

MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT

February 10, 2025

The Board of Supervisors of Brookshire-Katy Drainage District (the "District") met in regular session, open to the public, at 7:00 p.m. on the 10th day of February, 2025, 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. [Supervisors Chisum and Beckendorff joined the meeting during the discussion of item 7(a), arriving at 7:08 p.m. and 7:11 p.m. respectively.]

Also attending the meeting were Buddy Brand, Assistant General Manager of the District; Wendy Sidwell, District Administrator; Michael McCarthy, P.E., of Quiddity Engineering ("Quiddity" or "Engineer"); Blair Bozoarth, P.E., of Quiddity Engineering Land Development Group representing Sunterra Development; William Petrov, attorney, and Mirna Croon, paralegal, of Johnson Petrov, LLP ("Johnson Petrov" or "Attorney"); Jonathan Pena, P.E., of EHRA representing Mirabella Development; and Elaine Stremlau, P.E., of EHRA representing Lakes of Cane Island Development.

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 JANUARY 13, 2025, REGULAR SESSION AND JANUARY 27, 2025
SPECIAL MEETING MINUTES

Upon motion by Supervisor Keeling, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved the minutes of the January 13, 2025 Regular Board meeting, and January 27, 2025 Special Board meeting.

Agenda Item No. 5
KATY INDEPENDENT SCHOOL DISTRICT LIVESTOCK SHOW & RODEO PARADE.

Mr. Brand stated that the application to participate in the above-referenced event has been submitted.

Agenda Item No. 6

INTERNAL REVENUE SERVICE STANDARD MILEAGE RATE FOR 2025

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved the 2025 mileage reimbursement rate of \$0.70 per mile, which aligns with the Internal Revenue Service mileage reimbursement rate for 2025.

Agenda Item No. 7

ENGINEER'S REPORT

- a) Permit Application for Tract Development Without Platting for Zero Tolerance Diesel ID: 24-00039; Permit No. 2024-65;

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

- b) Detention Facilities Maintenance Agreement between Brookshire-Katy Drainage District and Payton Wayne Morgan and Desiree Ann DeVillier regarding Zero Tolerance Diesel Permit No. 2024-65;

Upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved (i) Permit Application for Permit No. 2024-65, as recommended by Quiddity; and (ii) the Detention Facilities Maintenance Agreement for Permit No. 2024-65, as recommended by Johnson Petrov.

- c) Permit Application for Drainage Study Analysis for Freeland Tract Phase 2 ID: 24-00015;

Upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application No. 24-00015, as recommended by Quiddity in the letter attached hereto as Exhibit "A-1".

- d) Permit Application for Tract Development Without Platting for Lakes of Cane Island Detention- Final Drainage Plans ID: 00461, Permit No. 2024-109;

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

- e) Detention Facilities Maintenance Agreement between Brookshire-Katy Drainage District and Phhou-Cane Island 178, LLC, Chesmar Homes LLC, Drees Custom Homes, LP, and Waller County Municipal Utility District No. 58 regarding Lakes of Cane Island Permit No. 2024-109;

Mr. Petrov recommended approval of the above referenced Detention Facilities Maintenance Agreement.

- f) Permit application for Tract Development With Platting for Lakes of Cane Island Detention Reserve A - Final Plat, ID: 00693, Permit No. 2024-157;

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

- g) Permit application for Tract Development With Platting for Lakes of Cane Island Detention Reserve B - Final Plat, ID: 00694, Permit No. 2024-158;

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

- h) Permit application for Tract Development With Platting for Lakes of Cane Island Detention Reserve C and D – Final Plat, ID: 00695, Permit No. 2024-159;

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

- i) Permit application for Tract Development With Platting for Lakes of Cane Island Detention Reserve E – Final Plat, ID: 00696, Permit No. 2024-160;

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

- j) Permit application for Tract Development With Platting for Lakes of Cane Island Detention Reserve F – Final Plat, ID: 00697, Permit No. 2024-161

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

Next, upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved (i) Permit Application for Tract Development Without Platting for Lakes of Cane Island Detention-Final Drainage Plans (ID: 00461), Permit No. 2024-109; (ii) Detention Facilities Maintenance Agreement between Brookshire-Katy Drainage District and Phhou-Cane Island 178, LLC, Chesmar Homes LLC, Drees Custom Homes, LP, and Waller County Municipal Utility District No. 58 regarding Lakes of Cane Island Permit No. 2024-109; (iii) Permit application for Tract Development With Platting for Lakes of Cane Island Detention Reserve A – Final Plat (ID: 00693, Permit No. 2024-157); (iv) Permit application for Tract Development With Platting for Lakes of Cane Island Detention Reserve B – Final Plat (ID: 00694, Permit No. 2024-158); (v) Permit application for Tract Development With Platting for Lakes of Cane Island Detention Reserve C and D – Final Plat (ID: 00695, Permit No. 2024-159); (vi) Permit application for Tract Development With Platting for Lakes of Cane Island Detention Reserve E – Final Plat (ID: 00696, Permit No. 2024-160); and (vii) Permit application for Tract Development With Platting for Lakes of Cane Island Detention Reserve F – Final Plat (ID: 00697, Permit No. 2024-161)

- k) Permit Application for Tract Development Without Platting for Mirabella Detention Phase I; ID: 00448, Permit No. 2024-149;

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

- l) Permit Application for Tract Development With Platting for Mirabella Detention Basin 5 Phase 1 & Detention Basin 6 – Final Plat, ID: 00652, Permit No. 2024-150;

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

- m) Permit Application for Tract Development With Platting for Mirabella Detention Basin 4 – Final Plat, ID: 00651; Permit No. 2024-149.

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

Upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved (i) Permit Application for Tract Development Without Platting for Mirabella

Detention Phase I; ID: 00448; (Permit No. 2024-149) (ii) Permit Application for Tract Development With Platting for Mirabella Detention Basin 5 Phase 1 & Detention Basin 6 – Final Plat; ID: 00652; (Permit No. 2024-150); and (iii) Permit Application for Tract Development With Platting for Mirabella Detention Basin 4 – Final Plat; ID: 00651 (Permit No. 2024-149);

- n) Permit Application for Tract Development With Platting for Proposed Gas Station, C-Store, Fast Food & Truck Stop – Preliminary Plat ID: 00781;

Upon motion by Supervisor Welch, seconded by Supervisor Beckendorff, after full discussion and with all Supervisors present voting aye, the Board approved the above-referenced Permit Application ID 00781, as recommended by Quiddity in the letter attached hereto as Exhibit "A-11".

- o) Permit Extension Request for Tract Development With Platting for OLO Brookshire Reserve 12/01/2022 – Final Drainage Plans, ID: 23-00788, Permit No. 2022-74;

Upon motion by Supervisor Chisum, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board authorized a 180-day extension for Permit No. 2022-74, extending it from February 10, 2025, as recommended by Quiddity.

- p) Update on Sunterra Lakes Development.

Mr. Bozoarth provided an update regarding the Sunterra Lakes Development project.

- q) Update on Master Drainage Plan Phase 2;

Mr. McCarthy updated the Board on the Master Drainage Plan, Phase 2. There was no action.

Agenda Item No. 8

GENERAL MANAGER'S REPORT

A. General Manager's Report.

Mr. Brand presented the General Manager's Report to the Board, a copy of which is attached hereto as Exhibit "B".

B. Inspector's Report and Enforcement Action Updates.

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

C. Update on New Administration Building.

Mr. Brand updated the Board on the construction of the new Administration Building.

D. Personnel Handbook/Matters.

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

Agenda Item No. 9

FINANCIAL REPORT

- A. Discuss and take action to pay bills. Ms. Sidwell presented to and reviewed with the Board the January 2025 bills.

- B. January 2025 Financial Report. Ms. Sidwell then presented to and reviewed with the Board the Financial Report, a copy of which is attached hereto as Exhibit "B".

Upon motion by Supervisor Beckendorff, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved (i) paying the January 2025 bills; and (ii) the Financial Report.

- C. Investment Policy. Upon motion by Supervisor Beckendorff, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved the Investment Policy, a copy of which is attached hereto as Exhibit "C".

Agenda Item No. 10
EXECUTIVE SESSION

At 8:28 p.m. upon motion by Supervisor Chisum, seconded by Supervisor Keeling, the President called an Executive Session pursuant to Sections 551.071 to discuss matters of attorney-client privilege. Only the present Board members, Mr. Brand, Ms. Sidwell, Mr. McCarthy, Mr. Petrov, and Ms. Croon were present during the executive session.

Agenda Item No. 11
REGULAR SESSION

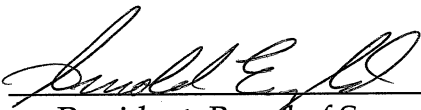
At 9:06 p.m., upon motion by Supervisor Chisum, seconded by Supervisor Beckendorff, after full discussion and with all Supervisors present voting aye, the Board reconvened the meeting in regular session. No action was taken in the Executive Session.

ADJOURNMENT

With no additional matters to discuss, upon motion by Supervisor Keeling, seconded by Supervisor Chisum, and with all Supervisors voting aye, the Board adjourned the meeting at 9:08 p.m.

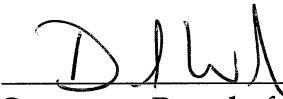
[EXECUTION PAGE FOLLOWS]

SIGNED this 10TH day of MARCH 2025.



President, Board of Supervisors

ATTEST:



Secretary, Board of Supervisors



Exhibit	Description
A	Recommendation letter for Permit Application for Zero Tolerance Diesel (Permit No. 2024-65)
A-1	Recommendation letter for Permit Application for Drainage Study Analysis for Freeland Tract Phase 2 (ID: 24-00015)
A-2	Recommendation letter for Permit Application for Lakes of Cane Island Detention-Final Drainage Plans (Permit No. 2024-109)
A-3	Recommendation letter for Permit Application for Lakes of Cane Island Detention Reserve A – Final Plat (Permit No. 2024-157)
A-4	Recommendation letter for Permit Application for Lakes of Cane Island Detention Reserve B – Final Plat (Permit No. 2024-158)
A-5	Recommendation letter for Permit Application for Lakes of Cane Island Detention Reserve C and D – Final Plat (Permit No. 2024-159)
A-6	Recommendation letter for Permit Application for Lakes of Cane Island Detention Reserve E – Final Plat (Permit No. 2024-160)
A-7	Recommendation letter for Permit Application for Lakes of Cane Island Detention Reserve F – Final Plat (Permit No. 2024-161)
A-8	Recommendation letter for Permit Application for Mirabella Detention Phase I (Permit No. 2024-149)
A-9	Recommendation letter for Permit Application for Mirabella Detention Basin 5 Phase 1 & Detention Basin 6 – Final Plat (Permit No. 2024-150)
A-10	Recommendation letter for Permit Application for Mirabella Detention Basin 4 – Final Plat (Permit No. 2024-149)
A-11	Recommendation letter for Permit Application for Proposed Gas Station, C-Store, Fast Food & Truck Stop – Preliminary Plat (ID: 00781)
B	General Manager's Report and Financial Report
C	Investment Policy



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

February 7, 2025

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

Reference: Zero Tolerance Diesel – **Tract Development without Platting**
Application ID No. 24-00039
BKDD Permit No. 2024-65
Quiddity, Inc. Job No. R0002-1020-01.007

Dear Mr. England:

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

Applicant: DAC Engineering

Permit Type: Tract Development without Platting – Final Drainage Plans

Location: 35678 Clapp Roa, Pattison, Texas 77423

Previous Approvals: N/A

Description: The proposed Zero Tolerance Diesel Development (Development) encompasses approximately 2.05 acres of land within an approximate 10 acre tract. The Development proposes to construct a single building for commercial use, concrete parking, drainage and detention facilities, and landscape.

The existing drainage conditions for the Development generally sheetflow from northwest to southeast. The offsite flows are captured by a ditch on the neighboring property which discharge flow to the Clapp Road ditch.

To mitigate the increase in flows from the proposed commercial development, the Development includes drainage and detention facilities with a controlled release outfall into the Clapp Road ditch.

The drainage for the site is conveyed using swales, inlets, and underground storm sewer. Only 2 acres of the 10 acre tract will be developed with fill and impervious cover. The remainder of the tract will be left undeveloped and will drain to Clapp Road via two proposed peripheral swales to mirror existing sheetflow conditions. Both swales include weir restrictors near the connection to Clapp Road ditch.

The Development includes construction of a single dry-bottom detention pond. The detention pond includes 1.35 ac-ft of detention capacity with a detention storage rate of



Mr. Arnold England, President

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

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

Sincerely,

Michael McCarthy, PE

MHM/scs

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1020-01.007 Zero Tolerance Diesel/3.0 - LETTERS/Zero Tolerance Diesel - FDP Approval Ltr - 020725.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1020-01.007%20Zero%20Tolerance%20Diesel/3.0%20LETTERS/Zero%20Tolerance%20Diesel%20-%20FDP%20Approval%20Ltr%20-%20020725.docx)

cc: Ms. Desi Morgan – Zero Tolerance Diesel via email desi@zerotolerancediesel.com
Mr. Maurice Mullaly, PE – maurice.mullaly@dacengineers.com
Mr. Ross McCall, PE - Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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February 6, 2025

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

Reference: Freeland (Houston) ASLI X, LLC
Freeland Tract Phase 2 – **Drainage Impact Assessment**
Application ID No. 24-00015
Permit No. N/A
Quiddity Job No. R0002-1033-84.001.01

Dear Mr. England:

The referenced Freeland Tract Phase 2 (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 Development includes approximately 645 acres of land for primarily future single-family residential use and is bounded by Morton Road to the south and Cardiff Road to the east. The ultimate development for the Freeland Tract encompasses approximately 1,020 acres. The drainage study for Phase 1 was approved by the District on December 23, 2024 under Application ID: 24-00014. The Report aims to analyze the drainage and 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 is generally flat and sheetflows from north to south towards Morton Road. The Development is located within the Willow Fork watershed as compared to the future Phase 1 development which is located within the Snake Creek watershed.

In post developed conditions, the Development's proposed detention routing system will mirror existing drainage conditions and discharge site runoff into the Morton Road ditch, which will then drain through dual 96-inch cross culverts that connect to Willow Fork Creek downstream. The Development and Phase 1 development will not be hydraulically connected.



Mr. Arnold England, President

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The Development is located outside of the 100-yr floodplain, and therefore, will not require floodplain fill mitigation. The Development includes an offsite sheetflow analysis that identifies significant offsite sheetflow draining from northwest to southeast across the Development. The proposed drainage plan includes peripheral conveyance channels to intercept and route the offsite sheetflow around the Development with discharge into the Morton Road ditch.

The Development includes a two phase construction approach. The initial or interim condition encompasses approximately 386 acres and includes the construction of four (4) onsite wet-bottom detention ponds (Ponds 0, 1, 2-3, and 3-4-5), and approximately 2.5 miles of drainage channel along the Development's western boundary. The channel includes a 120-ft top width, 3:1 side slopes, and a 20-ft maintenance berm. Due to limited depth, the proposed channel includes a pumped and gravity outfall system resulting in approximately 12-percent pumped discharge of the total detention volume with 88-percent gravity outfall for the upper portion of the channel. The pump station will include three (3) 1 cfs pumps, with the system designed for two pumps in operation and the third to be used as emergency backup. The peripheral channel is designed to be used for conveyance purposes only, while the detention volume is provided by the proposed on-site detention ponds. The combined total detention storage volume for the interim condition is 461 acre-feet with a detention storage rate of 1.19 ac-ft/ac. The proposed detention ponds include a 100-yr water surface elevation ranging from 169.2 ft to 172 ft, a top of bank ranging from 170.5 ft to 173 ft, and minimum of 1-ft of freeboard. Additionally, each pond includes minimum 30-ft maintenance berms and 4:1 side slopes. The ponds are interconnected by a series of equalizer pipes that will gravity discharge into the perimeter channel. The channel pump station is located downstream of Pond 3-4-5.

The ultimate condition includes the remaining 258 acres of the Development. An additional five (5) detention ponds (Ponds 6, 7, 8, 9-10, and 11) will be constructed for a total of nine (9) proposed wet-bottom detention ponds serving the Development. The pump station in the interim condition will be removed and a new pump station will be constructed further downstream at the outfall into the Morton Road ditch. The pumped discharge in the ultimate condition will represent approximately 8-percent of the total detention volume and use two (2) 2 cfs pumps with a third to be used as emergency backup. The ponds will be connected by a series of equalizer pipes with an outfall from Pond 11 into peripheral channel, which then discharges flow into the Morton Road ditch. The combined total detention storage volume for the ultimate condition is 599 acre-feet with a detention storage rate of 0.93 ac-ft/ac.

District Ultimate ROW

The Development's southern and eastern borders encompass an existing 20-ft wide District easement. The 20-ft wide District easement along Cardiff Road travels north through the Development, into the future Phase 1 development, and through undeveloped tracts up to FM 529. As previously documented within the Phase 1 approval letter, the applicant performed an ultimate ROW analysis and determined the areas immediately upstream of the Development convey a significant amount of offsite sheetflow and would require an increase in drainage easement to an approximately 300-ft wide drainage easement, considering the depth limitations within the existing District easement. Additionally, the Development is located within the Willow Fork watershed. As the existing 20-ft wide District easement enters into the Phase 1 development, the watershed transitions into the Snake Creek Fork watershed per the findings from the District's Master Drainage Plan Phase 1.



Mr. Arnold England, President

February 6, 2025

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In order to avoid impacts from redirecting sheetflow between watersheds, further coordination with the applicant and developer were required to arrive to a solution that best suited the District's Master Drainage Plan and development's site plan. The preliminary solution involves converting a portion of the approximately 250-ft wide undeveloped area located along the northern boundary of the Phase 1 development, that encompasses multiple existing gas pipelines and a drill site, into a future drainage easement that would be dedicated to the District. The applicant provided information to the District concerning the existing pipeline easements, pipeline sizes, and approximate depths of the pipelines. The applicant also provided a letter from WCMUD 48 dated November 12, 2024 confirming their reservation of this land for future drainage easement to be dedicated to the District. Additionally, there is potential to utilize the proposed peripheral detention channels within the Phase 1 development as future District drainage channels once further buildout of District easements occur further downstream to allow for an increase in conveyance and depth within the channels. Such improvements would include a crossing underneath FM 2855 with flow directed to the east along Stockdick Road, and thus removing the need for the Phase 1 stormwater lift station. WCMUD 48 has been informed and generally accepts this preliminary ultimate ROW plan. That being said, continued coordination with WCMUD 48, the pipeline companies, and TxDOT would be required at the time of implementation of the District's Master Drainage Plan. Lastly, this proposed routing of the District's easements will be modeled and documented in the District's Master Drainage Plan Phase 2 which is set to be completed in the 4th quarter of 2025.

Based on the information provided above, no additional drainage easement is needed along Cardiff Road. Regarding the existing 20-ft wide District easement along Morton Road, the referenced proposed peripheral channel will convey the required 100-yr offsite flows that enter the Development, which will be routed to the Morton Road ditch. Therefore, no additional drainage easement is needed along Morton Road.

Conclusion:

Based on our review of the Report, the Development does not appear to show any adverse impacts from the proposed improvements. The proposed peak flow discharge 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 4-4 and Table 4-8 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. At this time, no variance requests from the District's R&R have been requested or granted. We offer no objections to this Freeland Tract Phase 2 Drainage Impact Assessment and recommend the District accept this Report.

Please note that this recommendation does not necessarily mean that the design and calculations provided in the accompanying documentation for the Development 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.



Mr. Arnold England, President

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For the Applicant

- DFMA - The property owner will be required to coordinate with the District's legal counsel and execute a Detention Facilities Maintenance Agreement (DFMA) for this Development before the District approves 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/R0002-1003-84 Freeland Tract Ph 2 Permit Rvw/3.0 - LETTERS/DIA Ltr 2.6.25 - Freeland Tract Phase 2.docx>

Enclosures

cc: Mr. Steven Golz, PE, CFM, ENV SP – BGE via email sgolz@bgeinc.com
Ms. Amie Guan, PE, CFM – BGE via email aguan@bgeinc.com
Mr. Darrin Fentress, PE – BGE via email dfentress@bgeinc.com
Mr. Ross McCall, PE – Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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February 7, 2025

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

Reference: Perry Homes
Lakes of Cane Island Detention – **Tract Development with Platting**
Application ID No. 00461
BKDD Permit No. 2024-109
Quiddity, Inc. Job No. R0002-1033-01.012

Dear Mr. England:

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

Applicant: EHRA Engineering

Permit Type: Tract Development with Platting – Final Drainage Plans

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

Previous Approvals: The Board accepted the Drainage Impact Analysis for Lakes of Cane Island on December 23, 2024 (00383).

Description: The proposed Lakes of Cane Island Detention (Development) encompasses approximately 180 acres of land for future single-family residential development.

The Development includes construction of six (6) wet-bottom detention ponds (Ponds A, B, C, D, E, and F). The combined total detention storage volume for the Development is 197.8 acre-feet and the detention storage rate of 1.11 ac-ft/ac. The proposed detention ponds include a normal water surface elevation of 147.3 ft, a 100-yr WSE ranging from 157.06 ft to 157.41 ft, a top of bank ranging from 158.06 ft to 158.41 ft, and minimum of 1-ft of freeboard. Additionally, each pond includes minimum 30-ft maintenance berms, 4:1 side slopes, emergency overflow spillways, and gravity only outfalls. The ponds are interconnected with a series of equalizer pipes that maintain consistent water surface elevations throughout. Pond F connects to Pond E, which connects to Pond D, which connects to Pond C, which connects to Pond B, which connects to Pond A. Pond A which will then discharge flow to the south of Morton Road via a proposed 30-inch reinforced concrete pipe (RCP), which is directed east along Morton Road and connects directly into the existing Cane Island Section 35 storm sewer system. Flow is then routed through the existing Cane Island north detention system before ultimately discharging into Cane Island Branch of Buffalo Bayou.



Mr. Arnold England, President
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Based on our review, it appears the proposed drainage and detention facilities were designed in accordance with the Drainage Impact Analysis for the Development titled, "Drainage Impact Analysis for The Development of 180-acre Lakes of Cane Island Tract", dated November 2024, and approved by the District on December 23, 2024.

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 as a separate agenda item on the February 10, 2025 District meeting agenda.

Technical Review:

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

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

The proposed Development shall be constructed per the District's approved plans and in conformance with the District's R&R.

For the Applicant:

Please be advised that in an effort to comply with the District's policy to maintain zero net increase in stormwater runoff rates and to ensure that no adverse impacts are attributable to the proposed Development, the Owner shall implement temporary drainage and detention facilities as necessary during construction of the Development to avoid adverse impacts on neighboring properties or downstream facilities. It is recommended all permanent drainage and detention facilities be constructed and functional prior to construction of the impervious improvements associated with the scope of the Development.

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
February 7, 2025
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 McCarthy, PE

MHM/scs/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1033-01.012 Lakes of Cane Island Detention/2.0 - Letters/Lakes of Cane Island Detention - FDP Approval Ltr - 020625.docx>

cc: Mr. Connor Young, PE – Perry Homes via email connor.young@perryhomes.com
Ms. Elaine Stremlau, PE – EHRA Engineering via email estremlau@ehra.team
Mr. Ross McCall, PE - Waller County Engineer via email engineering@wallercounty.us
Mr. David Kasper, PE – City of Katy Engineer via email david.kasper@arkkengineers.com
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

February 7, 2025

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

Reference: PHHOU - Cane Island 178, LLC, a Texas limited liability company
Lakes of Cane Island Detention Reserve A - **Final Plat**
Application ID No. 00693
Permit No. 2024-157
Quiddity Job No. R0002-1033-01.002

Dear Mr. England:

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

Applicant: EHRA Engineering

Permit Type: Tract Development with Platting – Final Plat **ONLY**

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

Survey: H. & T. R.R. CO. Survey Section 127, Abstract No. 205, Waller County, Texas

Previous Approvals: The District approved the Preliminary Plat for Lakes of Cane Island Detention Reserve A, on April 08, 2024.

Description: The proposed Lakes of Cane Island Detention Reserve A (Development) encompasses approximately 6.907 acres of 0 Lots, 1 Blocks, and 2 Reserves.

This permit application includes only the final plat for the Development. The associated design of the detention reserve is included in the plans titled "Waller County Municipal Utility District No. 58 Excavation, Compaction, and Storm Sewer to serve Lakes of Cane Island Detention", under Permit No. 2024-109 and Application ID No. 00461. These final drainage plans will be considered for Board approval as a separate agenda item on the February 10, 2025 meeting agenda.

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

Please note that this recommendation does not necessarily mean that the proposed design and all the calculations provided in the accompanying documentation have been completely checked and verified. Omissions in this review do not relieve the



Mr. Arnold England, President
February 7, 2025
Page 2

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 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: 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/scs

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1033-01.002 Lakes of Cane Island Detention Reserve A/2.0 - Letters/Lakes of Cane Island Detention Reserve A - FP Approval Ltr - 020725.docx>

cc: Mr. Connor Young, PE – Perry Homes via email connor.young@perryhomes.com
Ms. Elaine Stremmlau, PE – EHRA Engineering via email estremmlau@ehra.team
Ms. Kaitlin Gile – EHRA Engineering via email kgile@ehra.team
Mr. Ross McCall, PE – Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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www.quiddity.com

February 7, 2025

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

Reference: PHHOU - Cane Island 178, LLC, a Texas limited liability company
Lakes of Cane Island Detention Reserve B - **Final Plat**
Application ID No. 00694
Permit No. 2024-158
Quiddity Job No. R0002-1033-01.010

Dear Mr. England:

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

Applicant: EHRA Engineering

Permit Type: Tract Development with Platting – Final Plat **ONLY**

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

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

Previous Approvals: The District approved the Preliminary Plat for Lakes of Cane Island Detention Reserve B, on July 15, 2024.

Description: The proposed Lakes of Cane Island Detention Reserve B (Development) encompasses approximately 3.795 acres of 0 Lots, 1 Blocks, and 1 Reserves.

This permit application includes only the final plat for the Development. The associated design of the detention reserve is included in the plans titled "Waller County Municipal Utility District No. 58 Excavation, Compaction, and Storm Sewer to serve Lakes of Cane Island Detention", under Permit No. 2024-109 and Application ID No. 00461. These final drainage plans will be considered for Board approval as a separate agenda item on the February 10, 2025 meeting agenda.

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

Please note that this recommendation does not necessarily mean that the proposed design and all the calculations provided in the accompanying documentation have been completely checked and verified. Omissions in this review do not relieve the



Mr. Arnold England, President
 February 7, 2025
 Page 2

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 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: 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/scs

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1033-01.002 Lakes of Cane Island Detention Reserve A/2.0 - Letters/Lakes of Cane Island Detention Reserve A - FP Approval Ltr - 020725.docx>

cc: Mr. Connor Young, PE – Perry Homes via email connor.young@perryhomes.com
 Ms. Elaine Stremlau, PE – EHRA Engineering via email estremlau@ehra.team
 Ms. Kaitlin Gile – EHRA Engineering via email kgile@ehra.team
 Mr. Ross McCall, PE – Waller County Engineer via email engineering@wallercounty.us
 Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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February 7, 2025

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

Reference: PHHOU - Cane Island 178, LLC, a Texas limited liability company
Lakes of Cane Island Detention Reserves C and D - **Final Plat**
Application ID No. 00695
Permit No. 2024-159
Quiddity Job No. R0002-1033-01.004

Dear Mr. England:

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

Applicant: EHRA Engineering

Permit Type: Tract Development with Platting – Final Plat ONLY

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

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

Previous Approvals: The District approved the Preliminary Plat for Lakes of Cane Island Detention Reserves C and D, on July 15, 2024.

Description: The proposed Lakes of Cane Island Detention Reserves C and D (Development) encompasses approximately 7.728 acres of 0 Lots, 1 Blocks, and 2 Reserves.

This permit application includes only the final plat for the Development. The associated design of the detention reserve is included in the plans titled "Waller County Municipal Utility District No. 58 Excavation, Compaction, and Storm Sewer to serve Lakes of Cane Island Detention", under Permit No. 2024-109 and Application ID No. 00461. These final drainage plans will be considered for Board approval as a separate agenda item on the February 10, 2025 meeting agenda.

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

Please note that this recommendation does not necessarily mean that the proposed design and all the calculations provided in the accompanying documentation have been completely checked and verified. Omissions in this review do not relieve the



Mr. Arnold England, President

February 7, 2025

Page 2

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 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: 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/scs

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1033-01.004 Lakes of Cane Island Detention Reserves C & D/2.0 - Letters/Lakes of Cane Island Detention Reserves C and D - FP Approval Ltr - 020525.docx>

cc: Mr. Connor Young, PE – Perry Homes via email connor.young@perryhomes.com
Ms. Elaine Stremlau, PE – EHRA Engineering via email estremlau@ehra.team
Ms. Kaitlin Gile – EHRA Engineering via email kgile@ehra.team
Mr. Ross McCall, PE – Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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February 7, 2025

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

Reference: PHHOU - Cane Island 178, LLC, a Texas limited liability company
Lakes of Cane Island Detention Reserve E - **Final Plat**
Application ID No. 00696
Permit No. 2024-160
Quiddity Job No. R0002-1033-01.005

Dear Mr. England:

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

Applicant: EHRA Engineering

Permit Type: Tract Development with Platting – Final Plat **ONLY**

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

Survey: H. & T.C. R.R. Co. Survey Section 127, Abstract No. 205, Waller County, Texas

Previous Approvals: The District approved the Preliminary Plat for Lakes of Cane Island Detention Reserve E, on May 06, 2024.

Description: The proposed Lakes of Cane Island Detention Reserve E (Development) encompasses approximately 4.062 acres of 0 Lots, 1 Blocks, and 1 Reserves.

This permit application includes only the final plat for the Development. The associated design of the detention reserve is included in the plans titled "Waller County Municipal Utility District No. 58 Excavation, Compaction, and Storm Sewer to serve Lakes of Cane Island Detention", under Permit No. 2024-109 and Application ID No. 00461. These final drainage plans will be considered for Board approval as a separate agenda item on the February 10, 2025 meeting agenda.

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

Please note that this recommendation does not necessarily mean that the proposed design and all the calculations provided in the accompanying documentation have been completely checked and verified. Omissions in this review do not relieve the



Mr. Arnold England, President
February 7, 2025
Page 2

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 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: 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/scs

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1033-01.005 Lakes of Cane Island Detention Reserve E/2.0 - Letters/Lakes of Cane Island Detention Reserve E - FP Approval LTR- 020725.docx>

cc: Mr. Connor Young, PE – Perry Homes via email connor.young@perryhomes.com
Ms. Elaine Stremlau, PE – EHRA Engineering via email estremlau@ehra.team
Ms. Kaitlin Gile – EHRA Engineering via email kgile@ehra.team
Mr. Ross McCall, PE – Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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February 7, 2025

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

Reference: PHHOU - Cane Island 178, LLC, a Texas limited liability company
Lakes of Cane Island Detention Reserve F - **Final Plat**
Application ID No. 00697
Permit No. 2024-161
Quiddity Job No. R0002-1033-01.006

Dear Mr. England:

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

Applicant: EHRA Engineering

Permit Type: Tract Development with Platting – Final Plat ONLY

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

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

Previous Approvals: The District approved the Preliminary Plat for Lakes of Cane Island Detention Reserve F on May 06, 2024.

Description: The proposed Lakes of Cane Island Detention Reserve F (Development) encompasses approximately 13.13 acres of 0 Lots, 1 Blocks, and 1 Reserves.

This permit application includes only the final plat for the Development. The associated design of the detention reserve is included in the plans titled "Waller County Municipal Utility District No. 58 Excavation, Compaction, and Storm Sewer to serve Lakes of Cane Island Detention", under Permit No. 2024-109 and Application ID No. 00461. These final drainage plans will be considered for Board approval as a separate agenda item on the February 10, 2025 meeting agenda.

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

Please note that this recommendation does not necessarily mean that the proposed design and all the calculations provided in the accompanying documentation have been completely checked and verified. Omissions in this review do not relieve the



Mr. Arnold England, President
 February 7, 2025
 Page 2

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 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: 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/scs

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1033-01.006 Lakes of Cane Island Detention Reserve F/2.0 - Letters/Lakes of Cane Island Detention Reserve F - FP Approval Ltr - 020725.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1033-01.006%20Lakes%20of%20Cane%20Island%20Detention%20Reserve%20F/2.0%20-%20Letters/Lakes%20of%20Cane%20Island%20Detention%20Reserve%20F%20-%20FP%20Approval%20Ltr%20-%20020725.docx)

cc: Mr. Connor Young, PE – Perry Homes via email connor.young@perryhomes.com
 Ms. Elaine Stremlau, PE – EHRA Engineering via email estremlau@ehra.team
 Ms. Kaitlin Gile – EHRA Engineering via email kgile@ehra.team
 Mr. Ross McCall, PE – Waller County Engineer via email engineering@wallercounty.us
 Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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February 7, 2025

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

Reference: Century Communities
Mirabella Detention Phase I – **Tract Development without Platting**
Application ID No. 00448
BKDD Permit No. 2024-149 & 2024-150
Quiddity, Inc. Job No. R0002-1035-01.002

Dear Mr. England:

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

Applicant: EHRA Engineering

Permit Type: Tract Development with Platting – Final Drainage Plans

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

Previous Approvals: The Board accepted the Mirabella DIA on September 09, 2024 under Application ID No. 00357.

Description: The proposed Mirabella Detention Phase I (Development) encompasses approximately 97.86 acres of detention service area for future single-family residential use. The ultimate development for the Mirabella Tract includes approximately 318 acres of land. The Development includes the construction of the first phase of the mass grading & detention facilities.

The Development includes construction of three (3) on-site detention ponds (Ponds 4, 5, and 6). The Phase 1 condition will consist of full development of Ponds 4 and 6, and partial development of Pond 5. The combined total detention storage volume for the Development is 94.01 acre-feet and the detention storage rate is 0.96 ac-ft/ac. The detention ponds are proposed to be wet bottom ponds with a 100-yr water surface elevation ranging from 184.38 ft to 184.42 ft, a top of bank ranging from 186.7 to 186.8 ft, and minimum of 1-ft of freeboard. Additionally, each pond includes minimum 20-ft maintenance berms, 4:1 side slopes, backslope swales and interceptor structures, and gravity only outfalls. The ponds are interconnected with a series of equalizer pipes that maintain consistent water surface elevations throughout. Pond 4 connects to Pond 5, which connects to Pond 6, which will then discharge into the District's drainage easement along the eastern boundary of the tract.



QUIDDITY

Mr. Arnold England, President
February 7, 2025
Page 2

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 is 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.

Additionally, the Development proposes an interim offsite channel that runs west to east and located within future Mirabella development to the north of the Development's project boundaries. The channel will capture offsite sheetflow from the north and route it to the District's easement. The interim offsite channel is sized with a top width of approximately 40 ft and a depth ranging from 3 to 4 ft.

Based on our review, it appears the proposed drainage and detention facilities were designed in accordance with the Drainage Impact Analysis for the Development titled, "Drainage Impact Analysis for the Development of 318-acre Mirabella Tract", dated September 4, 2024, and approved by the District on September 9, 2024, under Application ID No. 00357.

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 as a separate agenda item on the February 10, 2025 District meeting agenda.

District Ultimate ROW

Along the Development's eastern border, there is an existing 30-ft wide District drainage easement. The Applicant previously 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 developer will dedicate an additional 70-ft of drainage easement to the District 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 Development includes approximately 2,100 linear feet of the District's channel improvements. The channel will be regraded and desilted to allow for positive flow to FM 529 culverts. The new channel cross section reflects a top and bottom width of 75 ft and 35 ft, respectively. The western side slope ranges from 6:1 to 8:1, and the eastern side slope maintains a 3:1. The channel includes 30-ft maintenance berms on the western side and 20-ft wide maintenance berms on the eastern side of the channel. The referenced drainage easement dedication to the District will be encompassed in the future plats associated with the Mirabella tract that will be submitted to the District for approval.



Mr. Arnold England, President
February 7, 2025
Page 3

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, conveying these professional responsibilities and accountability.

The proposed Development shall be constructed per the District's approved plans and in conformance with the District's R&R.

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, conveying these professional responsibilities and accountability.

The proposed Development shall be constructed per the District's approved plans and in conformance with the District's R&R.

For the Applicant: Please be advised that in an effort to comply with the District's policy to maintain zero net increase in stormwater runoff rates and to ensure that no adverse impacts are attributable to the proposed Development, the Owner shall implement temporary drainage and detention facilities as necessary during construction of the Development to avoid adverse impacts on neighboring properties or downstream facilities. It is recommended all permanent drainage and detention facilities be constructed and functional prior to construction of the impervious improvements associated with the scope of the Development.

At least two business days prior to starting construction of the Detention Facilities and Drainage Infrastructure, the Developer's contractor shall notify the District's General Manager in writing. The Pre-Construction Notification form can be found on



Mr. Arnold England, President
February 7, 2025
Page 4

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

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

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

Sincerely,

Michael McCarthy, PE

MHM/scs

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1035-01.002 Mirabella Detention Phase 1/2.0 - Letters/Mirabella Detention Phase I - FDP Approval Ltr - 020725.docx>

cc: Mr. Carlos Vieira – Century Communities via email carlos.vieira@centurycommunities.com
Mr. Jonathan Pena, PE – EHRA Engineering via email jpena@ehra.team
Mr. Cam Jackson, PE – EHRA Engineering via email cjackson@ehra.team
Mr. Ross McCall, PE - Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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www.quiddity.com

February 7, 2025

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

Reference: Century Land Holdings of Texas, LLC
Mirabella Detention Basin 5 Phase 1 & Detention Basin 6 – **Final Plat**
Application ID No. 00652
Permit No. – 2024-150
Quiddity Job No. R0002-1035-01.006

Dear Mr. England:

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

Applicant: EHRA Engineering

Permit Type: Tract Development with Platting – Final Plat ONLY

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

Previous Approvals: The District approved the Preliminary Plat for Mirabella Detention Basin 5 Phase 1 & Detention Basin 6, on September 9, 2024.

Description: The proposed Mirabella Detention Basin 5 Phase 1 & Detention Basin 6 (Development) encompasses approximately 23.39 acres with 0 Lots, 1 Block, and 4 Reserves.

This permit application includes only the final plat for the Development. The associated design of the detention reserve is included in the plans titled "Waller County Municipal Utility District No. 46 Detention Basin Excavation, Spoil Placement, and Outfall to serve Mirabella Detention Phase I", under Permit No. 2024-149 and Application ID No. 00448. These final drainage plans will be considered for Board approval as a separate agenda item on the February 10, 2025 meeting agenda.

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



Mr. Arnold England, President

February 7, 2025

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 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:

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/scs

<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 - FP Approval Ltr - 020725.docx>

cc: Mr. Carlos Vieira – Century Communities via email carlos.vieira@centurycommunities.com
 Mr. Jonathan Pena, PE – EHRA Engineering via email jpena@ehra.team
 Mr. Cam Jackson, PE – EHRA Engineering via email cjackson@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



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

February 7, 2025

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

Reference: Century Land Holdings of Texas, LLC
Mirabella Detention Basin 4 – **Final Plat**
Application ID No. 00651
Permit No. – 2024-149
Quiddity Job No. R0002-1035-01.009

Dear Mr. England:

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

Applicant: EHRA Engineering

Permit Type: Tract Development with Platting – Final Plat ONLY

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

Previous Approvals: The District approved the Preliminary Plat for Mirabella Detention Basin 4, on September 9, 2024.

Description: The proposed Mirabella Detention Basin 4 (Development) encompasses approximately 9.92 acres with 0 Lots, 1 Block, and 1 Reserve.

This permit application includes only the final plat for the Development. The associated design of the detention reserve is included in the plans titled "Waller County Municipal Utility District No. 46 Detention Basin Excavation, Spoil Placement, and Outfall to serve Mirabella Detention Phase I", under Permit No. 2024-149 and Application ID No. 00448. These final drainage plans will be considered for Board approval as a separate agenda item on the February 10, 2025 meeting agenda.

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



Mr. Arnold England, President
February 7, 2025
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 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: 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/scs

<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 - FP Approval Ltr - 020725.docx>

cc: Mr. Carlos Vieira – Century Communities via email carlos.vieira@centurycommunities.com
Mr. Jonathan Pena, PE – EHRA Engineering via email jpena@ehra.team
Mr. Cam Jackson, PE – EHRA Engineering via email cjackson@ehra.team
Mr. Ross McCall, PE - Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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www.quiddity.com

February 7, 2025

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

Reference: Jordan Ranch Real Estate LLC
Proposed Gas Station, C-Store, Fast Food & Truck Stop – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 00781
Permit No. – N/A
Quiddity Job No. R0002-1020-01.074

Dear Mr. England:

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

Applicant: M Lanza Engineering PLLC

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

Location: West of Jordan Ranch Blvd, North of W Miller Rd

Survey: H. & T.C. R.R. Company Survey, Abs No 168, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of Proposed Gas Station, C-Store, Fast Food & Truck Stop, 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

February 7, 2025

Page 2

DFMA:

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/kdm

https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1020-01.074 Proposed Gas Station, C-Store, Fast Food & Truck Stop_00781/2.0 - Letters/PP & PDP Ltr - Proposed Gas Station, C-Store, Fast Food & Truck Stop - 00781.docx

cc: Mr. Shaukatali Momin - Jordan Ranch Real Estate LLC via email samtextel@aol.com
Mr. Mario E. Lanza, PE – M Lanza Engineering Pllc via email mlanza@mlanzaengineering.com
Mr. Ross McCall, PE - Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com

BROOKSHIRE-KATY DRAINAGE DISTRICT

MONTHLY EQUIPMENT MILEAGE/HOUR, AND EXPENSE REPORT

JANUARY 2025

TRACTORS

EQUIPMENT	YEAR MODEL	LIFETIME HOURS	HOURS THIS MONTH	FISCAL YTD HOURS	EXPENSES THIS MONTH	FISCAL YTD EXPENSES
JD 5100E BAT-WING TRACTOR	2019	3,361	38	153	\$107.87	\$2,731.66
JD 6145M 2019 BOOM MOWER	2019	2,876	31	38	\$0.00	\$0.00
JD 6145M 2021 BOOM MOWER	2021	2,077	51	324	\$230.11	\$383.30
JD 6150M BOOM MOWER	2015	6,988	66	366	\$112.09	\$113.07
JD 930M Z-TRAK MOWER	2018	652	2	10	\$86.18	\$152.72

HEAVY EQUIPMENT

EQUIPMENT	YEAR MODEL	LIFETIME HOURS	HOURS THIS MONTH	FISCAL YTD HOURS	EXPENSES THIS MONTH	FISCAL YTD EXPENSES
CAT 920 WHEEL LOADER	2024	465	32	263	\$0.00	\$266.40
CAT D6k2 DOZER	2019	1,775	1	16	\$0.00	\$1,979.04
CAT 323 EXCAVATOR	2018	5,050	5	228	\$1,981.00	\$2,642.75
CAT 416E BACKHOE	2012	3,743	-254	85	\$594.63	\$807.99
NORAM 65E MOTOR GRADER	2014	3,013	3	25	\$0.00	\$0.00
CAT 265 SKID STEER	2025	84	78	84	\$0.00	\$0.00

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	18,699	516	1,357	\$0.00	\$15.50
TACOMA SR 4X4 (INSPECTOR)	2020	51,268	716	2,314	\$0.00	\$58.96
F-150 4X4 (INSPECTOR)	2017	99,866	1,118	4,398	\$114.98	\$114.98
F-250 4X4 (CREW)	2016	104,634	453	735	\$0.00	\$10.98
F-750 DUMP TRUCK	2011	48,649	70	975	\$133.86	\$328.15
FREIGHTLINER HAUL TRUCK	2000	1,001	108	141	\$171.63	\$518.48
DODGE RAM 4X4 (2301) (CREW)	2023	7,635	322	1,566	\$0.00	\$0.00
DODGE RAM 4X4 (2302) (FOREMAN)	2023	19,617	972	3,110	\$0.00	\$8.05
TACOMA TDR 4X4 (ASST GM)	2023	16,849	857	3,102	\$9.51	\$9.51
FREIGHTLINER DUMP TRUCK	2020	54,656	144	953	\$143.32	\$1,464.52
KAWASAKI MULE PRO	2024	95	0	20	\$0.00	\$0.00

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

JANUARY 2025 - FINANCIAL REPORT

Exhibit "B"

General Fund	\$1,182,013.42
Payroll Fund	\$143,955.60
Petty Cash	\$1,962.88
Building Fund	\$1,932,439.70
Capital Improvement Fund	\$765,770.09
Texpool Fund	\$3,276.05
Amegy Bank Checking	\$1,053,250.99
Austin Co. State Bank CD	\$244,834.28
Bank of Shiner CD	\$190,992.14
Bank of Brenham CD	\$238,801.54
Citizens State Bank CD	\$236,590.24
Fayetteville Bank CD	\$185,672.68
First Nat. Bank Bellville CD	\$186,449.93
Industry State Bank CD	\$238,800.90
TOTAL RECONCILED BALANCE	\$6,604,810.44

RESERVES:
\$1,522,141.71

All accounts are reconciled.

FUNDS						
	TexPool	Prosperity Bank General Fund	Prosperity Bank Payroll Fund	Amegy Bank Grant - Checking	Prosperity Bank Building Fund	Prosperity Bank Capital Imprvmnts
Fund Balance						
Beginning Balance 1/1	\$3,263.41	\$850,348.57	\$223,739.97	\$1,069,600.84	\$2,309,661.91	\$765,672.55
Deposits and Credits	\$12.64	\$509,972.89	\$23.40	\$0.00	\$259.89	\$97.54
Debits and Withdrawals	\$0.00	\$169,272.21	\$76,948.31	\$16,349.85	\$370,451.14	\$0.00
Ending Balance 1/31	\$3,276.05	\$1,191,049.25	\$146,815.06	\$1,053,250.99	\$1,939,470.66	\$765,770.09
Less Total Outstanding Drafts/Deposits (Net Amount)	\$0.00	-\$9,035.83	-\$2,859.46	\$0.00	-\$7,030.96	\$0.00
Adjusted Ending Balance 1/31	\$3,276.05	\$1,182,013.42	\$143,955.60	\$1,053,250.99	\$1,932,439.70	\$765,770.09
Monthly Interest Earned	\$12.64	\$106.46	\$23.40	\$0.00	\$259.89	\$97.54

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 1/1	\$236,201.26	\$184,090.06	\$236,590.24	\$185,672.68	\$186,449.93	\$249,449.85	\$249,449.85
Deposits and Credits	\$8,633.02	\$6,902.08	\$0.00	\$0.00	\$0.00	\$9,351.05	\$9,351.69
Debits and Withdrawals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00	\$20,000.00
Ending Balance 1/31	\$244,834.28	\$190,992.14	\$236,590.24	\$185,672.68	\$186,449.93	\$238,800.90	\$238,801.54
Interest/Earned	\$8,633.02	\$6,902.08	\$0.00	\$0.00	\$0.00	\$9,351.05	\$9,351.69

ADOPTED BUDGET	
24-25 FY Budget	\$5,294,869.51
YTD Expenses	\$1,079,319.62
New Equipment	\$113,981.73
Master Drainage Plan Phase 2	\$300,000.00
Total Budgeted Expenses YTD	\$1,493,301.35

ENFORCEMENT/CIVIL PENALTIES		
Awry Concrete	\$40,000.00	BKDD Received FY 24-25
DI Landholdings	\$42,500.00	BKDD Received FY 24-25

NEW ADMIN BLDG	FYTD EXPENSES	\$668,671.81
MDP PHASE 2	FYTD EXPENSES	\$28,904.85

BROOKSHIRE-KATY DRAINAGE DISTRICT**FINANCIAL INVESTMENT POLICY****September 19, 2022**

Policy [2256.005(a)-(b)(2)]

It is the policy of the Brookshire-Katy Drainage District (the "District"), a political subdivision and local governmental entity, to invest its funds and funds under its control in a manner that provides the highest investment return while maintaining the safety of principal and liquidity of the invested funds, meeting the daily cash flow demands of the District, and conforming with all applicable federal, state, and local statutes, rules, and regulations governing the investment of such funds.

Purpose [2256.005(a)]

The purpose of the District's financial investment policy (the "Investment Policy") is to comply with the terms of Chapter 49 of the Texas Water Code and Chapter 2256 of Texas Government Code (the "Public Funds Investment Act" or "PFIA"), which requires the District to adopt by rule, order, ordinance, or resolution, as appropriate, a written investment policy regarding the investment of its funds and funds under its control.

The District anticipates making periodic revisions to the Investment Policy to maintain compliance with applicable laws and regulations and to satisfy the needs of the District. At least annually, the District's Board of Supervisors will, by resolution, state that it has reviewed and approved the Investment Policy as well as the revisions, if any, to the Investment Policy.

Scope

This Investment Policy applies to the investment activities of all funds of the District and all funds under the control of the District. These funds currently covered by the Investment Policy:

1. General Fund
2. Payroll Fund
3. TexPool Fund
4. Capital Improvement Fund
5. Building Fund
6. Grant Fund

7. Certificate of Deposit – First National Bank of Bellville
8. Certificate of Deposit – Bank of Shiner
9. Certificate of Deposit – Bank of Brenham
10. Certificate of Deposit – Austin County State Bank
11. Certificate of Deposit – Industry State Bank
12. Certificate of Deposit – Fayetteville Bank
13. Certificate of Deposit – Citizens State Bank

This Investment Policy shall also apply to any other fund of the District, any other funds under the control of the District, and any new fund created by the District, unless specifically exempted from this Investment Policy by law.

Investment Objectives [2256.005(b)(2) and (d) and 2256.006(a) and 2256.026]

The primary objectives of the investment strategy for each of the funds under the District's control, listed in order of importance, are safety, liquidity, yield, diversification, and public trust.

1. Preservation and Safety of Principal. Safety of principal is the primary objective of the investment transaction. Investments shall be made in a manner that seeks to ensure the preservation of capital in the overall portfolio.
2. Liquidity. The District's investment portfolio shall remain sufficiently liquid to enable the District to meet all operating requirements, which might be reasonably anticipated.
3. Return on Investment. The District's investment portfolio will be designed with the objective of attaining a rate of return commensurate with the District's investment risk constraints and the cash flow operating requirements.
4. Diversification. Diversification may be required in order that potential losses on individual securities do not exceed the income generated from the remainder of the portfolio.
5. Public trust from prudent investment activities. All participants in the District's investment process shall seek to act responsibly as custodians of the public trust.

The safety of the principal invested always remains the primary objective. All investments shall be designed and managed to comply with all applicable federal, state, and local statutes, rules, and regulations governing the investment of such funds.

Investment Strategies for All Funds [2256.005(b)(3), (b)(4)(B) and (d)]

Investment strategies are developed to attain the investment objectives of the District.

The main investment objective for the District's funds is to insure the preservation and safety of principal. Other objectives include insuring that sufficient funds are available to meet cash flow needs; investing in eligible securities that will yield the highest rate of return possible while maintaining the safety of principal; and diversification of the investments within each fund, subject to the restraints of the fund to minimize market volatility.

1. General Fund. The General Fund is used for ongoing operations of the District. The primary strategy of the General Fund is to match the operational expenditures with tax revenues, investment interest, maturing investments, and other income sources. All revenue collected by the District is accumulated in the General Fund.

The investments objectives of the General Fund are safety of principal, liquidity of funds to meet the monthly operating expenditures of the District in accordance with budgeted expenditures and availability of funds to meet unexpected expenditures, and public trust from prudent investment activities.

To attain these investment objectives, investments should be short term that can be liquidated to assure adequate cash flows as necessary. The weighted average maturity should be 180 days or less.

Maximum Maturity - 2 Years.

2. Payroll Fund. The Payroll Fund is a clearing fund from which all wages and salaries are paid. The money in the payroll fund is never invested.

Maximum Maturity - Not Applicable

3. TexPool Fund. The TexPool Fund is a government investment pool overseen by the State Comptroller of Public Accounts that offers public entities an opportunity to combine their investment dollars in a pool that seeks safety of principal, liquidity, and competitive yield.

The investments objectives of the TexPool Fund are safety of principal, liquidity of funds to meet the monthly operating expenditures of the District in accordance with budgeted expenditures and availability of funds to meet unexpected expenditures, and public trust from prudent investment activities.

To attain these investment objectives, investments should be short term that can be liquidated to assure adequate cash flows as necessary. The weighted average maturity should be 180 days or less.

Maximum Maturity – 3 Years.

4. Capital Improvement Fund. The Capital Improvement Fund is or will be used to pool money for multiple capital improvements that are anticipated to take more than one (1) year to complete.

The investments objectives of the Capital Investment Fund are safety of principal and liquidity to fund the anticipated capital improvements of the District.

To attain these objectives, investment maturities should be structured no later than the date funds will be needed for project payments.

Maximum Maturity – 3 Years.

5. Building Fund. The Building Fund is or will be used to pool money for an office building to replace the current building.

The investments objectives of the Building Fund are safety of principal and liquidity to fund the anticipated construction of the District's new building.

To attain these objectives, investment maturities should be structured no later than the date funds will be needed for project payments.

Maximum Maturity – 3 Years.

6. Grant Fund. The Grant Fund is or will be used for the matching fund purposes for any future available Grants the District decides to participate in.

The investments objectives of the Grant Fund are safety of principal, liquidity of funds to meet any matching requirements for Grant participation and public trust from prudent investment activities.

To attain these objectives, investment maturities should be structured no later than the date funds will be needed for Grant matching payments. The weighted average maturity should be 180 days or less.

Maximum Maturity – 2 Years.

7. Certificate of Deposit – First National Bank of Bellville. The Certificate of Deposit is or will be used as an emergency reserve fund for the purposes of unexpected/expected financial needs, natural disasters, or as the Board of Supervisors see fit.

The investments objectives of the Certificate of Deposit are safety of principal, liquidity of funds to the monthly operating expenditures of the District in accordance with the budgeted expenditures and availability of funds to meet unexpected expenditures, and public trust from prudent investment activities.

To attain these objectives, investments should be short term that can be liquidated to assure adequate cash flows as necessary. The weighted average maturity should be 180 days or less

Maximum Maturity – 18 Months.

8. Certificate of Deposit – First National Bank of Shiner. The Certificate of Deposit is or will be used as an emergency reserve fund for the purposes of unexpected/expected financial needs, natural disasters, or as the Board of Supervisors see fit.

The investments objectives of the Certificate of Deposit are safety of principal, liquidity of funds to the monthly operating expenditures of the District in accordance with the budgeted expenditures and availability of funds to meet unexpected expenditures, and public trust from prudent investment activities.

To attain these objectives, investments should be short term that can be liquidated to assure adequate cash flows as necessary. The weighted average maturity should be 180 days or less

Maximum Maturity – 18 Months.

9. Certificate of Deposit – Bank of Brenham. The Certificate of Deposit is or will be used as an emergency reserve fund for the purposes of unexpected/expected financial needs, natural disasters, or as the Board of Supervisors see fit.

The investments objectives of the Certificate of Deposit are safety of principal, liquidity of funds to the monthly operating expenditures of the District in accordance with the budgeted expenditures and availability of funds to meet unexpected expenditures, and public trust from prudent investment activities.

To attain these objectives, investments should be short term that can be liquidated to assure adequate cash flows as necessary. The weighted average maturity should be 180 days or less

Maximum Maturity – 18 Months.

10. Certificate of Deposit – Austin County State Bank. The Certificate of Deposit is or will be used as an emergency reserve fund for the purposes of unexpected/expected financial needs, natural disasters, or as the Board of Supervisors see fit.

The investments objectives of the Certificate of Deposit are safety of principal, liquidity of funds to the monthly operating expenditures of the District in accordance with the budgeted expenditures and availability of funds to meet unexpected expenditures, and public trust from prudent investment activities.

To attain these objectives, investments should be short term that can be liquidated to assure adequate cash flows as necessary. The weighted average maturity should be 180 days or less

Maximum Maturity – 18 Months.

11. Certificate of Deposit – Industry State Bank. The Certificate of Deposit is or will be used as an emergency reserve fund for the purposes of unexpected/expected financial needs, natural disasters, or as the Board of Supervisors see fit.

The investments objectives of the Certificate of Deposit are safety of principal, liquidity of funds to the monthly operating expenditures of the District in accordance with the budgeted expenditures and availability of funds to meet unexpected expenditures, and public trust from prudent investment activities.

To attain these objectives, investments should be short term that can be liquidated to assure adequate cash flows as necessary. The weighted average maturity should be 180 days or less

Maximum Maturity – 18 Months.

12. Certificate of Deposit – Fayetteville Bank. The Certificate of Deposit is or will be used as an emergency reserve fund for the purposes of unexpected/expected financial needs, natural disasters, or as the Board of Supervisors see fit.

The investments objectives of the Certificate of Deposit are safety of principal, liquidity of funds to the monthly operating expenditures of the District in accordance with the budgeted expenditures and availability of funds to meet unexpected expenditures, and public trust from prudent investment activities.

To attain these objectives, investments should be short term that can be liquidated to assure adequate cash flows as necessary. The weighted average maturity should be 180 days or less

Maximum Maturity – 18 Months.

13. Certificate of Deposit – Citizens State Bank. The Certificate of Deposit is or will be used as an emergency reserve fund for the purposes of unexpected/expected financial needs, natural disasters, or as the Board of Supervisors see fit.

The investments objectives of the Certificate of Deposit are safety of principal, liquidity of funds to the monthly operating expenditures of the District in accordance with the budgeted expenditures and availability of funds to meet unexpected expenditures, and public trust from prudent investment activities.

To attain these objectives, investments should be short term that can be liquidated to assure adequate cash flows as necessary. The weighted average maturity should be 180 days or less

Maximum Maturity – 18 Months.

Authority to Invest [2256.003(a)]

The District is authorized to purchase, sell, and invest its funds and funds under its control in investments authorized under and in compliance with this Investment Policy.

Delegation of Authority [2256.005(f) and 2256.003(c)]

In accordance with the Public Funds Investment Act and the Water Code, the Board of Supervisors shall designate one or more officers or employees of the District to be its Investment Officer(s).

The District shall, by resolution, designate the District Administrator as its Investment Officer to invest and reinvest funds of the District in accordance with the Investment Policy as approved by the Board of Supervisors.

An Investment Officer is authorized to execute investment transactions on behalf of the District.

The Investment Officer may use the District's employees or the services of a contractor of the District to aid the Investment Officer in the execution of the Investment Officer's duties under this Investment Policy.

The investment authority granted to the Investment Officer is effective until rescinded by the Board of Supervisors or the termination of the person's employment by the investing entity, whichever is earlier.

The Investment Officer shall be responsible for all transactions undertaken. In the administration of the duties of the Investment Officer, the person designated as the Investment Officer shall exercise the judgment and care, under prevailing

circumstances, that a prudent person would exercise in the management of the person's own affairs.

However, the District's Board of Supervisors retains ultimate responsibility as fiduciaries of the assets of the entity.

Unless authorized by law, a person may not deposit, withdraw, transfer, or manage in any other manner the funds of the investing entity.

Ethics and Conflicts of Interest [2256.005(i)]

The Investment Officer and any District employee assisting the Investment Officer shall refrain from personal business activity that would conflict in fact or appearance with the interests of the District.

The Investment Officers shall disclose any material interests in financial institutions with which the District conducts business. The Investment Officers shall also disclose any personal financial investments that could be related to the performance of the investment portfolio.

If the Investment Officer has a personal business relationship with a business organization offering to engage in an investment transaction with the District, the Investment Officer shall file a statement disclosing that personal business interest.

If the Investment Officer is related within the second degree by affinity or consanguinity to an individual, as determined under Chapter 573 of the Texas Government Code, seeking to sell an investment to the District, the Investment Officer shall file a statement disclosing that relationship.

A statement required under this subsection must be filed with the Texas Ethics Commission and with the District's Board of Supervisors.

For purposes of this subsection, the Investment Officer has a personal business relationship with a business organization if:

1. the Investment Officer owns 10 percent or more of the voting stock or shares of the business organization or owns \$5,000 or more of the fair market value of the business organization;
2. funds received by the Investment Officer from the business organization exceed 10 percent of the Investment Officer's gross income for the previous year; or
3. the Investment Officer has acquired from the business organization during the previous year investments with a book value of \$2,500 or more for the personal account of the Investment Officer.

Investment Training [2256.008 and Tex. Water Code § 49.1571]

The District's Investment Officer shall attend at least one training session from an independent source approved by the District's Board of Supervisors and containing at least 4 hours of instruction relating to the treasurer's or officer's responsibilities under the Investment Policy within 12 months after taking office or assuming duties; and

The District's Investment Officer shall also attend an investment training session not less than once in a two-year period that begins on the first day of the District's fiscal year and consists of the two consecutive fiscal years after that date and receive not less than 4 hours of instruction relating to investment responsibilities under the Investment Policy from an independent source approved by the District's Board of Supervisors.

Training must include education in investment controls, security risks, strategy risks, market risks, diversification of investment portfolio, and compliance with the Public Funds Investment Act.

The District shall ensure that the training of the District Administrator and the Investment Officer is reported to the comptroller not later than December 31 of each year.

Notwithstanding the training described in the Investment Policy, the District's Investment Officer shall satisfy the training requirements under Texas Government Code § 2256.008 and Texas Water Code § 49.1571.

Standard of Prudence [2256.006]

The standard of prudence to be applied by the Investment Officer shall be the "prudent investor" rule. Investments shall be made with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived.

The objectives of investing funds in order of priority shall be (1) preservation and safety of principal; (2) liquidity; and (3) yield.

In determining whether the Investment Officer has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration:

1. the investment of all funds, or funds under the District's control, over which the Investment Officer had responsibility rather than a consideration as to the prudence of a single investment; and
2. whether the investment decision was consistent with the Investment Policy.

Indemnification

The Investment Officer, acting in accordance with written procedures and exercising due diligence, shall not be held personally responsible for a specific investment's credit risk or market price changes, provided that these deviations are immediately reported and the appropriate action is taken to control adverse developments.

Authorized Brokers/Dealers [§ 2256.025 and 2256.05(k)]

The District's Board of Supervisors shall review, revise, and adopt a list of qualified brokers/dealers and financial institutions that are authorized to engage in investment transactions with the District at least annually.

The District will provide a written copy of this Investment Policy to any business organization offering or authorized to engage in an investment transaction with the District. The business organization must sign a certification acknowledging that the organization has received and reviewed the Investment Policy and that the business organization has implemented reasonable procedures and controls to preclude investment transactions that are not authorized by the Investment Policy.

Investment Policy Disclosure [2256.005(k)-(l)]

A written copy of the Investment Policy shall be presented to any person or business organization offering to engage in an investment transaction with the District.

The person or qualified representative of the business organization offering to engage in an investment transaction with the District shall execute a written instrument in a form acceptable to the District and the business organization substantially to the effect that the person or qualified representative of the business organization has:

1. has received and thoroughly reviewed the Investment Policy of the District; and
2. acknowledged that the business organization has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the District and the organization that are not authorized by the Investment Policy.

The District's Investment Officer may not acquire or otherwise obtain any authorized investment described in the Investment Policy from a person or business organization that has not delivered to the District a written document providing the above information.

Authorized and Suitable Investments [2256.009 – 2256.0207 and § 2256.005(b)(4)(A)]

The District's investment strategies are developed to attain the investment objectives of the District.

The investments described below, along with the other instruments authorized by the Public Funds Investment Act, are authorized by the Public Funds Investment Act and considered suitable for investment of District funds.

1. **[§ 2256.009]** Obligation of the United States or guaranteed by the United States. The District may invest its funds in obligation of the United States or its agencies and instrumentalities as identified by and described in TEX. GOV'T CODE § 2256.009(a)(1) and interest-bearing banking deposits as identified by and described in TEX. GOV'T CODE §§ 2256.009(a)(7) and § 2256.009(a)(8).
2. **[§ 2256.010]** Certificates of Deposit. The District is authorized to invest its funds in certificates of deposit as identified by and described in TEX. GOV'T CODE § 2256.010.

[§ 2256.005(c)] Bids for certificates of deposit be solicited orally, in writing, electronically, or in any combination of those methods.

All certificates of deposit must be fully insured or collateralized. Certificates of deposit should mature one to twenty-four months after purchase with maturity dates falling one to two months apart.

3. **[§ 2256.016 and § 2256.019]** Public Funds Investment Pools. The District is authorized to invest its funds in public investment pools as identified by and described in TEX. GOV'T CODE § 2256.016. The investment pools must strive to maintain a stable \$1.00 net asset value, maintain an "AAA" rating from a nationally recognized rating agency, and be authorized by resolution or ordinance of the Board of Supervisors. A public funds investment pool must be continuously rated no lower than AAA or AAA-m or at an equivalent rating by at least one nationally recognized rating service.

[§ 2256.017] Except as provided by Chapter 2270, an entity is not required to liquidate investments that were authorized investments at the time of purchase. **[§ 2256.021]** An investment that requires a minimum rating under this subchapter does not qualify as an authorized investment during the period the investment does not have the minimum

rating. The District shall take all prudent measures that are consistent with its Investment Policy to liquidate an investment that does not have the minimum rating.

Investments Not Authorized [§ 2256.005(j)]

Investments not identified by the Public Funds Investment Act and approved by the District's Board of Supervisors are not authorized and are strictly prohibited.

Collateralization [Tex. Gov't Code 2257]

The District requires that all funds, plus accrued interest, not insured by the United States or an instrumentality of the United States, if any, in depository accounts be secured in accordance with the requirements of this Investment Policy and § 2257 of Texas Government Code (the "Public Funds Collateral Act").

All funds must be insured by the FDIC or FSLIC or by collateral pledged to the extent of the fair market value of any amount not insured. To the extent not insured by the FDIC or FSLIC, District funds must be secured by direct obligations of the United States backed by the full faith and credit of the government or by government securities or obligations issued by the State of Texas, its agencies or the political subdivisions.

Collateral will be held by an independent third party, and a safekeeping receipt will be supplied to the District.

The District's bank depository will provide the District with a monthly report on the collateral pledged, and a District representative will have the right to inspect the pledged collateral at any time.

Collateral may be substituted; however, any substitution of collateral must be approved in writing by the District.

Collateral shall be reviewed annually by the District's external auditors to assure that the market value of the pledged securities is adequate.

Delivery vs. Payment [§ 2256.005(b)(4)(E)]

Securities shall be purchased using the delivery vs. payment method, with the exception of investment pool funds and mutual funds. Funds will be released after notification that the purchased security has been received.

Management Controls and Compliance Audit [2256.005(m-n)]

The District's Investment Officer shall be responsible for designing, establishing, and maintaining an internal control structure to provide reasonable assurance that the assets of the District are protected from loss, theft, and misuse. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management.

The internal controls shall address the following points:

- Avoidance of collusion;
- Separation of transaction authority;
- Custodial safekeeping;
- Clear delegation of authority to subordinate staff members; and,
- Written confirmation for investments and wire transfers.

The District, in conjunction with its annual financial audit, shall perform a compliance audit of management controls on investments and adherence to the Investment Policy.

Internal Management Reports [§ 2256.023]

Not less than quarterly, the Investment Officer shall prepare, sign, and submit a written report of investment transactions for all funds for the preceding reporting period to the District's Board of Supervisors and to the District's General Manager within a reasonable time after the end of the period.

The report must:

- describe in detail the District's investment position on the date of the report;
- contain a summary statement of each pooled fund group that states the beginning market value for the reporting period, the ending market value for the period, and the fully accrued interest for the reporting period;
- state the book value and fair market value of each separately invested asset at the beginning and end of the reporting period by the type of asset and fund type invested;
- state maturity date of each separately invested asset that has a maturity date;
- state the account or fund or pooled group fund in the District for which each individual investment was acquired; and

- state the compliance of the District's investment portfolio as it relates to the investment strategy expressed in the Investment Policy and the Public Funds Investment Act.

If the District invests in other than money market mutual funds, investment pools, or accounts offered by its depository bank in the form of certificates of deposit, or money market accounts or similar accounts, the Investment Officer's reports shall be formally reviewed at least annually by an independent auditor, and the result of the review shall be reported to the District's Board of Supervisors by that auditor.

Monitoring Market Value [§ 2256.005(b)(4)(D) and (F)]

Not less than quarterly, the Investment Officer shall determine the market value of all securities in the portfolio. These values will be obtained from a reputable and independent source and included in the report to the District's Board of Supervisors and to the District's General Manager.

The Investment Officer shall monitor the credit ratings on securities that require minimum ratings. This may be accomplished through website research, or with the assistance of investment advisors, broker dealers, banks or safekeeping agents. If any security falls below the minimum rating required by Investment Policy, the Investment Officer shall notify the District's Board of Supervisors and the District's General Manager of the loss of rating, conditions affecting the rating, and possible loss of principal with liquidation options available.

Annual and Periodic Review [2256.005(e)]

The District's Board of Supervisors shall review this Investment Policy and the investment strategies described in this Investment Policy as needed but at least annually.

The District's Board of Supervisors shall adopt a written instrument by rule, order, ordinance, or resolution stating that it has reviewed the Investment Policy and the investment strategies described in the Investment Policy.

The District's Board of Supervisors shall record any changes made to the Investment Policy and investment strategies described in the Investment Policy.

MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT

February 24, 2025

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 24th day of February, 2025, 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 Buddy Brand, Assistant General Manager of the District; Wendy Sidwell, District Administrator; Michael McCarthy, P.E., Rod Pinheiro, P.E. (via teleconference), and Steve Berckenhoff, 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"); Julie Mintzer of Stuart Consulting Group ("SCG"); and Luis Sanabria, P.E. of EHRA representing La Segarra Development.

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

Mr. Petrov reviewed the meeting notice posting requirements for Texas governmental entities, including the District. He explained that the District fulfills its Open Meetings Act obligations when:

1. A good faith effort is made to post the meeting notice in a publicly accessible physical location 72 hours before the meeting; and
2. A good faith effort is made to post the meeting notice on the District's website.

Agenda Item No. 4
FEDERAL EMERGENCY MANAGEMENT AGENCY ("FEMA") FMA GRANT FY 2024

Mr. McCarthy presented information about the FEMA FMA Grant Funding Application for the Flood Mitigation Study of the 1,925-acre tract on Morton Road. He noted that if approved, FEMA would contribute \$225,000 toward the cost, while the District would be responsible for \$75,000. The funding, if the application is successful, would take approximately 12 to 15 months to be released.

Next, upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board (i) authorized

submission of the FEMA FMA Grant FY2024 Application with the funding arrangement as described; and (ii) authorized the Board President to sign all necessary documents for the FEMA application.

Agenda Item No. 5

UPDATE ON MASTER DRAINAGE PLAN PHASE 2

Mr. McCarthy updated the Board on Phase 2 of the Master Drainage Plan.

Agenda Item No. 6

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR DISCOVERY HILLS COMMERCE CENTER - PRELIMINARY PLAT (ID: 00817)

Mr. McCarthy reviewed the recommendation letter for Permit Application No. 00817, a copy of which is attached hereto as Exhibit "A".

Upon motion by Supervisor Beckendorff, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved Preliminary Plat ID: 00817, as recommended by Quiddity.

Agenda Item No. 7

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR QUICKTRIP STORE 4649 - PRELIMINARY PLAT (ID: 00805)

Next, upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved Preliminary Plat ID: 00805, as recommended by Quiddity. A copy of the recommended letter is attached hereto as Exhibit "A-1".

Agenda Item No. 8

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR BROOKWOOD COMMUNITY - TYPE B HOMES & RECREATIONAL AREA - (ID: 00449), PERMIT NO. 2024-108

Upon motion by Supervisor Chisum, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application No. 2024-108; ID: 00449, as recommended by Quiddity. A copy of the recommendation letter is attached hereto as Exhibit "A-2".

Agenda Item No. 9

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR LA SEGARRA PHASE 2 DETENTION - (ID: 00625), PERMIT NO. 2024-145

Mr. McCarthy reviewed the recommendation letter for Permit Application No. 2024-145, a copy of which is attached hereto as Exhibit "A-3".

Agenda Item No. 10

FIRST AMENDMENT TO DETENTION FACILITIES MAINTENANCE AGREEMENT BETWEEN BROOKSHIRE-KATY DRAINAGE DISTRICT AND ENCLAVE GASSNER TRACT, LLC REGARDING LA SEGARRA PHASE 2 DETENTION, PERMIT NO. 2024-145

Upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved (i) Permit Application No. 2024-145; ID: 00625, as recommended by Quiddity; and (ii) First Amendment to Detention Facilities Maintenance Agreement with Enclave Gassner Tract for Permit No. 2024-45, as recommended by Johnson Petrov.

Agenda Item No. 11

UPDATE ON GRANGE DEVELOPMENT

Mr. McCarthy updated the Board regarding the Grange development status.

Agenda Item No. 12

UPDATE ON ENFORCEMENT ACTION ITEMS

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

Agenda Item No. 13

UPDATE ON NEW ADMINISTRATION BUILDING

Mr. Brand updated the Board on the construction progress of the new Administration Building.

Agenda Item No. 14

AIA DOCUMENT G702: APPLICATION AND CERTIFICATE FOR PAYMENT FROM COMMERCIAL CONSTRUCTION AND MAINTENANCE OF APPLICATION NO. 007 FOR SERVICES COMPLETED THROUGH JANUARY 31, 2025

Upon motion by Supervisor Welch, seconded by Supervisor Beckendorff, after full discussion and with all Supervisors present voting aye, the Board approved AIA Document G702: Pay Application No. 007 from Commercial Construction and Maintenance in the amount of \$25,744.06, as recommended by LDD Blueline. A copy of the AIA Document is attached hereto as Exhibit "B".

Agenda Item No. 15

RENEW CERTIFICATE OF DEPOSIT FOR FIRST NATIONAL BANK OF SHINER FOR A 12-MONTH TERM

Upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board renewed the Certificate of Deposit with First National Bank of Shiner for a 12-month period at the interest rate of 3.54%.

Agenda Item No. 16

EXECUTIVE SESSION

At 9:39 a.m. upon motion by Supervisor Keeling, seconded by Supervisor Welch, the President called an Executive Session pursuant to Sections 551.071 to discuss matters of attorney-client privilege. Only the present Board members, Mr. Brand, Ms. Sidwell, Mr. McCarthy, Mr. Berckenhoff, Mr. Johnson, Mr. Petrov, and Ms. Croon were present during the executive session.

Agenda Item No. 17

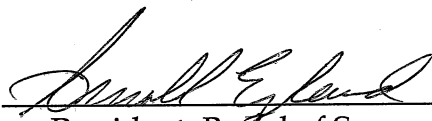
REGULAR SESSION

At 10:11 a.m., upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board reconvened the meeting in regular session. No action was taken in the Executive Session.

ADJOURNMENT

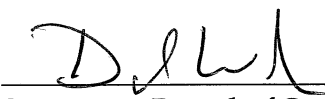
With no additional matters to discuss, upon motion by Supervisor Keeling, seconded by Supervisor Chisum, and with all Supervisors voting aye, the Board adjourned the meeting at 10:13 a.m.

SIGNED this 10th day of MARCH 2025.



President, Board of Supervisors

ATTEST:



Secretary, Board of Supervisors



Exhibit	Description
"A"	Recommendation letter for Permit Application No. 00817 (Discovery Hills Commerce Center - Preliminary Plat)
"A-1"	Recommendation letter for Permit Application No. 00808 (QuickTrip Store 4649 - Preliminary Plat)
"A-2"	Recommendation letter for Permit Application No. 2024-108; ID: 00449 (Brookwood Community - Type B Homes & Recreational Area)
"A-3"	Recommendation letter for Permit Application No. 2024-145 (La Segarra Phase 2 Detention)
"B"	AIA Document



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Katy, Texas 77449
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www.quiddity.com

February 18, 2025

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

Reference:

Discovery Hills Commerce Center (Twinwood Commerce Center WS&D) – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 00817
Permit No. – N/A
Quiddity Job No. R0002-1003-23.005

Dear Mr. England:

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

<u>Applicant:</u>	LJA Engineering, Inc.
<u>Permit Type:</u>	Tract Development with Platting – Preliminary Plat and Preliminary Drainage Plans
<u>Location:</u>	North of Discovery Hills Parkway, south of Twinwood Parkway, west of Woods Road, and east of 359.
<u>Survey:</u>	The Nathan Brookshire League, Abstract Number 16, Waller County, Texas
<u>Technical Review:</u>	Based on our review of the Preliminary Plat of Discovery Hills Commerce Center (Twinwood Commerce Center WS&D), the permit application generally complies with the District's Rules and Regulations; we interpose no objection and recommend its acceptance by the District's Board of Supervisors. It is to be understood that the acceptance of the Preliminary Plat by the District's Board of Supervisors does not constitute official acceptance of the proposed development by the District but does constitute an authorization to begin and proceed with the preparation of the Final Drainage Plans and Final Plat. The applicant shall not use this Preliminary approval to commence any construction activities until the Final Drainage Plans and Final Plat have been approved and accepted in official actions by the District and from any governing entity with jurisdiction.
<u>For the Applicant:</u>	The applicant's next step is to submit two separate applications: one for the Final Plat, outlining the development's layout and design, and another for the Final Drainage Plans, including construction plans and drainage calculations. Both applications should include all necessary engineering information and documents for a thorough and comprehensive review.



Mr. Arnold England, President

February 18, 2025

Page 2

DFMA:

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/kdm

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/General/120 - LETTERs TEMPLATE/BKDD Mail Merge/01 - PP Letters/2.18.25/PP & PDP Ltr - Discovery Hills Commerce Center \(Twinwood Commerce Center WS&D\) - 00817.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/General/120%20-%20LETTERS%20TEMPLATE/BKDD%20Mail%20Merge/01%20-%20PP%20Letters/2.18.25/PP%20&%20PDP%20Ltr%20-%20Discovery%20Hills%20Commerce%20Center%20(Twinwood%20Commerce%20Center%20WS&D)%20-%2000817.docx)

cc: Mr. Mark Overton – Urban Companies via email moverton@urbancompanies.com
Mr. Francisco Cortez – LJA Engineering, Inc. via email fcortez@lja.com
Mr. Ross McCall, PE - Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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February 19, 2025

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

Reference: QT South LLC
QuikTrip Store 4649 – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 00805
Permit No. – N/A
Quiddity Job No. R0002-1020-01.075

Dear Mr. England:

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

Applicant: Matkin-Hoover Engineering & Surveying

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

Location: North of Interstate 10, south of South Street, east of FM 1489, and west of Bains Street

Survey: William Cooper Survey, Abstract No. 20, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of QuikTrip Store 4649, 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

February 19, 2025

Page 2

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/kdm

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1020-01.075 QuikTrip Store 4649/2.0 - Letters/PP & PDP Ltr - QuikTrip Store 4649 - 00805.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1020-01.075%20QuikTrip%20Store%204649/2.0%20Letters/PP%20&%20PDP%20Ltr%20-%20QuikTrip%20Store%204649%20-%2000805.docx)

cc: Ms. Cathy Garland - QT South LLC via email cgarland@quiktrip.com
Mr. Graham Cook – Matkin-Hoover Engineering & Surveying via email gcook@matkinhoover.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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February 21, 2025

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

Reference: Brookwood Real Property
Brookwood Community - Type B Homes & Recreational Area – **Final Drainage Plans**
Application ID No. 00449
BKDD Permit No. 2024-108
Quiddity, Inc. Job No. R0002-1020-01.048

Dear Mr. England:

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

Applicant: H2B, Inc.

Permit Type: Tract Development without Platting – Final Drainage Plans

Location: 1752 FM 1489, Brookshire, TX 77423

Previous Approvals: N/A

Description: The proposed "Brookwood Community - Type B Homes and Recreational Area" (Development) includes the construction of two (2) Type B homes, a pavilion, a recreational area, and associated drainage and paving improvements. The Development is considered "Project B" of the Brookwood Community improvements and encompasses 3.245 acres, utilizing 1.01 ac-ft of detention capacity in existing offsite detention facilities.

The proposed pavilion and recreational Area drain south through an existing swale into existing Detention Pond H2. The west Type B Home drains west to an existing ditch that runs south along an existing private road and connects to an existing storm sewer outfall. The Development proposes a swale and cement stabilized sand improvements to direct the discharge from this outfall into the existing Detention Pond H2. The east Type B Home drains south through an existing swale and outfalls into existing Detention Pond G2. Ponds H2 and G2 discharge flow via trapezoidal weirs, which connect to grass-lined swales that will connect to an existing swale located in the middle of the property, which conveys flow south to an existing 10-ft x 5-ft reinforced concrete box under FM 1489, which



QUIDDITY

Mr. Arnold England, President
February 21, 2025
Page 2

ultimately outfalls into Bessie's Creek further downstream. The existing swale, Pond H2, and Pond G2 were included in the plans titled "Brookwood Drainage Study & Site Development for Brookwood Community" that was approved by the District on April 8, 2024 under Permit No. 2024-10.

Based on our review, it appears the existing drainage and detention facilities were designed in accordance with the Drainage Impact Analysis for the Development titled, "Brookwood Community – Drainage Impact Assessment" that was accepted by the District on January 8, 2024.

DFMA:

There is an fully executed and recorded Detention Facilities Maintenance Agreement (DFMA) between Brookwood Real Property and the District for the referenced detention facilities.

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, conveying these professional responsibilities and accountability.

The proposed Development shall be constructed per the District's approved plans and in conformance with the District's R&R.

For the Applicant:

Please be advised that in an effort to comply with the District's policy to maintain zero net increase in stormwater runoff rates and to ensure that no adverse impacts are attributable to the proposed Development, the Owner shall implement temporary drainage and detention facilities as necessary during construction of the Development to avoid adverse impacts on neighboring properties or downstream facilities. It is recommended all permanent drainage and detention facilities be constructed and functional prior to construction of the impervious improvements associated with the scope of the Development.



Mr. Arnold England, President
 February 21, 2025
 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,

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

Michael McCarthy, PE

MHM/scs/kdm

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1020-01.048 Brookwood Community Type B Homes & Recreational Area_00449/2.0 - Letters/Tract Dev without Platting Ltr - Brookwood Community - Type B Homes & Recreational Area - 00449.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1020-01.048%20Brookwood%20Community%20Type%20B%20Homes%20&%20Recreational%20Area_00449/2.0-Letters/Tract%20Dev%20without%20Platting%20Ltr-Brookwood%20Community-Type%20B%20Homes%20&%20Recreational%20Area-00449.docx)

cc: Ms. Sylvia J. Patton – The Brookwood Community via email sylviap@brookwoodcommunity.org
 Mr. Frank Espinal, PE – H2B, Inc. via email frank.espinal@h2bengineers.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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February 21, 2025

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

Reference: Enclave Gassner Tract, LLC
La Segarra Phase 2 Detention – **Final Drainage Plans**
Application ID No. 00625
BKDD Permit No. 2024-145
Quiddity, Inc. Job No. R0002-1020-01.062

Dear Mr. England:

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

Applicant: EHRA, Inc.

Permit Type: Tract Development without Platting – Final Drainage Plans

Location: West of Neuman Road, east of FM 362, north of Gassner Lane, south of FM 529

Survey: H. & T.C. Rail Road Company Survey, Abstract 288, Waller County, Texas

Previous Approvals: The District previously approved the Final Drainage Plans for La Segarra Phase 1 Detention on September 11, 2023, under Permit No. 2023-25.

Description: The proposed La Segarra Phase 2 Detention (Development) includes the construction of one wet bottom detention pond, Pond B, that will serve the future Phase 2 single family residential development within the La Segarra community.

Pond B includes 4:1 side slopes, 20-ft maintenance berms, and backslope swales and interceptor structures. Pond B will provide 23.94 acre-feet of detention storage capacity up to the 100-yr storm event and a minimum of 1-ft of freeboard.

Phase 2 encompasses approximately 39.69 acres of future single family residential development that will convey runoff using a future public storm sewer system that outfalls into the proposed Pond B, which will then outfall into existing Pond A, which will then outfall into the District's drainage easement to the east of the La Segarra



QUIDDITY

Mr. Arnold England, President

February 21, 2025

Page 2

development and future Neuman Road extension. The plans for the future Phase 2 development have been submitted to the District and are currently in review. Pond A was included in the construction plans titled "Phase 1 Detention Basin Excavation, Spoil Placement, and Outfall to Serve La Segarra" and approved on November 27, 2023, under Permit No. 2023-25 Revision.

Based on our review, it appears the detention pond design was completed in accordance with the Drainage Impact Analysis for the La Segarra development titled, "Gassner Drainage Impact Analysis Tributary to Brookshire Creek", dated May 2022 and approved by the District on June 6, 2022.

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 as a separate agenda item on the February 24, 2025 District meeting agenda.

Technical Review:

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

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

The proposed Development shall be constructed per the District's approved plans and in conformance with the District's R&R.

For the Applicant:

Please be advised that in an effort to comply with the District's policy to maintain zero net increase in stormwater runoff rates and to ensure that no adverse impacts are attributable to the proposed Development, the Owner shall implement temporary drainage and detention facilities as necessary during construction of the Development to avoid adverse impacts on neighboring properties or downstream facilities. It is recommended all permanent drainage and detention facilities be constructed and functional prior to construction of the impervious improvements associated with the scope of the Development.



QUIDDITY

Mr. Arnold England, President

February 21, 2025

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 McCarthy, PE

MHM/scs/dme

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1020-01.062 La Segarra Phase 2 Detention_00625/2.0 - Letters/La Segarra Phase 2 Detention Approval Ltr_022125.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1020-01.062%20La%20Segarra%20Phase%20Detention_00625/2.0-Letters/La%20Segarra%20Phase%20Detention%20Approval%20Ltr_022125.docx)

cc: Mr. Alex Kamkar – Enclave Gassner Tract, LLC via email adkamkar@boldfoxdevelopment.com
 Mr. Luis Sanabria, PE – EHRA Engineering via email lsanabria@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



AIA Document G702® - 1992

Application and Certificate for Payment

RECEIVED
FEB 19 2025

X _____
Board Signature

TO OWNER:	Brookshire-Katy Drainage District 1111 Kenney Street Brookshire, TX. 77423	PROJECT:	BKDD Admin Building	APPLICATION NO: 7	Distribution to:
FROM:	Commercial Construction and Maintenance 5690 Pine Lane Circle Bessemer, AL. 35022	VIA ARCHITECT:			OWNER: ☒
CONTRACTOR:					ARCHITECT: ☒
					CONTRACTOR: ☒
					FIELD: ☐
					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	\$3,142,942.51
2. NET CHANGE BY CHANGE ORDERS	\$0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$3,142,942.51
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$1,492,248.32
5. RETAINAGE:	
a. 10.00 % of Completed Work (Column D + E on G703)	\$149,224.83
b. 0 % of Stored Material (Column F on G703)	\$0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$149,224.83
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$1,343,023.49
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$1,317,279.43
8. CURRENT PAYMENT DUE	
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$1,799,919.02

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:

By:

State of: Alabama

County of: Jefferson

Subscribed and sworn to before me this 13th day of February 2025

Notary Public:

My Commission Expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

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

ARCHITECT:

By:

Date: 2/17/2025

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.

Date: 2/13/25

ELAINE PIKE HILL
Notary Public
Alabama State at Large

My Commission Expires
February 17, 2026

CONTINUATION SHEET

AIA DOCUMENT G703

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

APPLICATION NUMBER : 7
APPLICATION DATE : 1/25/2025
PERIOD FROM : 1/1/2025
PERIOD TO : 1/31/2025

A DIVISION NO.	B AIA Division	C SCHEDULED COST	TOTAL VALUE	D		E	F DEPOSITS/MATERIAL PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED & STORED TO DATE (D+E+F)	% G/C	H BALANCE TO FINISH (C-G)	Page 1 RETAINAGE 10%
				FROM PREVIOUS APPLICATIONS (D+E)	WORK COMPLETED THIS PERIOD						
01100	Upfront GR Costs - Permit, Performance Bond, Builders Risk Insurance	\$ 59,463.90	\$ 59,463.90	\$	59,463.90	\$ -	\$ -	\$ 59,463.90	100%	\$ -	\$5,946.39
01310	On-Going General Requirement Costs - Production Coordination	\$ 210,749.61	\$ 210,749.61	\$	109,589.80	\$ 12,644.98	\$ -	\$ 122,234.77	58%	\$ 88,514.84	\$12,223.48
01500	Temporary Facilities	\$ 11,812.63	\$ 11,812.63	\$	5,638.57	\$ 617.31	\$ -	\$ 6,255.88	53%	\$ 5,566.76	\$625.59
01524	Temporary Construction Waste Management	\$ 7,348.87	\$ 7,348.87	\$	3,821.41	\$ 440.93	\$ -	\$ 4,262.35	58%	\$ 3,086.53	\$426.23
02230	Site Clearing and Erosion Control	\$ 39,386.48	\$ 39,386.48	\$	39,386.48	\$ -	\$ -	\$ 39,386.48	100%	\$ -	\$3,938.65
02300	Earthwork, Grading, Pond and Soil Stabilization	\$ 393,899.56	\$ 393,899.56	\$	393,899.56	\$ -	\$ -	\$ 393,899.56	100%	\$ -	\$39,389.96
02301	Surveying/Layout	\$ 4,899.25	\$ 4,899.25	\$	4,409.32	\$ -	\$ -	\$ 4,409.32	90%	\$ 489.92	\$440.93
02305	Concrete Wash Out	\$ 3,810.53	\$ 3,810.53	\$	3,810.52	\$ -	\$ -	\$ 3,810.52	100%	\$ 0.01	\$381.05
02361	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	\$ 25,258.35	\$ 25,258.35	\$	23,995.43	\$ -	\$ -	\$ 23,995.43	95%	\$ 1,262.92	\$2,399.54
02530	Sanitary Sewer Supply - Sewer Utilities	\$ 48,992.48	\$ 48,992.48	\$	48,992.48	\$ -	\$ -	\$ 48,992.48	100%	\$ -	\$4,899.25
02630	Storm Utilities	\$ 74,468.57	\$ 74,468.57	\$	70,745.15	\$ -	\$ -	\$ 70,745.15	95%	\$ 3,723.43	\$7,074.51
02751	Exterior Concrete Paving & Striping	\$ 107,239.10	\$ 107,239.10	\$	67,129.69	\$ -	\$ -	\$ 67,129.69	63%	\$ 40,109.41	\$6,712.97
02821	Chain Link Fence and Gates	\$ 9,782.17	\$ 9,782.17	\$	8,803.95	\$ -	\$ -	\$ 8,803.95	90%	\$ 978.22	\$880.39
02920	Irrigation, Landscaping and Pressure Washing	\$ 42,078.00	\$ 42,078.00	\$	-	\$ -	\$ -	\$ -	0%	\$ 42,078.00	\$0.00
03200	Concrete Reinforcement	\$ 6,364.06	\$ 6,364.06	\$	4,186.62	\$ -	\$ -	\$ 4,186.62	66%	\$ 2,177.44	\$418.66
03300	Cast in Place Concrete - Footings and Slab	\$ 85,434.42	\$ 85,434.42	\$	67,167.76	\$ -	\$ -	\$ 67,167.76	79%	\$ 18,266.67	\$6,716.78
04720	Cast Stone Materials and Labor	\$ 4,354.89	\$ 4,354.89	\$	-	\$ -	\$ -	\$ -	0%	\$ 4,354.89	\$0.00
04810	Unit Masonry - Labor - Brick and Block	\$ 35,814.92	\$ 35,814.92	\$	5,034.63	\$ -	\$ -	\$ 5,034.63	14%	\$ 30,780.29	\$503.46
04861	Natural Stone Veneer - Labor	\$ 18,121.00	\$ 18,121.00	\$	-	\$ -	\$ -	\$ -	0%	\$ 18,121.00	\$0.00
05121	Structural Steel - PEMB materials and handrails	\$ 121,209.24	\$ 121,209.24	\$	95,365.28	\$ -	\$ -	\$ 95,365.28	79%	\$ 25,843.96	\$9,536.53
05400	Cold-Framed Metal Framing - Materials and Labor	\$ 134,348.28	\$ 134,348.28	\$	-	\$ -	\$ -	\$ -	0%	\$ 134,348.28	\$0.00
05500	Metal Fabrications/Installation of PEMB	\$ 76,210.53	\$ 76,210.53	\$	45,726.32	\$ -	\$ -	\$ 45,726.32	60%	\$ 30,484.21	\$4,572.63
06100	Rough Carpentry	\$ 6,804.51	\$ 6,804.51	\$	1,360.90	\$ -	\$ -	\$ 1,360.90	20%	\$ 5,443.61	\$136.09
07210	Building Insulation	\$ 47,903.76	\$ 47,903.76	\$	-	\$ -	\$ 15,329.20	\$ 15,329.20	32%	\$ 32,574.56	\$1,532.92
08111	Steel Doors and Frames	\$ 25,055.60	\$ 25,055.60	\$	5,526.97	\$ -	\$ -	\$ 5,526.97	22%	\$ 19,528.63	\$552.70
08211	Flush Wood Plastic Laminate Doors	\$ 19,160.16	\$ 19,160.16	\$	-	\$ -	\$ -	\$ -	0%	\$ 19,160.16	\$0.00
08411	Aluminum-Framed Entrances, Storefronts and Windows	\$ 57,540.95	\$ 57,540.95	\$	4,027.87	\$ -	\$ -	\$ 4,027.87	7%	\$ 53,513.09	\$402.79
08711	Door Hardware and Install	\$ 21,929.40	\$ 21,929.40	\$	-	\$ -	\$ -	\$ -	0%	\$ 21,929.40	\$0.00
09253	Gypsum Sheathing, Gypsum Board and Assemblies/Drywall	\$ 171,177.56	\$ 171,177.56	\$	-	\$ -	\$ -	\$ -	0%	\$ 171,177.56	\$0.00
09310	Floor Coverings	\$ 75,667.26	\$ 75,667.26	\$	-	\$ -	\$ -	\$ -	0%	\$ 75,667.26	\$0.00
09511	Acoustical Ceilings	\$ 33,750.38	\$ 33,750.38	\$	-	\$ -	\$ -	\$ -	0%	\$ 33,750.38	\$0.00
09912	Painting	\$ 17,822.38	\$ 17,822.38	\$	-	\$ -	\$ -	\$ -	0%	\$ 17,822.38	\$0.00
10431	Signage	\$ 2,473.99	\$ 2,473.99	\$	-	\$ -	\$ -	\$ -	0%	\$ 2,473.99	\$0.00
10532	Walkway Covers/Canopies	\$ 112,356.09	\$ 112,356.09	\$	-	\$ -	\$ -	\$ -	0%	\$ 112,356.09	\$0.00
10801	Bathroom and Toilet Accessories, Partitions	\$ 18,292.07	\$ 18,292.07	\$	-	\$ -	\$ -	\$ -	0%	\$ 18,292.07	\$0.00

A DIVISION NO.	B AIA Division	C SCHEDULED COST		D WORK COMPLETED FROM PREVIOUS APPLICATIONS (D+E)		E THIS PERIOD		F DEPOSITS/MATERIAL PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED & STORED TO DATE (D+E+F)	% G/C	H BALANCE TO FINISH (C-G)	I RETAINAGE 10%
		TOTAL VALUE										
12494	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	\$ 114,642.41	\$ -	\$ -	\$ -	\$ -	\$ 114,642.41	32%	\$ 238,532.42	\$11,464.24
15200	Mechanical - Plumbing materials and labor	\$ 159,466.18	\$ 159,466.18	\$ 63,306.47	\$ -	\$ -	\$ -	\$ -	\$ 63,306.47	40%	\$ 96,159.71	\$5,330.65
16100	Electrical - Materials and labor	\$ 189,678.74	\$ 189,678.74	\$ 130,588.60	\$ -	\$ -	\$ -	\$ -	\$ 130,588.60	69%	\$ 59,090.14	\$13,058.86
16670	Lightning Protection System	\$ 11,734.80	\$ 11,734.80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 11,734.80	\$0.00
21100	Fire Water Line	\$ 57,266.77	\$ 57,266.77	\$ 17,180.03	\$ -	\$ -	\$ -	\$ -	\$ 17,180.03	30%	\$ 40,086.74	\$1,718.00
21200	Fire Suppression System	\$ 61,240.17	\$ 61,240.17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 61,240.17	\$0.00
28100	Fire Alarm System	\$ 15,405.41	\$ 15,405.41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 15,405.41	\$0.00
01210.1	Allowance 1 - TAS	\$ 2,500.00	\$ 2,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 2,500.00	\$0.00
01210.2	Allowance 2 - Interior and Exterior Signage Material	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 15,000.00	\$0.00
01210.3	Allowance 3 - Brick Material	\$ 6,564.25	\$ 6,564.25	\$ 6,564.25	\$ -	\$ -	\$ -	\$ -	\$ 6,564.25	100%	\$ -	\$656.43
01210.4	Allowance 4 - Stone Material	\$ 19,847.03	\$ 19,847.03	\$ 19,847.03	\$ -	\$ -	\$ -	\$ -	\$ 19,847.03	100%	\$ -	\$1,984.70
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
		\$ 3,142,942.51	\$ 3,142,942.51	\$ 1,463,215.90	\$ -	\$ 13,703.21	\$ -	\$ 15,329.20	\$ 1,492,248.32	47%	\$ 1,650,694.19	\$149,224.93

5

Change Orders:	
Adds	Previously Approved
Deducts	
Total	

Division	Explanatory Comments for Work Completed in Column I and J Above
01310	Represents the On-Going General Requirement Costs for this project
01500	Represents the Temporary Facilities for this project
01524	Represents the Temporary Dumpster associated with this project
07210	Represents the Building Insulation Materials

CHANGE ORDER SUMMATION AIA DOCUMENT G701 Modified	OWNER ☒ X ARCHITECT CONTRACTOR FIELD OTHER	 COMMERCIAL CONSTRUCTION AND MAINTENANCE, INC.
PROJECT: BKDD Admin Building		APPLICATION NO: 7 APPLICATION DATE: 1/25/2025 PERIOD FROM: 1/1/2025 PERIOD TO: 1/31/2025
TO CONTRACTOR: Commercial Construction and Main. 5690 Pine Lane Cir. Bessemer, AL, 35022		
The Contract is changed as follows:		
CCM APPROVAL: <u>Paul Pence</u> President		
Not valid until signed by the Owner and Contractor.		
The original Contract Sum:		\$ 3,142,942.51
Net change by previously authorized Change orders:		\$ -
The Contract Sum prior to this month's Change orders was:		\$ 3,142,942.51
The Contract Sum will be (increased) (decreased)(unchanged) by this Change Order in the amount of:		\$ -
The new (Contract Sum) (Guaranteed maximum Price) including this month's Change orders will be:		\$3,142,942.51
The Contract Time will be (increased) decreased) (unchanged) by:		0
The date of Substantial Completion as of the date of this Change Order therefore is:		
This month's Change Orders included the following:		
	CONTRACTOR: CCM	OWNER/DEVELOPER
	ADDRESS: 5690 Pine Lane Cir. Bessemer AL 35022	Address
	BY: Paul Pence President	BY
	DATE: 2/14/2025	DATE
G701-1987		

Adverse Weather Delays



PROJECT: BKDD Admin Building

APPLICATION NO: 7

APPLICATION DATE: 1/25/2025

PERIOD TO: 1/31/2025

TO CONTRACTOR: Commercial Construction and Main.
5690 Pine Lane Cir.
Bessemer, AL, 35022

The Contract is changed as follows:

CCM APPROVAL:

Paul Pence

President

Not valid until signed by the Owner and Contractor.

Adverse Weather and Other Delay Days:

	Month	Allowable days per contract	Actual	Net - To Claim
(Project Start)	Jun-24	2	0	-2
Total Cumulative Days: -20	Jul-24	3	0	-3
	Aug-24	3	0	-3
	Sep-24	2	0	-2
	Oct-24	3	0	-3
	Nov-24	4	6	2
	Dec-24	5	3	-2
	Jan-25	6	6	0
	Feb-25	7	0	-7

CONTRACTOR:

CCM

ADDRESS:

5690 Pine Lane Cir. Bessemer AL 35022

BY:

Paul Pence

President

DATE:

2/14/2025

OWNER/DEVELOPER

Address

BY

DATE

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: 01/31/2025

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:

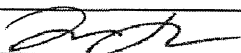
\$ 1,317,279.43

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: 01/31/2025

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: 01/31/2025

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: \$ 25,744.06

Check Payable to: Commercial Construction & Maintenance, Inc

Exceptions

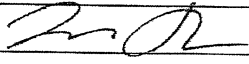
This document does not affect any of the following:

- (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: 01/31/2025

ACCOUNT INFORMATION
TIME DEPOSIT ACCOUNT

ACCOUNT TITLE AND ADDRESS

BROOKSHIRE-KATY DRAINAGE DISTRICT
 1111 KENNEY ST
 BROOKSHIRE, TX 77423

ALTERNATE ACCOUNT ADDRESS

PO BOX 608
 BROOKSHIRE, TX 77423

Effective Date or Time Period: 02/03/2016

This is a Change to an Existing Account Information, Time Deposit Account, effective February 10, 2025.

ACCOUNT OPEN DATE	ACCOUNT NUMBER	OWNERSHIP TYPE	PRODUCT NAME	RENEWAL BALANCE	INITIAL DEPOSIT
February 4, 2016	45269	Governmental Entity	Public Funds CD	\$190,992.14	\$245,000.00
TERM	MATURITY DATE	RENEWAL OPTION	CURRENT RATE	INTEREST PAYMENT	CURRENT BALANCE
12 Months	February 3, 2026	Automatic at Maturity	3.540%	Capitalize	\$190,992.14

GOVERNMENTAL ENTITY INFORMATION

Name: BROOKSHIRE-KATY DRAINAGE DISTRICT
 Address: 1111 KENNEY ST
 BROOKSHIRE, TX 77423
 Contact Name: WENDY DAWN SIDWELL
 Contact Title: Authorized Signer
 Contact Phone: 0

Nature of Entity: PUBLIC FUND-DRAINAGE DISTRICT
 NAICS/ISIC Code: 221310
 Source of Funds: Check \$245,000.00.
Customer does not engage in Internet Gambling.

DEFINITIONS. "You," "your," and "account owner" refer to the Customer and the terms "we," "us," and "our" refer to the Bank, FIRST NATIONAL BANK OF SHINER.

IMPORTANT INFORMATION ABOUT PROCEDURES FOR OPENING A NEW ACCOUNT

To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify, and record information that identifies each person who opens an account.

What this means for you: When you open an account, we will ask for your name, address, date of birth, and other information that will allow us to identify you. We may also ask to see your driver's license or other identifying documents.

ACKNOWLEDGMENT. By signing this document, you acknowledge that you have opened the type of account designated above. The undersigned certify that all information provided to the Bank is true and accurate. As the account is in the name of a business entity, you acknowledge that you are acting on behalf of the business entity, and with respect to which you have legal authority to transact business. All signers authorize this Bank to make inquiries from any consumer reporting agency, including a check protection service, in connection with this account. You also acknowledge that you have requested a change to your account and the terms of the Account Agreement and the Disclosures related to your existing account have been revised in their entirety effective on February 10, 2025.

Your signature acknowledges the receipt of the appropriate Account Agreement for the type of account designated above and that you agree to be bound by the Account Agreement. You acknowledge that you have received the following document(s):

- Funds Availability Policy Disclosure
- Truth In Savings Disclosure
- Fee Schedule
- Receipt of Time Deposit

