

MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT

September 8, 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 8th day of September, 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; and Wendy Sidwell, District Administrator; Steve Berkenhoff, P.E. and 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
MINUTES OF AUGUST 11, 2025, REGULAR SESSION AND AUGUST 6, AUGUST 18, AUGUST 25, AND AUGUST 28, 2025 SPECIAL MEETING AND WORKSHOP MINUTES

Upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved the minutes of the August 11, 2025, regular Board meeting; and August 6, August 18, and August 28, 2025, special Board meetings and workshops. The minutes of the August 25, 2025 meeting were postponed until a future Board meeting.

Agenda Item No. 5
ENGINEER'S REPORT

- a) Permit Application for Tract Development Without Platting for Dewberry Hills Water Production Plant ID: 00526; Permit No. 2024-124;

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 Keeling, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application No. 2024-124, as recommended by Quiddity.

- b) Permit Application for Tract Development Without Platting for Lowe's of Katy TX ID: 001031; Permit No. 2025-65;

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

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application No. 2025-65, as recommended by Quiddity.

- c) Permit Application for Tract Development With Platting for Park at Anserra Section 3 – Final Drainage Plans ID: 00792, Final Plat ID: 00856, Permit No. 2025-18;

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. 2025-18, as recommended by Quiddity. A copy of the recommendation letter is attached hereto as Exhibit "A-2".

- d) Permit Application for Tract Development With Platting for Sunterra Lakes North Section 2 – Final Drainage Plans ID: 00989, Final Plat ID: 01100, Permit No. 2025-48;

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

- e) Permit Application for Tract Development With Platting for Sunterra Lakes North Section 3 – Final Drainage Plans ID: 00990, Final Plat ID: 01101, Permit No. 2025-49;

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

- f) Permit Application for Tract Development With Platting for Sunterra Lakes North Section 4(A) – Final Drainage Plans ID: 00991, Final Plat ID: 01099, Permit No. 2025-50;

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

- g) Permit Application for Tract Development With Platting for Sunterra Lakes North Section 5 – Final Drainage Plans ID: 00992, Final Plat ID: 01096, Permit No. 2025-51;

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

- h) Permit Application for Tract Development With Platting for Sunterra Lakes North Section 6 – Final Drainage Plans ID: 00993, Final Plat ID: 01097, Permit No. 2025-52;

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

- i) Permit Application for Tract Development With Platting for Sunterra Lakes North Section 9 – Final Drainage Plans ID: 01052, Final Plat ID: 01105, Permit No. 2025-72;

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

- j) Permit Application for Tract Development With Platting for Sunterra Lakes North Street Dedication and Reserves – Final Drainage Plans ID: 00988, Final Plat ID: 01104, Permit No. 2025-53;

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

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. 2025-48, 2025-49, 2025-50, 2025-51, 2025-52, 2025-72, and 2025-53, as recommended by Quiddity.

- k) Permit Application for Tract Development With Platting for Lakes of Cane Island Section 10 – Preliminary Plat ID: 01072;

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

Upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved permit Application ID No. 01072, as recommended by Quiddity.

- l) Permit Application for Tract Development With Platting for Pattison Farms Section 1 – Preliminary Plat ID: 01094;

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

Upon motion by Supervisor Chisum, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application ID No. 01094, as recommended by Quiddity.

Agenda Item No. 6

FINANCIAL REPORT

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

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

- C. Employer-Insured deductible reimbursement in compliance with Ameriflex HRA. Ms. Sidwell reviewed the reimbursement request.

Upon motion by Supervisor Welch, seconded by Supervisor Beckendorff, after full discussion and with all Supervisors present voting aye, the Board approved the employer-insured deductible reimbursement in the amount of \$1,401.84 to Ms. Jessica Gilliam, in compliance with Ameriflex HRA.

Agenda Item No. 7

GENERAL MANAGER'S REPORT

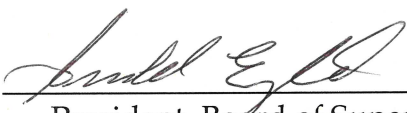
- A. General Manager's Report. Mr. Kitzman presented the General Manager's Report to the Board, a copy of which is attached hereto as Exhibit "C".
- B. Inspector's Report and Enforcement Action Updates. Mr. Kitzman reviewed the Inspection Report, a copy of which is attached to the General Manager's Report.
- C. Discuss and take possible action on New Administration Building. Mr. Kitzman and Ms. Sidwell provided the Board with an update on the Administration Building construction contract with Noble Building & Development.

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 7:58 p.m.

[EXECUTION PAGE FOLLOWS]

SIGNED this 13th day of October 2025.


President, Board of Supervisors

ATTEST:


Secretary, Board of Supervisors

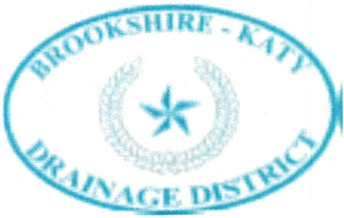


Exhibit	Description
Exhibit "A"	Recommendation letter for Permit Application for Tract Development Without Platting for Dewberry Hills Water Production Plant (ID: 00526; Permit No. 2024-124)
Exhibit "A-1"	Recommendation letter for Permit Application for Tract Development Without Platting for Lowe's of Katy TX (ID: 001031; Permit No. 2025-65)
Exhibit "A-2"	Recommendation letter for Permit Application for Tract Development With Platting for Park at Anserra Section 3 - Final Drainage Plans (ID: 00792, Final Plat ID: 00856, Permit No. 2025-18)
Exhibit "A-3"	Recommendation letter for Permit Application for Tract Development With Platting for Sunterra Lakes North Section 2 - Final Drainage Plans (ID: 00989, Final Plat ID: 01100, Permit No. 2025-48)
Exhibit "A-4"	Recommendation letter for Permit Application for Tract Development With Platting for Sunterra Lakes North Section 3 - Final Drainage Plans (ID: 00990, Final Plat ID: 01101, Permit No. 2025-49)
Exhibit "A-5"	Recommendation letter for Permit Application for Tract Development With Platting for Sunterra Lakes North Section 4(A) - Final Drainage Plans (ID: 00991, Final Plat ID: 01099, Permit No. 2025-50)
Exhibit "A-6"	Recommendation letter for Permit Application for Tract Development With Platting for Sunterra Lakes North Section 5 - Final Drainage Plans (ID: 00992, Final Plat ID: 01096, Permit No. 2025-51)
Exhibit "A-7"	Recommendation letter for Permit Application for Tract Development With Platting for Sunterra Lakes North Section 6 - Final Drainage Plans (ID: 00993, Final Plat ID: 01097, Permit No. 2025-52)
Exhibit "A-8"	Recommendation letter for Permit Application for Tract Development With Platting for Sunterra Lakes North Section 9 -

Exhibit	Description
	Final Drainage Plans (ID: 01052, Final Plat ID: 01105, Permit No. 2025-72)
Exhibit "A-9"	Recommendation letter for Permit Application for Tract Development With Platting for Sunterra Lakes North Street Dedication and Reserves – Final Drainage Plans (ID: 00988, Final Plat ID: 01104, Permit No. 2025-53)
Exhibit "A-10"	Recommendation letter for Permit Application for Tract Development With Platting for Lakes of Cane Island Section 10 – Preliminary Plat (ID: 1072)
Exhibit "A-11"	Recommendation letter for Permit Application for Tract Development With Platting for Pattison Farms Section 1 – Preliminary Plat (ID: 01094)
Exhibit "B"	August 2025 Financial Report
Exhibit "C"	General Manager's Report



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September 7, 2025

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

Reference: Quadvest L.P.
Dewberry Hills Water Production Plant – **Tract Development without Platting**
Application ID No. 00526
BKDD Permit No. 2024-124
Quiddity, Inc. Job No. R0002-1003-68.005

Dear Mr. England:

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

Applicant: Quadvest L.P.

Permit Type: Tract Development without Platting – Final Drainage Plans

Location: 32139 FM 529, Brookshire, Texas 77423

Previous Approvals: N/A

Description: The proposed Dewberry Hills Water Production Plant (Development) encompasses approximately 1.061 acres of land. The Development proposes to construct a water plant, paving and utilities.

The Development flows into the existing roadway and storm sewer system located in "Dewberry Hills Section 1", and approved on May 30, 2024 under Permit No. 2024-36. Dewberry Hills Section 1 drains into Pond 1 that outfalls into Pond 2, which outfalls into an existing District channel along the eastern boundary of the Dewberry Hills development. The detention ponds were included in the plans titled "Dewberry Hills Channel & Detention Basin", and approved on January 29, 2024. The plans are in accordance with the DIA titled "Dewberry Hills Drainage Study", approved on August 28, 2023.

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



Mr. Arnold England, President
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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>).

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

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

Sincerely,

Michael McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1003-68.005 Dewberry Hills Water Production Plant/2.0 - Letters/Dewberry Hills Water Production Plant TDWOP FDP Approval Ltr 090725.docx>

cc: Mr. Chris Daughtrey - Quadvest L.P. via email permitting@quadvest.com
 J. Gifford – Quadvest L.P. via email jgifford@quadvest.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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September 7, 2025

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

Reference: Lowe's Home Centers, LLC
Lowe's of Katy – **Tract Development without Platting**
Application ID No. 01031
BKDD Permit No. 2025-65
Quiddity, Inc. Job No. R0002-1020-01.095

Dear Mr. England:

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

Applicant: Freeland and Kauffman, Inc.

Permit Type: Tract Development without Platting – Final Drainage Plans

Location: 980 Heritage Oak Lane, Katy, Texas 77494

Previous Approvals: N/A

Description: The proposed Lowe's of Katy, TX (Development) encompasses approximately 10.12 acres of land and is located within the Texas Heritage Marketplace. The Development proposes to construct a single building for commercial use, concrete parking, drainage, and utilities.

The Development drains through proposed onsite private inlets and underground storm sewer, tying into an existing public storm system within Heritage Oak Lane, which drains into an existing detention basin, and outfalls to Willow Fork of Buffalo Bayou. The existing public storm sewer was included in the plans titled "Heritage Oak Lane" that was approved on May 12, 2025, under Permit No. 2024-66. The detention basin was included in the plans titled "Texas Heritage Marketplace Detention Basins" that was approved on December 9, 2024, under Permit No. 2024-37, application number 00140, which drains into Willow Fork. The Development's drainage and detention system appears to be



Mr. Arnold England, President
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designed in accordance with the drainage impact assessment titled "161-Acre Texas Heritage Marketplace" that was approved on July 31, 2024 under Application ID. 24-00098.

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
September 7, 2025
Page 3

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

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

Sincerely,

Michael McCarthy, PE

MHM/dme

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1020-01.095 Lowe's of Katy_01031/2.0 - Letters/Lowe's of Katy TDWOP FDP Approval Ltr 090725.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1020-01.095%20Lowe's%20of%20Katy_01031/2.0%20Letters/Lowe's%20of%20Katy%20TDWOP%20FDP%20Approval%20Ltr%20090725.docx)

cc: Mr. Nathan Filipponi – Lowe's Home Centers, LLC via email nathan.filipponi@lowes.com
Mr. Clif Dellinger - Freeland and Kauffman, Inc. via email cdellinger@fk-inc.com
T. Simmons - Freeland and Kauffman, Inc. via email tsimmons@fk-inc.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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September 7, 2025

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

Reference: Dhanani Private Equity Group
Park at Anserra Section 3 – **Final Plat and Drainage Plans**
Application ID No. 00856 (FP) & 00792 (FDP)
Permit No. – 2025-18
Quiddity Job No. R0002- 1020-01.063

Dear Mr. England:

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

Applicant: Bowman Consulting Group

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

Location: North of Kingland Blvd., south of IH 10, east of Pederson Road, and west of Cane Island Parkway

Survey: W. W. Bains Survey - Abstract Number 385, W. W. Bains Survey – Abstract Number 753, City of Houston ETJ, Waller County, Texas and Fort Bend County, Texas

Previous Approvals: The District approved the Preliminary Plat for Park at Anserra Section 3 on October 28, 2024.

Description: The proposed Park at Anserra Section 3 (Development) encompasses approximately 9.682 acres of single-family build for rent residential development and includes 0 Lots, 1 Block, and 1 Reserve.

The drainage for the site is conveyed through curb and gutter inlets, which connects to an underground public storm sewer system that outfalls into East Detention Pond 2 which will then outfall into the West Detention Pond, which then drains into an existing public storm sewer system along Anserra Trail that is maintained by Willow Fork MUD and located within



Mr. Arnold England, President

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Fort Bend County Drainage District jurisdiction. The Detention Ponds were included in the construction plans titled, "Water, Sanitary, and Drainage Facilities in Park at Anserra" that was approved by the District under Permit No. 2022-66 on July 11, 2022. Additionally, the drainage impact assessment (DIA) for "Detention Summary for the Park at Anserra" has been reviewed and accepted by the District on April 2022. The drainage and detention components outlined in the plans for the Development appear to be designed in accordance with the Park at Anserra 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
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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/R0002-1020-01.063 Park at Anserra Section 3_Anserra Single-Family BFR_00632/2.0 - Letters/Park at Anserra Section 3_FP & FDP Approval Ltr 090225.docx

cc: Mr. Nick Dhanani - Dhanani Private Equity Group via email development@dhananipeg.com
Ms. Deirdre Brock – Bowman Consulting Group via email dbrock@bowman.com
Reagan Lee – Bowman Consulting Group via email rlee@bowman.com
J. Mosqueda – Bowman Consulting Group – via email jmosqueda@bowman.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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September 7, 2025

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

Reference: Astro Sunterra Lakes North, LP
Sunterra Lakes North Section 2 – **Final Plat and Drainage Plans**
Application ID No. 01100 (FP) & 00989 (FDP)
Permit No. – 2025-48
Quiddity Job No. R0002-1036-01.015

Dear Mr. England:

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

Applicant: Quiddity Engineering – LDS Main

Permit Type: Tract Development with Platting – 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, Section 52, Abstract No. 310, Waller County, Texas

Previous Approvals: The District approved the Preliminary Plat for Sunterra Lakes North Section 2 on June 9, 2025.

Description: The proposed Sunterra Lakes North Section 2 (Development) encompasses approximately 38.25 acres of single-family residential development and includes 96 Lots, 4 Blocks, and 8 Reserves. The Development is located within the future Sunterra Lakes North Phase 1 development.

The drainage for the site is conveyed through proposed curb and gutter inlets, which connects to an underground public storm sewer system that outfalls into Detention Pond 11, which will then drain to Detention Pond 14, which will then drain to Detention Pond 15, which will then outfall into an existing District channel. The Detention Ponds were included in the construction plans titled, "Sunterra Lakes North Phase I Mass Grading & Detention



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Page 2

Facilities" 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 9, 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
September 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/R0002-1036-01.015 Sunterra Lakes North Section 2/2.0 - Letters/Sunterra Lakes North Section 2 FP & FDP Approval Ltr 090225.docx>

cc: Mr. Brian Stidham – Astro Sunterra Lakes North, LP via email bstidham@starwoodland.com
Mr. John David Barnes – Astro Sunterra Lakes North, LP via email jdarnes@starwoodland.com
Quiddity Engineering – LD Main via email Katy-LD@quiddity.com
Ms. Chantelle Jamnik – Quiddity Engineering 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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September 7, 2025

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

Reference: Astro Sunterra Lakes North, LP
Sunterra Lakes North Section 3 – **Final Plat and Drainage Plans**
Application ID No. 01101 (FP) & 00990 (FDP)
Permit No. – 2025-49
Quiddity Job No. R0002-1036-01.019

Dear Mr. England:

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

Applicant: Quiddity Engineering – LDS Main

Permit Type: Tract Development with Platting – 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, Section 52, Abstract No. 310, Waller County, Texas

Previous Approvals: The District approved the Preliminary Plat for Sunterra Lakes North Section 3 on June 23, 2025.

Description: The proposed Sunterra Lakes North Section 3 (Development) encompasses approximately 32.12 acres of single-family residential development and includes 87 Lots, 2 Blocks, and 8 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 10 which will then drain to Detention Pond 14, which will then drain to Detention Pond 15, which will then outfall into an existing District channel. The Detention Ponds were included in the construction plans titled, "Sunterra Lakes North Phase I Mass Grading & Detention



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

Facilities" 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 9, 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
September 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/R0002-1036-01.019 Sunterra Lakes North Section 3/2.0 - Letters/Sunterra Lakes North Section 3 FP & FDP Approval Ltr 090725.docx>

cc: Mr. Brian Stidham – Astro Sunterra Lakes North, LP via email bstidham@starwoodland.com
Mr. John David Barnes – Astro Sunterra Lakes North, LP via email ldbarnes@starwoodland.com
Quiddity Engineering – LD Main via email Katy-LD@quiddity.com
Ms. Chantelle Jamnik – Quiddity Engineering 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



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

September 7, 2025

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

Reference: Astro Sunterra Lakes North, LP
Sunterra Lakes North Section 4 – **Final Plat and Drainage Plans**
Application ID No. 01099 (FP) & 00991 (FDP)
Permit No. – 2025-50
Quiddity Job No. R0002-1036-01.016

Dear Mr. England:

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

Applicant: Quiddity Engineering – LDS Main

Permit Type: Tract Development with Platting – 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, Section 52, Abstract No. 310, Waller County, Texas

Previous Approvals: The District approved the Preliminary Plat for Sunterra Lakes North Section 4 on June 9, 2025.

Description: The proposed Sunterra Lakes North Section 4 (Development) encompasses approximately 17.15 acres of single-family residential development and includes 65 Lots, 3 Blocks, and 4 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 11 which will then outfall which will then drain to Detention Pond 14, which will then drain to Detention Pond 15, which will then outfall into an existing District channel. The Detention Ponds were included in the construction plans titled, "Sunterra Lakes North Phase I Mass Grading &



Mr. Arnold England, President

September 7, 2025

Page 2

Detention Facilities" 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 9, 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
September 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/R0002-1036-01.016 Sunterra Lakes North Section 4/2.0 - Letters/Sunterra Lakes North Section 4 FP & FDP Approval Ltr 090225.docx>

cc: Mr. Brian Stidham – Astro Sunterra Lakes North, LP via email bstidham@starwoodland.com
Mr. John David Barnes – Astro Sunterra Lakes North, LP via email jdbarnes@starwoodland.com
Quiddity Engineering – LD Main via email Katy-LD@quiddity.com
Ms. Chantelle Jamnik – Quiddity Engineering 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



September 7, 2025

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

Reference: Astro Sunterra Lakes North, LP
Sunterra Lakes North Section 5 – **Final Plat and Drainage Plans**
Application ID No. 01096 (FP) & 00992 (FDP)
Permit No. – 2025-51
Quiddity Job No. R0002-1036-01.020

Dear Mr. England:

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

Applicant: Quiddity Engineering – LDS Main

Permit Type: Tract Development with Platting – 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, Section 52, Abstract No. 310, Waller County, Texas

Previous Approvals: The District approved the Preliminary Plat for Sunterra Lakes North Section 5 on June 23, 2025.

Description: The proposed Sunterra Lakes North Section 5 (Development) encompasses approximately 61.66 acres of single-family residential development and includes 240 Lots, 6 Blocks, and 7 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 ditch. The Detention Pond was included in the construction plans titled, "Sunterra Lakes North Phase I Mass Grading & Detention Facilities" that was approved by the District under Permit No. 2025-36 on July 14, 2025.



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

Additionally, the drainage impact assessment (DIA) for Sunterra Lakes North Phase 1 has been reviewed and accepted by the District on April 9, 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
September 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/R0002-1036-01.020 Sunterra Lakes North Section 5/2.0 - Letters/Sunterra Lakes North Section 5 FP & FDP Approval Ltr 090725.docx>

cc: Mr. Brian Stidham – Astro Sunterra Lakes North, LP via email bstidham@starwoodland.com
Mr. John David Barnes – Astro Sunterra Lakes North, LP via email jdbarnes@starwoodland.com
Quiddity Engineering – LD Main via email Katy-LD@quiddity.com
Ms. Chantelle Jamnik – Quiddity Engineering 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



September 7, 2025

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

Reference: Astro Sunterra Lakes North, LP
Sunterra Lakes North Section 6 – **Final Plat and Drainage Plans**
Application ID No. 01097 (FP) & 00993 (FDP)
Permit No. – 2025-52
Quiddity Job No. R0002-1036-01.017

Dear Mr. England:

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

Applicant: Quiddity Engineering – LDS Main

Permit Type: Tract Development with Platting – 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, Section 52, Abstract No. 310, Waller County, Texas

Previous Approvals: The District approved the Preliminary Plat for Sunterra Lakes North Section 6 on June 9, 2025.

Description: The proposed Sunterra Lakes North Section 6 (Development) encompasses approximately 14.16 acres of single-family residential development and includes 76 Lots, 3 Blocks, and 2 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 ditch. The Detention Pond was included in the construction plans titled, "Sunterra Lakes North Phase I Mass Grading & Detention Facilities" that was approved by the District under Permit No. 2025-36 on July 14, 2025.



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

Additionally, the drainage impact assessment (DIA) for Sunterra Lakes North Phase 1 has been reviewed and accepted by the District on April 9, 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
September 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/R0002-1036-01.017 Sunterra Lakes North Section 6/2.0 - Letters/Sunterra Lakes North Section 6 FP & FDP Approval Ltr 090725.docx>

cc: Mr. Brian Stidham – Astro Sunterra Lakes North, LP via email bstidham@starwoodland.com
Mr. John David Barnes – Astro Sunterra Lakes North, LP via email jdbarnes@starwoodland.com
Quiddity Engineering – LD Main via email Katy-LD@quiddity.com
Ms. Chantelle Jamnik – Quiddity Engineering 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



QUIDDITY

Exhibit "A-8"

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

September 7, 2025

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

Reference: Astro Sunterra Lakes North, LP
Sunterra Lakes North Section 9 – **Final Plat and Drainage Plans**
Application ID No. 01105 (FP) & 01052 (FDP)
Permit No. – 2025-72
Quiddity Job No. R0002-1036-01.023

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, Section 52, Abstract No. 310, Waller County, Texas

Previous Approvals: The District approved the Preliminary Plat for Sunterra Lakes North Section 9 on July 14, 2025.

Description: The proposed Sunterra Lakes North Section 9 (Development) encompasses approximately 18.59 acres of single-family residential development and includes 100 Lots, 3 Blocks, and 6 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 15 which will then outfall into an existing District ditch. The Detention Pond was included in the construction plans titled, "Sunterra Lakes North Phase I Mass Grading & Detention Facilities" that was approved by the District under Permit No. 2025-36 on July 14, 2025.



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

Additionally, the drainage impact assessment (DIA) for Sunterra Lakes North Phase 1 has been reviewed and accepted by the District on April 9, 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
September 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/R0002-1036-01.023 Sunterra Lakes North Section 9/2.0 - Letters/Sunterra Lakes North Section 9 FP & FDP Approval Ltr 090725.docx>

cc: Mr. Brian Stidham – Astro Sunterra Lakes North, LP via email bstidham@starwoodland.com
Mr. John David Barnes – Astro Sunterra Lakes North, LP via email jdbarnes@starwoodland.com
Quiddity Engineering – LD Main via email Katy-LD@quiddity.com
Ms. Chantelle Jamnik – Quiddity Engineering 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



September 7, 2025

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

Reference: Astro Sunterra Lakes North, LP
Sunterra Lakes North Street Dedication and Reserves – **Final Plat and Drainage Plans**
Application ID No. 01104 (FP) & 00988 (FDP)
Permit No. – 2025-53
Quiddity Job No. R0002-1036-01.018

Dear Mr. England:

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

Applicant: Quiddity Engineering – LDS Main

Permit Type: Tract Development with Platting – 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, Section 52, Abstract No. 310, Waller County, Texas

Previous Approvals: The District approved the Preliminary Plat for Sunterra Lakes North Street Dedication and Reserves on June 9, 2025.

Description: The proposed Sunterra Lakes North Street Dedication and Reserves (Development) encompasses approximately 15.74 acres of roadway and future rec center development and includes 0 Lots, 1 Block, and 1 Reserve. 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. Detention Pond 12 was included in the construction plans titled, "Sunterra Lakes North Phase I Mass Grading & Detention Facilities" that was approved by the District under Permit No. 2025-36 on July 14, 2025.



Mr. Arnold England, President

September 7, 2025

Page 2

Additionally, the drainage impact assessment (DIA) for Sunterra Lakes North Phase 1 has been reviewed and accepted by the District on April 9, 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
September 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/R0002-1036-01.018 Sunterra Lakes North Street Dedication and Reserves/2.0 - Letters/Sunterra Lakes North Street Dedication and Reserves FP & FDP Approval Ltr 090725.docx>

cc: Mr. Brian Stidham – Astro Sunterra Lakes North, LP via email bstidham@starwoodland.com
Mr. John David Barnes – Astro Sunterra Lakes North, LP via email jdbarnes@starwoodland.com
Quiddity Engineering – LD Main via email Katy-LD@quiddity.com
Ms. Chantelle Jamnik – Quiddity Engineering 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



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

September 2, 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 10 – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 01072
Permit No. – N/A
Quiddity Job No. R0002-1033-01.024

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 Schlipf Road, west of Pitts Road

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

Technical Review: Based on our review of the Preliminary Plat of Lakes of Cane Island Section 10, 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

September 2, 2025

Page 2

DFMA:

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1033-01.024 Lakes of Cane Island Section 10/2.0 - Letters/Lakes of Cane Island Section 10 PP Approval Ltr 090225.docx>

cc: EHRA Platting Team – EHRA via email platting@ehra.team
Mr. Michael Turillo – EHRA via email mturzillo@ehra.team
Mr. W. Mohamad – EHRA via email wmohamad@ehra.team
Mr. Ross McCall, PE - Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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

September 2, 2025

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

Reference: BGM Land Investments, Ltd.
Pattison Farms Section 1 – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 01094
Permit No. – N/A
Quiddity Job No. R0002-1003-39.005

Dear Mr. England:

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

Applicant: Edminster, Hinshaw, Russ, & Associates

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

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

Survey: W.W. Snyder Survey, A-339, Waller County, Texas

Previous Approvals: The District previously approved the Preliminary Plat of Pattison Farms Section 1 on January 13, 2025 under Application ID 00733. EHRA Engineering is resubmitting this application on behalf of the developer, replacing RG Miller as the engineering .

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

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

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



Mr. Arnold England, President

September 2, 2025

Page 2

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.

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/R0002-1003-39.005 Pattison Farms Section 1/2.0 Letters/Pattison Farms Section 1 PP Approval Ltr 090225 .docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1003-39.005%20Pattison%20Farms%20Section%201/2.0%20Letters/Pattison%20Farms%20Section%201%20PP%20Approval%20Ltr%20090225.docx)

cc: EHRA Platting Team – EHRA via email platting@ehra.team
Mr. Michael Turillo – EHRA via email mturzillo@ehra.team
Mr. W. Mohamad – EHRA via email wmohamad@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

AUGUST 2025 - FINANCIAL REPORT

Exhibit "B"

General Fund	\$3,747,766.01
Payroll Fund	\$149,968.49
Petty Cash	\$1,913.06
Building Fund	\$1,849,902.62
Capital Improvement Fund	\$659,652.57
Texpool Fund	\$3,359.12
Amegy Bank Checking	\$794,649.74
Austin Co. State Bank CD	\$244,834.28
Bank of Shiner CD	\$190,992.14
Bank of Brenham CD	\$238,801.54
Citizens State Bank CD	\$248,779.52
Fayetteville Bank CD	\$190,720.06
First Nat. Bank Bellville CD	\$190,168.62
Industry State Bank CD	\$238,800.90
TOTAL RECONCILED BALANCE	\$8,750,308.67

CD RESERVES:
\$1,543,097.06

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 8/1	\$3,346.87	\$3,910,620.02	\$209,312.72	\$854,284.74	\$2,099,335.51	\$677,958.70
Deposits and Credits	\$12.25	\$120,857.44	\$24.26	\$0.00	\$260.70	\$86.37
Debits and Withdrawals	\$0.00	\$239,031.64	\$55,488.57	\$19,940.00	\$62,220.28	\$0.00
Ending Balance 8/31	\$3,359.12	\$3,792,445.82	\$153,848.41	\$834,344.74	\$2,037,375.93	\$678,045.07
Less Total Outstanding Drafts/Deposits (Net Amount)	\$0.00	-\$44,679.81	-\$3,879.92	-\$39,695.00	-\$187,473.31	-\$18,392.50
Adjusted Ending Balance 8/31	\$3,359.12	\$3,747,766.01	\$149,968.49	\$794,649.74	\$1,849,902.62	\$659,652.57
Monthly Interest Earned	\$12.25	\$491.85	\$24.26	\$0.00	\$260.70	\$86.37

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 8/1	\$244,834.28	\$190,992.14	\$248,779.52	\$189,025.97	\$190,168.62	\$238,800.90	\$238,801.54
Deposits and Credits	\$0.00	\$0.00	\$0.00	\$1,694.09	\$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 8/31	\$244,834.28	\$190,992.14	\$248,779.52	\$190,720.06	\$190,168.62	\$238,800.90	\$238,801.54
Interest/Earned	\$0.00	\$0.00	\$0.00	\$1,694.09	\$0.00	\$0.00	\$0.00

ADOPTED BUDGET	
24-25 FY Budget	\$5,294,869.51
YTD Expenses	\$3,415,479.56
New Equipment	\$117,276.73
Master Drainage Plan Phase 2	\$300,000.00
Total Budgeted Expenses YTD	\$3,832,756.29

ENFORCEMENT/CIVIL PENALTIES REVENUE	
Awry Concrete	\$75,647.68 BKDD Received FY 24-25
DI Landholdings	\$95,000.00 BKDD Received FY 24-25

NEW ADMIN BLDG	FYTD EXPENSES	\$971,669.77
MDP PHASE 2	FYTD EXPENSES	\$274,916.10

BROOKSHIRE-KATY DRAINAGE DISTRICT

MONTHLY EQUIPMENT MILEAGE/HOUR, AND EXPENSE REPORT

AUGUST 2025

TRACTORS

EQUIPMENT	YEAR MODEL	LIFETIME HOURS	HOURS THIS MONTH	FISCAL YTD HOURS	EXPENSES THIS MONTH	FISCAL YTD EXPENSES
JD 5100E BAT-WING TRACTOR	2019	3,891	103	683	\$0.00	\$5,558.63
JD 6145M 2019 BOOM MOWER	2019	3,008	1	170	\$0.00	\$996.96
JD 6145M 2021 BOOM MOWER	2021	2,655	82	902	\$2,967.47	\$4,269.73
JD 6150M BOOM MOWER	2015	7,694	108	1,072	\$0.00	\$3,614.64
JD 930M Z-TRAK MOWER	2018	715	10	73	\$0.00	\$260.43

HEAVY EQUIPMENT

EQUIPMENT	YEAR MODEL	LIFETIME HOURS	HOURS THIS MONTH	FISCAL YTD HOURS	EXPENSES THIS MONTH	FISCAL YTD EXPENSES
CAT 920 WHEEL LOADER	2024	707	61	505	\$0.00	\$289.39
CAT D6k2 DOZER	2019	1,851	14	92	\$0.00	\$2,004.94
CAT 323 EXCAVATOR	2018	5,506	88	684	\$6,173.27	\$8,816.02
CAT 416E BACKHOE	2012	3,891	9	233	\$80.00	\$1,975.14
NORAM 65E MOTOR GRADER	2014	3,064	6	76	\$0.00	\$1,230.09
CAT 265 SKID STEER	2025	188	14	188	\$415.99	\$415.99

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	22,067	470	4,725	\$0.00	\$105.12
TACOMA SR 4X4 (INSPECTOR)	2020	55,209	613	6,255	\$46.56	\$154.50
F-150 4X4 (INSPECTOR)	2017	104,939	807	9,471	\$0.00	\$124.48
F-250 4X4 (CREW)	2016	106,242	349	2,343	\$0.00	\$149.32
F-750 DUMP TRUCK	2011	49,525	109	1,851	\$4,945.52	\$5,380.10
FREIGHTLINER HAUL TRUCK	2000	1,483	29	623	\$0.00	\$2,199.56
DODGE RAM 4X4 (2301) (CREW)	2023	11,736	734	5,667	\$1,305.28	\$3,499.59
DODGE RAM 4X4 (2302) (FOREMAN)	2023	25,854	706	9,347	\$1,305.28	\$3,456.16
TACOMA TDR 4X4 (ASST GM)	2023	23,850	1,303	10,103	\$0.00	\$118.47
FREIGHTLINER DUMP TRUCK	2020	58,069	653	4,366	\$70.00	\$4,108.92
KAWASAKI MULE PRO	2024	153	0	78	\$0.00	\$0.00

TRAILERS

EQUIPMENT	YEAR MODEL	EXPENSES THIS MONTH	FISCAL YTD EXPENSES
LOAD MAX TRAIL 20' TANDEM	2020	\$0.00	\$0.00
TALBERT LOWBOY TRAILER	2008	\$0.00	\$732.67
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

August 2025
Maintenance Report

Week One

August 1 – Picked up trash and emptied trash cans at Discovery Park. Continued working on Willow Fork. Mowed Grass Farm and Peregrine Estates easements.

Week Two

August 4 – Mowed east and west Kosciuskie easement. Continued working on Willow Fork. Picked up trash and emptied trash cans at Discovery Park.

August 5 – We were taught a class from 10:00 to 2:00 on BLS & CPR in the office. Mowed middle ditch from Grass Farm to Freeland easement. Continued working on Willow Fork.

August 6 – Mowed on Freeland easement. Continued working on Willow Fork.

August 7 – Finished mowing Freeland easement. Continued working on Willow Fork. Picked up trash emptied trash cans, and mowed Discovery Park.

August 8 – Mowed inside Houston Ex. Airport. Continued working on Willow Fork.

Week Three

August 11 – Changed oil in 2020 Toyota. Continued working on Willow Fork. Continued mowing Houston Ex. Airport easement.

August 12 – Moved 323 from Willow Fork at Hwy. 90 to Briarbrook easement off of Stella Road. Mowed Briarbrook easement and removed trees.

August 13 – Mowed Goya easement. Moved 323 from Stella Road to West Fork at Rheman Cutoff, started working on ditch.

August 14 – Mowed Willow Fork from I-10 to Hwy 90. Continued working on West Fork at Stella Ranch.

August 15 – Mowed Willow Fork from I-10 to Pederson Road. Continued working on West Fork at Stella Ranch. Mowed Discovery Park.

Week Four

August 18 – Mowed Cane Island from 1st Street to Franz Road. Continued working on West Fork. Picked up trash and emptied trash cans at discovery Park

August 19 – Mowed Cane Island from Franz Road to Morton Road. Continued working on West Fork. Rained 1 inch.

August 20 – Mowed Snake Creek south of Hwy. 90. welded on gate of mower trailer. Disced hog ruts on Sparks easement. weedeated around crossings on Neuman Road.

August 21 - Mowed Snake Creek north of Hwy. 90, up to Young Property. Mowed Discovery Park. Continued working on West Fork.

August 22 - Removed boom off of 21-6145, bolts broke and turret cracked. Picked up trash and emptied trash cans at Discovery Park.

Week Five

August 25 - Replaced turret and started putting boom back on 21-6145. Continued working on West Fork.

August 26 - Mowed wheat easement, north of Clay Road, mowed Discovery Park. Continued working on West Fork.

August 27 - Mowed easement on Cane Island, south of Clay Road. Continued working on West Fork. Cut trees on Willow Fork, south of I-10 with skid steer.

August 28 - Mowed north easement of Remington Trails. Continued working on West Fork.

August 29 - Finished putting 2021-6145 back together. Continued working on West Fork. Picked up Ford dump truck from Bryan Freightliner.

MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT

September 15, 2025

The Board of Supervisors of Brookshire-Katy Drainage District (the "District") met in regular session, open to the public, at 8:30 a.m. 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	Supervisor

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; and William Petrov, attorney, of Johnson Petrov, LLP (via teleconference).

Agenda Item No. 1
CALL TO ORDER

The President called the meeting to order.

Agenda Item No. 2
PUBLIC HEARING REGARDING 2025-2026 FISCAL YEAR PROPOSED TAX RATE

At 8:31 a.m., the President convened the public hearing regarding the 2025-2026 Fiscal Year Tax Rate. It was stated that the proposed tax rate is \$0.057850 per \$100 of assessed valuation compromised of debt service levy of \$0.00 per \$100 and maintenance tax levy of \$0.057850 per \$100 of assessed valuation. After confirming that no residents were in attendance to comment on the proposed tax rate, the President closed the public hearing on the 2025 tax rate at 8:44 a.m.

ADJOURNMENT

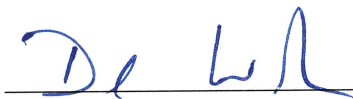
With no additional matters to discuss, the Board adjourned the meeting at 8:44 a.m.

SIGNED this ____ day of _____ 2025.



President, Board of Supervisors

ATTEST:



Secretary, Board of Supervisors

MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT

September 15, 2025

The Board of Supervisors of Brookshire-Katy Drainage District (the "District") met in special session, open to the public, at 8:45 a.m. 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	Supervisor

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; William Petrov, attorney, of Johnson Petrov, LLP (via teleconference).

Agenda Item No. 1
CALL TO ORDER

The President called the meeting to order.

Agenda Item No. 2
ORDER SETTING AND LEVYING TAX FOR 2025-2026 FISCAL YEAR

Upon motion by Supervisor Welch, seconded by Supervisor Beckendorff, after full discussion and following a roll call vote with all Supervisors present voting aye, the Board adopted the total tax rate of \$0.057850 per \$100 of assessed value for fiscal year 2025-2026.

Agenda No. 3
AMENDED NOTICE TO PURCHASERS

The Board then discussed approval of an Amended Notice to Purchasers, which is required to be amended to show the current tax rate, the outstanding debt and the Notice to Purchasers Form. All of these records must be recorded in the Waller County Real Property Records (the "WCRPR") and posted on the District's website.

Upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved the Amended Notice to Purchasers Form and authorized filing of same with Waller County Real Property Records.

ADJOURNMENT

With no additional matters to discuss, upon motion by Supervisor Welch, seconded by Supervisor Chisum, and with all Supervisors voting aye, the Board adjourned the meeting at 9:10 a.m.

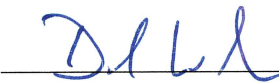
[EXECUTION PAGE FOLLOWS]

SIGNED this 27th day of October 2025.



President, Board of Supervisors

ATTEST:



Secretary, Board of Supervisors

MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT

September 22, 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 22nd day of September, 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 8:45 a.m. during discussion on Agenda Item No. 6.

Also attending the meeting were Stan Kitzman, General Manager of the District; Wendy Sidwell, District Administrator; Michael McCarthy, P.E., of Quiddity Engineering ("Quiddity" or "Engineer"); Andrew P. Johnson, III, and William Petrov, attorneys, and Mirna Croon, paralegal, of Johnson Petrov, LLP ("Johnson Petrov" or "Attorney"); and Chris Fitzgerald and Darren Batiste, representing Mayekawa Development.

Agenda Item No. 1
CALL TO ORDER

The President called the meeting to order.

Agenda Item No. 2
INVOCATION AND PLEDGE OF ALLEGIANCE

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

Agenda Item No. 3
PUBLIC COMMENT

There was no public comment.

Agenda Item No. 4
MINUTES OF AUGUST 25, 2025 SPECIAL MEETING

This matter was postponed until later in the meeting.

Agenda Item No. 5
TEXAS WATER ASSOCIATION FALL CONFERENCE

Ms. Sidwell stated that the Texas Water Association Fall Conference will be held in San Antonio from October 22 - October 24, 2025. She then provided information regarding attendance and registration.

Agenda Item No. 6
PROFESSIONAL SERVICES PROPOSAL FOR BKDD LOGO

Ms. Sidwell reviewed and discussed a professional services proposal for the development of a new BKDD logo from Quiddity, 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 Option 2 of the Quiddity professional services proposal for BKDD Logo in the amount of \$2,000.

Agenda Item No. 7

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR MAYEKAWA - PROPOSED INDUSTRIAL BUILDING, ID: 01113, PERMIT NO. 2025-89

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

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. 2025-89, as recommended by Quiddity.

Agenda Item No. 8

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR O'REILLY AUTO PARTS BROOKSHIRE, ID: 01020, PERMIT NO. 2025-62

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

Upon motion by Supervisor Beckendorff, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application No. 2025-62, as recommended by Quiddity.

Agenda Item No. 9

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR SH359 PARKING LOT REV01, ID: 00768, PERMIT NO. 2024-29 REV01

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. 10

AMENDED DETENTION FACILITIES MAINTENANCE AGREEMENT BETWEEN BROOKSHIRE-KATY DRAINAGE DISTRICT AND CANEY CREEK CAPITAL, LLC, ID: D-00083 FOR SH359 PARKING LOT REV01 ("AGREEMENT")

Mr. Petrov reviewed the Agreement.

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 No. 2024-29 REV01; and (ii) the Amended Detention Facilities Maintenance Agreement with Caney Creek Capital, LLC as recommended by Johnson Petrov. The approval of the Agreement is conditioned upon receiving originally executed Agreement from Caney Creek Capital, LLC.

Agenda Item No. 11

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR SUNTERRA LAKES SOUTH SECTION 2 MODEL HOMES PARKING LOT, ID: 01098, PERMIT NO. 2025-85

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

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. 2025-85, as recommended by Quiddity.

2621

Agenda Item No. 18

RECONVENE OPEN SESSION AND TAKE ACTION PURSUANT TO EXECUTIVE SESSION

Upon motion by Supervisor Chisum, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board reconvened in Open Session at 9:23 a.m. No action was taken during the executive session.

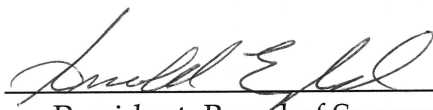
[Supervisor Welch departed the meeting.]

ADJOURNMENT

With no additional matters to discuss, upon motion by Supervisor Chisum, seconded by Supervisor Keeling, and with all Supervisors voting aye, the Board adjourned the meeting at 9:34 a.m.

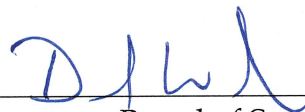
[EXECUTION PAGE FOLLOWS]

SIGNED this 13th day of October 2025.



President, Board of Supervisors

ATTEST:



Secretary, Board of Supervisors

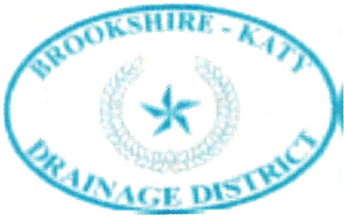


Exhibit	Description
A	Quiddity professional services proposal for BKDD Logo
B	Recommendation letter for Permit Application No. 2025-89 - Mayekawa Industrial Building
B-1	Recommendation letter for Permit Application No. 2025-62 - O'Reilly Auto Parts Brookshire
B-2	Recommendation letter for Permit Application No. 2024-29 REV01 - SH359 Parking Lot
B-3	Recommendation letter for Permit Application No. 2025-85 - Sunterra Lakes South Section 2 Model Homes Parking Lot
B-4	Recommendation letter for Permit Application No. 2025-84 - Uplands Water Supply Plant Hydropneumatic Tank No. 2
C	Application and Certificate for Payment No. 003, Invoice No. 2247 from Noble Building & Development
D	Tekplan Solutions Invoice No. 13126



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

September 4, 2025

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

OPTION 1

Re: Professional Services for
BKDD new Logo

Dear Mr. England:

Quiddity Engineering (ENGINEER) is pleased to submit this proposal to the Brookshire-Katy Drainage District (DISTRICT) for professional services related to the development of a new logo.

Scope of Services

At the DISTRICT's request, the ENGINEER will provide creative services to develop a refreshed logo for use in official communications and materials. The scope includes:

- Delivery of three (3) initial logo design concepts for review and selection.
- Up to two (2) rounds of revisions to the selected concept based on DISTRICT feedback.
- Final delivery of the approved Logo in multiple digital formats (e.g., PNG, JPEG, SVG, PDF), suitable for print and digital use.

Compensation - The compensation for completing the proposed scope of work is the following:

- a) The proposed services will be completed for a Lump Sum fee of **\$5,200.00**
- b) Any additional services requested by the DISTRICT that are outside the scope outlined above will be billed on a time and materials basis in accordance with the Board-approved Schedule of Hourly Rates.

Schedule

We are prepared to proceed with these services upon acceptance and authorization to proceed. We estimate that it will take approximately 30 calendar days from the date of authorization to proceed.

Conclusion

We thank you for the opportunity to submit this proposal and look forward to working with you on this Project. The proposed compensations shall be considered in their entirety for the scope of services. Should the DISTRICT wish to contract with the ENGINEER for only a portion of the work, the ENGINEER reserves the right to negotiate individual scope items on their own merits. This proposal shall be **valid for thirty (30) days** from this date and may be extended upon written approval by the ENGINEER and the DISTRICT.



QUIDDITY

Exhibit "A"

Mr. Arnold England, President

Page 2

September 4, 2025

We hope you will find this proposal to be acceptable. Please feel free to contact me if you have any questions.

Please review and advise if you require any additional information and/or clarifications. We look forward to providing these services to the DISTRICT.

Very truly yours,

Rod Pinheiro, PE, PMP, CFM

RDP/dme

BKDD Scope/06 - BKDD Log (09-02-25).docx

ACCEPTED ON BEHALF OF BROOKSHIRE-KATY DRAINAGE DISTRICT BY:

DATE: _____

ARNOLD ENGLAND
PRESIDENT



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

September 17, 2025

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

OPTION 2

Re: Professional Services for
BKDD new Logo

Dear Mr. England:

Quiddity Engineering (ENGINEER) is pleased to submit this proposal to the Brookshire-Katy Drainage District (DISTRICT) for professional services related to the development of a new logo.

Scope of Services

At the DISTRICT's request, the ENGINEER will provide creative services to develop a refreshed logo for use in official communications and materials. The scope includes:

- Delivery of one (1) initial logo design concept for review and selection.
- Up to one (1) round of revisions to the selected concept based on DISTRICT feedback.
- Final delivery of the approved Logo in multiple digital formats (e.g., PNG, JPEG, SVG, PDF), suitable for print and digital use.

Compensation - The compensation for completing the proposed scope of work is the following:

- a) The proposed services will be completed for a Lump Sum fee of **\$2,000.00**
- b) Any additional services requested by the DISTRICT that are outside the scope outlined above will be billed on a time and materials basis in accordance with the Board-approved Schedule of Hourly Rates.

Schedule

We are prepared to proceed with these services upon acceptance and authorization to proceed. We estimate that it will take approximately 30 calendar days from the date of authorization to proceed.

Conclusion

We thank you for the opportunity to submit this proposal and look forward to working with you on this Project. The proposed compensations shall be considered in their entirety for the scope of services. Should the DISTRICT wish to contract with the ENGINEER for only a portion of the work, the ENGINEER reserves the right to negotiate individual scope items on their own merits. This proposal shall be **valid for thirty (30) days** from this date and may be extended upon written approval by the ENGINEER and the DISTRICT.



Mr. Arnold England, President
Page 2
September 17, 2025

We hope you will find this proposal to be acceptable. Please feel free to contact me if you have any questions.

Please review and advise if you require any additional information and/or clarifications. We look forward to providing these services to the DISTRICT.

Very truly yours,

Rod Pinheiro, PE, PMP, CFM

RDP
BKDD Scope/06 - BKDD Log (09-02-25).docx

ACCEPTED ON BEHALF OF BROOKSHIRE-KATY DRAINAGE DISTRICT BY:

DATE: _____
ARNOLD ENGLAND
PRESIDENT



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

September 19, 2025

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

Reference: Mayekawa USA
Mayekawa - Proposed Industrial Building – **Tract Development without Platting**
Application ID No. 01113
BKDD Permit No. 2025-89
Quiddity, Inc. Job No. R0002-1052-01.007

Dear Mr. England:

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

Applicant: Mr. Derren Baptiste

Permit Type: Tract Development without Platting – Final Drainage Plans

Location: 29875 Medline Lane, Katy, Texas 77494

Previous Approvals: N/A

Description: The proposed Mayekawa - Proposed Industrial Building (Development) encompasses approximately 1500 sq. ft. of additional parking within the existing 8.77 acre commercial tract. The proposed additional parking area is graded to drain to existing inlets, which drain to an existing detention basin located in plan set titled "Proposed Detention Pond to serve Pederson Road West Business Park" that was approved in August 2019 under Permit number 2019-26. The existing detention basin and storm sewer have allocated capacity for the proposed parking improvements.

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



Mr. Arnold England, President
 September 19, 2025
 Page 2

have been prepared, dated, signed, and sealed by a Professional Engineer. They are licensed to practice in the State of Texas, conveying these professional responsibilities and accountability.

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

For the Applicant:

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

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

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael McCarthy", is written over a light blue grid background.

Michael McCarthy, PE

MHM/dme

https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1052-01.007 Mayekawa - Proposed Industrial Building_01113/2.0 - Letters/Mayekawa TDWOP FDP Approval Ltr 091925.docx

cc: Mr. Chris Fitzgerald – Mayekawa USA via email cfitzgerald@mayekawausa.com
 Mr. Derren Baptiste – via email derrenbaptiste@gmail.com
 Mr. Ryan Hawk – Rustic Buildings via email ryan@rusticbuildings.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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Tel: 832.913.4000
www.quiddity.com

September 19, 2025

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

Reference: O'Reilly Auto Parts
O'Reilly Auto Parts Brookshire – **Tract Development without Platting**
Application ID No. 01020
BKDD Permit No. 2025-62
Quiddity, Inc. Job No. R0002-1020-01.093

Dear Mr. England:

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

Applicant: Bowman

Permit Type: Tract Development without Platting – Final Drainage Plans

Location: North of Willow Chase Lane, south of Kingsland Blvd., east of Jordan Ranch Road, and west of Pappas Drive

Description: The proposed O'Reilly Auto Parts Brookshire (Development) encompasses approximately 1.25 acres of commercial land within the Jordan Ranch Blvd Business Park. The Development proposes to construct a single building for commercial use, concrete parking, drainage, and utilities.

The Development drains through inlets into an underground drainage system which ties into an existing storm sewer, which then discharges into an existing detention basin at the intersection of Jordan Ranch Road and Kingsland Boulevard, which then ultimately discharges into the WCRID No. 1 regional drainage system. The existing storm sewer was included in the plan set titled "Lifetime Learners Daycare" that was approved in January 2019 under Permit number 2018-45. The existing detention basin was included in the plan set titled "Detention Pond 3 to serve Jordan Ranch Blvd Business Park" that was approved in January 2019 under Permit number 2018-68.

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.



Mr. Arnold England, President
 September 19, 2025
 Page 2

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

For the Applicant:

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

At least two business days prior to starting construction of the Detention Facilities and Drainage Infrastructure, the Developer's contractor shall notify the District's General Manager in writing. The Pre-Construction Notification form can be found on the District's website under Permit Application and Engineering Documents (<https://www.bkdd.dst.tx.us/page/BKDD.Home>). The applicant shall not use this letter to commence any construction activities prior to receiving all **approved permits** from the governing entities with jurisdiction.

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

Sincerely,

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

Michael McCarthy, PE

MHM/dme

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1020-01.093 O'Reilly Auto Parts Brookshire_01020/2.0 - Letters/O'Reilly Auto Parts TDWOP FDP Approval Ltr 091925.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1020-01.093%20O'Reilly%20Auto%20Parts%20Brookshire_01020/2.0-Letters/O'Reilly%20Auto%20Parts%20TDWOP%20FDP%20Approval%20Ltr%20091925.docx)

cc: Ms. Tiffany Lawson – O'Reilly Auto Parts via email talawson@oreillyauto.com
 Mr. Daniel Andronesi – Bowman via email dandronesi@bowman.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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www.quiddity.com

September 19, 2025

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

Reference: Caney Creek Capital, LLC
SH 359 Parking Lot REV01 – **Tract Development without Platting**
Application ID No. 00768
BKDD Permit No. 2024-29 REV01
Quiddity, Inc. Job No. R0002-1020-01.016

Dear Mr. England:

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

Applicant: SEK Engineering

Permit Type: Tract Development without Platting – Final Drainage Plans

Location: 2126 FM 359, Pattison, Texas 77423

Previous Approvals: The District originally approved the Final Drainage Plans for SH 359 Parking Lot on April 22, 2024 under Permit No. 2024-29 and Application ID: 24-00076.

Description: The proposed SH 359 Parking Lot REV01 (Development) encompasses approximately 3.91 acres of commercial land. The Development proposes to construct gravel/concrete paving for parking and drainage and detention facilities. Following approval of Permit No. 2024-29, the Development revised their site plan, including their drainage and detention system, and submitted to the District for approval.

The Development includes construction of a single dry-bottom vertical wall detention pond. The detention pond includes 3.04 ac-ft of detention capacity, with a detention storage rate of 0.78 ac-ft/ac. The detention pond includes a vertical concrete wall structure, 10-ft maintenance berms, minimum 1-ft of freeboard, and a concrete pilot channel. The detention pond's outfall includes a single 18-inch reinforced concrete pipe with a 6-inch restrictor and a concrete overflow spillway that connects to the FM 359 ditch. The plans show the Development's total release rate in the 100-yr post developed condition (2.09 cfs) is less than the calculated release rate from the site in the 100-yr pre-developed condition (7.55 cfs).



Mr. Arnold England, President

September 19, 2025

Page 2

The revision moves the pond from its initial placement in the middle of the site to the western boundary, increasing the amount of usable land for a parking lot. The applicant submitted a revised TxDOT permit with updated detention storage and outfall rate requirements.

DFMA:

The property owner has provided the executed amended Detention Facilities Maintenance Agreement (DFMA) to the District's legal counsel that included the referenced detention facilities. The DFMA will be considered for Board approval under a separate agenda item.

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
September 19, 2025
Page 3

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

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

Sincerely,

Michael McCarthy, PE

MHM/dme

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1020-01.016 SH 359 Parking Lot/3.0 - LETTERS/SH 359 Parking Lot Revised TDWOP FDP Approval Ltr 091625.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1020-01.016%20SH%20359%20Parking%20Lot/3.0%20LETTERS/SH%20359%20Parking%20Lot%20Revised%20TDWOP%20FDP%20Approval%20Ltr%20091625.docx)

cc: Mr. Doug Edasi – Caney Creek Capital, LLC via email doug.edasi@caneycreekcapital.com
Mr. Nicholas Khazzoum – SEK Engineering via email nicholas@sekengineering.net
Mr. Anshul Gupta, SEK Engineering via email anshul@sekengineering.net
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

September 19, 2025

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

Reference: Astro Sunterra West, LP
Sunterra Lakes South Section 2 Model Homes Parking Lot – **Tract Development without Platting**
Application ID No. 01098
BKDD Permit No. 2025-85
Quiddity, Inc. Job No. R0002-1036-01.028

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 – Final Drainage Plans

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

Description: The proposed Sunterra Lakes South Section 2 Model Homes Parking Lot (Development) encompasses approximately 6,615 sq. ft. of proposed parking lot being placed on a future single family residential lot within the Sunterra Lakes North Section 2. Section 2 storm sewer drains into Detention Pond 11, which is routed through the Sunterra Lakes detention system before ultimately discharging into the District's easement to the southeast of the Development. Section 2 storm sewer was included in the plans titled "WSD&P in Sunterra Lakes North Section 2" that was approved in September 2025 under Permit No. 2025-48. Detention Pond 11 was included in the plan set titled "Sunterra Lakes Phase 1 Mass Grading and Detention Facilities" that was approved in October 2024 under Permit No. 2024-103.

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



Mr. Arnold England, President
 September 19, 2025
 Page 2

have been prepared, dated, signed, and sealed by a Professional Engineer. They are licensed to practice in the State of Texas, conveying these professional responsibilities and accountability.

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

For the Applicant:

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

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

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

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

Sincerely,

Michael McCarthy, PE

MHM/dme

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1036-01.028 Sunterra Lakes South Section 2 Model Homes Parking Lot/2.0 - Letters/Sunterra Lakes S Sec 2 Model Homes Parking Lot TDWOP FDP Approval Ltr 091925.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1036-01.028%20Sunterra%20Lakes%20South%20Section%20Model%20Homes%20Parking%20Lot/2.0%20-%20Letters/Sunterra%20Lakes%20S%20Sec%202%20Model%20Homes%20Parking%20Lot%20TDWOP%20FDP%20Approval%20Ltr%20091925.docx)

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



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www.quiddity.com

September 19, 2025

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

Reference: Fort Bend County MUD No. 213
Uplands Water Supply Plant No. 1 Hydropneumatic Tank No. 2 -
Tract Development without Platting
Application ID No. 01088
BKDD Permit No. 2025-84
Quiddity, Inc. Job No. R0002-1052-01.005

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: 2108 Woods Road, Katy, Texas 77423

Previous Approvals: N/A

Description: The proposed Uplands Water Supply Plant No. 1 Hydropneumatic Tank No. 2 (Development) includes a proposed 15,000 gallon hydropneumatic tank located within the existing Water Plant No. 1 site. The Development includes approximately 41 linear feet of drainage swale. The existing site drainage is incorporated into the Twinwood regional drainage and detention system.

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

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



Mr. Arnold England, President

September 19, 2025

Page 2

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

For the Applicant:

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

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

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

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

Sincerely,

Michael McCarthy, PE

MHM/dme

https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1052-01.005 Uplands Water Supply Plant No. 1_01088/2.0 - Letters/Uplands Water Supply Plant No. 1 Hydropneumatic Tank No. 2.docx

cc: Ms. Sarah Velez, PE – LJA via email svelez@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

To(OWNER): Brookshire-Katy Drainage Dist
1111 Kenney Street
Brookshire, TX 77423

Project: BKDD Admin Building
1111 Kenney Street
Brookshire, TX 77423

Application No: 3
Invoice No: 2247
Period To: 9/30/2025

From: Noble Building & Development
7 Ketchum
Angleton, Tx 77515

Via(Architect): LDDBlueLine
333 Cypress Run
Suite 350
Houston, TX 77094

Project No: N25-726 LN
Invoice Date: 9/15/2025
Contract Date: 5/12/2025

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Approved previous months	0.00	59,343.60
Approved this month	0.00	0.00
TOTALS	0.00	59,343.60
Net change by change orders	-59,343.60	

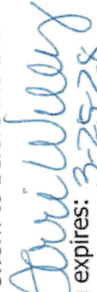
1. ORIGINAL CONTRACT SUM \$ 2,286,000.00
2. Net change by Change Orders..... \$ -59,343.60
3. CONTRACT SUM TO DATE(Line 1 +/- 2)..... \$ 2,226,656.40
4. TOTAL COMPLETED & STORED TO DATE..... \$ 458,254.30
5. RETAINAGE..... \$ 22,912.72
6. TOTAL EARNED LESS RETAINAGE..... \$ 435,341.58
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT..... \$ 241,465.00
(Line 4 less Line 5)
(Line 6 from prior Certificate)

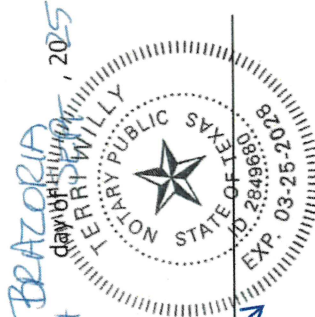
8. CURRENT PAYMENT DUE..... \$ 193,876.58
9. BALANCE TO FINISH, PLUS RETAINAGE..... \$ 1,791,314.82
(Line 3 less Line 6)

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Noble Building & Development

By:  Date: 09/15/2025

State of: TEXAS County of: BRAZORIA
Subscribed and sworn to before me this 15TH day of SEPTEMBER, 2025
Notary Public: 
My Commission expires: 3-25-28



ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED..... \$ 193,876.58
(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT: Jack Duran

By:  Date 09/15/2025

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Application Number: 3
Application Date: 9/15/2025
Period To: 9/30/2025
Architect's Project No:
Invoice No: 2247

A	B	C	D		E		F	G	H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		THIS PERIOD	MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% G/C	BALANCE TO FINISH (C-G)	RETAINAGE
			FROM PREV. APPLICATION (D+E)							
24	<u>Masonry</u> 04.000010: Masonry Labor	40,710.00	0.00	0.00	0.00	0.00	0.00	0	40,710.00	0.00
		40,710.00	0.00	0.00	0.00	0.00	0.00	0	40,710.00	0.00
		3,075.00	0.00	0.00	0.00	0.00	0.00	0	3,075.00	0.00
		67,310.00	0.00	0.00	0.00	0.00	0.00	0	67,310.00	0.00
25	<u>Wood And Plastics</u>									
26	06.110028: Blocking & Supports									
28	<u>Thermal & Moisture Protection</u> 07.130000: Waterproofing									
29	<u>Openings</u> 08.111300: Doors & Frames									
30	08.800000: Glass & Glazing									
31	<u>Finishes</u> 09.000010: Interior wall framing									
32	09.000011: Drywall installation									
33	09.511300: Acoust Tile Ceilings									
34	09.651900: Flooring & Base									
35	09.912300: Interior Painting									
36	09.097720: FRP Wall Panels									
37	<u>Specialties</u> 10.110000: Interior Signage									
38	10.211300: Toilet Partitions									
39	10.281300: Toilet Accessories									
40	10.731600: Awnings & Canopies									

Exhibit "C"

CONTINUATION SHEET

Application Number: 3
Application Date: 9/15/2025
Period To: 9/30/2025
Architect's Project No:
Invoice No: 2247

A	B	C	D		E		F	G	H	I					
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% G/C	BALANCE TO FINISH (C-G)	RETAINAGE						
			FROM PREV. APPLICATION (D+E)	THIS PERIOD											
41	<u>Specialties</u> <u>Equipment</u> 11.000010: Appliance Install	104,887.00	0.00	0.00	0.00	0.00	0	104,887.00	0.00						
										0.00	0.00	0.00	0.00	1,172.00	0.00
42	<u>Furnishings</u> 12.210000: Blinds	4,280.00	0.00	0.00	0.00	0.00	0	4,280.00	0.00						
										0.00	0.00	0.00	0.00	4,280.00	0.00
43	<u>Special Construction</u> 13.341900: PEMB Materials	25,110.00	8,504.76	0.00	0.00	8,504.76	34	16,605.24	425.24						
										0.00	0.00	0.00	0.00	13,440.00	0.00
44	13.341910: PEMB Erection	38,550.00	8,504.76	0.00	0.00	8,504.76	22	30,045.24	425.24						
										0.00	0.00	0.00	0.00	30,045.24	425.24
45	<u>Fire Protection</u> 21.100000: Sprinkler Systems	51,070.00	0.00	30,642.00	0.00	30,642.00	60	20,428.00	1,532.10						
										0.00	0.00	0.00	0.00	20,428.00	1,532.10
46	<u>Plumbing</u> 22.000010: Plumbing	155,900.00	24,211.27	26,503.00	0.00	50,714.27	33	105,185.73	2,535.71						
										24,211.27	26,503.00	0.00	0.00	105,185.73	2,535.71
47	<u>Heating, Ventilating & A/C</u> 23.000010: HVAC	213,418.00	50,686.78	25,610.16	0.00	76,296.94	36	137,121.06	3,814.85						
										50,686.78	25,610.16	0.00	0.00	137,121.06	3,814.85
48	<u>Electrical</u> 26.000010: Electrical	290,340.00	39,979.82	35,566.65	0.00	75,546.47	26	214,793.53	3,777.32						
										0.00	0.00	0.00	0.00	15,625.00	0.00
49	26.000020: Lightning Protection	305,965.00	0.00	35,566.65	0.00	75,546.47	25	230,418.53	3,777.32						
										0.00	0.00	0.00	0.00	15,625.00	0.00

Application Number: 3
Application Date: 9/15/2025
Period To: 9/30/2025
Architect's Project No:
Invoice No: 2247

A	B	C	D		E	F	G	H	I	
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		THIS PERIOD	MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% G/C	BALANCE TO FINISH (C-G)	RETAINAGE
			FROM PREV. APPLICATION (D+E)							
50	<u>Electronic Safety & Security</u> 28.000040: Detection & Alarm	20,260.00 20,260.00	0.00 0.00	0.00 0.00		0.00 0.00		20,260.00 20,260.00	0 0	0.00 0.00
51	<u>Earthwork</u> 31.000010: Earthwork	76,190.00 76,190.00	0.00 0.00	6,095.20 6,095.20		0.00 0.00	6,095.20 6,095.20	70,094.80 70,094.80	8 8	304.76 304.76
52	<u>Exterior Improvements</u> 32.121600: Asphalt Paving	15,515.00	0.00	0.00		0.00	0.00	15,515.00	0	0.00
53	32.131300: Concrete Paving	164,650.00	0.00	14,818.50		0.00	14,818.50	149,831.50	9	740.93
54	32.172300: Pavement Marking	5,375.00	0.00	0.00		0.00	0.00	5,375.00	0	0.00
55	32.310000: Fences & Gates	12,500.00	0.00	0.00		0.00	0.00	12,500.00	0	0.00
56	32.930000: Landscaping	33,970.00	0.00	0.00		0.00	0.00	33,970.00	0	0.00
		232,010.00	0.00	14,818.50		0.00	14,818.50	217,191.50	6	740.93
57	CO #02: Pre-paid Electrical Supplies	-59,343.60	-5,934.36	-5,934.36		0.00	-11,868.72	-47,474.88	20	-593.44
	Totals	2,226,656.40	254,173.68	204,080.62		0.00	458,254.30	1,768,402.10	21	22,912.72

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENTProject BKDD Admin BuildingJob No. N25-726 LN

On receipt by the signer of this document of a check from Brookshire-Katy Drainage District (maker of check) in the sum of \$ 193,876.58 payable to Noble Building & Development, LLC (payee or payees of check) and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position that the signer has on the property of Brookshire-Katy Drainage District (owner) located at 1111 Kenney St., Brookshire, TX (location) to the following extent: completing the new administration building (job description).

This release covers a progress payment for all labor, services, equipment, or materials furnished to the property or to Brookshire-Katy Drainage District (person with whom signer contracted) as indicated in the attached statement(s) or progress payment request(s), except for unpaid retention, pending modifications and changes, or other items furnished.

Before any recipient of this document relies on this document, the recipient should verify evidence of payment to the signer.

The signer warrants that the signer has already paid or will use the funds received from this progress payment to promptly pay in full all of the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced project in regard to the attached statement(s) or progress payment request(s).

Date 9/15/2025Noble Building & Development, LLC (Company name)By  (Signature)Project Manager (Title)

NOTICE: This document waives rights unconditionally and states that you have been paid for giving up those rights. It is prohibited for a person to require you to sign this document if you have not been paid the payment amount set forth below. If you have not been paid, use a conditional release form.

UNCONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

Project BKDD Admin Building

Job No. N25-726 LN

The signer of this document has been paid and has received a progress payment in the sum of \$ 241,465 for all labor, services, equipment, or materials furnished to the property or to Brookshire-Katy Drainage District (person with whom signer contracted) on the property of Brookshire-Katy Drainage District (owner) located at 1111 Kenney St., Brookshire, TX (location) to the following extent: completing the new administration building (job description). The signer therefore waives and releases any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position that the signer has on the above referenced project to the following extent:

This release covers a progress payment for all labor, services, equipment, or materials furnished to the property or to Brookshire-Katy Drainage District (person with whom signer contracted) as indicated in the attached statement(s) or progress payment request(s), except for unpaid retention, pending modifications and changes, or other items furnished.

The signer warrants that the signer has already paid or will use the funds received from this progress payment to promptly pay in full all of the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced project in regard to the attached statement(s) or progress payment request(s).

Date 9/15/2025

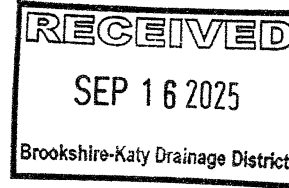
Noble Building & Development, LLC (Company name)

By  (Signature)

Project Manager (Title)

INVOICE #:
13126

Tekplan Solutions - Texas LLC
3798 Westchase Dr.
Houston, TX 77042
Phone: (713) 333-2040
Fax: (713) 333-2047



SOLD TO Brookshire-Katy Drainage Dist.
PO Box 608
Brookshire, TX 77423
wsidwell@bkdd.dst.tx.us

SHIP TO BKDD - New Admin Bldg
1111 Kenney Street
Brookshire, TX 77423
40-24037

BKDD		9/16/2025	Net 30	10/16/2025	1
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	1	This is an Invoice for Materials and Labor for the Brookshire Katy Drainage District Low Voltage Admin Buidling	53,580.70	53,580.70*
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* means item is non-taxable

TOTAL AMOUNT 53,580.70

Thank you, we appreciate your business.

Invoice questions? Please contact accountsreceivable@tekplansolutions.com

Regulated by the Department of Licensing & Regulation
P.O. Box 12157 - Austin, Texas 78711
1-800-803-9202 - 1-512-463-6599
www.tdlr.texas.gov

HVAC Licenses #: **TACLA47972C**

TDPS Security Licenses #: **B18909301**