation Assoc.			\$25,000.00	\$22,500.00	\$22,500.00	\$20,412.27	deduct 2,500.00 to Mileage/Ofc Eqp
Shop Supplies			\$12,000.00	\$12,000.00	\$12,926.02	\$12,926.02	Add 926.02 from CI
Utilities - Main Facility			\$30,000.00	\$30,000.00	\$30,000.00	\$28,371.51	
Utilities - Discovery Park			\$1,500.00	\$1,500.00	\$1,500.00	\$661.51	
Repair - Trucks & Trailers			\$30,000.00	\$30,000.00	\$30,000.00	\$25,073.89	
Repair - Tractors/Mowers			\$35,000.00	\$35,000.00	\$35,000.00	\$34,593.43	
Repair - Heavy Eq/Dozers			\$25,000.00	\$25,000.00	\$25,000.00	\$17,258.13	
Maintenance - Main Facility			\$12,000.00	\$12,000.00	\$12,000.00	\$347.12	
Maintenance - Easements			\$5,000.00	\$5,000.00	\$5,000.00	\$72.14	
Maintenance - Discovery Park			\$5,000.00	\$5,000.00	\$5,000.00	\$72.04	
Maintenance - Ice Machine			\$1,500.00	\$1,500.00	\$1,500.00	\$701.49	
Fuel - Diesel			\$50,000.00	\$50,000.00	\$50,000.00	\$37,353.51	
Fuel - Gasoline			\$25,000.00	\$25,000.00	\$25,000.00	\$14,289.91	
Hydraulic Oil/Lubricants/DEF			\$4,000.00	\$4,000.00	\$4,000.00	\$2,796.75	
Pipe & Culvert			\$7,000.00	\$7,000.00	\$7,000.00	\$3,013.60	
Concrete and Stab. Materials			\$25,000.00	\$25,000.00	\$25,000.00	\$1,642.48	
Seeding and Soil Stabilization			\$25,000.00	\$25,000.00	\$25,000.00	\$159.96	
Bridge Materials			\$5,000.00	\$5,000.00	\$5,000.00	\$0.00	
Contract Labor			\$3,500.00	\$14,000.00	\$19,656.25	\$19,656.25	Add 10,500 from GenAdm Salaries
							Add 5,656.25 from CI
Equip Rental			\$5,000.00	\$5,000.00	\$5,000.00	\$715.55	
Tools			\$2,000.00	\$2,000.00	\$2,000.00	\$717.99	
Capital Improvements			\$526,602.22	\$526,602.22	\$255,940.83	\$3,000.00	deduct 270,661.39 to Multiple
Master Drainage Plan			\$250,000.00	\$0.00	\$0.00	\$0.00	deduct 250,000 to Legal
New Facilities			\$575,000.00	\$575,000.00	\$575,000.00	\$575,000.00	
New Equipment			\$300,000.00	\$300,000.00	\$300,000.00	\$299,061.81	
CAT 323 Lease			\$1.00	\$1.00	\$1.00	\$1.00	
Environmental Expense			\$2,500.00	\$2,500.00	\$2,500.00	\$0.00	
Public Relations/Community Outreach			\$1,000.00	\$1,000.00	\$1,000.00	\$409.17	
Miscellaneous			\$3,500.00	\$3,500.00	\$3,500.00	\$3,171.58	
Election Expense			\$30,000.00	\$30,000.00	\$30,000.00	\$0.00	
TOTAL OPERATING EXPENSES			\$4,542,009.56	\$4,542,009.56	\$4,542,009.56	\$4,024,027.47	\$517,982.09

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

SEPTEMBER 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	3,208	71	630	\$0.00	\$1,413.17
JD 6145M 2019 BOOM MOWER	2019	2,838	65	480	\$308.79	\$6,943.53
JD 6145M 2021 BOOM MOWER	2021	1,753	104	596	\$918.78	\$12,510.54
JD 6150M BOOM MOWER	2015	6,622	48	661	\$1,056.11	\$9,809.23
JD 930M Z-TRAK MOWER	2018	642	8	87	\$0.00	\$141.40

HEAVY EQUIPMENT

EQUIPMENT	YEAR MODEL	LIFETIME HOURS	HOURS THIS MONTH	FISCAL YTD HOURS	EXPENSES THIS MONTH	FISCAL YTD EXPENSES
CAT 920 WHEEL LOADER	2024	202	118	202	\$0.00	\$0.00
CAT D6k2 DOZER	2019	1,759	5	491	\$0.00	\$2,424.09
CAT 323 EXCAVATOR	2018	4,822	126	976	\$586.52	\$7,161.24
CAT 416E BACKHOE	2012	3,658	13	491	\$0.00	\$4,992.46
JD 755A TRACK LOADER	1982	2,632	0	18	\$0.00	\$2,605.99
NORAM 65E MOTOR GRADER	2014	2,988	10	80	\$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	17,342	156	4,364	\$0.00	\$856.89
TACOMA SR 4X4 (INSPECTOR)	2020	48,954	428	8,345	\$0.00	\$290.86
F-150 4X4 (INSPECTOR)	2017	95,468	1,231	15,414	\$624.73	\$968.24
F-250 4X4 (CREW)	2016	103,899	87	1,334	\$0.00	\$3,641.29
F-750 DUMP TRUCK	2011	47,674	338	9,252	\$0.00	\$1,002.59
FREIGHTLINER HAUL TRUCK	2000	860	0	954	\$259.45	\$10,748.41
DODGE RAM 4X4 (2301) (CREW)	2023	6,069	315	4,003	\$0.00	\$642.87
DODGE RAM 4X4 (2302) (FOREMAN)	2023	16,507	933	11,391	\$0.00	\$784.30
TACOMA TDR 4X4 (ASST GM)	2023	13,747	928	13,747	\$0.00	\$375.03
FREIGHTLINER DUMP TRUCK	2020	53,703	464	3,530	\$0.00	\$4,306.95
KAWASAKI MULE PRO	2024	75	63	75	\$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

MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT

October 28, 2024

The Board of Supervisors of Brookshire-Katy Drainage District (the "District") met in special session, open to the public, at 8:30 a.m. on the 28th day of October, 2024, at 1111 Kenney Street, Brookshire, Texas, inside the boundaries of the District, and the roll was called of the members of the Board:

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

and all of the above were present except Supervisor 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., Steve Berckenhoff, P.E., and Michael McCarthy, P.E., of Quiddity Engineering ("Quiddity" or "Engineer"); Blair Bozoarth, P.E., Christian Walker, P.E., Devin Espinosa, P.E., and John Barnes, P.E., of Quiddity Engineering Land Development Group representing Sunterra and/or Grange Developments; Christina Cole, attorney, of Schwartz, Page & Harding, LLP, representing Sunterra Lakes Development; John Barnes and Everett Kennedy of Starwood Land Advisors; and Andrew P. Johnson, III, and William Petrov, attorneys, and Mirna Croon, paralegal, of Johnson Petrov, LLP ("Johnson Petrov" or "Attorney").

Agenda Item No. 1
CALL TO ORDER

The President called the meeting to order.

Agenda Item No. 2
INVOCATION AND PLEDGE OF ALLEGIANCE

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

Agenda Item No. 3
PUBLIC COMMENT

There was no public comment.

Agenda Item No. 4
PERMIT APPLICATION TRACT DEVELOPMENT WITHOUT PLATTING FOR
SUNTERRA LAKES PHASE I MASS GRADING AND DETENTION FACILITIES (ID:
00428), PERMIT NO. 2024-103

Mr. McCarthy reviewed the recommendation letter for Permit Nos. 2024-103, a copy of which is attached hereto as Exhibit "A".

Agenda Item No. 5
DETENTION FACILITIES MAINTENANCE AGREEMENT BETWEEN BROOKSHIRE-
KATY DRAINAGE DISTRICT AND SUNTERRA LAKES REGARDING PERMIT NO.
2024-103 ("DFMA")

Mr. Petrov discussed the Agreement and recommended the Board to approve the DFMA along with the Inundation Agreement. Both agreements have been signed by the applicant.

Agenda Item No. 6

VARIANCE REQUEST FROM SUNTERRA LAKES PHASE I MASS GRADING AND DETENTION FACILITIES (ID: 00428) (PERMIT NO. 2024-103)

Mr. McCarthy reviewed the variance request, a copy of which is attached hereto as Exhibit "A-1".

Next, upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board (i) approved the Permit Application Tract Development Without Platting for Sunterra Lakes Phase I Mass Grading and Detention Facilities (ID: 00428), Permit No. 2024-103, as recommended by Quiddity; (ii) approved and authorized execution of the Detention Facilities Maintenance Agreement and the Inundation Agreement Between Brookshire-Katy Drainage District and Sunterra Lakes regarding Permit No. 2024-103, as recommended by JP; and (iii) approved the Variance Request from Sunterra Lakes Phase I Mass Grading and Detention Facilities regarding (ID: 0428), Permit No. 2024-103, as recommended by Quiddity.

[Mr. Walker, Mr. Espinosa, Mr. Barnes, P.E., Ms. Cole, Mr. Barnes and Mr. Kennedy departed the meeting.]

Agenda Item No. 7

PERMIT APPLICATION FOR TRACT DEVELOPMENT FOR SUNTERRA NORTHEAST COMMERCIAL DEVELOPMENT - FINAL DRAINAGE PLANS (ID: 00316) AND FINAL PLAT (ID: 00256, PERMIT NO. 2024-72)

Upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved the Permit Application for Tract Development for Sunterra Northeast Commercial Development - Final Drainage Plans (ID: 00316) and Final Plat (ID: 00256, Permit No. 2024-72), as recommended by Quiddity. A copy of the Quiddity's recommendation letter is attached hereto as Exhibit "A-2".

Agenda Item No. 8

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR ANSERRA SINGLE-FAMILY BFR - PRELIMINARY PLAT (ID: 00632)

Mr. McCarthy reviewed the recommendation letter for Permit ID 00632, a copy of which is attached hereto as Exhibit "A-3".

Upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved the Permit Application for Tract Development With Platting for Anserra Single-Family BFR - Preliminary Plat (ID: 00632), as recommended by Quiddity.

Agenda Item No. 9

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR BARTLETT ROAD STREET DEDICATION & RESERVES IN GRANGE- PRELIMINARY PLAT (ID: 00630)

Mr. McCarthy reviewed the recommendation letter for the above-referenced application, a copy of which is attached hereto as Exhibit "A-4".

Upon motion by Supervisor Chisum, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved the Permit Application for Tract Development With Platting for Bartlett Road Street Dedication & Reserves in Grange - Preliminary Plat (ID: 00630), as recommended by Quiddity.

Agenda Item No. 10

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR BROOKSHIRE WAREHOUSE (3615 S FRONT) - PRELIMINARY PLAT (ID: 00561)

Mr. McCarthy reviewed the recommendation letter for the above-referenced application, a copy of which is 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 the Permit Application for Tract Development With Platting for Brookshire Warehouse (3615 S Front) - Preliminary Plat (ID: 00561), as recommended by Quiddity.

Agenda Item No. 11

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR LAKES OF CANE ISLAND RECREATION CENTER - PRELIMINARY PLAT (ID: 00634)

Mr. McCarthy reviewed the recommendation letter for the above-referenced application, a copy of which is attached hereto as Exhibit "A-6".

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved the Permit Application for Tract Development With Platting for Lakes of Cane Island Recreation Center - Preliminary Plat (ID: 00634), as recommended by Quiddity.

Agenda Item No. 12

PERMIT EXTENSION REQUEST FOR LAKES OF CANE ISLAND DETENTION RESERVE A - PRELIMINARY PLAT AND DRAINAGE PLANS (ID: 00329)

Mr. McCarthy reviewed the recommendation letter for the above-referenced request, a copy of which is attached hereto as Exhibit "A-7".

Agenda Item No. 13

PERMIT EXTENSION REQUEST FOR LAKES OF CANE ISLAND DETENTION RESERVE E - PRELIMINARY PLAT AND DRAINAGE PLANS (ID: 00373)

Mr. McCarthy reviewed the recommendation letter for the above-referenced request, a copy of which is attached hereto as Exhibit "A-8".

Agenda Item No. 14

PERMIT EXTENSION REQUEST FOR LAKES OF CANE ISLAND DETENTION RESERVE F - PRELIMINARY PLAT AND DRAINAGE PLANS (ID: 00374)

Mr. McCarthy reviewed the recommendation letter for the above-referenced request, a copy of which is attached hereto as Exhibit "A-9".

Agenda Item No. 15

PERMIT EXTENSION REQUEST FOR LAKES OF CANE ISLAND SECTION 3 - PRELIMINARY PLAT AND DRAINAGE PLANS (ID: 00381)

Mr. McCarthy reviewed the recommendation letter for the above-referenced request, a copy of which is attached hereto as Exhibit "A-10".

Upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved (i) the Permit Extension Request for Lakes of Cane Island Detention Reserve A - Preliminary Plat and Drainage Plans (ID: 00329); (ii) the Permit Extension Request for Lakes of Cane Island Detention Reserve E - Preliminary Plat and Drainage Plans (ID: 00373); (iii) the Permit Extension Request for Lakes of Cane Island Detention Reserve F - Preliminary Plat and Drainage Plans (ID: 00374); and (iv) the Permit Extension Request for Lakes of Cane

Island Section 3 - Preliminary Plat and Drainage Plans (ID: 00381), as recommended by Quiddity.

Agenda Item No. 16

ENFORCEMENT ACTION ON DI LANDHOLDINGS, LLC

This matter was discussed in an Executive Session.

Agenda Item No. 17

EXECUTIVE SESSION

At 9:01 a.m. upon motion by Supervisor Chisum, seconded by Supervisor Keeling, the President called an Executive Session pursuant to Sections 551.071 to discuss matters of attorney-client privilege. Only the present Board members, Mr. Kitman, Mr. Brand, Ms. Sidwell, Mr. McCarthy, Mr. Pinheiro, Mr. Berckenhoff, Mr. Johnson, Mr. Petrov, and Ms. Croon were present during the executive session.

Agenda Item No. 18

REGULAR SESSION

At 9:38 a.m., upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board reconvened the meeting in regular session. No action was taken in the Executive Session.

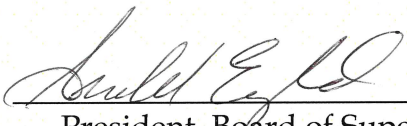
OTHER MATTERS

Supervisor England reported on matters discussed at the Texas Water Conservation Association Fall Conference.

ADJOURNMENT

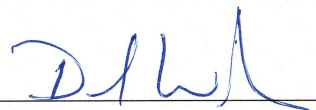
With no additional matters to discuss, upon motion by Supervisor Keeling, seconded by Supervisor Chisum, and with all Supervisors voting aye, the Board adjourned the meeting at 9:44 a.m.

SIGNED this 7th day of NOVEMBER 2024.



President, Board of Supervisors

ATTEST:



Secretary, Board of Supervisors

Exhibit "A"	Quiddity Recommendation for Permit No. 2024-103
Exhibit "A-1"	Quiddity Recommendation for Variance Request ID: 0428
Exhibit "A-2"	Quiddity Recommendation for Permit No. 2024-72
Exhibit "A-3"	Quiddity Recommendation for Application ID: 00632
Exhibit "A-4"	Quiddity Recommendation for Application ID: 00630
Exhibit "A-5"	Quiddity Recommendation for Application ID: 00561
Exhibit "A-6"	Quiddity Recommendation for Application ID: 00634
Exhibit "A-7"	Quiddity Recommendation for Application ID: 00329
Exhibit "A-8"	Quiddity Recommendation for Application ID: 00373
Exhibit "A-9"	Quiddity Recommendation for Application ID: 00374
Exhibit "A-10"	Quiddity Recommendation for Application ID: 00381

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

October 21, 2024

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

Reference: Astro Sunterra West
Sunterra Lakes Phase 1 Mass Grading & Detention Facilities – **Final Drainage Plans**
Application ID No. 00428
BKDD Permit No. 2024-103
Quiddity, Inc. Job No. R0002-1036-01.003

Dear Mr. England:

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

Applicant: Quiddity Engineering LDS

Permit Type: Tract Development without Platting – Final Drainage Plans

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

Previous Approvals: The Board accepted the Drainage Impact Analysis for Sunterra West Phase I on July 15, 2024 (00165).

Description: The proposed Sunterra Lakes Phase 1 Mass Grading & Detention Facilities (Development) encompasses approximately 278.10 acres of detention service area for future single-family residential development. The Development is located within the future Sunterra Lakes development, comprising 640.1 acres of land. This Development includes the construction of the first phase of the mass grading & detention facilities.

The Development includes construction of four (4) wet bottom detention ponds (Ponds 1, 3, 4, and 6) and one dry bottom detention pond (Pond 2). Pond 6 consists of a hybrid with using both wet bottom and dry bottom detention components. The combined total detention storage volume for the Development is 347.39 acre-feet and the detention storage rate is 1.25 ac-ft/ac. Each detention pond will include minimum 20-ft wide maintenance berms, 4:1 side slopes, 1-ft of freeboard, and gravity only outfalls. The wet bottom detention ponds include a normal water surface elevation (NWSE) of 169.61 ft



Mr. Arnold England, President

October 21, 2024

Page 2

(Ponds 1, 3, and 4) and 171 ft (Pond 6). This information varies from the referenced approved DIA for the Development. The backup information and analysis for the change was documented in a letter titled "Drainage Design Verification for Construction Plans" and dated September 18, 2024. The letter summarizes a reduction of 0.5 ft in the NWSE for Ponds 1, 3, and 4 which revised Pond 2 to a dry bottom detention pond and resulted in an increase of 22 ac-ft of detention storage for the Development. Pond 2 and the dry bottom component within Pond 6 will include a concrete pilot channel. The top of banks for the detention ponds range from 181.32 ft to 183.5 ft. The ponds are interconnected with a series of equalizer pipes that maintain their designed normal water surface elevations. Detention Ponds 6, 4, and 2 outfall directly into Detention Pond 3, which outfalls into Detention Pond 1, which outfalls into the District's drainage channel to the east of the Development via a proposed 54-inch reinforced concrete pipe. Flow is directed south before ultimately discharging into Brookshire Creek. Pond 1 includes a concrete emergency overflow spillway that is sized to convey the peak 100-yr release flow from Pond 1 into the District's drainage channel.

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 Sunterra West Phase I", dated June 24, 2024, and approved by the District on July 15, 2024.

Variance Request: A completed variance request form was submitted with this application for the Board's consideration. A copy of the variance request form is enclosed.

DFMA: A Detention Facilities Maintenance Agreement (DFMA) is required for the proposed drainage and detention facilities located within the Development. The DFMA will be considered for Board approval once recommended by the District's Legal Counsel.

Temporary Inundation

Easements Agreement: The Development includes off-site inundation areas to the north, west, southwest, and northeast corners of the Development. The inundation areas extend southeast and north of the Development's boundaries, but are contained within the future development areas of the Sunterra Lakes ultimate boundary (owned by the same developer) for storm events up to and including the Atlas 14 100-yr storm event. These inundation areas are designed to capture the overflow and runoff from offsite sheetflow to the north with a controlled discharge that is directed east and ultimately outfalls into the District's drainage channel. To address the inundation areas, the Development includes a series of temporary berms that range from 0.5-ft to 3-ft above natural grade. The resulting inundation area totals to



Mr. Arnold England, President

October 21, 2024

Page 3

approximately 428 square feet. The inundation areas are temporary and will be removed in the ultimate condition. The Applicant provided an inundation agreement from the current property owner. 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. The Applicant submitted metes & bounds and exhibits for the referenced inundation easements to the District for review and approval. Additionally, the District's Legal Counsel prepared a draft Agreement and sent 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 eastern border, there is an existing 15-ft wide District drainage easement, and an additional 50-ft wide District drainage easement is located to the east of the Development on the adjacent tract, for a total existing District drainage easement width of 65-ft. The Applicant utilized the ultimate right-of-way (ROW) analysis for the District's channel along Neuman Road that was conducted downstream of the Development for the Maple Grove and Pattison Farms developments. This analysis incorporated the findings from the District's Master Drainage Plan-Phase 1, and determined an ultimate ROW of the District's channel to be 100-ft and 138-ft at the northeast and southeast corners, respectively, of the Pattison Farms development. For this Development, the Applicant assumed a 150-ft wide ultimate ROW for the District's drainage easement as a conservative measure and proposes to dedicate an additional 60-ft of drainage easement to the District, or 75-ft in total width, to meet their 50-percent share of the ultimate ROW. It is our understanding the Applicant is coordinating with Waller County regarding potential amendments to the Waller County Major Thoroughfare Plan which includes the removal of an extension from Neuman Road to FM 529 and the re-alignment of HWY 36A which will tie into FM 362. The referenced ROW dedications to the District will be included in the subsequent permit applications and final plats for the Development that will be submitted to the District for review and approval.

Additionally, the Development proposes minor improvements to the District's channel by the Development's outfall to provide additional conveyance capacity. The approximate 1,360 linear feet of channel improvements will be completed within the existing channel banks and include widening the bottom of the channel by 8-ft, re-establish the side slopes to match existing grade (2:1 slope), and regrading the channel at a 0.15% slope.



Mr. Arnold England, President

October 21, 2024

Page 4

Technical Review:

Based on our review of the final drainage plans (plans), the permit application generally complies with the District's Rules and Regulations (R&R); we interpose no objection and recommend its approval by the District's Board of Supervisors, **contingent upon the District's approval and execution of the DFMA, Inundation Easements, Temporary Inundation Easement Agreement, and Variance Request for the Development.**

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

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 District requires the engineer, project owner, and contractor to implement temporary drainage measures during construction to prevent any negative impacts. These measures are crucial to managing stormwater and maintaining site stability throughout construction.

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



Mr. Arnold England, President
October 21, 2024
Page 5

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 McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1036-01.003 Sunterra Lakes Phase 1 Mass Grading & Detention/2.0 - Letters/Sunterra Lakes Ph 1 Mass Grading & Detention Facilities FDP Approval Ltr 102124.docx>

cc: Mr. Brian Stidham – Astro Sunterra West, LP via email bstidham@starwoodland.com
Mr. Christian Walker, PE – Quiddity Engineering LDS via email chwalker@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



Rules and Regulations Variance Request Form

08-08-24

SECTION 1 – APPLICANT INFORMATION

Rules and Regulations Variance

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

Mark Type of Variance:

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

Specific Section and Rule within District Rules & Regulations that is associated with the variance request
(Ex: Article 1, Sect. 1.A): Article 6, Section 5.B.3

****Required****

Project Information:

Project Address/ Legal Description: Stockdick @ FM 362

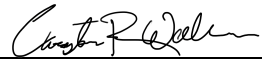
BKDD Permit No.: TBD

Owner/ Applicant Information:

Owner's Name: Astro Sunterra West, LP Date: 08/19/2024

Applicant's Engineer Firm Name: Quiddity Engineering, LLC

Engineer of Record Name: Christian R. Walker

Signature: 

E-mail: chwalker@quiddity.com Phone: (832) 280-8346



Rules and Regulations Variance Request Form

08-08-24

SECTION 2 – ENGINEERING JUSTIFICATION

Engineering Reason for Variance Request (specify details):

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

Variances Requested:

See Exhibit A - Engineering Justification

SECTION 3 – BKDD REVIEW

For the District use only:

Recommendation/ Reason(s) if not approved:

☐

Approved as
Submitted

☐

Approved as Noted

☐

Not Approved for
Reason(s) Stated

☐

Not Applicable

BKDD President

Date: ____ / ____ / ____

BKDD General Manager

BKDD District Engineer

Attention:

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

EXHIBIT A

Section 2 – Engineering Justification

Engineering Reason for Variance Requested

BKDD Rules & Regulations, Article 6, Section 5.B.3:

30' Minimum Maintenance Berm for detention basins >9.0' depth with side slopes of 4:1

Proposed Variance Request:

We'd like to request a variance for 20-foot wide Maintenance Berms for the majority of the detention ponds and a combined 20-foot wide Maintenance Berm in areas adjacent to public Right-of-ways (ROW) where 10 feet is provided in the detention reserve and 10 feet is provided in the ROW.

Astro Sunterra West, LP (Developer) and Future WCMUD No. 60 have future plans to provide walking trails for the Community to enjoy dual purpose detention/amenity ponds. We are proposing no backslope swales behind the back of residential lots since only 20 feet of the maintenance berm drains to the pond. This will also allow residents to access the walking trails without having to step or jump over a swale. The entire residential lot drains towards the street and away from the pond, therefore, not causing excess storm water to run over the top of bank.

Backslope swales and interceptor structures have been designed in areas where offsite drainage flows towards the detention pond top of bank so that storm water does not over top the bank.

We have attached a typical cross-section from the construction plans and pictures showing similar maintenance berms and side slopes from other Communities within southeast Texas (See Exhibit B & C). In addition, Future WCMUD No. 60 is willing to maintain the detention ponds and provided no objection letter to the proposed design (Exhibit D).

EXHIBIT B – Proposed Detention Cross Sections

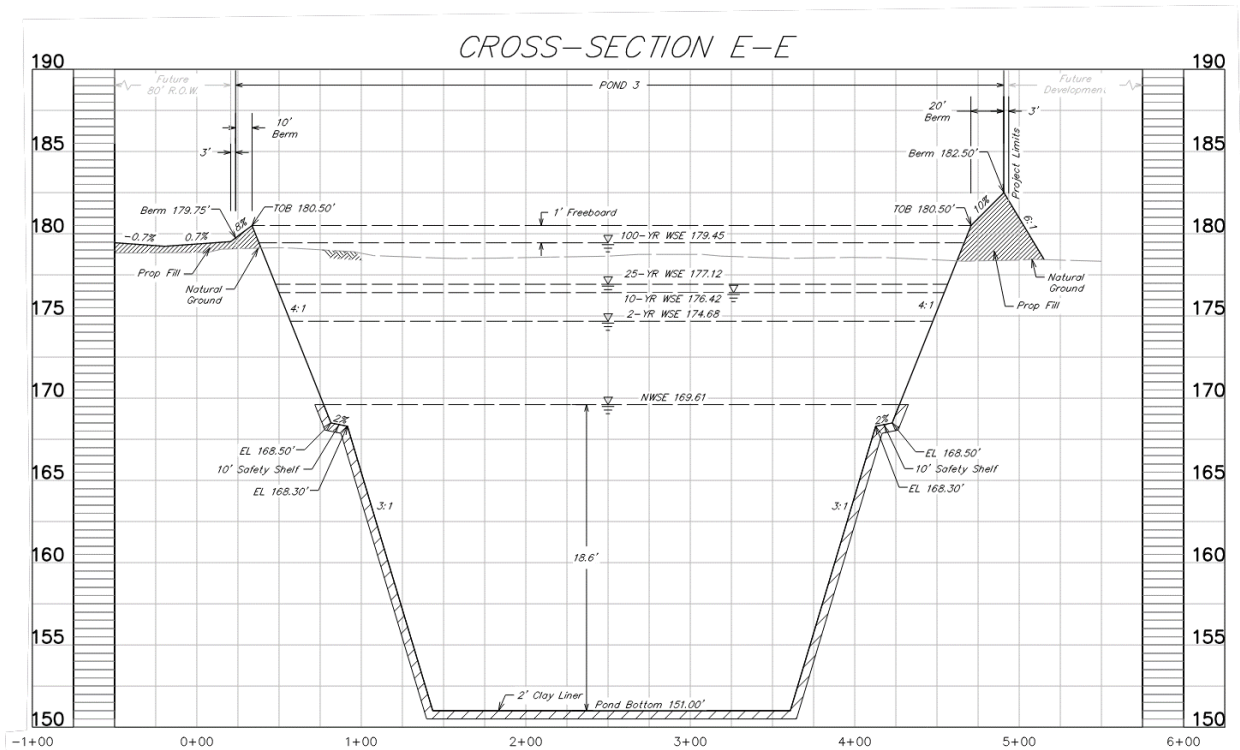
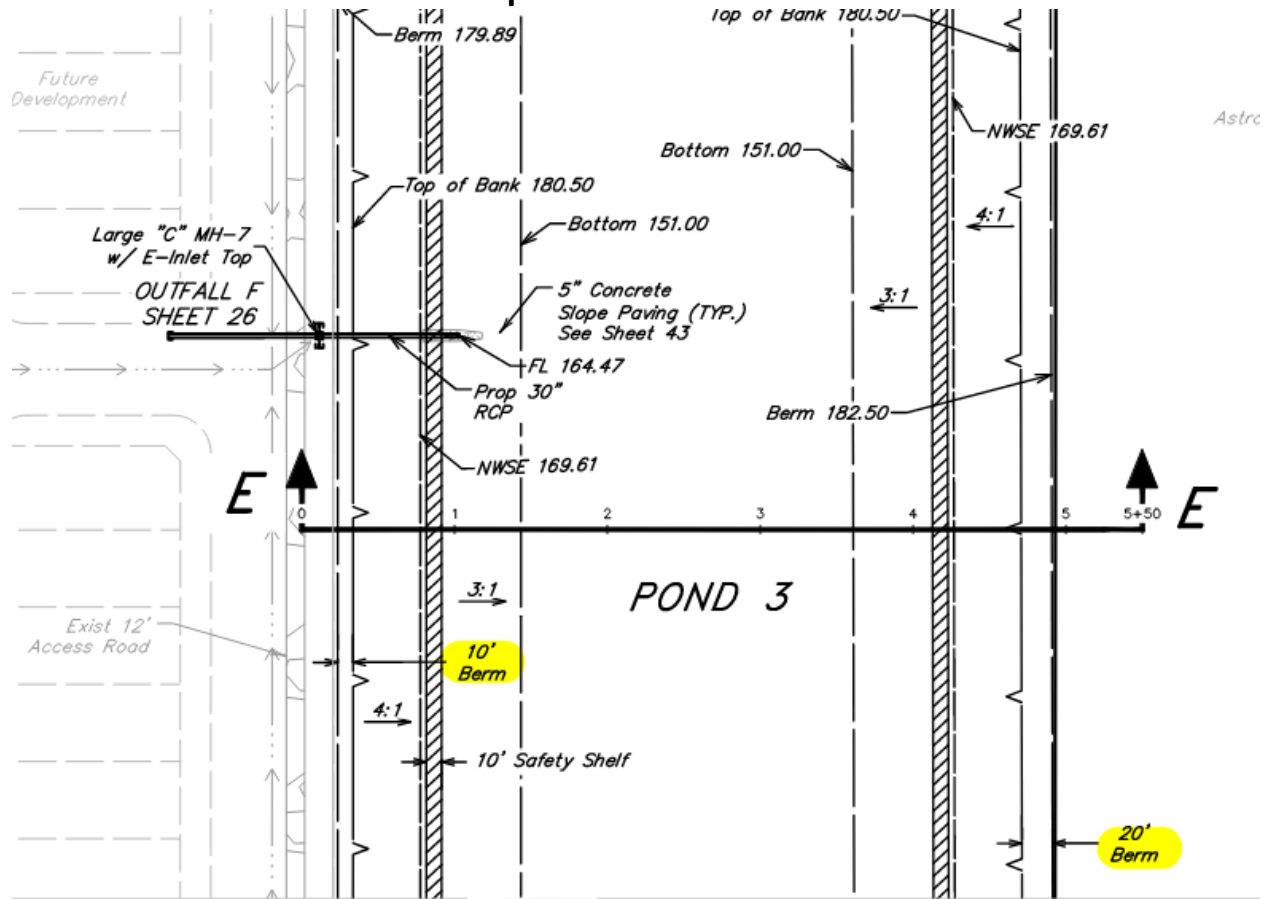


EXHIBIT C – Examples of Similar Detention Basins

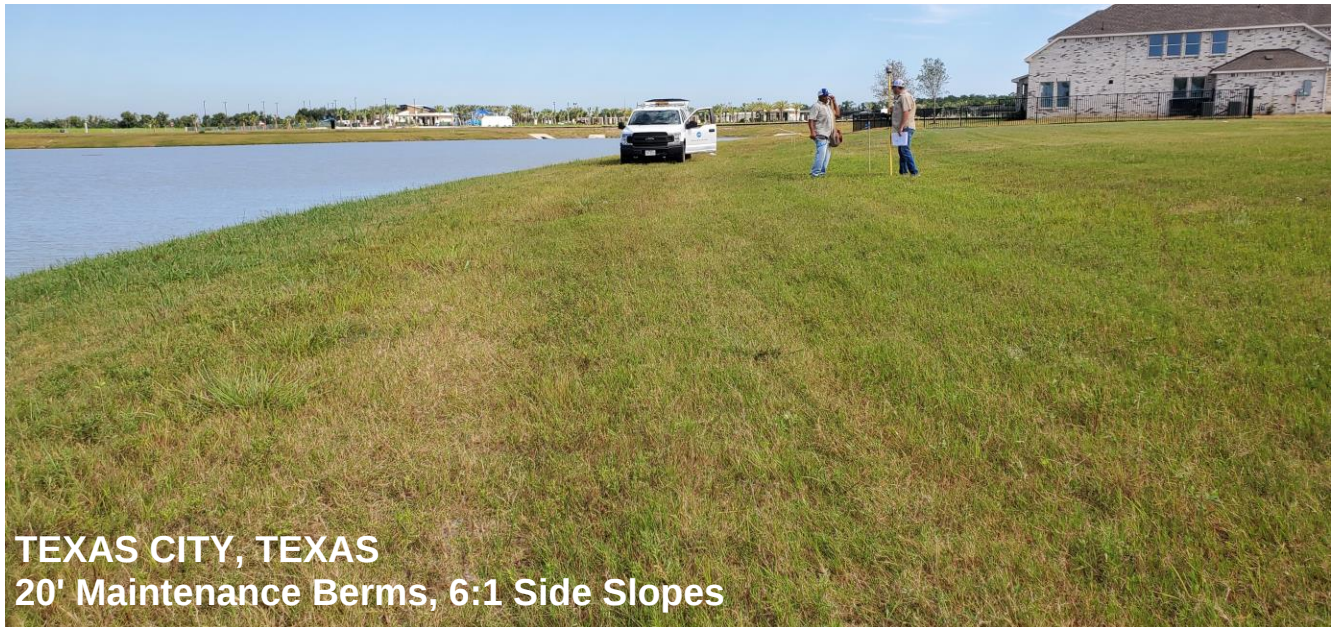


EXHIBIT C – Examples of Similar Detention Basins

RICHMOND, TEXAS
15' Maintenance Berms, 6:1 Side Slopes



RICHMOND, TEXAS
15' Maintenance Berms, 6:1 Side Slopes

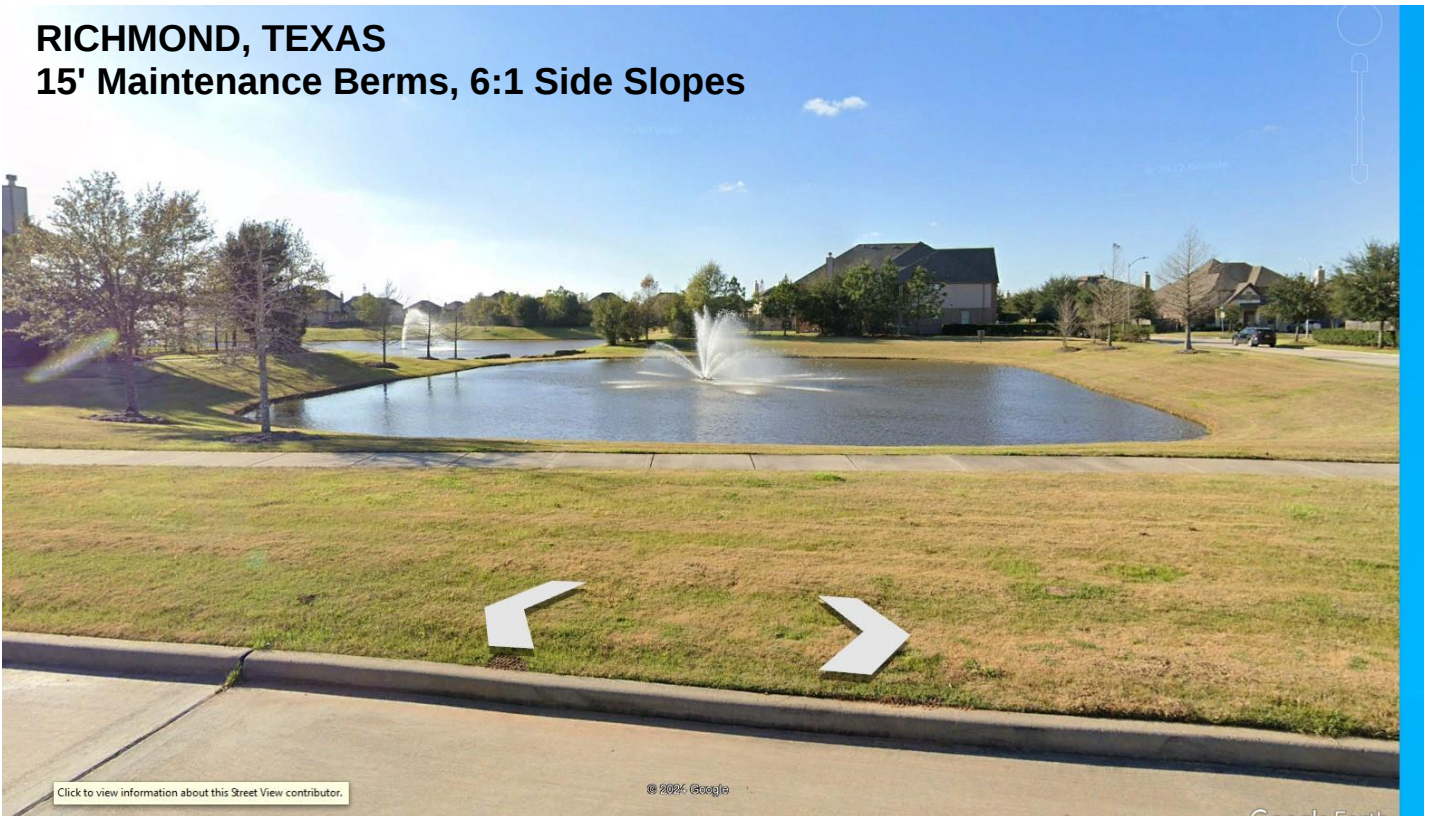
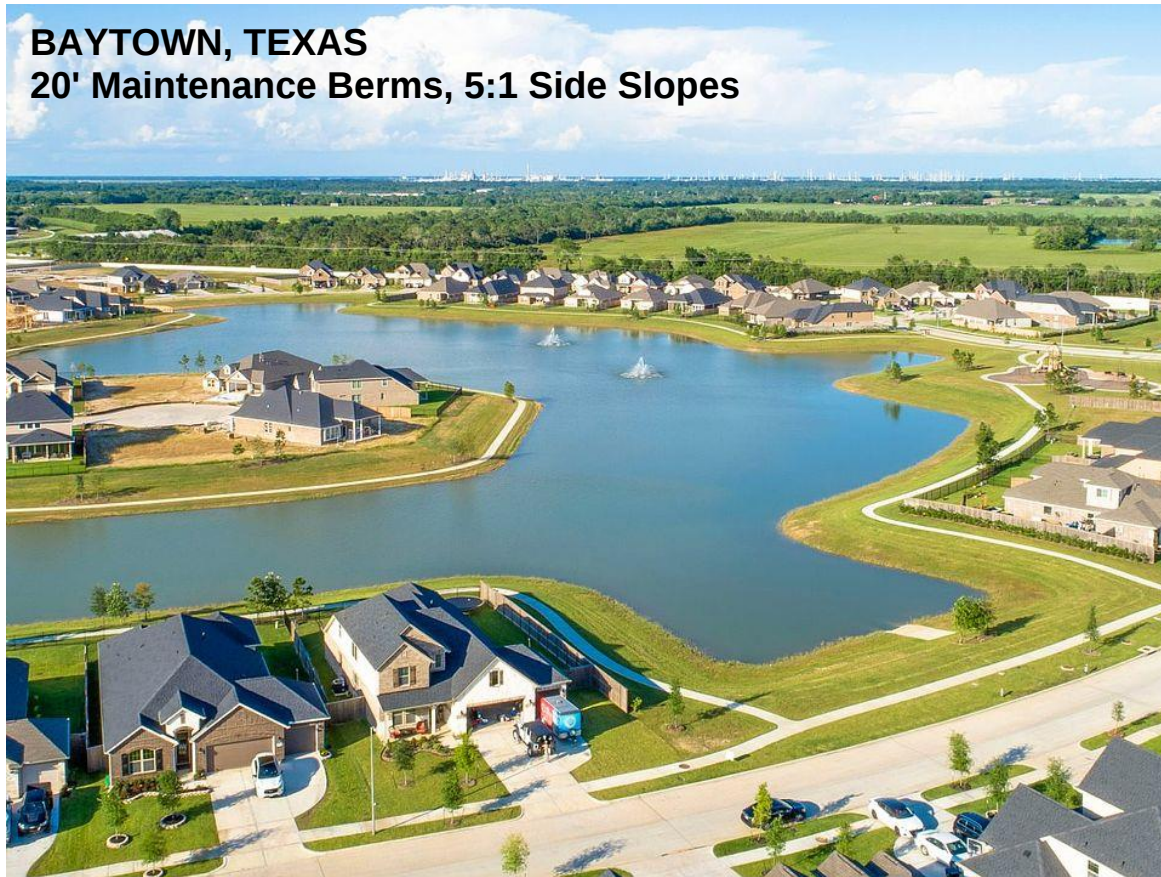


EXHIBIT C – Examples of Similar Detention Basin Designs





2322 W Grand Parkway North, Suite 150
Katy, Texas 77449-7821
Tel: 832.913.4000
Fax: 832.913.4001
www.quiddity.com

September 6, 2024

Mr. J. Ross McCall
County Engineer
755 Business 290 East
Hempstead, TX 77445

Re: **Sunterra Lakes Phase I Mass Grading & Detention**
Waller County, Texas

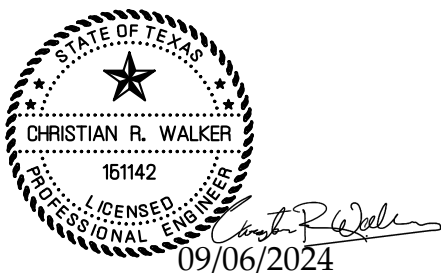
Dear Mr. McCall:

We are the District Engineers for Waller County Municipal Utility District No. 60. We have reviewed the construction drawings and have no objection to the Sunterra Lakes Phase I Mass Grading Plans. Further, we have no objection to the 20 ft maintenance berms around the detention basins behind lots and 10 ft maintenance berms along right-of-way for future roads.

Waller County Municipal Utility District No. 60 certifies that the design of this project is in full compliance with the most up-to-date drainage analysis for the development, titled "Drainage Impact Analysis for Sunterra West Phase I" dated June 2024, and approved by the Brookshire-Katy Drainage District on July 15, 2024.

Waller County Municipal Utility District No. 60 has the ownership and maintenance responsibility for drainage and detention facilities.

If you have any questions, please do not hesitate to contact me.



Sincerely,

Christian R. Walker, PE
Project Engineer

CRW/ctn

K:\28745\Client Management\Design Criteria\BKDD\SUBMITTAL



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

October 23, 2024

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

Reference: Brewer Development, LLC
Sunterra Northeast Commercial Development - **Final Plat and Drainage Plans**
Application ID No. 00256 (FP) and 00316 (FDP)
Permit No. 2024-72
Quiddity Job No. R0002-1019-01.040

Dear Mr. England:

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

Applicant: ALJ Lindley, LLC.

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

Location: 2171 Tantara Bend Drive; north of Stockdick Road, south of Beckendorf Road, east of Schlipf Road, and west of Pitts Road

Survey: J. McCutcheon Survey, Abstract 308, Waller County, Texas

Previous Approvals: The District approved the Preliminary Plat for Sunterra Northeast Commercial Development on February 12, 2024.

Description: The proposed Sunterra Northeast Commercial Development (Development) is a part of the Sunterra development, comprising of 1.3008 acres of land, and includes 0 lots, 1 reserve, and 1 block.

The Development includes the construction of a daycare facility and associated paving and drainage improvements. The drainage from the site is conveyed through a private storm sewer system that connects to a stub out from an existing private storm sewer system at the northwest corner of the Development. The existing storm sewer system was included in the plans titled "Sunterra Shopping Center Infrastructure Improvements" and approved under Permit No. 2023-55 on February 26, 2024. The private storm sewer will then tie to the existing public storm sewer system within Tantara Bend Drive. The public storm sewer and paving within Tantara Bend Drive was included in the plans titled "Tantara Bend Drive Street Dedication and Reserves" and approved under Permit No. 2022-17 on September 12, 2022. The flow from Tantara Bend Drive will continue north and outfall directly into



Mr. Arnold England, President

October 23, 2024

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

DFMA:

The referenced off-site detention facilities are included within an executed Detention Facilities Maintenance Agreement (DFMA) with the District.

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

October 23, 2024

Page 3

The District requires the engineer, project owner, and contractor to implement temporary drainage measures during construction to prevent any negative impacts. These measures are crucial to managing stormwater and maintaining site stability throughout construction.

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/R0002-1019-01.040 Sunterra Northeast Commercial Development/2.0 - LETTERS/Sunterra Northeast Commercial Development Final Plat Approval Ltr 102324.docx>

cc: Mr. David J. Brewer – Brewer Development via email db@brewerdevelopment.net
 Mr. Brett Hanrahan, PE – ALJ Lindsey, LLC via email bhanrahan@aljindsey.com
 Mr. Mateus Calix – ALJ Lindsey, LLC via email mcalix@aljindsey.com
 Ms. Amanda Rabiús – Windrose Services via email amanda.rabiús@windroseservices.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

October 21, 2024

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

Reference: Dhanani Private Equity Group BTR Anserra, LP
Park at Anserra Section 3 – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 00632
Permit No. – N/A
Quiddity Job No. R0002-1020-01.063

Dear Mr. England:

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

Applicant: Bowman Consulting Group

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

Location: North of Kingland Blvd., south of IH 10, east of Pederson Road, and west of Cane Island Parkway

Survey: W. W. Bains Survey - Abstract Number 385, W. W. Bains Survey – Abstract Number 753, City of Houston ETJ, Waller County, Texas and Fort Bend County, Texas

Technical Review: Based on our review of the Preliminary Plat of Park at Park at Anserra 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.

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

October 21, 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/R0002-1020-01.063 Anserra Single-Family BFR_00632/2.0 - Letters/Park at Anserra Section 3 PP Approval Ltr 102124.docx

cc: Reagan Lee – Bowman Consulting Group - via email rlee@bowman.com
M. Jenkins – Bowman Consulting Group - via email mjenkins@bowman.com
J. Mosqueda – Bowman Consulting Group – via email jmosqueda@bowman.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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October 21, 2024

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

Reference: Katy 2855 Development, LLC
Bartlett Road Street Dedication & Reserves in Grange – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 00630
Permit No. – N/A
Quiddity Job No. R0002-1021-01.017

Dear Mr. England:

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

Applicant: Quiddity Engineering - LDS

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

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

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

Technical Review: Based on our review of the Preliminary Plat of Bartlett Road Street Dedication and Reserves in Grange, 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

October 21, 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/R0002-1021-01.017 Bartlett Road Street Ded & Reserves in Grange/2.0 - Letters/Bartlett Rd St Dedication & Reserves in Grange PP Approval Ltr 102124.docx>

cc: Ms. Chantelle Jamnik – Quiddity Engineering, LLC - via email cjamnik@quiddity.com
Mr. Blair Bozoarth, PE – Quiddity Engineering, LLC – 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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Katy, Texas 77449
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www.quiddity.com

October 21, 2024

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

Reference: Mr. Jim Yaghi
Brookshire Warehouse (3615 S Front) – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 00561
Permit No. – N/A
Quiddity Job No. R0002-1020-01.058

Dear Mr. England:

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

Applicant: Alani Design

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

Location: 3615 S Front Street, Brookshire, Texas 77423

Survey: Lot 3 in Block 3 of the Town of Brookshire, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of Brookshire Warehouse, 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

October 21, 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/R0002-1020-01.058 Brookshire Warehouse \(3615 S Front\)_00561/2.0 - Letters/Brookshire Warehouse PP Approval Ltr 102124.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1020-01.058 Brookshire Warehouse (3615 S Front)_00561/2.0 - Letters/Brookshire Warehouse PP Approval Ltr 102124.docx)

cc: Hamssa Alani – Alani Design via email hamssa@alani-design.com
Mr. Jim Yaghi via email @ jim_yaghy@hotmail.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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October 21, 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 Rec Center – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 00634
Permit No. – N/A
Quiddity Job No. R0002-1033-01.014

Dear Mr. England:

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

Applicant: Edminster, Hinshaw, Russ & Associates

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

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

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

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

October 21, 2024

Page 2

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1033-01.014 Lakes of Cane Island Rec Center/2.0 - Letters/Lakes of Cane Island Rec Center PP Approval Ltr 102124.docx>

cc: Mr. Jeff Boutte – Edminster, Hinshaw, Russ & Associates via email jboutte@ehra.team
Ms. Kaitlin Gile – Edminster, Hinshaw, Russ & Associates via email kgile@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



EXTENSION REQUEST LETTER

DATE: October 18, 2024

TO: Brookshire-Katy Drainage District
1111 Kenney St
Brookshire, TX 77423
PH: 281.375.5430

FROM: EHRA/Ashley Waggoner, AICP
Planner II

RE: **EXTENSION REQUEST LETTER – Lakes of Cane Island Detention Reserve A Preliminary Plat**

SUMMARY OF EXTENSION NEED:

The preliminary plat for Lakes of Cane Island Detention Reserve A was approved on 4/8/24. We are submitting a request for an extension of this approval. The delay in submitting the final plat is due to the sequencing of the final plat and engineering construction plans. The preliminary plats were submitted before our engineering team was ready to begin construction plan development.

REQUESTED EXTENSION PERIOD:

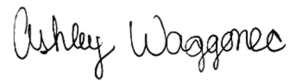
We would like to request an extension for an additional 180 days. Construction is tentatively scheduled to begin in early January, and the final plats will be submitted later this year, prior to the start of construction.

DOCUMENTATION OF WORK COMPLETED AND REMAINING:

The engineering plan set has been submitted to BKDD. We anticipate the final plat to be submitted within the next month.

Please let me know if you require anything further to facilitate the approval of this extension.

Regards,

A handwritten signature in black ink that reads "Ashley Waggoner". The signature is written in a cursive, flowing style.

Ashley Waggoner, AICP
Planner II
EHRA





EXTENSION REQUEST LETTER

DATE: October 18, 2024

TO: Brookshire-Katy Drainage District
1111 Kenney St
Brookshire, TX 77423
PH: 281.375.5430

FROM: EHRA/Ashley Waggoner, AICP
Planner II

RE: **EXTENSION REQUEST LETTER – Lakes of Cane Island Detention Reserve E Preliminary Plat**

SUMMARY OF EXTENSION NEED:

The preliminary plat for Lakes of Cane Island Detention Reserve E was approved on 5/6/24. We are submitting a request for an extension of this approval. The delay in submitting the final plat is due to the sequencing of the final plat and engineering construction plans. The preliminary plats were submitted before our engineering team was ready to begin construction plan development.

REQUESTED EXTENSION PERIOD:

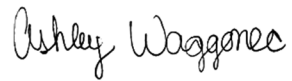
We would like to request an extension for an additional 180 days. Construction is tentatively scheduled to begin in early January, and the final plats will be submitted later this year, prior to the start of construction.

DOCUMENTATION OF WORK COMPLETED AND REMAINING:

The engineering plan set has been submitted to BKDD. We anticipate the final plat to be submitted within the next month.

Please let me know if you require anything further to facilitate the approval of this extension.

Regards,

A handwritten signature in black ink that reads "Ashley Waggoner". The script is cursive and fluid.

Ashley Waggoner, AICP
Planner II
EHRA





EXTENSION REQUEST LETTER

DATE: October 18, 2024

TO: Brookshire-Katy Drainage District
1111 Kenney St
Brookshire, TX 77423
PH: 281.375.5430

FROM: EHRA/Ashley Waggoner, AICP
Planner II

RE: **EXTENSION REQUEST LETTER – Lakes of Cane Island Detention Reserve F Preliminary Plat**

SUMMARY OF EXTENSION NEED:

The preliminary plat for Lakes of Cane Island Detention Reserve F was approved on 5/6/24. We are submitting a request for an extension of this approval. The delay in submitting the final plat is due to the sequencing of the final plat and engineering construction plans. The preliminary plats were submitted before our engineering team was ready to begin construction plan development.

REQUESTED EXTENSION PERIOD:

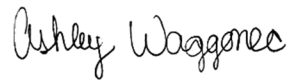
We would like to request an extension for an additional 180 days. Construction is tentatively scheduled to begin in early January, and the final plats will be submitted later this year, prior to the start of construction.

DOCUMENTATION OF WORK COMPLETED AND REMAINING:

The engineering plan set has been submitted to BKDD. We anticipate the final plat to be submitted within the next month.

Please let me know if you require anything further to facilitate the approval of this extension.

Regards,

A handwritten signature in black ink that reads "Ashley Waggoner". The signature is written in a cursive, flowing style.

Ashley Waggoner, AICP
Planner II
EHRA



EXTENSION REQUEST LETTER

DATE: October 18, 2024

TO: Brookshire-Katy Drainage District
1111 Kenney St
Brookshire, TX 77423
PH: 281.375.5430

FROM: EHRA/Ashley Waggoner, AICP
Planner II

RE: **EXTENSION REQUEST LETTER – Lakes of Cane Island Section 3 Preliminary Plat**

SUMMARY OF EXTENSION NEED:

The preliminary plat for Lakes of Cane Island Section 3 was approved on 5/6/24. We are submitting a request for an extension of this approval. The delay in submitting the final plat is due to the sequencing of the final plat and engineering construction plans. The preliminary plat was submitted before our engineering team was ready to begin construction plan development.

REQUESTED EXTENSION PERIOD:

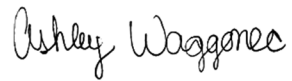
We would like to request an extension for an additional 180 days. Construction is tentatively scheduled to begin in April, and the final plat will be submitted in December, prior to the start of construction.

DOCUMENTATION OF WORK COMPLETED AND REMAINING:

The engineering plan set will be submitted with the final plat. We anticipate the engineering plan set and final plat to be submitted by December.

Please let me know if you require anything further to facilitate the approval of this extension.

Regards,

A handwritten signature in black ink that reads "Ashley Waggoner". The signature is written in a cursive, flowing style.

Ashley Waggoner, AICP
Planner II
EHRA