

MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT

May 12, 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 12th day of May, 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 Beckendorff arrived at 7:08 p.m. during the deliberation of Agenda Item No. 5(b).

Also attending the meeting were Buddy Brand, Assistant General Manager of the District; Wendy Sidwell, District Administrator; Michael McCarthy, P.E., of Quiddity Engineering ("Quiddity" or "Engineer"); William Petrov, attorney, and Mirna Croon, paralegal, of Johnson Petrov, LLP ("Johnson Petrov" or "Attorney").

Agenda Item No. 1
CALL TO ORDER

The President called the meeting to order.

Agenda Item No. 2
INVOCATION AND PLEDGE OF ALLEGIANCE

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

Agenda Item No. 3
PUBLIC COMMENT

There was no public comment.

Agenda Item No. 4
MINUTES OF APRIL 14, 2025, REGULAR SESSION AND APRIL 9, 2025 AND APRIL 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 April 14, 2025, regular Board meeting; and the April 9, 2025, and April 28, 2025, special Board meeting.

Agenda Item No. 5
ENGINEER'S REPORT

- a) Permit Application for Tract Development Without Platting for Brookshire Office Warehouse, ID: 00820, Permit No. 2025-11.

Upon motion by Supervisor Chisum, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board (a) approved Permit Application No. 2025-11, as recommended by Quiddity in the letter attached hereto as Exhibit "A-1"; and (b) the Detention Facilities Maintenance Agreement for the above-described development, as recommended by Johnson Petrov.

- b) Permit Application for Tract Development Without Platting for Discovery Hills Parkway Paving Improvements, ID: 00913, Permit No. 2025-31.

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application No. 2025-31, as recommended by Quiddity in the letter attached hereto as Exhibit "A-2".

- c) Permit Application for Tract Development Without Platting for Lakes of Cane Island Water Plant Site Clearing and Earthwork, ID: 00880, Permit No. 2025-25.

Upon motion by Supervisor Chisum, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application No. 2025-25, as recommended by Quiddity in the letter attached hereto as Exhibit "A-3".

- d) Permit Application for Tract Development Without Platting for Texas Heritage Marketplace Private Phase 1, ID: 00815, Permit No. 2025-10.

Mr. McCarthy reviewed a recommendation letter for the above-referenced Permit Application.

- e) Permit Application for Tract Development Without Platting for Texas Heritage Marketplace Public Plans, ID: 00249, Permit No. 2024-66.

Mr. McCarthy reviewed a recommendation letter for the above-referenced Permit Application,

- f) Permit Application for Tract Development With Platting for Texas Heritage Marketplace Sec 1 - Final Plat, ID: 00899, Permit No. 2025-28.

Mr. McCarthy reviewed a recommendation letter for the above-referenced Permit Application.

- g) Permit Application for Tract Development With Platting for Texas Heritage Marketplace Sec 2 Final Plat ID: -00900, Permit No. 2025-29.

Mr. McCarthy reviewed a recommendation letter for the above-referenced Permit Application.

Upon motion by Supervisor Beckendorff, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application Nos. 2025-10, 2024-66, 2025-28, and 2025-29, as recommended by Quiddity, a copy of which is attached hereto as Exhibit "A-4".

- h) Permit Application for Tract Development With Platting for Bartlett Road Street Dedication and Reserves REV01 - Final Drainage Plans ID: 00903, Permit No. 2024-44 REV01.

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

- i) Permit Application for Tract Development With Platting for Beckendorff Road Street Dedication Section 5 REV01-Final Drainage Plans ID: 00876, Permit Nos. 2024-75 REV01 and 2024-89 REV01.

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

Upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application Nos. 2024-44 REV01, 2024-75 REV01, and 2024-89 REV01, as recommended by Quiddity.

- j) Permit Application for Tract Development With Platting for Sunterra Legacy Shoppes - Preliminary Plat, ID: 00923.

Upon motion by Supervisor Beckendorff, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application ID: 00923, as recommended by Quiddity in the letter attached hereto as Exhibit "A-7".

- k) Permit Extension Request for Tract Development With Platting for Riverway Farms Section 1-Preliminary Plat, ID: 00402.

Upon motion by Supervisor Beckendorff, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board authorized extension of Permit ID: 00402 until June 18, 2025, as recommended by Quiddity in the letter attached hereto as Exhibit "A-8".

- l) Update on Sunterra Lakes Development.

There was no update.

- m) Update on Grange Development.

There was no update.

Agenda Item No. 6

GENERAL MANAGER'S REPORT

- A. General Manager's Report.

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

- B. Inspector's Report and Enforcement Action Updates.

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. Update on New Administration Building, and LDD Blueline Contract Amendment No. 2R.

Mr. Brand and Mr. Petrov updated the Board regarding their correspondence with Berkshire Hathaway related to the construction of the new Administration Building.

Next, upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board (i) approved the LDD Blueline Contract Amendment No. 2R, a copy of which is attached hereto as Exhibit "C"; and (ii) approved the Amended Professional Services Agreement from Project Surveillance, Inc. for Field Observation Services related to the New Administration Building construction, a copy of which is attached hereto as Exhibit "D".

FINANCIAL REPORT

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

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

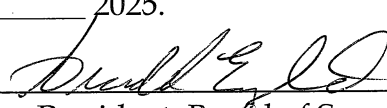
- C. Discuss Possible Reschedule Date for May Special Session. The Board agreed to hold its special May meeting on May 28, 2025, at 8:30 a.m. due to the Memorial Day holiday.

ADJOURNMENT

With no additional matters to discuss, upon motion by Supervisor Keeling, seconded by Supervisor Welch, and with all Supervisors voting aye, the Board adjourned the meeting at 8:16 p.m.

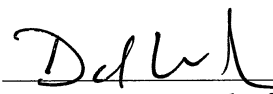
[EXECUTION PAGE FOLLOWS]

SIGNED this 9th day of June 2025.



President, Board of Supervisors

ATTEST:



Secretary, Board of Supervisors



List of Exhibits

- | | |
|---------------|--|
| Exhibit "A-1" | Recommendation letter for Permit Application No. 2025-11 |
| Exhibit "A-2" | Recommendation letter for Permit Application No. 2025-31 |
| Exhibit "A-3" | Recommendation letter for Permit Application No. 2025-25 |
| Exhibit "A-4" | Recommendation letter for Permit Application No. 2025-10, 2024-66, 2025-28, 2025-29 |
| Exhibit "A-5" | Recommendation letter for Permit Application No. 2024-44 REV01 |
| Exhibit "A-6" | Recommendation letter for Permit Application Nos. 2024-75 REV01 and 2024-89 REV01 |
| Exhibit "A-7" | Recommendation letter for Permit Application ID: 00923 |
| Exhibit "A-8" | Recommendation letter for Permit ID: 00402 |
| Exhibit "B" | General Manager's Report (includes Inspection Report) |
| Exhibit "C" | LDD Blueline Contract Amendment No. 2R |
| Exhibit "D" | Amended Professional Services Agreement from Project Surveillance, Inc. for Field Observation Services |
| Exhibit "E" | Financial Report |



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

May 8, 2025

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

Reference: GQ Investment Group, LLC
Brookshire Office Warehouse – **Tract Development without Platting**
Application ID No. 00820
BKDD Permit No. 2025-11
Quiddity, Inc. Job No. R0002-1020-01.077

Dear Mr. England:

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

Applicant: Sarab Structural & Civil, LLC

Permit Type: Tract Development without Platting – Final Drainage Plans

Location: 4669 5th Street, Brookshire, Texas 77423 Along 5th Street, north of South Street, south of US Highway 90, east of Koomey Road, and west of Bains Street

Description: The proposed Office Warehouse at 4669 5th Street (Development) encompasses approximately 1.99 acres of land. The Development proposes to construct a single building for commercial use, asphalt parking, crushed concrete limestone yard, utilities, and drainage and detention facilities.

The drainage for the site is conveyed using swales, inlets, and underground storm sewer. The Development includes construction of a single dry-bottom detention pond. The detention pond includes 0.68 ac-ft of detention capacity, the rear crushed concrete areas include 0.58 ac-ft of detention capacity, with a total combined detention storage rate of 0.65 ac-ft/ac. Additionally, the detention pond includes 3:1 side slopes, 15-ft maintenance berms, minimum 1-ft of freeboard, and a concrete pilot channel. The detention pond's outfall includes a single 24-inch reinforced concrete pipe with a 6-inch restrictor and a concrete overflow spillway that connects to the 5th Street 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
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DFMA: A Detention Facilities Maintenance Agreement (DFMA) is required for the proposed drainage and detention facilities located within the Development. The DFMA will be considered for Board approval as a separate agenda item at the May 12, 2025 Board 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
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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/R0002-1020-01.077 Brookshire Office Warehouse/2.0 - Letters/Brookshire Office Warehouse TDWOP Approval Ltr 050625.docx>

cc: Mr. Ali Omran – GQ Investment Group, LLC via email ali.abdulrhman010@gmail.com
Mr. Karim Dadelahi, PE – Sarab Structural & Civil, LLC via email sarabadmin@sarabstructural.com
Mr. Craig Kalkomey, PE – City of Brookshire Engineer via email ckalkomey@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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May 8, 2025

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

Reference: Waller County Municipal Utility District No. 18
Discovery Hills Parkway Paving Improvements – **Tract Development without Platting**
Application ID No. 00913
BKDD Permit No. 2025-31
Quiddity, Inc. Job No. R0002-1003-23.006

Dear Mr. England:

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

Applicant: LJA Engineering

Permit Type: Tract Development without Platting – Final Drainage Plans

Location: Along Discovery Hills Parkway, northeast of FM 359, south of Twinwood Parkway, and west of Woods Road

Description: The proposed Discovery Hills Parkway Paving Improvements (Development) encompasses 5 median openings and 2 turn lanes within existing Discovery Hills Parkway.

The drainage for the roadway is conveyed using existing inlets and an underground storm sewer system, which then outfalls into the existing Twinwood Phase 4 and 5 detention facilities. There are no proposed modifications to drainage or detention facilities with this project. Detention for the road is allocated in the Twinwood Phase 4 and 5 detention facilities. The existing pavement and drainage facilities were included in the plans titled "WSD&P to serve Twinwood Business Park Phase 4" which was approved by the District on December 14, 2021 under Permit No. 2021-90. The existing Twinwood Phase 2 and 5 detention facilities were included in the plans titled "Twinwood Business Park Phase 4 and 5 Detention Facilities and Amenity Lake" that was approved by the District on February 11, 2022 under Permit No. 2021-55.

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



Mr. Arnold England, President

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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>).

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

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

Sincerely,

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

Michael McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1003-23.006 Discovery Hills Parkway Paving Improvements/2.0 - Letters/Discovery Hills Parkway Parking Imp TDWOP Approval Ltr 050825.docx>

cc: Mr. Aaron Carpenter – Waller County MUD No. 18 via email acarpenter@abhr.com
 Mr. Adam Hutchison, PE – LJA Engineering via email sitedepartment@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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May 8, 2025

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

Reference: Perry Homes
Lakes of Cane Island Water Plant Site Clearing and Earthwork –
Tract Development without Platting
Application ID No. 00880
BKDD Permit No. 2025-25
Quiddity, Inc. Job No. R0002-1033-01.017

Dear Mr. England:

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

Applicant: EHRA

Permit Type: Tract Development without Platting – Final Drainage Plans

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

Description: The proposed Lakes of Cane Island Water Plant Site Clearing and Earthwork (Development) encompasses approximately 2.05 acres of land within future Lakes of Cane Island development. The Development proposes to clear and grade an area for future water plant construction, temporary swales to collect and convey runoff, and a temporary all-weather access road.

The drainage for the site is conveyed using temporary swales which drain into an existing inlet which outfalls into an existing Lakes of Cane Island Detention Basin F. Detention Basin F was included in the plans titled "Lakes of Cane Island Detention" that was approved by the District on February 10, 2025 under Permit No. 2024-109.

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



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

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>).

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/R0002-1033-01.017 Lakes of Cane Island Water Plant Site Clearing & Earthwork/2.0 - Letters/Lakes of Cane Island WP Site Clearing & Earthwork TDWOP Approval Ltr 050825.docx>

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



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www.quiddity.com

May 8, 2025

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

Reference: Landmark Industries
Texas Heritage Marketplace Private Phase 1 – **Tract Development w/o Platting – Final Plans**
Application ID No. 00815
BKDD Permit No. 2025-10
Quiddity, Inc. Job No. R0002-1032-01.005

Dear Mr. England:

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

Applicant: BGE, Inc.

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

Location: 1023 Texas Heritage Parkway, north of Kingland Blvd., south of IH 10, east of Pederson Road, and west of Anserra Trail

Description: The proposed Texas Heritage Marketplace (TXHMP) Private Phase 1 development (Development) encompasses approximately 11.77 acres of land. The Development proposes to construct concrete parking, utilities, drainage, and landscape to serve future commercial reserves.

The drainage for the site is conveyed using inlets and an underground private storm sewer. The private storm sewer ties into a proposed public storm sewer system that is included in the plans titled "Heritage Oak Lane", which will be presented for District approval at the May 12, 2025 Board meeting under Permit No. 2024-66. The public storm sewer system outfalls into the existing detention basin on the southeast corner of the site. The detention basin was included in plans titled "Texas Heritage Market Place Detention Basins" that was approved by the District on December 9, 2024 under Permit No. 2024-37.

DFMA: There is an executed Detention Facilities Maintenance Agreement (DFMA) in place with the District for the referenced detention facilities.

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

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



Mr. Arnold England, President

May 8, 2025

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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>).

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/R0002-1032-01.005 Texas Heritage Marketplace Private Phase 1/2.0 - Letters/Texas Heritage Marketplace Private Phase 1 TDWP Approval Ltr 050825.docx>

cc: Mr. Kent Brotherton – Landmark Industries via email kolson@newquest.com
 Mr. Benton Schmaltz, PE – BGE, Inc. via email bschmaltz@bgeinc.com
 Mr. Ross McCall, PE – Waller County Engineer via email engineering@wallercounty.us
 Mr. David Kasper, PE – City of Katy Engineer via email david.kasper@arkkengineers.com
 Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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

May 8, 2025

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

Reference: Landmark Industries
Texas Heritage Marketplace Public Plans – **Tract Development without Platting**
Application ID No. 00249
BKDD Permit No. 2024-66
Quiddity, Inc. Job No. R0002-1032-01.003

Dear Mr. England:

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

Applicant: BGE, Inc.

Permit Type: Tract Development without Platting – Final Drainage Plans

Location: North of Kingland Blvd., south of IH 10, east of Pederson Road, and west of Anserra Trail

Description: The proposed Texas Heritage Marketplace (TXHMP) Public Plans development (Development) encompasses the proposed ROW being dedicated in TXHMP Section 2 plat (Application ID: 00900), which will be presented for District approval at the May 12, 2025 agenda. The Development proposes to construct roadway paving, storm sewer, and utility improvements to serve the future TXHMP.

The drainage for the site is conveyed using proposed inlets and an underground public storm sewer system, which outfalls into the existing detention basin on the southeast corner of the site. The detention basin was included in plans titled "Texas Heritage Market Place Detention Basins" that was approved by the District on December 9, 2024 under Permit No. 2024-37.

The Development includes stub outs with allocated capacity for the future commercial reserves to make connection to the public storm sewer system. All future commercial developments within Texas Heritage Marketplace will be required to submit plans and obtain a permit from the District prior to commencing construction.



Mr. Arnold England, President

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The Development also proposes an 8-inch waterline extension along Texas Heritage Parkway which includes a crossing at Willow Fork of Buffalo Bayou. The waterline crossing is needed to connect to the City of Katy's water distribution system located southwest of TXHMP which will provide service to TXHMP. The 8-inch waterline will be constructed above the existing reinforced concrete box culverts in Willow Fork of Buffalo Bayou and placed within a 16-inch steel casing. Additionally, the waterline crossing spans approximately 210 linear feet in a linear segment with no bends in order to avoid impacts to future channel improvements within the District's 200-ft wide ultimate easement.

DFMA:

There is an executed Detention Facilities Maintenance Agreement (DFMA) in place with the District for the referenced detention facilities.

Technical Review:

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

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

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

For the Applicant:

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



Mr. Arnold England, President
May 8, 2025
Page 3

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

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

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

Sincerely,

Michael McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1032-01.003 Texas Heritage Marketplace Public Plans/2.0 - Letters/Texas Heritage Marketplace Public Plans TDWOP Approval Ltr 050825.docx>

cc: Mr. Kent Brotherton – Landmark Industries via email kolson@newquest.com
Mr. Benton Schmaltz, PE – BGE, Inc. via email bschmaltz@bgeinc.com
Mr. Ross McCall, PE – Waller County Engineer via email engineering@wallercounty.us
Mr. David Kasper, PE – City of Katy Engineer via email david.kasper@arkkengineers.com
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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

May 9, 2025

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

Reference: Target Corporation
Texas Heritage Marketplace Sec 1 - **Final Plat - ONLY**
Application ID No. 00899
BKDD Permit No. 2025-28
Quiddity, Inc. Job No. R0002-1032-01.004

Dear Mr. England:

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

Applicant: BGE, Inc.

Permit Type: Tract Development w Platting – Final Plat ONLY

Location: 1023 Texas Heritage Parkway, north of Kingland Blvd., south of IH 10, east of Pederson Road, and west of Anserra Trail

Previous Approvals: The District approved the Preliminary Plat for Texas Heritage Marketplace Section 1 on March 10, 2025.

Description: The proposed Texas Heritage Marketplace (TXHMP) Section 1 (Development) encompasses approximately 11.77 acres with 1 reserve and 1 block. The Development proposes to construct a single building for commercial use, concrete parking, utilities, and landscape. The paving, utilities, and landscape are included in the plans titled "Texas Heritage Marketplace Private Phase 1" which will be presented for District approval at the May 12, 2025 Board meeting under Permit No. 2025-10.

There is offsite detention within TXHMP that is allocated for the Development. The existing offsite detention basin was included in plans titled "Texas Heritage Market Place Detention Basins" that was approved by the District on December 9, 2024 under Permit No. 2024-37.

DFMA: There is an executed Detention Facilities Maintenance Agreement (DFMA) in place with the District for the referenced detention facilities.

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

Please note that this recommendation does not necessarily mean that the proposed design and all the calculations provided in the accompanying documentation have been



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

completely checked and verified. Omissions in this review do not relieve the Development from complying with the District's R&R or any other regulatory requirements from a different entity having jurisdiction. Moreover, the plat submitted has been prepared, dated, signed, and sealed by a Professional Land Surveyor. 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>).

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/R0002-1032-01.004 Texas Heritage Marketplace Section 1/2.0 - Letters/Texas Heritage Marketplace Section 1 Approval Ltr 050925.docx>

cc: Mr. Zach Kartak – Target Corporation via email zack.kartak@target.com
 Mr. Benton Schmaltz, PE – BGE, Inc. via email bschmaltz@bgeinc.com
 Mr. Ross McCall, PE – Waller County Engineer via email engineering@wallercounty.us
 Mr. David Kasper, PE – City of Katy Engineer via email david.kasper@arkengineers.com
 Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



May 8, 2025

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

Reference: Pederson Road Center-139, LLC
Texas Heritage Marketplace Sec 2 - **Final Plat - ONLY**
Application ID No. 00900
Permit No. 2025-29
Quiddity Job No. R0002-1032-01.006

Dear Mr. England:

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

Applicant: BGE, Inc.

Permit Type: Tract Development with Platting – Final Plat ONLY

Location: North of Kingsland Blvd., south of IH 10, east of Pederson Road, and west of Anserra Trail

Survey: H. & T.C. R.R Co. Survey, Abstract 170, Waller County, Texas

Previous Approvals: The District approved the Preliminary Plat for Texas Heritage Marketplace Section 2 on March 10, 2025.

Description: The proposed Texas Heritage Marketplace (TXHMP) Section 2 (Development) encompasses approximately 140.15 acres with 9 reserves and 2 blocks. The Development includes a roadway right-of-way (ROW) dedication for Heritage Oak Lane. The construction plans for Heritage Oak Lane are included in the plans titled "Heritage Oak Lane", which will be presented for District approval at the May 12, 2025 Board meeting under Permit No. 2024-66. The remainder of the tract will be developed for primarily commercial use. All future commercial developments within Texas Heritage Marketplace will be required to submit plans and obtain a permit from the District prior to commencing construction.

There is offsite detention within TXHMP that is allocated for the Development. The existing offsite detention basin was included in plans titled "Texas Heritage Market Place Detention Basins" that was approved by the District on December 9, 2024 under Permit No. 2024-37.

DFMA: There is an executed Detention Facilities Maintenance Agreement (DFMA) in place with the District for the referenced detention facilities.



Mr. Arnold England, President

May 8, 2025

Page 2

District Easement: Within the Development's southern end of the property, the District currently possesses a 70-ft wide drainage easement that encompasses Willow Fork of Buffalo Bayou. The Applicant prepared an ultimate right-of-way (ROW) analysis and determined an ultimate ROW of the District's channel to be 200-ft wide. The developer is dedicating an additional 130-ft of drainage easement to the District for a total easement width of 200-ft via this plat.

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

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

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

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

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/R0002-1032-01.006 Texas Heritage Marketplace Section 2/2.0 - Letters/FP Ltr - Texas Heritage Marketplace Sec 2 - 00900.docx>

cc: Mr. Steve Alvis - Pederson Road Center-139, LLC via email salvis@newquest.com
 Mr. Trey DeVillier – BGE, Inc. - via email tdevillier@bgeinc.com
 Mr. Ross McCall, PE – Waller County Engineer via email engineering@wallercounty.us
 Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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

May 9, 2025

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

Reference: Astro Sunterra, LP
Bartlett Road Street Dedication and Reserves REV01 – **Revised Final Drainage Plans only**
Application ID No. 00903 (FDP)
Permit No. 2024-44 REV01
Quiddity Job No. R0002-1019-01.011

Dear Mr. England:

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

Applicant: Quiddity Engineering – LDS

Permit Type: Tract Development with Platting –Revised Final Drainage Plans

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

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

Previous Approvals: The District approved the Final Plat and Final Drainage Plans for Bartlett Road Street Dedication and Reserves on September 23, 2024.

Revision: The proposed Bartlett Road Street Dedication and Reserves (Development) proposes Revision #1 which includes removing the northern portion of new asphalt pavement, widening the existing western boundary ditch, and realigning drainage boundaries and storm sewer design.

Due to additional offsite flow needing to be captured above what was originally designed for, 20 cfs of offsite flow has been redirected into a channel extension at the northern end of the development boundary. A letter of no impact has been provided from the developer's engineer which summarizes the changes in the drainage design.



Mr. Arnold England, President

May 9, 2025

Page 2

The existing ditch inside the western portion of the Bartlett right-of-way (ROW) has been expanded to capture additional offsite flow into the system. Drainage boundaries, flows associated with each, and cumulative flows have been revised to capture the additional offsite sheetflow. Beckendorff Road Street Dedication Sections 5 is the receiving drainage system and undergoing plan revisions to incorporate updated hydraulic calculations and drainage area maps to accommodate these additional flows. The Beckendorff Road Street Dedication Section 5 is included in the plans titled "Water, Drainage and Paving in Beckendorff Road Street Dedication Section 5" which will be presented for Board approval the May 12, 2025 District meeting under Permit No. 2024-75 REV01.

Description

(from prior approval
and for reference):

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

The drainage for the Development will be conveyed through drainage swales and underground public storm sewer. The Development proposes improvements to the ditches located to the east and west of Bartlett Road, including equalizer pipes between the ditches, to incorporate a significant amount of offsite sheetflow entering the system from the northwest. Flow will be directed south and outfall into Channel B downstream. Channel B was included in the plans titled "Sunterra Pod M & NN (Section 53) Mass Grading" and approved under Permit No. 2023-04 on April 10, 2023. Channel B will connect to Detention Pond V, which is a part of the Phase III North Drainage Impact Analysis reviewed by the District. Detention Pond V was included in the plans titled "Sunterra Phase 3 North Detention and Mass Grading," which was approved under Permit No. 2022-02 on April 11, 2022.

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



Mr. Arnold England, President

May 9, 2025

Page 3

Technical Review:

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

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

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

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

For the Applicant:

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

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

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



Mr. Arnold England, President

May 9, 2025

Page 4

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1019-01.011 2025 Bartlett Road Street Dedication and Reserves/2.0 - Letters/Revised FDP only Ltr - Bartlett Road Street Dedication & Reserves 050625.docx>

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



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

May 9, 2025

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

Reference: Astro Sunterra, LP
Beckendorff Road Street Dedication Section 5 REV01– **Revised Final Drainage Plans only**
Application ID No. 00876 (FDP)
Permit No. 2024-75 REV01
Quiddity Job No. R0002-1019-01.012

Dear Mr. England:

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

<u>Applicant:</u>	Quiddity Engineering - LDS
<u>Permit Type:</u>	Tract Development with Platting – Revised Final Drainage Plans
<u>Location:</u>	Along Beckendorff Road, west of Pitts Road, east of Bartlett Road, and north of Stockdick Road
<u>Survey:</u>	W. I. Williamson Survey, Abstract 410 , H.&T.C. RR Company Survey, Section 119, Abstract 200, and H.&T.C. RR Company Survey, Section 129, Abstract 204, Waller County, Texas
<u>Previous Approvals:</u>	The District approved the Final Plats and Final Drainage Plans for Beckendorff Road Street Dedication Section 5 and Beckendorff Road Street Dedication & Reserves on September 23, 2024.
<u>Revision:</u>	The proposed Beckendorff Road Street Dedication Section 5 and Beckendorff Road Street Dedication & Reserves (Development) proposes Revision #1 which includes updated hydraulic calculations and drainage area maps to accommodate the additional offsite flow now being captured in the Bartlett Road to the north of the Development. Bartlett Road is undergoing design revisions to incorporate the additional offsite flow which is included in the plans titled "Water, Sanitary, Drainage and Paving Facilities in Bartlett Road Street Dedication and Reserves" which will be presented for Board approval at the May 12, 2025 District meeting under Permit No. 2024-44 REV01. Further, . A letter of no impact has been provided from the developer's engineer which summarizes the changes in the drainage design.



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

Description

(from prior approval

and for reference):

The Development encompasses approximately 2.15 and 0.99 acres of roadway and associated drainage improvements.

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

Detention Pond V was included in the plans titled "Sunterra Phase 3 North Detention and Mass Grading," which was approved under Permit No. 2022-02 on April 11, 2022. Detention Pond V outfalls into Detention Pond O, which outfalls into Detention Pond N. Detention Pond O and N were included in the plans titled "Sunterra Mass Grading and Detention Phase IIB," which was approved under Permit No. 2021-34 on September 13, 2021. Detention Pond N outfalls to the Phase IB Detention Pond, which will then outfall into Cane Island Branch of Buffalo Bayou. The Phase IB Detention Pond was included in the plans titled "Sunterra Phase IB Mass Grading and Detention," and approved under Permit No. 2020-90 on April 26, 2021.

Technical Review:

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

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

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



Mr. Arnold England, President

May 9, 2025

Page 3

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

For the Applicant:

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

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

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

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1019-01.012 Beckendorff Road Street Dedication Section 5/3.0 - LETTERS/Revised FDP only Ltr - Beckendorff Rd St Dedication Section 5 050925.docx>

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



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

May 6, 2025

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

Reference: Sunterra Legacy Shoppes, LP
Sunterra Legacy Shoppes – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 00923
Permit No. – N/A
Quiddity Job No. R0002-1020-01.085

Dear Mr. England:

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

Applicant: Windrose Land Services

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

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

Survey: W.I. Williamson Survey, Abstract No. 410, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of Sunterra Legacy Shoppes, 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

May 6, 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/R0002-1020-01.085 Sunterra Legacy Shoppes_00923/2.0 - Letters/Sunterra Legacy Shoppes PP Approval Ltr 050625.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1020-01.085%20Sunterra%20Legacy%20Shoppes_00923/2.0%20Letters/Sunterra%20Legacy%20Shoppes%20PP%20Approval%20Ltr%20050625.docx)

cc: Sunterra Legacy Shoppes, LP via email ddenton@alilindsey.com
Ms. Amanda Rabius – Windrose Land Services via email amanda.rabius@windroseservices.com
Mr. Ross McCall, PE - Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com

RG Miller



April 29, 2025

Brookshire-Katy Drainage District
1111 Kenny Street
Brookshire, Texas 77423

Re: Riverway Farms Sec 1 – Preliminary Plat Extension Letter**Summary of Extension Need:**

We received Preliminary Plat approval from Brookshire-Katy Drainage District for Riverway Farms Sec 1 on June 10th, 2024. Since the original approval, we have been coordinating with TxDOT on plan review, as well as the possible widening of FM 359. We were notified of possible widening of FM 359 in September of 2024 and received confirmation from TxDOT on January 25, 2025 what the impact would be. At this time, we have resolved any concerns with TxDOT and are moving forward with the plat & plans as shown. The coordination with TxDOT on the possible widening of FM 359 has impacted the project timeline.

Requested Extension Period:

With the original approval of the Preliminary Plat on June 10th, 2024, the expiration date was on December 10th, 2024, since a Final Plat was not submitted. We are requesting a 180-day extension from the expiration date of December 10th, 2024, which would fall on June 8th, 2025. We plan on submitting the final plat following the extension approval.

Documentation of Work Completed and Remaining:

To date, plans for detention and drainage were submitted to BKDD May 2024 and comments were received June 2024. TxDOT delays prevented receiving their drainage permit until April 2025, and revised drainage plans were submitted to BKDD April 24, 2025. Plans for water, sewer, drainage, and paving for the phase one residential section are prepared for submittal following approval of the plat extension.

Regards,

RG Miller | DCCM

Brian Rabenaldt, P.E.
Project Manager
brabenaldt@dccm.com

**Recommendation/
Reason(s) if not
approved:**Date: 5/12/2025Application No.: 00402_____
BKDD President_____
BKDD District Engineer

- ☐ Approved as submitted
- ☒ Approved as Noted
- ☐ Not Approved for Reason(s) Stated
- ☐ Not Applicable

Comment/Conditions:

The new expiration date is June 8, 2025.

BROOKSHIRE-KATY DRAINAGE DISTRICT

MONTHLY EQUIPMENT MILEAGE/HOUR, AND EXPENSE REPORT

APRIL 2025

TRACTORS

EQUIPMENT	YEAR MODEL	LIFETIME HOURS	HOURS THIS MONTH	FISCAL YTD HOURS	EXPENSES THIS MONTH	FISCAL YTD EXPENSES
JD 5100E BAT-WING TRACTOR	2019	3,446	63	238	\$464.17	\$3,861.45
JD 6145M 2019 BOOM MOWER	2019	2,970	2	132	\$206.27	\$281.89
JD 6145M 2021 BOOM MOWER	2021	2,225	84	472	\$161.73	\$1,093.46
JD 6150M BOOM MOWER	2015	7,199	95	577	\$214.99	\$1,559.86
JD 930M Z-TRAK MOWER	2018	670	11	28	\$0.00	\$161.26

HEAVY EQUIPMENT

EQUIPMENT	YEAR MODEL	LIFETIME HOURS	HOURS THIS MONTH	FISCAL YTD HOURS	EXPENSES THIS MONTH	FISCAL YTD EXPENSES
CAT 920 WHEEL LOADER	2024	498	36	296	\$0.00	\$289.39
CAT D6k2 DOZER	2019	1,804	12	45	\$25.90	\$2,004.94
CAT 323 EXCAVATOR	2018	5,235	57	413	\$0.00	\$2,642.75
CAT 416E BACKHOE	2012	3,802	17	144	\$0.00	\$1,406.48
NORAM 65E MOTOR GRADER	2014	3,039	6	51	\$0.00	\$0.00
CAT 265 SKID STEER	2025	109	8	109	\$0.00	\$0.00

VEHICLES

EQUIPMENT	YEAR MODEL	LIFETIME MILES	MILES THIS MONTH	FISCAL YTD MILES	EXPENSES THIS MONTH	FISCAL YTD EXPENSES
F-250 4X4 w/FUEL TANK (CREW)	2020	20,159	347	2,817	\$0.00	\$15.50
TACOMA SR 4X4 (INSPECTOR)	2020	52,686	704	3,732	\$0.00	\$107.94
F-150 4X4 (INSPECTOR)	2017	102,296	395	6,828	\$0.00	\$114.98
F-250 4X4 (CREW)	2016	105,242	279	1,343	\$0.00	\$140.82
F-750 DUMP TRUCK	2011	49,387	200	1,713	\$0.00	\$434.58
FREIGHTLINER HAUL TRUCK	2000	1,062	4	202	\$78.38	\$2,173.66
DODGE RAM 4X4 (2301) (CREW)	2023	9,558	452	3,489	\$1,931.00	\$2,047.83
DODGE RAM 4X4 (2302) (FOREMAN)	2023	22,319	1,046	5,812	\$1,931.00	\$2,055.88
TACOMA TDR 4X4 (ASST GM)	2023	19,617	1,234	5,870	\$0.00	\$9.51
FREIGHTLINER DUMP TRUCK	2020	55,368	139	1,665	\$0.00	\$1,527.19
KAWASAKI MULE PRO	2024	132	3	57	\$0.00	\$0.00

TRAILERS

EQUIPMENT	YEAR MODEL	EXPENSES THIS MONTH	FISCAL YTD EXPENSES
LOAD MAX TRAIL 20' TANDEM	2020	\$0.00	\$0.00
CARRY-ON 6'x8' 2-WHEEL	2017	\$0.00	\$0.00
NUTTALL LOWBOY	1985	\$0.00	\$0.00
SPRAYER TANK TRAILER	?	\$0.00	\$0.00
HOME-MADE 4-WHEEL	1980	\$0.00	\$0.00

LDDBlueline™

333 Cypress Run, Suite 350
Houston, TX 77094
281.497.1040
info@lddbline.com
www.lddbline.com

CONTRACT AMENDMENT NO. 2R

May 6, 2025

To: Brookshire-Katy Drainage District
1111 Kenney Street
Brookshire, TX 77423

Re: Brookshire-Katy Drainage District Project Agreement between Owner and LDDBlueline
dated June 3, 2022

The following added service is made to the above referenced Agreement:

This Amendment No. 2 is issued as a formal modification to the original Owner/Architect Agreement dated June 3, 2022, between Brookshire-Katy Drainage District (BKDD) and LDDBlueline Architects. It is prepared at the request of the Owner and the Surety, Brookshire Hathaway Specialty Insurance Company, to address the Added Services required of the Architect following the default of the original General Contractor, CCM.

As acknowledged by all parties involved, CCM was originally contracted to complete construction of the BKDD Administration Building with a projected completion month of February 2025, later extended by CCM to April 2025. LDDBlueline's Construction Administration (CA) services were based on and limited to the schedule established by CCM. However, due to CCM's failure to fulfill its contractual obligations, the project schedule has been extended by an additional six (6) months under the direction of a completion General Contractor.

Compensation: In light of this development, and in accordance with the terms of the original Agreement, LDDBlueline is entitled to additional compensation for extended CA services not anticipated under the original contract. LDDBlueline has reviewed the scope of CA services necessary to support the project through completion under the new schedule and has determined the value of the effort to be \$35,815 (thirty-five thousand, eight-hundred and fifteen dollars). After deducting the remaining contract balance of \$3,400 allocated to CA services, the resulting Added Services Fee (for Amendment No. 2) is \$32,415 (thirty-two thousand, four hundred and fifteen dollars).

Brookshire Katy Drainage District
May 5, 2025
Page 2

This Amendment No. 2, when executed by all parties, shall modify the Agreement by incorporating the above-described fee adjustment and shall serve as full and final compensation to LDDBlueline for CA services related to the extended construction schedule. All other provisions of the original Agreement shall remain in full force and effect.

Sincerely,



Jack Duran,
Vice President

Brookshire-Katy Drainage District
Approved and Accepted

Signature

This day of _____, 2025

Name and Title

PSI

Project Surveillance, Inc.

Est. 1990

Construction Observation Services

April 5, 2024

Brookshire Katy Drainage District
1111 Kenney Street
Brookshire, TX, 77423

Re: New Administration Building
Field Observation Services

I. General:

- A. PSI will provide a qualified site representative to perform field observations and documentation as specified in the Plans/Project Manual provided by Engineer.
- B. PSI will provide all insurances including Worker's Comp., General Liability, Commercial Auto Liability, and E&O.
- C. PSI will provide necessary reports, documentations, and photographs thru our website: www.projectsurveillance.com
- D. PSI has no authority to direct Contractor's Project Safety, nor the responsibility to direct the Contractor's Means & Methods.

II. Budget:

Please see attached Level of Effort:

Summary of proposal costs: **\$18,617.76**

Estimated Mileage costs: **\$3,480.00**

Total: **\$22,097.76**

III. Terms:

- A. An invoice will be submitted at the end of the month and is payable net 30 days.

Thank you for requesting this Proposal, we look forward in working together on this project.

Sincerely;



Troy Anthony, P.E. CCM
PROJECT SURVEILLANCE, INC

Accepted by _____

510 East Main Street - Humble, Texas 77338 – PH: 281-856-0700 – Fax: 281-856-8777
e-mail: office@projectsurveillance.com – www.ProjectSurveillance.com

New Administration Building for Brookshire Katy Drainage District

Estimated Fee for Construction Inspection Services

Project Duration: (days) 280

Inspection Costs	\$18,617.76
Mileage Cost	\$3,480.00
Total Estimated Costs	\$22,097.76

Time	
280	Calendar Days
9	Month
40	Weeks
80	Sundays & Saturdays
	Holidays
	Rain days
200	Working Days
1	Regular Working Hours/Day
200	Total Regular Working Hours
22	Average Regular Working Hours/Month
	Overtime Hours/Week
0	Total Overtime Hours
60	Average Overtime Hours/Month

	Principal	Site Representative	Admin
Raw Salary Rate	\$75.00	\$38.00	\$25.00
Regular HRs Billing Rate (2.3 Multiplier)	\$172.50	\$87.50	\$57.50
Overtime HRs Billing Rate		\$131.24	

Description	Summary				Monthly Breakdown								
	Labor		Costs		Construction Duration								
	HRs	% of Hrs	\$ Amount	% to Total	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9
Principal	5	2.13%	\$776.25	4.17%	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
Site Representative Regular Hours	198	93.62%	\$17,324.01	93.05%	22	22	22	22	22	22	22	22	22
Site Representative, Overtime Hours	0	0.00%	\$0.00	0.00%									
Administration	9	4.26%	\$517.50	2.78%	1	1	1	1	1	1	1	1	1
Labor Hrs:	212	100.01%			24	24	24	24	24	24	24	24	24
Labor Costs:			\$18,617.76	100.00%	\$2,068.64	\$2,068.64	\$2,068.64	\$2,068.64	\$2,068.64	\$2,068.64	\$2,068.64	\$2,068.64	\$2,068.64
Totals to Date:					\$2,068.64	\$4,137.28	\$6,205.92	\$8,274.56	\$10,343.20	\$12,411.84	\$14,480.48	\$16,549.12	\$18,617.76

APRIL 2025 - FINANCIAL REPORT

Exhibit " E "

General Fund	\$4,484,119.04
Payroll Fund	\$185,483.82
Petty Cash	\$2,056.92
Building Fund	\$1,893,278.77
Capital Improvement Fund	\$715,107.94
Texpool Fund	\$3,311.25
Amegy Bank Checking	\$909,398.49
Austin Co. State Bank CD	\$244,834.28
Bank of Shiner CD	\$190,992.14
Bank of Brenham CD	\$238,801.54
Citizens State Bank CD	\$236,590.24
Fayetteville Bank CD	\$187,419.62
First Nat. Bank Bellville CD	\$188,412.94
Industry State Bank CD	\$238,800.90
TOTAL RECONCILED BALANCE	\$9,718,607.89

RESERVES:
\$1,525,851.66

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 4/1	\$3,299.16	\$3,397,735.71	\$241,829.68	\$993,330.99	\$1,896,241.08	\$733,622.65
Deposits and Credits	\$12.09	\$1,415,669.05	\$26.86	\$0.00	\$233.54	\$90.29
Debits and Withdrawals	\$0.00	\$351,804.59	\$53,105.08	\$44,356.25	\$3,195.85	\$4,125.00
Ending Balance 4/30	\$3,311.25	\$4,461,600.17	\$188,751.46	\$948,974.74	\$1,893,278.77	\$729,587.94
Less Total Outstanding Drafts/Deposits (Net Amount)	\$0.00	\$22,518.87	-\$3,267.64	-\$39,576.25	\$0.00	-\$14,480.00
Adjusted Ending Balance 4/30	\$3,311.25	\$4,484,119.04	\$185,483.82	\$909,398.49	\$1,893,278.77	\$715,107.94
Monthly Interest Earned	\$12.09	\$491.28	\$26.86	\$0.00	\$233.54	\$90.29

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 4/1	\$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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Debits and Withdrawals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Ending Balance 4/30	\$244,834.28	\$190,992.14	\$236,590.24	\$187,419.62	\$188,412.94	\$238,800.90	\$238,801.54
Interest/Earned	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

ADOPTED BUDGET	
24-25 FY Budget	\$5,294,869.51
YTD Expenses	\$2,050,893.59
New Equipment	\$117,276.73
Master Drainage Plan Phase 2	\$300,000.00
Total Budgeted Expenses YTD	\$2,468,170.32

ENFORCEMENT/CIVIL PENALTIES	
Awry Concrete	\$70,000.00 BKDD Received FY 24-25
DI Landholdings	\$72,500.00 BKDD Received FY 24-25

NEW ADMIN BLDG	FYTD EXPENSES	\$714,192.97
MDP PHASE 2	FYTD EXPENSES	\$160,167.35

MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT

May 28, 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 28th day of May, 2025, at 1111 Kenney Street, Brookshire, Texas, inside the boundaries of the District, and the roll was called of the members of the Board:

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

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

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

Agenda Item No. 1
CALL TO ORDER

The President called the meeting to order.

Agenda Item No. 2
INVOCATION AND PLEDGE OF ALLEGIANCE

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

Agenda Item No. 3
PUBLIC COMMENT

There were no public comments.

Agenda Item No. 4
PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR BERNARD CONTROLS, ID: 00344; PERMIT NO. 2024-85;

Upon motion by Supervisor Chisum, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application ID: 00344, Permit No. 2024-85, as recommended by Quiddity in the letter attached hereto as Exhibit "A".

[Mr. Johnson entered the meeting.]

Agenda Item No. 5
PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR MAPLE GROVE WASTEWATER TREATMENT PLANT & ON-SITE LIFT STATION-PH.1, ID: 00656, PERMIT NO. 2024-151;

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:

00656, Permit No. 2024-151, as recommended by Quiddity in the letter attached hereto as Exhibit "A-1".

Agenda Item No. 6

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR SOFI LAKES WATER PLANT PHASE 1 (AKA KATY HIGHLAND), ID: 00375; PERMIT NO. 2024-95;

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: 00375, Permit No. 2024-95, as recommended by Quiddity in the letter attached hereto as Exhibit "A-2".

Agenda Item No. 7

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR WOODS CROSSING (PRIVATE SITE PLANS (GRADING, DRAINAGE, UTILITY PLAN PAGES), ID: 00822, PERMIT NO. 2025-08 AND TRACT DEVELOPMENT WITH PLATTING FOR WOODS CROSSING PARTIAL REPLAT, FINAL PLAT ID: 00797 AND FINAL DRAINAGE PLANS ID: 00814, PERMIT NO. 2025-04;

Mr. McCarthy reviewed the recommendation letter for the above-referenced permit application.

Agenda Item No. 8

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR WOODS CROSSING PUBLIC WATER & SEWER IMPROVEMENTS (UTILITY PLANS) ID: 00821, PERMIT NO. 2025-07;

Upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board (i) approved Permit Application ID: 00822, Permit No. 2025-08 and Permit Application ID: 00797/ID: 00814, Permit No. 2025-04, as recommended by Quiddity in the letter attached hereto as Exhibit "A-3"; and (ii) approved Permit Application ID: 00821, Permit No. 2025-07, as recommended by Quiddity in the letter attached hereto as Exhibit "A-4".

Agenda Item No. 9

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR ANSERRA OF KATY - FINAL DRAINAGE PLANS ID: 00725, AND FINAL PLAT ID: 00724, PERMIT NO. 2024-163;

Upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application ID: 00725 and ID: 00724, Permit No. 2024-163, as recommended by Quiddity in the letter attached hereto as Exhibit "A-5".

Agenda Item No. 10

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR JORDAN RANCH COMMERCIAL - PROP GAS STATION, C-STORE, FAST FOOD & TRUCK STOP - FINAL DRAINAGE PLANS ID: 00878, AND FINAL PLAT ID: 00938, PERMIT NO. 2025-23;

Mr. McCarthy reviewed the recommendation letter for the above-referenced permit application.

Agenda Item No. 11

DETENTION FACILITIES MAINTENANCE AGREEMENT (ID: 00870) BETWEEN BROOKSHIRE-KATY DRAINAGE DISTRICT AND JORDAN RANCH REAL ESTATE, LLC FOR PERMIT NO. 2025-23;

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 ID: 00878 and ID: 00938, Permit No. 2025-23, as recommended by Quiddity in the letter attached hereto as Exhibit "A-6"; and (ii) approved the Detention Facilities Maintenance Agreement (ID: 00870) between Brookshire-Katy Drainage District and Jordan Ranch Real Estate, LLC for Permit No. 2025-23, as recommended by Johnson Petrov.

Agenda Item No. 12

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SECOND REPLAT OF TWINWOOD COMMERCE CENTER - FINAL PLAT ID: 00934, PERMIT NO. 2024-164;

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: 00934, Permit No. 2024-164, as recommended by Quiddity in the letter attached hereto as Exhibit "A-7".

Agenda Item No. 13

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR CIRCULATION PLANS FOR UPLANDS TWINWOOD DISTRIBUTION CENTER, ID: 00911, PERMIT NO. 2025-33;

Upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application ID: 00911, Permit No. 2025-33, as recommended by Quiddity in the letter attached hereto as Exhibit "A-8".

Agenda Item No. 14

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;

This item was deferred until the District receives the construction schedule for the outfall. No action was taken.

Agenda Item No. 15

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;

This item was deferred until the District receives the construction schedule for the outfall. No action was taken.

Agenda Item No. 16

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;

This item was deferred until the District receives the construction schedule for the outfall. No action was taken.

Agenda Item No. 17

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR LAKES OF CANE ISLAND WATER PLANT - PRELIMINARY PLAT, ID: 00921;

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: 00921, as recommended by Quiddity in the letter attached hereto as Exhibit "A-9".

Agenda Item No. 18

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR
SUNTERRA LAKES NORTH SECTION 1 - PRELIMINARY PLAT, ID: 00943;

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: 00943, as recommended by Quiddity in the letter attached hereto as Exhibit "A-10".

Agenda Item No. 19

PERMIT APPLICATION FEE WAIVER REQUEST FOR PINE MEADOWS DRAINAGE
IMPROVEMENTS (CITY OF KATY) - DRAINAGE CONNECTION WITHOUT LAND
USE CHANGE, ID: 00912;

Upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved the Permit Application Fee Waiver Request for Pine Meadows Drainage Improvements (City of Katy), ID: 00912.

Agenda Item No. 20

UPDATE ON ENFORCEMENT ACTION ITEMS

Mr. Petrov briefed the Board on the enforcement actions concerning AWRY Ready-Mix Concrete, DI Landholdings, and Alfredo Martinez.

Agenda Item No. 21

DISCUSS PROGRESS OF NEW ADMINISTRATION BUILDING

Messrs. Petrov and Brand provided an update on their meeting with Berkshire Hathaway (the "Surety") regarding expense reimbursement following the contract default by Commercial Construction and Maintenance. The Surety has indicated willingness to fully reimburse the District for legal and architectural expenses incurred due to the contract default. However, an outstanding dispute remains over approximately \$30,000 in security camera and inspection costs, which represents roughly one percent of the total contract value. A Tender Agreement will be presented to the Board upon completion of the reimbursement negotiations.

ADJOURNMENT

With no additional matters to discuss, upon motion by Supervisor Keeling, seconded by Supervisor Chisum, and with all Supervisors voting aye, the Board adjourned the meeting at 10:00 a.m.

[EXECUTION PAGE FOLLOWS]

MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT

May 28, 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 28th day of May, 2025, at 1111 Kenney Street, Brookshire, Texas, inside the boundaries of the District, and the roll was called of the members of the Board:

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

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

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

Agenda Item No. 1
CALL TO ORDER

The President called the meeting to order.

Agenda Item No. 2
INVOCATION AND PLEDGE OF ALLEGIANCE

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

Agenda Item No. 3
PUBLIC COMMENT

There were no public comments.

Agenda Item No. 4
PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR BERNARD CONTROLS, ID: 00344; PERMIT NO. 2024-85;

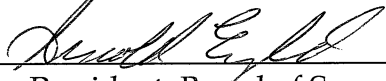
Upon motion by Supervisor Chisum, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application ID: 00344, Permit No. 2024-85, as recommended by Quiddity in the letter attached hereto as Exhibit "A".

[Mr. Johnson entered the meeting.]

Agenda Item No. 5
PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR MAPLE GROVE WASTEWATER TREATMENT PLANT & ON-SITE LIFT STATION-PH.1, ID: 00656, PERMIT NO. 2024-151;

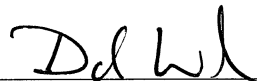
Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application ID:

SIGNED this 9th day of June 2025.



President, Board of Supervisors

ATTEST:



Secretary, Board of Supervisors



List of Exhibits

- | | |
|------------------|---|
| "Exhibit "A"" | Recommendation letter for Permit Application ID: 00344, Permit No. 2024-85 |
| "Exhibit "A-1"" | Recommendation letter for Permit Application ID: 00656, Permit No. 2024-151 |
| "Exhibit "A-2"" | Recommendation letter for Permit Application ID: 00375, Permit No. 2024-95 |
| "Exhibit "A-3"" | Recommendation letter for Permit Application ID: 00822, Permit No. 2025-08 and Permit Application ID: 00797/ID: 00814, Permit No. 2025-04 |
| "Exhibit "A-4"" | Recommendation letter for Permit Application ID: 00821, Permit No. 2025-07 |
| "Exhibit "A-5"" | Recommendation letter for Permit Application ID: 00725 and ID: 00724, Permit No. 2024-163 |
| "Exhibit "A-6"" | Recommendation letter for Permit Application ID: 00878 and ID: 00938, Permit No. 2025-23 |
| "Exhibit "A-7"" | Recommendation letter for Permit Application ID: 00934, Permit No. 2024-164 |
| "Exhibit "A-8"" | Recommendation letter for Permit Application ID: 00911, Permit No. 2025-33 |
| "Exhibit "A-9"" | Recommendation letter for Permit Application ID: 00921 |
| "Exhibit "A-10"" | Recommendation letter for Permit Application ID: 00943 |

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

May 23, 2025

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

Reference: O.M. Rentals, LLC
Bernard Controls – **Tract Development without Platting**
Application ID No. 00344
BKDD Permit No. 2024-85
Quiddity, Inc. Job No. R0002-1020-01.039

Dear Mr. England:

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

Applicant: Cornelius Design Services

Permit Type: Tract Development without Platting – Final Drainage Plans

Location: 532 Stonegate Drive, Katy, Texas 77493

Previous Approvals: N/A

Description: The proposed Bernard Controls Development (Development) encompasses approximately 2.31 acres of commercial development. The Development proposes to construct a single building for commercial use, concrete parking, utilities, and drainage infrastructure. The Development is located within the Stonegate Business Park.

The drainage for the site is conveyed using proposed private inlets and underground storm sewer. The proposed private storm sewer improvements will drain into an existing private storm sewer on the western adjacent property, which will then connect to an existing public storm sewer along Stonegate Drive. The existing public storm sewer outfalls into an existing detention pond at the southern end of the Stonegate Business Park, which then outfalls into a District easement. The referenced detention pond is located in plans titled "Stonegate Detention Pond Expansion" that was approved by the District under permit No. 2018-20 on June 26, 2018. Additionally, the Waller County Improvement District No. 2 (WCID No. 2) owns and maintains the Stonegate Business Park



Mr. Arnold England, President

May 23, 2025

Page 2

detention pond. The applicant provided a letter from WCID No. 2 summarizing there is available detention capacity in the Stonegate Business Park detention pond to serve the development.

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 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
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 McCarthy, PE

MHM/dme

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1020-01.039 Bernard Controls_00344/2.0 - Letters/Bernard Controls TDWOP FDP Approval Ltr.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1020-01.039%20Bernard%20Controls_00344/2.0%20Letters/Bernard%20Controls%20TDWOP%20FDP%20Approval%20Ltr.docx)

cc: Mr. Kent Bonvillian – O.M. Rentals, LLC via email kcbonvillian@gmail.com
Mr. Kevin Rizzo, PE – Delta Coast Consultants via email kevinr@deltacoastllc.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

May 23, 2025

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

Reference: Maple Development Group
Maple Grove WWTP & Onsite Lift Station – Phase 1 0.1875 MGD –
Tract Development without Platting
Application ID No. 00656
BKDD Permit No. 2024-151
Quiddity, Inc. Job No. R0002-1003-79.008

Dear Mr. England:

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

Applicant: LJA Engineering, Inc.

Permit Type: Tract Development without Platting – Final Drainage Plans

Location: North of Morton Road, south of Prairie Grass Lane, east of Prairie Grass Road, and west of Loretta Lane

Previous Approvals: N/A

Description: The proposed Maple Grove Wastewater Treatment Plant and Onsite Lift Station – Phase 1 0.1875 MGD (Development) encompasses approximately 2.75 acres. The Development proposes to construct a wastewater treatment plant and onsite lift station, paving, drainage, and utilities.

The drainage for the site is conveyed using swales, inlets, and underground storm sewer. Drainage ties into an existing storm sewer which then outfalls into an existing Detention Pond B, which is included in the construction plans titled "Phase 1 Detention Plan to serve Maple Grove" that was approved by the District under permit No. 24-00041 on May 13, 2024. Additionally, the drainage impact assessment (DIA) for "Phase 1 Drainage Analysis to serve Maple Grove" has been reviewed and accepted by the District on February 12, 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

Additionally, an 18-inch RCP is proposed to discharge effluent from the proposed wastewater treatment plant into the existing BKDD easement on the western boundary of the Development. The proposed effluent pipe meets the District's minimum standards for outfalls into District easements.

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 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
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 McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1003-79.008 Maple Grove WWTP & On Site Lift Station Ph 1/2.0 - Letters/Maple Grove WWTP & on-site LS Ph 1 TDWOP FDP Approval Ltr.docx>

cc: Mr. Russell Walker – Maple Development Group via email russ@mapledevelopmentgroup.com
Ms. Ashley Broughton, PE – LJA Engineering, Inc. via email abroughton@lja.com
Mr. Jerad Johnston – LJA Engineering, Inc. via email jjohnston@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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Katy, Texas 77449
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www.quiddity.com

May 23, 2025

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

Reference: GardenBure Development, LLC
Sofi Lakes Water Plant Phase 1 – **Tract Development without Platting**
Application ID No. 00375
BKDD Permit No. 2024-95
Quiddity, Inc. Job No. R0002-1003-21.003

Dear Mr. England:

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

Applicant: RG Miller Engineers, Inc.

Permit Type: Tract Development without Platting – Final Drainage Plans

Location: 7880 Morrison Road, Katy, Texas 77493

Previous Approvals: N/A

Description: The proposed Sofi Lakes Water Plant Phase 1 (Development) encompasses approximately 1.70 acres of commercial development. The Development proposes to construct a water treatment plant, paving, drainage, and utilities.

The drainage for the site is conveyed using swales, inlets, and underground storm sewer. Drainage ties into an existing storm sewer within Yara Drive which connects to the proposed Sofi Lakes Section 2 storm sewer system, which will then outfall into the Sofi Lakes Detention Pond 3, which drains through Detention Pond 4, which then outfalls into the FM 529 roadside ditch. Yara Drive was included in the plans titled "Yara Drive Street Dedication" that was approved by the District on March 10, 2024 under Permit No. 2024-48. Sofi Lakes Section 2 was included in the plans titled "Sofi Lakes Sec 2" that was approved by the District on March 10, 2025 under Permit No. 2024-146. Detention Ponds 3 and 4 were included in the construction plans titled, "Sofi Lakes Detention Phase 1" that was approved by the District under Permit Nos. 2024-58 & 2024-120 on December 23, 2024. Additionally, the



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

drainage impact assessment (DIA) for Sofi Lakes Phase 1 has been reviewed and accepted by the District on January 29, 2024. The drainage and detention components outlined in the plans for the Development are designed in accordance with the Sofi Lakes Phase 1 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 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>).



QUIDDITY

Exhibit "A-2"

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 McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1003-21.003 Sofi Lakes Water Plant Phase 1/2.0 - Letters/Sofi Lakes Water Plant Phase 1 TDWOP FDP Approval Ltr.docx>

cc: Ms. Sophia Fillfill – GardenBure Development, LLC via email sophiafilfil@gmail.com
Mr. Chrishone Peterson – RG Miller Engineers, Inc. via email CPeterson@rgmiller.com
Mr. Ross McCall, PE - Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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Katy, Texas 77449
Tel: 832.913.4000
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May 23, 2025

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

Reference: Vigavi
Woods Crossing (Private Site Plans) – **Tract Development without Platting**
Application ID No. 00822
BKDD Permit No. 2025-08
Quiddity, Inc. Job No. R0002-1020-01.080

Dear Mr. England:

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

Applicant: Langan

Permit Type: Tract Development without Platting – Final Drainage Plans

Location: 2115 & 2239 Woods Road, Brookshire, Texas 77423

Previous Approvals: N/A

Description: The proposed Woods Crossing (Development) encompasses approximately 15.246 acres of land within an approximate 36.202 acre tract. The Development proposes to construct two buildings for commercial use with concrete parking, drainage, and utilities. The Development is located within Fulshear MUD No. 3A.

The drainage for the site is conveyed through private inlets and underground storm sewer system, which connects to an underground public storm sewer system that is proposed with the plans titled "Trade Crossing Street and Drainage Improvements" and considered for District approval on the May 28, 2025 agenda under Permit No. 2025-04. The proposed public storm sewer outfalls into existing Detention Basin 19A, which was included in the construction plans titled, "Jordan Ranch Phase 7 Stormwater Detention Facilities" that was approved by the District under Permit No. 2024-22 on March 25, 2024. Furthermore, the applicant provided a letter of no objection from Fulshear MUD No. 3A, who is the entity responsible for the Jordan Ranch detention facilities.

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

Please note that this recommendation does not necessarily mean that the proposed design and all the calculations provided in the accompanying documentation have been completely checked and verified. Omissions in this review do not relieve the Development from complying with the District's R&R or any other regulatory



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

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>).

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/R0002-1020-01.080 Woods Crossing \(Private Site Plans\) \(Grading, Drg, Utility Plan pages\)_00822/2.0 - Letters/Woods Crossing Private Site Plans - Grading Drg Utility TDWOP FDP Approval Ltr.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1020-01.080 Woods Crossing (Private Site Plans) (Grading, Drg, Utility Plan pages)_00822/2.0 - Letters/Woods Crossing Private Site Plans - Grading Drg Utility TDWOP FDP Approval Ltr.docx)

cc: Mr. Ryan Baumgartner via email r.baumgartner@vigavi.com
 Mr. W. Kyle Bogardus, PE – Langan via email kbogardus@langan.com
 Mr. Jeremy More – Langan via email LanganSATPermitting@langan.com
 Mr. Ross McCall, PE - Waller County Engineer via email engineering@wallercounty.us
 Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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

May 23, 2025

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

Reference: Woods Crossing Venture, LLC
Woods Crossing Partial Replat / Trade Crossing Street and Drainage Improvements –
Final Plat and Drainage Plans
Application ID No. 00797 (FP) & 00814 (FDP)
Permit No. – 2025-04
Quiddity Job No. R0002-1020-01.068

Dear Mr. England:

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

Applicant: IDS Engineering

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

Location: East of Woods Road, south of I-10, west of Jordan Ranch Blvd. and north of the Tamarron development

Survey: H. & T.C. R.R. Company Survey, Section 75, Abstract No 155, Waller County, Texas

Previous Approvals: The District approved the Preliminary Plat for Woods Crossing on November 25, 2024.

Description: The proposed Woods Crossing Partial Replat / Trade Crossing Street and Drainage Improvements (Development) encompasses approximately 36.202 acres and includes 0 Lots, 1 Block, and 3 Reserve. The Development includes construction of Trade Crossing Road along with drainage and utilities to serve the Wood Crossing development. The Development serves as the main entrance road to the adjacent commercial reserves. The plat associated with this permit includes reserves for future commercial 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 existing Detention Basin 19A, which was included in the construction plans titled, "Jordan Ranch Phase 7 Stormwater



Mr. Arnold England, President

May 23, 2025

Page 2

Detention Facilities" that was approved by the District under Permit No. 2024-22 on March 25, 2024. Furthermore, the applicant provided a letter of no objection from Fulshear MUD No. 3A, who is the entity responsible for the Jordan Ranch detention facilities.

Technical Review:

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

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

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

For the Applicant:

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

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

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



QUIDDITY

Exhibit "A-3"

Mr. Arnold England, President

May 23, 2025

Page 3

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/R0002-1020-01.068 Woods Crossing_00682/2.0 - Letters/Woods Crossing FP & FDP Approval Ltr 052325.docx

cc: Mr. Luis Rene Garza Villarreal - Woods Crossing Venture, LLC via email r.baumgartner@vigavi.com
Mr. Ryan Baumgartner via email r.baumgartner@vigavi.com
Mr. Jacob Bullard, PE – IDS Engineering via email jbullard@idseg.com
Mr. John Herzog, PE – IDS Engineering via email jherzog@idseg.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

May 23, 2025

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

Reference: Vigavi
Woods Crossing (Public Water & Sewer Plans) – **Tract Development without Platting**
Application ID No. 00821
BKDD Permit No. 2025-07
Quiddity, Inc. Job No. R0002-1020-01.079

Dear Mr. England:

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

Applicant: Langan

Permit Type: Tract Development without Platting – Final Drainage Plans

Location: North of Harwell Road, south of Kingsland Boulevard, east of Woods Road and west of Jordan Ranch Boulevard

Previous Approvals: N/A

Description: The proposed Woods Crossing Public Water & Sewer Plans (Development) encompasses proposed public water and sanitary sewer lines to serve the future Woods Crossing development. There are no proposed drainage improvements or modifications included in the scope for the Development.

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

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



Mr. Arnold England, President

May 23, 2025

Page 2

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>).

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

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

Sincerely,

Michael McCarthy, PE

MHM/dme

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1020-01.079 Woods Crossing Public Water & Sewer Improvements \(Utility Plans\)_00821/2.0 - Letters/Woods Crossing Public Water & Sewer TDWOP FDP Approval Ltr.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1020-01.079 Woods Crossing Public Water & Sewer Improvements (Utility Plans)_00821/2.0 - Letters/Woods Crossing Public Water & Sewer TDWOP FDP Approval Ltr.docx)

cc: Mr. Ryan Baumgartner via email r.baumgartner@vigavi.com
 Mr. W. Kyle Bogardus, PE – Langan via email kbogardus@langan.com
 Mr. Jeremy More – Langan via email LanganSATPermitting@langan.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 23, 2025

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

Reference: Trans Anserra, LLC
Anserra of Katy – **Final Plat and Drainage Plans**
Application ID No. 00724 (FP) & 00725 (FDP)
Permit No. – 2024-163
Quiddity Job No. R0002-1020-01.065

Dear Mr. England:

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

Applicant: SMDC Engineering

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

Location: South of I10, north of Kingsland Blvd, west of Cane Island Pkwy, and east of Pederson Road

Survey: W.W. Bains Survey, Abstract 385, Waller County, Texas

Previous Approvals: The District approved the Preliminary Plat for Anserra of Katy on November 7, 2024.

Description: The proposed Anserra of Katy (Development) encompasses approximately 3.799 acres of commercial development and includes 0 Lots, 1 Block, and 1 Reserve. The Development consists of construction of six buildings, paving, and utilities to serve.

The drainage for the site is conveyed through inlets and a private underground storm sewer system, which connects to an existing underground public storm sewer system that outfalls into the existing East Detention Pond, which will then outfall into existing West Detention Pond, which will then outfall into an existing storm sewer along Anserra Trail. Both existing Detention Ponds are included in the construction plans titled, "Park at Anserra" that was approved by the District under Permit No. 2022-79 on July 11, 2022.



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/R0002-1020-01.065 Anserra of Katy_00655/2.0 - Letters/Anserra of Katy FP & FDP Approval Ltr 052325.docx

cc: Mr. John Tran – Trans Anserra, LLC – via email johntran252004@yahoo.com
Mr. Soheil Mehmamnavaz, PE – SMDC Engineering - via email smdc.engr@gmail.com
Mr. Ross McCall, PE – Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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

May 23, 2025

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

Reference: Jordan Ranch Real Estate LLC
Jordan Ranch Commercial - Proposed Gas Station, C-Store, Fast Food & Truck Stop –
Final Plat and Drainage Plans
Application ID No. 00938 (FP) & 00878 (FDP)
Permit No. – 2025-23
Quiddity Job No. R0002-1020-01.074

Dear Mr. England:

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

Applicant: MLanza Engineering, PLLC

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

Location: South of I10, north of West Miller Road, east of Woods Road, and west Jordan Ranch Road

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

Previous Approvals: The District approved the Preliminary Plat for Jordan Ranch Commercial - Proposed Gas Station, C-Store, Fast Food & Truck Stop on February 10, 2025.

Description: The proposed Jordan Ranch Commercial - Proposed Gas Station, C-Store, Fast Food & Truck Stop (Development) encompasses a 4.0 acres tract with 1 commercial reserve and 1 block. The Development proposes the construction of a C-store, gas station, paving, utilities, and underground detention to serve the tract.

The drainage for the site is conveyed through area inlets, which connect to an underground detention storage system that outfalls into the roadside ditch along Jordan Ranch Blvd. Total detention volume provided is 2.045 ac-ft, at a rate of 0.65 ac-ft/ac. Outfall rates are restricted to be below the existing pre-developed 2 and 100 year rates.

DFMA: The property owner provided the executed Detention Facilities Maintenance Agreement (DFMA) to the District. The DFMA will be considered for Board approval under a separate agenda item at the May 28, 2025 District meeting.

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.



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

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

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

For the Applicant:

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

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

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/R0002-1020-01.074 Proposed Gas Station, C-Store, Fast Food & Truck Stop_00781/2.0 - Letters/Jordan Ranch Commercial Proposed Gas Station, C-Store, Fast Food & Truck Stop FP & FDP Approval Ltr 052325.docx

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



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

May 23, 2025

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

Reference: Urban Twinwood II, LP
Second Replat of Twinwood Commerce Center – **Final Plat Only**
Application ID No. 00934
Permit No. – 2024-164
Quiddity Job No. R0002-1003-23.007

Dear Mr. England:

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

Applicant: LJA Engineering, Inc.

Permit Type: Tract Development with Platting – Final Plat Only (Replat)

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

Survey: Nathan Brookshire League, Abstract No. 16, Waller County, Texas

Previous Approvals: The District approved the Preliminary Plat of Second Replat of Twinwood Commerce Center on April 28, 2025.

Revision: The Replat No. 1 included subdividing Commercial Reserve 15 into three reserves, 15A, 15B, and 15C. The Replat No. 2 includes subdividing Reserve 15C into two reserves, 15C-1 and 15C-2.

Technical Review: Based on our review of the Second Replat of Twinwood Commerce Center, the permit application generally complies with the District's Rules and Regulations; 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 prevent Second Replat of Twinwood Commerce Center from complying with the District's R&R or any other regulatory requirements from a different entity with jurisdiction. Moreover, the plat submitted has been prepared, dated, signed, and sealed by a Professional Land Surveyor



Mr. Arnold England, President
May 23, 2025
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who is licensed to practice in the State of Texas, which therefore conveys these professional responsibilities and accountability.

At this time, no deviation or variance requests from the District's R&R have been requested or granted.

The applicant shall not use this letter to commence any construction activities prior to receiving the **approved permits** from all 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/R0002-1003-23.007 Second Replat of Twinwood Commerce Center/2.0 - Letters/FP Ltr Second Replat of Twinwood Commerce Ctr 052225.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1003-23.007%20Second%20Replat%20of%20Twinwood%20Commerce%20Center/2.0-Letters/FP%20Ltr%20Second%20Replat%20of%20Twinwood%20Commerce%20Ctr%20052225.docx)

cc: Mr. Mark Overton – Urban Twinwood II, LP via email moverton@urbancompanies.com
Ms. Naomi McAninch – LJA Engineering, Inc. 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



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

May 23, 2025

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

Reference: Exeter Twinwood Land, LP
Circulation Plans for Uplands Twinwood Distribution Center –
Tract Development without Platting
Application ID No. 00911
BKDD Permit No. 2025-33
Quiddity, Inc. Job No. R0002-1020-01.084

Dear Mr. England:

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

Applicant: Dynamic Engineering Consultants, PC

Permit Type: Tract Development without Platting – Final Drainage Plans

Location: 2062 Woods Road, Brookshire, Texas 77423

Previous Approvals: The District approved the Twinwood Distribution Center 1 under Permit No. 2020-10 on June 23, 2020.

Description: The proposed Circulation Plans for Uplands Twinwood Distribution Center (Development) encompasses approximately 34.12 acres of commercial development. The Development proposes to construct 0.8 acres of additional paving extended from the existing parking areas for increased circulation. The tract has existing commercial development that was approved with Twinwood Distribution Center 1 (Permit No. 2020-10) which included concrete parking in the area of the Development. No additional impervious cover is proposed as compared to the original approved design.

The drainage for the site is conveyed through curb and gutter inlets, which connects to an underground public storm sewer system in Discovery Hills Parkway, that outfalls into existing offsite Phase 3 detention facilities, which then outfalls into a tributary of the East Fork of Brookshire Creek. The existing storm sewer system was included in the construction



Mr. Arnold England, President
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plans titled, "WSD&P to serve Twinwood Business Park Phase 3" that was approved by the District on May 12, 2020 under Permit No. 2019-47. The Phase 3 detention facilities were included in the construction plans titled "Twinwood Business Park Phase 3 Detention Facilities & Amenity Lakes" that was approved by the District on April 21, 2020 under Permit No. 2019-48.

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 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
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 McCarthy, PE

MHM/dme

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1020-01.084 Circulation Plans for Uplands Twinwood Distribution Center_00911/2.0 - Letters/Circulation Plans for Uplands Twinwood Dist Ctr TDWOP FDP Approval Ltr.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1020-01.084%20Circulation%20Plans%20for%20Uplands%20Twinwood%20Distribution%20Center_00911/2.0%20-%20Letters/Circulation%20Plans%20for%20Uplands%20Twinwood%20Dist%20Ctr%20TDWOP%20FDP%20Approval%20Ltr.docx)

cc: Mr. Matthew Griser – Exeter Twinwood Land, LP via email blake.templeton@egtexeter.com
Ms. Cassandra A. Huggins, PE – Dynamic Engineering Consultants, PC via email chuggins@dynamiccec.com
Mr. Rodrigo Lankenau Vela – Dynamic Engineering Consultants, PC via email rlankenau@dynamiccec.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 Water Plant – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 00921
Permit No. – N/A
Quiddity Job No. R0002-1033-01.021

Dear Mr. England:

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

Applicant: EHRA

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

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

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

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

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

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

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



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

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1033-01.021 Lakes of Cane Island Water Plant/2.0 - Letters/Lakes of Cane Island Water Plant PP Approval Ltr 052325.docx>

cc: PHHOU – Cane Island 178, LLC via email jneuberger@ehra.team
Mr. Michael Turzillo – EHRA via email mturzillo@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



May 23, 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 1 – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 00943
Permit No. – N/A
Quiddity Job No. R0002-1036-01.014

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 1, the permit application generally complies with the District's Rules and Regulations; we interpose no objection and recommend its acceptance by the District's Board of Supervisors.

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

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

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



Mr. Arnold England, President

May 23, 2025

Page 2

DFMA:

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1036-01.014 Sunterra Lakes North Section 1/2.0 - Letters/Sunterra Lakes North Section 1 PP Approval Ltr 052325.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