

MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT

January 13, 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 13th day of January, 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 except Supervisor Beckendorff, 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., Steve Berckenhoff, P.E., and Rod Pinheiro, P.E. of Quiddity Engineering ("Quiddity" or "Engineer"); Blair Bozoarth, P.E., and Christian Walker, P.E., of Quiddity Engineering Land Development Group representing Sunterra Development; Andrew P. Johnson, III, and William Petrov, attorneys, and Mirna Croon, paralegal, of Johnson Petrov, LLP ("Johnson Petrov" or "Attorney"); Derrick Dabney, Director of Operators for Royal Independent School District; John Barnes of Starwood Land Advisors; and Ripley Woodard of META Planning and Design, LLC on behalf of Jasek Farms 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 DECEMBER 9, 2024 REGULAR SESSION AND DECEMBER 23, 2024 SPECIAL MEETING MINUTES

Upon motion by Supervisor Keeling, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved the minutes of the December 9, 2024 Regular Board meeting, and December 23, 2024 Special Board meeting.

Agenda Item No. 5

RESOLUTION APPROVING WALLER COUNTY HAZARD MITIGATION PLAN

Upon motion by Supervisor Chisum, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved the Resolution Approving Waller County Hazard Mitigation Plan, a copy of which is attached hereto as Exhibit "A".

Agenda Item No. 6

QUIDDITY ENGINEERING PROFESSIONAL SERVICES AGREEMENT FOR PORTAL - DETENTION FACILITIES MAINTENANCE AGREEMENT (DFMA) MANAGEMENT

Upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved the Quiddity Engineering Professional Services Agreement for Portal - Detention Facilities Maintenance Agreement Management, a copy of which is attached hereto as Exhibit "B".

Agenda Item No. 7

ENGINEER'S REPORT

- A. Permit Application for Drainage Study Analysis for Royal ISD Transportation Center Renovations & Additions - DIA, ID: 00637.

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application for Permit Application for Drainage Study Analysis for Royal ISD Transportation Center Renovations & Additions - DIA, ID: 00637, including the variance request, as recommended by Quiddity in the letter attached hereto as Exhibit "C".

- B. Permit Application for Tract Development Without Platting for Grange Remote Water Well No. 1, ID: 00470; Permit No. 2024-110;

Upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application No. 2024-110, as recommended by Quiddity in the letter attached hereto as Exhibit "C-1".

- C. Permit Application for Tract Development With Platting for Sunterra Lakes 0.2 MGD Wastewater Treatment Plant and Lift Station - Final Drainage Plans ID: 00563.

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

- D. Permit Application for Tract Development With Platting for Sunterra Lakes Wastewater Treatment Plant No. 1 - Final Plat ID: 00775, Permit No. 2024-133.

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

Next, 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 ID 00563, as recommended by Quiddity; and (ii) Permit Application No. 2024-133, as recommended by Quiddity.

- E. Permit Application for Tract Development With Platting for Sunterra Lakes Section 4 - Final Drainage Plans ID: 00648 and Final Plat ID: 00579, Permit No. 2024-139.

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

- F. Permit Application for Tract Development With Platting for Sunterra Lakes Section 5 – Final Drainage Plans ID: 00559 and Final Plat ID: 00575, Permit No. 2024-131.

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

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 No. 2024-139, as recommended by Quiddity; and (ii) Permit Application No. 2024-131, as recommended by Quiddity.

- G. Permit Application for Tract Development With Platting for Falcon Business Park – Preliminary Plat ID: 00702.

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

- H. Permit Application for Tract Development With Platting for Integrity Urgent Care – Preliminary Plat ID: 00672.

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

- I. Permit Application for Tract Development With Platting for Jasek Farms Section 1 – Preliminary Plat ID: 00660.

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

- J. Permit Application for Tract Development With Platting for Jasek Farms Section 2 – Preliminary Plat ID: 00661.

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

- K. Permit Application for Tract Development With Platting for Pattison Farms Section 1 – Preliminary Plat ID: 00733.

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

- L. Permit Application for Tract Development With Platting for Sunterra North Commercial Development – Preliminary Plat ID: 00737.

Mr. McCarthy reviewed a recommendation letter for the above-referenced Permit Application, a copy of which is attached hereto as Exhibit "C-11".

Next, 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 – Preliminary Plat ID: 00702, as recommended by Quiddity; (ii) Permit Application – Preliminary Plat ID: 00672, as recommended by Quiddity;

(iii) Permit Application - Preliminary Plat ID: 00660, as recommended by Quiddity; (iv) Permit Application - Preliminary Plat ID: 00661, as recommended by Quiddity; (v) Permit Application - Preliminary Plat ID: 00733, as recommended by Quiddity; and (vi) Permit Application - Preliminary Plat ID: 00737, as recommended by Quiddity.

M. Update on Sunterra Lakes Development.

Mr. Walker provided an update regarding the Sunterra Lakes Development project. He stated that construction of the initial model home is projected to begin within two years. Once completed, this major development will encompass 3,900 residential lots.

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 "D".

B. Authorization to auction the Chevrolet C-60 VIN:CCE27V142695 and John Deere Model 755A Loader Serial Number: 373911 with Hyster W6F Winch Serial Number: W6FP4F5418E41 at the Mark Switzer Land & Auction Services.

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board authorized the auction sale of the following equipment at Mark Switzer Land & Auction Services:

- Chevrolet C-60 (VIN: CCE27V142695)
- John Deere Model 755A Loader (Serial Number: 373911)
- Hyster W6F Winch (Serial Number: W6FP4F5418E41)

and; authorized Mr. Brand to execute all necessary documentation to complete the auction process.

C. Inspector's Report and Enforcement Action Updates.

Mr. Brand reviewed the Inspection's Report to the Board, a copy of which is attached to the General Manager's Report. Next, Mr. Petrov provided the Board with an update regarding current enforcement actions.

D. Update on New Administration Building.

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

E. AIA Document G702: Application and Certificate for Payment from Commercial Construction and Maintenance of Application No. 006 for Services Completed through December 31, 2024.

Upon motion by Supervisor Chisum, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved Pay Application No. 006 from CCM in the amount of \$170,245.08, as recommended by the District Architect, LDDBlueLine. A copy of the Pay Application is attached hereto as Exhibit "E".

FINANCIAL REPORT

A. Discuss and take action to pay bills. Ms. Sidwell presented to and reviewed with the Board the December 2024 bills.

B. December 2024 Financial Report. Ms. Sidwell then presented to and reviewed with the Board the Financial Report, a copy of which is attached hereto as Exhibit "F".

Upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved (i) paying the December 2024 bills; and (ii) the Financial Report.

C. Quarterly Financial Advisor's Report. Ms. Sidwell then presented the quarterly Financial Advisor's report, a copy of which is attached to the Financial Report.

Upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved the Financial Advisor's Report.

D. Update on the Budget for Fiscal Year Ending September 30, 2025. Ms. Sidwell provided an overview of the current fiscal year's budget status.

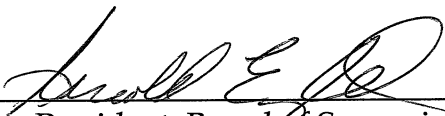
E. Discuss and take action to reduce the Certificate of Deposit (CD) below Federal Deposit Insurance Corporation (FDIC) limits for the CD held at Industry State Bank and Bank of Brenham. Upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board authorized transferring \$20,000 from the CDs held at Industry State Bank and Bank of Brenham to the General Fund.

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 8:38 p.m.

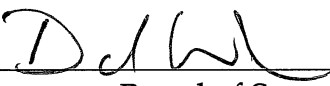
[EXECUTION PAGE FOLLOWS]

SIGNED this 10th day of February 2025.



President, Board of Supervisors

ATTEST:



Secretary, Board of Supervisors



Exhibit "A"	Resolution Approving Waller County Hazard Mitigation Plan
Exhibit "B"	Quiddity Engineering Professional Services Agreement for Portal - Detention Facilities Maintenance Agreement Management
Exhibit "C"	Quiddity Recommendation for Drainage Study Analysis for Royal ISD Transportation Center Renovations & Additions - DIA, ID: 00637.
Exhibit "C-1"	Quiddity Recommendation for Permit Application No. 2024-110
Exhibit "C-2"	Quiddity Recommendation for Permit Application for Tract Development With Platting for Sunterra Lakes 0.2 MGD Wastewater Treatment Plant and Lift Station - Final Drainage Plans ID: 00563
Exhibit "C-3"	Quiddity Recommendation for Permit No. 2024-133.
Exhibit "C-4"	Quiddity Recommendation for Permit No. 2024-139.
Exhibit "C-5"	Quiddity Recommendation for Permit No. 2024-131.
Exhibit "C-6"	Quiddity Recommendation for Permit - Preliminary Plat ID: 00702
Exhibit "C-7"	Quiddity Recommendation for Permit - Preliminary Plat ID: 00672
Exhibit "C-8"	Quiddity Recommendation for Permit - Preliminary Plat ID: 00660
Exhibit "C-9"	Quiddity Recommendation for Permit - Preliminary Plat ID: 00661
Exhibit "C-10"	Quiddity Recommendation for Permit - Preliminary Plat ID: 00733
Exhibit "C-11"	Quiddity Recommendation for Permit - Preliminary Plat ID: 00737
Exhibit "D"	General Manager's Report
Exhibit "E"	Pay Application No. 006 from CCM
Exhibit "F"	Financial Report

CERTIFICATE FOR RESOLUTION**STATE OF TEXAS****§****WALLER COUNTY****§****BROOKSHIRE-KATY DRAINAGE DISTRICT****§**

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

The Board convened in public session, on Monday, January 13, 2025, at 7:00 p.m. at the regular meeting place thereto, and the roll was called of the members of the Board, to-wit:

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

All members of the Board were present except the following: _____, thus constituting a quorum. Whereupon other business, the following was transacted at such Meeting: A written

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

AYES: _____**NOES:** _____**ABSTAIN:** _____

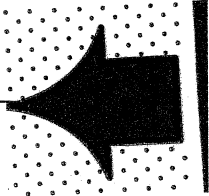
A true, full and correct copy of the aforesaid Resolution adopted at the Meeting described in the above foregoing paragraph is attached to and follows this Certificate; such Resolution has been duly recorded in the Board's minutes of such Meeting; the above and foregoing paragraph is a true, full, and correct excerpt from the Board's minutes of such Meeting pertaining to the adoption of such Resolution; the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the Board as indicated therein; each of the officers and members of the Board are duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of such Meeting, and that such Resolution would be introduced and considered for adoption at such meeting, and each of the officers and members

consented, in advance, to the holding of such Meeting for such purpose; and such Meeting was open to the public and public notice of the time, place, and purpose of such Meeting was given, all as required by Chapter 551 of the Texas Government Code and Section 49.063 of the Texas Water Code, as amended.

SIGNED this _____ day of January 2025.

David Welch
Secretary, Board of Supervisors

Arnold England
President, Board of Supervisors



**RESOLUTION FOR BROOKSHIRE-KATY DRAINAGE DISTRICT
APPROVAL OF WALLER COUNTY HAZARD MITIGATION PLAN**

WHEREAS, natural hazards in Waller County, Texas, historically have caused significant disasters with losses of life and property and natural resources damage; and

WHEREAS, the Federal Disaster Mitigation Act of 2000 and Federal Emergency Management Agency (FEMA) require communities to adopt a hazard mitigation action plan to be eligible for the full range of pre-disaster and post-disaster federal funding for mitigation purposes; and

WHEREAS, FEMA requires that communities update Hazard Mitigation Action Plans every five years in order to be eligible for the full range of pre-disaster and post-disaster federal funding for mitigation purposes; and

WHEREAS, the Brookshire-Katy Drainage District has assessed the community's potential risks and hazards and is committed to planning for a sustainable community and reducing the long-term consequences of natural and man-caused hazards; and

WHEREAS, the 2024 Waller County Hazard Mitigation Plan outlines a mitigation vision, goals and objectives; assesses risk from a range of hazards; and identifies risk reduction strategies and actions for hazards that threaten the community.

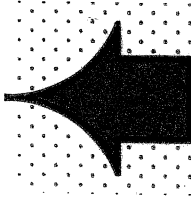
NOW THEREFORE BE IT RESOLVED THAT:

1. The 2024 Waller County Hazard Mitigation Plan (the "Plan") is approved in its entirety;
2. The Brookshire-Katy Drainage District will pursue available funding opportunities for implementation of the proposals designated therein, and will, upon receipt of such funding or other necessary resources, Brookshire Waller-Katy Drainage District vests with the President and General Manager the responsibility, authority, and means to: (1) inform all parties of this action; (2) assure that the Plan will be reviewed at least annually; and (3) that any needed adjustments to the Plan will be presented to the Board of Supervisors consideration; and
3. The Brookshire-Katy Drainage District agrees to take such other action as may be reasonably necessary to carry out the objectives of the Plan and report on progress as required by FEMA and the Texas Division of Emergency Management (TDEM).

PASSED AND ADOPTED ON THIS ____ day of January 2025.

BROOKSHIRE-KATY DRAINAGE DISTRICT

By: _____
Arnold England,
President, Board of Directors



ATTEST:

By: _____
David Welch,
Secretary, Board of Directors



U.S. Department of Homeland Security
FEMA Region 6
800 N. Loop 288
Denton, TX 76209



FEMA

December 18, 2024

Jennifer Charlton-Faia, Deputy State Hazard Mitigation Officer
Texas Division of Emergency Management
P.O. Box 285
Del Valle, Texas 78617-9998

RE: Approvable Pending Adoption of the Waller County, Texas Multi-Jurisdiction
Hazard Mitigation Plan

Dear Jennifer Charlton-Faia:

This office has concluded its review of the referenced plan, in conformance with the Final Rule on Mitigation Planning (44 CFR § 201.6). Formal approval of this plan is contingent upon the adoption by the participants on Enclosure A, as well as the receipt of the final draft of the plan containing all plan components.

Adopting resolutions must be submitted to this agency for review and approval no later than one year from the date of this letter. Failure to submit these resolutions in a timely manner could lead to a required update of the plan prior to FEMA approval.

Once this final requirement has been met, a letter of official approval will be generated. The Local Hazard Mitigation Planning Tool, with the reviewer's comments has been enclosed to further assist the jurisdictions in complying with planning requirements. If you have any questions, please contact David Freeborn, HM Community Planner, at (940) 898-5323.

Sincerely,

**JOHN T
MILES JR**

Ronald C. Wanhnen
Chief, Risk Analysis Branch

Digitally signed by
JOHN T MILES JR
Date: 2025.01.02
09:59:15 -06'00'

Enclosures: Participants

cc: Anne Lehnick

Participants

Attached is the list of participating local governments included in the December 18, 2024 review of the referenced Hazard Mitigation plan.

Community Name

- | |
|--|
| 1) Brookshire city |
| 2) Brookshire Katy Drainage District |
| 3) Brookshire Municipal Water District |
| 4) Hempstead city |
| 5) Katy Independent School District |
| 6) Pattison city |
| 7) Pine Island town |
| 8) Prairie View A&M University |
| 9) Prairie View city |
| 10) Royal Independent School District |
| 11) San Jacinto River Authority |
| 12) Waller city |
| 13) Waller County |
| 14) Waller-Harris ESD 200 |
| 15) Waller Independent School District |

Adoption Submittal (Final)

Following the issuance this of Approvable Pending Adoption letter, all participants are provided one year to adopt the plan and submit it through the State to FEMA. For multi-jurisdictional plans, multiple adoptions should be submitted as a complete package as outlined below.

The State must submit the plan files via:

Risk Management Directorate (RMD) SharePoint:

<https://rmd.msc.fema.gov/Regions/VI/Mitigation%20Planning/Forms/AllItems.aspx>

Note: You will be requested to register if you have not already done so.

All plans containing Protected Critical Infrastructure Information (PCII) must be submitted as an encrypted document with the password being sent separately in an email to ensure secure file submissions.

1. Final draft of the plan in MS Word or pdf format containing:
 - a. The final plan formatted as a single document.
 - b. Documentation demonstrating adoption by the participating jurisdictions seeking approval. (i.e. copies of signed resolutions, official meeting minutes, etc....) Note: Adoption resolutions can be separate files. Additional adoptions are not required to provide a copy of the plan.
 - c. Remove strikethroughs, highlights and all Track Changes must be accepted in the final plan.

2. Send an email addressed to r6-mtd-planning@fema.dhs.gov as notification that the electronic file has been submitted. Please DO NOT send plans to the email inbox as it has very strict size limitations which will lock the inbox and not allow additional emails to be received. The email must include the following information:
 - a. Include the follow when applicable: (Note: A submittal letter is no longer required.)
 - i. Subject line [Approval Review for Name of Plan, State]
 - ii. FEMA funding source, grant or disaster number, and project number (when applic
 - iii. list of adopting jurisdictions
 - iv. Plan File name (file name must include date submitted)

3. Submittals which do not conform to the above requirements will be returned to the State for resubmission



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

January 9, 2025

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

Reference: Royal ISD Transportation Center Renovations & Additions – **Drainage Impact Assessment**
Application ID No. 00637
Permit No. N/A
Quiddity Job No. R0002-1020-01.064

Dear Mr. England:

The referenced Royal ISD Transportation Center Renovations & Additions 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 proposed Royal ISD Transportation Center Renovations and Additions (Development) are located west of FM 362, north of FM 359, and south of Royal Road. The Royal ISD school campus includes the Elementary School, STEM Academy, Early Childhood Center, Junior High School, High School, and various sports facilities. The Elementary School is not included in this analysis and includes its own drainage and detention facilities that are hydraulically separate. Additionally, the Elementary School is located within the Kellner Creek watershed with an outfall to FM 359 roadside ditch. The remaining school facilities comprise of approximately 102 acres and include existing drainage and detention facilities that are located within the Brookshire Creek watershed with an outfall to Royal Road ditch. 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 drain to the southeast towards an existing detention basin on the southeast corner of the property, which discharges into Royal Road via 100-percent pumped discharge. The existing detention basin and pump station were approved by the District on October 23, 2007 under Permit No. 2008-1-14. During preparation of the Report, the applicant requested a variance for the 100-percent pumped outfall which was approved by the District on August 26, 2024 under Application ID: 00421. The variance required a generator be constructed at the lift station which will be included in the subsequent drainage plans.

Q QUIDDITY

Mr. Arnold England, President

January 9, 2025

Page 2

The construction of the Early Childhood Center, High School, sports facilities, and referenced detention facilities and outfall were constructed in approximately 2009. Offsite sheetflow was analyzed and determined to not impact the Development. The Development is not located within the 100-yr floodplain, so fill mitigation is not required. Given the previous study was prepared in 2007, the existing drainage and detention facilities were not sized to Atlas 14 criteria. However, the Report analyzes the full 102 acres from the 2009 development using Atlas 14 criteria to determine the revised existing conditions using the District's current criteria.

The proposed conditions include additions to the Career and Technical Education Building, additions to the Transportation Center, construction of a new Agricultural Barn Building, paving improvements, and expansion of the existing detention pond to mitigate the impacts from runoff using Atlas 14 criteria. When analyzing both the 2009 development and proposed improvements associated with the Development using Atlas 14 criteria, the required detention storage volume is 79.71 ac-ft. The Development proposes an expansion and improvements to the existing dry-bottom detention pond. The detention pond will include a total detention storage volume of 80.18 ac-ft with a detention storage rate of 0.78 ac-ft/ac. Additionally, the detention pond includes min. 3:1 side slopes, 30-ft maintenance berms, minimum 1-ft of freeboard, and concrete pilot channels.

An overflow spillway is proposed on the southwest corner of the detention pond which connects to a proposed 24-ft wide swale. The swale is designed to drain towards the detention pond with a high point set at approximately the border between the Elementary School and High School campus. During extreme event conditions when the pond overtops, water will back up into the swale, and then overtop at this high point and be directed south. The extreme event flow will enter into an existing swale within the Elementary School site and discharge into FM 359 ditch. An overflow spillway directed to Royal Road was not feasible given existing grading constraints. As previously mentioned, the Elementary School site is located in a different watershed and its drainage and detention facilities are hydraulically separate from the Development. With this understanding and coupled with depth and grading constraints, the high point is designed to serve as a weir restrictor that will release approximately 9.6 cfs of flow into the Elementary School site, which is less than the pre-developed condition of approximately 12.82 cfs. However, the District's criteria requires an emergency overflow spillway be designed to pass through the 100-yr peak developed flow which was calculated to be approximately 380 cfs. As outlined in the Report, a spillway sized to convey this amount of flow was determined not to be feasible. Therefore, the applicant submitted a variance requesting a reduction in the sizing requirement for the overflow spillway.

Conclusion:

Based on our review of the Report, the Development does not appear to show any adverse impacts from the proposed improvements. The peak discharge 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 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. We offer no objections to this Royal ISD Transportation Center Renovations & Additions Drainage Impact Assessment and recommend the District accept this Report **contingent upon approval of the referenced variance request.**



Mr. Arnold England, President

January 9, 2025

Page 3

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

For the Applicant

- DFMA - The property owner will be required to coordinate with the District's legal counsel and execute a Detention Facilities Maintenance Agreement (DFMA) for this Development before the District approves the final drainage and detention plans for the Development. The Board will consider approval of the DFMA once recommended by the District's legal counsel.
- The applicant shall not use this letter to commence any construction activities prior to receiving District approval of the associated final drainage plans for the Development. Additionally, the applicant is responsible to obtain all approved permits from the 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/R0002-1020-01.064 Royal ISD Transportation Center Renovations & Additions_00637/2.0 - Letters/Royal ISD DIA Approval Ltr_010925.docx

Enclosures

cc: Mr. Rick Kershner— via email rkershner@royal-isd.net
 Mr. Lorin Pargoud – PBK Architects via email lorin.pargoud@pbk.com
 Ms. Ema Paz, PE, ENV SP – DIG Engineers via email ema.paz@digengineers.com
 Mr. Andres Juarez, PE – DIG Engineers via email andres.juarez@digengineers.com
 Mr. Ross McCall, PE – Waller County Engineer via email engineering@wallercounty.us
 Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



Rules and Regulations Variance Request Form

08-08-24

SECTION 1 – APPLICANT INFORMATION

Rules and Regulations Variance

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

Mark Type of Variance:

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

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

Required

Project Information:

Project Address/ Legal Description: ABS A333800 A-338 W W SNYDER TRACT PT 1 ACRES 47.9113 (INSIDE ESD) P/O 167.365 A

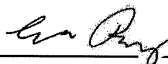
BKDD Permit No.: 00637 & 00609

Owner/ Applicant Information:

Owner's Name: Rick Kershner, Superintendent of Schools Royal Independent School District Date: 01-07-2025

Applicant's Engineer Firm Name: PBK Architects (DBA: DIG Engineers)

Engineer of Record Name: Ema Paz, P.E.

Signature: 

E-mail: ema.paz@digengineers.com

Phone: (832) 613-3799



Rules and Regulations Variance Request Form

08-08-24

SECTION 2 – ENGINEERING JUSTIFICATION

Engineering Reason for Variance Request (specify details):

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

Variances Requested: Please see attachment for variance letter.

SECTION 3 – BKDD REVIEW

For the District use only:

Recommendation/ Reason(s) if not approved:		☐ Approved as Submitted
		☐ Approved as Noted
		☐ Not Approved for Reason(s) Stated
		☐ Not Applicable
_____	Date: ____ / ____ / ____	
BKDD President		

BKDD General Manager		

BKDD District Engineer		

Attention:

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

DIG Engineers
11 Greenway Plaza Blvd., 15th Floor
Houston, TX 77046
Phone: (713) 965-0608
DIGengineers.com

January 7, 2024

VIA: EMAIL & BKDD Permitting Website



Mr. Michael McCarthy
Brookshire-Katy Drainage District (BKDD)
1111 Kenney St.
Brookshire, TX 77423

**RE: Transportation Center Renovations & Royal High School Renovations
Royal Independent School District
PBK Project Number: 230499 & 230500**

This letter serves as a formal request for a variance from the Brookshire-Katy Drainage District's (BKDD) requirements regarding the sizing of an emergency or extreme event overflow spillway to convey the 100-year peak flow.

The Royal ISD High School is currently served by a detention basin constructed in 2009, which is fully drained by an existing storm pump station. This pump station discharges into the Royal Road roadside ditch, and no overflow spillway currently exists on-site. A previous variance permitting 100% drainage via the pump station was approved on August 26, 2024. That variance also included a proposal to install an on-site diesel-powered emergency generator to ensure the pump station remains operational during power outages. No modifications are proposed to the existing triplex pump system; as such, the discharge rate will remain at 18.5 cfs, as previously approved by BKDD.

Royal ISD is proposing improvements to the high school campus, including additions to the existing Career & Technology Education (CTE) Building, Transportation Building, and Agricultural Expo Center. As part of these upgrades, Royal ISD also plans to expand the high school detention basin to manage the increased runoff from the new developments. This expansion will include the construction of an emergency/extreme event overflow spillway.

Emergency/Extreme Event Overflow Spillway

BKDD's drainage regulations require the emergency or extreme event overflow spillway to be sized to convey the 100-year peak flow. However, geometric land constraints along the property boundary make it impractical to construct a spillway capable of conveying 379.21 cfs (the 100-year peak flow). On September 4, 2024, DIG Engineers contacted the Riverway Farms developer to explore potential alternatives. Unfortunately, active pipelines along the southern boundary of the detention pond made it unfeasible to connect the emergency spillway to their drainage system.

We respectfully request approval to design the emergency overflow swale using the maximum feasible spillway geometry, accounting for tie-in elevations at FM 359 and existing land constraints. The proposed design would accommodate a restricted flow rate of 9.6 cfs at the tie-in to the existing swale.

Should you have any questions, please contact the undersigned at (832) 613-3799 or via email at ema.paz@digengineers.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Ema Paz", written over a light blue circular stamp.

Ema Paz, P.E.

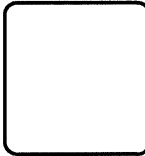
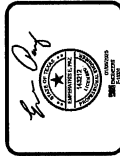
Mr. Michael McCarthy
January 7, 2025
Page 2

Project Manager

*Cc: Rick Kershner, Royal Independent School District
Andres Juarez P.E., DIG
Karsten Falke P.E., DIG
File 6E*

OVERALL DRAINAGE PLAN

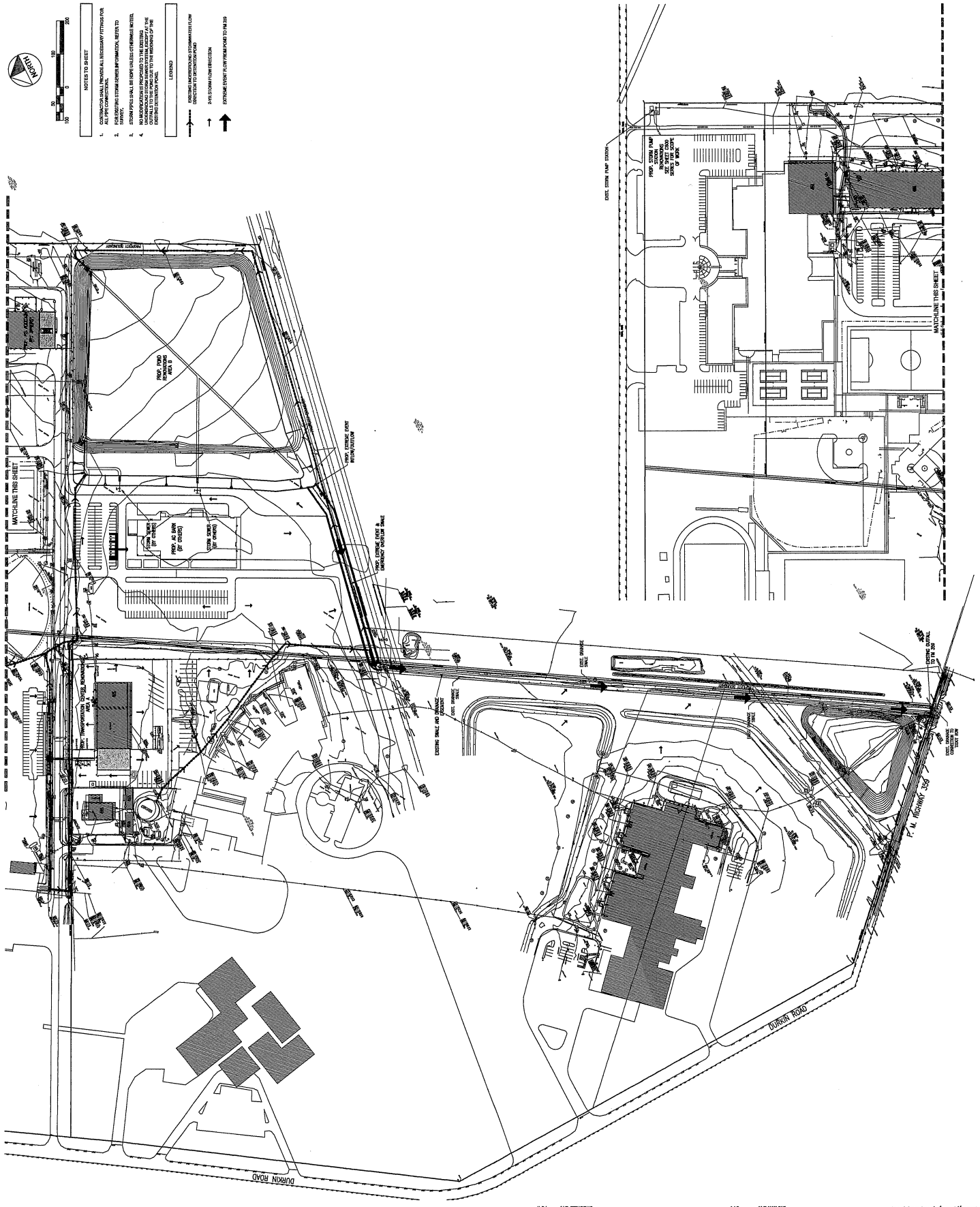
PROJECT NO.	20240204
PROJECT NAME	TRANSPORTATION CENTER ADDITIONS & RENOVATIONS
DATE	2/28/24
DESIGNED BY	JUN
CHECKED BY	HP
ISSUED FOR PERMIT	



TRANSPORTATION CENTER ADDITIONS & RENOVATIONS
2510 DURKIN RD.
FARMINGTON, TX 76439
ISSUED FOR PERMIT



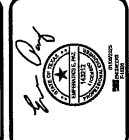
PROJECT NO.	20240204
PROJECT NAME	TRANSPORTATION CENTER ADDITIONS & RENOVATIONS
DATE	2/28/24
DESIGNED BY	JUN
CHECKED BY	HP
ISSUED FOR PERMIT	



- NOTES TO SHEET
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 2. FOR EXISTING STORM DRAINAGE INFRASTRUCTURE, REFER TO SHEET C-200.
 3. EXISTING STORM DRAINAGE INFRASTRUCTURE SHALL BE MAINTAINED AND NOT REMOVED OR MODIFIED.
 4. NO MODIFICATIONS TO EXISTING STORM DRAINAGE INFRASTRUCTURE SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
- LEGEND
- EXISTING STORM DRAINAGE INFRASTRUCTURE
 - PROPOSED STORM DRAINAGE INFRASTRUCTURE
 - EXISTING ELEVATION
 - PROPOSED ELEVATION
 - EXISTING FLOW DIRECTION
 - PROPOSED FLOW DIRECTION

ISSUED FOR PERMIT

DETENTION POND
PLAN

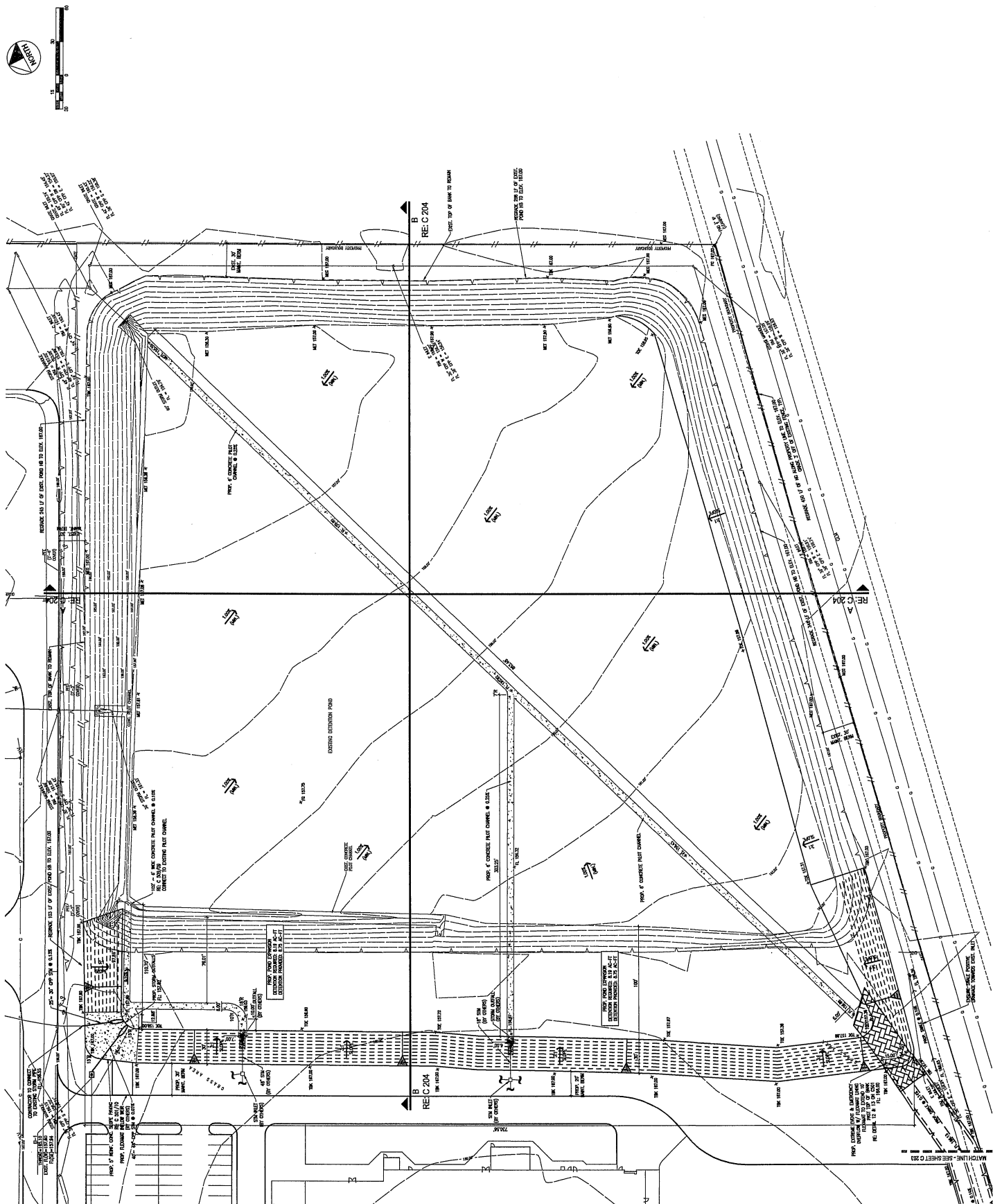
[illegible]

TRANSPORT
RENOVATIO

TRANSPORTATION CENTER ADDITIONS & RENOVATIONS

ARCHITECT **PRINCE AND ASSOCIATES, INC.**
Houston
11 Greenway Place, 2nd Floor
Houston, TX 77046
713-555-5000 F
713-561-4011 F
DRAFTING
713-555-5000 F
713-561-4011 F
713-555-5000 F
713-561-4011 F
713-555-5000 F
713-561-4011 F

PRK



ISSUED FOR PERMIT

B:\2373204\9804Div-6-CMD\MGIB BLM CAD\22 CMD\MGIB 202 DETENTION POND PLAN.dwg Last Saved: KTRAN
Monday, January 6, 2025 10:30:04 PM DRAWN BY: JIV



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

January 9, 2025

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

Reference: Katy 2855 Development, LLC
Grange Remote Water Well No. 1 – **Final Drainage Plans**
Application ID No. 00470
Permit No. 2024-110
Quiddity, Inc. Job No. R0002-1021-01.014

Dear Mr. England:

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

Applicant: Quiddity Engineering – LDS

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

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

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

Description: The proposed Grange Remote Water Well No. 1 (project) includes the development on an approximate 0.25 acre lot, including the construction of a brick perimeter fence, crushed concrete pavement parking lot, and concrete pads supporting the remote water well and accompanying distribution rack and generator. Approximately 70% of the lot will be covered with impermeable cover.

The project includes drainage improvements to mitigate the additional runoff. The detention and outfalls for the Remote Water Well No. 1 are accounted for in the Grange Phase 1 detention system. The drainage from the site sheetflows to the southwest corner, where it will collect in a proposed swale. The swale will outfall southward into an existing swale that directs drainage to Pond 1. Pond 1 was included in the plans titled "Plover Tract Phase 1 Mass Grading and Detention" that was approved by the District under Permit No. 2024-17 on March 25, 2024.



QUIDDITY

Mr. Arnold England, President

January 9, 2025

Page 2

DFMA:

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

Technical Review:

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

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

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

For the Applicant:

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

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

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



Mr. Arnold England, President

January 9, 2025

Page 3

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/scs

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1021-01.014 Grange Remote Water Well No. 1/2.0 - Letters/Grange Remote Water Well No1 FDP Approval Ltr 010925.docx>

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



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

January 9, 2025

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

Reference: Astro Sunterra West, LP
Sunterra Lakes 0.2 MGD Wastewater Treatment Plant & Lift Station – **Final Plat and Final Drainage Plans**
Application ID No. 00775 (FP) and 00563 (FDP)
Permit No. 2024-133
Quiddity Job No. R0002-1036-01.011

Dear Mr. England:

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

Applicant: Quiddity Engineering – LDS Main

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

Location: North of Stockdick Road, south of FM 529, east of FM 362, and west of FM 2855

Survey: H. & T. C. Railroad Company Survey, Section 49 Abstract 142, Waller County, Texas

Previous Approvals: The District approved the Preliminary Plat for Sunterra Lakes 0.2 MGD Wastewater Treatment Plant, on August 12, 2024.

Description: The proposed Sunterra Lakes 0.2 MGD Wastewater Treatment Plant & Lift Station (Development) encompasses approximately 7.75 acres development located within the Sunterra Phase 1 development.

The drainage for the site is conveyed through swales which outfall into Pond 8. Pond 8 is an excavation pond that is proposed solely for the purpose of providing additional fill for the Development. The required detention for the Development is already allocated in Pond 1. Pond 8 represents a wet-bottom detention pond that provides additional detention and depth for the outfall into Pond 1. Pond 8 includes 4:1 side slopes, backslope interceptor swales and structures, a normal water surface elevation of 169.61-ft, 20-ft maintenance



Mr. Arnold England, President
January 8, 2025
Page 2

berms, and 1-ft of freeboard. Pond 8 outfalls into Pond 1 which is included in the plans titled "Sunterra Lakes Phase 1 Mass Grading and Detention", that was approved by the District under Permit Ni, 2024-103 on October 28, 2024. Additionally, the drainage impact assessment (DIA) for Sunterra Lakes Phase 1 has been reviewed and accepted by the District on July 15, 2024. The drainage and detention components outlined in the plans for the Development are designed in accordance with the Sunterra Lakes Phase 1 DIA. As previously mentioned, Pond 8 is designed solely as an excavation pond and not included in the detention routing within the Sunterra Lakes Phase 1 DIA.

DFMA:

Pond 1 is included in an executed Detention Facilities Maintenance Agreement (DFMA) with the District.

Technical Review:

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

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

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

For the Applicant:

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



Mr. Arnold England, President
January 8, 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 H. McCarthy, PE

MHM/scs

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1036-01.011 Sunterra Lakes 0.2 MGD WWTP & Lift Station/2.0 - Letters/FDP Letter 1.9.25 - Sunterra Lakes 0.2 MGD Wastewater Treatment Plant & Lift Station.docx>

cc: Mr. Brian Stidham - Astro Sunterra West, LP - via email bstidham@starwoodland.com
Quiddity Engineering – LDS Main - via email Katy-LD@quiddity.com
Mr. Ross McCall, PE – Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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

January 9, 2025

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

Reference: Astro Sunterra West, LP
Sunterra Lakes Section 4 - **Final Plat and Drainage Plans**
Application ID No. 00579 (FP) and 00648 (FDP)
Permit No. 2024-139
Quiddity Job No. R0002-1036-01.010

Dear Mr. England:

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

Applicant: Quiddity Engineering – LDS Main

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

Location: North of Stockdick Road, south of FM 529, east of FM 362, and west of FM 2855

Survey: H. & T. C. RAILROAD COMPANY SURVEY SECTION 49, A-142

Previous Approvals: The District approved the Preliminary Plat for Sunterra Lakes Section 4, on August 12, 2024.

Description: The proposed Sunterra Lakes Section 4 (Development) encompasses approximately 34.14 acres of single-family residential development and includes 131 Lots, 5 Blocks, and 5 Reserves. The Development is located within the Sunterra Lakes Phase 1 development.

The drainage for the site is conveyed through curb and gutter inlets, which connects to an underground public storm sewer system. The southern half of the section outfalls into Detention Pond 2. The northern half of the section has two outfall tie-ins to the existing "Sunterra Lakes Boulevard Street Dedication Sec 1", which was approved on November 25, 2024. The storm sewer system discharges flow into the Detention Pond 3. Pond 2 outfalls into Pond 3, which outfalls into Pond 1, which then outfalls into the District's drainage channel to the east of the Development. Flow is directed south before ultimately



Mr. Arnold England, President
January 9, 2025
Page 2

discharging into Brookshire Creek. Ponds 3, 2, and 1 are included in the construction plans titled "Sunterra Lakes Phase 1 Mass Grading and Detention Facilities" that was approved by the District under Permit No. 2024-103 on October 28, 2024. Additionally, the drainage impact assessment (DIA) for Sunterra Lakes Phase 1 development has been reviewed and accepted by the District on July 15, 2024. The drainage and detention components outlined in the plans for the Development are in accordance with the DIA.

DFMA:

The referenced detention facilities are included in an executed Detention Facilities Maintenance Agreement (DFMA) with the District.

Technical Review:

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

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

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

For the Applicant:

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



Mr. Arnold England, President
January 9, 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 H. McCarthy, PE

MHM/kdm

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1036-01.010 Sunterra Lakes Section 4/2.0 - Letters/Sunterra Lakes Section 4 Final Plat Approval Ltr_010925.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1036-01.010%20Sunterra%20Lakes%20Section%204/2.0%20Letters/Sunterra%20Lakes%20Section%204%20Final%20Plat%20Approval%20Ltr_010925.docx)

cc: Mr. Brian Stidham - Astro Sunterra West, L.P. via email bstidham@starwood.com
Quiddity Engineering – LDS Main - via email Katy-LD@quiddity.com
Mr. Ross McCall, PE – Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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

January 9, 2025

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

Reference: Astro Sunterra West, LP
Sunterra Lakes Section 5 - **Final Plat and Drainage Plans**
Application ID No. 00575 (FP) and 00559 (FDP)
Permit No. 2024-131
Quiddity Job No. R0002-1036-01.006

Dear Mr. England:

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

Applicant: Quiddity Engineering – LDS Main

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

Location: North of Stockdick Road, south of FM 529, east of FM 362, and west of FM 2855

Survey: H.&T.C. RR. CO. SURVEY, SECTION 49, A-142, WALLER COUNTY, TEXAS

Previous Approvals: The District approved the Preliminary Plat for Sunterra Lakes Section 5, on July 15, 2024.

Description: The proposed Sunterra Lakes Section 5 (Development) encompasses approximately 24.19 acres of single-family residential development and includes 89 Lots, 3 Blocks, and 5 Reserves. The Development is located within the Sunterra Lakes phase 1 development.

The drainage for the site is conveyed through curb and gutter inlets, which connects to an underground public storm sewer system. The southern half of the section outfalls into Detention Pond 2 and 3. The northern half of the section has an outfall tie-in to existing "Sunterra Lakes Boulevard Street Dedication Sec 1", which was approved November 25, 2024. The storm sewer system discharges flow into the Detention Pond 3. Pond 2 outfalls into Pond 3, which outfalls into Pond 1, which then outfalls into the District's drainage channel to the east of the Development. Flow is directed south before ultimately discharging into Brookshire Creek. Ponds 3, 2, and 1 are included in the construction plans



Mr. Arnold England, President
January 9, 2025
Page 2

titled "Sunterra Lakes Phase 1 Mass Grading and Detention Facilities" that was approved by the District under Permit No. 2024-103 on October 28, 2024. Additionally, the drainage impact assessment (DIA) for Sunterra Lakes Phase 1 development has been reviewed and accepted by the District on July 15, 2024. The drainage and detention components outlined in the plans for the Development are in accordance with the DIA.

DFMA:

The referenced detention facilities are included in an executed Detention Facilities Maintenance Agreement (DFMA) with the District.

Technical Review:

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

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

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

For the Applicant:

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



Mr. Arnold England, President
January 9, 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 H. McCarthy, PE

MHM/scs/dme

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1036-01.006 Sunterra Lakes Section 5/2.0 - Letters/Sunterra Lakes Section 5 Final Plat Approval Ltr_010925.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1036-01.006%20Sunterra%20Lakes%20Section%205/2.0%20Letters/Sunterra%20Lakes%20Section%205%20Final%20Plat%20Approval%20Ltr_010925.docx)

cc: Mr. Brian Stidham - Astro Sunterra West, LP via email bstidham@starwoodland.com
Quiddity Engineering – LDS Main - via email Katy-LD@quiddity.com
Mr. Ross McCall, PE – Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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

January 9, 2025

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

Reference: Falcon Landing Developments
Falcon Business Park – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 00702
Permit No. – N/A
Quiddity Job No. R0002-1020-01.069

Dear Mr. England:

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

Applicant: Trimcos Engineering LLC

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

Location: 1324 FM 359

Survey: W.W. SNYDER SURVEY, ABSTRACT 338 AND BEING A PART OF OUTLOT 59 AND OUTLOT 60 IN THE TOWN OF BROOKSHIRE, WALLER COUNTY, TEXAS

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

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

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

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



Mr. Arnold England, President

January 7, 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/dme/kdm

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/General/120 - LETTERs TEMPLATE/BKDD Mail Merge/Test Katie/01 - PP & PDP Letter.docx>
<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/General/120 - LETTERs TEMPLATE/BKDD Mail Merge/Test Katie/01 - PP & PDP Letter.docx>

cc: Mr. Mauro Campetella & Diego Fraga - Falcon Landing Developments via email admin@falconlandev.com
Ms. Vanessa Saldana – Trimcos Engineering LLC - via email trimcosengineeringllc@gmail.com
Mr. Ross McCall, PE - Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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

January 9, 2025

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

Reference:

Integrity Urgent Care – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 00672
Permit No. – N/A
Quiddity Job No. R0002-1020-01.067

Dear Mr. England:

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

Applicant: Winston Warren Commercial/Benchmark Engineers

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

Location: 915 Purdy Ave

Survey: PURDY MEDICAL CLINIC BROOKSHIRE TOWNSITE BEING 0.4826 ACRES SITUATED IN THE CITY OF BROOKSHIRE, WALLER COUNTY, TEXAS

Technical Review: Based on our review of the Preliminary Plat of Integrity Urgent Care, 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

January 7, 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/dme/kdm

https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1020-01.067 Integrity Urgent Care_00672/2.0 - Letters/PP & PDP Letter - Integrity Urgent Care.docx

cc: Mr. Nguyen Antonie & Vy Khanh - via email antoniekn1996@gmail.com
Mr. Winston Parks – Winston Warren Commercial - via email wparks@winstonwarren.com
Mr. Ross McCall, PE - Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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

January 9, 2025

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

Reference: D.R. Horton
Jasek Farms Section 1 – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 00660
Permit No. – N/A
Quiddity Job No. R0002-1039-01.005

Dear Mr. England:

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

Applicant: META Planning & Design LLC

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

Location: North of 529, South of Longenbaugh Rd, East of 2855, West of Bartlett Rd.

Survey: J.R. GARRETT SURVEY, A-1594, WALLER COUNTY, TEXAS

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

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

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

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



Mr. Arnold England, President

January 7, 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/dme/kdm

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1039-01.005 Jasek Farms Section 1/2.0 - Letters/PP & PDP Letter - Jasek Farms Section 1.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1039-01.005%20Jasek%20Farms%20Section%201/2.0%20Letters/PP%20&%20PDP%20Letter%20-%20Jasek%20Farms%20Section%201.docx)

cc: Ms. Kelli Sandell – D.R. Horton via email KSandell@drhorton.com
Mr. Ripley Woodard – META Planning & Design LLC - via email rwoodard@meta-PD.com
Mr. Ross McCall, PE - Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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

January 9, 2025

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

Reference: D.R. Horton
Jasek Farms Section 2 – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 00661
Permit No. – N/A
Quiddity Job No. R0002-1039-01.006

Dear Mr. England:

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

Applicant: META Planning & Design LLC

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

Location: North of 529, South of Longenbaugh Rd., East of 2855, West of Bartlett Rd.

Survey: J.R. GARRETT SURVEY, A-378, WALLER COUNTY, TEXAS

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

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

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

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



Mr. Arnold England, President

January 7, 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/R0002-1039-01.006 Jasek Farms Section 2/2.0 - Letters/PP & PDP Letter - Jasek Farms Section 2.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1039-01.006%20Jasek%20Farms%20Section%202/2.0%20Letters/PP%20&%20PDP%20Letter%20-%20Jasek%20Farms%20Section%202.docx)

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



January 9, 2025

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

Reference: BGM Land Investments, Ltd.
Pattison Farms Section 1 – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 00733
Permit No. – N/A
Quiddity Job No. R0002-1003-39.005

Dear Mr. England:

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

Applicant: R G Miller

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

Location: North of Morton, South of Gassner, East of F.M. 362, West of Neuman.

Survey: W.W. SYNDER SURVEY, A-339, WALLER COUNTY, TEXAS

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

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

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

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



Mr. Arnold England, President
January 9, 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/R0002-1003-39.005 Pattison Farms Section 1/2.0 Letters/PP & PDP Letter - Pattison Farms Section 1.docx>

cc: BGM Land Investments, Ltd. - via email arue@longlakeltd.com
Mr. Todd Elston – RG Miller - via email telston@rgmiller.com
Mr. Ross McCall, PE - Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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

January 9, 2025

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

Reference: M H Sunterra Holdings LLC
Sunterra North Commercial Development – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 00737
Permit No. N/A
Quiddity Job No. R0002-1019-01.055

Dear Mr. England:

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

Applicant: Windrose Land Services

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

Location: South of Tantara Bend, east of Bartlett Rd.

Survey: H. & T. C. RR. SURVEY NO. 129, ABSTRACT NO. 204, WALLER COUNTY, TEXAS

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

It is to be understood that the **acceptance of the Preliminary Plat** by the District's Board of Supervisors does not constitute official 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

January 7, 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/dme/kdm

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1019-01.055 - Sunterra North Commercial Development/2.0 - Letters/PP & PDP Letter - Sunterra North Commercial Development.docx>

cc: Mr. Chris Merchant - M H Sunterra Holdings LLC - via email Chris@NobleMerchantProperties.com
Ms. Amanda Rabijs - via email - amanda.rabijs@windroseservices.com
Mr. Ross McCall, PE - Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com

BROOKSHIRE-KATY DRAINAGE DISTRICT

MONTHLY EQUIPMENT MILEAGE/HOUR, AND EXPENSE REPORT

DECEMBER 2024

TRACTORS

EQUIPMENT	YEAR MODEL	LIFETIME HOURS	HOURS THIS MONTH	FISCAL YTD HOURS	EXPENSES THIS MONTH	FISCAL YTD EXPENSES
JD 5100E BAT-WING TRACTOR	2019	3,323	45	115	\$3.58	\$2,623.79
JD 6145M 2019 BOOM MOWER	2019	2,845	1	7	\$0.00	\$0.00
JD 6145M 2021 BOOM MOWER	2021	2,026	90	273	\$0.00	\$153.19
JD 6150M BOOM MOWER	2015	6,922	94	300	\$0.00	\$0.98
JD 930M Z-TRAK MOWER	2018	650	2	8	\$0.00	\$66.54

HEAVY EQUIPMENT

EQUIPMENT	YEAR MODEL	LIFETIME HOURS	HOURS THIS MONTH	FISCAL YTD HOURS	EXPENSES THIS MONTH	FISCAL YTD EXPENSES
CAT 920 WHEEL LOADER	2024	433	140	231	\$0.00	\$266.40
CAT D6k2 DOZER	2019	1,774	4	15	\$532.40	\$1,979.04
CAT 323 EXCAVATOR	2018	5,045	66	223	\$0.00	\$661.75
CAT 416E BACKHOE	2012	3,997	323	339	\$0.00	\$213.36
JD 755A TRACK LOADER	1982	2,632	0	0	\$0.00	\$0.00
NORAM 65E MOTOR GRADER	2014	3,010	2	22	\$0.00	\$0.00
CAT 265 SKID STEER	2025	6	6	6	\$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	18,183	282	841	\$0.00	\$15.50
TACOMA SR 4X4 (INSPECTOR)	2020	50,552	428	1,598	\$0.00	\$58.96
F-150 4X4 (INSPECTOR)	2017	98,748	974	3,280	\$0.00	\$0.00
F-250 4X4 (CREW)	2016	104,181	90	282	\$0.00	\$10.98
F-750 DUMP TRUCK	2011	48,579	178	905	\$0.00	\$194.29
FREIGHTLINER HAUL TRUCK	2000	893	21	33	\$116.42	\$346.85
DODGE RAM 4X4 (2301) (CREW)	2023	7,313	308	1,244	\$0.00	\$0.00
DODGE RAM 4X4 (2302) (FOREMAN)	2023	18,645	707	2,138	\$0.00	\$8.05
TACOMA TDR 4X4 (ASST GM)	2023	15,992	430	2,245	\$0.00	\$0.00
FREIGHTLINER DUMP TRUCK	2020	54,512	206	809	\$0.00	\$1,321.20
KAWASAKI MULE PRO	2024	95	6	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



AIA Document G702® - 1992

Application and Certificate for Payment

TO OWNER: Brookshire-Katy Drainage District
1111 Kenney Street
Brookshire, TX. 77423

PROJECT: BKDD Admin Building

APPLICATION NO: 006

PERIOD TO: December 31, 2024

CONTRACT FOR: 3.142.942.51

CONTRACT DATE: May 30, 2024

PROJECT NOS: / /

FROM Commercial Construction and Maintenance
CONTRACTOR: 5690 Pine Lane Circle
Bessemer, AL 35022

VIA ARCHITECT: LDDBlueLine

Distribution to:
OWNER: ☒
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) \$1,463,643.81

5. RETAINAGE:

a. 10.00 % of Completed Work
(Column D + E on G703) \$146,364.38

b. 0 % of Stored Material
(Column F on G703) \$0.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$146,364.38

6. TOTAL EARNED LESS RETAINAGE \$1,317,279.43
(Line 4 Less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$1,147,034.35
(Line 6 from prior Certificate)

8. CURRENT PAYMENT DUE \$170,245.08

9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6) \$1,825,663.08

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: Paul Pense Date: 01/08/25

By: _____

State of: Alabama

County of: Jefferson

Subscribed and sworn to before me this 8th day of Jan

Notary Public: Ronda Lynne Komegay

My Commission expires: 03/27/28

Ronda Lynne Komegay
Notary Public, Alabama State At Large
My Commission Expires 03/27/2028

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$170,245.08
(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: _____ Date: 1/8/2025

By: _____

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.

DECEMBER 2024 - FINANCIAL REPORT

Exhibit “ F ”

General Fund	\$835,634.87
Payroll Fund	\$195,023.70
Petty Cash	\$1,962.88
Building Fund	\$2,111,520.35
Capital Improvement Fund	\$765,672.55
Texpool Fund	\$3,263.41
Amegy Bank Checking	\$1,069,600.84
Austin Co. State Bank CD	\$236,201.26
Bank of Shiner CD	\$184,090.06
Bank of Brenham CD	\$249,449.85
Citizens State Bank CD	\$236,590.24
Fayetteville Bank CD	\$185,672.68
First Nat. Bank Bellville CD	\$186,449.93
Industry State Bank CD	\$249,449.85
TOTAL RECONCILED BALANCE	\$6,510,582.47

RESERVES:
\$1,527,903.87

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 12/1	\$3,250.70	\$1,243,059.54	\$79,298.69	\$1,069,600.84	\$2,332,161.72	\$765,575.28
Deposits and Credits	\$12.71	\$239,109.10	\$200,022.84	\$0.00	\$296.21	\$97.27
Debits and Withdrawals	\$0.00	\$631,820.07	\$55,581.56	\$0.00	\$22,796.02	\$0.00
Ending Balance 12/31	\$3,263.41	\$850,348.57	\$223,739.97	\$1,069,600.84	\$2,309,661.91	\$765,672.55
Less Total Outstanding Drafts/Deposits (Net Amount)	\$0.00	-\$14,713.70	-\$28,716.27	\$0.00	-\$198,141.56	\$0.00
Adjusted Ending Balance 12/31	\$3,263.41	\$835,634.87	\$195,023.70	\$1,069,600.84	\$2,111,520.35	\$765,672.55
Monthly Interest Earned	\$12.71	\$133.40	\$22.84	\$0.00	\$296.21	\$97.27

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 12/1	\$236,201.26	\$184,090.06	\$236,590.24	\$185,672.68	\$185,679.85	\$249,449.85	\$249,449.85
Deposits and Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$770.08	\$0.00	\$0.00
Debits and Withdrawals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Ending Balance 12/31	\$236,201.26	\$184,090.06	\$236,590.24	\$185,672.68	\$186,449.93	\$249,449.85	\$249,449.85
Interest/Earned	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

ADOPTED BUDGET	
24-25 FY Budget	\$5,294,869.51
YTD Expenses	\$816,956.23
New Equipment	\$113,981.73
Master Drainage Plan Phase 2	\$300,000.00
Total Budgeted Expenses YTD	\$1,230,937.96

ENFORCEMENT/CIVIL PENALTIES	
Awry Concrete	\$30,000.00 BKDD Received FY 24-25
DI Landholdings	\$35,000.00 BKDD Received FY 24-25

NEW ADMIN BLDG	FYTD EXPENSES	\$494,469.53
MDP PHASE 2	FYTD EXPENSES	\$16,314.85

MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT

January 27, 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 27th day of January, 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 except Supervisor Chisum, 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., and Steve Berckenhoff, P.E., of Quiddity Engineering ("Quiddity" or "Engineer"); William Petrov, attorney, and Mirna Croon, paralegal, of Johnson Petrov, LLP ("Johnson Petrov" or "Attorney"); Holly Feese, of Evans & Feese CPAS, PLLC ("Auditor"); Rich Patrick and Julie Mintzer of Stuart Consulting Group ("SCG"); and Joel Seybert of S&G Engineering Consultants for Royal Independent School District.

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
AUDIT REPORT FOR FISCAL YEAR ENDED SEPTEMBER 30, 2024

The President recognized Ms. Feese who presented to and reviewed with the Board the draft Audit Report. She noted that the District is in excellent financial condition and a clean audit opinion will be issued.

Upon motion by Supervisor Keeling, seconded by Supervisor Beckendorff, after full discussion and with all Supervisors present voting aye, the Board approved the Audit Report and authorized filing of same with the Texas Commission on Environmental Quality and Texas Comptroller, as legally required.

Agenda Item No. 16
PROFESSIONAL SERVICE AGREEMENT FROM STUART CONSULTING GROUP FOR FEMA FMA GRANT FUNDING APPLICATION ASSISTANCE

Upon motion by Supervisor Beckendorff, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved Professional Service Agreement from Stuart Consulting Group for FEMA FMA Grant Funding application assistance, a copy of which is attached hereto as Exhibit "A".

Agenda Item No. 5

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR ROYAL ISD AG EXPO CENTER (ID: 00529), PERMIT NO. 2024- 125

Mr. McCarthy reviewed the recommendation letter for Permit Application No. 2024-125, a copy of which is attached hereto as Exhibit "B".

Agenda Item No. 6

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR ROYAL ISD TRANSPORTATION CENTER RENOVATIONS & ADDITIONS (ID: 00609), PERMIT NO. 2024-126

Mr. McCarthy reviewed the recommendation letter for Permit Application No. 2024-126, a copy of which is attached hereto as Exhibit "B-1".

Agenda Item No. 7

DETENTION FACILITIES MAINTENANCE AGREEMENT BETWEEN BROOKSHIRE-KATY DRAINAGE DISTRICT AND ROYAL INDEPENDENT SCHOOL DISTRICT REGARDING ROYAL ISD TRANSPORTATION CENTER RENOVATIONS & ADDITIONS, PERMIT NO. 2024-126 ("AGREEMENT")

Mr. Petrov reviewed the Agreement and recommended its approval.

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 Nos. 2024-125 and 2024-126, as recommended by Quiddity; and (ii) the Detention Facilities Agreement related to Permit no. 2024-126, as recommended by Johnson Petrov.

Agenda Item No. 8

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR PROPOSED BUILDING 9 FOR V-ENERGY (ID: 00666), PERMIT NO. 2024-106

Mr. McCarthy reviewed the recommendation letter for Permit Application No. 2024-106, a copy of which is attached hereto as Exhibit "B-2".

Upon motion by Supervisor Welch, seconded by Supervisor Beckendorff, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application No. 2024-106, as recommended by Quiddity.

Agenda Item No. 9

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR KINGSLAND RANCH LOGISTICS PARK - BUILDING 5 (ID: 00397), PERMIT NO, 2024-97

Mr. McCarthy reviewed the recommendation letter for Permit Application No. 2024-97, a copy of which is attached hereto as Exhibit "B-3".

Upon motion by Supervisor Beckendorff, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application No. 2024-97, as recommended by Quiddity.

Agenda Item No. 10

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR PITTS ROAD DEVELOPMENT (ID: 24-00031), PERMIT NO, 2024-28

Mr. McCarthy reviewed the recommendation letter for Permit Application No. 2024-28, a copy of which is attached hereto as Exhibit "B-4".

Agenda Item No. 11

DETENTION FACILITIES MAINTENANCE AGREEMENT BETWEEN BROOKSHIRE-KATY DRAINAGE DISTRICT AND EZ MANESIYA, LLC REGARDING PITTS ROAD DEVELOPMENT, PERMIT NO. 2024-28 ("AGREEMENT")

Mr. Petrov reviewed the Agreement and recommended its approval.

Next, upon motion by Supervisor Beckendorff, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved (i) Permit Application No. 2024-28, as recommended by Quiddity; and (ii) the Detention Facilities Agreement related to Permit no. 2024-28, as recommended by Johnson Petrov.

Agenda Item No. 12

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR TMEIC TWINWOOD - PRELIMINARY PLAT (ID: 00729)

Upon motion by Supervisor Beckendorff, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application ID: 00729, as recommended by Quiddity. A copy of the Quiddity's recommendation letter is attached hereto as Exhibit "B-5".

Agenda Item No. 13

PERMIT APPLICATION FOR UTILITY, PIPELINE, AND CABLE CROSSING FOR CENTERPOINT CNP 108926547A-1 (ID: 00692), PERMIT NO. 2024-171

Mr. McCarthy reviewed the recommendation letter for Permit Application No. 2024-171, a copy of which is attached hereto as Exhibit "B-6".

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application No. 2024-171, as recommended by Quiddity

Agenda Item No. 14

VARIANCE REQUEST FROM ALLIANCE PROSE BROOKSHIRE ID: 00735

Mr. McCarthy discussed the above-referenced variance request. Extensive discussion ensued. Next, upon motion by Supervisor Welch, seconded by Supervisor Beckendorff, after full discussion and with all Supervisors present voting aye, the Board denied the Variance Request from Alliance Prose Brookshire ID: 00735.

Agenda Item No. 15

TEXAS WATER ASSOCIATION ANNUAL CONFERENCE

Ms. Sidwell informed the Board that the next Texas Water Association Annual Conference will be held March 5 - March 7, 2025, in Austin, Texas.

Agenda Item No. 17

PROFESSIONAL SERVICE AGREEMENT FROM QUIDDITY ENGINEERING FOR PROPOSAL FOR STORM WATER MANAGEMENT PROGRAM (SWMP) - MS4 PERMIT COMPLIANCE ("QUIDDITY AGREEMENT FOR MS4 PERMIT COMPLIANCE")

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved the Quiddity Agreement for MS4 Permit Compliance, a copy of which is attached hereto as Exhibit "B-7".

UPDATE ON ENFORCEMENT ACTION ITEMS

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

UPDATE ON NEW ADMINISTRATION BUILDING

Ms. Sidwell updated the Board on the construction progress of the new Administration Building.

EXECUTIVE SESSION

At 9:55 a.m. upon motion by Supervisor Welch, seconded by Supervisor Beckendorff, 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. Petrov, and Ms. Croon were present during the executive session.

REGULAR SESSION

At 10:05 a.m., upon motion by Supervisor Keeling, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board reconvened the meeting in regular session. No action was taken in the Executive Session.

ADJOURNMENT

With no additional matters to discuss, upon motion by Supervisor Keeling, seconded by Supervisor Welch, and with all Supervisors voting aye, the Board adjourned the meeting at 10:06 a.m.

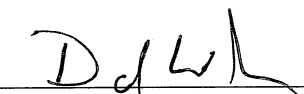
[EXECUTION PAGE FOLLOWS]

SIGNED this 10th day of February 2025.



President, Board of Supervisors

ATTEST:

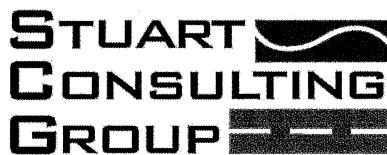


Secretary, Board of Supervisors



Exhibit "A"	Professional Service Agreement from Stuart Consulting Group
Exhibit "B"	Quiddity Recommendation for Permit Application No. 2024-125
Exhibit "B-1"	Quiddity Recommendation for Permit Application No. 2024-126
Exhibit "B-2"	Quiddity Recommendation for Permit Application No. 2024-106
Exhibit "B-3"	Quiddity Recommendation for Permit Application No. 2024-97
Exhibit "B-4"	Quiddity Recommendation for Permit Application No. 2024-28
Exhibit "B-5"	Quiddity Recommendation for Permit Application ID: 00729
Exhibit "B-6"	Quiddity Recommendation for Permit Application Permit Application No. 2024-171
Exhibit "B-7"	Quiddity Agreement for MS4 Permit Compliance

[THIS PAGE INTENTIONALLY LEFT BLANK]



1018 Central Avenue, Suite 200
Metairie, LA 70001
P: (504) 888-5733 | F: (504) 962-0931

www.StuartConsultingGroup.com

13105 Northwest Freeway, Suite 1100
Houston, Texas 77040
P: (346) 241-0400 | F: (504) 962-0931

January 22, 2025

Stan Kitzman, General Manager
Brookshire-Katy Drainage District
skitzman@bkdd.dst.tx.us

RE: Brookshire-Katy Drainage District – Application for FMA Funding FY24
SCG Project No.: S252-25-01

Dear Mr. Kitzman:

We understand that the Brookshire-Katy Drainage District (BKDD) is interested in pursuing Fiscal Year 2024 (FY24) Flood Mitigation Assistance (FMA) funding through the Federal Emergency Management Agency (FEMA) to perform a study to develop and scope flood mitigation improvements based on hydraulic and hydrologic modeling data that is currently under development. The proposed study would take the model data, evaluate project alternatives, and make recommendations for mitigation projects that could be designed and built to alleviate flooding. The study would also develop estimated costs for the proposed improvements and generate preliminary Benefit Cost Analyses (BCA) in accordance with FEMA BCA requirements.

Proposal

Stuart Consulting Group, Inc. (SCG) looks forward to assisting BKDD with the application process and is pleased to submit the following proposal. SCG will prepare and coordinate submittal of the application for FMA funding. The application will be submitted under the Capability and Capacity Building (C&CB) allotment of funding, as described in the current Notice of Funding Opportunity. C&CB applications do not require a BCA. SCG will assist BKDD with any necessary setup required to gain access to FEMA GO to create and submit the application. Included with this proposal is effort to respond to questions from FEMA and/or the Texas Water Development Board (TWDB) that arise during their evaluation of the application. We are pleased to propose a lump sum of \$10,000.00 for this work. In accordance with FEMA requirements, the proposed fee includes all travel, overhead, and profit. Our team will work with BKDD personnel, TWDB and FEMA throughout the process until final FEMA approval.

Should you or anyone else at the BKDD have any questions or concerns, please do not hesitate to reach out to me by phone or email.

Sincerely,
STUART CONSULTING GROUP, INC.

A handwritten signature in black ink, appearing to read 'Chris Fenner', written over a horizontal line.

Chris Fenner, P.E.
Vice President



QUIDDITY

MEMO

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

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

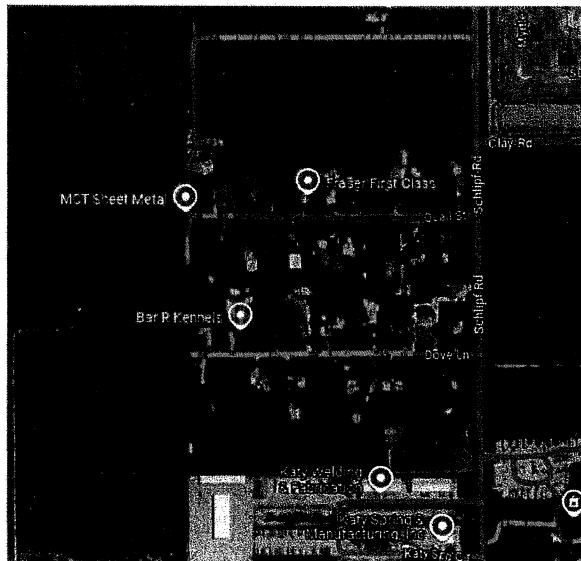
DATE: October 8, 2024

RE: October 2024 update on partnership funding opportunities

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

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

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



BKDD – October 2024 update on partnership funding opportunities
Page 2

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

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

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

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

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

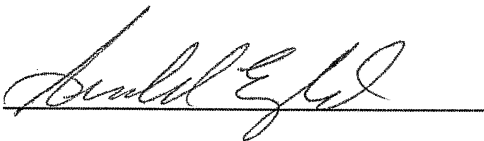
BKDD — October 2024 update on partnership funding opportunities

Page 4

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

Approved by:

By:

A handwritten signature in cursive script, appearing to read "Arnold England", written over a horizontal line.

Name:

ARNOLD ENGLAND

Date:

10-14-24



1575 Sawdust Road, Suite 400
The Woodlands, Texas 77380
Tel: 284.363.4039
www.quiddity.com

January 22, 2025

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

Re: Proposal for Storm Water Management Program (SWMP) - MS4 Permit
Fiscal Year 2025
Brookshire-Katy Drainage District

Dear Mr. England:

Quiddity Engineering, LLC (the Engineer) appreciates the opportunity to present this proposal for services related to the Municipal Separate Storm Sewer System (MS4) General Permit by preparing the Storm Water Management Program (SWMP) on behalf of Brookshire-Katy Drainage District (the Client). This proposal is submitted pursuant to and in accordance with the certain Professional Services Agreement (the "Agreement") dated January 9, 2023, between Quiddity Engineering, LLC (the "Engineer") and Brookshire-Katy Drainage District (the "Client").

PROJECT UNDERSTANDING

The Texas Commission on Environmental Quality (TCEQ) Commissioners approved the Texas Pollutant Discharge Elimination System (TPDES) General Permit TXR040000 (General Permit) for Phase II (Small) MS4s on August 14, 2024. The TCEQ issued a letter dated **December 30, 2024, to the Client** requesting an evaluation of MS4 Permit Compliance. After further review of the maps furnished by the United States Census Bureau and discussions with the Client's Attorney, the Brookshire-Katy Drainage District resides within the 2020 Urban Area, qualifying the Client as an MS4. The Client meets all conditions outlined in the General Permit and, therefore, is deemed appropriate to develop and implement a SWMP to meet the regulations outlined in the General Permit. The TCEQ requested the Client to develop the comprehensive SWMP and submit a Notice of Intent (NOI) **by February 11, 2025. However, we understand the Client has formally requested an extension with TCEQ, awaiting a response. Quiddity will need additional time past the February 11, 2025 deadline to prepare the SWMP and NOI.**

The Engineer will support the Client by preparing one (1) SWMP, which outlines all required Best Management Practices (BMPs) or stormwater activities that need to be implemented over a 5-year period. The SWMP will be submitted to the Client for review and consideration of approval. The Engineer will also prepare the NOI electronically utilizing the net-MS4 website provided by EPA; however, **the Client is responsible for submitting the notice online.** Following submission of the NOI, the Client will await authorization from TCEQ before beginning implementation of Permit Year 1 in following their SWMP. The Client would be responsible for implementing all BMPs outlined in the SWMP starting Permit Year 1 through Permit Year 5 as required by the MS4 General Permit. The Client's Permit Year 1 schedule is anticipated to start February 11, 2025, or later, depending on authorization from TCEQ, and end December 31, 2025. The effective start date for Permit Year 1 is contingent upon receiving authorization from TCEQ. The Engineer can support the Client with Permit Year 1 Administrative Service by a separate proposal. Should the Client decide to create an MS4 coalition with the surrounding regulatory agencies, additional services may be requested. Any other services requested by the Client not exclusively outlined in this proposal are subject to additional services and compensation.



Brookshire-Katy Drainage District

Page 2

January 21, 2025

ENGINEER SCOPE OF SERVICES

Based on our understanding of your permit type, we anticipate the following scope of services, compensation amount, and permit schedule for consideration of approval. Services to be provided by the Engineer include:

Storm Water Management Program (SWMP)

Fiscal Year 2025

1. Identify all requirements outlined in the 2024 MS4 General Permit and any revisions released by the TCEQ.
2. Develop one (1) Storm Water Management Program (SWMP) for Client-owned and operated facilities, adhering to the requirements outlined in the TPDES General Permit No. TXR040000, dated August 15, 2024.
3. Evaluate all "Best Management Practices Tables" listed in the General Permit for compliance. Provide the Client with one (1) memorandum of recommended Best Management Practices (BMPs).
4. Coordinate and/or hold two (2) virtual workshops with the appropriate Client staff to:
 1. Select effective BMPs
 2. Discuss Minimum Control Measures (MCMs) to be included in the SWMP.
 3. Discuss how to best structure and distribute tasks associated with the MCMs appropriately throughout the permit year or timeframes as preferred for the Client.
5. Create a detailed schedule that aligns with the MS4 General Permit calendar year.
6. Define clear, specific, and measurable goals and objectives in the new SWMP.
7. Prepare and submit a draft SWMP electronically to the Client for review and comment. Address one (1) round of comments received from the Client.
8. Finalize the SWMP and provide it to the Client electronically.

Notice of Intent (NOI)

Fiscal Year 2025

1. Prepare a draft Notice of Intent (NOI) for the Client and submit it electronically to the Client for review. Upon acceptance from the Client, assist the Client by providing instructions so the NOI can be submitted electronically.
2. Coordinate and pay the application fee (\$400) in accordance with the General Permit and other procedures released by TCEQ.
3. The Client is responsible for setting up an online account and maintaining permitting compliance related to the NOI. The Engineer can support the Client in setting up the online account.
4. Provide limited correspondence with the TCEQ, a maximum of four (4) hours as necessary.
5. Provide documentation control on all items related to the development of the SWMP and submission of the NOI.

Reimbursable Expenses

Fiscal Year 2025

1. Reimbursable expenses under this contract will include items such as reproduction costs, delivery charges, etc.; they will be charged based on actual usage in accordance with the our current Standard Rates.

DELIVERABLES

1. One (1) Electronic memorandum of recommended Best Management Practices to develop the SWMP.
2. One (1) Electronic Draft of the SWMP & NOI for review.
3. One (1) Electronic Final of the SWMP & NOI for records.
4. One (1) Core Data Form (Electronic, if required by TCEQ) for the Client.



Brookshire-Katy Drainage District

Page 3

January 21, 2025

COMPENSATION

Compensation for Services described will be performed as indicated below:

<u>Engineer Scope of Services</u>	<u>Compensation Type</u>	<u>Amount</u>
1. Storm Water Management Program (SWMP)	(Hourly)	\$24,500
2. Notice of Intent (NOI)	(Hourly)	\$ 5,000
3. Reimbursable Expenses	(Cost + 10%)	\$ 500
TOTAL ESTIMATED COMPENSATION		\$30,000

PERMIT SCHEDULE

The Engineer will complete the scope of services defined herein according to the following schedule. Note that the dates shown are based on the SWMP compliance schedule and are contingent upon receipt of written notice from the Client to proceed. *If approved, the effective start date is seven (7) calendar days from the date of authorization.*

Development SWMP & NOI

90 calendar days*

*This contract duration assumes at least one (1) Client member can review and confirm the requirements outlined in the SWMP, and the executive officer defined by the General Permit can create an online account to submit the NOI. The development of the SWMP and NOI will exceed the Permit deadline of February 11, 2025. Submission of the SWMP and NOI is dependent upon review and acceptance by the Client.

EXCLUSIONS

Stormwater program administration or additional support services are not exclusively included in this proposal, but services the Client requests or needs may be performed as Additional Services. A separate work authorization request may be provided to the Client at a later date. Specific services may include but shall not be limited to the following:

- Public meeting attendance or assistance as part of the SWMP implementation.
- In-depth inspections for illicit discharges and/or illegal dumping (including analytical or sampling services).
- Coordination with TCEQ regarding their request for a comprehensive compliance investigation, or illicit discharge investigations, and visual inspections.
- Additional meetings will be held with the TCEQ on behalf of the Client as requested.
- Other services deemed necessary by the Client or TCEQ related to the MS4 Permit.
- Engineer will not be responsible for creating an online account for the Client to fulfill any requirements under the General Permit (such as NOI and Annual Report submittal).



Brookshire-Katy Drainage District

Page 4

January 21, 2025

SPECIAL CONSIDERATIONS

This proposal is based on the following special considerations:

1. This proposal shall be subject to the Agreement between the Engineer and the Client.
2. Services requested by the Client that are outside the scope of this proposal will be performed for additional compensation under a separate work authorization.
3. The Engineer will not be liable for any non-compliance-related issues if the Client is unable to fulfill the requirements outlined in the proposal.
4. During the permitting process, various situations may arise that are outside of the services described above and may necessitate additional services. These situations could include TCEQ public comment or hearing requests, additional information required by TCEQ, and other non-standard issues requested by TCEQ. Any modifications to the SWMP at the request of the TCEQ may result in Additional Services. In any of these events, the Engineer can perform Additional Services to assist with the permitting process for additional compensation. The need for these additional services is outside of the Engineer's control. We will notify you of any necessary additional services, if any, prior to proceeding, including an estimated proposal for the additional effort.

AUTHORIZATION

We thank you for the opportunity to submit this proposal and look forward to working with you on this project. The proposed compensation amounts shall be considered in their entirety for the scope of services. Should the Client wish to contract with the Engineer for only a portion of the work, the Engineer reserves the right to negotiate individual scope items on their own merits. This proposal shall be valid for sixty (60) days from this date and may be extended upon written approval by the Engineer.

Sincerely,

Michael P. Gurka, PE
Engineering Manager

Joshua P. Lee, PE
Vice President



Brookshire-Katy Drainage District

Page 5

January 22, 2025

APPROVED BY:

Signature

Name and Title

Date



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

January 23, 2025

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

Reference: Royal Independent School District
Royal ISD Ag Expo Center – **Final Drainage Plans**
Application ID No. 00529
Quiddity, Inc. Job No. R0002-1020-01.057

Dear Mr. England:

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

Applicant: S&G Engineering Consultants, LLC

Permit Type: Tract Development without Platting – Final Drainage Plans

Location: North of FM 359, south of Royal Road, and east of Durkin Road

Description: The proposed Royal ISD Ag Expo Center (Development) encompasses approximately 8.65 acres of land and is located within the Royal ISD School campus. The Royal ISD school campus includes the Elementary School, STEM Academy, Early Childhood Center, Junior High School, High School, and various sports facilities. The Elementary School is not included in this analysis and includes its own drainage and detention facilities that are hydraulically separate. Additionally, the Elementary School is located within the Kellner Creek watershed with an outfall to FM 359 roadside ditch. The remaining school facilities, including the Development, comprise of approximately 102 acres and include existing drainage and detention facilities that are located within the Brookshire Creek watershed with an outfall to Royal Road ditch.

The Development proposes the construction of a new Ag Expo Center with concrete parking, utilities, and drainage improvements. The drainage for the site is conveyed through curb and gutter inlets, which connects to an underground storm sewer system that outfalls into an existing dry-bottom detention pond located to the east of the site. The existing detention basin and pump station were approved by the District on October 23, 2007 under Permit No. 2008-1-14. The District approved a variance for the existing 100-percent pumped outfall on August 26, 2024 under Application ID No. 00421. The



Mr. Arnold England, President
January 23, 2025
Page 2

approved variance was contingent upon a permanent generator addition to be constructed at the lift station. Additionally, the detention pond is being expanded to adequately serve the Development. The associated improvements for the detention pond expansion are included in the plans titled "Transportation Center Additions & Renovations" under Permit No. 2024-126 and Application ID No. 00609. The detention pond improvements will be considered for Board approval under a separate agenda item at the January 27, 2025 board meeting.

DFMA:

A Detention Facilities Maintenance Agreement (DFMA) is required for the referenced detention facilities that serve the Development. The DFMA will be considered for Board approval as a separate agenda item on the January 27, 2025 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.



Mr. Arnold England, President

January 23, 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

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1020-01.057 Royal ISD Ag Expo Center_00529/2.0 - Letters/Royal ISD AG Expo Ctr FDP Ltr 012325.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1020-01.057%20Royal%20ISD%20Ag%20Expo%20Center_00529/2.0%20Letters/Royal%20ISD%20AG%20Expo%20Ctr%20FDP%20Ltr%20012325.docx)

cc: Rick Kershner – Royal ISD via email rkershner@royal-isd.net
 Mr. Joel Seybert, PE – S&G Engineering, joels@sg-civil.com
 Mr. Ross McCall, PE – Waller County Engineer via email engineering@wallercounty.us
 Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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

January 22, 2025

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

Reference: Royal Independent School District
Royal ISD Transportation Center Renovations & Additions – **Final Drainage Plans**
Application ID No. 00609
BKDD Permit No. 2024-126
Quiddity, Inc. Job No. R0002-1020-01.060

Dear Mr. England:

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

Applicant: DIG Engineers

Permit Type: Tract Development without Platting – Final Drainage Plans

Location: North of FM 359, south of Royal Road, and east of Durkin Road

Description: The proposed Royal ISD Transportation Center Renovations and Additions (Development) are located west of FM 362, north of FM 359, and south of Royal Road. The Royal ISD school campus includes the Elementary School, STEM Academy, Early Childhood Center, Junior High School, High School, and various sports facilities. The Elementary School is not included within the proposed improvements and includes its own drainage and detention facilities that are hydraulically separated. Additionally, the Elementary School is located within the Kellner Creek watershed with an outfall to FM 359 roadside ditch. The Development is part of the remaining school facilities that comprise of approximately 102 acres and include both existing and proposed drainage and detention facilities that are located within the Brookshire Creek watershed with an outfall to Royal Road ditch.

The Development proposes an expansion to the Transportation Center with concrete parking lot additions to the north and south. Additionally, the Development proposes an expansion and improvements to the existing dry-bottom detention pond that will be sized to accommodate 100-yr Atlas 14 flows for the entire 102 acres. The existing detention basin and pump station were approved by the District on October 23, 2007 under Permit No. 2008-1-14. The District approved a variance for the existing 100-percent pumped outfall on August 26, 2024 under Application ID: 00421. The approved variance was contingent upon a permanent generator addition to be constructed at the lift station.



Mr. Arnold England, President
January 22, 2025
Page 2

The proposed detention pond improvements will include a total detention storage volume of 80.18 ac-ft with a detention storage rate of 0.78 ac-ft/ac. Additionally, the detention pond will include minimum 3:1 side slopes and 1-ft of freeboard, 30-ft maintenance berms, and concrete pilot channels. An overflow spillway is proposed on the southwest corner of the detention pond which connects to a proposed 24-ft wide swale. The swale is designed to drain towards the detention pond with a high point set at approximately the border between the Elementary School and High School campus. During extreme event conditions when the pond overtops, water will back up into the swale, and then overtop at this high point and be directed south. The extreme event flow will enter into an existing swale within the Elementary School site and discharge into FM 359 ditch.

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 January 27, 2025 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.



Mr. Arnold England, President

January 22, 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/dme

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1020-01.060 Royal ISD Transportation Renovations & Additions_00609/Letters/FDP No Plat Ltr 1.20.25.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1020-01.060%20Royal%20ISD%20Transportation%20Renovations%20&%20Additions_00609/Letters/FDP%20No%20Plat%20Ltr%201.20.25.docx)

cc: Mr. Rick Kershner— Royal ISD via email rkershner@royal-isd.net
 Mr. Lorin Pargoud – PBK Architects via email lorin.pargoud@pbk.com
 Ms. Ema Paz, PE, ENV SP – DIG Engineers via email ema.paz@digengineers.com
 Mr. Andres Juarez, PE – DIG Engineers via email andres.juarez@digengineers.com
 Mr. Ross McCall, PE – Waller County Engineer via email engineering@wallercounty.us
 Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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

January 23, 2025

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

Reference: Adkisson Group
Proposed Building 9 for V-Energy – **Tract Development without Platting**
Application ID No. 00666
BKDD Permit No. 2024-106
Quiddity, Inc. Job No. R0002-1020-01.066

Dear Mr. England:

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

Applicant: ATR Engineering

Permit Type: Tract Development without Platting – Final Drainage Plans

Location: 3048 V-Energy Drive
North of FM 529, south of Morrison Road, and west of Pattison Road

Survey: H. & T. C. R. R. Company Survey, Section 83, Abstract 159, Waller County, Texas

Description: The Proposed Building 9 for V-Energy (Development) is located within the V-Energy Industrial Park and encompasses approximately 2.05 acres and includes 0 lots, 1 reserve, and 0 blocks. The development includes the construction of one (1) building on reserve A10 with accompanying private water, sanitary sewer, paving, and drainage facilities.

The drainage for the proposed development is conveyed through an internal underground storm sewer system which connects to the existing storm sewer system along V-Energy drive. The V-Energy drive storm sewer system outfalls to the existing detention pond located along the western boundary of V-Energy Industrial Park, which then outfalls into the roadside ditch along FM 529. The existing V-Energy drive storm sewer facilities and detention pond were included in the construction plans titled "V-Gas" that were approved under Permit No. 2021-14 on April 26, 2021.



Mr. Arnold England, President

January 23, 2025

Page 2

DFMA:

The existing detention facility is included in a fully executed and recorded Detention Facilities Maintenance Agreement (DFMA) with the District.

Technical Review:

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

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

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

For the Applicant:

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

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

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



Mr. Arnold England, President

January 23, 2025

Page 3

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

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

Sincerely,

Michael McCarthy, PE

MHM/scs

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1020-01.066 Proposed Building 9 for V-Energy/2.0 - Letters/Proposed Bldg 9 FDP No Plat Ltr 1.23.25.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1020-01.066%20Proposed%20Building%209%20for%20V-Energy/2.0-Letters/Proposed%20Bldg%209%20FDP%20No%20Plat%20Ltr%201.23.25.docx)

cc: Mr. Aaron Rendon, PE – ATR Engineering via email arendon@atengineering.com
Mr. Clayton Theut, PE – ATR Engineering via email ctheut@atengineering.com
Mr. Ross McCall, PE - Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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

January 23, 2025

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

Reference: Falcon Commercial Development, LLC
Kingsland Ranch Logistics Park- Building 5 – **Final Drainage Plans**
Application ID No. 00397
BKDD Permit No. 2024-97
Quiddity, Inc. Job No. R0002-1020-01.046

Dear Mr. England:

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

Applicant: WGA Consulting Engineers

Permit Type: Tract Development without Platting – Final Drainage Plans

Location: 4014 Kingsland Ranch Drive, Brookshire, TX 77423
South of Kingsland Boulevard, west of Jordan Ranch Boulevard, and east of Woods Road

Survey: H. Pennington Survey, Abstract 322, Waller County, Texas

Previous Approvals: N/A

Description: The proposed Kingsland Ranch Logistics Park – Building 5 (Development) is within the Kingsland Ranch Logistics Park Development located south of Kingsland Boulevard, west of Jordan Ranch Boulevard, and east of Woods Road. The Development encompasses approximately 24.83 acres of improvements within an approximate 138.87-acre tract. The Development lies within Waller County Road Improvements District No. 1.

The Development includes the construction of one metal building, private WS&D facilities, and a concrete parking lot.

The drainage for this site is conveyed through an internal underground private storm sewer system which connects to existing public drainage facilities at nine (9) locations along the perimeter of the Development. Three outfalls connect to the existing storm sewer along Kingsland Ranch Drive. One outfall connects to the existing storm sewer along Westport Drive. The existing storm sewer from Westport Drive continues east and then south which then discharges into the exiting Detention Pond B. The remaining five (5) outfalls connect into the existing storm sewer located within the Development. Detention Pond B outfalls to the existing storm sewer along Kingsland Ranch Drive, which will then outfall to Detention Pond A. Detention Pond A will outfall into the Waller County Road Improvement District No. 1 detention/drainage system, which will then outfall into Willow Fork of Buffalo Bayou.



Mr. Arnold England, President
January 23, 2025
Page 2

The public drainage facilities located along Westport Drive and Kingsland Ranch Drive were included in the construction plans titled "Water, Sanitary, Drainage, and Paving to serve Kingsland Ranch Logistics Park" and approved by the District under Permit 2022-40 on July 11, 2022. Detention Ponds A and B were included in the construction plans titled "Mass Grading to serve Kingsland Ranch Logistics Park" and approved by the District under Permit No. 2022-39 on April 11, 2022. Detention Ponds A and B are part of the original executed Detention Facilities Maintenance Agreement.

DFMA:

There is an executed and recorded Detention Facilities Maintenance Agreement (DFMA) that includes the referenced detention facilities that serve the Development.

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
January 23, 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

https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1020-01.046 Kingsland Ranch Logistics Park Bldg 5_00397/2.0 - Letters/Kingsland Ranch Logistics Park Bldg 5 FDP Ltr 012325.docx

cc: Mr. Ben Newell – Falcon Commercial Development, LLC via email ben.newell@falcon-commercial.com
Mr. Julian Nguyen – WGA Consulting Engineers via email project@wga-llp.com
Ms. Sara Karouni, PE – WGA Consulting Engineers via email skarouni@wga-llp.com
Mr. Ross McCall, PE - Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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

January 23, 2025

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

Reference: Sadilali Manesiya
Pitts Road Development – **Tract Development without Platting**
Application ID No. 24-00031
BKDD Permit No. 2024-28
Quiddity, Inc. Job No. R0002-1020-01.001

Dear Mr. England:

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

Applicant: Heights Engineering

Permit Type: Tract Development without Platting – Final Drainage Plans

Location: 26939 Clay Road

Survey: 10.0058 Acres out of the B.F. Beckendorff Survey, Abstract 1608, Waller County, Texas

Description: The proposed 10-acre Pitts Road Development (Development) is located at the southeast corner of Pitts Road and Clay Road. The Development is located outside of the District's boundaries and within Harris County. The Development proposes to discharge their runoff to Cane Island Branch of Buffalo Bayou, which includes a District drainage easement.

The existing drainage conditions for the Development generally sheetflow from north to south and west to east towards Cane Island Branch. To mitigate the increase in flows from the future commercial development, the Development includes a proposed detention facility with a controlled release outfall into Cane Island Branch. Additionally, the entire property is located within the 100-yr floodplain and mitigation is required for fill within the floodplain areas. Detailed cut/fill areas and mitigation calculations are outlined within the plans. It is the applicant's responsibility to coordinate with the appropriate floodplain manager for this area to obtain the required floodplain permit prior to beginning construction.



Mr. Arnold England, President

January 23, 2025

Page 2

The Development includes construction of a single dry-bottom detention pond. The detention pond includes 8.64 ac-ft of detention capacity with a detention storage rate of 1.01 ac-ft/ac. The detention pond includes 9.37 ac-ft of mitigation capacity for the fill within the floodplain. Additionally, the detention pond includes 4:1 side slopes, 20-ft maintenance berms, minimum 1-ft of freeboard, concrete pilot channel, backslope swales and interceptor structures, and a concrete overflow spillway.

The detention pond's outfall, which includes a single 24-inch reinforced concrete pipe, and concrete overflow spillway cross the adjacent property to the east and discharge directly into Cane Island Branch of Buffalo Bayou. The applicant secured a 50-ft wide private drainage easement from the adjacent property owner that encompasses the outfall structures. A copy of the drainage easement has been submitted to the District.

DFMA:

A Detention Facilities Maintenance Agreement (DFMA) is required for the referenced detention facilities that serve the Development. The DFMA will be considered for Board approval as a separate agenda item on the January 27, 2025 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, all detention facilities (i.e., drainage infrastructure and outfall(s)) must be constructed and functional before beginning construction of any impervious improvements.



Mr. Arnold England, President
January 23, 2025
Page 3

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

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

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

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

Sincerely,

Michael McCarthy, PE

MHM/scs

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1020-01.001 Pitts Road Development/3.0 - LETTERS/Pitts Road Dev FDP Ltr 012325.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1020-01.001%20Pitts%20Road%20Development/3.0%20LETTERS/Pitts%20Road%20Dev%20FDP%20Ltr%20012325.docx)

cc: Mr. Sadilali Manesiya – via email maknojias@gmail.com
Mr. Rana Mahmood, PE – Heights Engineering, LLC via email rana@heightsengineering.com
Ms. Yasmeen Ali – Heights Engineering, LLC via email yasmeen@heightsengineering.com
Mr. Ross McCall, PE - Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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

January 23, 2025

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

Reference: Twinwood (U.S.), Inc.
TMEIC Twinwood – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 00729
Permit No. – N/A
Quiddity Job No. R0002-1020-01.070

Dear Mr. England:

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

Applicant: LJA Engineering

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

Location: North of Discovery Hills Parkway, south of Twinwood Parkway, east of FM 359, and west of Twinwood Business Drive

Survey: Nathan Brookshire League, Abstract 16, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of TMEIC Twinwood, 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

January 23, 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/dme

https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1020-01.070 TMEIC Twinwood_00729/2.0 - Letters/TMEIC Twinwood PP Ltrs 012325.docx

cc: Ms. Naomi McAninch - LJA Engineering via email nmcaninch@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



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

January 22, 2025

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

Reference: CenterPoint Energy
CNP 108926547A-1 Utility Crossings
Application ID No. 00692
Permit No. 2024-171
Quiddity Job No. R0002-1020-01.071

Dear Mr. England:

The Brookshire-Katy Drainage District (District) has received a permit application for two (2) utility crossings as follows:

Applicant: Mark Chan

Permit Type: Utility Crossing

Location: Just east of the Clay Road and Pitts Road intersection. Crossings are located along Clay Road at Cane Island Branch of Buffalo Bayou.

Survey: Various (See Description)

Description: The District received a permit application for two (2) overhead utility crossings of the District's 100-ft wide drainage easement (CI-19 – BKDD GIS). Both overhead utility crossings include reconductoring existing overhead circuits with segments that cross Cane Island Branch of Buffalo Bayou. Both utility crossings are located outside of the District's boundary in Harris County.

Below is additional detail summarizing the location of the two (2) utility crossings:

1. Cane Island Branch
 - Intersection of Clay Rd and Cane Island Branch
 - B.F. Beckendorff Survey, Abstract 1608
 - Latitude: 29.831138 & Longitude: 95.836887
2. North of Clay Rd and Cane Island Branch
 - 367-ft north of the intersection of Cane Island Branch and Clay Rd
 - H.&T.C. R.R. Co. Survey, Abstract 464
 - Latitude: 28.831836 & Longitude: 95.836962



Mr. Arnold England

January 22, 2025

Page 2

Both crossings include installation of two new wooden poles located outside of the District's easement with an aerial wire crossing. The aerial crossings will have a minimum vertical clearance of forty (40) feet above the natural grade of the District's maintenance berm to allow for adequate access to the District's easement.

Technical Review:

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

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

For the Applicant:

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

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

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

Sincerely,

Michael McCarthy, PE

MHM/scs

https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1020-01.071 CNP 108926547A-1_00692/2.0 Letters/CNP 108926547A-1 Utility Approval Ltr 1.21.25.docx

cc: Mr. Mark Chan – CenterPoint Energy, mark.x.chan@centerpointenergy.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