

MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT

June 9, 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 9th day of June, 2025, at 1111 Kenney Street, Brookshire, Texas, inside the boundaries of the District, and the roll was called of the members of the Board:

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

and all of the above were present, thus constituting a quorum. Supervisor Chisum arrived at 7:02 p.m. during the deliberation of Agenda Item No. 4. Supervisor Beckendorff arrived at 7:04 p.m. during the deliberation of Agenda Item No. 5.

Also attending the meeting were Stan Kitzman, General Manager of the District; Buddy Brand, Assistant General Manager of the District; Wendy Sidwell, District Administrator; Ron Pinheiro, P.E., of Quiddity Engineering ("Quiddity" or "Engineer"); Andrew P. Johnson, III, and William Petrov, attorney, and Mirna Croon, paralegal, of Johnson Petrov, LLP ("Johnson Petrov" or "Attorney"); and Elaine Stremlau, P.E., of EHRA representing Lakes of Cane Island.

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
RESOLUTION COMMENDING HOWARD "PAT" KEELING FOR HIS 10 YEARS OF SERVICE ("RESOLUTION")

The President presented the Resolution to Supervisor Keeling, a copy of which is attached hereto as Exhibit "A".

Agenda Item No. 5
MINUTES OF MAY 12, 2025, REGULAR SESSION AND MAY 28, 2025, 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 May 12, 2025, regular Board meeting; and the May 28, 2025, special Board meeting.

ENGINEER'S REPORT

- a) Permit Application for Tract Development Without Platting for Proposed Go Church, ID: 00481, Permit No. 2024-113;

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

- b) Detention Facilities Maintenance Agreement (ID: 00914) between Brookshire-Katy Drainage District and Go Church Texas, Inc. for Permit No. 2024-113;

Upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board (i) approved Permit Application No. 2024-113, as recommended by Quiddity; and (ii) approved the Detention Facilities Maintenance Agreement for Permit No. 2024-113, as recommended by Johnson Petrov.

- c) Permit Application for Tract Development With Platting for Lakes of Cane Island Drive Street Dedication – Final Drainage Plans ID: 00687, and Final Plat ID: 00500, Permit No. 2024-119;

Mr. Pinheiro reviewed a recommendation letter for the above-referenced Permit Application, a copy of which is attached hereto as Exhibit "B-1".

- d) Permit Application for Tract Development With Platting for Lakes Cane Island Section 1 – Final Drainage Plans ID: 00755, and Final Plat ID: 00756, Permit No. 2024-174;

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

- e) Permit Application for Tract Development With Platting for Lakes of Cane Island Section 2 – Final Drainage Plans ID: 00757, and Final Plat ID: 00758, Permit No. 2024-175;

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

- f) Permit Application for Tract Development With Platting for Lakes of Cane Island Lift Station No. 1 – WCMUD 58 – Final Drainage Plans ID: 00530; and Final Plat ID: 00509, Permit No. 2024-107;

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

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 IDs: 00687; 00500 (Permit No. 2024-119); 00755; 00756 (Permit No. 2024-174); 00757; 00758 (Permit No. 2024-175); 00530; 00509 (Permit No. 2024-107), as recommended by Quiddity.

- g) Permit Application for Tract Development With Platting for Sunterra Lakes North Section 2 – Preliminary Plat, ID: 00946;

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

- h) Permit Application for Tract Development With Platting for Sunterra Lakes North Section 4 - Preliminary Plat, ID: 00955;

Mr. Pinheiro reviewed a recommendation letter for the above-referenced Permit Application, a copy of which is attached hereto as Exhibit "B-6". Second Replat of Pederson Road Business Park - Preliminary Plat, ID: 00950;

- i) Permit Application for Tract Development With Platting for Sunterra Lakes North Section 6 - Preliminary Plat, ID: 00954;

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

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

- j) Permit Application for Tract Development With Platting for Sunterra Lakes North Street Dedication and Reserves - Preliminary Plat, ID: 00956;

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

Upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application ID Nos. 00946, 00955, 00954, and 00956, as recommended by Quiddity.

- k) Permit Application for Tract Development With Platting for Second Replat of Pederson Road Business Park - Preliminary Plat, ID: 00950;

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

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application ID No. 00950, as recommended by Quiddity.

Agenda Item No. 7

FINANCIAL REPORT

- A. Discuss and take action to pay bills. Ms. Sidwell presented to and reviewed with the Board the May 2025 bills.
- B. May 2025 Financial Report. She presented the Financial Report, a copy of which is attached hereto as Exhibit "C".

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

- C. Discuss and take possible action to transfer monies from General Fund to Building Fund for Budget Line Item New Facilities.

Upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board authorized transfer of \$210,635.55 from the General Fund to the Building Fund - New Facilities line item. This amount reflects the remaining balance to be transferred to Building Fund.

- D. Discuss and take possible action regarding Industry Bancshares Merger with Cadence Bank (Certificate of Deposits). Ms. Sidwell informed the Board that the District had been notified of the pending merger between Industry Bancshares

and Cadence Bank. She noted that the District maintains six Certificates of Deposit with Industry Bancshares.

Mr. Petrov explained that state law mandates collateralization of public funds to ensure their security. He then presented and reviewed the proposed Collateral Pledge Agreement with Cadence Bank for the Board's consideration

Upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved the Collateral Pledge Agreement with Cadence Bank and the Rights of Substitution for Pledge Securities for First National Bank of Bellville, Fayetteville Bank, Bank of Brenham, Citizens State Bank, Industry State Bank, and First National Bank of shiner.

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. Inspector's Report and Enforcement Action Updates.

Mr. Brand reviewed the Inspection Report, a copy of which is attached to the General Manager's Report.

Mr. Petrov provided the Board with an update regarding communications with the attorney representing DI Landholdings and Alfredo Martinez concerning ongoing enforcement actions against them.

C. Discuss and take possible action on New Administration Building.

Mr. Brand and Mr. Petrov provided the Board with an update on their correspondence with Berkshire Hathaway Specialty regarding the new Administration Building construction contract.

Mr. Petrov reported that the bid submitted by Noble Building & Development ("Noble") in the amount of \$2,286,000 has been approved, subject to verification of Noble's payment and performance bonds and insurance coverage. He noted that Berkshire Hathaway Specialty has agreed to reimburse the District for legal and engineering costs, as well as PSI invoices from March and April 2025. The District will be able to execute the contract with Noble once the required documents are signed and the payment and performance bonds are verified.

Mr. Petrov also reviewed the Tender Agreement between the District, Noble, and Berkshire Hathaway Specialty. Next, upon motion by Supervisor Welch, seconded by Supervisor Beckendorf, after full discussion and with all Supervisors present voting aye, the Board approved the Tender Agreement.

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 8:37 p.m.

[EXECUTION PAGE FOLLOWS]

SIGNED this 14th day of July 2025.

David Taylor
President, Board of Supervisors

ATTEST:

Dd Wd
Secretary, Board of Supervisors



Exhibit	Description
A	Resolution Commending Howard "Pat" Keeling for His 10 Years of Service
B	Recommendation letter for Permit Application for Tract Development Without Platting for Proposed Go Church, ID: 00481, Permit No. 2024-113
B-1	Recommendation letter for Permit Application for Tract Development With Platting for Lakes of Cane Island Drive Street Dedication – Final Drainage Plans ID: 00687, and Final Plat ID: 00500, Permit No. 2024-119
B-2	Recommendation letter for Permit Application for Tract Development With Platting for Lakes Cane Island Section 1 – Final Drainage Plans ID: 00755, and Final Plat ID: 00756, Permit No. 2024-174
B-3	Recommendation letter for Permit Application for Tract Development With Platting for Lakes of Cane Island Section 2 – Final Drainage Plans ID: 00757, and Final Plat ID: 00758, Permit No. 2024-175
B-4	Recommendation letter for Permit Application for Tract Development With Platting for Lakes of Cane Island Lift Station No. 1 – WCMUD 58 – Final Drainage Plans ID: 00530; and Final Plat ID: 00509, Permit No. 2024-107
B-5	Recommendation letter for Permit Application for Tract Development With Platting for Sunterra Lakes North Section 2 – Preliminary Plat, ID: 00946
B-6	Recommendation letter for Permit Application for Tract Development With Platting for Sunterra Lakes North Section 4 – Preliminary Plat, ID: 00955
B-7	Recommendation letter for Permit Application for Tract Development With Platting for Sunterra Lakes North Section 6 – Preliminary Plat, ID: 00954
B-8	Recommendation letter for Permit Application for Tract Development With Platting for Sunterra Lakes North Street Dedication and Reserves – Preliminary Plat, ID: 00956
B-9	Recommendation letter for Permit Application for Tract Development With Platting for Second Replat of Pederson Road Business Park – Preliminary Plat, ID: 00950
C	May 2025 Financial Report
D	General Manager's Report (includes Inspector's Report)

CERTIFICATE OF RESOLUTION

STATE OF TEXAS
COUNTY OF WALLER
BROOKSHIRE-KATY DRAINAGE DISTRICT

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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 regular session, open to the public, on Monday, June 9, 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 OF THE BOARD OF SUPERVISORS OF THE
BROOKSHIRE-KATY DRAINAGE DISTRICT RECOGNIZING
HOWARD "PAT" KEELING**

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

AYES: _____ **NOES:** _____

A true, full and correct copy of the aforesaid Resolution adopted at the Meeting described in the above foregoing paragraph is attached to and follows this Certificate; such Resolution has been duly recorded in the Board's minutes of such Meeting; the above and foregoing paragraph is a true, full, and correct excerpt from the Board's minutes of such Meeting pertaining to the adoption of such Resolution; the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the Board as indicated therein; each of the officers and members of the Board are duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of such Meeting, and that such Resolution would be introduced and considered for adoption at such meeting, and each of the officers and members consented, in advance, to the holding of such Meeting for such purpose; and such Meeting was open to the public and public notice of the time, place, and purpose of such Meeting was given, all as required by Chapter 551 of the Texas Government Code and Section 49.063 of the Texas Water Code, as amended.

SIGNED this 9th day of June, 2025.

Secretary, Board of Supervisors

President, Board of Supervisors

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BROOKSHIRE-KATY
DRAINAGE DISTRICT RECOGNIZING
HOWARD "PAT" KEELING**

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

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WHEREAS, Pat Keeling has been a long-time Board Supervisor and tireless supporter of the District for 10 years; and

WHEREAS, Pat Keeling has devoted countless hours to the District serving as the Vice President on the Board of Supervisors at the District for 5 years, showing true loyalty and great leadership to the District; and

WHEREAS, as a Board Supervisor, Pat Keeling has worked to protect and improve the quality of life within the District; and

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

WHEREAS, the Board of Supervisors of the District wishes to express its unanimous gratitude to Pat Keeling for his loyalty, leadership, dedication and his 10 years of service to the District.

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

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

PASSED, APPROVED AND ADOPTED this the 9th day of June, 2025.

SIGNED this 9th day of June, 2025.

Secretary, Board of Supervisors

President, Board of Supervisors



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

June 2, 2025

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

Reference: Go Church Texas, Inc.
Proposed Go Church – **Tract Development without Platting**
Application ID No. 00481
BKDD Permit No. 2024-113
Quiddity, Inc. Job No. R0002-1020-01.052

Dear Mr. England:

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

Applicant: Mana Engineering, LLC

Permit Type: Tract Development without Platting – Final Drainage Plans

Location: 3821 Schlipf Road, Katy, Texas 77493

Previous Approvals: N/A

Description: The proposed Go Church Development (Development) encompasses approximately 5.21 acres of land. Of the total 5.21 acres, 1.04 acres is reserved for the future 60-ft wide Clay Road expansion with the remaining 4.17 acres being used for proposed commercial development. The Development proposes to construct a single building, concrete parking, utilities, drainage and detention facilities.

The Development includes construction of a single dry-bottom detention pond along with an underground detention system. The detention pond includes 3.1 ac-ft of detention capacity, and the underground detention system includes 0.5 ac-ft of detention capacity, for a total of 3.62 ac-ft of detention capacity with a detention storage rate of 0.88 ac-ft/ac. The detention pond includes a vertical concrete wall structure, 10-ft maintenance berms, minimum 1-ft of freeboard, and a concrete pilot channel. The detention pond's outfall includes a single 24-inch elliptical reinforced concrete pipe with a 7-inch restrictor and a concrete overflow spillway that connects to the Schlipf Road ditch. The plans show the Development's total release rate in the 100-yr post developed condition is less than the calculated release rate from the site in the 100-yr pre-developed condition.



Mr. Arnold England, President
June 2, 2025
Page 2

DFMA: The property owner has provided the executed Detention Facilities Maintenance Agreement (DFMA) to the District's legal counsel that includes the referenced detention facilities. The DFMA will be considered for Board approval under a separate agenda item at the June 9, 2025 District meeting.

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

June 2, 2025

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Michael McCarthy", with a stylized flourish at the end.

Michael McCarthy, PE

MHM/dme

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1020-01.052 Proposed Go Church_00481/2.0 - Letters/Proposed Go Church TDWOP FDP Approval Ltr 060225 \(1\).docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1020-01.052 Proposed Go Church_00481/2.0 - Letters/Proposed Go Church TDWOP FDP Approval Ltr 060225 (1).docx)

cc: Mr. Lee Brockinton – Go Church Texas, Inc. via email Lee@GoChurchTX.org
Mr. Abdullah Ahmadi, PE – Mana Engineering, LLC via email abdullah.ahmadi@mana-ce.com
Mr. Ross McCall, PE - Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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May 23, 2025

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

Reference: PHHOU – Cane Island 178, LLC
Lakes of Cane Island Drive Street Dedication – **Final Plat and Drainage Plans**
Application ID No. 00500 (FP) & 00687 (FDP)
Permit No. – 2024-119
Quiddity Job No. R0002-1033-01.001

Dear Mr. England:

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

Applicant: EHRA

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

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

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

Previous Approvals: The District approved the Preliminary Plat for Lakes of Cane Island Drive Street Dedication on April 8, 2024.

Description: The proposed Lakes of Cane Island Drive Street Dedication (Development) encompasses approximately 5.937 acres of street dedication. The Development includes construction of Lakes of Cane Island Drive which includes a 60-ft wide right-of-way (ROW) that starts at Morton Road and ends just south of Detention Pond F. The Development is located within the future Lakes of Cane Island community.

The drainage for the site is conveyed through curb and gutter inlets, which connects to an underground public storm sewer system that outfalls into proposed Detention Ponds A, B, C, D, E, and F. Detention Pond A outfalls into an existing storm sewer system located within Cane Island Section 35. The referenced detention ponds were included in the construction plans titled, "Lakes of Cane Island Detention" that was approved by the District under Permit No. 2024-109 on February 10, 2025. Additionally, the drainage impact assessment (DIA) for "Lakes of Cane Island Tract" has been reviewed and accepted by the District on December 23, 2024. The drainage and detention components outlined in the plans for the Development are designed in accordance with the DIA.



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

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, 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
May 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 H. McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1033-01.001 Lakes of Cane Island Drive Street Dedication/2.0 - Letters/Lakes of Cane Island Drive St Ded FP & FDP Approval Ltr 052325.docx>

cc: Mr. Connor Young, PE - PHHOU – Cane Island 178, LLC via email connor.young@perryhomes.com
Ms. Kaitlin Gile – EHRA via email kgile@ehra.team
Ms. Elaine Stremlau, PE – EHRA via email estremlau@ehra.team
Mr. Ross McCall, PE – Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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May 23, 2025

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

Reference: PHHOU – Cane Island 178, LLC
Lakes of Cane Island Section 1 – **Final Plat and Drainage Plans**
Application ID No. 00756 (FP) & 00755 (FDP)
Permit No. – 2024-174
Quiddity Job No. R0002-1033-01.011

Dear Mr. England:

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

Applicant: EHRA

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

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

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

Previous Approvals: The District approved the Preliminary Plat for Lakes of Cane Island Section 1 on July 22, 2024.

Description: The proposed Lakes of Cane Island Section 1 (Development) encompasses approximately 8.529 acres of single-family residential development and includes 27 Lots, 2 Blocks, and 5 Reserves. The Development is located within Waller County MUD No. 58.

The drainage for the site is conveyed through curb and gutter inlets, which connects to an underground public storm sewer system that outfalls into Detention Pond B, which will then outfall into Detention pond A, which outfalls into the existing storm sewer system in Cane Island Section 35. Detention Ponds A and B were included in the construction plans titled, "Lakes of Cane Island Detention" that was approved by the District under Permit No. 2024-109 on February 10, 2025. Additionally, the drainage impact assessment (DIA) for "Lakes of



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

Cane Island Tract" has been reviewed and accepted by the District on December 23, 2024. The drainage and detention components outlined in the plans for the Development are designed 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, 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
May 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 H. McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1033-01.011 Lakes of Cane Island Section 1/2.0 - Letters/Lakes of Cane Island Sec 1 FP & FDP Approval Ltr 052325.docx>

cc: Mr. Connor Young, PE - PHHOU – Cane Island 178, LLC via email connor.young@perryhomes.com
Ms. Kaitlin Gile – EHRA via email kgile@ehra.team
Ms. Elaine Stremlau, PE – EHRA via email estremlau@ehra.team
Mr. Ross McCall, PE – Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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May 23, 2025

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

Reference: PHHOU – Cane Island 178, LLC
Lakes of Cane Island Section 2 – **Final Plat and Drainage Plans**
Application ID No. 00758 (FP) & 00757 (FDP)
Permit No. – 2024-175
Quiddity Job No. R0002-1033-01.003

Dear Mr. England:

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

Applicant: EHRA

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

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

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

Previous Approvals: The District approved the Preliminary Plat for Lakes of Cane Island Section 2 on July 15, 2024.

Description: The proposed Lakes of Cane Island Section 2 (Development) encompasses approximately 12.50 acres of single-family residential development and includes 32 Lots, 1 Block, and 3 Reserves. The Development is located within Waller County MUD No. 58.

The drainage for the site is conveyed through curb and gutter inlets, which connects to an underground public storm sewer system that outfalls into Detention Pond C which will then outfall into Detention Pond B, which will then outfall into Detention pond A, which outfalls into the existing storm sewer system in Cane Island Section 35. Detention Ponds A, B, and C were included in the construction plans titled, "Lakes of Cane Island Detention" that was approved by the District under Permit No. 2024-109 on February 10, 2025. Additionally, the drainage impact assessment (DIA) for "Lakes of Cane Island Tract" has been reviewed and accepted by the District on December 23, 2024. The drainage and detention components outlined in the plans for the Development are designed in accordance with the DIA.



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

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, 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

May 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 H. McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1033-01.003 Lakes of Cane Island Section 2/2.0 - Letters/Lakes of Cane Island Sec 2 FP & FDP Approval Ltr 052325.docx>

cc: Mr. Connor Young, PE - PHHOU – Cane Island 178, LLC via email connor.young@perryhomes.com
Ms. Kaitlin Gile – EHRA via email kgile@ehra.team
Ms. Elaine Stremlau, PE – EHRA via email estremlau@ehra.team
Mr. Ross McCall, PE – Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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

June 4, 2025

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

Reference: PHHOU – Cane Island 178, LLC / Perry Homes
Lakes of Cane Island Lift Station No. 1 WCMUD 58– **Final Plat and Drainage Plans**
Application ID No. 00509 (FP) & 00530 (FDP)
Permit No. – 2024-107
Quiddity Job No. R0002-1033-01.013

Dear Mr. England:

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

Applicant: EHRA

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

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

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

Previous Approvals: The District approved the Preliminary Plat for Lakes of Cane Island Lift Station No. 1 WCMUD 58 on April 8, 2024.

Description: The proposed Lakes of Cane Island Lift Station No. 1 WCMUD 58 (Development) encompasses approximately .9643 acres of street dedication. The Development includes construction of a lift station to serve Lakes of Cane Island Phase 1, access road, and drainage. The Development is located within the future Lakes of Cane Island community.

The drainage for the site is conveyed through a proposed swale, which connects to an underground public storm sewer system located in plan set "Lakes of Cane Island Collector Road" application No. 00687 also presented for Board approval. The referenced detention ponds were included in the construction plans titled, "Lakes of Cane Island Detention" that were approved by the District under Permit No. 2024-109 on February 10, 2025.



Mr. Arnold England, President

June 4, 2025

Page 2

Additionally, the drainage impact assessment (DIA) for "Lakes of Cane Island Tract" has been reviewed and accepted by the District on December 23, 2024. The drainage and detention components outlined in the plans for the Development are designed 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, 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

June 4, 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/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1033-01.013 Waller County MUD 58 Lift Station/2.0 - Letters/Lakes of Cane Lift Station No. 1 WCMUD 58 FP & FDP Approval Ltr 060425.docx>

cc: Mr. Connor Young, PE - PHHOU – Cane Island 178, LLC via email connor.young@perryhomes.com
Mr. Taylor Gunn – Perry Homes via email taylor.gunn@perryhomes.com
Ms. Kaitlin Gile – EHRA via email kgile@ehra.team
Ms. Brook Pope, PE – EHRA via email bpope@ehra.team
Mr. Ross McCall, PE – Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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June 2, 2025

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

Reference: Astro Sunterra Lakes North, LP
Sunterra Lakes North Section 2 – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 00946
Permit No. – N/A
Quiddity Job No. R0002-1036-01.015

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 – Preliminary Plat and Preliminary Drainage Plan

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

Survey: Willis McCutcheon Survey, Section 62, Abstract No. 310, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of Sunterra Lakes North 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

June 2, 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/R0002-1036-01.015 Sunterra Lakes North Section 2/2.0 - Letters/Sunterra Lakes North Sec 2 PP Approval Ltr 060225.docx>

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



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June 2, 2025

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

Reference: Astro Sunterra Lakes North, LP
Sunterra Lakes North Section 4 – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 00955
Permit No. – N/A
Quiddity Job No. R0002-1036-01.016

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 – Preliminary Plat and Preliminary Drainage Plan

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

Survey: Willis McCutcheon Survey, Section 62, Abstract No. 310, Waller County, Texas

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

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

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

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



Mr. Arnold England, President

June 2, 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/R0002-1036-01.016 Sunterra Lakes North Section 4/2.0 - Letters/Sunterra Lakes North Sec 4 PP Approval Ltr 060225.docx>

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



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June 2, 2025

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

Reference: Astro Sunterra Lakes North, LP
Sunterra Lakes North Section 6 – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 00954
Permit No. – N/A
Quiddity Job No. R0002-1036-01.017

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 – Preliminary Plat and Preliminary Drainage Plan

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

Survey: Willis McCutcheon Survey, Section 62, Abstract No. 310, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of Sunterra Lakes North Section 6, the permit application generally complies with the District's Rules and Regulations; we interpose no objection and recommend its acceptance by the District's Board of Supervisors.

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

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

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



Mr. Arnold England, President

June 2, 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/R0002-1036-01.017 Sunterra Lakes North Section 6/2.0 - Letters/Sunterra Lakes North Sec 6 PP Approval Ltr 060225.docx>

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



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June 2, 2025

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

Reference: Astro Sunterra Lakes North, LP
Sunterra Lakes North Street Dedication and Reserves –
Preliminary Plat and Preliminary Drainage Plans
Application ID No. 00956
Permit No. – N/A
Quiddity Job No. R0002-1036-01.018

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 – Preliminary Plat and Preliminary Drainage Plan

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

Survey: Willis McCutcheon Survey, Section 62, Abstract No. 310, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of Sunterra Lakes North Street Dedication and Reserves, 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

June 2, 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/R0002-1036-01.018 Sunterra Lakes North Street Dedication and Reserves/2.0 - Letters/Sunterra Lakes North Street Dedication & Reserves PP Approval Ltr 060225.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1036-01.018%20Sunterra%20Lakes%20North%20Street%20Dedication%20and%20Reserves/2.0%20-%20Letters/Sunterra%20Lakes%20North%20Street%20Dedication%20&%20Reserves%20PP%20Approval%20Ltr%20060225.docx)

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



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June 2, 2025

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

Reference: IU Heritage, LP
Second Replat of Pederson Road Business Park –
Preliminary Plat and Preliminary Drainage Plans
Application ID No. 00950
Permit No. – N/A
Quiddity Job No. R0002-1020-01.090

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 Highway 90, south of Remington Trail, east of Schlipf Road, and west of Snake Creek

Survey: T.S. Reese Survey, Abstract No. 334, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of the Second Replat of Pederson Road 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

June 2, 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/R0002-1020-01.090 Second Replat of Pederson Road Business Park_00950/2.0 - Letters/Second Replat of Pederson Road Bus Park PP Approval Ltr 060225.docx

cc: Mr. Mark Overton – Urban Companies via email moverton@urbancompanies.com
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

MAY 2025 - FINANCIAL REPORT

Exhibit "C"

General Fund	\$4,395,895.89
Payroll Fund	\$133,070.32
Petty Cash	\$2,056.92
Building Fund	\$1,889,031.50
Capital Improvement Fund	\$682,065.67
Texpool Fund	\$3,322.98
Amegy Bank Checking	\$879,384.74
Austin Co. State Bank CD	\$244,834.28
Bank of Shiner CD	\$190,992.14
Bank of Brenham CD	\$238,801.54
Citizens State Bank CD	\$248,779.52
Fayetteville Bank CD	\$189,025.97
First Nat. Bank Bellville CD	\$188,412.94
Industry State Bank CD	\$238,800.90
TOTAL RECONCILED BALANCE	\$9,524,475.31

CD RESERVES:

\$1,539,647.29

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 5/1	\$3,311.25	\$4,461,600.17	\$188,751.46	\$948,974.74	\$1,893,278.77	\$729,587.94
Deposits and Credits	\$11.73	\$165,778.17	\$20.51	\$0.00	\$241.00	\$92.23
Debits and Withdrawals	\$0.00	\$189,332.83	\$52,638.10	\$39,576.25	\$2,888.27	\$14,480.00
Ending Balance 5/31	\$3,322.98	\$4,438,045.51	\$136,133.87	\$909,398.49	\$1,890,631.50	\$715,200.17
Less Total Outstanding Drafts/Deposits (Net Amount)	\$0.00	-\$42,149.62	-\$3,063.55	-\$30,013.75	-\$1,600.00	-\$33,134.50
Adjusted Ending Balance 5/31	\$3,322.98	\$4,395,895.89	\$133,070.32	\$879,384.74	\$1,889,031.50	\$682,065.67
Monthly Interest Earned	\$11.73	\$570.37	\$20.51	\$0.00	\$241.00	\$92.23

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 5/1	\$244,834.28	\$190,992.14	\$236,590.24	\$187,419.62	\$188,412.94	\$238,800.90	\$238,801.54
Deposits and Credits	\$0.00	\$0.00	\$12,189.28	\$1,606.35	\$0.00	\$0.00	\$0.00
Debits and Withdrawals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Ending Balance 5/31	\$244,834.28	\$190,992.14	\$248,779.52	\$189,025.97	\$188,412.94	\$238,800.90	\$238,801.54
Interest/Earned	\$0.00	\$0.00	\$12,189.28	\$1,606.35	\$0.00	\$0.00	\$0.00

ADOPTED BUDGET	
24-25 FY Budget	\$5,294,869.51
YTD Expenses	\$2,364,517.57
New Equipment	\$117,276.73
Master Drainage Plan Phase 2	\$300,000.00
Total Budgeted Expenses YTD	\$2,781,794.30

ENFORCEMENT/CIVIL PENALTIES REVENUE	
Awry Concrete	\$75,055.18 BKDD Received FY 24-25
DI Landholdings	\$80,000.00 BKDD Received FY 24-25

NEW ADMIN BLDG	FYTD EXPENSES	\$717,015.37
MDP PHASE 2	FYTD EXPENSES	\$190,181.10

May 2025

Maintenance Report

Week One

May 1 - Continued cutting trees out bottom of ditch on Cane Island south of Franz Rd. Mowed Herman Meyer Easement and Snake Creek South of HWY 90.

May 2 - Mowed Young Easement next to Railroad and Snake Creek from HWY 90 North to Tubular Steel. Cut trees out of ditch, with skid steer on Cane Island South of Clay Road.

Week Two

May 5 - Mowed Hilcorp Easement on Snake Creek. Fixed washouts on Newman Road. Picked up trash and emptied trash cans at Discovery Park.

May 6 - Replaced light control on night light and breaker in the shop. Removed debris over pipeline to let water flow on Cardiff Road.

May 7 - Mowed Stonegate easement with skid steer. Mowed Bartlett Road, Rocky Road and Schlipf Road. Cleaned mud off skid steer.

May 8 - Picked up trash out of ditch on Neuman Road. Pumped water out of hole next to new building. Mowed North and South easement of Remington Trails.

May 9 - Mowed Lakes of Katy and Cane Island South of Clay Road. Mowed Discovery Park, weedeated around crossings on Cardiff Road.

Week Three

May 12 - Mowed Cane Island from Pitts Road to Schlipf Road. Mowed easement with skid steer on corner of Hwy 90 and Snake Creek.

May 13 - Mowed inside Houston Ex. Airport. Moved trees at bottom of ditch on Willow Fork South of Hwy. 90. Moved tree on Gassner Easement.

May 14 - Mowed West Houston Ex. Airport Easement. Moved 323 from the yard to Snake Creek, North of Tubular Steel. Hauled dirt from the yard to Snake Creek, filled in holes in the slope.

May 15 - Mowed Willow Fork from Hwy. 90 to I-10. Continued working on Snake Creek North of Tubular Steel. Graded Rheman Cutoff with Noram 65E.

May 16 - Mowed Boyd and Gassner Easements. Picked up trash, emptied trash cans, mowed and weedeated Discovery Park. Continued working on Snake Creek.

Week Four

May 19 - Mowed Westbrook Trailer Park, yuen, Streckfuss, and Bostick Lane Easements. Continued working on Snake Creek. Picked up trash and emptied trash cans at Discovery Park.

May 20 – Mowed Willow Fork From I-10 to Pederson Road. Continued hauling dirt to Snake Creek.

May 21 – Mowed West Fork from I-10 to Rheman Cutoff. Mowed Discovery Park, continued working on Snake Creek.

May 22 – Mowed West Fork from Stella Ranch to Pecan Hill. Replaced battery in 2023 Dodge. Continued working on Snake Creek.

May 23 – Mowed Brookshire Creek from Hwy. 90 to I-10. Continued working on Snake Creek. Picked up trash and emptied trash cans at Discovery Park.

Week Five

May 26 – Memorial Day

May 27 – worked on chemical sprayer. Removed carburetors from 2" & 3" water pumps. Replaced gate on 12th Street Easement. Rained 2 ½ inches.

May 28 – Changed oil, fuel filters and air filter on 5100. Cleaned watergaps on Freeland Easement and Cane Island at Clay Road. Rained ¼ inch.

May 29 – Replaced tarp and frame on Freightliner dump truck. Mowed Neuman Road from Stella Road to Morton Road west side.

May 30 – Mowed Newman Road from Morton Road to Gassner Road. Picked up trash, emptied trash cans and mowed Discovery Park. Torres welding fixed crack in boom on 2019-6145.

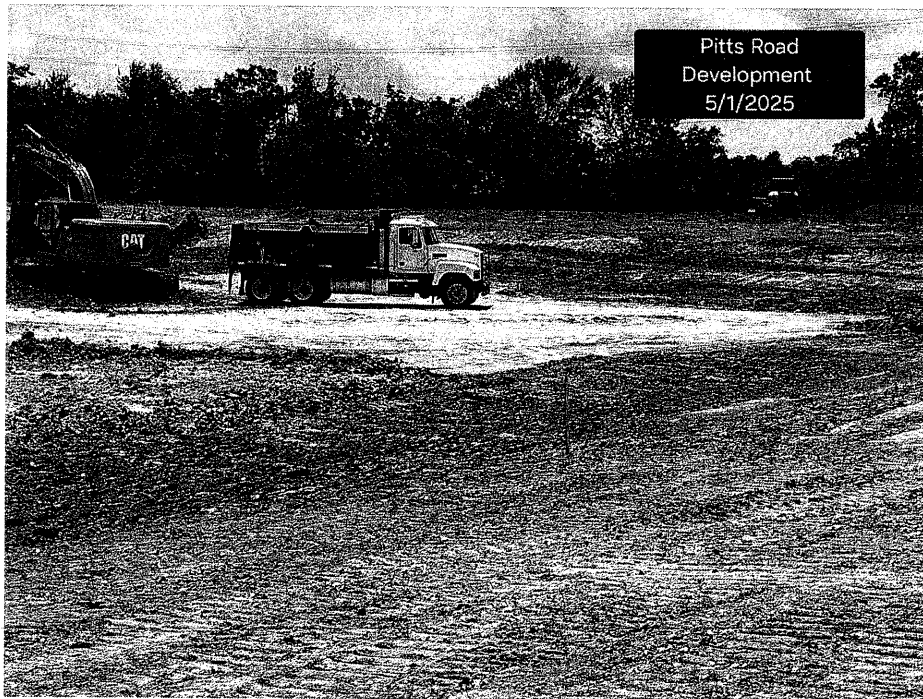
May – 20255/1/2025 - Thursday

- Heritage West - Met Eric Gobert with D.L. Glover the clearing contractor. He said there a meeting scheduled on site Monday, 5/5/2025, to discuss what to do about the rain water sitting on site



- Pitts Road Development was excavating and shaping the slopes of the detention basin and raising the elevation of the rest of the property.

May – 2025



- Ronnie Lewandowski called and said he plans to start laying the 84 inch RCP into the detention basin at Empire West tomorrow, 5/2/2025. He will take photos and send to us.

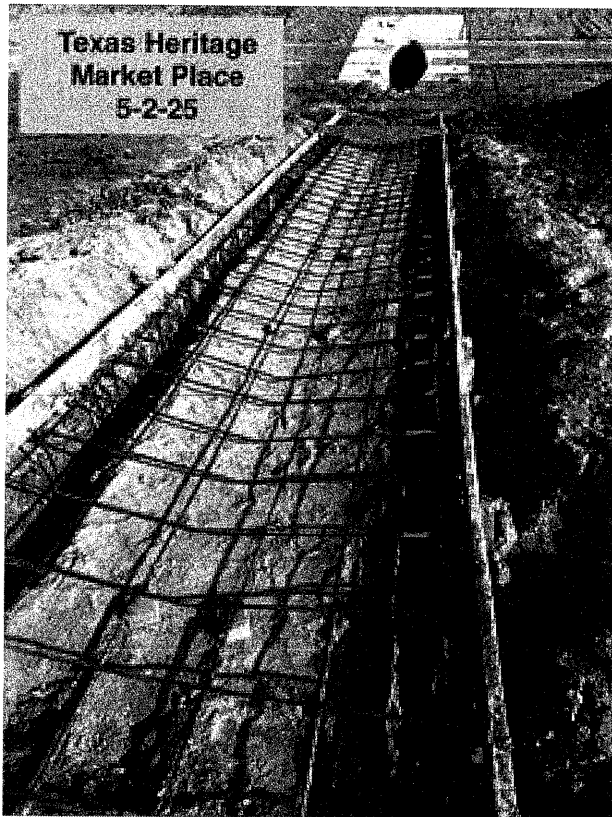
Kari's Daily Report 5/1/25:

- I have been responding to calls and emails throughout the day.
- Received and passed along the new approved construction drawings to Terry for Phase 2 Grange. As well as the pre-construction meeting for 5/6/25 @1:30 pm via Microsoft Teams.
- We communicated with Jeremy Shockley and Jacob Hammer with Harvey-Cleary as they reached out to set-up pipe inspections starting Monday 5/2/25. So now we are all on the same page for communication and inspections.
- Will with Principal requested an inspection for rebar inspection for 2 areas of the pilot channel in the detention pond for 11:00 am tomorrow 5-2-25. We will be pouring concrete following the inspection.
 - We let him know that neither Terry nor I will be in the field tomorrow and requested pictures to be sent to us for the rebar installation.

May – 2025

Kari's Daily Report 5/2/25:

- **Texas Heritage Market Place:** Principal sent pictures over for the rebar



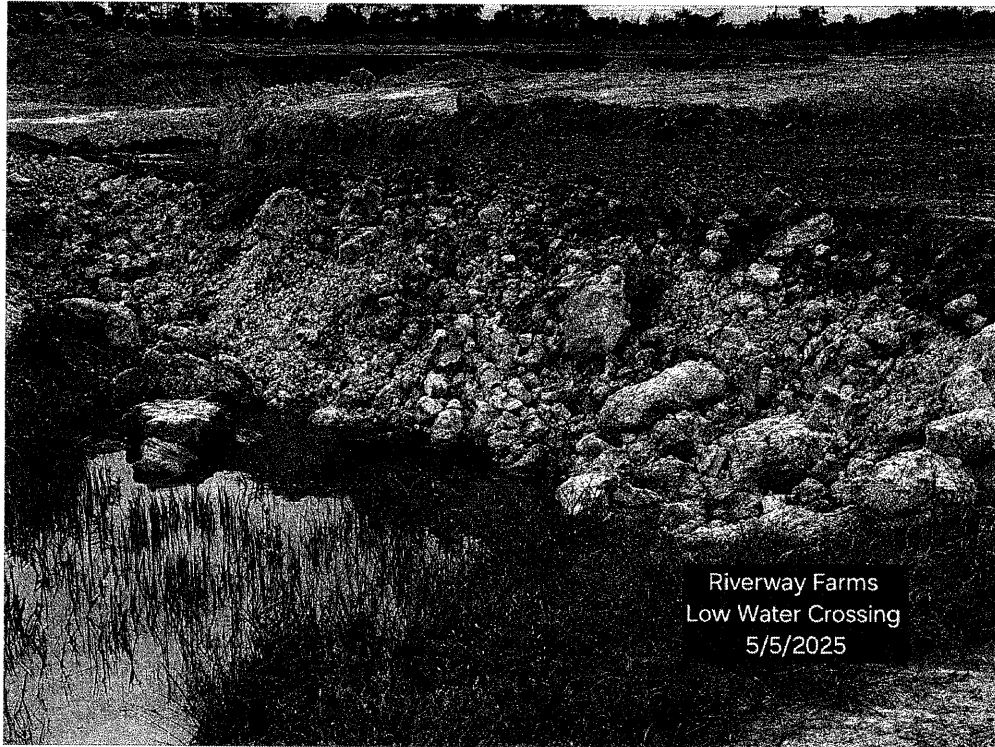
- **Empire West:** Pipe is being installed today and is being left open until inspection is completed set for Monday. Confirmed by Jeremy Shockley the Superintendent.

5/5/2025 - Monday

- Empire West Business Park Phase III laid 84-inch RCP on Friday. I stopped by this morning to inspect; all was good so I gave my approval for it to be backfilled.

May – 2025

- I went by to inspect the low water crossing at Riverways Farms before the forecasted rain later this week. It was not a low water crossing, the crossing was as high as natural ground. The lower end of the pipes was completely blocked. I told Refugio Anchor the superintendent on site and told him that both ends of the pipes needed to be opened up and that the dirt could be only a few feet above the pipes, the crossing was too high. I also told him that if heavy rain he needed to remove the crossing.



- Texas Heritage Marketplace poured a small section of pilot channel in the northern detention basin and slope paving around 2 outfalls into the southern detention basin.

5/7/2025 - Wednesday

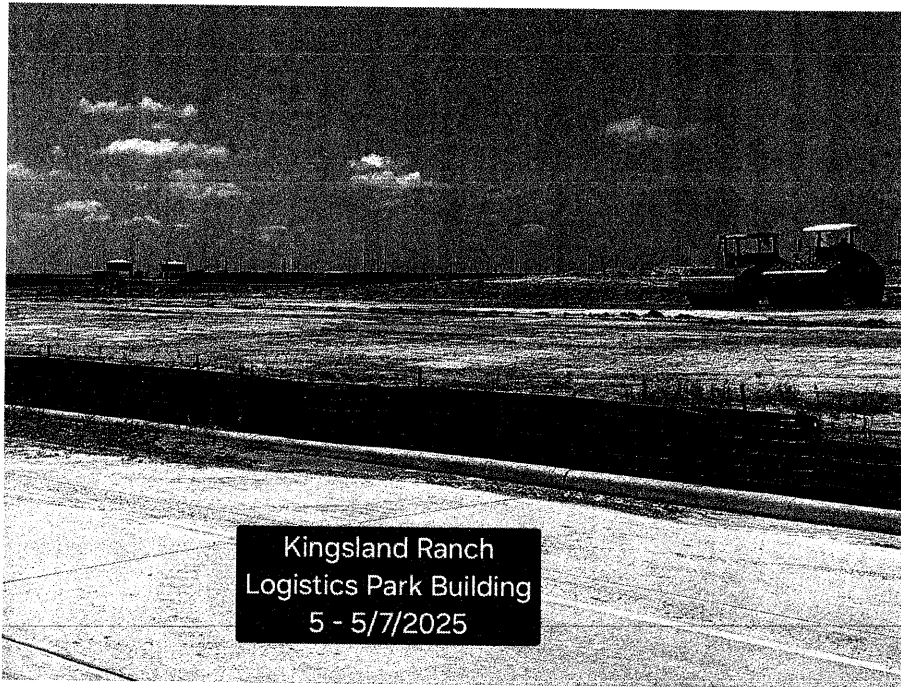
May – 2025

- Texas Heritage Marketplace had scheduled a rebar inspection for 11:00 but it was too muddy to make the pour. The contractor was pumping water from the detention basin to Willow Fork. I told the man on site that he needed to place some TWPPP mater down the slope of Willow Fork to prevent silt from washing into Willow Fork. He said he would take care of it.



- Kingsland Ranch Logistics park building 5 has started construction. Just clearing ground at this time.

May – 2025



- Pitts Road Development was building forms for the pilot channel, shaping the detention basin, and trying to dry out the dirt.



May – 2025

5/8/2025 - Thursday

- Pitts Road Development - When the contractor installed the outfall pipe into Cane Island channel they left a low rough spot on top of the berm which makes it difficult for BKDD equipment to mow. Marvin asked me to contact the foreman and get him to smooth it out. I called Ivan and left a message, he did not return my call. Photos are in the new Inspectors App.
- Empire West Business Park Phase III was laying the east to west storm sewer pipe.
- Other sites I visited were not doing any storm sewer related work.

Kari's Daily Report 5/8/25:

- I responded to emails and took a couple of calls throughout the day.
 - Reviewed some of the plans, more to see the new items coming in.
-

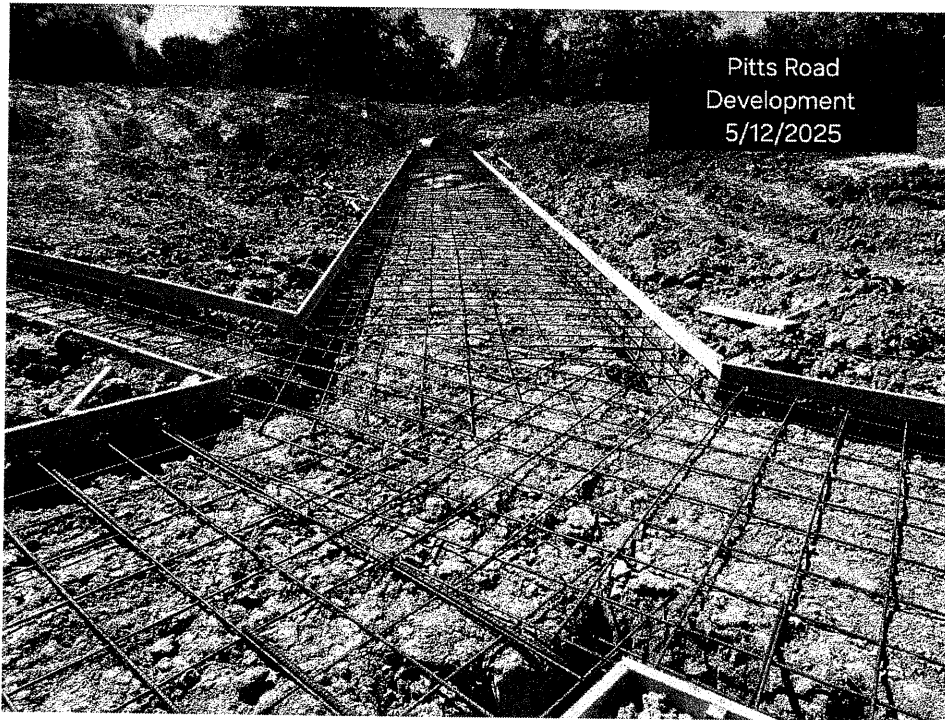
Kari's Daily Report 5/9/25:

- Suterra Lakes had inspections for mass grading, but nothing related to BKDD for specific inspections related to drainage.
- Pitts Road Development is working on the installation of more rebar for the pilot channel, and plans on pouring on Saturday.

5/12/2025 - Monday

- Pitts Road Development was pouring the pilot channel and slope paving around the outfall pipes.

May – 2025

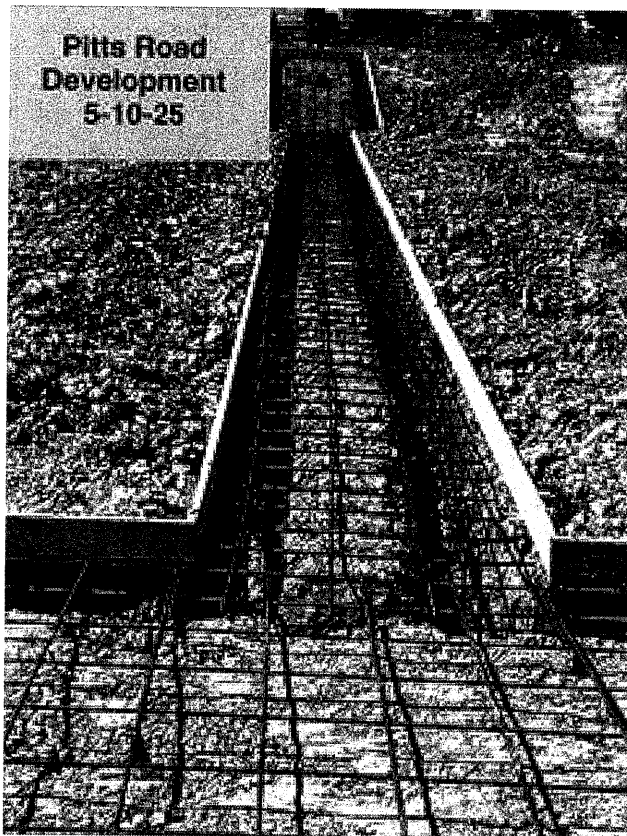


- Heritage West was clearing the land.
- Lakes of cane island was excavating detention basin.
- Attended the Katy City Council meeting. In the discussion of approving a proposal with ARKK Engineers, LLC for engineering design and construction of phase1 for the Katy Trail Civil Improvements the engineer was asked if he had been communicating with BKDD, he said the plan was not developed enough to involve BKDD at this time. Chris Harris asked if he would start talking with BKDD, he said that as soon the survey was done, he would start talking with BKDD.

Kari's Daily Report 5/12/25:

- **Pitts Road Development:** Roger one of the foremen texted me on Saturday with pictures showing the rebar installation for the back slope and the pilot channel. They needed to add some risers which they did based on one of the pictures. He stated that they would be pouring more than 300 yards of concrete.

May – 2025



Kari's Daily Report 5/13/25:

- I responded to a few emails. An inspection was requested by Will with Principal the Superintendent for Texas Heritage Market Place to send us pictures for the rebar installation prior to the concrete pour per Terry.
- No inspections have been requested today from actively permitted construction sites.
- I reviewed some plans and drainage details on some sites.

5/14/2025 - Wednesday

- Heritage West has started laying storm sewer pipe.
- Marvin asked to go to Texas Materials at Snake Creek to see if BKDD could talk to them about cleaning out the drainage swell from the bridge to the outfall pipe upstream. It appears the swell was on Texas Materials property

May – 2025

and is now stopped up with rip-rap and concrete wash out. It would be difficult to get it cleaned and useful again. I need to talk to Buddy and Marvin to see if it would easier to create a new swell within the BKDD easement.



- I worked on updating the DI Landholdings LLC report.

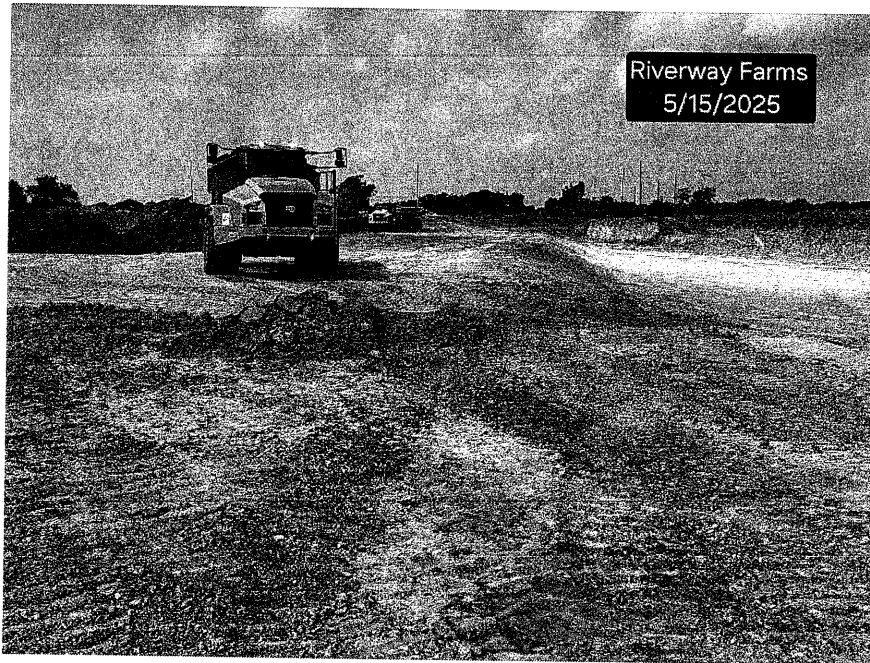
Kari's Daily Report 5/14/25:

- Only responded to internal emails and communications.
- There were no inspection requests today.
- Reviewing some plans I see some more the most recent submittals that came in from 5/8-5/14.

5/15/2025 - Thursday

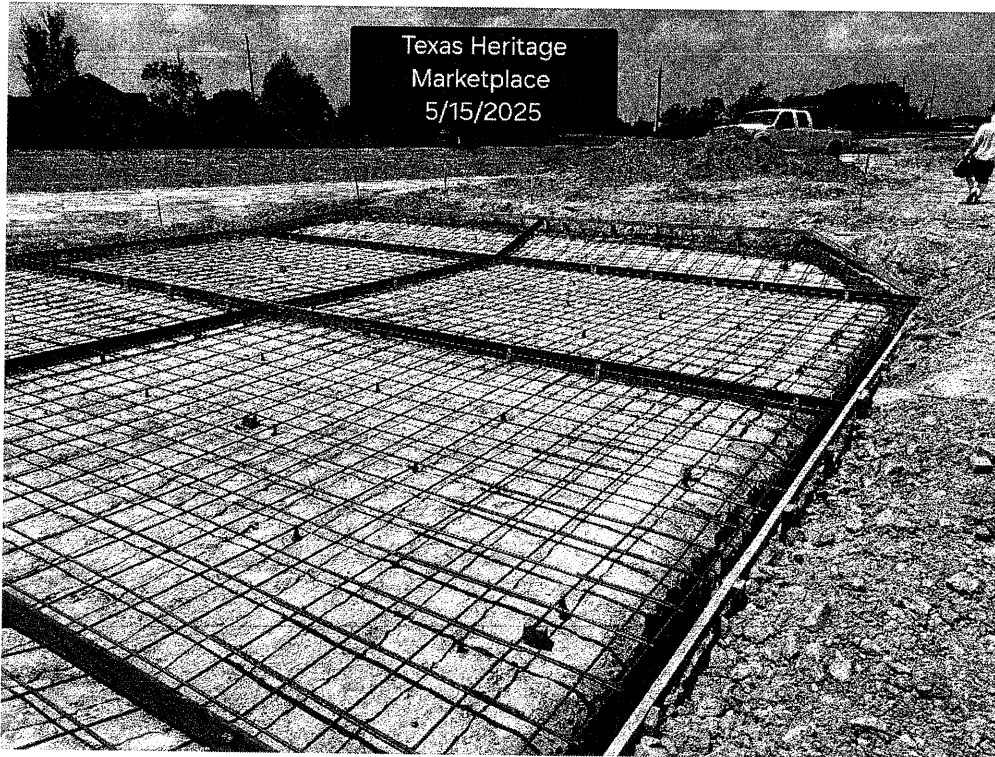
May – 2025

- Riverway Farms was excavating the burrow pitt and moving the dirt to the area of the subdivision.

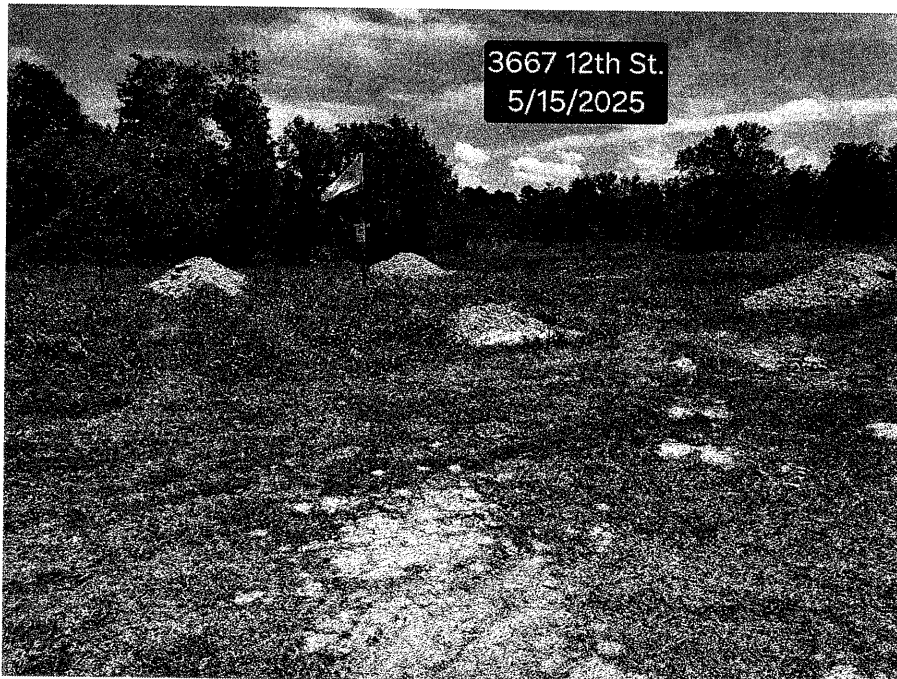


- Pitts Road Development was setting grade and building forms for the extreme event overflow.
- Texas Heritage Marketplace requested a rebar inspection for the extreme event overflow from the southern detention basin. All was good so I gave my approval for the pour.

May – 2025

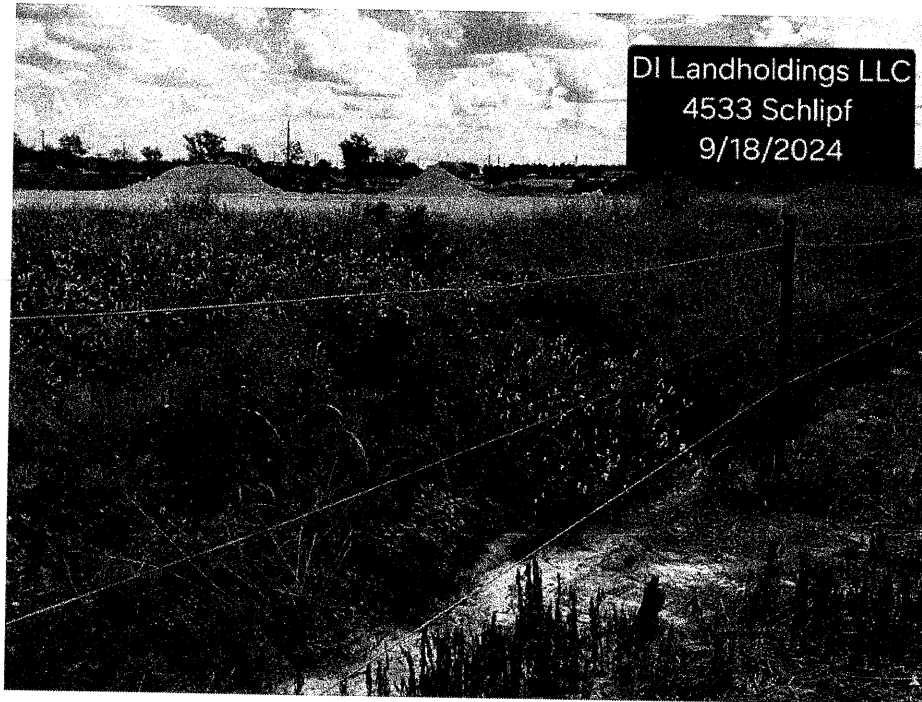


- Hanuman Mandir of Greater Houston at 3667 12th St. has dumped several loads of dirt on the property. At one time it looked into an application for a permit. This is not enough dirt to affect drainage. We will keep an eye on it.



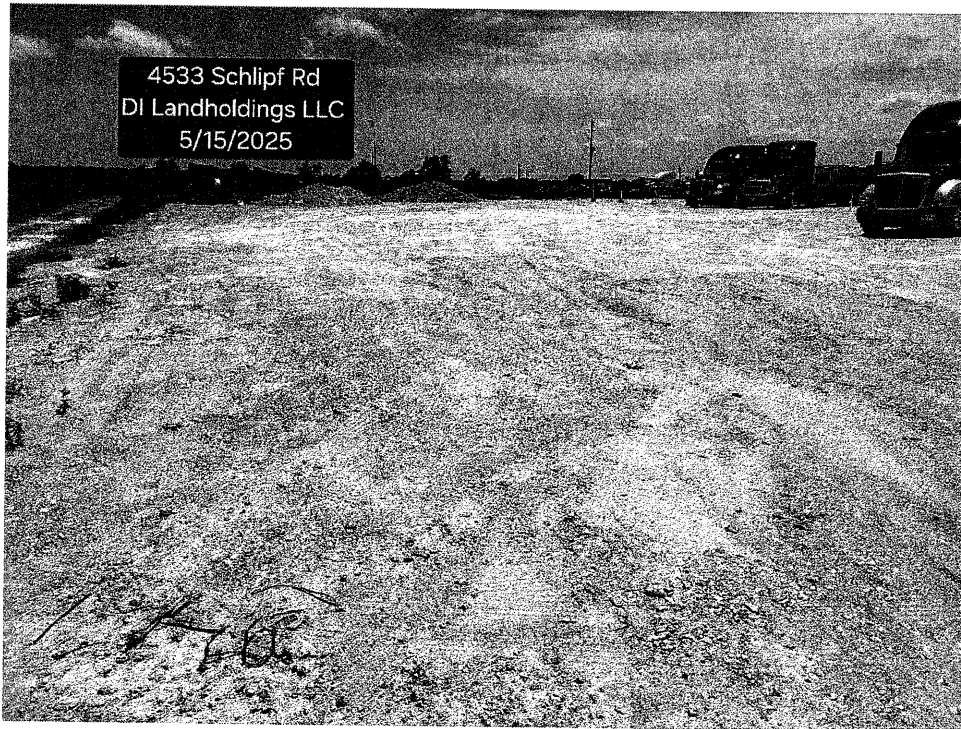
May – 2025

- I went to the DI Landholdings LLC property at 4605, 4603, 4607 and 4533 Schlipf Rd. looking for updates.
 - 4533 Schlipf Rd. in 9/18/2024 was mostly grass now on 5/15/2025 is solid impervious material.

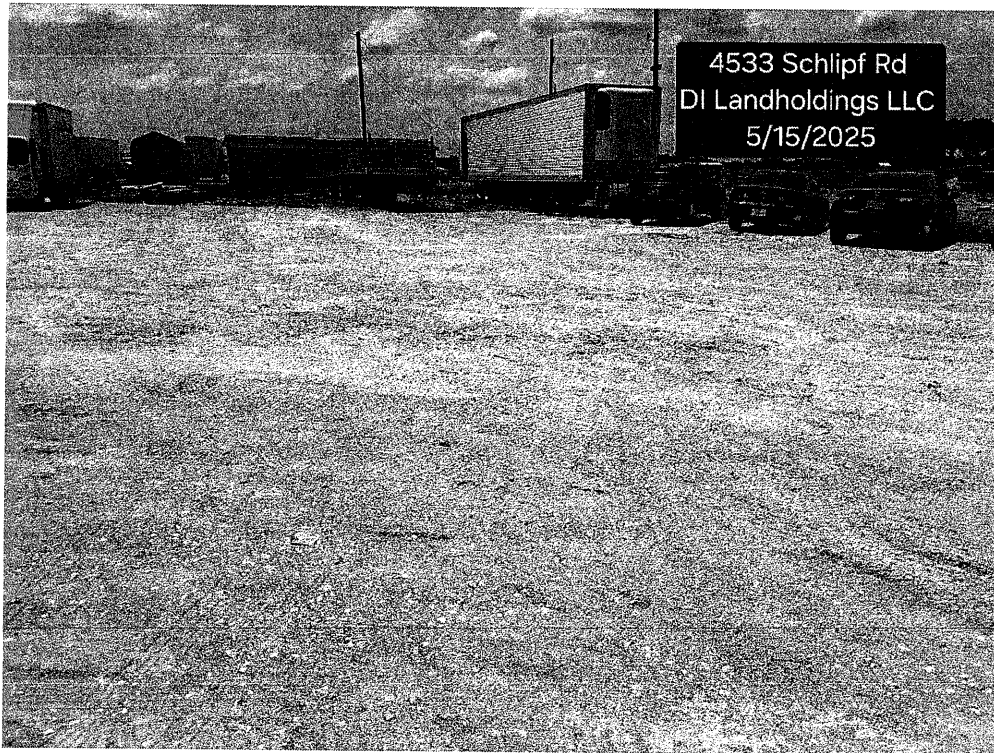


4533 Schlipf Rd is to the right of the fence.

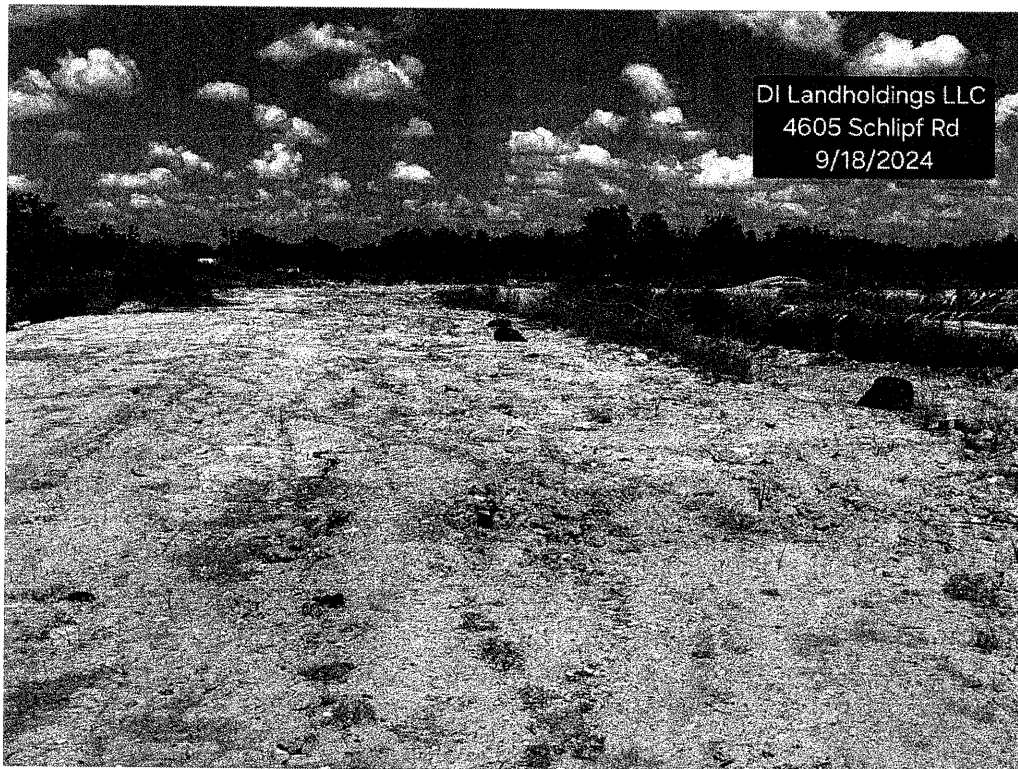
May – 2025



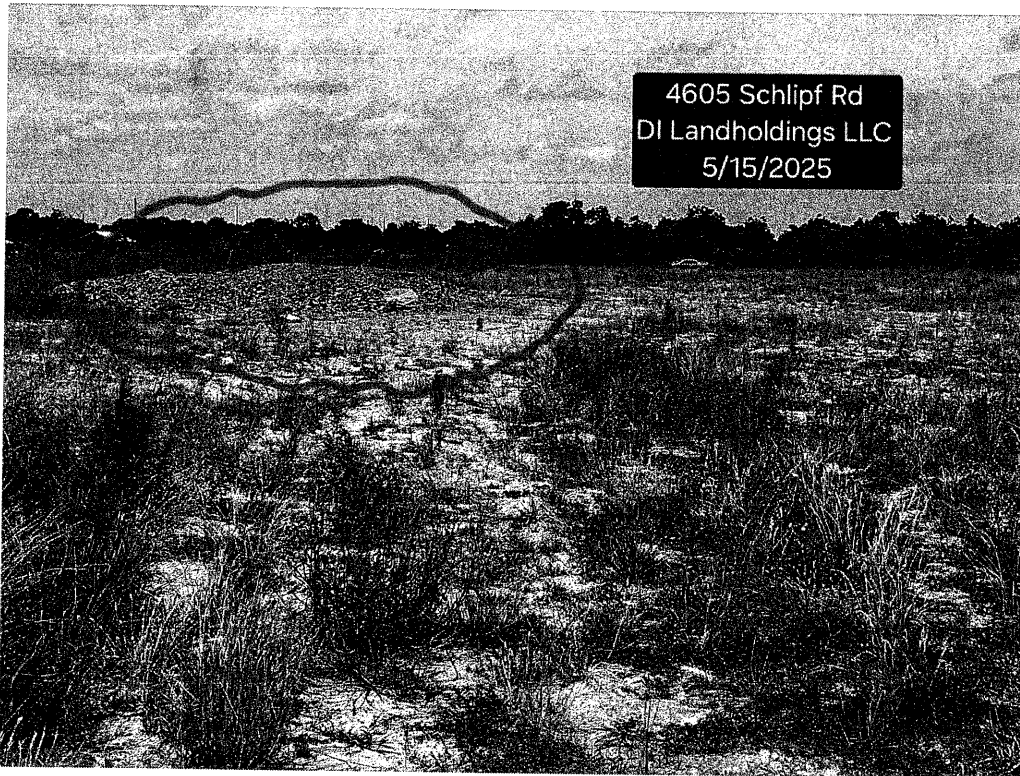
May – 2025



4605 Has added more material since 9/18/2024.



May – 2025



Kari's Daily Report 5/15/25:

- Reviewed plans for the most recent submissions and those for the active permits.
- Respond to emails
- The only inspection requested for today was Texas Heritage Market Place for rebar inspection for the extreme weather event overflow.

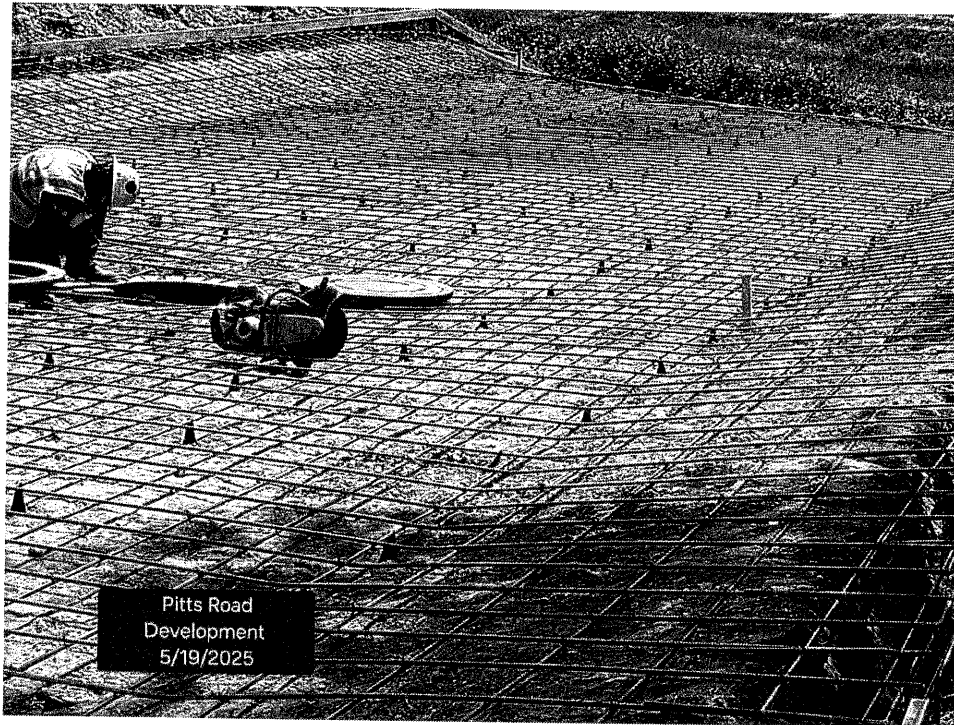
Kari's Daily Report 5/16/25:

- Roger with Pitts Road Development called to say they plan on Monday to pour 100 yards of concrete for the last outfall.
- No inspection requests that pertain to us for today or next week have come through aside from Pitts Rd.
- I responded to emails communicated with workman's compensation, waiting on them to give final say or the next steps per the email.
- Reviewed plans responded to phone calls. Jason W, the superintendent with the Ferguson building called to see if we handle the sanitary, I referred him to call Infamark as they did his sanitary inspections last time. I did tell him at the end of the project to submit the as built once completed with the project.

May – 2025

5/19/2025 - Monday

- Pitts Road Development was tying rebar for the extreme overflow. All looked well so I gave my approval for the pour.



- Sofi Lakes has removed all equipment for the site and closed the site.

May – 2025



- Dewberry Hills is backfilling the original channel.



May – 2025

Kari's Daily Report 5/20/25:

- I Responded to emails, and a call.
 - I requested Texas Heritage Market Place to send Terry, and I pictures for the rebar installation since neither one of us was in the field today. By the end of the day still hadn't seen any pictures.
-

5/21/2025 - Wednesday

- Worked in the office the majority of the day working on reports.
- Submitted the updated report on DI Landholding LLC status.
- Texas Heritage Marketplace was excavating and building forms for a section of the pilot channel in the southern detention basin.

Kari's Daily Report 5/21/25:

- **Texas Heritage Market Place:** Bobby with BGE Inc. sent pictures from the rebar installation on 5/20/25. They installed 265' on the main run of the pilot channel and 37' from the outfall to the main channel

May – 2025



- **Lakes of Cane Island:** I had communication with Joe Husband, the project manager for Lakes of Cane Island. He stated that the contractor is still working on mass grading. The Detention plans are approved, and the contractor is currently working on obtaining permits. They should be planning to mobilize to start utility work by mid-June.
 - I forgot to mention in yesterday's report that I had email communication with Austin Daniels with Anchor (Sofi Lakes). He stated that as Terry stated all finished with all excavations and the next phase of the development is due to start.
 - Reviewed a plans and responded to emails. I read Terry's report on DI Landholdings.
- Texas Heritage Marketplace was tying rebar for a section of pilot channel in the south detention basin,

May – 2025



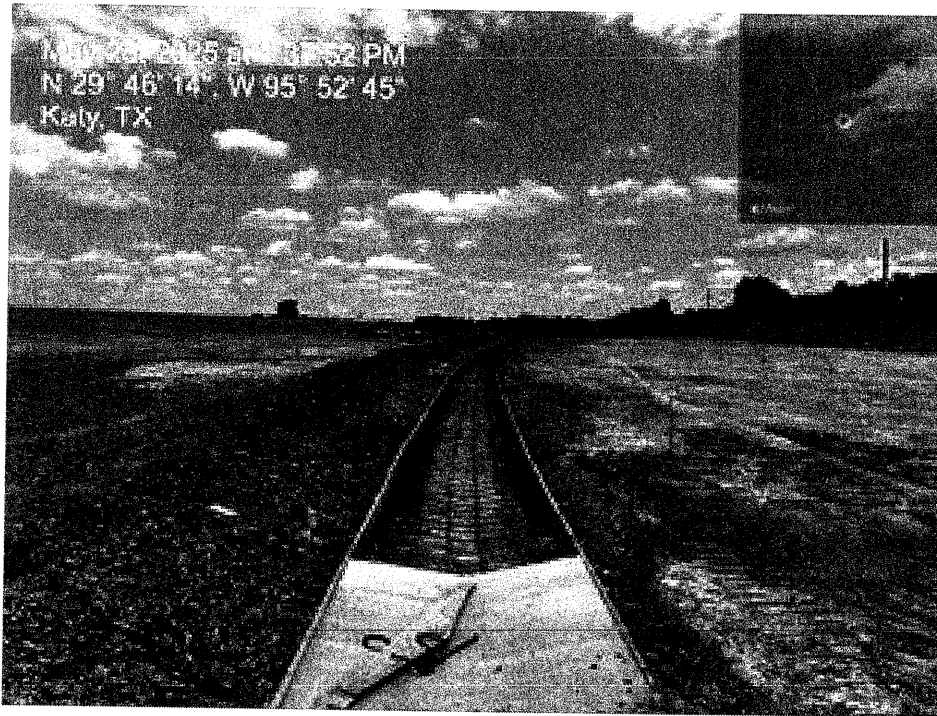
Kari's Daily Report 5/22/25:

- I responded to emails
 - Reviewed plans for the newest projects that have been submitted since 5/21/25.
-

Kari's Daily Report 5/23/25:

- Texas Heritage Market Place installed rebar today and requested for a inspection for the rebar on Tuesday ahead of any bad weather. Bobby sent me pictures from the field. They installed around 180' of rebar in the mitigation pond.

May – 2025



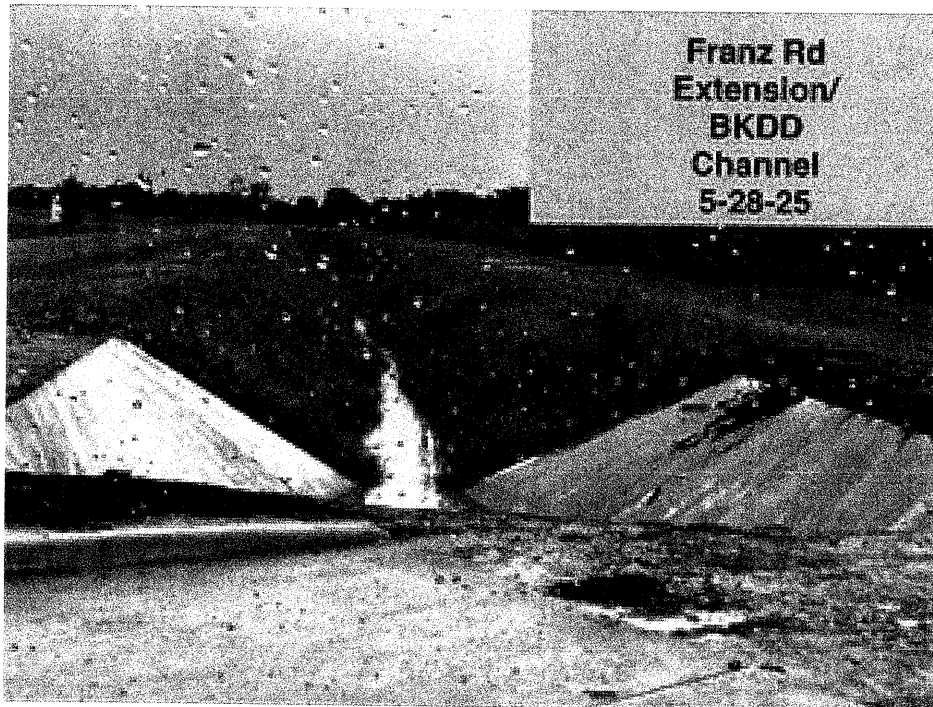
5/28/2025 - Wednesday

May – 2025

- I worked in the office most of the day due to rain and wet grounds.
- I didn't notice any contractors working in the areas I traveled today.
- Dewberry Hills opened up the channel on the south side of FM 529 so the water was flowing well today.

Kari's Daily Report 5/28/25:

- **Grange/Franz Rd Extension:** Due to the weather I stayed as much on dry land to do inspection as much as possible. I observed the paving has been done for Franz Rd extension. The extension ends just in front of the model home park. Franz Rd crosses over BKDD's channel water is flowing with no issues despite the rain.



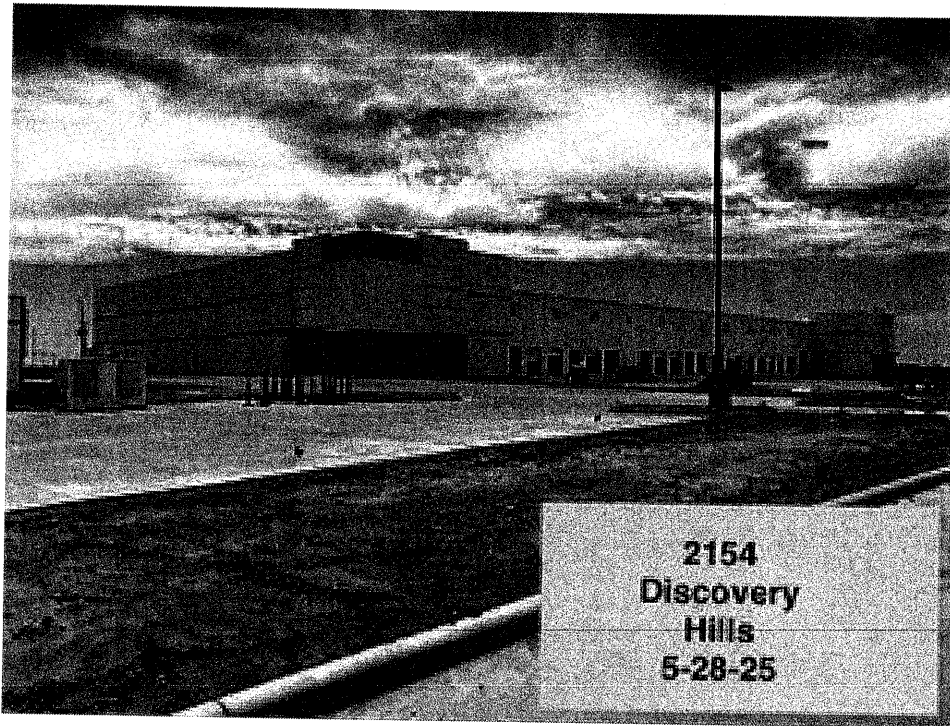
May – 2025

- **Crystal Vista/Lagoon:** The Lagoon has been completed. All construction trailers have been removed and the area clear of any construction.
- **Kingsland Ranch:** Dirt work and clearing have started for this project. Burton Construction has set up their construction trailer on site. No one was on site due to the weather. Some underground stormwater pipes and other materials have been dropped on site as well. I will go back next week to contact the Superintendent on site.

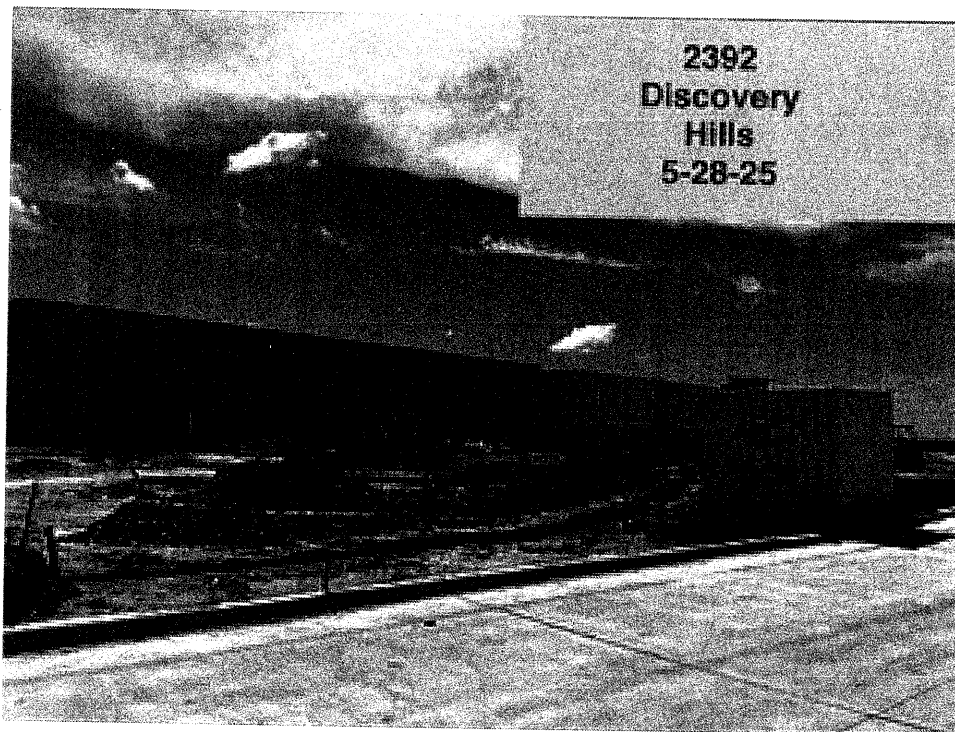


- **2154 Discovery Hills Pkwy:** I kept the status for "in construction" in the field map app as they are still working. But any permit related to BKDD has been completed.

May – 2025



- **2392 Discovery Hills Pkwy:** I spoke to Kendall the Superintendent while on site. All tie-ins and underground stormwater has been completed. Under BKDD's permit work has been completed and inspected. I left the status in the field map app to say "in construction" status since they are still doing construction.



May – 2025

- All inspections have also been completed in the field map app.

5/29/2025 - Thursday

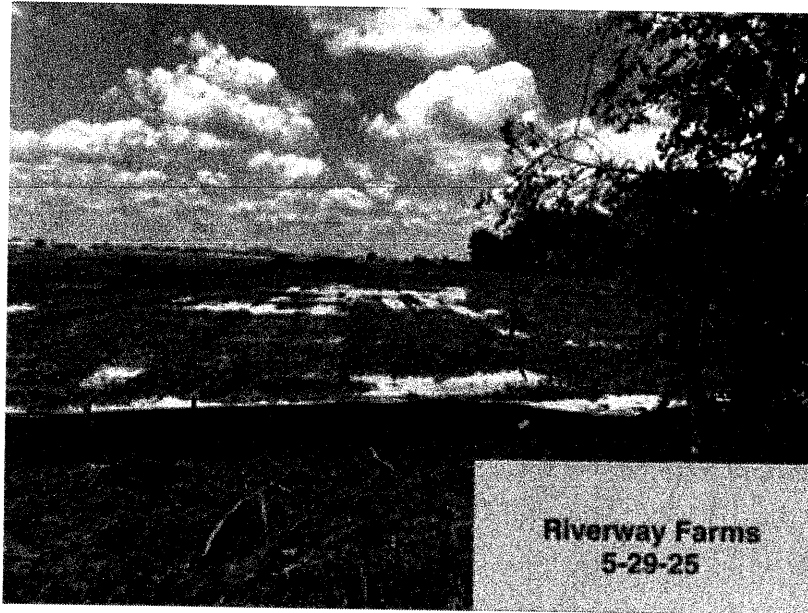
- Cardiff Road Business Park which has several Application IDs: 00940, D-00010, 00134, 00129, 23-00316, 23-00411 and 23-00876 has moved the dirt that was on the south side of 1271 Cardiff Rd. to behind 1316 Cardiff Rd. This is the dirt that Glenn Mideska at 1201 Cardiff Rd. said was causing high water on his property.



May – 2025

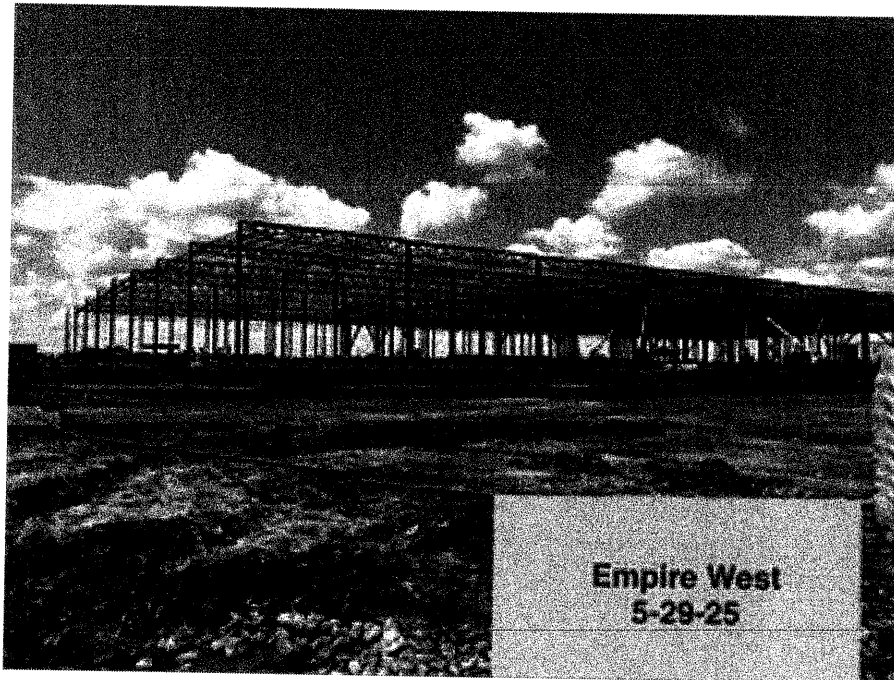
Kari's Daily Report 5/29/25:

- **Riverway Farms:** I inspected the site to see the progress of Riverway Farms. It was too muddy to access but could see it holding water to the southeast side of the project. They were still excavating and digging out the detention pond.

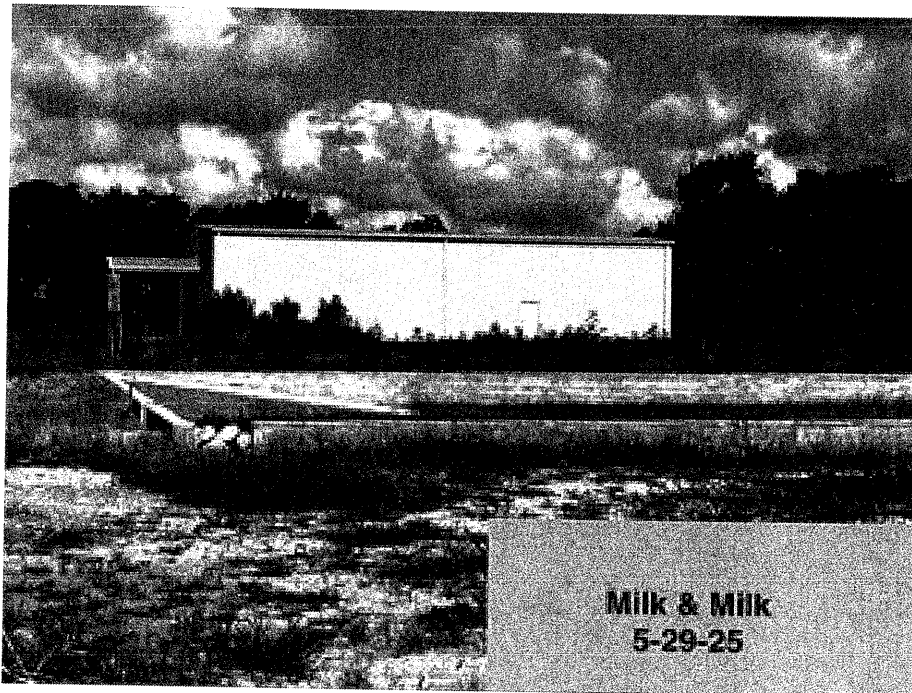


- **Empire West:** I spoke to Jeremy Shockley, the superintendent while on site. He stated that they still have quite a bit of stormwater pipe to be installed. They have the southwest section of the project to still be installed, and the east side of the project. He stated that they have drive to get to it and will give us 24 hr. notice prior to inspection of the remaining storm pipe. They have a few tie-ins but waiting for the ok to finish as they had to move the location for the installation 4 ft.

May – 2025

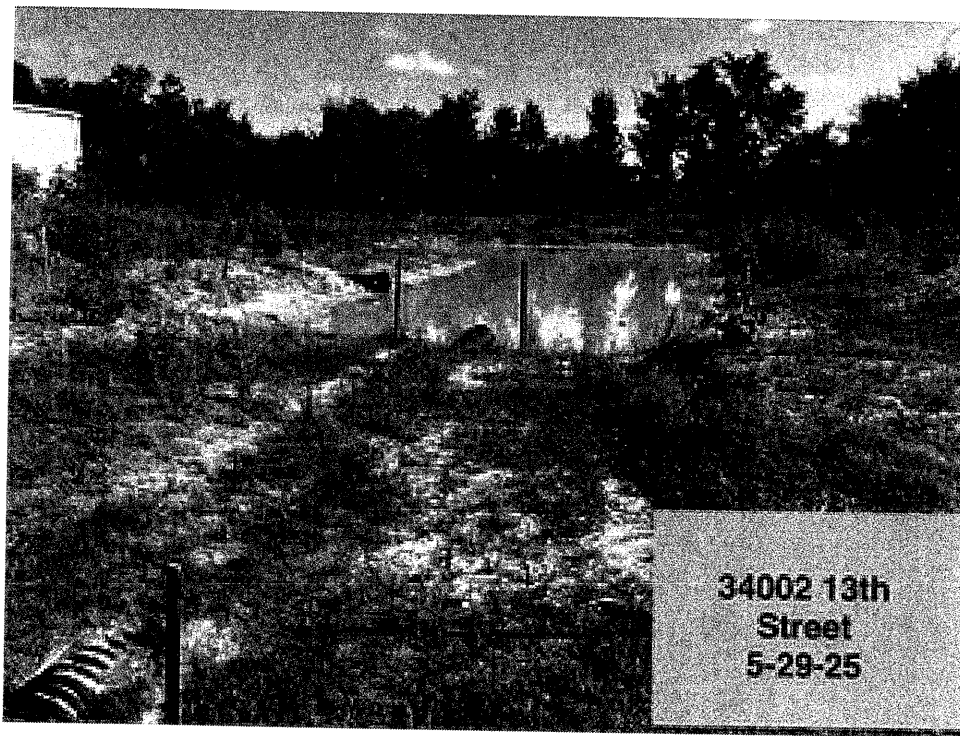
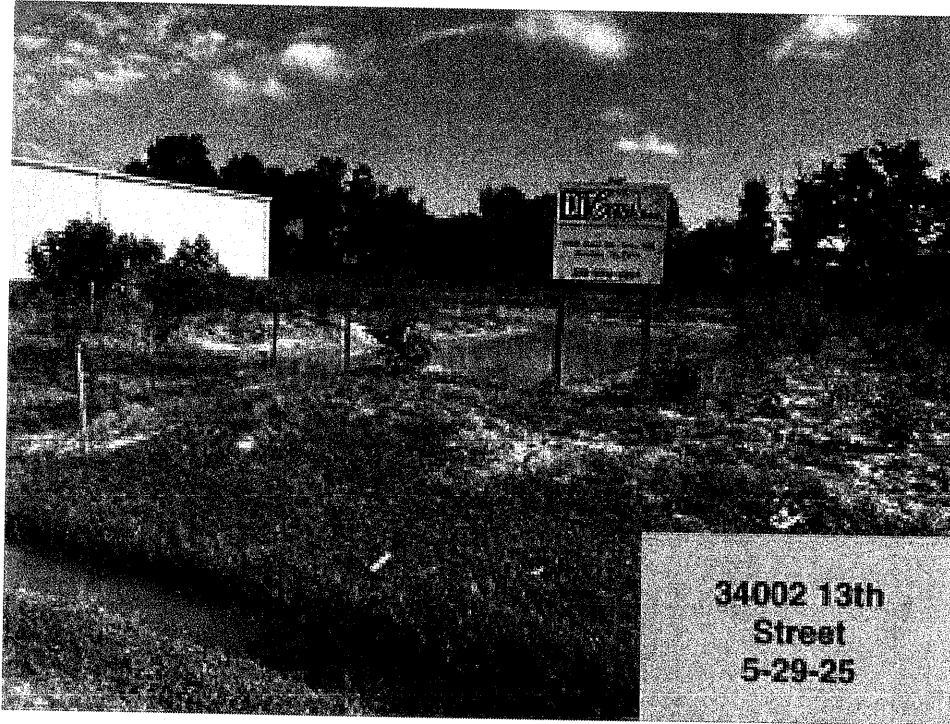


- **Milk & Brew:** No change since my last visit as the project sits idle.



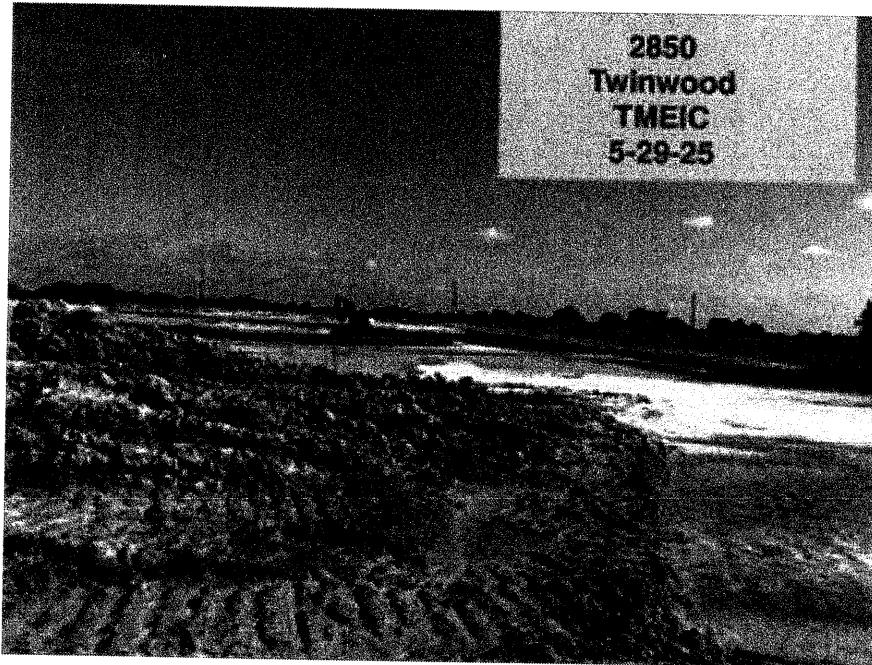
May – 2025

- **34002 13th Street:** The church construction sits idle. It is overgrown but I did notice stakes around the detention pond and towards the front of the detention pond. There is standing water on site between the church and the detention pond.



May – 2025

- **TMEIC:** I stopped by the construction trailer on site. I spoke to Phillip Cooke by phone . He and I reviewed the plans that pertain to the stormwater pipe to be installed. They have 5 tie-ins to be installed. He will give us 24hr. notice/request for inspections.

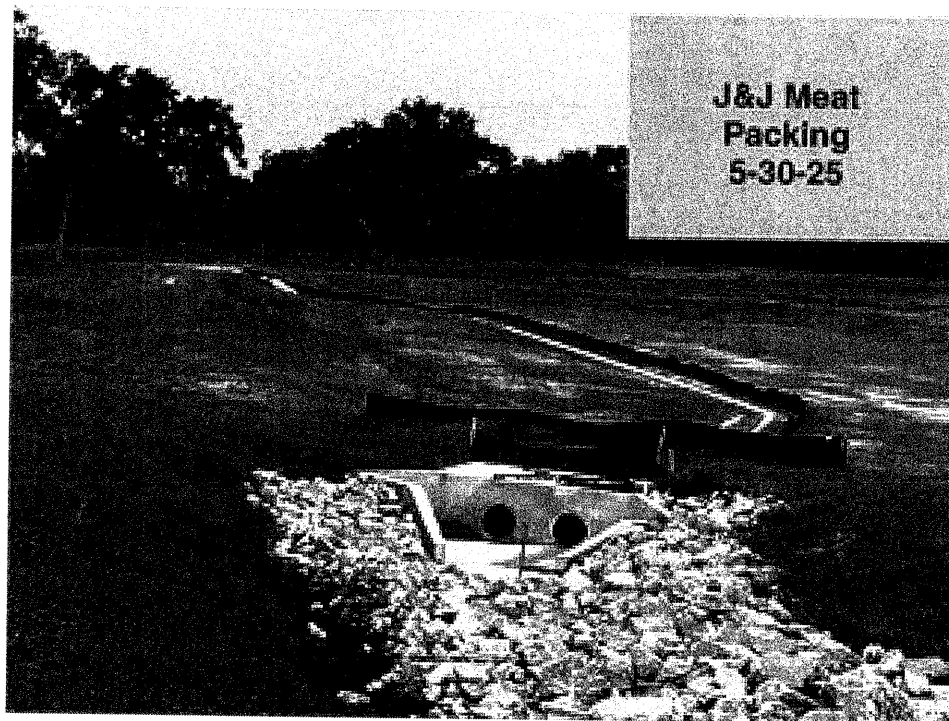
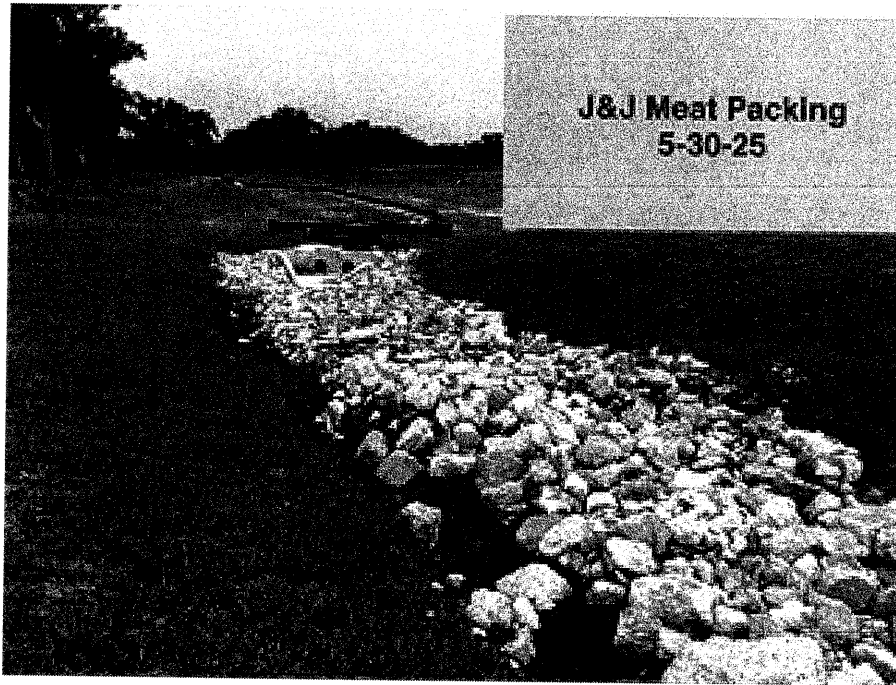


- **Urban Twinwood/Discovery Hills Pkwy:** I observed excavating to have started for this project. A temporary construction entrance has been installed, and a fuel tank is on site. Kendall with Urban construction is also the Superintendent for this project as well.

Kari's Daily Report 5/30/25:

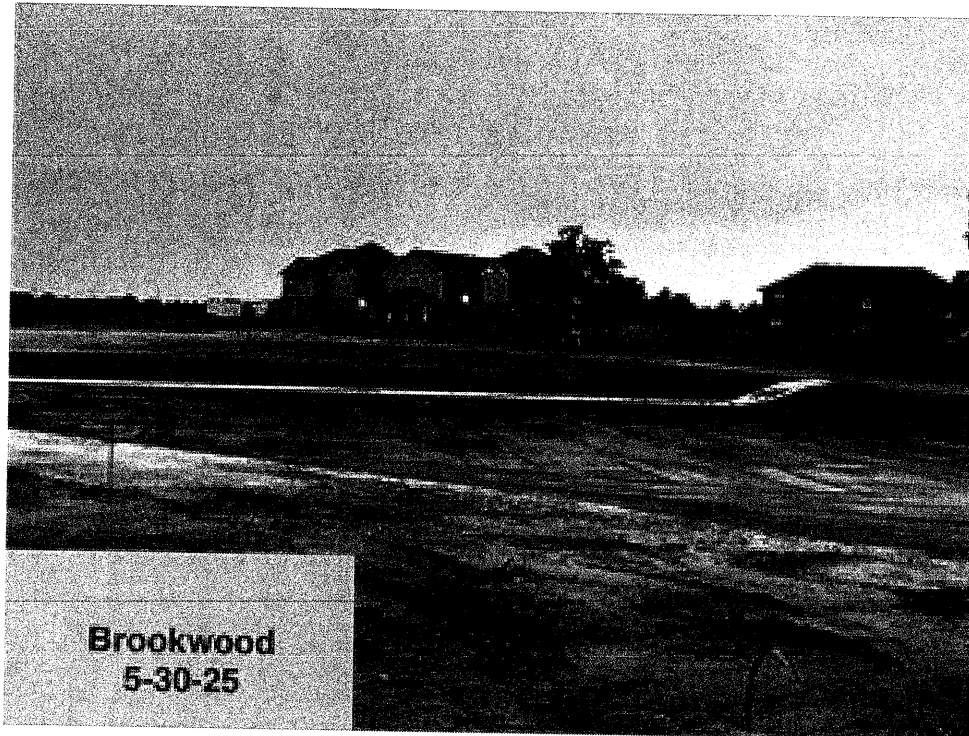
- **J&J Meat Packing:** The detention pond, outfall and pilot channels have been installed. Not sure what else under the construction permit is left for the project, but all has been completed as it relates to BKDD. Boulder rock has been added along the outfall.

May – 2025

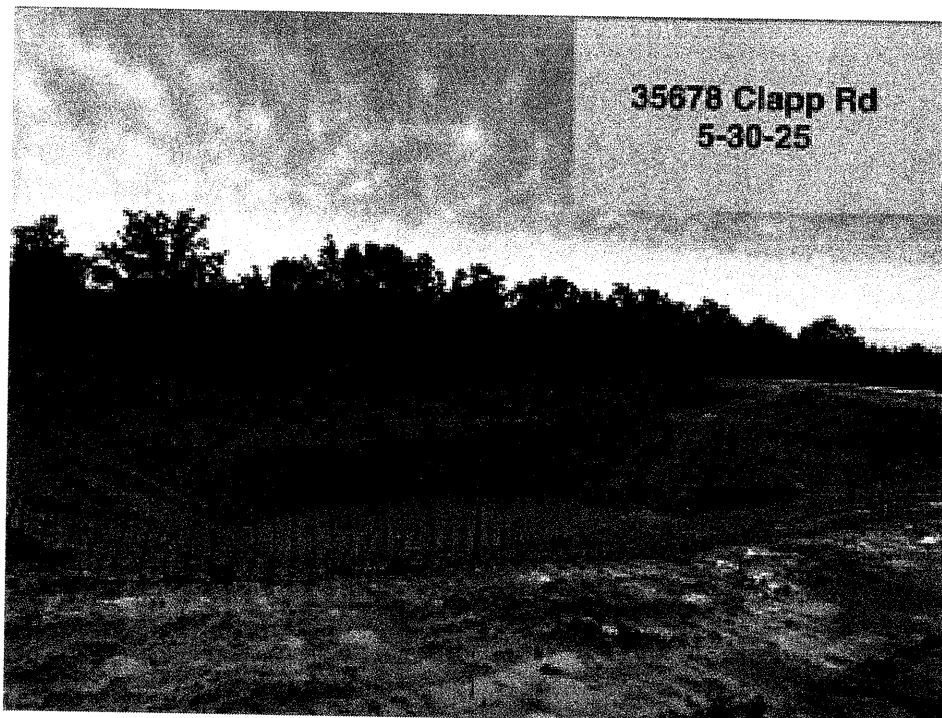


- **Brookwood:** The outfalls, pilot channel and geo textile mat have been installed. They still need to hydro-seed around the detention pond. No other inspections required from BKDD.

May – 2025

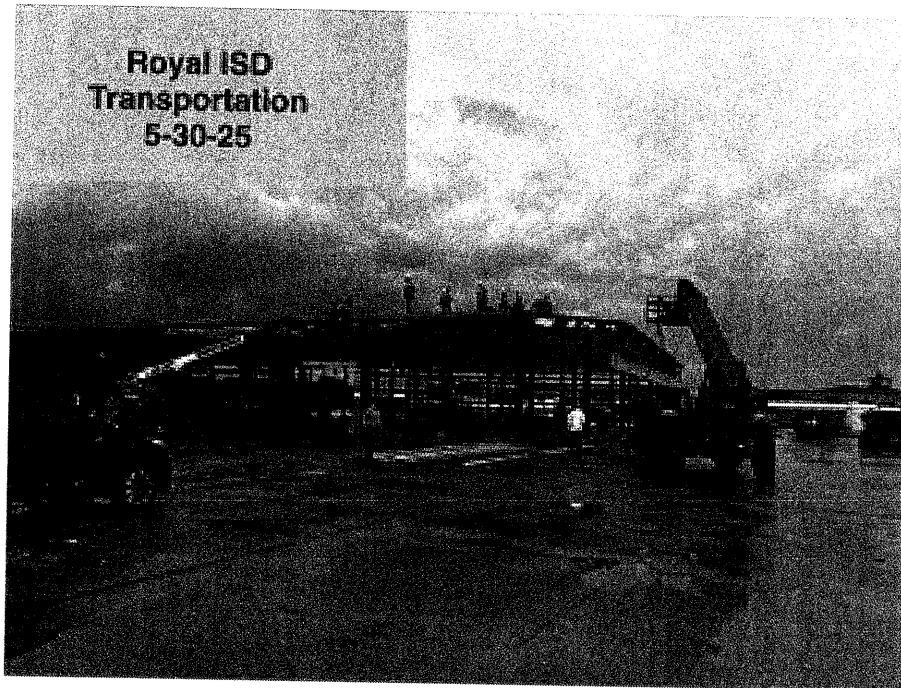


- **35678 Clapp Rd:** Zero Tolerance is still working on the detention pond. They have dug to center more than 10'ft. They have the culverts and entrance fully installed; I didn't observe any standing water in the ditch after the rain.

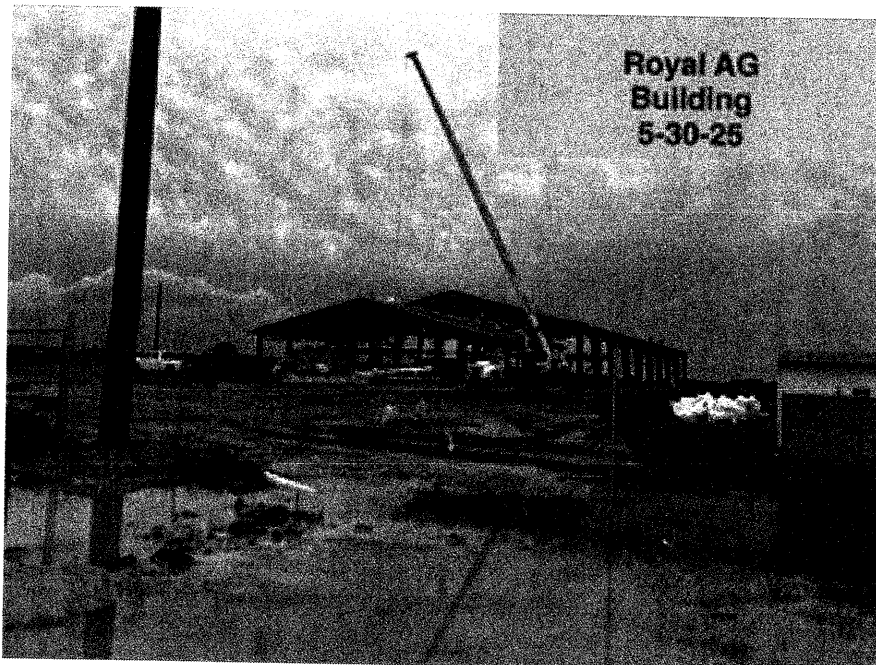


May – 2025

- **Royal ISD Transportation Bldg:** The stormwater pipe and storm grate have been installed no issues with water flow after heavy rain. They are working on the new building. I am updating the status for the project.

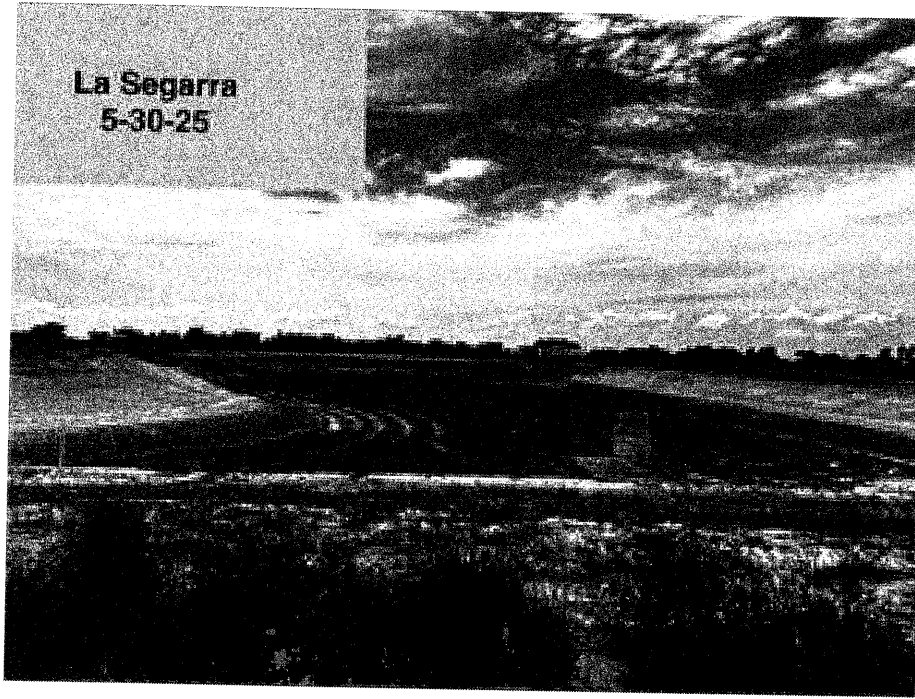


- **Royal ISD Ag Building:** The AG building is under construction with steel framing being installed. No other inspections for stormwater-related have been requested at this time. Updating the status for the project.



May – 2025

- **La Segarra Section 2:** Due to the heavy rain no one was on site. Excavation is going on around the site and the detention pond is still being worked on for the new section of development.



- All inspections were also added into the field map app.

MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT

June 23, 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 23rd day of June, 2025, at 1111 Kenney Street, Brookshire, Texas, inside the boundaries of the District, and the roll was called of the members of the Board:

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

and all of the above were present, thus constituting a quorum. Supervisor Chisum entered the meeting at 8:33 a.m. during the deliberations regarding Agenda Item No. 4. Supervisor Beckendorff entered the meeting during the deliberations regarding Agenda Item No. 5.

Also attending the meeting were Stan Kitzman, General Manager of the District; Buddy Brand, Assistant General Manager of the District; Wendy Sidwell, District Administrator; Michael McCarthy, P.E., of Quiddity Engineering ("Quiddity" or "Engineer"); William Petrov, attorney, and Mirna Croon, paralegal, of Johnson Petrov, LLP ("Johnson Petrov" or "Attorney"); and Jonathan Pena, P.E., of EHRA Engineering representing Mirabella 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 were no public comments.

Agenda Item No. 4
PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR MIRABELLA RECREATION CENTER, ID: 00924; PERMIT NO. 2025-35;

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

Agenda Item No. 5
PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR MIRABELLA SECTION 1 - FINAL DRAINAGE PLANS ID: 00736, AND FINAL PLAT ID: 00734, PERMIT NO. 2024-168;

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

Agenda Item No. 6

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR MIRABELLA SECTION 2 - FINAL DRAINAGE PLANS ID: 00759 AND FINAL PLAT ID: 00750, PERMIT NO. 2024-172;

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

Agenda Item No. 7

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR MIRABELLA DRIVE PHASE 1 - FINAL DRAINAGE PLANS ID: 00704 AND FINAL PLAT ID: 00701, PERMIT NO. 2024-162;

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

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application IDs: 00924 (Permit No. 2025-35), ID: 00736, 00734 (Permit No. 2024-168), ID: 00759, 00750 (Permit No. 2024-172), and ID: 00704, 00701 (Permit No. 2024-165); as recommended by Quiddity.

Agenda Item No. 8

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR DISCOVERY HILLS COMMERCE CENTER WS&D - FINAL DRAINAGE PLANS ID: 00883 AND FINAL PLAT ID: 00854, PERMIT NO. 2025-20;

Upon motion by Supervisor Chisum, seconded by Supervisor Beckendorff, after full discussion and with all Supervisors present voting aye, the Board approved Permit No. 2025-20, as recommended by Quiddity in the letter attached hereto as Exhibit "E".

Agenda Item No. 9

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SUNTERRA LAKES NORTH SECTION 3 - PRELIMINARY PLAT ID: 00977

Mr. McCarthy reviewed the recommendation letter for the above-referenced preliminary plat permit application, a copy of which is attached hereto as Exhibit "F".

Agenda Item No. 10

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SUNTERRA LAKES NORTH SECTION 5 - PRELIMINARY PLAT, ID: 00975;

Mr. McCarthy reviewed the recommendation letter for the above-referenced preliminary plat permit application, a copy of which is attached hereto as Exhibit "G".

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board (i) approved Permit Application - Preliminary Plat, ID 00977, as recommended by Quiddity; and (ii) approved Permit Application - Preliminary Plat, ID 00975, as recommended by Quiddity.

Agenda Item No. 11

INTERLOCAL AGREEMENT BY AND BETWEEN THE COUNTY OF WALLER, TEXAS AND BROOKSHIRE-KATY DRAINAGE DISTRICT FOR AD VALOREM ASSESSMENT AND COLLECTION ("INTERLOCAL AGREEMENT");

Upon motion by Supervisor Beckendorff, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board voted to table its decision on the Interlocal Agreement until after discussion with the new Waller County Tax Assessor.

Agenda Item No. 12

DECLARE OLD MISCELLANEOUS TIRES AND RIMS AS SURPLUS;

Upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board unanimously declared the old miscellaneous tires and rims as surplus property; and authorized sale of such property by District staff.

Agenda Item No. 13

UPDATE ON ENFORCEMENT ACTION ITEMS

Mr. Petrov provided the Board with an update on the enforcement actions involving DI Landholdings and Alfredo Martinez, reporting that a continuance has been granted by the court and pre-trial conference is set for September 16, 2025.

Agenda Item No. 14

DISCUSS AND TAKE POSSIBLE ACTION ON NEW ADMINISTRATION BUILDING

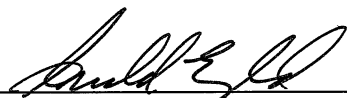
Mr. Petrov reported that Noble Building & Development's ("Noble") bid of \$2,286,000, was approved as reported at the last Board meeting. The District has requested that Noble provide a signed contract. Mr. Petrov noted that Noble has not yet submitted the required payment and performance bonds or insurance coverage documentation, all of which must be verified before proceeding with the final Contract approval.

ADJOURNMENT

With no additional matters to discuss, upon motion by Supervisor Keeling, seconded by Supervisor Chisum, and with all Supervisors voting aye, the Board adjourned the meeting at 9:06 a.m.

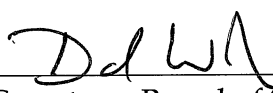
[EXECUTION PAGE FOLLOWS]

2576
SIGNED this 14th day of July 2025.



President, Board of Supervisors

ATTEST:



Secretary, Board of Supervisors



Exhibit	Description
A	Recommendation letter for Permit No. 2025-35 - tract development without platting (ID: 00924)
B	Recommendation letter for Permit No. 2024-168 - tract development with platting, final drainage plans (ID: 00736) and final plat (ID: 00734)
C	Recommendation letter for Permit No. 2024-172 - tract development with platting, final drainage plans (ID: 00759) and final plat (ID: 00750)
D	Recommendation letter for Permit No. 2024-162 - tract development with platting, final drainage plans (ID: 00704) and final plat (ID: 00701)
E	Recommendation letter for Permit No. 2025-20 - tract development with platting, final drainage plans (ID: 00883) and final plat (ID: 00854)
F	Recommendation letter for preliminary plat permit application (ID: 00977)
G	Recommendation letter for preliminary plat permit application (ID: 00975)

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

June 18, 2025

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

Reference: Century Communities
Mirabella Recreation Center – **Tract Development without Platting**
Application ID No. 00924
BKDD Permit No. 2025-35
Quiddity, Inc. Job No. R0002-1035-01.012

Dear Mr. England:

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

Applicant: Edminster, Hinshaw, Russ, & Associates

Permit Type: Tract Development without Platting – Final Drainage Plans

Location: 1453 Catalina Drive, Brookshire, Texas 77423

Previous Approvals: N/A

Description: The proposed Mirabella Recreation Center (Development) encompasses approximately 1.83 acres of land. The Development proposes to construct a recreational center, pool, drainage, landscape, and paving infrastructure.

The site is graded to drain to the southwest where runoff is collected by proposed grate inlets, and conveyed using private underground storm sewer which connects to a public storm sewer located along Catalina Drive and within Mirabella Section 1. The Mirabella Section 1 storm sewer eventually outfalls into Detention Pond 4 which outfalls into Detention Pond 5, which outfalls into Detention Pond 6, which will then discharge into the District's drainage easement at the southeast corner of the tract. The Mirabella Section 1 storm sewer system is included in the plans titled "Mirabella Section 1" which will be considered for Board approval at the June 23, 2025 District meeting under Permit No. 2024-168. Detention Ponds 4, 5, and 6 were included in the construction plans titled, "Mirabella Detention Phase 1" that was approved by the District under Permit No. 2024-149 on February 10, 2025. Additionally, the drainage impact assessment (DIA) for the Mirabella development, including the Phase 1 detention facilities, has been reviewed and accepted by the District on September 9, 2024. The drainage and detention components outlined in the plans for the Development are designed in accordance with the Mirabella DIA.



Mr. Arnold England, President

June 18, 2025

Page 2

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, 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. All permanent drainage and detention facilities must 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

June 18, 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/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1035-01.012 Mirabella Recreation Center/2.0 - Letters/Mirabella Rec Center TDWOP FDP Approval Ltr 061825.docx>

cc: Mr. Carlos Vieira – Century Communities via email Carlos.Vieira@centurycommunities.com
Mr. Darwin Juarez, PE – Edminster, Hinshaw, Russ & Associates via email djuarez@ehra.team
Mr. Ross McCall, PE - Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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June 18, 2025

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

Reference: Century Land Holdings of Texas, LLC/Century Communities
Mirabella Section 1 – **Final Plat and Drainage Plans**
Application ID No. 00734 (FP) & 00736 (FDP)
Permit No. – 2024-168
Quiddity Job No. R0002-1035-01.008

Dear Mr. England:

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

Applicant: Edminster, Hinshaw, Russ, & Associates

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

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

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

Previous Approvals: The District approved the Preliminary Plat for Mirabella Section 1 on September 9, 2024

Description: The proposed Mirabella Section 1 (Development) encompasses approximately 18.72 acres of single-family residential development and includes 98 Lots, 5 Blocks, and 4 Reserves. The Development is located within the future Mirabella Phase 1 development.

The drainage for the site is conveyed through curb and gutter inlets, which connects to an underground public storm sewer system that outfalls into Detention Pond 4 which outfalls into Detention Pond 5, which outfalls into Detention Pond 6, which will then discharge into the District's drainage easement at the southeast corner of the tract. Detention Ponds 4, 5, and 6 were included in the construction plans titled, "Mirabella Detention Phase 1" that was approved by the District under Permit No. 2024-149 on February 10, 2025. Additionally, the drainage impact assessment (DIA) for the Mirabella development, including the Phase 1 detention facilities, has been reviewed and accepted by the District on September 9, 2024. The drainage and detention components outlined in the plans for the Development are designed in accordance with the Mirabella DIA.



Mr. Arnold England, President

June 18, 2025

Page 2

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, 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. All permanent drainage and detention facilities must 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

June 18, 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 H. McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1035-01.008 Mirabella Section 1/2.0 - Letters/Mirabella Section 1 FP & FDP Approval Ltr 061825.docx>

cc: Mr. Carlos Vieira – Century Communities via email carlos.vieira@centurycommunities.com
Ms. Kaitlin Gile – Edminster, Hinshaw, Russ & Associates via email kgile@ehra.team
Mr. Jonathan Pena, PE – Edminster, Hinshaw, Russ & Associates via email jpena@ehra.team
Mr. Ross McCall, PE – Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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June 18, 2025

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

Reference: Century Land Holdings of Texas, LLC/Century Communities
Mirabella Section 2 – **Final Plat and Drainage Plans**
Application ID No. 00750 (FP) & 00759 (FDP)
Permit No. – 2024-172
Quiddity Job No. R0002-1035-01.007

Dear Mr. England:

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

Applicant: Edminster, Hinshaw, Russ, & Associates

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

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

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

Previous Approvals: The District approved the Preliminary Plat for Mirabella Section 2 on September 9, 2024

Description: The proposed Mirabella Section 2 (Development) encompasses approximately 27.59 acres of single-family residential development and includes 102 Lots, 7 Blocks, and 9 Reserves. The Development is located within the future Mirabella Phase 1 development.

The drainage for the site is conveyed through curb and gutter inlets, which connects to an underground public storm sewer system that outfalls into Detention Pond 6, which will then discharge into the District's drainage easement at the southeast corner of the tract. Detention Pond 6 was included in the construction plans titled, "Mirabella Detention Phase 1" that was approved by the District under Permit No. 2024-149 on February 10, 2025. Additionally, the drainage impact assessment (DIA) for the Mirabella development, including the Phase 1 detention facilities, has been reviewed and accepted by the District on September 9, 2024. The drainage and detention components outlined in the plans for the Development are designed in accordance with the Mirabella DIA.

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



Mr. Arnold England, President

June 18, 2025

Page 2

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, 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. All permanent drainage and detention facilities must 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

June 18, 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 H. McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1035-01.007 Mirabella Section 2/2.0 - Letters/Mirabella Drive Phase 2 FP & FDP Approval Ltr 061825.docx>

cc: Mr. Carlos Vieira – Century Communities via email carlos.vieira@centurycommunities.com
Ms. Kaitlin Gile – Edminster, Hinshaw, Russ & Associates via email kgile@ehra.team
Mr. Jonathan Pena, PE – Edminster, Hinshaw, Russ & Associates via email jpena@ehra.team
Mr. Ross McCall, PE – Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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June 18, 2025

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

Reference: Century Land Holdings of Texas, LLC/Century Communities
Mirabella Drive Phase 1 – **Final Plat and Drainage Plans**
Application ID No. 00701 (FP) & 00704 (FDP)
Permit No. – 2024-162
Quiddity Job No. R0002-1035-01.005

Dear Mr. England:

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

Applicant: Edminster, Hinshaw, Russ, & Associates

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

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

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

Previous Approvals: The District approved the Preliminary Plat for Mirabella Drive Phase 1 on September 9, 2024

Description: The proposed Mirabella Drive Phase 1 (Development) encompasses approximately 1.845 acres of street dedication. The Development includes construction of the first phase of Mirabella Drive which includes a typical cross section using a 60-ft wide right-of-way (ROW) that extends from FM 529 and ends at the intersection with future Vineyard Trail. The Development is located within the future Mirabella Phase 1 development.

The drainage for the road is conveyed through curb and gutter inlets, which connects to an underground public storm sewer system that outfalls into Detention Pond 4 which outfalls into Detention Pond 5, which outfalls into Detention Pond 6, which will then discharge into the District's drainage easement at the southeast corner of the tract. Detention Ponds 4, 5, and 6 were included in the construction plans titled, "Mirabella Detention Phase 1" that was approved by the District under Permit No. 2024-149 on February 10, 2025. Additionally, the drainage impact assessment (DIA) for the Mirabella development, including the Phase 1 detention facilities, has been reviewed and accepted by the District on September 9, 2024. The drainage and detention components outlined in the plans for the Development are designed in accordance with the Mirabella DIA.



Mr. Arnold England, President

June 18, 2025

Page 2

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, 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. All permanent drainage and detention facilities must 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

June 18, 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 H. McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1035-01.005 Mirabella Drive Phase I/2.0 - Letters/Mirabella Drive Phase 1 FP & FDP Approval Ltr 061825.docx>

cc: Mr. Carlos Vieira – Century Communities via email carlos.vieira@centurycommunities.com
Ms. Kaitlin Gile – Edminster, Hinshaw, Russ & Associates via email kgile@ehra.team
Mr. Jonathan Pena, PE – Edminster, Hinshaw, Russ & Associates via email jpena@ehra.team
Mr. Ross McCall, PE – Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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June 18, 2025

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

Reference: Urban Twinwood II, LP
Discovery Hills Commerce Center – **Final Plat and Drainage Plans**
Application ID No. 00854 (FP) & 00883 (FDP)
Permit No. – 2025-20
Quiddity Job No. R0002-1003-23.005

Dear Mr. England:

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

Applicant: LJA Engineering

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

Location: 2702 Twinwood Parkway - north of Discovery Hills Parkway, south of Twinwood Parkway, east of FM 359, and west of Woods Road

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

Previous Approvals: The District approved the Preliminary Plat for Discovery Hills Commerce Center on February 24, 2025.

Description: The proposed Discovery Hills Commerce Center (Development) encompasses approximately 24.02 acres of commercial development and includes 1 Block and 9 Commercial Reserves. The Development includes the construction underground utilities and drainage improvements to serve nine (9) future commercial buildings. The Development is located within the Twinwood Business Park.

The drainage for the site is conveyed through inlets and underground private storm sewer system that outfalls into an existing public storm sewer system within Discovery Hills Parkway. The storm sewer system within Discovery Hill Parkway is routed to the Twinwood Business Park Phase 4 and Phase 5 Detention Facilities and Amenity Lake, which will then outfall to a tributary of East Fork of Brookshire Creek. The storm sewer system within Discovery Hill Parkway was included in the plans titled "WSD&P to serve Twinwood Business Park Phase 4" and approved by the District under Permit No. 2021-90 on December 14, 2021. The Twinwood Business Park Phase 4 and 5 detention facilities and Amenity Lake were included in the plans titled "Twinwood Business Park Phase 4 and



Mr. Arnold England, President

June 18, 2025

Page 2

5 Detention Facilities and Amenity Lake" and approved by the District under Permit No. 2021-55 on February 11, 2022.

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, 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. 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

June 18, 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 H. McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1003-23.005 Discovery Hills Commerce Center/2.0 - Letters/Discovery Hills Commerce Center FP & FDP Approval Ltr 061825.docx>

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



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June 18, 2025

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

Reference: Astro Sunterra Lakes North, LP
Sunterra Lakes North Section 3 – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 00977
Permit No. – N/A
Quiddity Job No. R0002-1036-01.019

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 – Preliminary Plat and Preliminary Drainage Plan

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

Survey: Willis McCutcheon Survey, Section 52, Abstract No. 310, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of Sunterra Lakes North Section 3, the permit application generally complies with the District's Rules and Regulations; we interpose no objection and recommend its acceptance by the District's Board of Supervisors.

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

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

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



Mr. Arnold England, President
June 18, 2025

Page 2

DFMA:

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1036-01.019 Sunterra Lakes North Section 3/2.0 - Letters/Sunterra Lakes North Sec 3 PP Approval Ltr 061825.docx>

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



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

June 18, 2025

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

Reference: Astro Sunterra Lakes North, LP
Sunterra Lakes North Section 5 – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 00975
Permit No. – N/A
Quiddity Job No. R0002-1036-01.020

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 – Preliminary Plat and Preliminary Drainage Plan

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

Survey: Willis McCutcheon Survey, Section 52, Abstract No. 310, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of Sunterra Lakes North Section 5, 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
June 18, 2025

Page 2

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Sincerely,

Michael H. McCarthy, PE

MHM/dme

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