

MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT

September 9, 2024

The Board of Supervisors of Brookshire-Katy Drainage District (the "District") met in public session, at 7:00 p.m. at 1111 Kenney Street, Brookshire, Texas, 77423 inside the boundaries of the District, and the roll was called of the members of the Board:

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

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

Also attending the meeting were Stan Kitzman, General Manager of the District; Wendy Sidwell, District Administrator; Rod Pinheiro, P.E. and Michael McCarthy, P.E., of Quiddity Engineering ("Quiddity" or "Engineer"); Blair Bozoarth, P.E., of Quiddity Engineering Land Development Group representing Sunterra and Grange Developments; Andrew P. Johnson, III, and William Petrov, attorneys, and Mirna Croon, paralegal, of Johnson Petrov, LLP ("Johnson Petrov" or "Attorney"); BJ Prendergast of PGF Holdings, LLC - Katy Fwy Boat & RV Storage; Jonathan Pena of EHRA Engineering representing Mirabella Development; and Alfredo Martinez of DI Landholdings, LLC; and Sylvia Cedillo, attorney for DI Landholdings, LLC and Alfredo Martinez.

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 AUGUST 19, 2024 AND AUGUST 26, 2024 WORKSHOP AND MINUTES OF AUGUST 12, 2024 AND AUGUST 26, 2024 SPECIAL BOARD MEETINGS

Upon motion by Supervisor Keeling, seconded by Supervisor Beckendorff, after full discussion and with all Supervisors present voting aye, the Board approved the minutes of the August 19, 2024 Board meeting; the minutes of the August 26, 2024 workshop; and the minutes of the August 12, 2024 and August 26, 2024 Special Board meetings.

Agenda Item No. 5
UPDATE ON NEW ADMINISTRATION BUILDING

The Board received an update from Mr. Kitzman on the progress of the Administration Building construction. The concrete slab has been poured.

Agenda Item No. 6
AIA DOCUMENT G702: APPLICATION AND CERTIFICATE FOR PAYMENT FROM COMMERCIAL CONSTRUCTION AND MAINTENANCE OF APPLICATION NO. 001 FOR SERVICES COMPLETED THROUGH AUGUST 30, 2024 ("PAY APPLICATION NO. 002")

Upon motion by Supervisor Welch, seconded by Supervisor Beckendorff, after full discussion and with all Supervisors present voting aye, the Board approved Pay Application No. 002, a copy of which is attached hereto as Exhibit "A".

Agenda Item No. 7

ENGINEER'S REPORT

- a. Detention Facilities Maintenance Agreement and Temporary Inundation Easement Agreement Between Brookshire Katy Drainage District and Maple Grove Development, LLC regarding Permit No. 2024-25, Azalea. Upon motion by Supervisor Beckendorff, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved the Detention Facilities Maintenance Agreement and Temporary Inundation Easement Agreement Between Brookshire Katy Drainage District and Maple Grove Development, LLC regarding Permit No. 2024-25, Azalea.
- b. Permit Application for Tract Development Without Platting for G-Tech Innovation Center (ID: 00349), Permit No. 2024-87. Mr. McCarthy reviewed the recommendation letter for Permit Application No. 2024-87, a copy of which is attached hereto as Exhibit "B".
- c. Detention Facilities Maintenance Agreement Between Brookshire-Katy Drainage District and G-Tech Innovation Center, LLC for Permit No. 2024-87. Upon motion by Supervisor Welch, seconded by Supervisor Beckendorff, after full discussion and with all Supervisors present voting aye, the Board approved the Permit Application for Tract Development Without Platting for G-Tech Innovation Center (ID: 00349), Permit No. 2024-87, as recommended by Quiddity; and approved the Detention Facilities Maintenance Agreement Between Brookshire-Katy Drainage District and G-Tech Innovation Center, LLC for Permit No. 2024-87.
- d. Permit Application for Tract Development Without Platting for Katy Freeway Boat & RV Storage (ID: 24-00049), Permit No. 2024-23. Mr. McCarthy reviewed the recommendation letter for Permit Application No. 2024-23, a copy of which is attached hereto as Exhibit "B-1".
- e. Detention Facilities Maintenance Agreement Between Brookshire-Katy Drainage District and PGF Holdings, LLC Series A (RS) for Permit No. 2024-23 Katy Freeway Boat & RV Storage. Upon motion by Supervisor Beckendorff, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board (i) approved the Permit Application for Tract Development Without Platting for Katy Freeway Boat & RV Storage (ID: 24-00049), Permit No. 2024-23, as recommended by Quiddity; and (ii) approved the Detention Facilities Maintenance Agreement Between Brookshire-Katy Drainage District and PGF Holdings, LLC Series A (RS) for Permit No. 2024-23 Katy Freeway Boat & RV Storage.
- f. Permit Application for Without Platting for Sunterra Wastewater Treatment Plant (ID: 24-00029), Permit No. 2024-34. 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 Without Platting for Sunterra Wastewater Treatment Plant (ID: 24-00029), Permit No. 2024-34, as recommended by Quiddity in the letter attached hereto as Exhibit "B-2".
- g. Permit Application for Tract Development With Platting for Riceland Real Estate LLC - Final Drainage Plans (ID: 00347; Final Plat (ID: 00363, Permit No. 2023-50). Mr. McCarthy reviewed the recommendation letter for Permit No. 2023-50, a copy of which is attached hereto as Exhibit "B-3".
- h. Detention Facilities Maintenance Agreement Between Brookshire-Katy Drainage District and Riceland Real Estate, LLC for Permit No. 2023-50. 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 Application for Tract Development With Platting for Riceland Real Estate LLC - Final Drainage Plans (ID: 00347; Final Plat (ID: 00363, Permit No. 2023-50), as recommended by Quiddity; and (ii) the Detention Facilities Maintenance Agreement Between Brookshire-Katy Drainage District and Riceland Real Estate, LLC for Permit No. 2023-50.

- i. Permit Application for Drainage Study Analysis for Mirabella Tract - 318 Acres (ID: 00357). Mr. McCarthy reviewed the recommendation letter for Application ID 00357, a copy of which is attached hereto as Exhibit "B-4".
- j. Permit Application for Tract Development With Platting for Mirabella Detention Basin 4 - Preliminary Plat (ID: 00522). Mr. McCarthy reviewed the recommendation letter for Application ID 00522 a copy of which is attached hereto as Exhibit "B-5".
- k. Permit Application for Tract Development With Platting for Mirabella Detention Basin 5 Phase 1 & Detention Basin 6 - Preliminary Plat (ID: 00514). Mr. McCarthy reviewed the recommendation letter for Application ID 00514, a copy of which is attached hereto as Exhibit "B-6".
- l. Permit Application for Tract Development With Platting for Mirabella Drive Phase 1 - Preliminary Plat (ID: 00513). Mr. McCarthy reviewed the recommendation letter for Application ID 00513, a copy of which is attached hereto as Exhibit "B-7".
- m. Permit Application for Tract Development With Platting for Mirabella Section 1- Preliminary Plat (ID: 00521). Mr. McCarthy reviewed the recommendation letter for Application ID 00521, a copy of which is attached hereto as Exhibit "B-8".
- n. Permit Application for Tract Development With Platting for Mirabella Section 2 - Preliminary Plat (ID: 00515). Mr. McCarthy reviewed the recommendation letter for Application ID 00515, a copy of which is attached hereto as Exhibit "B-9".

Next, upon motion by Supervisor Beckendorff, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved (i) the Permit Application for Drainage Study Analysis for Mirabella Tract- 318 Acres (ID: 00357); (ii) the Permit Application for Tract Development With Platting for Mirabella Detention Basin 4 - Preliminary Plat (ID: 00522); (iii) the Permit Application for Tract Development With Platting for Mirabella Detention Basin 5 Phase 1 & Detention Basin 6- Preliminary Plat (ID: 00514); (iv) approved the Permit Application for Tract Development With Platting for Mirabella Drive Phase 1 - Preliminary Plat (ID: 00513); (v) approved the Permit Application for Tract Development With Platting for Mirabella Section 1- Preliminary Plat (ID: 00521); and (vi) approved the Permit Application for Tract Development With Platting for Mirabella Section 2 - Preliminary Plat (ID: 00515).

- o. Permit Application for Tract Development With Platting for Brookshire Business Park - Preliminary Plat (ID: 00531). -3-

Upon motion by Supervisor Chisum, seconded by Supervisor Keeling, after full discussion and with all Supervisors present, with the exception of Supervisor Welch, voting aye, the Board approved the Permit Application for Tract Development With Platting for Brookshire Business Park - Preliminary Plat (ID: 00531), as recommended by Quiddity in the letter attached hereto as Exhibit "B-10". [Director Welch was not present for the vote and therefore did not participate in voting on this matter.]

- p. Permit Application for Tract Development With Platting for Stockdick Road Street Dedication Section 1 - Preliminary Plat (ID: 00533). Upon motion by Supervisor Beckendorff, 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 Stockdick Road Street Dedication Section 1 - Preliminary Plat (ID: 00533), as recommended by Quiddity in the letter attached hereto as Exhibit "B-11".

- q. Update on Sunterra and Grange Development. Mr. Bozoarth provided the Board with an update on the Sunterra and Grange developments.

Agenda Item No. 8
FINANCIAL REPORT

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

Upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved paying the August 2024 bills and transfer of \$175,000 from the General to the Payroll Fund.

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

Agenda Item No. 9
GENERAL MANAGER'S REPORT

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

Agenda Item No. 10
EXECUTIVE SESSION

At 8:08 p.m., upon motion by Supervisor Chisum, seconded by Supervisor Keeling, the President called an Executive Session pursuant to Section 551.071 to discuss matters of attorney-client privilege. Only the present Board members, Mr. Kitzman, Ms. Sidwell, Mr. McCarthy, Mr. Pinheiro, Mr. Johnson, Mr. Petrov, and Ms. Croon were present during the executive session.

Agenda Item No. 11
REGULAR SESSION

At 9:35 p.m., upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board reconvened the meeting in regular session. No action was taken in the Executive Session.

Agenda Item No. 9b
ENFORCEMENT ACTION

[Ms. Cedillo and Mr. Martinez entered the meeting.]

Mr. Petrov notified Ms. Cedillo and Mr. Martinez of the District's counteroffer for the lawsuit regarding enforcement action against DI Landholdings, LLC and Alfredo Martinez. Ms. Cedillo and Mr. Martinez confirmed they understood the counteroffer and stated that they would give the District their response after they reviewed the counteroffer.

Agenda Item No. 12

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ADJOURNMENT

With no additional matters to discuss, upon motion by Supervisor Keeling, seconded by Supervisor Chisum, the Board adjourned the meeting at 9:42 p.m.

[EXECUTION PAGE FOLLOWS]

SIGNED this 14th day of OCTOBER 2024.



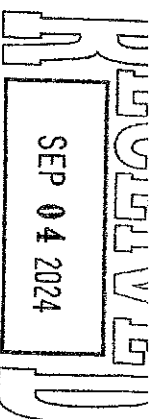
President, Board of Supervisors

ATTEST:



Secretary, Board of Supervisors

Exhibit "A"	Pay Application No. 002
Exhibit "B"	Quiddity Recommendation for Permit No. 2024-87
Exhibit "B-1"	Quiddity Recommendation for Permit No. 2024-23
Exhibit "B-2"	Quiddity Recommendation for Permit No. 2024-34
Exhibit "B-3"	Quiddity Recommendation for Permit No. 2023-50
Exhibit "B-4"	Quiddity Recommendation for Application ID 00357
Exhibit "B-5"	Quiddity Recommendation for Application ID 00522
Exhibit "B-6"	Quiddity Recommendation for Application ID 00514
Exhibit "B-7"	Quiddity Recommendation for Application ID 00513
Exhibit "B-8"	Quiddity Recommendation for Application ID 00521
Exhibit "B-9"	Quiddity Recommendation for Application ID 00515
Exhibit "B-10"	Quiddity Recommendation for Application ID 00531
Exhibit "B-11"	Quiddity Recommendation for Preliminary Plat ID 00533
Exhibit "C"	Financial Report
Exhibit "D"	General Manager Report



Application and Certificate for Payment

By: _____

TO OWNER:	Brookshire-Kary Drainage District 1111 Kenney Street Brookshire, TX. 77423	PROJECT:	BKDD Admin Building	APPLICATION NO:	002	Distribution to:	OWNER: ☒
FROM	Commercial Construction and Maintenance 5690 Pine Lane Circle Bessemer, AL 35022	VIA ARCHITECT:	LDDBlueline	PERIOD TO:	August 30, 2024	ARCHITECT:	☒
CONTRACTOR:				CONTRACT FOR:	3,147,189.00	CONTRACTOR:	☒
				CONTRACT DATE:	May 30, 2024	FIELD:	☐
				PROJECT NOS:	/ /	OTHER:	☐

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) \$769,161.80

5. RETAINAGE:

a. 10.00 % of Completed Work

(Column D + E on G703)

\$76,916.18

b. 0 % of Stored Material

(Column F on G703)

\$0.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$76,916.18

6. TOTAL EARNED LESS RETAINAGE \$692,245.62

(Line 4 Less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$450,815.68

(Line 6 from prior Certificate)

8. CURRENT PAYMENT DUE \$241,429.94

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)

\$2,454,943.38

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

By: Karyn Lacey

State of AL

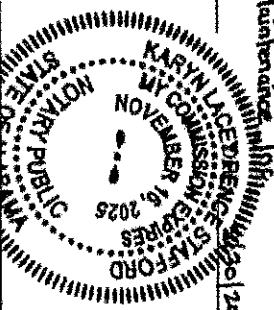
County of Bibb

Subscribed and sworn to before

me this 30 day of August, 24

Notary Public: [Signature]

My Commission expires: 11/16/25



ARCHITECTS 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

(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.)

By: [Signature] Date: 9/4/2024

ARCHITECT:

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 1 on Contracts where variable retainage for line items may apply.

AIA DOCUMENT G703
2
APPLICATION NUMBER: 8/25/2024
APPLICATION DATE: 8/25/2024
PERIOD FROM: 8/30/2024
PERIOD TO: 8/30/2024
Page 1

A	B	C	D	E	F	G	H	I	J	K	L	M	N
DIVISION NO.	AIA Division	SCHEDULED COST	CHANGE ORDERS COST	CHANGE ORDERS CHAP 15%	CHANGE ORDERS TOTAL	TOTAL VALUE	FROM PREVIOUS APPLICATIONS	WORK COMPLETED THIS PERIOD	DEPOSIT/MATERIAL PRESENTLY STORED	TOTAL COMPLETED & STORED TO DATE (J+K)	% G/C	BALANCE TO FINISH (G+M)	RETAINAGE 10%
01100	Unbond GR Costs - Permit, Performance Bond, Builders Risk Insurance	\$ 59,483.90	\$ -	\$ -	\$ -	\$ 59,483.90	\$ 59,483.90	\$ 18,967.46	\$ -	\$ 59,483.90	100%	\$ -	\$ 5,948.39
01310	On-Growing General Requirement Costs - Production Coordination	\$ 210,749.81	\$ -	\$ -	\$ -	\$ 210,749.81	\$ 33,718.94	\$ 18,967.46	\$ -	\$ 52,687.40	25%	\$ 158,062.21	\$ 15,806.22
01600	Temporary Facilities	\$ 11,812.83	\$ -	\$ -	\$ -	\$ 11,812.83	\$ 1,890.02	\$ 1,093.14	\$ -	\$ 2,983.16	25%	\$ 8,829.47	\$ 882.95
01824	Temporary Construction Waste Management	\$ 7,348.87	\$ -	\$ -	\$ -	\$ 7,348.87	\$ 1,175.82	\$ 891.40	\$ -	\$ 1,867.22	25%	\$ 5,481.85	\$ 548.18
02230	Site Cleaning and Erosion Control	\$ 39,386.48	\$ -	\$ -	\$ -	\$ 39,386.48	\$ 36,033.44	\$ 670.81	\$ -	\$ 36,704.05	89%	\$ 2,682.43	\$ 268.24
02300	Earthwork, Grading, Pond and Soil Stabilization	\$ 393,899.56	\$ -	\$ -	\$ -	\$ 393,899.56	\$ 315,118.65	\$ 61,209.94	\$ -	\$ 366,328.59	89%	\$ 27,572.97	\$ 2,757.29
02301	Survey/Topo Layout	\$ 4,899.26	\$ -	\$ -	\$ -	\$ 4,899.26	\$ 2,449.92	\$ -	\$ -	\$ 2,449.92	50%	\$ 2,449.32	\$ 244.96
02305	Concrete Wash Out	\$ 3,810.53	\$ -	\$ -	\$ -	\$ 3,810.53	\$ -	\$ -	\$ -	\$ -	0%	\$ 3,810.53	\$ 381.05
02381	Termite Control	\$ 2,177.44	\$ -	\$ -	\$ -	\$ 2,177.44	\$ -	\$ 2,177.44	\$ -	\$ 2,177.44	100%	\$ -	\$ 217.74
02466	Drilled Piers	\$ 40,827.07	\$ -	\$ -	\$ -	\$ 40,827.07	\$ -	\$ 40,827.07	\$ -	\$ 40,827.07	100%	\$ -	\$ 4,082.71
02510	Domestic Water Supply - Water Utilities	\$ 25,259.35	\$ -	\$ -	\$ -	\$ 25,259.35	\$ -	\$ 7,577.50	\$ -	\$ 7,577.50	30%	\$ 17,681.84	\$ 1,768.18
02530	Sanitary Sewer Supply - Sewer Utilities	\$ 48,992.48	\$ -	\$ -	\$ -	\$ 48,992.48	\$ -	\$ 14,697.74	\$ -	\$ 14,697.74	30%	\$ 34,294.74	\$ 3,429.47
02630	Storm Utilities	\$ 74,488.57	\$ -	\$ -	\$ -	\$ 74,488.57	\$ -	\$ 22,340.57	\$ -	\$ 22,340.57	30%	\$ 52,148.00	\$ 5,214.80
02731	Exterior Concrete Paving & Stipco	\$ 107,239.10	\$ -	\$ -	\$ -	\$ 107,239.10	\$ -	\$ -	\$ -	\$ -	0%	\$ 107,239.10	\$ 10,723.91
02821	Chain Link Fence and Gates	\$ 9,782.17	\$ -	\$ -	\$ -	\$ 9,782.17	\$ -	\$ -	\$ -	\$ -	0%	\$ 9,782.17	\$ 978.22
02820	Irrigation, Landscaping and Pressure Washing	\$ 42,078.00	\$ -	\$ -	\$ -	\$ 42,078.00	\$ 1,080.00	\$ 1,080.00	\$ -	\$ 2,160.00	34%	\$ 4,204.06	\$ 420.40
03200	Concrete Reinforcement	\$ 6,364.06	\$ -	\$ -	\$ -	\$ 6,364.06	\$ -	\$ 9,717.76	\$ -	\$ 9,717.76	11%	\$ 75,719.67	\$ 7,571.97
03300	Cast In Place Concrete - Footings and Slab	\$ 65,434.42	\$ -	\$ -	\$ -	\$ 65,434.42	\$ -	\$ -	\$ -	\$ -	0%	\$ 65,434.42	\$ 6,543.44
04120	Cast Stone Materials and Labor	\$ 4,354.89	\$ -	\$ -	\$ -	\$ 4,354.89	\$ -	\$ -	\$ -	\$ -	0%	\$ 4,354.89	\$ 435.49
04310	Unit Masonry - Lacey - Brick and Block	\$ 35,814.92	\$ -	\$ -	\$ -	\$ 35,814.92	\$ -	\$ -	\$ -	\$ -	0%	\$ 35,814.92	\$ 3,581.49
04881	Masonry Stone Veneer - Labor	\$ 18,121.00	\$ -	\$ -	\$ -	\$ 18,121.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 18,121.00	\$ 1,812.10
05121	Structural Steel - PFM materials and handrails	\$ 121,209.24	\$ -	\$ -	\$ -	\$ 121,209.24	\$ 41,883.23	\$ -	\$ -	\$ 41,883.23	34%	\$ 79,326.01	\$ 7,932.60
05400	Cold-Formed Metal Framing - Materials and Labor	\$ 134,346.28	\$ -	\$ -	\$ -	\$ 134,346.28	\$ -	\$ -	\$ -	\$ -	0%	\$ 134,346.28	\$ 13,434.63
05500	Metal Fabrication/Installation of PFM	\$ 78,210.53	\$ -	\$ -	\$ -	\$ 78,210.53	\$ -	\$ -	\$ -	\$ -	0%	\$ 78,210.53	\$ 7,821.05
06100	Rough Carpentry	\$ 6,804.51	\$ -	\$ -	\$ -	\$ 6,804.51	\$ -	\$ -	\$ -	\$ -	0%	\$ 6,804.51	\$ 680.45
07210	Building Insulation	\$ 47,803.76	\$ -	\$ -	\$ -	\$ 47,803.76	\$ -	\$ -	\$ -	\$ -	0%	\$ 47,803.76	\$ 4,780.38
08111	Steel Doors and Frames	\$ 25,055.80	\$ -	\$ -	\$ -	\$ 25,055.80	\$ -	\$ -	\$ -	\$ -	0%	\$ 25,055.80	\$ 2,505.58
08211	Flush Wood Plastic Laminate Doors	\$ 19,180.16	\$ -	\$ -	\$ -	\$ 19,180.16	\$ -	\$ -	\$ -	\$ -	0%	\$ 19,180.16	\$ 1,918.02
08411	Aluminum-Formed Entrances, Storefronts and Windows	\$ 57,540.95	\$ -	\$ -	\$ -	\$ 57,540.95	\$ -	\$ -	\$ -	\$ -	0%	\$ 57,540.95	\$ 5,754.10
08711	Door Hardware and Install	\$ 21,829.40	\$ -	\$ -	\$ -	\$ 21,829.40	\$ -	\$ -	\$ -	\$ -	0%	\$ 21,829.40	\$ 2,182.94
09253	Gypsum Sheathing, Gypsum Board and Assemblies/Drywall	\$ 171,177.56	\$ -	\$ -	\$ -	\$ 171,177.56	\$ -	\$ -	\$ -	\$ -	0%	\$ 171,177.56	\$ 17,117.76
09310	Floor Covebase	\$ 75,687.26	\$ -	\$ -	\$ -	\$ 75,687.26	\$ -	\$ -	\$ -	\$ -	0%	\$ 75,687.26	\$ 7,568.72
09511	Acoustical Ceilings	\$ 33,750.38	\$ -	\$ -	\$ -	\$ 33,750.38	\$ -	\$ -	\$ -	\$ -	0%	\$ 33,750.38	\$ 3,375.04
09912	Painting	\$ 17,822.38	\$ -	\$ -	\$ -	\$ 17,822.38	\$ -	\$ -	\$ -	\$ -	0%	\$ 17,822.38	\$ 1,782.24
10431	Signage	\$ 2,473.99	\$ -	\$ -	\$ -	\$ 2,473.99	\$ -	\$ -	\$ -	\$ -	0%	\$ 2,473.99	\$ 247.40
10532	Walkway Covers/Coverages	\$ 112,356.09	\$ -	\$ -	\$ -	\$ 112,356.09	\$ -	\$ -	\$ -	\$ -	0%	\$ 112,356.09	\$ 11,235.61
10801	Bathroom and Toilet Accessories, Partitions	\$ 18,292.07	\$ -	\$ -	\$ -	\$ 18,292.07	\$ -	\$ -	\$ -	\$ -	0%	\$ 18,292.07	\$ 1,829.21

A	B	C	D	E	F	G	H	I	J	K	L	M	N
DIVISION NO.	AIA Division	SCHEDULED COST	CHANGE ORDERS COST	CHANGE ORDERS CHAP 15%	CHANGE ORDERS TOTAL	TOTAL VALUE	WORK COMPLETED FROM PREVIOUS APPLICATIONS	THIS PERIOD	DEPOSITS/MATERIAL PRESSURELY STORED	TOTAL COMPLETED & STORED TO DATE (I + J + K)	% C/C	BALANCE TO FINISH (G - K)	RETAINAGE 10%
12484	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	\$ 159,468.18	\$ -	\$ -	\$ -	\$ 159,468.18	\$ -	\$ 63,306.47	\$ -	\$ 63,306.47	40%	\$ 96,159.71	\$6,330.66
16100	Electrical - Materials and labor	\$ 189,678.74	\$ -	\$ -	\$ -	\$ 189,678.74	\$ 8,390.68	\$ 16,781.35	\$ -	\$ 25,172.03	13%	\$ 164,506.71	\$2,517.20
16970	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	\$7,718.00
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 Storage Material	\$ 15,000.00	\$ -	\$ -	\$ -	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 15,000.00	\$0.00
01210.3	Allowance 3 - Block Material	\$ 6,318.82	\$ -	\$ -	\$ -	\$ 6,318.82	\$ -	\$ -	\$ -	\$ -	0%	\$ 6,318.82	\$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
		\$ 3,147,189.00	\$ -	\$ -	\$ -	\$ 3,147,189.00	\$ 500,906.31	\$ 268,255.50	\$ -	\$ 769,161.80	24%	\$ 2,378,027.20	\$76,918.28
		\$											

Change Orders:			
Add	Previously Approved	This period	
Deduct	\$ -	\$ -	
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
- 01504 Represents the Temporary Dumpster costs for the project
- 02200 Represents the Site Clearing and Erosion Control costs for the project
- 02300 Represents the Earthwork, Grading and Detention Pond costs for the project
- 02361 Represents the Tremie control costs for the project
- 02466 Represents the Drilled Piers costs for the project
- 02510 Represents the Domestic Water Utilities costs for the project
- 02530 Represents the Sanitary Sewer Utilities costs for the project
- 02600 Represents the Storm Utilities costs for the project
- 03200 Represents the Concrete Reinforcement for the project
- 03300 Represents the Cast In Place Concrete for the project
- 15200 Represents the Mechanical - Plumbing for the project
- 16100 Represents the Electrical costs for the project Specifically the temporary power setup
- 21100 Represents the Fire Water Line for the project

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: 08/30/2024

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:

\$ 450,815.68

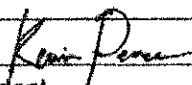
Exceptions

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: 08/30/2024

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: 08/30/2024

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: \$ 241,429.94

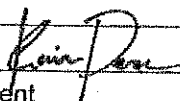
Check Payable to: Commercial Construction & Maintenance, Inc

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: 08/30/2024



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

September 8, 2024

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

Reference: G-Tech Development, LLC
G-Tech Innovation Center – **Final Drainage Plans**
Application ID No. 00349
Permit No. 2024-87
Quiddity, Inc. Job No. R0002-1020-01.040

Dear Mr. England:

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

Applicant: TAC Civil Engineering

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

Location: 35002 Cooper Road, Brookshire, Texas 77423

Survey: William Cooper League, Abstract 20, Waller County, Texas

Previous Approvals: N/A

Description: The proposed G-Tech Innovation Center (Development) is located along Cooper Road, north of I-10, south of US Highway 90, and west of FM 1489. The Development encompasses approximately 7 acres of land. The Development proposes a new warehouse building and an expansion to an existing building along with drainage and detention improvements.

The drainage for the site will be conveyed through an internal underground storm sewer system, which outfalls into a proposed detention pond on the northwestern end of the tract, which then outfalls to the ditch along Cooper Road. The Development proposes a dual outfall of both pumped and gravity discharge with an emergency overflow spillway that conveys extreme event flow to Cooper Road. The proposed on-site drainage and detention facilities are considered private and will be the responsibility of the property owner to maintain.



Mr. Arnold England, President
September 8, 2024
Page 2

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.

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

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

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

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

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>).



Mr. Arnold England, President
September 8, 2024
Page 3

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1020-01.040 G-Tech Innovation Center_00349/2.0 - Letters/G-Tech Innovation Center Final Drainage Plans Approval Ltr 090824.docx

cc: Mr. Travis Baker, PE – TAC Civil Engineering via email tbaker@taceng.com
Mr. Andy Grieve – Hampco via email agrieve@hampco.com
Mr. Ross McCall, PE – Waller County Engineer via email engineering@wallercounty.us
Mr. Craig Kalkomey, PE – City of Brookshire Engineer via email ckalkomey@lja.com
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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September 5, 2024

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

Reference: PGF Holdings, LLC Series – A (RS)
Katy Freeway Boat & RV Storage at Morton Road – **Final Drainage Plans**
Application ID No. 24-00049
Permit No. 2024-23
Quiddity, Inc. Job No. R0002-1020-01.009

Dear Mr. England:

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

Applicant: JRH Engineering & Environmental Services, Inc.

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

Location: 27811 Morton Road, Katy, Texas 77493

Survey: Fred Eule Survey, Abstract 376, Waller County, Texas

Description: The proposed Katy Freeway Boat & RV Storage at Morton Road (Development) is located to the south of Morton Road, east of Bartlett Road, and west of Pitts Road. The Development encompasses 31.30 and includes the construction of eight (8) proposed boat and rv storage buildings, and paving, drainage, and detention improvements.

The drainage for the site will be conveyed through an internal underground storm sewer system, which outfalls into a proposed dry bottom detention pond on the northern side of the tract, which then outfalls to the ditch along the southern right-of-way of Morton Road. The Development proposes a dual outfall of both pumped and gravity discharge. The proposed on-site drainage and detention facilities are considered private and will be the responsibility of the property owner to maintain.

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.



Mr. Arnold England, President
September 5, 2024
Page 2

Technical Review:

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

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

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

For the Applicant:

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

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>).



Mr. Arnold England, President
September 5, 2024
Page 3

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1020-01.009 Katy Freeway Boat & RV Storage/3.0 - LETTERS/Katy Freeway Boat & RV Storage Final Drainage Plans Approval Ltr_090524.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1020-01.009%20Katy%20Freeway%20Boat%20&%20RV%20Storage/3.0%20-%20LETTERS/Katy%20Freeway%20Boat%20&%20RV%20Storage%20Final%20Drainage%20Plans%20Approval%20Ltr_090524.docx)

cc: Mr. Jason Henrichs, PE – JRH Engineering & Environmental Services, Inc. via email jrhengineering@gmail.com
Mr. BJ Prendergast – PGF Holdings, LLC Series A (RS) via email bj@trailerskaty.com
Mr. Ross McCall, PE – Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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www.quiddity.com

September 5, 2024

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

Reference: Quadvest, LP
Sunterra Wastewater Treatment Plant 1.00 MGD – **Final Drainage Plans**
Application ID No. 24-00029
Permit No. 2024-34
Quiddity, Inc. Job No. R0002-1019-01.006

Dear Mr. England:

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

Applicant: Quadvest, LP

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

Location: 28041 Stockdick Road, Katy, Texas 77423

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

Previous Approvals: The District approved the Final Drainage Plans for the "Sunterra WWTP Lift Station to Lake House WWTP" on August 23, 2021, under Permit No. 2021-21.

Description: The proposed Sunterra WWTP 1.00 MGD (Development) is located to the south of Stockdick Road, east of Bartlett Road, west of Pitts Road, and north of Clay Road. The Development encompasses 3.01 acres and includes the construction of the first phase of the Sunterra 1.0 MGD WWTP.

The drainage for the site will be conveyed through existing swales that connect to an existing E-inlet and outfall pipe at the southeast corner of the site, which discharges runoff into the Phase IB Detention Pond, which then outfalls into the Cane Island Branch of Buffalo Bayou. The existing on-site drainage infrastructure was included in the plans titled "Sunterra WWTP Lift Station to Lake House WWTP" on August 23, 2021, under Permit No. 2021-21. The construction of the Phase IB Detention Pond was included in the plans titled "Sunterra Phase IB Mass Grading and Detention," which was approved under Permit No. 2020-90 on April 26, 2021.



Mr. Arnold England, President
September 5, 2024
Page 2

DFMA: The Phase IB Detention Pond is a part of the executed addendum to the original Detention Facilities Maintenance Agreement (DFMA).

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

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

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

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

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>).



Mr. Arnold England, President
September 5, 2024
Page 3

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1019-01.006 Sunterra Waste Water Plant/3.0 - LETTERS/Sunterra WWTP Final Drainage Plans Approval Ltr 090524.docx>

cc: Mr. Chris Daughtrey – Quadvest, LP chrisd@quadvest.com
Mr. Mark Urback, PE – Quadvest, LP murback@quadvest.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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September 5, 2024

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

Reference: Cars and Pickups
Riceland Real Estate LLC – **Final Plat and Drainage Plans**
Application ID No. 00363 (FP) and 00347 (FDP)
Permit No. – 2023-50
Quiddity Job No. R0002-1004-03.001.01

Dear Mr. England:

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

Applicant: Texas Land Engineers, Inc.

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

Location: Along 90 Highway Blvd., east of Cane Island Parkway, north of Katy Freeway, and west of Alabama Street

Survey: H. & T.C.R.R. Co. Survey, Abstract 355 and Thomas Cresap Survey, Abstract 405, Waller County, Texas

Description: The proposed Riceland Real Estate (Development) encompasses approximately 1.638 acres of land and includes 1 lots, 1 block, and 1 reserve. Most of the site is impervious in its existing condition. The site currently includes a partially demolished steel building and asphalt parking. The property owner intends to make the site a used car lot development and to utilize the existing building for a mechanical shop.

The drainage for the site is conveyed through concrete flumes, which connects to an underground storm sewer system and outfalls into a proposed dry-bottom detention pond on the southern end of the tract, which will then outfall into Snake Creek. Off-site sheetflow from adjacent properties was factored into the analysis for the Development. The on-site drainage and detention facilities are considered private and will be the responsibility of the property owner to maintain.

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.



Mr. Arnold England, President

September 5, 2024

Page 2

District Easement: There is an existing 60-ft wide District drainage easement across Snake Creek in this project area. The District's drainage easement is split in half by the center line of Snake Creek in addition to the property boundary of the Development. Therefore, 30-ft of drainage easement is located within the Development. The Development proposes to dedicate an additional 30-ft of drainage easement to the District via plat.

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

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

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

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

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



Mr. Arnold England, President

September 5, 2024

Page 3

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1004-03 Riceland Realestate Permit Review/3.0 - LETTERS/Riceland Real Estate FP Approval Ltr_090424.docx

cc: Mr. Rene Gonzales – Texas Land Engineers, Inc. – rg@texaslandengineers.com
Mr. John Gonzales, PE – Texas Land Engineers, Inc. – john.gerdes@texaslandengineers.com
Mr. David Kasper, PE – City of Katy Engineer via email david.kasper@arkkengineers.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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September 8, 2024

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

Reference: Century Communities
Mirabella Tract – 318 acre – **Drainage Impact Assessment**
Application ID No. 00357
Permit No. N/A
Quiddity Job No. R0002-1035-01.001

Dear Mr. England:

The referenced Mirabella Tract – 318 acre (Development) Drainage Impact Assessment (Report) has been reviewed pursuant to the Brookshire-Katy Drainage District's (District) Rules and Regulations (R&R). A copy of the Report is attached for further information.

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

Technical Review & Findings:

The ultimate development for the Mirabella Tract includes approximately 318 acres of land for primarily future single-family residential use and is located north of FM 529, east of FM 362, west of Neuman Road, and south of Morrison Road. The Development will be constructed in phases with Phase 1 encompassing approximately 97.86 acres. The Report aims to analyze the drainage detention requirements for the Development, using Atlas 14 criteria, and certify no adverse impacts to the Development, adjacent properties, or downstream facilities in accordance with the District's R&R.

The existing drainage conditions for the Development generally sheetflow from north to south towards FM 529. In post developed conditions, the Development's proposed detention routing will ultimately discharge site runoff into the District's 30-ft wide drainage easement located along the eastern boundary of the tract. The Development includes an offsite sheetflow analysis that incorporates approximately 702 acres and 305 acres of offsite area to the north and west, respectively. The 305 acres of offsite area located to the west of the Development is planned to connect to the Development's detention system in future conditions. The Report assumed a 70-percent impervious cover for the future development to the west. This Report will need to be amended to include the analysis of the 305 acre offsite tract once the site is planned to be developed.



Mr. Arnold England, President
September 8, 2024
Page 2

The Development includes construction of six (6) on-site detention ponds (Ponds 1, 2, 3, 4, 5, and 6). The combined total detention storage volume for the Development is 282.45 acre-feet and the detention storage rate is 0.887 ac-ft/ac. The detention ponds are proposed to be wet bottom ponds with a normal water surface elevation of approximately 180.0 ft, a top of bank ranging from 186.7 to 189.7 ft, and minimum of 1-ft of freeboard. Additionally, each pond includes minimum 20-ft maintenance berms, 4:1 side slopes, and gravity only outfalls. The ponds are interconnected with a series of equalizer pipes that maintain consistent water surface elevations throughout. Pond 1 connects to Pond 2, which connects to Pond 3, which connects to Pond 5. Pond 4 connects to Pond 5. Pond 5 connects to Pond 6, which will then discharge into the District's drainage easement at the southeast corner of the tract.

The outfall from Pond 6 into the District's drainage easement includes two (2) 2-ft x 5-ft reinforced concrete boxes (RCBs) at a flowline elevation of 179.8 ft. Pond 6 will also include an emergency overflow spillway that will be sized to adequately convey flow from Pond 6 into the District's drainage easement under extreme event conditions when the detention capacity has been exceeded.

The Phase 1 condition will consist of full development of Ponds 4 and 6, and partial development of Pond 5. The total detention storage provided is 94.01 ac-ft with a detention storage rate of 0.96 ac-ft/ac.

District Ultimate ROW

Along the Development's eastern border, there is an existing 30-ft wide District drainage easement. The Applicant performed an ultimate right-of-way (ROW) analysis for the District's channel, and determined an ultimate ROW width of 100-ft along their property's eastern boundary is required to convey the undeveloped offsite flow to the north of the tract and discharge from the Development. The Development proposes to dedicate the additional 70-ft of drainage easement and construct the channel to its ultimate ROW extents to adequately channelize offsite sheetflow from the north. The construction of channel will be completed in phases as the future sections are developed. The proposed channel improvements include 4:1 side slopes and 20-ft wide maintenance berms. 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.

Conclusion:

Based on our review of the Report, the Development does not appear to show any adverse impacts from the proposed improvements. The peak discharge into the District's drainage easement is lower in the proposed conditions, when compared to those under the existing conditions for storm events up to and including the Atlas 14 100-yr storm event as summarized in Table 1 from the Report.

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



Mr. Arnold England, President
 September 8, 2024
 Page 3

At this time, no variance requests from the District's R&R have been requested or granted. We offer no objections to this Mirabella Tract – 318 acre Drainage Impact Assessment Drainage Impact Assessment and recommend the District accept this Report.

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

For the Applicant

- DFMA - The property owner will be required to coordinate with the District's legal counsel and execute a Detention Facilities Maintenance Agreement (DFMA) for this Development before the District approves the final drainage and detention plans for the Development. The Board will consider approval of the DFMA once recommended by the District's legal counsel.
- The applicant shall not use this letter to commence any construction activities prior to receiving District approval of the associated final drainage plans and plats for the Development. Additionally, the applicant is responsible to obtain the approved permits from all governing entities with jurisdiction prior to construction.

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/R0002-1035-01.001 318 Acre Mirabella Tract DIA/2.0 - Letters/Mirabella Tract 318 Acres DIA approval ltr 090524.docx>

Enclosures

cc: Mr. Joseph Sosa, PE – Edminster, Hinshaw, Russ, & Associates via email jsosa@ehra.team
 Mr. Louis Trapolino – Century Communities via email louis.trapolino@centurycommunities.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

September 4, 2024

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

Reference: GAMAL 318 Acres LLC
Mirabella Detention Basin 4 – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 00522
Permit No. – N/A
Quiddity Job No. R0002-1035-01.009

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 F.M. 529, south of Morrison Road, east of F.M. 362, and west of Peregrine Estates

Survey: H. & T.C.R.R Co. Survey Section 51, Abstract 143, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of Mirabella Detention Basin 4, the permit application generally complies with the District's Rules and Regulations; we interpose no objection and recommend its acceptance by the District's Board of Supervisors.

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

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

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

September 4, 2024

Page 2

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1035-01.009 Mirabella Detention Basin 4/2.0 - Letters/Mirabella Detention Basin 4 PP Approval Ltr 09042024.docx>

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



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September 5, 2024

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

Reference: GAMAL 318 Acres LLC
Mirabella Detention Basin 5 Phase 1 & Detention Basin 6 - **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 00514
Permit No. – N/A
Quiddity Job No. R0002-1035-01.006

Dear Mr. England:

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

Applicant: Edminster, Hinshaw, Russ, and Associates

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

Location: North of F.M. 529, south of Morrison Road, east of F.M. 362, and west of Peregrine Estates

Survey: H. & T.C.R.R Co. Survey Section 51, Abstract 143, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of Mirabella Detention Basin 5 Phase 1 & Detention Basin 6, 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

September 5, 2024

Page 2

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1035-01.006 Mirabella Detention Basins 5 & 6/2.0 - Letters/Mirabella Detention Basin 5 Phase 1 & Detention Basin 6 PP Approval Ltr 09042024.docx>

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



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September 5, 2024

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

Reference: GAMAL 318 Acres LLC
Mirabella Drive Phase 1 – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 00513
Permit No. – N/A
Quiddity Job No. R0002-1035-01.005

Dear Mr. England:

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

Applicant: Edminster, Hinshaw, Russ, and Associates

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

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

Survey: H. & T.C.R.R Co. Survey Section 51, Abstract 143, Waller County, Texas

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

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

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

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



Mr. Arnold England, President

September 5, 2024

Page 2

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1035-01.005 Mirabella Drive Phase I/2.0 - Letters/Mirabella Drive Phase 1 PP Approval Ltr 09042024.docx>

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



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September 5, 2024

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

Reference: Gamal 318 Acres, LLC
Mirabella Section 1– **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 00521
Permit No. – N/A
Quiddity Job No. R0002-1035-01.008

Dear Mr. England:

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

Applicant: Edminster, Hinshaw, Russ, and Associates

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

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

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

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

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

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

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



Mr. Arnold England, President

September 5, 2024

Page 2

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1035-01.008 Mirabella Section 1/2.0 - Letters/Mirabella Section 1 PP Approval Ltr 082024.docx>

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



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September 4, 2024

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

Reference: GAMAL 318 Acres LLC
Mirabella Section 2 – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 00515
Permit No. – N/A
Quiddity Job No. R0002-1035-01.007

Dear Mr. England:

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

Applicant: Edminster, Hinshaw, Russ, and Associates

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

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

Survey: H. & T.C.R.R Co. Survey Section 51, Abstract 143, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of Mirabella Section 2, the permit application generally complies with the District's Rules and Regulations; we interpose no objection and recommend its acceptance by the District's Board of Supervisors.

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

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

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



Mr. Arnold England, President

September 4, 2024

Page 2

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1035-01.007 Mirabella Section 2/2.0 - Letters/Mirabella Section 2 PP Approval Ltr 09042024.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1035-01.007%20Mirabella%20Section%202/2.0%20Letters/Mirabella%20Section%20PP%20Approval%20Ltr%2009042024.docx)

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



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September 4, 2024

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

Reference: Palmas Properties
Brookshire Business Park – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 00531
Permit No. – N/A
Quiddity Job No. R0002-1020-01.056

Dear Mr. England:

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

Applicant: Blackline Engineering

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

Location: North of Interstate 10, south of US Highway 90, east of Bains Street, and west of FM 359

Survey: William Cooper League, Abstract 20, Waller County, Texas

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

September 4, 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/R0002-1020-01.056 Brookshire Business Park_00531/2.0 - Letters/Brookshire Business Park PP Approval Ltr 09042024.docx

cc: Mr. Chris deZevallos – Palmas Properties - via email chris@palmasproperties.com
Mr. Hiral Choksey – Blackline Engineering - via email hchoksey@blackline-eng.com
Ms. Juliana Bihlet – Blackline Engineering - via email jbihlet@blackline-eng.com
Ms. Chelsea Florack - Blackline Engineering – via email cflorack@blackline-eng.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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September 4, 2024

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

Reference: Freeland (Houston) ASLI X, LLC
Stockdick Road Street Dedication Sec 1 – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 00533
Permit No. – N/A
Quiddity Job No. R0002-1003-77.005

Dear Mr. England:

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

Applicant: BGE, Inc.

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

Location: North of Morton Road, south of FM 529, east of Cardiff Road and west of FM 2855

Survey: J. Bennett Survey and the H. & T. C. Railroad Company Survey, Section 98, Abstract 286, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of Stockdick Road Street Dedication Sec 1, the permit application generally complies with the District's Rules and Regulations; we interpose no objection and recommend its acceptance by the District's Board of Supervisors.

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

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

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



Mr. Arnold England, President

September 4, 2024

Page 2

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1003-77.005 Stockdick Road Street Dedication Section 1/2.0 - Letters/Stockdick Road Street Dedication Section 1 PP Approval Ltr 09042024.docx>

cc: Mr. Hومان Samanian – Freeland (Houston) ASLI X, LLC – via email houman@ersagrae.com
Mr. Mario Gutierrez – BGE, Inc. - via email mgutierrez@bgeinc.com
Mr. Fren-Mark Banes – BGE, Inc. – via email fbanes@bgeinc.com
Mr. Ross McCall, PE - Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com

AUGUST 2024 - FINANCIAL REPORT

Exhibit "C"

General Fund	\$1,923,443.52
Payroll Fund	\$70,594.33
Petty Cash	\$2,645.65
Building Fund	\$2,851,219.58
Capital Improvement Fund	\$765,289.83
Texpool Fund	\$3,208.95
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	\$7,210,480.38
<i>All accounts are reconciled.</i>	

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 Imprmnts
Fund Balance						
Beginning Balance 8/1	\$3,194.49	\$2,114,950.21	\$137,452.68	\$69,600.84	\$3,312,221.82	\$765,192.61
Deposits and Credits	\$14.46	\$124,645.55	\$13.12	\$0.00	\$396.02	\$97.22
Debits and Withdrawals	\$0.00	\$246,522.58	\$63,399.74	\$0.00	\$463,462.76	\$0.00
Ending Balance 8/31	\$3,208.95	\$1,993,073.18	\$74,066.06	\$69,600.84	\$2,849,155.08	\$765,289.83
Less Total Outstanding Drafts/Deposits (Net Amount)	\$0.00	-\$69,629.66	-\$3,471.73	\$0.00	\$2,064.50	\$0.00
Adjusted Ending Balance 8/31	\$3,208.95	\$1,923,443.52	\$70,594.33	\$69,600.84	\$2,851,219.58	\$765,289.83
Monthly Interest Earned	\$14.46	\$257.51	\$13.12	\$0.00	\$396.02	\$97.22

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 8/1	\$236,201.26	\$184,090.06	\$236,590.24	\$182,269.39	\$183,032.38	\$249,449.85	\$249,449.8
Deposits and Credits	\$0.00	\$0.00	\$0.00	\$1,693.78	\$1,700.87	\$0.00	\$0.0
Debits and Withdrawals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.0
Ending Balance 8/31	\$236,201.26	\$184,090.06	\$236,590.24	\$183,963.17	\$184,733.25	\$249,449.85	\$249,449.8
Interest/Earned	\$0.00	\$0.00	\$0.00	\$1,693.78	\$1,700.87	\$0.00	\$0.0

BUDGET

23-24 FY Budget	\$4,542,009.56
YTD Expenses	\$2,902,894.34
New Equipment	\$239,792.04
New Facilities Line Itm moved to Bldg Fund	\$575,000.00
Total Budgeted Expenses YTD	\$3,717,686.38

ENFORCEMENT/CIVIL PENALTIES

Awry Concrete	\$100,000.00	BKDD Received through August, 202
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BROOKSHIRE-KATY DRAINAGE DISTRICT
MONTHLY EQUIPMENT MILEAGE/HOUR, AND EXPENSE REPORT

AUGUST 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	3,137	94	559	\$132.42	\$1,413.17
JD 6145M 2019 BOOM MOWER	2019	2,773	127	415	\$0.00	\$6,634.74
JD 6145M 2021 BOOM MOWER	2021	1,649	106	492	\$598.66	\$11,591.76
JD 6150M BOOM MOWER	2015	6,574	31	613	\$2,067.08	\$8,753.12
JD 930M Z-TRAK MOWER	2018	634	9	79	\$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	84	71	84	\$0.00	\$0.00
CAT D6k2 DOZER	2019	1,754	24	486	\$0.00	\$2,424.09
CAT 323 EXCAVATOR	2018	4,696	88	850	\$989.11	\$6,574.72
CAT 416E BACKHOE	2012	3,645	43	478	\$4,331.10	\$4,992.46
JD 755A TRACK LOADER	1982	2,632	0	18	\$0.00	\$2,605.99
NORAM 65E MOTOR GRADER	2014	2,978	8	70	\$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	17,186	282	4,208	\$152.81	\$856.89
TACOMA SR 4X4 (INSPECTOR)	2020	48,526	550	7,917	\$0.00	\$290.86
F-150 4X4 (INSPECTOR)	2017	94,237	1,542	14,183	\$32.32	\$343.51
F-250 4X4 (CREW)	2016	103,812	40	1,247	\$3,379.50	\$3,641.29
F-750 DUMP TRUCK	2011	47,336	316	8,914	\$0.00	\$1,002.59
FREIGHTLINER HAUL TRUCK	2000	860	88	954	\$2,837.85	\$10,488.96
DODGE RAM 4X4 (2301) (CREW)	2023	5,754	286	3,688	\$460.00	\$642.87
DODGE RAM 4X4 (2302) (FOREMAN)	2023	15,574	1,190	10,458	\$460.00	\$784.30
TACOMA TDR 4X4 (ASST GM)	2023	12,819	1,007	12,819	\$0.00	\$375.03
FREIGHTLINER DUMP TRUCK	2020	53,239	550	3,066	\$1,293.06	\$4,306.95
KAWASAKI MULE PRO	2024	12	1	12	\$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

9/4/2024

MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT
PUBLIC TAX HEARING

September 16, 2024

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

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

and all of the above were present except for supervisor Chisum, who entered after the meeting was called to order, 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"); 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
PUBLIC COMMENT

None.

Agenda Item No. 3
PUBLIC HEARING REGARDING 2024-2025 PROPOSED TAX RATE

At 8:30 a.m., the President convened the public hearing regarding the 2024 Tax Rate. It was stated that the proposed tax rate is \$0.057898 per \$100 of assessed valuation compromised of debt service levy of \$0.00 per \$100 and maintenance tax levy of \$0.057898 per \$100 of assessed valuation. After confirming that no residents were in attendance to comment on the proposed tax changes, the President closed the public hearing on the 2024 tax rate at 8:45 a.m.

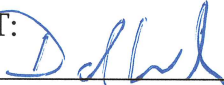
ADJOURNMENT

With no additional matters to discuss, the Board adjourned the meeting at 8:45 a.m.

SIGNED this 14th day of OCTOBER 2024.



President, Board of Supervisors

ATTEST: 

Secretary, Board of Supervisors

MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT

September 16, 2024

The Board of Supervisors of Brookshire-Katy Drainage District (the "District") met in special session, open to the public, at 8:45 a.m. at 1111 Kenney Street, Brookshire, Texas, inside the boundaries of the District, and the roll was called of the members of the Board:

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

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

Also attending the meeting were Stan Kitzman, General Manager of the District; Buddy Brand, Assistant General Manager of the District; Wendy Sidwell, District Administrator; Michael McCarthy, P.E., of Quiddity Engineering ("Quiddity" or "Engineer"); 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
ADOPT TAX RATE FOR FY 2024-2025

Upon motion by Supervisor Beckendorff, seconded by Supervisor Chisum, after full discussion and following a roll call vote with all Supervisors present voting aye, the Board adopted the total tax rate of \$0.057898 per \$100 of assessed value for year 2024.

Agenda Item No. 5
ADOPT BUDGET FOR FISCAL YEAR ENDING SEPTEMBER 30, 2025

Upon motion by Supervisor Chisum seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved the Budget for FYE September 30, 2025.

Agenda No. 6
AMENDED NOTICE TO PURCHASERS

The Board then discussed approval of an Amended Notice to Purchasers, which is required to be amended to show the current tax rate, the outstanding debt and the Notice

to Purchasers Form. All of these records must be recorded in the Waller County Real Property Records (the "WCRPR") and posted on the District's website.

Upon motion by Supervisor Welch, seconded by Supervisor Beckendorff, after full discussion and with all Supervisors present voting aye, the Board approved the Amended Notice to Purchasers Form and authorized filing of same with Waller County Real Property Records.

Agenda Item No. 7

EMPLOYEE COMPENSATION FOR FYE SEPTEMBER 30, 2025

Mr. Kitzman discussed the compensation for the District's next fiscal year.

Upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with Supervisor Keeling voting nay, the Board approved the proposed compensation for District employees for FYE September 30, 2025.

Agenda Item No. 8

RENEW AGREEMENT WITH FISK & BULLER, INC

Upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion and with Supervisor Beckendorff voting nay, the Board approved the Administrative and Management Agreement with Fisk & Buller, Inc. effective October 1, 2024.

Agenda Item No. 9

HOLIDAY SCHEDULE

Upon motion by Supervisor Welch, seconded by Supervisor Beckendorff, after full discussion and with all Supervisors present voting aye, the Board approved the proposed holiday schedule, a copy of which is attached hereto as Exhibit "A".

Agenda Item No. 10

ENFORCEMENT ACTION RELATED TO DI LANDHOLDINGS AND ALFREDO MARTINEZ

This matter was discussed in an executive session.

EXECUTIVE SESSION.

Next, at 8:57 a.m., upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the President called an Executive Session, pursuant to Section 551.071 regarding matters of attorney client privilege of the Open Meetings Act. Present for the Executive Session were the Board members, Mr. Johnson, Mr. Petrov, Ms. Croon, Mr. Kitzman, Mr. Brand, Ms. Sidwell, and Mr. McCarthy.

REGULAR SESSION.

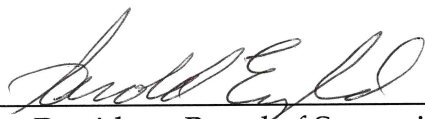
Upon motion by Supervisor Welch, seconded by Supervisor Chisum, the Board reconvened the meeting in the Regular Session at 9:37 a.m. No action was taken in the Executive Session.

ADJOURNMENT

With no additional matters to discuss, upon motion by Supervisor Welch, seconded by Supervisor Chisum, and with all Supervisors voting aye, the Board adjourned the meeting at 9:39 a.m.

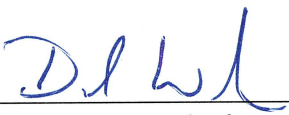
[EXECUTION PAGE FOLLOWS]

SIGNED this 14th day of OCTOBER 2024.



President, Board of Supervisors

ATTEST:



Secretary, Board of Supervisors

Exhibit "A" Holiday Schedule

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BKDD HOLIDAY SCHEDULE

FY 2024-2025

2023-2024	2023-2024	HOLIDAY	OBSERVED			
-		Columbus Day	Monday	October	14	2024
✓		Veterans' Day*	Monday	November	11	2024
✓		Thanksgiving	Thursday	November	28	2024
✓		Day after Thanksgiving	Friday	November	29	2024
✓		Christmas Eve	Tuesday	December	24	2024
✓		Christmas Day	Wednesday	December	25	2024
✓		District Closed	Thursday	December	26	2024
✓		District Closed	Friday	December	27	2024
✓		District Closed	Monday	December	30	2024
✓		New Year's Eve	Tuesday	December	31	2024
✓		New Year's Day	Wednesday	January	1	2025
-		Martin Luther King Birthday	Monday	January	20	2025
-		Washington's Birthday (Presidents' Day)	Monday	February	17	2025
-		Texas Independence Day	Sunday	March	2	2025
✓		Good Friday	Friday	April	18	2025
-		Cinco de Mayo	Monday	May	5	2025
✓		Memorial Day	Monday	May	26	2025
✓		Juneteenth	Thursday	June	19	2025
✓		Independence Day (July 4th)	Friday	July	4	2025
✓		Labor Day	Monday	September	1	2025

15

* Actual Day is during a weekend

✓ = Approved District Holiday

- = Holiday not observed by the District

MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT

September 23, 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 23rd day of September, 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; Rod Pinheiro, P.E., Michael McCarthy, P.E. and Steve Berckenhoff, of Quiddity Engineering ("Quiddity" or "Engineer"); Blair Bozoarth, P.E., of Quiddity Engineering Land Development Group representing Sunterra and Grange Developments; and William Petrov, attorney, 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
CATERPILLAR FINANCIAL SERVICES CONTRACT NO. 001-70149352 INITIAL LEASE PAYMENT FOR THE 920-14 WHEEL LOADER, SL401768;

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved Caterpillar Financial Services Contract No. 001-70149352 Initial Lease Payment for the 920-14 Wheel Loader, SL401768 in the amount of \$59,269.77.

Agenda Item No. 5
OFFER OF EMPLOYMENT FOR EXECUTIVE ASSISTANT AND CREW MEMBER

The Board received two employment recommendations:

1. Ms. Sidwell proposed offering full-time employment to Jessica Gilliam, currently working on a contract basis, for an exempt position of Executive Assistant with an annual salary of \$57,000.00. Ms. Gilliam and Ms. Shipman roles report to District Administrator, Wendy Sidwell.

2. Mr. Brand suggested offering full-time non-exempt employment with an hourly rate of \$27.00 per hour to former equipment operator, John Nolan who had previously left the District on good terms.

Both recommendations included waiving the standard 90-day probationary period for these applicants.

Upon motion by Supervisor Keeling, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved both full-time employment offers and the waiver of the probationary periods for the two candidates.

Agenda Item No. 6

EMPLOYER-INSURED DEDUCTIBLE REIMBURSEMENT IN COMPLIANCE WITH AMERIFLEX HRA

Upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved the employer-insured deductible reimbursement to Ms. Joy Shipman, in compliance with Ameriflex HRA, in the amount of \$620.33 after subtracting reimbursement owed to the District for the employee portion of Ms. Shipman's medical insurance premiums incurred while on maternity leave.

Agenda Item No. 7

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR DEWBERRY HILLS SECTION 2 - FINAL DRAINAGE PLANS (ID: 00451) AND FINAL PLAT (ID: 00403, PERMIT NO. 2024-99)

Mr. McCarthy reviewed the recommendation letter for Permit No. 2024-99, a copy of which is attached hereto as Exhibit "A".

Agenda Item No. 8

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR DEWBERRY HILLS LIFT STATION AND 8-INCH FORCE MAIN (ID: 00159, PERMIT NO. 2024-43)

Mr. McCarthy reviewed the recommendation letter for Permit No. 2024-43, a copy of which is attached hereto as Exhibit "A-1".

Upon motion by Supervisor Beckendorff, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved (i) the Permit Application for Tract Development With Platting for Dewberry Hills Section 2 - Final Drainage Plans (ID: 00451) and Final Plat (ID: 00403, Permit No. 2024-99); and (ii) the Permit Application for Tract Development Without Platting for Dewberry Hills Lift Station and 8-inch Force Main (ID: 00159, Permit No. 2024-43), as recommended by Quiddity.

Agenda Item No. 9

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR BARTLETT ROAD STREET DEDICATION AND RESERVES - FINAL DRAINAGE PLANS (ID: 00203) AND FINAL PLAT (ID: 00176, PERMIT NO. 2024-44)

Mr. McCarthy reviewed the recommendation letter for the above-referenced application, a copy of which is attached hereto as Exhibit "A-2".

Agenda Item No. 10

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR BECKENDORFF ROAD STREET DEDICATION SECTION 5 - FINAL DRAINAGE PLANS (ID: 00372, PERMIT NOS. 2024-75 AND 2024-89)

Mr. McCarthy reviewed the recommendation letter for the above-referenced application, a copy of which is attached hereto as Exhibit "A-3".

Agenda Item No. 11

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR BECKENDORFF ROAD STREET DEDICATION AND RESERVES - FINAL PLAT (ID: 00351, PERMIT NO. 2024-89)

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

Agenda Item No. 12

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR BECKENDORFF ROAD STREET DEDICATION SECTION 5 - FINAL PLAT (ID: 00304, PERMIT NO. 2024-75)

Mr. McCarthy reviewed the recommendation letter for the above-referenced application, a copy of which is attached hereto as Exhibit "A-5".

Next, upon motion by Supervisor Chisum, seconded by Supervisor Beckendorff, after full discussion and with all Supervisors present voting aye, the Board approved (i) Permit Application for Tract Development With Platting for Bartlett Road Street Dedication and Reserves - Final Drainage Plans (ID: 00203) and Final Plat (ID: 00176, Permit No. 2024-44); (ii) Permit Application for Tract Development With Platting for Beckendorff Road Street Dedication Section 5 - Final Drainage Plans (ID: 00372, Permit Nos. 2024-75 and 2024-89) (iii) Permit Application for Tract Development With Platting for Beckendorff Road Street Dedication and Reserves- Final Plat (ID: 00351, Permit No. 2024-89); and (iv) Permit Application for Tract Development With Platting for Beckendorff Road Street Dedication Section 5 - Final Plat (ID: 00304, Permit No. 2024-75), as recommended by Quiddity.

Agenda Item No. 13

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SUNTERRA WASTEWATER TREATMENT PLANT - FINAL PLAT (ID: 00230, PENNIT NO. 2024-34)

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 Sunterra Wastewater Treatment Plant - Final Plat (ID: 00230, Permit No. 2024-34), as recommended by Quiddity.

Agenda Item No. 14

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR LA SEGARRA SECTION 2 - PRELIMINARY PLAT AND DRAINAGE PLANS (ID: 00555)

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

Agenda Item No. 15

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR MIRABELLA SECTION 3 - PRELIMINARY PLAT AND DRAINAGE PLANS (ID: 00566);

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

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved (i) the Permit Application for Tract Development With Platting for La Segarra Section 2 - Preliminary Plat and Drainage Plans (ID: 000555); and (ii) the Permit Application for Tract Development With Platting for Mirabella Section 3 - Preliminary Plat and Drainage Plans (ID: 00566), as recommended by Quiddity.

Agenda Item No. 16

DETENTION FACILITIES MAINTENANCE AGREEMENT BETWEEN BROOKSHIRE-KATY DRAINAGE DISTRICT AND WALLER COUNTY MUD 55 REGARDING GRANGE DEVELOPMENT

Mr. Petrov reviewed the above-referenced Detention Facilities Maintenance Agreement, and recommended approval of same.

Agenda Item No. 17

DRAINAGE EASEMENTS BETWEEN KATY 2855 AND BROOKSHIRE-KATY DRAINAGE DISTRICT REGARDING GRANGE DEVELOPMENT

Mr. Petrov reviewed the above-referenced drainage easements, and recommended approval of same.

Agenda Item No. 18

INUNDATION AGREEMENT BETWEEN KATY 2855 AND BROOKSHIRE-KATY DRAINAGE DISTRICT REGARDING GRANGE DEVELOPMENT

Mr. Petrov reviewed the above-referenced Inundation Agreement, and recommended approval of same.

Agenda Item No. 19

INUNDATION AGREEMENT BETWEEN HILCORP ENERGY I AND BROOKSHIRE-KATY DRAINAGE DISTRICT REGARDING GRANGE DEVELOPMENT

Mr. Petrov reviewed the above-referenced Inundation Agreement, and recommended approval of same.

Upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved (i) the Detention Facilities Maintenance Agreement Between Brookshire-Katy Drainage District and Waller County MUD 55 regarding Grange Development; (ii) Drainage Easements Between Katy 2855 and Brookshire-Katy Drainage District regarding Grange Development; (iv) the Inundation Agreement Between Katy 2855 and Brookshire-Katy Drainage District regarding Grange Development; and (iv) the Inundation Agreement Between Hilcorp Energy I and Brookshire-Katy Drainage District regarding Grange Development, as recommended by Johnson Petrov.

Agenda Item No. 20

DETENTION FACILITIES MAINTENANCE AGREEMENT BETWEEN BROOKSHIRE-KATY DRAINAGE DISTRICT AND WALLER COUNTY MUD 4 REGARDING SUNTERRA DEVELOPMENT

Mr. Petrov reviewed the above-referenced Detention Facilities Maintenance Agreement, and recommended approval of same.

Agenda Item No. 21

DRAINAGE EASEMENTS BETWEEN BROOKSHIRE-KATY DRAINAGE DISTRICT
AND ASTRO SUNTERRA AND MUD 4 REGARDING SUNTERRA DEVELOPMENT

Mr. Petrov reviewed the above-referenced drainage easements, and recommended approval of same.

Agenda Item No. 22

ABANDONMENT OR PARTIAL ABANDONMENT OF BROOKSHIRE-KATY
DRAINAGE DISTRICT'S DRAINAGE EASEMENTS IN SUNTERRA DEVELOPMENT

Mr. Petrov discussed the abandonment of the above-referenced drainage easements, and recommended approval of same.

Upon motion by Supervisor Beckendorff, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved (i) the Detention Facilities Maintenance Agreement Between Brookshire-Katy Drainage District and Waller County MUD 4 regarding Sunterra Development; (ii) the Drainage Easements Between Brookshire-Katy Drainage District and Astro Sunterra and MUD 4 regarding Sunterra Development; and (iii) the Abandonment and/or Partial Abandonment of Brookshire-Katy Drainage District's Drainage Easements in Sunterra Development, as recommended by Johnson Petrov.

Agenda Item No. 23

ENFORCEMENT ACTION ON DI LANDHOLDINGS, LLC

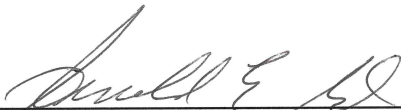
Mr. Petrov updated the Board regarding the Settlement Agreement involving DI Landholdings, LLC and Alfredo Martinez.

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 a.m.

[EXECUTION PAGE FOLLOWS]

SIGNED this 14~~th~~ day of OCTOBER 2024.



President, Board of Supervisors

ATTEST:



Secretary, Board of Supervisors

Exhibit "A"	Quiddity Recommendation for Permit No. 2024-99
Exhibit "A-1"	Quiddity Recommendation for Permit No. 2024-43
Exhibit "A-2"	Quiddity Recommendation for Permit No. 2024-44
Exhibit "A-3"	Quiddity Recommendation for Application ID: 00372
Exhibit "A-4"	Quiddity Recommendation for Application ID: 00351
Exhibit "A-5"	Quiddity Recommendation for Application ID: 00304
Exhibit "A-6"	Quiddity Recommendation for Application ID: 00230
Exhibit "A-7"	Quiddity Recommendation for Application ID: 00555
Exhibit "A-8"	Quiddity Recommendation for Application ID: 00566



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

September 19, 2024

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

Reference: LGI Homes - Texas, LP
Dewberry Hills Section 2 – **Final Plat & Drainage Plans**
Application ID 00403 (FP)
Application ID 00451 (FDP)
Permit No. 2024-99
Quiddity Job No. R0002-1003-68.004

Dear Mr. England:

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

Applicant: Pape-Dawson Engineers, Inc.

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

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

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

Previous Approvals: N/A

Description: The proposed Dewberry Hills Section 2 (Development) encompasses approximately 44.004 acres of single-family residential development and includes 188 lots, 9 blocks, and 11 reserves. The Development is located within the Dewberry Hills development, comprising of approximately 213 acres of land, and within Waller County MUD No. 56 (WCMUD No. 56). WCMUD No. 56 is the entity responsible for the maintenance of the drainage and detention facilities within the Dewberry Hills development.

The drainage for the site is conveyed through curb and gutter inlets, which connects to an underground public storm sewer system that outfalls into Detention Pond 1, which outfalls into Detention Pond 2, which then outfalls into the District's 160-ft wide drainage easement that is located along the eastern boundary of the Dewberry Hills development. The flow from the District's easement will eventually discharge into Willow Fork of Buffalo Bayou further downstream. Detention Ponds 1 and 2, and improvements to the District's drainage channel were included in the plans titled "Drainage Facilities for Dewberry Hills Drainage Channel & Detention Basins" that was approved on January 29, 2024 under Permit No. 2023-29.



Mr. Arnold England, President
September 19, 2024
Page 2

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

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

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

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

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

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



Mr. Arnold England, President
September 19, 2024
Page 3

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1003-68.004 Dewberry Hills Section 2/2.0 - LETTERS/Dewberry Hills Section 2 Final Plat Approval Ltr_091924.docx

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



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Katy, Texas 77449
Tel: 832.913.4000
www.quiddity.com

September 19, 2024

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

Reference: LGI Homes - Texas, LP
Dewberry Hills Lift Station and 8-inch Force Main – **Final Drainage Plans**
Application ID 00159
Permit No. 2024-43
Quiddity Job No. R0002-1003-68.003

Dear Mr. England:

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

Applicant: Pape-Dawson Engineers, Inc.

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

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

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

Previous Approvals: N/A

Description: The Dewberry Hills Lift Station and 8-inch Force Main (Development) encompasses approximately 0.276 acres and lies within Waller County Municipal Utility District No. 56 (WCMUD 56).

The Development includes the construction of a wastewater lift station and force main to serve future Dewberry Hills single family residential development. The runoff from the site is collected by the proposed storm sewer along the future Barnyard Hills Drive, which is included within the future Dewberry Hills Section 2. The Dewberry Hills Section 2 storm sewer is included in the plans titled "Water, Sanitary Sewer, Drainage, and Paving Facilities for Dewberry Hills Sec 2" which is included as a separate agenda item for the September 23rd Board meeting. The Dewberry Hills Section 2 storm sewer will then outfall into Detention Pond 1, which outfalls into Detention Pond 2, which then outfalls into the District's 160-ft wide drainage easement located along the eastern boundary of the Dewberry Hills development. The flow from the District's easement will eventually discharge into Willow Fork of Buffalo Bayou further downstream. Detention Ponds 1 and 2, and improvements to the District's drainage channel were included in the plans titled "Drainage Facilities for Dewberry Hills Drainage Channel & Detention Basins" that was approved on January 29, 2024 under Permit No. 2023-29.



Mr. Arnold England, President
September 19, 2024
Page 2

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

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

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

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

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

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



Mr. Arnold England, President
September 19, 2024
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The applicant shall not use this letter to commence any construction activities prior to receiving all **approved permits** from the governing entities with jurisdiction.

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1003-68.003 Dewberry Hills Lift Station & 8-inch Force Main/2.0 - LETTERS/Dewberry Hills LS & 8-in FM Final Drg Plans Approval Ltr_091924.docx

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



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September 19, 2024

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

Reference: Astro Sunterra, LP
Bartlett Road Street Dedication and Reserves – **Final Plat and Final Drainage Plans**
Application ID No. 00176 (FP)
Application ID No. 00203 (FDP)
Permit No. 2024-44
Quiddity Job No. R0002-1019-01.011

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 Final Drainage Plans

Location: North of Beckendorff Road, west of Pitts Road, east of Schlipf Road, south of FM 529

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

Description: The proposed Bartlett Road Street Dedication and Reserves (Development) is bounded by Beckendorff Road to the south and future Sunterra development to the east. The Development encompasses approximately 7.10 acres with 0 lots, 6 reserves, and 2 blocks. Restricted Reserve C within the Development is restricted to the future construction of a water plant. The final drainage plans for the Development will only include roadway and accompanying drainage infrastructure. The final drainage plans for the future water plant (Sunterra Water Plant No. 3) has been submitted to the District for review under Application ID No. 00365.

The drainage for the Development will be conveyed through drainage swales and underground public storm sewer. The Development proposes improvements to the ditches located to the east and west of Bartlett Road, including equalizer pipes between the ditches, to incorporate a significant amount of offsite sheetflow entering the system from the



Mr. Arnold England, President
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Page 2

northwest. Flow will be directed south and outfall into Channel B downstream. Channel B was included in the plans titled "Sunterra Pod M & NN (Section 53) Mass Grading" and approved under Permit No. 2023-04 on April 10, 2023. Channel B will connect to Detention Pond V, which is a part of the Phase III North Drainage Impact Analysis reviewed by the District. Detention Pond V was included in the plans titled "Sunterra Phase 3 North Detention and Mass Grading," which was approved under Permit No. 2022-02 on April 11, 2022.

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

DFMA:

A new Detention Facilities Maintenance Agreement (DFMA) between Waller County MUD No. 4 and the District encompasses all drainage and detention facilities within the Sunterra development. This DFMA will be considered for Board approval as a separate agenda item at the September 23rd District meeting.

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.



Mr. Arnold England, President
 September 19, 2024
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At this time, no deviation or variance requests from the District's R&R have been requested or granted. The proposed Development shall be constructed per the District's approved plans and in conformance with the District's R&R.

For the Applicant:

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

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

The applicant shall not use this letter to commence any construction activities prior to receiving 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/R0002-1019-01.011 Bartlett Road Street Dedication and Reserves/3.0 - LETTERS/Bartlett Road Street Dedication & Reserves - Final Plat Approval Ltr.docx>

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



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September 19, 2024

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

Reference: Astro Sunterra, LP
App. ID 00304, Permit 2024-75 - Beckendorff Road Street Dedication Section 5 – **Final Plat**
App. ID 00351, Permit 2024-89 - Beckendorff Road Street Dedication & Reserves – **Final Plat**
App. ID 00372 – Permit Numbers 2024-75 AND 2024-89 - Beckendorff Road Street Dedication
Section 5 AND Beckendorff Road Street Dedication & Reserves – **Final Drainage Plans**
Quiddity Job Nos. R0002-1019-01.012 and R0002-1019-01.045

Dear Mr. England:

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

Applicant: Quiddity Engineering - LDS

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

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

Survey: W. I. Williamson Survey, Abstract 410, H.&T.C. RR Company Survey, Section 119, Abstract 200, and H.&T.C. RR Company Survey, Section 129, Abstract 204, Waller County, Texas

Description: The proposed Beckendorff Road Street Dedication Section 5 and Beckendorff Road Street Dedication & Reserves (Development) encompasses approximately 2.15 and 0.99 acres of roadway and associated drainage improvements.

The drainage for the site is conveyed through curb and gutter inlets, which connects to an underground public storm sewer system and outfalls at five (5) locations. The first outfall is located to the west of Bartlett Road and discharges flow into Channel A via a proposed 30-inch reinforced concrete pipe (RCP). Channel A outfalls into Channel B. Channel A and B were included in the plans titled "Sunterra Pod M & NN (Section 53) Mass Grading" that was approved by the District under Permit No. 2023-04 on April 10, 2023. The second and third outfalls are located to the east of Bartlett Road and west of Emerald Ocean Drive, and outfalls into Channel B, which outfalls into Detention Pond V. The fourth and fifth outfalls are existing and discharge flow into Detention Pond V.

Detention Pond V was included in the plans titled "Sunterra Phase 3 North Detention and Mass Grading," which was approved under Permit No. 2022-02 on April 11, 2022. Detention Pond V outfalls into Detention Pond O, which outfalls into Detention Pond N. Detention



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

DFMA:

A new Detention Facilities Maintenance Agreement (DFMA) between Waller County MUD No. 4 and the District encompasses all drainage and detention facilities within the Sunterra development. This DFMA will be considered for Board approval as a separate agenda item at the September 23rd District meeting.

Technical Review:

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

Based on our review of the final plats and final drainage plans (plans), the permit applications generally comply with the District's Rules and Regulations (R&R); we interpose no objection and recommend their 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
September 19, 2024
Page 3

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

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1019-01.012 Beckendorff Road Street Dedication Section 5/3.0 - LETTERS/Beckendorff Rd St Dedication & Reserves and Beckendorff Rd St Dedication Sec 5 Final Plat Approval Ltr_082224.docx

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



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September 19, 2024

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

Reference: Quiddity Engineering, LLC
Sunterra Wastewater Treatment Plant – **Final Plat**
Application ID No. 00230
Permit No. 2024-34
Quiddity, Inc. Job No. R0002-1019-01.017

Dear Mr. England:

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

Applicant: Quiddity Engineering, LLC

Permit Type: Tract Development w/Platting – Final Plat

Location: 28041 Stockdick Road, Katy, Texas 77423

Survey: J.W. McCutcheon Survey, Section 130, Abstract 308, Waller County, Texas

Previous Approvals: The District approved the Final Drainage Plans for the "Sunterra WWTP Lift Station to Lake House WWTP" on August 23, 2021, under Permit No. 2021-21 and the Final Drainage Plans for Sunterra WWTP 1.00 MGD on September 9, 2024, under Permit No. 2024-34.

Description: This permit application only includes the final plat submittal of the Sunterra Wastewater Treatment Plant. The proposed construction of the Sunterra Wastewater Treatment Plant and associated drainage facilities were included in the plans titled "Sunterra WWTP Lift Station to Lake House WWTP" and approved by the District under Permit No. 2021-21 on August 23, 2021.

DFMA: N/A

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



Mr. Arnold England, President
 September 19, 2024
 Page 2

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

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

For the Applicant:

The applicant shall not use this letter to commence any construction activities prior to receiving all **approved permits** from the governing entities with jurisdiction. As previously mentioned, this recommendation of approval only includes the final plat for the Development, with the final drainage plans having been previously approved by the District.

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/R0002-1019-01.006 Sunterra Waste Water Plant/3.0 - LETTERS/Sunterra WWTP Final Plat Approval Ltr 091924.docx>

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



September 19, 2024

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

Reference: Enclave Gassner Tract, LLC
La Segarra Section 2 – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 00555
Permit No. – N/A
Quiddity Job No. R0002-1020-01.008

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 Gassner Lane, south of the future extension of Stockdick Road, and east of Sport Flyers Lane.

Survey: H. & T.C.R.R Co. Survey Section 50, Abstract 288, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of La Segarra Section 2, the permit application generally complies with the District's Rules and Regulations; we interpose no objection and recommend its acceptance by the District's Board of Supervisors.

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

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

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

Mr. Arnold England, President

September 19, 2024

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DFMA:

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

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

Sincerely,



Michael H. McCarthy, PE

MHM/dme

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1020-01.008 La Segarra Section 2/3.0 - LETTERS/La Segarra Sec 2 PP Approval Ltr 09192024.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1020-01.008%20La%20Segarra%20Section%202/3.0%20LETTERS/La%20Segarra%20Sec%202%20PP%20Approval%20Ltr%2009192024.docx)

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



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September 19, 2024

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

Reference: GAMAL 318 Acres, LLC
Mirabella Section 3 – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 00566
Permit No. – N/A
Quiddity Job No. R0002-1035-01.010

Dear Mr. England:

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

Applicant: Edminster, Hinshaw, Russ & Associates

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

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

Survey: H. & T.C.R.R Co. Survey Section 51, Abstract 143, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of Mirabella 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

September 19, 2024

Page 2

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1035-01.010 Mirabella Section 3/2.0 - Letters/Mirabella Section 3 PP Approval Ltr 09192024.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1035-01.010%20Mirabella%20Section%203/2.0%20Letters/Mirabella%20Section%203%20PP%20Approval%20Ltr%2009192024.docx)

cc: Ms. Ashley Spiteri – Edminster, Hinshaw, Russ & Associates via email aspiteri@ehra.team
Ms. Paige Lipetska – Edminster, Hinshaw, Russ & Associates via email plipetska@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