

MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT

November 10, 2025

The Board of Supervisors of Brookshire-Katy Drainage District (the "District") met in regular session, open to the public, at 7:00 p.m. on the 10th day of November, 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 entered the meeting at 7:04 p.m. during discussion of Agenda Item No. 4. Also attending the meeting were Stan Kitzman, General Manager of the District; Buddy Brand, Assistant General Manager of the District; and Wendy Sidwell, District Administrator; Michael McCarthy, P.E., and Steve Berckenhoff, P.E. of Quiddity Engineering ("Quiddity" or "Engineer"); Blake Nelson, Jason Bundick, and Allan Hickner of Noble Building & Construction ("Noble"); Clayton Matcek and Jack Duran of Blueline Architects ("Blueline"); Elaine Stremlau, P.E., of EHRA representing Lakes of Cane Island; Eric Rogers of Kimley-Horn; and David Pena of Panattoni Development representing Enterprise Park at Twinwood; and William Petrov, attorneys, and Mirna Croon, paralegal, of Johnson Petrov, LLP ("Johnson Petrov" or "Attorney").

Agenda Item No. 1
CALL TO ORDER

The President called the meeting to order.

Agenda Item No. 2
INVOCATION AND PLEDGE OF ALLEGIANCE

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

Agenda Item No. 3
PUBLIC COMMENT

There was no public comment.

Agenda Item No. 4
MINUTES OF OCTOBER 13, 2025, REGULAR SESSION AND OCTOBER 27, 2025, SPECIAL MEETING

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 October 13, 2025, regular Board meeting; and the minutes of the October 27, 2025, special Board meeting.

Agenda Item No. 5
UPDATE FROM BALY PROJECTS, LLC

This matter was postponed until later in the meeting.

- a) Permit Application for Tract Development Without Platting for Doggett John Deere ID: 01076; Permit No. 2025-79

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

Upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application No. 2025-79.

- b) Permit Application for Tract Development Without Platting for Sunterra Lakes Phase I Mass Grading & Detention Facilities REV01 ID: 01196; Permit No. 2024-103 REV01

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

- c) First Amendment to Detention Facilities Maintenance Agreement for Sunterra Lakes Phase I Mass Grading & Detention Facilities REV01 Permit No. 2024-103 REV01

Mr. Petrov reviewed the First Amendment to the Detention Facilities Maintenance Agreement ("DFMA").

- d) Permit Application for Tract Development With Platting for Sunterra Lakes Stockdick Street Dedication Sec 1 – Final Drainage Plans ID: 01017, Final Plat ID: 01162, Permit No. 2025-61

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

Upon motion by Supervisor Beckendorff, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved (i) Permit Application No. 2024-103REV01, as recommended by Quiddity; (ii) the First Amendment to the DFMA related to Permit Application No. 2024-103REV01, as recommended by Johnson Petrov; and (iii) Permit Application No. 2025-61, as recommended by Quiddity.

- e) Permit Application for Tract Development Without Platting for Sunterra Phase 4 Detention and Mass Grading REV01 ID: 01148; Permit No. 2024-33 REV01

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

- f) First Amendment to Detention Facilities Maintenance Agreement for Sunterra Phase 4 Detention and Mass Grading REV01, Permit No. 2024-33 REV01

Mr. Petrov reviewed the First Amendment to the Detention Facilities Maintenance Agreement ("DFMA").

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved (i) Permit Application No. 2024-33REV01, as recommended by Quiddity; and (ii) the

First Amendment to the DFMA related to Permit Application No. 2024-33REV01, as recommended by Johnson Petrov.

- g) Permit Extension on Application for Tract Development With Platting for Enterprise Park at Twinwood (formerly Twinwood Business Park Phase 3 Tract B) – Final Drainage Plans ID: 23-00813, Permit No. 2022-96

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

- h) Permit Application for Tract Development With Platting for Replat of Enterprise Park at Twinwood – Final Plat ID: 01172, Permit No. 2025-99

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

Upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved (i) Permit Extension No. 2022-96 and Permit Application No. 2025-99, as recommended by Quiddity.

- i) Permit Application for Tract Development With Platting for Lakes of Cane Island Section 6 – Final Drainage Plans ID: 01030, Final Plat ID: 01063, Permit No. 2025-64

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

- j) Permit Application for Tract Development With Platting for Lakes of Cane Island Section 8 – Preliminary Plat ID: 01189

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

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved (i) Permit Application No. 2025-64 and Permit Application Preliminary Plat ID 01189, as recommended by Quiddity.

- k) Permit Application for Tract Development With Platting for Mirabella Drive Phase 2 – Preliminary Plat ID: 01175

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

- l) Permit Application for Tract Development With Platting for Mirabella Section 4 – Preliminary Plat ID: 01184

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

Upon motion by Supervisor Welch, seconded by Supervisor Beckendorff, after full discussion and with all Supervisors present voting aye, the Board approved (i) Permit Application Preliminary Plat ID Nos. 01175 and 01184, as recommended by Quiddity.

Agenda Item No. 7
FINANCIAL REPORT

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

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

Agenda Item No. 8
GENERAL MANAGER'S REPORT

- A. General Manager's Report. Mr. Brand presented the General Manager's Report to the Board, a copy of which is attached hereto as Exhibit "C".
- 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. Brand and Mr. McCarthy provided enforcement action updates.

Mr. Petrov reported that Awry Ready Mix and DI Landholders enforcement actions.

- C. Discuss and Take Possible Action on New Administration Building. The President recognized Mr. Bundick [from Noble] who provided a progress report on the administration building construction. Overall construction is proceeding satisfactorily, and several issues previously identified have been resolved. Two deficiencies were recently discovered during construction: incomplete pouring of structural piers and an electrical conduit installed in an incorrect location. The estimated cost to correct these deficiencies is \$16,000. Mr. Bundick advised that the Board will receive a Change Order for these corrections at a future date.

Mr. Petrov noted that Surety for Commercial Construction and Maintenance [the contractor who abandoned the project], Berkshire Hathaway, has agreed to cover known deficiencies under the surety bond. However, as these two deficiencies were underground and unknown until the recent discovery, coverage under the existing surety agreement is uncertain. Mr. Petrov will send a letter to the surety to request coverage of these defects. Mr. Bundick and his representatives then answered questions from the Board members. No action was required at this time.

- D. Declare 1993 John Deere Riding Mower, Radio Tower, and Misc. Scrap Metal as Surplus. Upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion and with all Supervisors voting aye, the Board declared the 1993 John Deere Riding Mower, Radio Tower, and Miscellaneous Scrap Metal as Surplus and authorized sale/disposal of same.

- E. Appoint a Committee to research Alternative Hours of Operation. Upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board appointed the following individuals as the Committee to research alternative hours of operation for the District: Supervisors Welch and Beckendorff, Mr. Kitman, Mr. Brand, and Ms. Sidwell.
- F. Appoint a Committee to research Third-Party Human Resource Services. There was no action.

Agenda Item No. 5

UPDATE FROM BALY PROJECTS, LLC

Mr. McCarthy discussed the results of the bond and tax election held on November 4, 2025, in which all three propositions were defeated. He noted that while voters demonstrated receptiveness to drainage improvements, a significant barrier to passage was a widespread lack of awareness regarding the District and its functions. Mr. McCarthy recommended scheduling another election in the future and suggested that the District increase public outreach efforts to build awareness of its mission and services in the interim.

ADJOURNMENT

With no additional matters to discuss, upon motion by Supervisor Keeling, seconded by Supervisor Chisum, and with all Supervisors voting aye, the Board adjourned the meeting at 9:19 p.m.

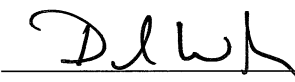
[EXECUTION PAGE FOLLOWS]

SIGNED this 8th day of DECEMBER 2026.



President, Board of Supervisors

ATTEST:



Secretary, Board of Supervisors

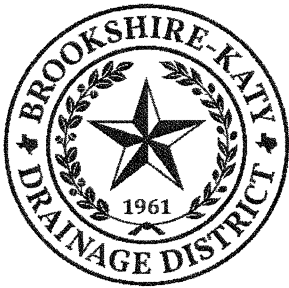


Exhibit	Description
A	Engineer's Recommendation Letter – Permit Application for Tract Development Without Platting for Doggett John Deere ID: 01076; Permit No. 2025-79
A-1	Engineer's Recommendation Letter – Permit Application for Tract Development Without Platting for Sunterra Lakes Phase I Mass Grading & Detention Facilities REV01 ID: 01196; Permit No. 2024-103 REV01
A-2	Engineer's Recommendation Letter – Permit Application for Tract Development With Platting for Sunterra Lakes Stockdick Street Dedication Sec 1 – Final Drainage Plans ID: 01017, Final Plat ID: 01162; Permit No. 2025-61
A-3	Engineer's Recommendation Letter – Permit Application for Tract Development Without Platting for Sunterra Phase 4 Detention and Mass Grading REV01 ID: 01148; Permit No. 2024-33 REV01
A-4	Engineer's Recommendation Letter – Permit Extension on Application for Tract Development With Platting for Enterprise Park at Twinwood (formerly Twinwood Business Park Phase 3 Tract B) – Final Drainage Plans ID: 23-00813; Permit No. 2022-96
A-5	Engineer's Recommendation Letter – Permit Application for Tract Development With Platting for Replat of Enterprise Park at Twinwood – Final Plat ID: 01172; Permit No. 2025-99
A-6	Engineer's Recommendation Letter – Permit Application for Tract Development With Platting for Lakes of Cane Island Section 6 – Final Drainage Plans ID: 01030, Final Plat ID: 01063; Permit No. 2025-64
A-7	Engineer's Recommendation Letter – Permit Application for Tract Development With Platting for Lakes of Cane Island Section 8 – Preliminary Plat ID: 01189
A-8	Engineer's Recommendation Letter – Permit Application for Tract Development With Platting for Mirabella Drive Phase 2 – Preliminary Plat ID: 01175
A-9	Engineer's Recommendation Letter – Permit Application for Tract Development With Platting for Mirabella Section 4 – Preliminary Plat ID: 01184
B	October 2025 Financial Report
C	General Manager's Report



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www.quiddity.com

November 7, 2025

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

Reference: DHMS Properties Katy, LLC
Doggett John Deere – **Tract Development without Platting**
Application ID No. 01076
BKDD Permit No. 2025-79
Quiddity, Inc. Job No. R0002-1052-01.002

Dear Mr. England:

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

Applicant: DDG

Permit Type: Tract Development without Platting – Final Drainage Plans

Location: 28585 Katy Freeway, Katy, Texas 77494

Description: The proposed Doggett John Deere (Development) encompasses approximately 10.02 acres of land. The Development proposes to construct a single building for commercial use, concrete parking, drainage and utilities.

The drainage for the site is conveyed using inlets and underground storm sewer. The Development ties into an existing storm sewer that outfalls into an existing west detention basin, which outfalls into existing public storm sewer system along Anserra Trail. The existing public storm sewer trunk line and west detention basin were constructed with the plan set "Park at Anserra", under BKDD permit number 2022-66, and approved by the Board in June 2022.

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

Technical Review: Based on our review of the final 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
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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/R0002-1052-01.002 Doggett John Deere_01076/2.0 - Letters/Doggett John Deere TDWOP FDP Approval Ltr 110625.docx

cc: DHMS Properties Katy, LLC via email abarnes@ddgpc.com
Mr. Adam Barnes – DDG via email abarnes@ddgpc.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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Mr. Arnold England, President
Brookshire-Katy Drainage District
PO Box 608
Brookshire, Texas 77423

Reference: Astro Sunterra West, LP
Sunterra Lakes Phase 1 Mass Grading & Detention Facilities REV01 – **Final Drainage Plans**
Application ID No. 01196
BKDD Permit No. 2024-103 REV01
Quiddity, Inc. Job No. R0002-1036-01.003

Dear Mr. England:

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

Applicant: Quiddity Engineering LDS

Permit Type: Tract Development without Platting – REVISED Final Drainage Plans

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

Previous Approvals: The Board accepted the Drainage Impact Analysis for Sunterra West Phase I on July 15, 2024 (00165) and the Final Drainage Plans for Sunterra Lakes Phase I Mass Grading & Detention Facilities on October 28, 2024 (00428).

Description: The proposed REVISED Sunterra Lakes Phase 1 Mass Grading & Detention Facilities (Development) encompasses approximately 278.10 acres of detention service area for future single-family residential development. The Development is located within the future Sunterra Lakes development, comprising 640.1 acres of land. This Development includes the construction of the first phase of the mass grading & detention facilities.

Revision 1 amends the drainage service area for the proposed basins to accommodate area for the proposed "Sunterra Lakes Stockdick Street Dedication Sec 1" which is also included for approval under a separate agenda item at the November 10, 2025 Board meeting. The applicant provided a letter summarizing the plan revisions and available detention capacity to serve the proposed road improvements.

The Development includes construction of four (4) wet bottom detention ponds (Ponds 1, 3, 4, and 6) and one dry bottom detention pond (Pond 2). Pond 6 consists of a hybrid with using both wet bottom and dry bottom detention components. The combined total detention storage volume for the Development is 347.39 acre-feet and the detention storage rate is 1.25 ac-ft/ac. Each detention pond will include minimum 20-ft wide maintenance berms, 4:1 side slopes, 1-ft of freeboard, and gravity only outfalls. The wet bottom detention ponds include a normal water surface elevation (NWSE) of 169.61 ft (Ponds 1, 3, and 4) and 171 ft (Pond 6). This information varies from the referenced approved DIA for the Development. The backup information and analysis for the change



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was documented in a letter titled "Drainage Design Verification for Construction Plans" and dated September 18, 2024. The letter summarizes a reduction of 0.5 ft in the NWSE for Ponds 1, 3, and 4 which revised Pond 2 to a dry bottom detention pond and resulted in an increase of 22 ac-ft of detention storage for the Development. Pond 2 and the dry bottom component within Pond 6 will include a concrete pilot channel. The top of banks for the detention ponds range from 181.32 ft to 183.5 ft. The ponds are interconnected with a series of equalizer pipes that maintain their designed normal water surface elevations. Detention Ponds 6, 4, and 2 outfall directly into Detention Pond 3, which outfalls into Detention Pond 1, which outfalls into the District's drainage channel to the east of the Development via a proposed 54-inch reinforced concrete pipe. Flow is directed south before ultimately discharging into Brookshire Creek. Pond 1 includes a concrete emergency overflow spillway that is sized to convey the peak 100-yr release flow from Pond 1 into the District's drainage channel.

Based on our review, it appears the proposed drainage and detention facilities were designed in accordance with the Drainage Impact Analysis for the Development titled, "Drainage Impact Analysis for Sunterra West Phase I", dated June 24, 2024, and approved by the District on July 15, 2024.

DFMA:

An Amended Detention Facilities Maintenance Agreement (DFMA) is required for the proposed drainage and detention facilities located within the Development. The Amended DFMA will be considered for Board approval under a separate agenda item for the November 10, 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



Mr. Arnold England, President
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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/R0002-1036-01.003 Sunterra Lakes Phase 1 Mass Grading & Detention/2.0 - Letters for 102825 Revised Submittal/REVISED Sunterra Lakes Ph 1 Mass Grading & Det Facilities FDP Approval Ltr 110625.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1036-01.003%20Sunterra%20Lakes%20Phase%201%20Mass%20Grading%20&%20Detention/2.0%20-%20Letters%20for%20102825%20Revised%20Submittal/REVISED%20Sunterra%20Lakes%20Ph%201%20Mass%20Grading%20&%20Det%20Facilities%20FDP%20Approval%20Ltr%20110625.docx)

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



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

Reference: Astro Sunterra West, LP
Sunterra Lakes Stockdick Street Dedication Section 1 – **Final Plat and Drainage Plans**
Application ID No. 01162 (FP) and 01017 (FDP)
Permit No. – 2025-61
Quiddity Job No. R0002-1036-01.024

Dear Mr. England:

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

Applicant: Quiddity Engineering – LDS Main

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

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

Survey: H. & T.C.R.R. Co. Survey, Abstract No. 142, Section 49, Waller County, Texas

Previous Approvals: The District approved the Preliminary Plat for Sunterra Lakes Stockdick Street Dedication Section 1 on July 14, 2025.

Description: The proposed Sunterra Lakes Stockdick Street Dedication Section 1 (Development) encompasses approximately 4.66 acres of single-family residential development and includes 0 Lots, 1 Block, and 1 Reserve. The Development is located within the future Sunterra Lakes North 1 development.

The drainage for the site is conveyed through curb and gutter inlets, which connects to an underground public storm sewer system that outfalls into Detention Pond 1. Detention Pond 1 is included in the construction plans titled, "Sunterra Lakes Phase I Mass Grading & Detention Facilities REV01" that is included under a separate agenda item at the November 10, 2025 Board meeting. Additionally, the drainage impact assessment (DIA) for "Sunterra



Mr. Arnold England, President

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Lakes North Phase 1 and Phase 2 South" has been reviewed and accepted by the District in April 2025. The drainage and detention components outlined in the plans for the Development are designed in accordance with the Sunterra Lakes North Phase 1 DIA.

DFMA:

An Amended Detention Facilities Maintenance Agreement (DFMA) is required for the proposed drainage and detention facilities located within the Development. The Amended DFMA will be considered for Board approval under a separate agenda item at the November 10, 2025 Board 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.

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

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

For the Applicant:

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



Mr. Arnold England, President
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Page 3

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

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1036-01.024 Sunterra Lakes Stockdick Street Dedication Section 1/2.0 - Letters/Sunterra Lakes Stockdick Street Dedication Section 1 FP & FDP Approval Ltr 110625.docx>

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



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November 7, 2025

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

Reference: Astro Sunterra, LP
Sunterra Phase 4 Detention and Mass Grading REV01 –**Final Drainage Plans**
Application ID No. 01148
BKDD Permit No. 2024-33 REV01
Quiddity, Inc. Job No. R0002-1019-01.057

Dear Mr. England:

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

Applicant: Quiddity Engineering – LDS Main

Permit Type: Tract Development without Platting – REVISED Final Drainage Plans

Location: North of Stockdick Road, south of Beckendorff Road, east of Schipf Road, and west of Bartlett Road.

Previous Approvals: The District approved the Final Drainage Plans for Sunterra Phase 4 Detention and Mass Grading on January 8, 2024 (24-00042).

Description: The revised proposed Sunterra Phase 4 Detention and Mass Grading (Development) is located within the proposed Sunterra development. The Development encompasses approximately 223.4 acres of single family residential development.

This revision proposes overall layout modifications to Channel L and Pond T to include area for an elevated storage tank site with accompanying drainage outfall. An amendment letter to the previously approved drainage impact analysis (DIA) for Sunterra Phase 4 has been submitted to accommodate the change in detention basin volumes. The minimum required detention storage for the Phase 4 detention service area has been maintained in accordance with the findings from the DIA.



Mr. Arnold England, President
November 7, 2025
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DFMA: An Amended Detention Facilities Maintenance Agreement (DFMA) is required for the proposed drainage and detention facilities located within the Development. The Amended DFMA will be considered for Board approval under a separate agenda item at the November 10, 2025 Board meeting.

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

Based on our review of the final 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.

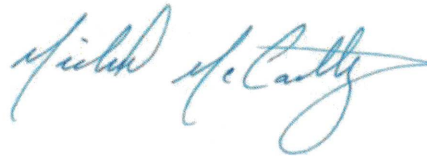
Mr. Arnold England, President
November 7, 2025
Page 3

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 the **approved permit** from the governing entity 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/R0002-1019-01.057 Sunterra Phase 4 Detention & Mass Grading REV01/2.0 - Letters/Revised Sunterra Ph 4 Detention & Mass Grading TDWOP FDP Ltr 103025.docx>

cc: Mr. Shamar O'Bryant – Astro Sunterra, LP 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

October 17, 2025

Board of Supervisors
Brookshire Katy Drainage District

Re: Enterprise Park at Twinwood
Permit Number 2022-96 Extension Request

Dear Brookshire Katy Drainage District Board of Supervisors:

Enterprise Park at Twinwood is a project consisting of 4 warehouse buildings on approximately 32 acres and was approved for construction on June 12th, 2023 with a permit expiration in December of 2025 based on a previous extension approved May 20th, 2024.

Summary of extension needed:

In a previous extension request, it was disclosed that this project was going to be constructed in two phases. Phase 1, consisting of all trunk line drainage infrastructure and outfalls, and the site drainage, utilities, and paving infrastructure needed to serve buildings 2 and 4, began construction in June of 2024 and has recently completed construction.

At the time of our initial permit extension request in May of 2024, it was discussed that we would extend the permit to capture the construction of Phase 1 and then apply for a subsequent permit extension for Phase 2 construction.

Phase 2, consisting of buildings 1 and 3 with associated paving and utilities, is anticipated to begin construction in 2026.

Requested Extension Period:

Based on the construction timeline for Phase 2, we are requesting that the permit be extended to allow for completion of Phase 2 construction by December of 2027.

Documentation of work completed and remaining:

The trunk line drainage infrastructure along with buildings 2 and 4, with the associated paving, utilities, and site drainage to serve buildings 2 and 4, have been completed.

The remaining work to be completed for phase 2 includes buildings 1 and 3, with the associated paving, utilities, and site drainage. All public connections for water, sewer, and storm were made in Phase 1 and stubbed for continuation in Phase 2

Sincerely,

Eric Rogers, P.E.

Eric Rogers

Recommendation/ Reason(s) if not approved:		
Date: 10/27/2025	☒ Approved as submitted	
Application No.: 23-00813	☐ Approved as Noted	
BKDD President _____	☐ Not Approved for Reason(s) Stated	
BKDD District Engineer _____	☐ Not Applicable	
Comment/Conditions: _____ _____ _____ _____		



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

November 7, 2025

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

Reference: Twinwood Industrial Owner, LLC
Replat of Enterprise Park at Twinwood – **Final Plat only**
Application ID No. 01172
Permit No. 2025-99
Quiddity, Inc. Job No. R0002-1052-01.004

Dear Mr. England:

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

Applicant: LJA

Permit Type: Tract Development with Platting – Final Plat

Location: North of Discovery Hills Parkway, south of Twinwood 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 Final Plat for Enterprise Park at Twinwood, on June 13, 2023. The reason for this replat is to create two (2) commercial reserves.

Description: The purpose of the proposed Replat of Enterprise Park at Twinwood is to create two commercial reserves.

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 have 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.



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

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 the **approved permit** from the governing entity 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/R0002-1052-01.004 Replat of Enterprise Park at Twinwood_01092/2.0 - Letters/Replat of Enterprise Park at Twinwood FP Approval Ltr 110725.docx

cc: Mr. Todd King - Twinwood Industrial Owner, LLC via email TKing@panattoni.com
Mr. Adam Clent – LJA via email aclent@lja.com
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

November 7, 2025

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

Reference: PHHOU - Cane Island 178, LLC
Lakes of Cane Island Section 6 – **Final Plat and Drainage Plans**
Application ID No. 01063 (FP) & 01030 (FDP)
Permit No. – 2025-64
Quiddity Job No. R0002-1033-01.019

Dear Mr. England:

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

Applicant: Edminster, Hinshaw, Russ & Associates

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

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

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

Previous Approvals: The District approved the Preliminary Plat for Lakes of Cane Island Section 6 on April 14, 2025 and the Preliminary Plat Permit Extension on October 27, 2025.

Description: The proposed Lakes of Cane Island Section 6 (Development) encompasses approximately 9.58 acres of single-family residential development and includes 37 Lots, 4 Blocks, and 2 Reserves. The Development is located within the future Lakes of Cane Island Phase 1 development.

The drainage for the site is conveyed through curb and gutter inlets, which connects to an underground public storm sewer system that outfalls into Detention Pond F, that outfalls into Detention Pond E, then Detention Pond D, then Detention Pond C, then Detention Pond B, then Detention Pond A, which outfalls into the existing storm sewer system south of Morton Road and within Cane Island Section 35. Detention Ponds A thru F were included in



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

the construction plans titled, "Lakes of Cane Island Detention" that were approved by the District under Permit No. 2024-109 on February 10, 2025. Additionally, the drainage impact assessment (DIA) for "Lakes of Cane Island Tract" has been reviewed and accepted by the District on December 23, 2024. The drainage and detention components outlined in the plans for the Development are designed in accordance with the DIA.

DFMA:

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

Technical Review:

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

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

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

For the Applicant:

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



Mr. Arnold England, President

November 7, 2025

Page 3

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

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1033-01.019 Lakes of Cane Island Section 6/2.0 - Letters/Lakes of Cane Island Section 6 FP & FDP Approval Ltr 110725.docx>

cc: Mr. Conner Young - PHHOU - Cane Island 178, LLC via email Connor.Young@PerryHomes.com
Ms. Deirdre Brock – Edminster, Hinshaw, Russ & Associates via email dbrock@ehra.team
Ms. Elaine Stremlau – Edminster, Hinshaw, Russ & Associates via email estremlau@ehra.team
Mr. Ross McCall, PE – Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



October 30, 2025

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

Reference: PHHOU - Cane Island 178 LLC
Lakes of Cane Island Section 8 – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 01189
Permit No. – N/A
Quiddity Job No. R0002-1033-01.027

Dear Mr. England:

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

Applicant: Edminster, Hinshaw, Russ & Associates

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

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

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

Technical Review: Based on our review of the Preliminary Plat of Lakes of Cane Island Section 8, 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

October 30, 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/R0002-1033-01.027 Lakes of Cane Island Section 8/2.0 - Letters/Lakes of Cane Island Section 8 PP Approval Ltr 103025.docx>

cc: PHHOU - Cane Island 178 LLC via email cbeasley@ehra.team
Mr. Michael Turzillo – Edminster, Hinshaw, Russ & Associates 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



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Tel: 832.913.4000
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October 30, 2025

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

Reference: Century Land Holdings of Texas, LLC
Mirabella Drive Phase 2 – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 01175
Permit No. – N/A
Quiddity Job No. R0002-1035-01.013

Dear Mr. England:

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

Applicant: Edminster, Hinshaw, Russ & Associates

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

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

Survey: H. & T.C. R.R. Co. Survey, Abstract No. 143, Section 51, Waller County, Texas

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

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

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

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



Mr. Arnold England, President

October 30, 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/R0002-1035-01.013 Mirabella Drive Phase 2/2.0 - Letters/Mirabella Drive Phase 2 PP Approval Ltr 103025.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1035-01.013%20Mirabella%20Drive%20Phase%202/2.0%20Letters/Mirabella%20Drive%20Phase%20PP%20Approval%20Ltr%20103025.docx)

cc: Century Land Holdings of Texas via email plattting@ehra.team
Mr. Michael Turzillo – Edminster, Hinshaw, Russ & Associates 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



October 30, 2025

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

Reference: Century Land Holdings of Texas, LLC
Mirabella Section 4 – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 01184
Permit No. – N/A
Quiddity Job No. R0002-1035-01.014

Dear Mr. England:

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

Applicant: Edminster, Hinshaw, Russ & Associates

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

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

Survey: H. & T.C. R.R. Co. Survey, Abstract No. 143, Section 51, Waller County, Texas

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

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

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

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



Mr. Arnold England, President

October 30, 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/R0002-1035-01.014 Mirabella Section 4/2.0 - Letters/Mirabella Section 4 PP Approval Ltr 103025.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1035-01.014%20Mirabella%20Section%204/2.0%20Letters/Mirabella%20Section%204%20PP%20Approval%20Ltr%20103025.docx)

cc: Century Land Holdings of Texas via email plattting@ehra.team
Mr. Michael Turzillo – Edminster, Hinshaw, Russ & Associates 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

OCTOBER 2025 - FINANCIAL REPORT

Exhibit "B"

General Fund	\$3,317,916.20
Payroll Fund	\$200,072.75
Petty Cash	\$1,870.18
Building Fund	\$1,814,284.17
Capital Improvement Fund	\$656,130.16
Texpool Fund	\$3,383.30
Amegy Bank Checking	\$756,150.99
Austin Co. State Bank CD	\$251,486.04
Bank of Shiner CD	\$190,992.14
Bank of Brenham CD	\$238,801.54
Citizens State Bank CD	\$248,779.52
Fayetteville Bank CD	\$190,720.06
First Nat. Bank Bellville CD	\$191,940.67
Industry State Bank CD	\$238,800.90
TOTAL RECONCILED BALANCE	\$8,301,328.62

CD RESERVES:

\$1,551,520.87

All accounts are reconciled.

FUNDS						
	TexPool	Prosperity Bank General Fund	Prosperity Bank Payroll Fund	Amegy Bank Grant - Checking	Prosperity Bank Building Fund	Prosperity Bank Capital Imprvmnts
Fund Balance						
Beginning Balance 10/1	\$3,371.50	\$3,683,563.68	\$100,786.46	\$794,649.74	\$1,597,711.76	\$659,735.03
Deposits and Credits	\$11.80	\$73,351.05	\$200,021.04	\$0.00	\$527,740.97	\$83.88
Debits and Withdrawals	\$0.00	\$382,371.89	\$72,586.05	\$38,498.75	\$306,881.06	\$3,688.75
Ending Balance 10/31	\$3,383.30	\$3,374,542.84	\$228,221.45	\$756,150.99	\$1,818,571.67	\$656,130.16
Less Total Outstanding Drafts/Deposits (Net Amount)	\$0.00	-\$56,626.64	-\$28,148.70	\$0.00	-\$4,287.50	\$0.00
Adjusted Ending Balance 10/31	\$3,383.30	\$3,317,916.20	\$200,072.75	\$756,150.99	\$1,814,284.17	\$656,130.16
Monthly Interest Earned	\$11.80	\$449.32	\$21.04	\$0.00	\$206.40	\$83.88

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 10/1	\$244,834.28	\$190,992.14	\$248,779.52	\$190,720.06	\$191,940.67	\$238,800.90	\$238,801.54
Deposits and Credits	\$6,651.76	\$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 10/31	\$251,486.04	\$190,992.14	\$248,779.52	\$190,720.06	\$191,940.67	\$238,800.90	\$238,801.54
Interest/Earned	\$6,651.76	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

ADOPTED BUDGET	
25-26 FY Budget	\$6,072,846.03
YTD Expenses	\$264,256.05
New Equipment	\$0.00
Total Budgeted Expenses YTD	\$264,256.05

ENFORCEMENT/CIVIL PENALTIES REVENUE	
Awry Concrete	\$0.00 BKDD Received FY 25-26
DI Landholdings	\$7,500.00 BKDD Received FY 25-26

NEW ADMIN BLDG	FYTD EXPENSES	\$349,950.03
MDP PHASE 2	FYTD EXPENSES	\$26,301.25

BROOKSHIRE-KATY DRAINAGE DISTRICT

MONTHLY EQUIPMENT MILEAGE/HOUR, AND EXPENSE REPORT

OCTOBER 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	4,078	128	128	\$157.31	\$157.31
JD 6145M 2019 BOOM MOWER	2019	3,069	49	49	\$563.31	\$563.31
JD 6145M 2021 BOOM MOWER	2021	2,904	154	154	\$0.00	\$0.00
JD 6150M BOOM MOWER	2015	7,941	141	141	\$178.86	\$178.86
JD 930M Z-TRAK MOWER	2018	725	4	4	\$0.00	\$0.00

HEAVY EQUIPMENT

EQUIPMENT	YEAR MODEL	LIFETIME HOURS	HOURS THIS MONTH	FISCAL YTD HOURS	EXPENSES THIS MONTH	FISCAL YTD EXPENSES
CAT 920 WHEEL LOADER	2024	836	59	59	\$0.00	\$0.00
CAT D6k2 DOZER	2019	1,863	0	0	\$0.00	\$0.00
CAT 323 EXCAVATOR	2018	5,622	95	95	\$263.14	\$263.14
CAT 416E BACKHOE	2012	3,976	5	5	\$376.54	\$376.54
NORAM 65E MOTOR GRADER	2014	3,069	2	2	\$0.00	\$0.00
CAT 265 SKID STEER	2025	229	38	38	\$130.59	\$130.59

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	22,489	338	338	\$374.50	\$374.50
TACOMA SR 4X4 (INSPECTOR)	2020	56,618	762	762	\$2.95	\$2.95
F-150 4X4 (INSPECTOR)	2017	105,759	93	93	\$0.00	\$0.00
F-250 4X4 (CREW)	2016	106,509	208	208	\$3.87	\$3.87
F-750 DUMP TRUCK	2011	50,082	6	6	\$0.00	\$0.00
FREIGHTLINER HAUL TRUCK	2000	1,514	23	23	\$0.00	\$0.00
DODGE RAM 4X4 (2301) (CREW)	2023	12,668	566	566	\$21.95	\$21.95
DODGE RAM 4X4 (2302) (FOREMAN)	2023	28,302	1,409	1,409	\$73.41	\$73.41
TACOMA TDR 4X4 (ASST GM)	2023	25,752	1,330	1,330	\$16.23	\$16.23
FREIGHTLINER DUMP TRUCK	2020	59,178	458	458	\$0.00	\$0.00
KAWASAKI MULE PRO	2024	154	0	0	\$0.00	\$0.00

TRAILERS

EQUIPMENT	YEAR MODEL	EXPENSES THIS MONTH	FISCAL YTD EXPENSES
LOAD MAX TRAIL 20' TANDEM	2020	\$133.00	\$133.00
TALBERT LOWBOY TRAILER	2008	\$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

MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT

November 17, 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 17th day of November, 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. Director Beckendorff entered the meeting at 8:32 a.m. during discussion on Agenda Item No. 4.

Also attending the meeting were Stan Kitzman, General Manager of the District; Buddy Brand, Assistant General Manager of the District; Wendy Sidwell, District Administrator; Michael McCarthy, P.E. of Quiddity Engineering ("Quiddity" or "Engineer"); and 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
RENTAL SERVICE AGREEMENT WITH CINTAS AND RELEASING CURRENT UNIFORM SUPPLIER

Upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board (i) authorized discontinuation of services with the current uniform supplier; and (ii) approved the Rental Service Agreement with Cintas and authorized Mr. Kitzman and/or Mr. Brand to execute the Agreement.

Agenda Item No. 5
ORDER EXECUTIVE CHAIRS FOR THE NEW ADMINISTRATION BUILDING DIAS AND AUTHORIZE STAFF TO REFURBISH CURRENT BOARD ROOM WOODEN CHAIRS

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved the order for executive chairs referenced on Quote No. QO12441 for the new Administration Building dais and authorized staff to refurbish the current Board Room wooden chairs, a copy of which is attached hereto as Exhibit "A".

Agenda Item No. 6
AWARD CONSTRUCTION CONTRACT FOR THE NEUMAN EASEMENT LOW
WATER CROSSING IMPROVEMENTS

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board awarded the Neuman Easement Low Water Crossing Improvements Contract to the low bidder, Texas Civil Construction in the amount of \$413,110.80, as authorized by Quiddity; and authorized Quiddity to issue the Notice to Proceed to the Contractor in agreement with the property's owner.

Supplemental Agenda
BOND AND TAX ELECTION – NOVEMBER 4, 2025

Mr. Petrov reported on the Bond and Tax Election (the "Election") held jointly with Waller County on Tuesday, November 4, 2025. All three propositions were defeated. The election results, as certified by the Waller County Election Administrator, are as follows:

Proposition	For Votes	For %	Against Votes	Against %
Proposition A	641	31.12%	1,419	68.88%
Proposition B	581	28.65%	1,447	71.35%
Proposition C	668	32.47%	1,389	67.53%

Based on the election results, the Board noted that the authorization to issue \$100 million in drainage bonds and refunding bonds was not obtained. Additionally, Proposition C to levy and collect an annual operation and maintenance tax not to exceed fifteen cents (\$0.15) per one hundred dollars (\$100) of taxable property valuation within the District was not authorized.

Upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board adopted an Order Canvassing Returns and Declaring Results of the November 4, 2025 Election, a copy of which is attached hereto as Exhibit "B".

ADJOURNMENT

With no additional matters to discuss, upon motion by Supervisor Keeling, seconded by Supervisor Chisum, and with all Supervisors voting aye, the Board adjourned the meeting at 9:22 a.m.

[EXECUTION PAGE FOLLOWS]

SIGNED this 12th day of JANUARY 2025

[Signature]
President, Board of Supervisors

ATTEST:

[Signature]
Secretary, Board of Supervisors

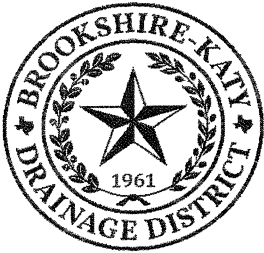


Exhibit	Description
Exhibit "A"	Furniture Quote No. QO12441
Exhibit "B"	Order Canvassing Bond and Tax Election

TEXAS DEPARTMENT OF CRIMINAL JUSTICE
TEXAS CORRECTIONAL INDUSTRIES

Exhibit "A"

P O BOX 4013 HUNTSVILLE, Tx 77342-0099
1-800-833-4302 FAX (936) 437-8610

Customer Solicitation No:

Date: 9/29/2025

Company: BKDD Contact Name: Sidwell, Wendy Address: Email@Email: wsidwell@bkdd.dst.tx.us	RAMSEY QuoteNo: QO12441 Expires: 60 Days Estimated Delivery ARO: Telephone: Ext. Fax:
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Thank you for calling Texas Correctional Industries (TCI).
Please find below your requested custom item(s) quote.

Item #	Description	Qty	Each	Total
425-99-Chair(QO12387A001)	CHAIR, SENATE FLOOR, EMBROIDERED SEAL, W/DURANGO(DU-006) BLACK VINYL,WALNUT STAIN	9	\$1,324.14	\$11,917.26
425-99-Chair(QO12441A001)	CHAIR, BARREL BACK W/ARMS, REFINISH & REFURBISH	10	\$113.50	\$1,135.00
TOTAL:				\$13,052.26

***Notes: Please allow 120 to 150 days for delivery, thank you.

TCI MUST BE GIVEN THE FINAL OPPORTUNITY TO MEET
OR BEAT THE LOWEST PRICE. TEX. GOV'T CODE 497.0025c

The above quote number should be included and referenced in any subsequent purchase order(s). Orders for custom items are considered final and cannot be returned. Should you require a proof or layout please contact tci@tdcj.texas.gov. TCI sincerely appreciates this opportunity to quote your requested items. Should you need any additional information, please feel free to contact us at 1-800-833-4302

**ORDER CANVASSING RETURNS AND DECLARING RESULTS OF
NOVEMBER 4, 2025 BOND AND TAX ELECTION**

STATE OF TEXAS
COUNTY OF WALLER
BROOKSHIRE-KATY DRAINAGE DISTRICT

§
§
§

WHEREAS, on the 4th day of November, 2025, **BROOKSHIRE-KATY DRAINAGE DISTRICT** (the "District") held a joint election with Waller County, and at which the following proposition was submitted in accordance with the law:

BROOKSHIRE-KATY DRAINAGE DISTRICT - PROPOSITION A

THIS IS A TAX INCREASE

SHALL THE BOARD OF SUPERVISORS OF BROOKSHIRE-KATY DRAINAGE DISTRICT BE AUTHORIZED TO ISSUE BONDS OF SAID DISTRICT IN ONE OR MORE ISSUES OR SERIES IN THE MAXIMUM AGGREGATE ORIGINAL PRINCIPAL AMOUNT OF ONE HUNDRED MILLION AND 00/100 DOLLARS (\$100,000,000), MATURING SERIALLY OR OTHERWISE OVER A PERIOD OR PERIODS NOT TO EXCEED FORTY (40) YEARS FROM THEIR DATE OR DATES, AND TO BE ISSUED AND SOLD AT ANY PRICE OR PRICES AND TO BEAR INTEREST AT ANY RATE OR RATES AS SHALL BE DETERMINED WITHIN THE DISCRETION OF THE BOARD OF SUPERVISORS OF THE DISTRICT AND AS AUTHORIZED BY THE LAWS OF THE STATE OF TEXAS AT THE TIME OF SUCH ISSUANCE, FOR THE BENEFIT OF THE DISTRICT AND ANY LAND WHICH MAY BE HEREAFTER ANNEXED INTO THE DISTRICT, FOR THE PURPOSES OF PURCHASING, CONSTRUCTING, ACQUIRING, OWNING, OPERATING, MAINTAINING, REPAIRING, IMPROVING AND EXTENDING A DRAINAGE SYSTEM FOR THE DRAINAGE OF LANDS WITHIN THE DISTRICT, AND TO PROVIDE FOR THE PAYMENT OF PRINCIPAL OF AND INTEREST ON SUCH BONDS BY THE LEVY AND COLLECTION OF A SUFFICIENT AD VALOREM TAX UPON ALL TAXABLE PROPERTY WITHIN THE DISTRICT, ALL AS AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS?

BROOKSHIRE-KATY DRAINAGE DISTRICT - PROPOSITION B

SHALL THE BOARD OF SUPERVISORS OF BROOKSHIRE-KATY DRAINAGE DISTRICT BE AUTHORIZED TO ISSUE BONDS OF SAID DISTRICT IN ONE OR MORE ISSUES OR SERIES IN THE MAXIMUM AGGREGATE ORIGINAL PRINCIPAL AMOUNT OF ONE HUNDRED MILLION AND 00/100 DOLLARS (\$100,000,000), MATURING SERIALLY OR OTHERWISE OVER A PERIOD OR PERIODS NOT TO EXCEED FORTY (40) YEARS FROM THEIR DATE OR DATES, AND TO BE ISSUED AND SOLD AT ANY PRICE OR PRICES AND TO BEAR INTEREST AT ANY RATE OR RATES AS SHALL BE DETERMINED WITHIN THE DISCRETION OF THE BOARD OF SUPERVISORS OF THE

DISTRICT AND AS AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS AT THE TIME OF ISSUANCE OF EACH ISSUE OR SERIES OF SAID BONDS, FOR THE PURPOSE OF REFUNDING BY ANY MEANS NOW OR HEREAFTER AUTHORIZED BY LAW ALL OR ANY PORTION OF ANY BONDS OR REFUNDING BONDS OF THE DISTRICT PAYABLE IN WHOLE OR IN PART FROM TAXES, WHETHER HERETOFORE OR HEREAFTER ISSUED BY THE DISTRICT, AND WHETHER AUTHORIZED HEREUNDER OR AT PREVIOUS OR SUBSEQUENT ELECTIONS HELD WITHIN AND FOR THE DISTRICT, AND TO PROVIDE FOR THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON SUCH BONDS BY THE LEVY AND COLLECTION OF A SUFFICIENT AD VALOREM TAX UPON ALL TAXABLE PROPERTY WITHIN THE DISTRICT, ALL AS AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS?

BROOKSHIRE-KATY DRAINAGE DISTRICT - PROPOSITION C

SHALL THE BOARD OF DIRECTORS OF BROOKSHIRE-KATY DRAINAGE DISTRICT, BE AUTHORIZED TO ASSESS, LEVY AND COLLECT AN ANNUAL OPERATION AND MAINTENANCE TAX NOT TO EXCEED FIFTEEN CENTS (\$0.15) PER ONE HUNDRED DOLLARS (\$100) VALUATION OF TAXABLE PROPERTY WITHIN SAID DISTRICT TO SECURE FUNDS FOR OPERATION AND MAINTENANCE AND OTHER AUTHORIZED PURPOSES, INCLUDING, BUT NOT LIMITED TO, FUNDS FOR PLANNING, CONSTRUCTING, ACQUIRING, MAINTAINING, REPAIRING, AND OPERATING ALL NECESSARY LAND, PLANTS, FACILITIES, IMPROVEMENTS, APPLIANCES, AND EQUIPMENT OF SUCH DISTRICT, AND FOR THE PAYMENT OF PROPER SERVICES, ENGINEERING AND LEGAL FEES, AND ORGANIZATION AND ADMINISTRATIVE EXPENSES, ALL AS NOW OR HEREAFTER AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS?

WHEREAS, the notice of election was provided to qualified resident electors in accordance with the requirements of the Texas Election Code; and

WHEREAS, the Order Calling Bond Election and Voter Information required by Chapter 1251 of the Government Code was posted in accordance with the posting requirements applicable to a debt obligation election order codified at Section 4.003(f) of the Election Code; and

WHEREAS, the officers appointed to hold the Election have submitted their returns to the Waller County Elections Administrator.

THEREFORE, CANVASSING AUTHORITY OF THE BOARD OF DIRECTORS OF BROOKSHIRE-KATY DRAINAGE DISTRICT AFFIRMATIVELY FINDS AND DECLARES THAT:

The Election ordered by the Board, was duly and regularly called, notice thereof given, and the Election was conducted on November 4, 2025, all in accordance with the laws of the

United States of America and the State of Texas, including particularly the Texas Election Code, together with all amendments and additions thereto and other requirements of law.

All duly qualified resident electors who presented themselves at the polls voted at the Election.

The returns of the Election were regularly made to the Canvassing Authority by the officers of the Election as provided by the Texas Election Code, as amended.

The Election resulted in the following vote as evidenced by the Official Results Report certified by the Waller County Elections Administrator, a copy of which is attached hereto as Exhibit "A".

Proposition	For Votes	For %	Against Votes	Against %
Proposition A	641	31.12%	1,419	68.88%
Proposition B	581	28.65%	1,447	71.35%
Proposition C	668	32.47%	1,389	67.53%

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

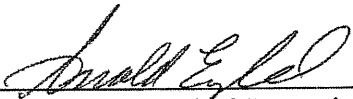
The Election was duly called, notice thereof given in accordance with the law, and conducted in the manner required by the law and as provided in the Order Calling Bond and Tax Election, dated August 18, 2025.

The returns of the Election have been made by the Election officials. The results of the Election are hereby declared to be that (i) a majority of said voters of the District voting at the Election DID NOT authorize the Board to issue bonds in the aggregate principal amount of \$100 million in accordance with Proposition A; (ii) a majority of said voters of the District voting at the Election DID NOT authorize the Board to issue refunding bonds in the aggregate principal amount of \$100 million, in accordance with Proposition B; and (iii) a majority of said voters of the District voting at the Election DID NOT authorize the Board to levy and collect an annual operation and maintenance tax not to exceed fifteen cents (\$0.15) per one hundred dollars (\$100) valuation of taxable property within said District, in accordance with Proposition C.

It is hereby found that the meeting at which this Order is adopted is open to the public as required by law, and that public notice of the time, place and subject matter of said meeting, and of the proposed adoption of this Order, was given as required by Chapter 551 of the Texas Government Code.

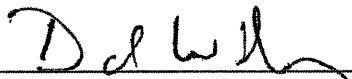
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PASSED, ADOPTED, ORDERED and APPROVED this 17th day of November, 2025.



President, Board of Supervisors

ATTEST:



Secretary, Board of Supervisors

EXHIBIT A



November 12, 2025

Brookshire Katy Drainage District

I, Christy A. Eason, Elections Administrator for the County of Waller, do hereby certify the Official Final Results of the November 4, 2025, Constitutional Amendment and Joint Special Election to be true and correct.

A handwritten signature in cursive script that reads "Christy Eason".

Christy A. Eason
Elections Administrator
Waller County, TX

BROOKSHIRE-KATY DRAINAGE DISTRICT PROPOSITION A

Choice	Party	Absentee Voting		Early Voting		Election Day Voting	
FOR		7	43.75%	334	35.49%	300	27.20%
AGAINST		9	56.25%	607	64.51%	803	72.80%
Cast Votes:		16	100.00%	941	100.00%	1,103	100.00%
Undervotes:		0		38		21	
Overvotes:		0		0		0	

BROOKSHIRE-KATY DRAINAGE DISTRICT PROPOSITION B

Choice	Party	Absentee Voting		Early Voting		Election Day Voting	
FOR		7	43.75%	302	32.72%	272	24.98%
AGAINST		9	56.25%	621	67.28%	817	75.02%
Cast Votes:		16	100.00%	923	100.00%	1,089	100.00%
Undervotes:		0		56		35	
Overvotes:		0		0		0	

BROOKSHIRE-KATY DRAINAGE DISTRICT PROPOSITION C

Choice	Party	Absentee Voting		Early Voting		Election Day Voting	
FOR		9	56.25%	336	35.67%	323	29.39%
AGAINST		7	43.75%	606	64.33%	776	70.61%
Cast Votes:		16	100.00%	942	100.00%	1,099	100.00%
Undervotes:		0		37		25	
Overvotes:		0		0		0	

WORKSHOP MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT

November 17, 2025

The Board of Supervisors of Brookshire-Katy Drainage District (the "District") met in special session, open to the public, at 9:25a.m. on the 17th day of November, 2025, at 1111 Kenney Street, Brookshire, Texas, inside the boundaries of the District, and the roll was called of the members of the Board:

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

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

Also attending the meeting were Stan Kitzman, General Manager of the District; Buddy Brand, Assistant General Manager of the District; Wendy Sidwell, District Administrator; Michael McCarthy, P.E. of Quiddity Engineering ("Quiddity" or "Engineer"); William Petrov, attorney, of Johnson Petrov, LLP ("Johnson Petrov" or "Attorney"); Gregory Van Russ, Jr.; Jeff Brindle and Jeff Haeber of Quiddity Engineering attended virtually.

Agenda Item No. 1
CALL TO ORDER

The President called the meeting to order.

Agenda Item No. 2
DISCUSS MASTER DRAINAGE PLAN PHASE 2

Mr. McCarthy discussed the Master Drainage Plan Phase 2 and responded to questions from the Board.

Agenda Item No. 3
DISCUSS PROPOSED RULES AND REGULATIONS

The Board conducted a workshop to discuss proposed rules and regulations. No action was taken. The Board discussed scheduling an additional workshop 11/24/25.

Agenda Item No. 3
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 workshop at 10:20 a.m.

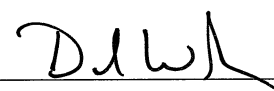
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SIGNED this 12th day of JANUARY 2026.

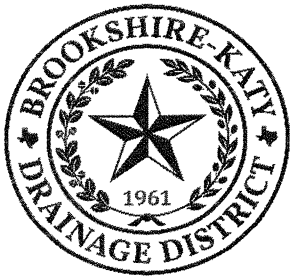


President, Board of Supervisors

ATTEST:



Secretary, Board of Supervisors



MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT

November 24, 2025

The Board of Supervisors of Brookshire-Katy Drainage District (the "District") met in special session, open to the public, at 8:30 a.m. on the 24th day of November, 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 Stan Kitzman, General Manager of the District; Buddy Brand, Assistant General Manager of the District; Wendy Sidwell, District Administrator; Michael McCarthy, P.E. of Quiddity Engineering ("Quiddity" or "Engineer"); Tim Krause of Texas County and District Retirement System; and William Petrov, attorney, and Mirna Croon, paralegal, of Johnson Petrov, LLP ("Johnson Petrov" or "Attorney");

Agenda Item No. 1
CALL TO ORDER

The President called the meeting to order.

Agenda Item No. 2
INVOCATION AND PLEDGE OF ALLEGIANCE

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

Agenda Item No. 3
PUBLIC COMMENT

There was no public comment.

Agenda Item No. 4
TEXAS COUNTY & RETIREMENT SYSTEM ("TCDRS") PLAN ASSESSMENT FOR 2026

The President recognized Mr. Krause who reviewed the Plan Assessment for 2026, a copy of which is attached hereto as Exhibit "A". Mr. Krause noted the current employee and District contribution rates of 7 percent and 9 percent, respectively.

Next, upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved maintaining the current TCDS retirement plan options with employee contributions of 7 percent and District contributions of 9 percent, with no changes to be made effective for 2026.

Agenda Item No. 5
APPLICATION AND CERTIFICATE FOR PAYMENT FROM NOBLE BUILDING & DEVELOPMENT OF APPLICATION NO. 005; INVOICE NO. 2276 FOR SERVICES COMPLETED THROUGH NOVEMBER 30, 2025

Upon motion by Supervisor Chisum, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board Pay Application No. 005 from Noble Building & Development in the amount of \$245,497.21.

Agenda Item No. 6

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR SERENADA LIFT STATION - PHASE 1, ID: 00659, PERMIT NO. 2024-152

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application No. 2024-152, as recommended by Quiddity. A copy of the Quiddity's recommendation letter is attached hereto as Exhibit "B".

Agenda Item No. 7

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SUNTERRA LAKES NORTH SECTION 4B, FINAL DRAINAGE PLANS ID: 01106, FINAL PLAT ID: 01107; PERMIT NO. 2025-86

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

Agenda Item No. 8

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SUNTERRA LAKES NORTH STREET DEDICATION SECTION 1, FINAL DRAINAGE PLANS ID: 01132, FINAL PLAT ID: 01194; PERMIT NO. 2026-08

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

Agenda Item No. 9

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SUNTERRA LAKES SECTION 2 AMENDING PLAT NO. 1 REV01 FINAL PLAT ID: 01199, PERMIT NO. 2024-132 REV01

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

Agenda Item No. 10

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SUNTERRA LAKES SECTION 4 AMENDING PLAT NO. 1 FINAL PLAT ID: 01200, PERMIT NO. 2024-139 REV01

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

Upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application Nos. 2025-86, 2026-08, 2024-132REV01, and 2024-139REV01, as recommended by Quiddity.

Agenda Item No. 11

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SHELL BUILDINGS PRELIMINARY PLAT ID: 01198

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application Preliminary ID: 01198, as recommended by Quiddity. A copy of the recommendation letter is attached hereto as Exhibit "B-5".

Agenda Item No. 12

PERMIT EXTENSION FOR PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR RICELAND REAL ESTATE, LLC, ID: 00347, PERMIT NO. 2023-50

Upon motion by Supervisor Chisum, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved the Permit Application No. 2023-50 extension for 180 days from 11/24/2025, as recommended by Quiddity. A copy of the recommendation letter is attached hereto as Exhibit "B-6".

Agenda Item No. 13

PERMIT APPLICATION FOR UTILITY, PIPELINE & CABLE CROSSING FOR CENTERPOINT ENERGY- FM 359 TO BROOKSHIRE PHASE 2 PROJECT ID: 01074, PERMIT NO. 2025-78

Upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application No. 2025-78, as recommended by Quiddity. A copy of the recommendation letter is attached hereto as Exhibit "B-7".

Agenda Item No. 14

QUIDDITY ENGINEERING UPDATED HOURLY AND REIMBURSABLE RATES

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board accepted the updated rates, a copy of which is attached hereto as Exhibit "C".

Agenda Item No. 14

UPDATE ON CITY OF HOUSTON AIRPORT PROPERTY

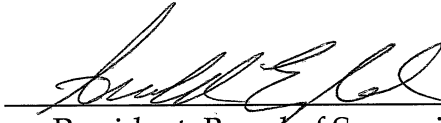
Mr. McCarthy reported on a meeting with the Waller County Representatives regarding the development of the Houston Airport property into a regional detention pond. Waller County is in the process of acquiring the property from the City of Houston and has requested that the District assume responsibility for the design, construction, and maintenance of the detention pond. The County will fund the construction costs. Johnson Petrov has submitted an Interlocal Agreement between the District and the County to the County for review and approval.

ADJOURNMENT

With no additional matters to discuss, upon motion by Supervisor Keeling, seconded by Supervisor Chisum, and with all Supervisors voting aye, the Board adjourned the meeting at 9:25 a.m.

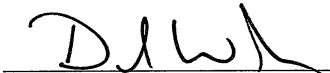
[EXECUTION PAGE FOLLOWS]

SIGNED this 8th day of DECEMBER, 2025



President, Board of Supervisors

ATTEST:



Secretary, Board of Supervisors

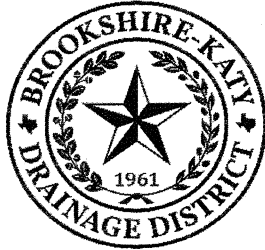


Exhibit	Description
A	Texas County & District Retirement System (TCDRS) Plan Assessment for 2026
B	Engineer's Recommendation Letter – Permit Application for Tract Development Without Platting for Serenada Lift Station – Phase 1, ID: 00659; Permit No. 2024-152
B-1	Engineer's Recommendation Letter – Permit Application for Tract Development With Platting for Sunterra Lakes North Section 4B, Final Drainage Plans ID: 01106, Final Plat ID: 01107; Permit No. 2025-86
B-2	Engineer's Recommendation Letter – Permit Application for Tract Development With Platting for Sunterra Lakes North Street Dedication Section 1, Final Drainage Plans ID: 01132, Final Plat ID: 01194; Permit No. 2026-08
B-3	Engineer's Recommendation Letter – Permit Application for Tract Development With Platting for Sunterra Lakes Section 2 Amending Plat No. 1 REV01, Final Plat ID: 01199; Permit No. 2024-132 REV01
B-4	Engineer's Recommendation Letter – Permit Application for Tract Development With Platting for Sunterra Lakes Section 4 Amending Plat No. 1, Final Plat ID: 01200; Permit No. 2024-139 REV01
B-5	Engineer's Recommendation Letter – Permit Application for Tract Development With Platting for Shell Buildings, Preliminary Plat ID: 01198
B-6	Engineer's Recommendation Letter – Permit Extension for Permit Application for Tract Development With Platting for Riceland Real Estate, LLC, ID: 00347; Permit No. 2023-50
B-7	Engineer's Recommendation Letter – Permit Application for Utility, Pipeline & Cable Crossing for CenterPoint Energy – FM 359 to Brookshire Phase 2, Project ID: 01074; Permit No. 2025-78
C	Quiddity Engineering Updated Hourly and Reimbursable Rates



Plan Assessment for Plan Year 2026
Brookshire - Katy Drainage District – 554
Participation Date – 2/1/1987

It's that time of year again — time to look at your TCDRS retirement plan and decide whether or not your benefits are adequate and affordable. This plan assessment will give you an overview of the benefits you provide as well as how much it will cost to provide these benefits in the upcoming plan year.

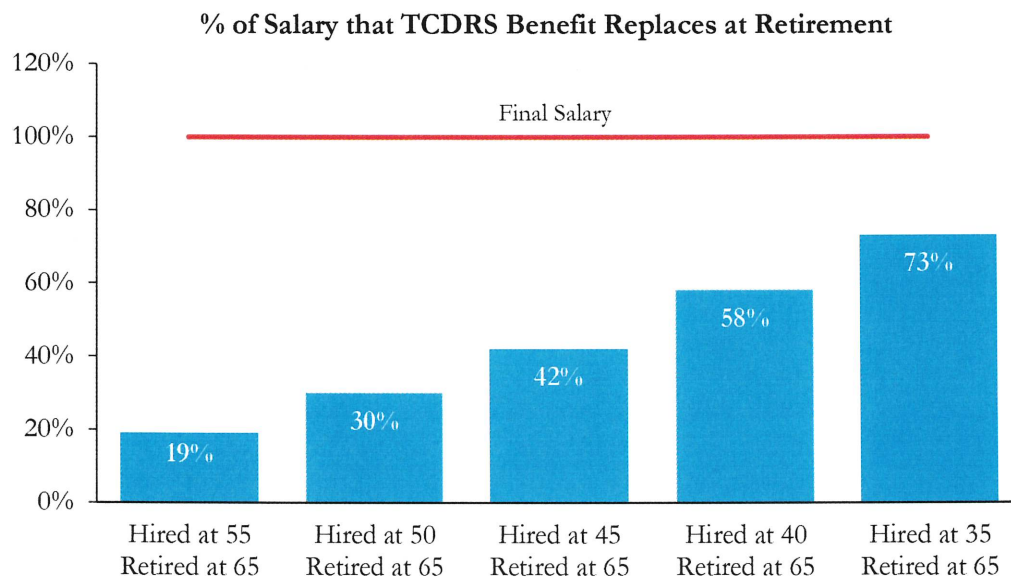
2026 Plan	
Basic Plan Options	
Employee Deposit Rate	7%
Employer Matching	160%
Retirement Eligibility	
Age 60 (Vesting)	10 years of service
Rule of	80 years total age + service
At Any Age	30 years of service
Optional Benefits	
Partial Lump Sum	No
Group Term Life	None
Retirement Plan Funding	
Total Normal Cost Rate	13.72%
Employee Deposit Rate	<u>-7.00%</u>
Employer-Paid Normal Cost Rate	6.72%
UAAL / (OAAL) Rate	<u>1.98%</u>
Required Rate	8.70%
Elected Rate	9.00%
Contribution Rates	
Retirement Plan Rate	9.00%
(greater of required and elected rate)	
Group Term Life Rate	N/A
Valuation Results (Dec. 31, 2024)	
Actuarial Accrued Liability	\$1,674,872
Actuarial Value of Assets	<u>\$1,492,009</u>
Unfunded / (Overfunded) AAL	\$182,863
Funded Ratio	89.1%

Notes:

No COLAs have been adopted.

What You Are Providing

The TCDRS benefit is based on employee deposits, which earn 7% compound interest each year, and employer matching at retirement. The following chart shows the estimated TCDRS benefit as a percentage of final salary prior to retirement for a new hire:

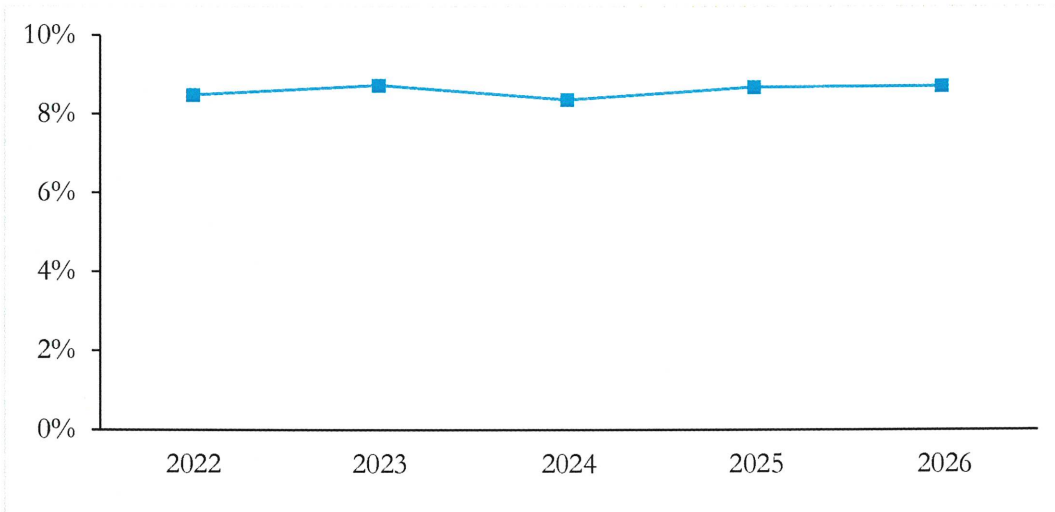


Assumptions

- Employees are new hires and will work for you until retirement.
- Your current plan provisions will remain in effect through an employee's retirement.
- Current laws governing TCDRS will continue as they are.
- Graded salary scales give bigger raises early in careers, with smaller raises later in careers (see Summary Valuation Report at [TCDRS.org/Employer](https://www.tcdrs.org/Employer)).
- Based on Single Life benefit.

Reasons for Rate Change

Below is a record of your required rate history for your retirement plan over the last five years.



Reasons for Rate Change	2022-2023	2023-2024	2024-2025	2025-2026
Beginning Rate	8.48%	8.73%	8.36%	8.68%
Plan Changes Adopted	1.17%	0.00%	0.00%	N/A
Investment Return	-0.08%	0.13%	0.02%	0.00%
Elected Rate/Lump Sum	-0.06%	-0.02%	-0.07%	-0.04%
Demographic/Other Changes	-0.41%	-0.48%	0.41%	0.06%
Assumptions/Methods	-0.37%	0.00%	-0.04%	0.00%
Ending Rate	8.73%	8.36%	8.68%	8.70%
Valuation Year	2021	2022	2023	2024
Funded Ratio	89.2%	89.9%	89.7%	89.1%

Full details on the valuation calculations are included in the Dec. 31, 2024 Summary Valuation Report which will be available mid-May at TCDRS.org/Employer.

Next Steps

If you are interested in making plan changes, please contact your Employer Services Representative at 800-651-3848. Your benefit selections are due by Dec. 15, 2025.



QUIDDITY

Exhibit "B"

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

November 20, 2025

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

Reference: Waller County MUD 54
Serenada Lift Station - Phase 1 – **Tract Development without Platting**
Application ID No. 00659
BKDD Permit No. 2024-152
Quiddity, Inc. Job No. R0002-1037-01.003

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: North of Stella Road, south of Morton Road, east of FM 361, and west of Stalknecht Road

Description: The proposed Serenada Lift Station - Phase 1 (Development) encompasses approximately 0.30 acres of commercial land. The Development proposes to construct a lift station, concrete paving, and drainage.

The drainage for the site is conveyed to a proposed inlet and underground storm sewer which drains into the Serenada Section 1 storm sewer system, which will outfall into Detention Pond A, which will then outfall into the District's drainage easement on the eastern side of Neuman Road. Serenada Section 1 was included in the construction plans titled "WSD&P to serve Serenada Section 1" that was approved by the District under Permit No. 2025-96 on October 13, 2025. Detention Pond A was included in the construction plans titled, "Detention Plan to serve Serenada" that was approved by the District under Permit No. 2024-121 on July 14, 2025. Additionally, the drainage impact assessment (DIA) for Maple Park (Serenada) has been reviewed and accepted by the District on March 11, 2024. The drainage and detention components outlined in the plans for the Development are designed in accordance with the DIA.



Mr. Arnold England, President
November 20, 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 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
November 20, 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,

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

Michael McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1037-01.003 Serenada Lift Station Phase 1/2.0 - Letters/Serenada Lift Station Ph 1 TDWOP FDP Approval Ltr 111825.docx>

cc: Ms. Sarah Velez – LJA Engineering via email svelez@lja.com
Mr. Eli Silva – LJA Engineering via email esilva@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

November 20, 2025

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

Reference: Astro Sunterra Lakes North, L.P.
Sunterra Lakes North Section 4B – **Final Plat and Drainage Plans**
Application ID No. 01107 (FP) & 01106 (FDP)
Permit No. – 2025-86
Quiddity Job No. R0002-1036-01.026

Dear Mr. England:

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

Applicant: Quiddity Engineering – LDS Main

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

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

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

Previous Approvals: The District approved the Preliminary Plat for Sunterra Lakes North Section 4B on July 14, 2025.

Description: The proposed Sunterra Lakes North Section 4B (Development) encompasses approximately 27.94 acres of single-family residential development and includes 118 Lots, 5 Blocks, and 3 Reserves. The Development is located within the future Sunterra Lakes North Phase 1 development.

The drainage for the site is conveyed through curb and gutter inlets, which connects to an underground public storm sewer system that outfalls into Detention Pond 12 which will then outfall into an existing District channel which is directed south before ultimately discharging into Brookshire Creek. Detention Pond 12 was included in the construction plans titled, "Sunterra Lakes Phase 1 Mass Grading and Detention Facilities" that was

Mr. Arnold England, President

November 20, 2025

Page 2

approved by the District under Permit No. 2025-36 on July 14, 2025. Additionally, the drainage impact assessment (DIA) for Sunterra Lakes North Phase 1 has been reviewed and accepted by the District on April 28, 2025. The drainage and detention components outlined in the plans for the Development are designed in accordance with the Sunterra Lakes North 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 plat and final drainage plans (plans), the permit application generally complies with the District's Rules and Regulations (R&R); we interpose no objection and recommend its approval by the District's Board of Supervisors.

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

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

For the Applicant:

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



Mr. Arnold England, President

November 20, 2025

Page 3

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

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1036-01.026 Sunterra Lakes North Section 4 B/2.0 - Letters/Sunterra Lakes North Section 4B FP & FDP Approval Ltr 112025.docx>

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



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

November 20, 2025

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

Reference: Astro Sunterra Lakes North, L.P.
Sunterra Lakes North Street Dedication Section 1 – **Final Plat and Drainage Plans**
Application ID No. 01194 (FP) & 01132 (FDP)
Permit No. – 2026-08
Quiddity Job No. R0002-1036-01.027

Dear Mr. England:

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

Applicant: Quiddity Engineering – LDS Main

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

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

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

Previous Approvals: The District approved the Preliminary Plat for Sunterra Lakes North Street Dedication Section 1 on July 14, 2025.

Description: The proposed Sunterra Lakes North Street Dedication Section 1 (Development) encompasses approximately 6.15 acres of street dedication with 0 Lots, 1 Block, and 0 Reserves. The Development is located within the future Sunterra Lakes North development.

The drainage for the site is conveyed through curb and gutter inlets, which connects to an underground public storm sewer system that outfalls into Detention Ponds 12, 14, and 15 which will then outfall into an existing District channel which is directed south before ultimately discharging into Brookshire Creek. The Detention Ponds were included in the construction plans titled, "Sunterra Lakes Phase 1 Mass Grading and Detention Facilities"



Mr. Arnold England, President
November 20, 2025
Page 2

that was approved by the District under Permit No. 2025-36 on July 14, 2025. Additionally, the drainage impact assessment (DIA) for Sunterra Lakes North Phase 1 has been reviewed and accepted by the District on April 28, 2025. The drainage and detention components outlined in the plans for the Development are designed in accordance with the Sunterra Lakes North 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 plat and final drainage plans (plans), the permit application generally complies with the District's Rules and Regulations (R&R); we interpose no objection and recommend its approval by the District's Board of Supervisors.

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

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

For the Applicant:

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



Mr. Arnold England, President
November 20, 2025
Page 3

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

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

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

Sincerely,

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

Michael H. McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1036-01.027 Sunterra Lakes North Street Dedication Section 1/2.0 - Letters/Sunterra Lakes North Street Dedication Section 1 FP & FDP Approval Ltr 112025.docx>

cc: Mr. John David Barnes – Astro Sunterra West, L.P. via email cjamnik@quiddity.com
Mr. Brian Stidham – Astro Sunterra Lakes North, L.P. via email bstidham@starwoodland.com
Quiddity Engineering – LDS Main via email Katy-LD@quiddity.com
Mr. Chad Walker – Quiddity Engineering via email - chwalker@quiddity.com
Ms. Chantelle Jamnik – Quiddity Engineering via email cjamnik@quiddity.com
Mr. Ross McCall, PE – Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



November 20, 2025

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

Reference: Astro Sunterra West, LP
Sunterra Lakes Section 2 Amending Plat No. 1 REV01 – **Final Plat**
Application ID No. 01199
Permit No. 2024-132 REV01
Quiddity, Inc. Job No. R0002-1036-01.008

Dear Mr. England:

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

Applicant: Quiddity Engineering LDS

Permit Type: Tract Development with Platting – Final Plat Only

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

Survey: H. & T. C. Railroad Company Survey, Section 49, Abstract 12, Waller County, Texas
and K.G. Bennett Survey, Abstract 288, Waller County, Texas

Previous Approvals: The District approved the Final Plat for Sunterra Lakes Section 2 on December 23, 2024,
under Permit No. 2024-132.

Description: The reason for the amendment to Sunterra Lakes Section 2 Final Plat (Development) is to
add omitted rear back lot distances on lots 1-5 block 3, to correct right-of-way distances
on "Graham Way" ROW adjacent to lot 15 block 5, and add a new street name and street
breaks.

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. They are licensed to practice in the State of Texas, conveying these professional responsibilities and accountability.



Mr. Arnold England, President
November 20, 2025
Page 2

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 the **approved permit** from the governing entity 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/R0002-1036-01.008 Sunterra Lakes Section 2/5.0 - Letters for Amending Plat No. 1/Sunterra Lakes Section 2 Amending Plat No. 1 REV 01 FP Approval Ltr 112025.docx>

cc: Mr. John David Barnes – Astro Sunterra West, LP via email cjamnik@quiddity.com
Quiddity Engineering – LDS Main via email Katy-LD@quiddity.com
Ms. Chantel Jamnik – Quiddity Engineering LDS via email cjamnik@quiddity.com
Mr. Ross McCall, PE - Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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

November 20, 2025

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

Reference: Astro Sunterra West, LP
Sunterra Lakes Section 4 Amending Plat No. 1 REV01 – **Final Plat**
Application ID No. 01200
Permit No. 2024-139 REV01
Quiddity, Inc. Job No. R0002-1036-01.010

Dear Mr. England:

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

Applicant: Quiddity Engineering LDS

Permit Type: Tract Development with Platting – Final Plat Only

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

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

Previous Approvals: The District approved the Final Plat for Sunterra Lakes Section 4 on January 13, 2025, under Permit No. 2024-139.

Description: The reason for the amendment to Sunterra Lakes Section 4 Final Plat No. 1 (Development) is to depict missing front building lines on lots 1-12, block 1; and adjust distances and lot lines on lots 20 and 21, block 2.

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. They 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.

Mr. Arnold England, President
November 20, 2025
Page 2

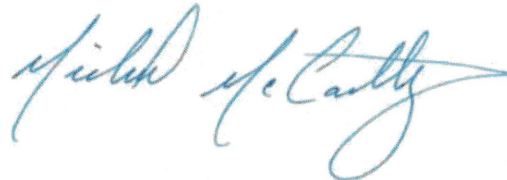
For the Applicant: Please be advised that in an effort to comply with the District's policy to maintain zero net increase in stormwater runoff rates and to ensure that no adverse impacts are attributable to the proposed Development, all detention facilities (i.e., drainage infrastructure and outfall(s)) 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 the **approved permit** from the governing entity 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/R0002-1036-01.010 Sunterra Lakes Section 4/5.0 - Letters for Amending Plat No. 1/Sunterra Lakes Section 4 Amending Plat No. 1 REV 01 FP Approval Ltr 112025.docx>

cc: Mr. John David Barnes – Astro Sunterra West, LP via email cjamnik@quiddity.com
Quiddity Engineering – LDS Main via email Katy-LD@quiddity.com
Ms. Chantel Jamnik – Quiddity Engineering LDS via email cjamnik@quiddity.com
Mr. Ross McCall, PE - Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



November 18, 2025

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

Reference: PC Garvie, LLC
Shell Buildings – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 01198
Permit No. – N/A
Quiddity Job No. R0002-1052-01.014

Dear Mr. England:

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

Applicant: ALJ Lindsay

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

Location: 4325 Garvie Road, Brookshire, Texas 77423

Survey: W. W. Snyder Survey, Abstract No. 338, City of Brookshire, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of PC Garvie (Shell Buildings), 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

November 18, 2025

Page 2

DFMA:

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1052-01.014 Shell Buildings_01198/2.0 - Letters/Shell Buildings PP Approval Ltr 111825.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1052-01.014%20Shell%20Buildings_01198/2.0%20Letters/Shell%20Buildings%20PP%20Approval%20Ltr%20111825.docx)

cc: Mr. Brendan Fleming – PC Garvie, LLC via email bfleming@abbertcapital.com
Mr. Roger Blair – ALJ Lindsey via email rblair@aljlindsey.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



November 20, 2025

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

Reference: CenterPoint Energy Resources Corp.
CenterPoint Energy-FM 359 to Brookshire Phase 2 Project – **Utility Crossing**
Application ID No. 01074
Permit No. 2025-78
Quiddity Job No. R0002-1052-01.001

Dear Mr. England:

The Brookshire-Katy Drainage District (District) has received a permit application for one (1) utility crossing as follows:

Applicant: ERM

Permit Type: Utility Crossing

Location: Within road rights-of-way along FM 359 South, south of Hoff Road, and North of Twinwood Parkway

Description: The District received a permit application for one (1) underground utility crossing of the District's 70-ft wide drainage easement over the East Fork of Brookshire Creek. The utility crossing is located within the FM 359 right-of-way.

The District's Master Drainage Plan identified an ultimate easement width of 200 ft. at this crossing's location. The proposed crossing spans the entire 200 ft ultimate easement width with bends located outside of the District's ultimate 200-ft wide easement. Additionally, the crossing maintains a 10 ft minimum cover under the ultimate flowline of the creek and marker signs will be placed by the applicant on either side of the drainage easement.



Mr. Arnold England
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Technical Review:

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

It is to be understood that the District's approval of the Utility Crossing does not constitute approval of any additional crossings, improvements, or developments on the property. At this time, no deviation or variance requests from the District's Rules and Regulations have been requested or granted. The crossing shall be constructed in accordance with the District approved exhibit and construction detail for the pipe culvert crossing. Any future maintenance or modifications to the crossing will be at the sole expense to the Applicant and its successors. Additionally, any future developments or improvements to the property that require enlargement or modifications to District facilities, as determined by the District's Engineer, and may impact the crossing will be at the Applicant's sole expense to modify, relocate, or remove the crossing in conformance with the District's Master Drainage Plan, now existing or hereafter adopted. Omissions in this approval do not relieve the channel crossing from complying with the District's Rules and Regulations or any other regulatory criteria having jurisdiction.

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.

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.



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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/R0002-1052-01.001 CenterPoint Energy FM 359 to Brookshire Ph 2_01074/2.0 - Letters/CP Energy 359 to Brookshire Ph 2 Proj Crossing Approval Ltr 112025.docx

cc: Ms. Jenna Apostoli – ERM via email jenna.apostoli@erm.com
Mr. Justin Suchecki – CenterPoint Energy via email justin.suchecki@centerpointenergy.com
Mr. Ross McCall, PE - Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com

SCHEDULE OF HOURLY RATES
Effective September 2025 - Subject to Revision

ENGINEERING PERSONNEL

Graduate Engineer I	\$135
Graduate Engineer II	\$165
Professional Engineer I	\$195
Professional Engineer II	\$220
Professional Engineer III	\$250
Professional Engineer IV	\$275
Professional Engineer V	\$295
Professional Engineer VI	\$315

ELECTRICAL ENGINEERING PERSONNEL

Electrical Graduate Engineer I	\$145
Electrical Graduate Engineer II	\$175
Electrical Professional Engineer I	\$210
Electrical Professional Engineer II	\$235
Electrical Professional Engineer III	\$260
Electrical Professional Engineer IV	\$290
Electrical Professional Engineer V	\$310

STRUCTURAL ENGINEERING PERSONNEL

Structural Graduate Engineer I	\$140
Structural Graduate Engineer II	\$170
Structural Professional Engineer I	\$200
Structural Professional Engineer II	\$225
Structural Professional Engineer III	\$255
Structural Professional Engineer IV	\$280
Structural Professional Engineer V	\$300

CONSTRUCTION PERSONNEL

Construction Manager I	\$140
Construction Manager II	\$160
Construction Manager III	\$185
Construction Manager IV	\$210
Construction Manager V	\$250
Field Project Representative I	\$ 95
Field Project Representative II	\$115
Field Project Representative III	\$135
Specialist Field Project Representative I	\$150
Specialist Field Project Representative II	\$160
Senior Specialist Field Project Representative	\$170

SPECIALIST PERSONNEL

Specialist I	\$130
Specialist II	\$160
Specialist III	\$195
Specialist IV	\$230
Specialist V	\$265

PLANNING PERSONNEL

Planner I	\$115
Planner II	\$155
Planner III	\$195
Planner IV	\$265

DESIGNER/DRAFTING PERSONNEL

CAD Operator I	\$100
CAD Operator II	\$110
CAD Operator III	\$130
Designer I	\$145
Designer II	\$165
Designer III	\$185

GIS PERSONNEL

GIS I	\$105
GIS II	\$140
GIS III	\$170
GIS IV	\$230

ENVIRONMENTAL SCIENCE PERSONNEL

Environmental Scientist I	\$ 85
Environmental Scientist II	\$ 90
Environmental Scientist III	\$100
Environmental Scientist IV	\$115
Senior Scientist I	\$135
Senior Scientist II	\$155
Environmental Project Manager I	\$170
Environmental Project Manager II	\$185
Senior Environmental Project Manager I	\$200
Senior Environmental Project Manager II	\$240

OFFICE PERSONNEL

Engineer's Assistant I	\$ 85
Engineer's Assistant II	\$ 95
Admin I	\$ 85
Admin II	\$105
Admin III	\$135
Project Admin/Accountant	\$145



SCHEDULE OF HOURLY RATES
Effective September 2025 - Subject to Revision

SURVEYING PERSONNEL

1-Person Field Crew	\$160
2-Person Field Crew	\$210
3-Person Field Crew	\$255
4-Person Field Crew	\$290
Scanner Equipment	\$110
Survey Technician I	\$110
Survey Technician II	\$120
Project Surveyor I	\$125
Project Surveyor II	\$140
Project Surveyor III	\$160
Project Surveyor IV	\$195
Chief of Survey Crews	\$165
Certified Photogrammetrist	\$190
Remote Pilot	\$180
Visual Observer	\$105
LiDAR Tech	\$115
Aerial Tech	\$100
Registered Professional Land Surveyor	\$225
Survey Manager	\$265



QUIDDITY

SCHEDULE OF REIMBURSABLE EXPENSES

Effective September 2025 - Subject to Revision

1. Reproduction performed in office

<u>Size</u>	<u>Black & White</u>	<u>Color</u>
8½ x 11 (single-sided)	\$0.05/page	\$0.50/page
8½ x 11 (double-sided)	\$0.15/page	\$1.00/page
8½ x 14	\$0.15/page	\$0.75/page
11 x 17	\$0.20/page	\$1.00/page
<u>Large Document Prints/Plots</u>	<u>Black & White</u>	<u>Color</u>
Bond	\$0.20/sq ft	\$1.00/sq ft
Photographic Bond	\$4.00/sq ft	\$5.00/sq ft
Mylar (4 mil)	\$2.00/sq ft	\$8.00/sq ft
<u>Aerial Backgrounds</u>		
All sizes	\$5.50/sheet (plus above sq. ft. cost)	

2. Transportation (mileage): Standard IRS mileage rate in effect
3. Subcontracts and all other outside expenses and fees: Cost, plus 10% service charge
4. Deliveries, abstracting services, outside reproduction costs, and other reimbursable expenses charged at cost, plus 10%
5. GIS hosting will be charged at \$500/month.
6. Surveying Expenses
 - a. Crew Rates: Includes time charged portal to portal and the first 120 miles of transportation and standard survey equipment
 - b. Special Rental Equipment: Cost, plus 10%
 - c. Stakes: Cost, plus 10% service charge when an excessive number of wooden stakes or any special stakes are required
 - d. Iron Rods and Pipes: Cost, plus 10%
 - e. All-Terrain Vehicle (ATV): \$175/day
 - f. Overnight Stays: \$200/night
 - g. Sales Tax: To be paid on boundary-related services.
 - h. Abstracting services, and other reimbursable expenses charged at cost, plus 10%

WORKSHOP MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT

November 24, 2025

The Board of Supervisors of Brookshire-Katy Drainage District (the "District") met in special session, open to the public, at 9:25 a.m. on the 24th day of November, 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 Stan Kitzman, General Manager of the District; Buddy Brand, Assistant General Manager of the District; Wendy Sidwell, District Administrator; Michael McCarthy, P.E. of Quiddity Engineering ("Quiddity" or "Engineer"); and William Petrov, attorney, 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
DISCUSS PROPOSED RULES AND REGULATIONS

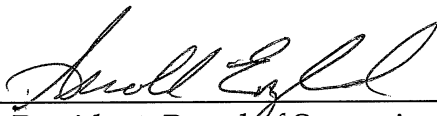
The Board conducted a workshop to discuss proposed rules and regulations. No action was taken.

Agenda Item No. 3
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 workshop at 10:22 a.m.

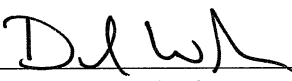
[EXECUTION PAGE TO FOLLOW]

SIGNED this 12th day of JANUARY 2026.



President, Board of Supervisors

ATTEST:



Secretary, Board of Supervisors

