

MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT

February 9, 2026

The Board of Supervisors of Brookshire-Katy Drainage District (the "District") met in regular session, open to the public, at 7:00 p.m. on the 9th day of February, 2026, at 1111 Kenney Street, Brookshire, Texas, inside the boundaries of the District, and the roll was called of the members of the Board:

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

and all of the above were present except Supervisor Beckendorff, thus constituting a quorum. Also attending the meeting were Stan Kitzman, General Manager of the District; Buddy Brand, Assistant General Manager of the District; and Wendy Sidwell, District Administrator; Michael McCarthy, P.E., and Shawn Sturhan, P.E., of Quiddity Engineering ("Quiddity" or "Engineer"); and Andrew P. Johnson, III, and William Petrov, attorneys, and Mirna Croon, paralegal, of Johnson Petrov, LLP ("Johnson Petrov" or "Attorney").

Agenda Item No. 1
CALL TO ORDER

The President called the meeting to order.

Agenda Item No. 2
INVOCATION AND PLEDGE OF ALLEGIANCE

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

Agenda Item No. 3
PUBLIC COMMENT

There was no public comment.

Agenda Item No. 4
JANUARY 12, 2026 AND JANUARY 29, 2026 MEETING MINUTES. Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved the minutes of the January 12, 2026 regular Board meeting and January 29, 2026 special Board meeting.

Agenda Item No. 5
ENGINEER'S REPORT

- a) Permit Application for Tract Development With Platting for Mirabella Section 3 - Final Plat ID: 00835; Final Drainage Plans ID: 00836, Permit No. 2025-13

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 ID: 2025-13, as recommended by Quiddity.

- b) Permit Application for Tract Development With Platting for Fieldstone Section 3 – Preliminary Plat ID: 01209

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

- c) Permit Application for Tract Development Without Platting for Fieldstone Landing Clearing, Grubbing & Detention – ID: 00998, Permit No. 2025-59

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

- d) Detention Facilities Maintenance Agreement between Brookshire-Katy Drainage District and JBZ SLM Katy Land, LLC and Waller County MUD No. 68 ID: 01090 (the "Agreement")

Mr. Petrov reviewed the Agreement with the Board.

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved (i) Permit Application No. 01209, as recommended by Quiddity; (ii) Permit Application No. 2025-59, as recommended by Quiddity; and (iii) the Agreement for Permit No. 2025-59, as recommended by Johnson Petrov.

- e) Update on Neuman Low Water Crossing – Capital Improvement Project

Mr. McCarthy reported that a Notice to Proceed has been issued to Tejas Civil Construction Group LLC. The Contract term is 60 days.

Agenda Item No. 6

FINANCIAL REPORT

- A. Discuss and take action to pay bills. Ms. Sidwell presented to and reviewed with the Board the January 2026 bills.
- B. January 2026 Financial Report. She further presented the Financial Report, a copy of which is attached hereto as Exhibit "B".
- C. Transfer Funds from General Fund to Building Fund per Line Item: New Facilities FY 2025-2026

Ms. Sidwell recommended transfer of \$200,000 from the General Fund to the Building Fund for the Fiscal Year Ending September 30, 2026.

Upon motion by Supervisor Keeling, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved (i) payment of the January 2026 bills; (ii) the January 2026 Financial Report; and (iii) transfer of \$200,000 from the General Fund to the Building Fund, as recommended by Ms. Sidwell.

Agenda Item No. 7

GENERAL MANAGER'S REPORT

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

- B. Inspector's Report and Enforcement Action Updates. Mr. Brand reviewed the Inspection Report, a copy of which is attached to the General Manager's Report. Mr. Petrov updated the Board regarding pending enforcement actions. Further discussion related to the pending enforcement actions was discussed in an executive session later in the meeting.
- C. Discuss and Take Possible Action on New Administration Building. Mr. Brand provided a construction update on the new Administration Building, noting that the scheduled completion date is March 3, 2026. Mr. Brand further presented a proposal from Advancedtronics, Inc. for fire alarm inspection, testing, and monitoring, a copy of which is attached hereto as Exhibit "D".

Upon motion by Supervisor Chisum, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved (i) Estimate 2674 for the fire alarm inspection and testing from Advancedtronics, Inc. in the amount of 1,051; and (ii) the Alarm monitoring contract with Advancedtronics, Inc. in the amount of \$62.00 per month.

- D. Second Amendment to Tender Agreement between Brookshire-Katy Drainage District and Berkshire Hathaway Specialty

Upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved the Second Amendment to the Tender Agreement between the District and Berkshire Hathaway Specialty.

- E. AIA Document G702; Application and Certificate for Payment from Noble Building & Development of Application No. 007 for Services Completed through January 31, 2026

Upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved Pay Application No. 7 from Noble Building & Development in the amount of \$397,548.65.

Agenda Item No. 8

INTERLOCAL AGREEMENT BETWEEN BROOKSHIRE-KATY DRAINAGE DISTRICT AND WALLER COUNTY FOR THE REGIONAL DETENTION PROJECT ("INTERLOCAL AGREEMENT")

Mr. Petrov discussed the Interlocal Agreement and amendments made by Waller County. No action was taken.

Agenda Item No. 9

EXECUTIVE SESSION

Upon motion by Supervisor Chisum, seconded by Supervisor Keeling, the Board recessed into Executive Session at 8:31 p.m. pursuant to Texas Government Code Sections 551.071 (Consultation with Attorney) and 551.072 (Deliberation Regarding Real Property).

Agenda Item No. 10
RECONVENE OPEN SESSION AND TAKE ACTION PURSUANT TO EXECUTIVE
SESSION

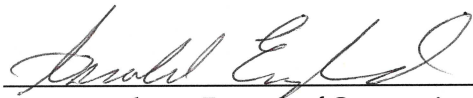
Upon motion by Supervisor Keeling, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board reconvened in Open Session at 8:57 p.m. No action was taken during the executive session.

ADJOURNMENT

With no additional matters to discuss, upon motion by Supervisor Keeling, seconded by Supervisor Chisum, and with all Supervisors voting aye, the Board adjourned the meeting at 8:57 p.m.

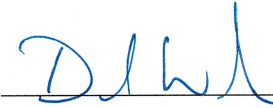
[EXECUTION PAGE FOLLOWS]

SIGNED this 9th day of MARCH 2026.



President, Board of Supervisors

ATTEST:



Secretary, Board of Supervisors

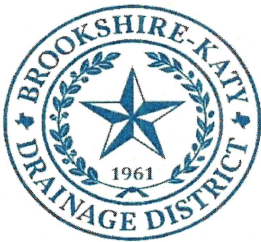


EXHIBIT	DESCRIPTION
Exhibit "A"	Recommendation letter for Permit Application for Tract Development With Platting for Mirabella Section 3 - Final Plat ID: 00835; Final Drainage Plans ID: 00836, Permit No. 2025-13
Exhibit "A-1"	Recommendation letter for Permit Application for Tract Development With Platting for Fieldstone Section 3 - Preliminary Plat ID: 01209
Exhibit "A-2"	Recommendation letter for Permit Application for Tract Development Without Platting for Fieldstone Landing Clearing, Grubbing & Detention - ID: 00998, Permit No. 2025-59
Exhibit "B"	January 2026 Financial Report
Exhibit "C"	General Manager's Report
Exhibit "D"	Proposal from Advancedtronics, Inc. for fire alarm inspection, testing, and monitoring



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Tel: 832.913.4000
www.quiddity.com

February 6, 2026

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

Reference: Century Land Holdings of Texas, LLC
Mirabella Section 3 – **Final Plat and Drainage Plans**
Application ID No. 00835 (FP) & 00836 (FDP)
Permit No. – 2025-13
Quiddity Job No. R0002-1035-01.010

Dear Mr. England:

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

Applicant: Edminster, Hinshaw, Russ & Associates

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

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

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

Previous Approvals: The District approved the Preliminary Plat for Mirabella Section 3 on September 23, 2024.

Description: The proposed Mirabella Section 3 (Development) encompasses approximately 9.185 acres of single-family residential development and includes 57 Lots, 3 Block, and 2 Reserves. The Development is located within the Mirabella development.

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



Mr. Arnold England, President
February 6, 2026
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Additionally, the Development includes proposed fill and grading within 10 ft of its western property boundary line. The Development obtained written consent from the adjacent property owner of the proposed grading conditions.

DFMA:

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

Technical Review:

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

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

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

For the Applicant:

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

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



Mr. Arnold England, President
February 6, 2026
Page 3

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1035-01.010 Mirabella Section 3/2.0 - Letters/Mirabella Section 3 FP & FDP Approval Ltr 020626.docx>

cc: Mr. Carlos Vieira – Century Land Holdings of Texas, LLC via email carlos.vieira@centurycommunities.com
Ms. Kaitlin Gile – EHRA via email kgile@ehra.team
Mr. Travis Mondok, PE – EHRA via email tmondok@ehra.team
Mr. Ross McCall, PE – Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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February 3, 2026

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

Reference: HistoryMaker Homes
Fieldstone Landing Section 3 – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 01209
Permit No. – N/A
Quiddity Job No. R0002-1042-01.006

Dear Mr. England:

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

Applicant: Pape-Dawson

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

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

Survey: H. & T.C. R.R. Company Survey, Section 120, Abstract No. 375, Waller County, Texas

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

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

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

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



Mr. Arnold England, President

February 3, 2026

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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/R0002-1042-01.006 Fieldstone Landing Section 3/2.0 - Letters/Fieldstone Landing Section 3 PP Approval Ltr 020326.docx>

cc: Mr. Chett Wignall – HistoryMaker Homes via email Chett.wignall@historymaker.com
Mr. Jordan Konesheck – Pape-Dawson via email Hou-Permitting@pape-dawson.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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February 6, 2026

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

Reference: HistoryMaker Homes
Fieldstone Landing Clearing, Grubbing, & Detention – **Tract Development without Platting**
Application ID No. 00998
BKDD Permit No. 2025-59
Quiddity, Inc. Job No. R0002-1042-01.002

Dear Mr. England:

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

Applicant: Pape-Dawson

Permit Type: Tract Development without Platting – Final Drainage Plans

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

Description: The Development includes approximately 150 acres of land for primarily future single-family residential use. The Development is located north of Stockdick Road, east of Schlipf Road, west of Bartlett Road, and south of Beckendorff Road.

The Development includes one wet bottom detention pond located in the northeast corner of the tract. The total detention storage provided is 109.1 ac-ft with a detention storage rate of 0.73 ac-ft/ac. The detention pond includes minimum 4:1 side slopes, 30-ft maintenance berms, 10-ft safety shelf, and 1-ft of freeboard. The detention pond will discharge runoff into the District's 40-ft wide drainage easement located along the eastern boundary of the tract through one 10-ft x 5-ft Reinforced Concrete Box (RCB). The detention pond includes a proposed 292-ft long emergency overflow spillway that is sized to adequately convey the 100-yr post project discharge from the detention pond into the District's drainage easement under extreme event conditions when the detention capacity has been exceeded.

A portion of the Development is located within the Atlas 14 100-yr floodplain, Zone A (No BFE). The Development proposed a total floodplain fill volume of 39.4 ac-ft at an average fill depth of 0.7 ft. To mitigate for the fill within the floodplain, the Development proposes one mitigation pond to provide approximately 64.7 ac-ft of floodplain mitigation volume and floodplain conveyance. The mitigation pond will be graded similar to the proposed detention pond with top of banks along the west, south, and eastern sides matching natural ground to maintain floodplain conveyance. The primary outfall from the



Mr. Arnold England, President
February 6, 2026
Page 2

mitigation pond consists of a 24-inch inverted siphon that will connect to the existing Sunterra channel located south of Stockdick Road. Additionally, the mitigation pond will outfall to a proposed onsite channel that will function as a spreader swale in larger storm events to help mimic the natural width and extents of the existing floodplain. This proposed channel will outfall to the proposed onsite detention pond through a 60-inch culvert.

DFMA:

The property owner has provided the executed 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.

District Ultimate ROW:

Along the Development's eastern border, there is an existing 40-ft wide District drainage easement. The Applicant performed an ultimate right-of-way (ROW) analysis for the District's channel, and determined the existing channel with 3.5 ft of depth, 70-ft bottom width, and 4:1 side slope has a capacity of approximately 714 cfs. The calculated 100-yr flow in post developed conditions for the subbasin, CIB_03_N, is approximately 505 cfs which is less than the existing capacity within the District's channel. However, the existing 40-ft wide District easement does not allow for sufficient maintenance berm width along the western side of the channel. The Development will dedicate an additional 28-ft of easement to the District for a total easement width of 68-ft. The 68-ft wide easement located within the Development's boundary will allow for a 30-ft wide maintenance berm that is currently not contained within a District easement. The referenced easement dedication to the District will be included in the subsequent permit applications and final plats for the Development that will be submitted to the District for review and approval.

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.



Mr. Arnold England, President
 February 6, 2026
 Page 3

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/R0002-1042-01.002 Fieldstone Landing Clearing, Grubbing & Detention/2.0 - Letters/Fieldstone Landing Clearing Grubbing & Det TDWOP FDP Approval Ltr 020626.docx>

cc: Mr. Chett Wignall – HistoryMaker Homes via email chett.wignall@historymaker.com
 Mr. Jordan Konesheck, PE – Pape-Dawson via email Hou-Permitting@pape-dawson.com
 Mr. Ross McCall, PE - Waller County Engineer via email engineering@wallercounty.us
 Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com

JANUARY 2026 - FINANCIAL REPORT

Exhibit "B"

General Fund	\$3,511,556.65
Payroll Fund	\$244,867.64
Petty Cash	\$4,350.15
Building Fund	\$1,339,869.93
Capital Improvement Fund	\$2,003,156.60
Texpool Fund	\$3,417.47
Amegy Bank Checking	\$703,043.79
Austin Co. State Bank CD	\$251,486.04
Cadence Bank f/k/a Bank of Shiner	\$190,992.14
Cadence Bank f/k/a Bank of Brenham**	\$0.00
Citizens State Bank CD	\$248,779.52
Cadence Bank f/k/a Fayetteville Bank	\$190,720.06
Cadence Bank f/k/a FNB Bellville	\$191,940.67
Cadence Bank f/k/a Industry State Bank**	\$0.00
TOTAL RECONCILED BALANCE	\$8,884,180.66
<i>All accounts are reconciled.</i>	

CD RESERVES: \$1,073,918.43

**monies placed in GF until new CD established

FUNDS						
	TexPool	Prosperity Bank General Fund	Prosperity Bank Payroll Fund	Amegy Bank Grant Fund	Prosperity Bank Building Fund	Prosperity Bank Capital Imprvmnts
Fund Balance						
Beginning Balance 1/1	\$3,406.39	\$3,143,682.71	\$96,143.54	\$703,043.79	\$1,502,654.61	\$653,062.31
Deposits and Credits	\$11.08	\$2,318,928.60	\$200,011.78	\$0.00	\$173.82	\$1,350,094.29
Debits and Withdrawals	\$0.00	\$1,720,428.18	\$51,157.16	\$0.00	\$358,195.02	\$0.00
Ending Balance 1/31	\$3,417.47	\$3,742,183.13	\$244,998.16	\$703,043.79	\$1,144,633.41	\$2,003,156.60
Less Total Outstanding Drafts/Deposits (Net Amount)	\$0.00	-\$230,626.48	-\$130.52	\$0.00	\$195,236.52	\$0.00
Adjusted Ending Balance 1/31	\$3,417.47	\$3,511,556.65	\$244,867.64	\$703,043.79	\$1,339,869.93	\$2,003,156.60
Monthly Interest Earned	\$11.08	\$531.18	\$11.78	\$0.00	\$173.82	\$94.29

CERTIFICATES OF DEPOSIT							
	Austin County State Bank	Cadence Bank f/k/a Bank of Shiner	Citizens State Bank	Cadence Bank f/ka/ Fayetteville Bank	Cadence Bank f/k/a FNB of Bellville	Cadence Bank f/k/a Industry State Bank Acct Non- Renewed	Cadence Bank f/k/a Bank of Brenham Acct Non-Renewed
Fund Balance							
Beginning Balance 1/1	\$251,486.04	\$190,992.14	\$248,779.52	\$190,720.06	\$191,940.67	\$238,800.90	\$238,801.54
Deposits and Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,610.56	\$8,618.62
Debits and Withdrawals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$247,411.46	\$247,420.16
Ending Balance 1/31	\$251,486.04	\$190,992.14	\$248,779.52	\$190,720.06	\$191,940.67	\$0.00	\$0.00
Interest/Earned	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,610.56	\$8,618.62

ADOPTED BUDGET	
25-26 FY Budget	\$6,072,846.03
YTD Expenses	\$998,874.83
New Equipment	\$60,953.17
Total Budgeted Expenses YTD	\$1,059,828.00

ENFORCEMENT/CIVIL PENALTIES REVENUE	
Awry Concrete	\$0.00 BKDD Received FY 25-26
DI Landholdings	\$30,000.00 BKDD Received FY 25-26

NEW ADMIN BLDG	FYTD EXPENSES	\$1,390,288.81
MDP PHASE 2	FYTD EXPENSES	\$127,070.95

BROOKSHIRE-KATY DRAINAGE DISTRICT
MONTHLY EQUIPMENT MILEAGE/HOUR, AND EXPENSE REPORT

JANUARY 2026

TRACTORS

EQUIPMENT	YEAR MODEL	LIFETIME HOURS	HOURS THIS MONTH	FISCAL YTD HOURS	EXPENSES THIS MONTH	FISCAL YTD EXPENSES
JD 5100E BAT-WING TRACTOR	2019	4,184	23	234	\$1,218.10	\$2,576.03
JD 6145M 2019 BOOM MOWER	2019	3,092	20	72	\$26.21	\$5,429.43
JD 6145M 2021 BOOM MOWER	2021	3,118	75	368	\$169.88	\$306.63
JD 6150M BOOM MOWER	2015	8,205	92	405	\$210.04	\$678.76
JD 930M Z-TRAK MOWER	2018	731	1	10	\$0.00	\$0.00
JD 5075 TRACTOR	2025	3	0	3	\$0.00	\$179.26

HEAVY EQUIPMENT

EQUIPMENT	YEAR MODEL	LIFETIME HOURS	HOURS THIS MONTH	FISCAL YTD HOURS	EXPENSES THIS MONTH	FISCAL YTD EXPENSES
CAT 920 WHEEL LOADER	2024	965	52	188	\$3,078.00	\$3,104.05
CAT D6k2 DOZER	2019	1,922	27	59	\$0.00	\$0.00
CAT 323 EXCAVATOR	2018	5,828	66	301	\$0.00	\$263.14
CAT 416E BACKHOE	2012	4,003	18	32	\$5,679.36	\$9,623.48
NORAM 65E MOTOR GRADER	2014	3,081	6	14	\$0.00	\$0.00
CAT 265 SKID STEER	2025	282	27	91	\$707.40	\$837.99

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	23,953	558	1,802	\$0.00	\$1,658.38
TACOMA SR 4X4 (INSPECTOR)	2020	58,320	705	2,464	\$0.00	\$88.13
F-150 4X4 (INSPECTOR)	2017	108,155	1,471	2,489	\$920.60	\$920.60
F-250 4X4 (CREW)	2016	107,162	100	861	\$0.00	\$3.87
F-750 DUMP TRUCK	2011	50,994	524	918	\$0.00	\$1,468.30
FREIGHTLINER HAUL TRUCK	2000	1,604	62	113	\$0.00	\$65.08
DODGE RAM 4X4 (2301) (CREW)	2023	14,198	641	2,096	\$0.00	\$81.38
DODGE RAM 4X4 (2302) (FOREMAN)	2023	30,716	719	3,823	\$0.00	\$274.53
TACOMA TDR 4X4 (ASST GM)	2023	28,131	1,006	3,709	\$0.00	\$24.73
FREIGHTLINER DUMP TRUCK	2020	60,425	435	1,705	\$24.00	\$521.30
KAWASAKI MULE PRO	2024	172	12	18	\$0.00	\$0.00

TRAILERS

EQUIPMENT	YEAR MODEL	EXPENSES THIS MONTH	FISCAL YTD EXPENSES
LOAD MAX TRAIL 20' TANDEM	2020	\$0.00	\$133.00
TALBERT LOWBOY TRAILER	2008	\$31.71	\$31.71
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



Advancedtronics, Inc.

LIFE SAFETY SYSTEMS

6125 W Sam Houston Parkway N, Suite #202 Houston, TX 77041 PH: 832-295-3326

Email: sarap@advancedtronics.net

- ☒ FIRE ALARM INSPECTION & TESTING (page 1)
- ☒ FIRE ALARM MONITORING (page 2)

CONTRACT

Effective **FEBRUARY 5, 2026**, The undersigned **BROOKSIRE-KATY DRAINAGE DISTRICT** being located at **1105 KENNEY STREET**, City of **BROOKSHIRE**, State of Texas, being the owner, occupant, agent, or lessee, hereinafter referred to as the OWNER, does hereby make a contractual agreement to employ, engage and hire the services of the **ADVANCEDTRONICS, INC.** of Houston, Texas, hereinafter referred to as the CONTRACTOR, for the express purpose of having the indicated system(s) located on above premises inspected and tested on a regular basis as required by the:

- ☐ STATE OF TEXAS DEPARTMENT OF HUMAN SERVICES
- ☐ JOINT COMMISSION ON ACCREDIATION OF HEALTH CARE ORGANIZATION (JCAH)
- ☒ MUNICIPAL FIRE MARSHALL OR OTHER AUTHORITY HAVING JURISDICTION (AHJ)
- ☒ NATIONAL FIRE PROTECTION PUBLICATION (NFPA)

The CONTRACTOR hereby agrees to perform an inspection and test of the OWNER's System at the interval indicated below for a period of one year commencing

☐ QUARTERLY ☐ SEMI-ANNUALLY ☒ ANNUALLY

The system(s) to be inspected and tested according to the terms of this contract is/are described as follows:

~~Two tests per year; (1) 100% testing of the fire alarm system and all outlying devices. (2) Visual inspection of the fire alarm system and all outlying devices~~

Fire alarm system devices will be tested during each inspection as recommended in NFPA publication 72.

Items not to be tested as part of this contract include: **Any equipment not specifically listed above. Detector sensitivity testing is not included.** Cleaning and calibrating of devices is not included.

CONTRACTOR hereby further agrees to maintain a service department with trained personnel capable of performing repairs which may become necessary. An attempt to restore the system to normal operation shall be made within twenty-four (24) hours after authorization by the OWNER. Restoration to normal operations shall be subject to the availability of any irregular or unusual parts or components.

In return for the aforementioned inspection and testing the OWNER does hereby agree to compensate the CONTRACTOR in the amount of **\$ 250.00 (Two Hundred Fifty & 00.00 Dollars)**. Repairs to the system shall be invoiced at rates in effect at time of repairs for labor, travel, and materials necessary for restoration of system to normal. The current service call charge is **\$290.00** for 2 hours, anything above 2 hours will be **\$145.00** per hour Mon-Fri 8:00am-5:00pm (All other hours including legal holidays at X 1 ½). The truck charge is **\$65.00**.



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If this box is checked Central Station Monitoring service will be provided by the CONTRACTOR as an additional service. The OWNER agrees to compensate the CONTRACTOR for this service in the amount of \$ 62.00 (Sixty two & 00.00 Dollars) per month (taxes not included), payable quarterly in advance. The monitoring service shall include fire and/or sprinkler alarm, trouble, daily automatic test, battery/power trouble and telephone line supervision. The monitoring panel shall be installed by the Contractor under a separate contract at additional cost if not already existing. Telephone lines for the monitoring panel shall be provided by the Owner.

INSURANCE: It is understood and agreed by the OWNER that the CONTRACTOR is not an insurer. Insurance, if any, shall be obtained by the OWNER. Payments for services provided herein are based solely on the value of the services set forth herein and are unrelated to the value of OWNER'S premises or the contents thereof.

REMEDIES: LIQUIDATED DAMAGES: OWNER acknowledges that it is impractical and extremely difficult to fix the actual damages, if any, which may proximately result from a failure to perform any of the obligations herein, including but not limited to installation, inspection, maintenance, service and/or monitoring or the failure of system to properly operate with the resulting loss to OWNER because of, among other things;

- (a) The uncertain amount or value of OWNER'S premises, or owner's property or the property of others kept on the premises which may be destroyed, damaged, or otherwise affected by occurrence which the system or service is designed to detect or avert.
- (b) The uncertainty of the response time of any Fire Department, Guard, or Police should the Fire Department, Guard or Police be dispatched as a result of a signal being received or an audible device sounding.
- (c) The inability to ascertain what portion, if any, of any loss would be proximately caused by CONTRACTOR'S failure to perform or by its equipment to operate
- (d) The nature of the service to be performed by CONTRACTOR.

The OWNER agrees that damages (if any) will be fixed as herein specified in this agreement. OWNER understands and agrees that if CONTRACTOR should be found liable for loss or damage due from failure of CONTRACTOR to perform any of the obligations herein, including but not limited to installation, maintenance, monitoring or service, or the failure of the system or equipment in any respect whatsoever, CONTRACTOR'S liability shall be limited to a sum equal to ten (10%) percent of the annual service charge or five hundred (\$500.00) dollars, whichever is greater, as liquidated damages, not as a penalty, and this liability shall be exclusive; and the provisions of this section shall apply to loss or damage, irrespective of cause or origin, results directly or indirectly to persons or property, from performance or nonperformance of the obligations imposed by this agreement, or from negligence, active or otherwise, of the CONTRACTOR, its agents, assigns, or employees.

CONTRACTORS LIABILITY AND DISCLAIMER OF WARRANTIES: OWNER understands and agrees that the services rendered by CONTRACTOR are professional services, the essence of which is providing advice, judgment, opinion, or other professional skills, and that neither CONTRACTOR nor its employees, agents or representatives have made any express representations of fact or any warranty, express or implied, as to any matter affecting the OWNER or this agreement. CONTRACTOR does not represent nor warrant that the Alarm System herein described may not be compromised or circumvented, or that the system will prevent any loss by fire, burglary, hold up or otherwise, or that the system will in all cases provide the detection for which it is intended. OWNER acknowledges that OWNER is not relying on CONTRACTOR'S skill or judgment in selection or furnishing a system suitable for any purpose and that there are no warranties which extend beyond those on the face of the agreement hereof. OWNER further represents that OWNER has not relied on any statement, representation, action, or other conduct by CONTRACTOR in electing to enter into this agreement, and that absent such representation, the CONTRACTOR would not have entered into this agreement and acknowledge that any affirmation of fact or promise made by CONTRACTOR shall not be deemed to create and express warranty. *CONTRACTOR makes no guarantee or warranty including any implied warranty of merchantability or fitness for a particular use, that the equipment, installation, or services supplies will avert or prevent occurrences or the consequences there from which the system or services is designed to detect or avert.*


Advancedtronics, Inc.
LIFE SAFETY SYSTEMS
6125 W Sam Houston Parkway N, Suite #202 Houston, TX 77041 PH: 832-295-3326
Email: sarap@advancedtronics.net

RENEWAL AND CANCELLATION: This contract is renewable on an annual basis, with potential to increase pricing based on hourly rates and increased material costs by manufacturers, subject to acceptance of terms and conditions of such renewal by both parties. This agreement may be canceled by either party upon thirty (30) days' written notice, provided however, that the Central Station Monitoring Service is only available on an annual basis and is non-cancelable by the OWNER for one year from date of contract. CONTRACTOR reserves the right to terminate service set forth in this contract, immediately upon written notice, if OWNER fails to make payment in full within 30 days from date of CONTRACTOR'S invoice, provided, however, all other remedies, duties, and obligations of the parties to this contract shall survive.

ENTIRE AGREEMENT: This contract constitutes the entire agreement between the parties hereto, and there are no understandings, representations or warranties of any kind, expressed or implies, not expressly set forth herein.

IN WITNESS WHEREOF, each of the parties hereto has executed this contract effectively on the date first mentioned above.

BY: ADVANCEDTRONICS, INC.
BY: _____

Jeff Carlile
Contractor's Representative

Owner's Authorized Representative

Jeff Carlile / Estimator

Printed Name / Title

Printed Name / Title

February 5, 2026

Date

Date



Advancedtronics, Inc.
6125 W Sam Houston Pkwy N
Ste 202
Houston, TX 77041-5128 USA
+18322953326
sarap@advancedtronics.net

Estimate 2674

ADDRESS	SHIP TO	DATE	TOTAL	EXPIRATION DATE
Noble Building and Devloperment 7 Ketchum Ct. Angleton, TX 77515	Brookshire - Katy Drainage District 1105 Kenney St Brookshire, TX 77423	02/05/2026	\$1,051.00	03/05/2026

TRACKING NO.
MSK02052026A

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Honeywell Wireless Dialer HW-AV-LTE-M-2 (includes installation and activation)	1	1,051.00	1,051.00
	One (1) year warranty on all labor and material - excludes misuse, Acts of God, catastrophe, accident, fault or negligence by current/future tenant/guest /owner or any third party, improper use, alteration or modification, unusual stress, installation, service or repair performed other than pursuant to the Agreement (other than installation, service or repair performed by Advancedtronics, Inc pursuant to this Agreement), engineering or design as aforesaid, or any other cause other than ordinary use	1	0.00	0.00
	Quote is valid for 30 days only due to critical shortage of microchips and electrical components and constant price increase from manufacturers	1	0.00	0.00

TOTAL	\$1,051.00
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THANK YOU.

Accepted By

Accepted Date

APPLICATION AND CERTIFICATE FOR PAYMENT

INVOICE Page 1

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

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

Application No: 7
Invoice No: 2313
Period To: 1/31/2026

From: Noble Building & Development
7 Ketchum Ct.
Angleton, TX 77515

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

Project No: N25-726 LN
Invoice Date: 2/2/2026
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	25,000.00	59,343.60
Approved this month	0.00	0.00
TOTALS	-25,000.00	59,343.60
Net change by change orders	-34,343.60	

1. ORIGINAL CONTRACT SUM \$ 2,286,000.00
2. Net change by Change Orders..... \$ -34,343.60
3. CONTRACT SUM TO DATE(Line 1 +/- 2)..... \$ 2,251,656.40
4. TOTAL COMPLETED & STORED TO DATE..... \$ 1,818,802.15
5. RETAINAGE..... \$ 90,940.12
6. TOTAL EARNED LESS RETAINAGE..... \$ 1,727,862.03
(Line 4 less Line 5)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT..... \$ 1,330,313.38
(Line 6 from prior Certificate)

8. CURRENT PAYMENT DUE..... \$ **397,548.65**

9. BALANCE TO FINISH, PLUS RETAINAGE..... \$ 523,794.37
(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: B. A. B. Date: 02/02/2026

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..... \$ 397,548.65
(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT: Jack Duran

By: [Signature] Date: 02/03/2026

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.



County of: BRAZORIA
Subscribed and sworn to before me this 2nd day of Feb, 2026
Notary Public: Dr. Willey
My Commission expires: 3-25-28

CONTINUATION SHEET

Application Number: 7
 Application Date: 2/2/2026
 Period To: 1/31/2026
 Architect's Project No:
 Invoice No: 2313

Exhibit "D"

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (Not in D or E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H BALANCE TO FINISH (C-G)	I RETAINAGE
			FROM PREV. APPLICATION (D+E)	THIS PERIOD				
	<u>Repairs & Allowances</u>							
1	00.000000: Prior Retainage	56,242.64	0.00	0.00	0.00	0.00	56,242.64	0.00
2	00.000001: #1 Inspection Deviations	2,500.00	0.00	0.00	0.00	0.00	2,500.00	0.00
3	00.000002: #2 Signage	15,000.00	0.00	0.00	0.00	0.00	15,000.00	0.00
4	00.000003: #3 Face Brick	7,700.00	0.00	0.00	0.00	0.00	7,700.00	0.00
5	00.000004: #4 Nat Stone Veneer	27,271.20	27,271.20	0.00	0.00	27,271.20	0.00	1,363.56
6	00.000005: #5 Refrigerator	2,500.00	0.00	0.00	0.00	0.00	2,500.00	0.00
7	00.000006: #6 Original Allowance (\$42,160)	8,595.88	0.00	0.00	0.00	0.00	8,595.88	0.00
8	ATA 01: Fence Mat'l Cost Inc	2,820.00	2,820.00	0.00	0.00	2,820.00	0.00	141.00
9	ATA 03: Storage Rm 123 Flooring	951.00	0.00	951.00	0.00	951.00	0.00	47.55
10	ATA 04: Wall & Door Framing	3,679.00	3,679.00	0.00	0.00	3,679.00	0.00	183.95
11	ATA 05: Underground Conduits	8,337.50	8,337.50	0.00	0.00	8,337.50	0.00	416.88
12	ATA 06: Added Canopy Flashing	1,718.62	1,718.62	0.00	0.00	1,718.62	0.00	85.93
13	ATA 07: Added Roller Shades	922.00	0.00	0.00	0.00	0.00	922.00	0.00
14	ATA 09: Stainless Steel Partitions	1,093.00	0.00	1,093.00	0.00	1,093.00	0.00	54.65
15	ATA 010: Relocate UG Elec.	12,800.00	12,800.00	0.00	0.00	12,800.00	0.00	640.00
	<u>Conduits</u>							
16	ATA 011: Arch Block Wall	18,180.80	0.00	18,180.80	0.00	18,180.80	0.00	909.04
17	ATA012: Add 1105 to Bldg	1,243.00	0.00	0.00	0.00	0.00	1,243.00	0.00
18	00.100010: Brick Ledge, Stairs, Ramp, & int concrete platform Repairs	91,775.36	25,697.10	56,900.72	0.00	82,597.82	9,177.54	4,129.89
		<u>263,330.00</u>	<u>82,323.42</u>	<u>77,125.52</u>	<u>0.00</u>	<u>159,448.94</u>	<u>103,881.06</u>	<u>7,972.45</u>
	<u>General Conditions</u>							
19	01.310010: Project Management	23,000.00	16,100.00	4,600.00	0.00	20,700.00	2,300.00	1,035.00
20	01.310020: Project Supervision	80,900.00	56,630.00	12,135.00	0.00	68,765.00	12,135.00	3,438.25
22	01.331310: Mobilization	18,750.00	18,750.00	0.00	0.00	18,750.00	0.00	937.50
23	01.331312: Bond Costs	28,500.00	28,500.00	0.00	0.00	28,500.00	0.00	1,425.00
24	01.341000: Builder's Risk Insur	7,200.00	7,200.00	0.00	0.00	7,200.00	0.00	360.00
25	01.521310: Field Offices	13,600.00	9,100.00	3,400.00	0.00	12,500.00	1,100.00	625.00

CONTINUATION SHEET

Application Number: 7
 Application Date: 2/2/2026
 Period To: 1/31/2026
 Architect's Project No:
 Invoice No: 2313

Exhibit "D"

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)	BALANCE TO FINISH (C-G)	RETAINAGE	
			FROM PREV. APPLICATION (D+E)	THIS PERIOD					
	<u>General Conditions</u>								
26	01.712320: Surveys and Layout	8,400.00	2,520.00	0.00	0.00	2,520.00	5,880.00	126.00	
27	01.741900: Debris & Dumpsters	10,800.00	4,052.00	2,700.00	0.00	6,752.00	4,048.00	337.60	
28	01.771610: Project Closeout	1,540.00	0.00	0.00	0.00	0.00	1,540.00	0.00	
		<u>192,690.00</u>	<u>142,852.00</u>	<u>22,835.00</u>	<u>0.00</u>	<u>165,687.00</u>	<u>27,003.00</u>	<u>8,284.35</u>	
	<u>Masonry</u>								
29	04.000010: Masonry Labor	40,710.00	8,142.00	30,532.50	0.00	38,674.50	2,035.50	1,933.73	
30	04.000020: Architectural Block Wall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
		<u>40,710.00</u>	<u>8,142.00</u>	<u>30,532.50</u>	<u>0.00</u>	<u>38,674.50</u>	<u>2,035.50</u>	<u>1,933.73</u>	
	<u>Wood And Plastics</u>								
31	06.110028: Blocking & Supports	3,075.00	2,460.00	461.25	0.00	2,921.25	153.75	146.06	
32	06.411600: Millwork & Countertops	67,310.00	15,000.00	40,386.00	0.00	55,386.00	11,924.00	2,769.30	
		<u>70,385.00</u>	<u>17,460.00</u>	<u>40,847.25</u>	<u>0.00</u>	<u>58,307.25</u>	<u>12,077.75</u>	<u>2,915.36</u>	
	<u>Thermal & Moisture Protection</u>								
34	07.130000: Waterproofing	34,878.00	33,134.10	1,743.90	0.00	34,878.00	0.00	1,743.90	
		<u>34,878.00</u>	<u>33,134.10</u>	<u>1,743.90</u>	<u>0.00</u>	<u>34,878.00</u>	<u>0.00</u>	<u>1,743.90</u>	
	<u>Openings</u>								
35	08.111300: Doors & Frames	62,980.00	52,788.00	10,192.00	0.00	62,980.00	0.00	3,149.00	
36	08.800000: Glass & Glazing	47,805.00	42,861.16	4,943.84	0.00	47,805.00	0.00	2,390.25	
		<u>110,785.00</u>	<u>95,649.16</u>	<u>15,135.84</u>	<u>0.00</u>	<u>110,785.00</u>	<u>0.00</u>	<u>5,539.25</u>	
	<u>Finishes</u>								
37	09.000010: Interior wall framing	92,000.00	92,000.00	0.00	0.00	92,000.00	0.00	4,600.00	
38	09.000011: Drywall installation	129,445.00	117,794.95	11,650.05	0.00	129,445.00	0.00	6,472.25	
39	09.511300: Acoust Tile Ceilings	41,445.00	6,216.75	31,083.75	0.00	37,300.50	4,144.50	1,865.03	
40	09.651900: Flooring & Base	91,040.00	48,476.80	22,760.00	0.00	71,236.80	19,803.20	3,561.84	
41	09.912300: Interior Painting	12,510.00	8,129.50	1,876.50	0.00	10,006.00	2,504.00	500.30	

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					
42	<u>Finishes</u> 09.097720: FRP Wall Panels	3,080.00 <u>369,520.00</u>	0.00 <u>272,618.00</u>	3,080.00 <u>70,450.30</u>	0.00 <u>0.00</u>	3,080.00 <u>343,068.30</u>	100 <u>93</u>	0.00 <u>26,451.70</u>	154.00 <u>17,153.42</u>
43	<u>Specialties</u> 10.110000: Interior Signage	14,336.00	0.00	0.00	0.00	0.00	0	14,336.00	0.00
44	10.211300: Toilet Partitions	12,280.00	0.00	9,210.00	0.00	9,210.00	75	3,070.00	460.50
45	10.281300: Toilet Accessories	13,945.00	0.00	0.00	0.00	0.00	0	13,945.00	0.00
46	10.731600: Awnings & Canopies	64,326.00 <u>104,887.00</u>	36,022.56 <u>36,022.56</u>	0.00 <u>9,210.00</u>	0.00 <u>0.00</u>	36,022.56 <u>45,232.56</u>	56 <u>43</u>	28,303.44 <u>59,654.44</u>	1,801.13 <u>2,261.63</u>
47	<u>Equipment</u> 11.000010: Appliance Install	1,172.00 <u>1,172.00</u>	0.00 <u>0.00</u>	0.00 <u>0.00</u>	0.00 <u>0.00</u>	0.00 <u>0.00</u>	0 <u>0</u>	1,172.00 <u>1,172.00</u>	0.00 <u>0.00</u>
48	<u>Furnishings</u> 12.210000: Blinds	4,280.00 <u>4,280.00</u>	0.00 <u>0.00</u>	0.00 <u>0.00</u>	0.00 <u>0.00</u>	0.00 <u>0.00</u>	0 <u>0</u>	4,280.00 <u>4,280.00</u>	0.00 <u>0.00</u>
49	<u>Special Construction</u> 13.341900: PEMB Materials	25,110.00	19,804.26	2,511.00	0.00	22,315.26	89	2,794.74	1,115.76
50	13.341910: PEMB Erection	13,440.00 <u>38,550.00</u>	0.00 <u>19,804.26</u>	0.00 <u>2,511.00</u>	0.00 <u>0.00</u>	0.00 <u>22,315.26</u>	0 <u>58</u>	13,440.00 <u>16,234.74</u>	0.00 <u>1,115.76</u>
51	<u>Fire Protection</u> 21.100000: Sprinkler Systems	51,070.00 <u>51,070.00</u>	45,963.00 <u>45,963.00</u>	0.00 <u>0.00</u>	0.00 <u>0.00</u>	45,963.00 <u>45,963.00</u>	90 <u>90</u>	5,107.00 <u>5,107.00</u>	2,298.15 <u>2,298.15</u>
52	<u>Plumbing</u> 22.000010: Plumbing	155,900.00 <u>155,900.00</u>	111,515.27 <u>111,515.27</u>	31,180.00 <u>31,180.00</u>	0.00 <u>0.00</u>	142,695.27 <u>142,695.27</u>	92 <u>92</u>	13,204.73 <u>13,204.73</u>	7,134.76 <u>7,134.76</u>
	<u>Heating, Ventilating & A/C</u>								

CONTINUATION SHEET

Application Number: 7
 Application Date: 2/2/2026
 Period To: 1/31/2026
 Architect's Project No:
 Invoice No: 2313

Exhibit "D"

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (Not in D or E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H BALANCE TO FINISH (C-G)	I RETAINAGE
			FROM PREV. APPLICATION (D+E)	THIS PERIOD				
53	<u>Heating, Ventilating & A/C</u> 23.000010: HVAC	213,418.00 <u>213,418.00</u>	159,529.96 <u>159,529.96</u>	32,012.70 <u>32,012.70</u>	0.00 <u>0.00</u>	191,542.66 <u>191,542.66</u>	21,875.34 <u>21,875.34</u>	9,577.13 <u>9,577.13</u>
54	<u>Electrical</u> 26.000010: Electrical	290,340.00	216,262.07	43,551.00	0.00	259,813.07	30,526.93	12,990.65
55	26.000020: Lightning Protection	15,625.00 <u>305,965.00</u>	0.00 <u>216,262.07</u>	0.00 <u>43,551.00</u>	0.00 <u>0.00</u>	0.00 <u>259,813.07</u>	15,625.00 <u>46,151.93</u>	0.00 <u>12,990.65</u>
56	<u>Electronic Safety & Security</u> 28.000040: Detection & Alarm	20,260.00 <u>20,260.00</u>	0.00 <u>0.00</u>	10,130.00 <u>10,130.00</u>	0.00 <u>0.00</u>	10,130.00 <u>10,130.00</u>	10,130.00 <u>10,130.00</u>	506.50 <u>506.50</u>
57	<u>Earthwork</u> 31.000010: Earthwork	76,190.00 <u>76,190.00</u>	50,285.40 <u>50,285.40</u>	19,047.50 <u>19,047.50</u>	0.00 <u>0.00</u>	69,332.90 <u>69,332.90</u>	6,857.10 <u>6,857.10</u>	3,466.65 <u>3,466.65</u>
58	<u>Exterior Improvements</u> 32.121600: Asphalt Paving	15,515.00	0.00	0.00	0.00	0.00	15,515.00	0.00
59	32.131300: Concrete Paving	164,650.00	110,315.50	32,930.00	0.00	143,245.50	21,404.50	7,162.28
60	32.172300: Pavement Marking	5,375.00	0.00	0.00	0.00	0.00	5,375.00	0.00
61	32.310000: Fences & Gates	12,500.00	6,875.00	0.00	0.00	6,875.00	5,625.00	343.75
62	32.930000: Landscaping	33,970.00	0.00	0.00	0.00	0.00	33,970.00	0.00
63	CO #02: Pre-paid Electrical Supplies	232,010.00 <u>-59,343.60</u>	117,190.50 <u>-29,671.80</u>	32,930.00 <u>-20,770.26</u>	0.00 <u>0.00</u>	150,120.50 <u>-50,442.06</u>	81,889.50 <u>-8,901.54</u>	7,506.03 <u>-2,522.10</u>
64	CO #08: Building Erector Completion	25,000.00	21,250.00	0.00	0.00	21,250.00	3,750.00	1,062.50
	Totals	2,251,656.40	1,400,329.90	418,472.25	0.00	1,818,802.15	432,854.25	90,940.12

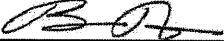
CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENTProject BKDD Admin BuildingJob No. N25-726 LN

On receipt by the signer of this document of a check from Brookshire-Katy Drainage District (maker of check) in the sum of \$397,548.65 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 02/02/2026Noble 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

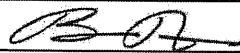
The signer of this document has been paid and has received a progress payment in the sum of \$ 1,330,313.38 for all labor, services, equipment, or materials furnished to the property or to Brookshire-Katy Drainage District (person with whom signer contracted) on the property of Brookshire-Katy Drainage 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 02/02/2026

Noble Building & Development, LLC (Company name)

By  (Signature)

Project Manager (Title)

MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT

February 23, 2026

The Board of Supervisors of Brookshire-Katy Drainage District (the "District") met in special session, open to the public, at 8:30 a.m. on the 23rd day of February, 2026, at 1111 Kenney Street, Brookshire, Texas, inside the boundaries of the District, and the roll was called of the members of the Board:

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

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

Also attending the meeting were Stan Kitzman, General Manager of the District; Buddy Brand, Assistant General Manager of the District; Wendy Sidwell, District Administrator; Michael McCarthy, P.E. and Steve Berckenhoff, P.E. of Quiddity Engineering ("Quiddity" or "Engineer"); Elaine Stremlau, P.E., of EHRA representing Lakes of Cane Island; David Kaspar of ARKK Engineers representing the City of Katy; and Andrew P. Johnson, III, and William Petrov, attorneys, and Mirna Croon, paralegal, of Johnson Petrov, LLP ("Johnson Petrov" or "Attorney");

Agenda Item No. 1
CALL TO ORDER

The President called the meeting to order.

Agenda Item No. 2
INVOCATION AND PLEDGE OF ALLEGIANCE

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

Agenda Item No. 3
PUBLIC COMMENT

There was no public comment.

Agenda item No. 9
DISCUSS CHANNEL LINING REPAIR ON SNAKE CREEK

Upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board authorized Quiddity to prepare a proposal for the Channel Lining repair on Snake Creek, in coordination with the City of Katy.

Agenda Item No. 4
PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR
SUNTERRA WATER PLANT NO. 2, ID: 00951, PERMIT NO. 2026-23

Upon motion by Supervisor Welch, seconded by Supervisor Beckendorff, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application No. 2026-23, as recommended by Quiddity. A copy of the recommendation letter is attached hereto as Exhibit "A".

Agenda Item No. 5

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR LAKES OF CANE ISLAND WATER PLANT - FINAL PLAT ID: 01170, PERMIT NO. 2025-63

Mr. McCarthy presented a recommendation letter for Permit No. 2025-63, a copy of which is attached hereto as Exhibit "A-1".

Agenda Item No. 6

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR LAKES OF CANE ISLAND DETENTION RESERVE G - PRELIMINARY PLAT, ID: 01152

Mr. McCarthy presented a recommendation letter for Permit No. 01152, a copy of which is attached hereto as Exhibit "A-2".

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application Nos. 2025-63 and 01152.

Agenda No. 7

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR GRANGE SECTION 7 - PRELIMINARY PLAT, ID: 01294

Mr. McCarthy presented a recommendation letter for Permit No. 01294, a copy of which is attached hereto as Exhibit "A-3".

Agenda No. 8

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR GRANGE SECTION 9 - PRELIMINARY PLAT ID: 01284

Mr. McCarthy presented a recommendation letter for Permit No. 01284, a copy of which is attached hereto as Exhibit "A-4".

Upon motion by Supervisor Chisum, seconded by Supervisor Keeling, after full discussion and with Supervisor Beckendorff abstaining, the Board approved Permit Application No. 01294 and 01284.

Agenda Item No. 9 Moved to Beginning of Meeting.

Agenda Item No. 10

UPDATE ON NEW ADMINISTRATION BUILDING AND REQUEST FOR CHANGE ORDERS NOS. 13, 14, 15, AND 16

Mr. Brand updated the Board regarding the construction progress. Next, upon motion by Supervisor Chisum, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved Change Order Nos. 13, 14, 15, and 16, copies of which are attached hereto as Exhibit "B".

Agenda Item No. 11

UPDATE ON INTERLOCAL AGREEMENT BETWEEN BROOKSHIRE-KATY DRAINAGE DISTRICT AND WALLER COUNTY FOR THE REGIONAL DETENTION POND

This matter was discussed in an executive session.

Agenda Item No. 12

EXECUTIVE SESSION

Upon motion by Supervisor Beckendorff, seconded by Supervisor Keeling, the Board recessed into Executive Session at 9:08 a.m. pursuant to Texas Government Code Section 551.071 (Consultation with Attorney).

Agenda Item No. 13

RECONVENE OPEN SESSION AND TAKE ACTION PURSUANT TO EXECUTIVE SESSION

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board reconvened in Open Session at 9:38 a.m. No action was taken during the executive session.

Agenda Item No. 11

UPDATE ON INTERLOCAL AGREEMENT BETWEEN BROOKSHIRE-KATY DRAINAGE DISTRICT AND WALLER COUNTY FOR THE REGIONAL DETENTION POND ("INTERLOCAL AGREEMENT")

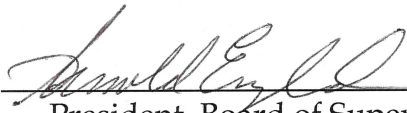
Upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved the Interlocal Agreement subject to review by the District's legal counsel and staff.

ADJOURNMENT

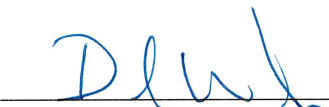
With no additional matters to discuss, upon motion by Supervisor Keeling, seconded by Supervisor Chisum, and with all Supervisors voting aye, the Board adjourned the meeting at 9:39 a.m.

[EXECUTION PAGE FOLLOWS]

SIGNED this 9th day of MARCH 2026.


President, Board of Supervisors

ATTEST:


Secretary, Board of Supervisors

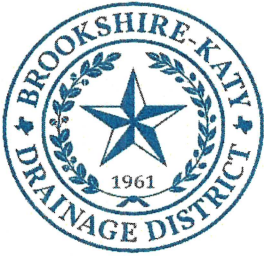


EXHIBIT	DESCRIPTION
A	Quiddity Engineering Recommendation Letter for Permit Application No. 2026-23 (Sunterra Water Plant No. 2, ID: 00951 – Tract Development Without Platting)
A-1	Quiddity Engineering Recommendation Letter for Permit No. 2025-63 (Lakes of Cane Island Water Plant – Final Plat, ID: 01170 – Tract Development With Platting)
A-2	Quiddity Engineering Recommendation Letter for Permit No. 01152 (Lakes of Cane Island Detention Reserve G – Preliminary Plat – Tract Development With Platting)
A-3	Quiddity Engineering Recommendation Letter for Permit No. 01294 (Grange Section 7 – Preliminary Plat – Tract Development With Platting)
A-4	Quiddity Engineering Recommendation Letter for Permit No. 01284 (Grange Section 9 – Preliminary Plat – Tract Development With Platting)
B	Change Order Nos. 13, 14, 15, and 16 – New Administration Building Construction

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February 20, 2026

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

Reference: Quadvest, LP
Sunterra Water Plant No. 2 – **Tract Development without Platting**
Application ID No. 00951
BKDD Permit No. 2026-23
Quiddity, Inc. Job No. R0002-1019-01.058

Dear Mr. England:

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

Applicant: Quadvest, LP

Permit Type: Tract Development without Platting – Final Drainage Plans

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

Description: The proposed Sunterra Water Plant No. 2 (Development) encompasses approximately 0.99 acres of land. The Development proposes to construct an elevated ground storage tank to serve the master planned community.

The Development is graded to drain south with runoff collected by existing perimeter swales and a Type "E" inlet that discharges into the existing Pond T. Pond T was included in the plans titled "Sunterra Phase 4 Detention and Mass Grading" that was approved by the District on January 8, 2024 under Permit No. 2024-33.

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.



Mr. Arnold England, President
February 20, 2026
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/R0002-1019-01.058 Sunterra Water Plant No. 2/2.0 - Letters/Sunterra Water Plant No 2 TDWOP FDP Approval Ltr 021926.docx>

cc: Quadvest, LP via email permitting@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



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

February 20, 2026

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

Reference: PHHOU - Cane Island 178, LLC, a Texas limited liability company
Lakes of Cane Island Water Plant – **Final Plat**
Application ID No. 01170
Permit No. – 2025-63
Quiddity Job No. R0002-1033-01.021

Dear Mr. England:

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

Applicant: EHRA

Permit Type: Tract Development with Platting – Final Plat only

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

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

Previous Approvals: The Preliminary Plat for Lakes of Cane Island Water Plant was approved by the District on 05/28/25 under Application ID Number 00921.

The Final Drainage Plans for Lakes of Cane Island Water Plant were approved by the District on 10/13/25 under Application ID Number 01021.

Description: This permit application only includes the Final Plat submittal for the proposed Lakes of Cane Island Water Plant (Development). The Development encompasses approximately 2.05 acres of land with 2 reserves. The Development is currently under construction. Below is a summary of the Development per the approved Final Drainage Plans.

The drainage for the site is conveyed through swales, which connect to an existing offsite swale that was permitted in plans titled "Lakes of Cane Island Water Plant Clearing and Grubbing" that was approved on May 12, 2025 under Permit No. 2025-25. The offsite swale outfalls into Detention Pond F, which outfalls into Detention Basins E, D, C, B, A, which then connects to the existing Cane Island Sec 35 storm sewer system.



Mr. Arnold England, President
February 20, 2026
Page 2

The detention facilities were included in the construction plans titled, "Lakes of Cane Island Detention" that was approved by the District on February 10, 2025 under Permit No. 2024-109. Additionally, the drainage impact assessment (DIA) for "Lakes of Cane Island Drainage Impact Analysis" has been reviewed and accepted by the District on December 28, 2024. The drainage and detention components outlined in the plans for the Development are designed in accordance with the DIA.

District Ultimate ROW: The District has an existing 50-ft wide drainage easement located to the west and adjacent to the Development's boundary. Per the District's Master Drainage Plan, an additional 20-ft drainage easement is required to convey ultimate flows. A 20-ft buffer/no work zone has been indicated along the western boundary of the Development and placed within restricted reserve "B" to accommodate a future District drainage easement. Currently, Waller County is in the design phase for the future Bartlett Road extension which plans to overtake most of the District's existing 50-ft wide drainage easement. If the Bartlett Road extension or other project includes adequate drainage improvements to capture and convey the ultimate flows per the District's Master Drainage Plan, then this 20-ft buffer can be removed with the District's approval of such project.

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

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

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



Mr. Arnold England, President
February 20, 2026
Page 3

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 H. McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1033-01.021 Lakes of Cane Island Water Plant/2.0 - Letters/Lakes of Cane Island Water Plant FP Only Approval Ltr 021926.docx>

cc: Mr. Connor Young, PE – PHHOU – Cane Island 178, LLC via email connor.young@perryhomes.com
Ms. Deirdre Brock – EHRA via email dbrock@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



February 16, 2026

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

Reference: PHHOU - Cane Island 178 LLC
Lakes of Cane Island Detention Reserve G – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 01152
Permit No. – N/A
Quiddity Job No. R0002-1033-01.026

Dear Mr. England:

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

Applicant: EHRA

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

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

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

Technical Review: Based on our review of the Preliminary Plat of Lakes of Cane Island Detention Reserve G, 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
February 16, 2026
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/R0002-1033-01.026 Lakes of Cane Island Detention Reserve G/2.0 - Letters/Lakes of Cane Island Detention Reserve G PP Approval Ltr 021626.docx>

cc: PHHOU - Cane Island 178 LLC via email cbeasley@ehra.team
Mr. Michael Turzillo – Edminster, Hinshaw, Russ & Associates via email mturzillo@ehra.team
Mr. Ross McCall, PE - Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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

February 16, 2026

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

Reference: Katy 2855 Development LLC
Grange Section 7 – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 01294
Permit No. – N/A
Quiddity Job No. R0002-1021-01.021

Dear Mr. England:

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

Applicant: Meta Planning + Design, LLC

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

Location: North of US 90, south of Morton Road, east of Schlipf Road, and west of Bartlett Road

Survey: H. & T.C. R.R. Company Survey, Section 123, Abstract No. 202, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of Grange Section 7, 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

February 16, 2026

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/R0002-1021-01.021 Grange Section 7/2.0 - Letters/Grange Section 7 PP Approval Ltr 021626.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1021-01.021%20Grange%20Section%207/2.0%20Letters/Grange%20Section%207%20PP%20Approval%20Ltr%20021626.docx)

cc: Mr. Jacob Rice – Katy 2855 Development LLC via email Jacobr@johnsondev.com
Mr. Ripley Woodard – Meta Planning + Design, LLC via email rwoodard@meta-PD.com
Mr. Ross McCall, PE - Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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

February 16, 2026

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

Reference: Katy 2855 Development LLC
Grange Section 9 – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 01284
Permit No. – N/A
Quiddity Job No. R0002-1021-01.023

Dear Mr. England:

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

Applicant: Meta Planning + Design, LLC

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

Location: North of US 90, south of Morton Road, east of Schlipf Road, and west of Bartlett Road

Survey: H. & T.C. R.R. Company Survey, Section 123, Abstract No. 202, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of Grange Section 9, 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

February 16, 2026

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/R0002-1021-01.022 Grange Section 8/2.0 - Letters/Grange Section 9 PP Approval Ltr 021626.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1021-01.022%20Grange%20Section%208/2.0%20Letters/Grange%20Section%209%20PP%20Approval%20Ltr%20021626.docx)

cc: Mr. Jacob Rice – Katy 2855 Development LLC via email jacobr@johnsondev.com
Mr. Ripley Woodard – Meta Planning + Design, LLC via email rwoodard@meta-PD.com
Mr. Ross McCall, PE - Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com

Noble Building & Development, LLC

7 Ketchum Ct.
 Angleton, TX 77515
 Phone: (979) 549-0716
 Fax: (979) 849-5617

Request for Change Order

To: Brookshire-Katy Drainage Dist
 1111 Kenney Street
 Brookshire, TX 77423
 Project: BKDD Admin Building

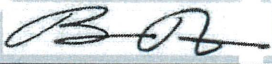
RFC No: 13
 Date: 2/12/2026
 Description: Ret. Wall, AC Pads, Stands

The above work is subject to the same conditions as specified in the original contract unless otherwise stipulated.

Upon approval the sum of **\$3,091.37** will be added to the contract price.

Original Contract	\$2,286,000.00
Other Approved Change Orders	\$-34,343.60
Total Contract to Date	\$2,251,656.40
This Request	\$3,091.37
Other Pending Requests	\$3,411.10
Total Contract plus Pending RFCs	\$2,258,158.87

Along with this change to the Contract amount, please add 0 days to the construction schedule.

Authorized Signature:  Date: 2/12/2026
 Noble Building & Development, LLC

Authorized Signature: _____ Date: _____
 Brookshire-Katy Drainage District

Authorized Signature:  Date: 02/16/2026
 LDDBlueline

Noble Building & Development, LLC

7 Ketchum Ct.
Angleton, TX 77515
Phone: (979) 549-0716
Fax: (979) 849-5617

Request for Change Order

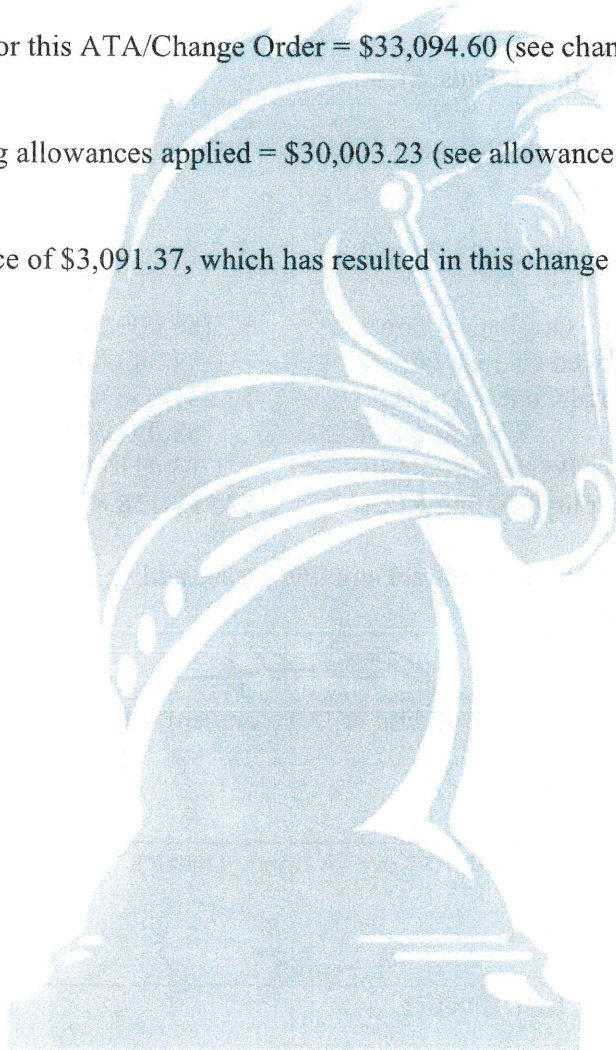
To: Brookshire-Katy Drainage Dist
1111 Kenney Street
Brookshire, TX 77423
Project: BKDD Admin Building

Notes:

The total amount for this ATA/Change Order = \$33,094.60 (see change order breakdown spreadsheet).

The total remaining allowances applied = \$30,003.23 (see allowance breakdown spreadsheet)

There is a difference of \$3,091.37, which has resulted in this change order.



Diversified to meet your needs. Dedicated to exceed your expectations.

BKDD - Admin Building

Request for Allowance Transfer

Ret. Wall, AC Pads & AC Stands

General Requirements	Hours	Rate	Total
Project Manager	0	\$75.00	\$0.00
Superintendent	0	\$60.00	\$0.00
Foreman	0	\$50.00	\$0.00
Specialist	0	\$45.00	\$0.00
Craftsman	0	\$40.00	\$0.00
Apprentice	0	\$35.00	\$0.00
Helper	0	\$30.00	\$0.00
Operator	0	\$50.00	\$0.00
Insurance/Bond	0	\$199.86	\$0.00
Total			\$0.00
Equipment			
			\$0.00
Total			\$0.00
Material			
			\$0.00
Total			\$0.00
Subcontractor			
Tri-Con (AC Stands)	1	\$3,750.00	\$3,750.00
Tex-Con (AC Pads)	1	\$9,833.00	\$9,833.00
Tex-Con (South Retaining Wall)	1	\$16,503.00	\$16,503.00
			\$0.00
			\$0.00
Total			\$30,086.00
Subtotal			\$30,086.00
Mark Up OH&P (10%)			\$3,008.60
Total Allowance Transfer Authorization Amount			\$33,094.60

Original Allowance Tracker				
Original Allowance		\$		42,160.00
Changes		Amounts	Status	
RFC01 - Material Cost Increase		2,820.00	Approved	
RFC03 - Storage Room 123 Flooring		951.00	Approved	
RFC04 - RFH001 Wall & Door Framing		3,679.00	Approved	
RFC05 - Underground Conduits		8,337.50	Approved	
RFC06 - Added Canopy Flashing		1,718.02	Approved	
ATA07 - Added Roller Shades		922.00	Approved	
ATA09 - Stainless Steel Partitions		1,093.00	Approved	
ATA10 - Relocate UG Elec. Conduits		12,800.00	Approved	
ATA12 - Add 1105 to Bldg		1,243.00	Approved	
ATA11 - Arch. Block Wall		20,345.80	Approved	
ATA/RFC013 - Ret. Wall, AC Pads/Stands		33,094.60	Pending	
TOTALS:				
Current Allowance (= original allowance - approved changes)		\$	(11,749.92)	
Future Allowance (= original allowance - approved & pending changes)		\$	(44,844.52)	
Approved Transfers to Date		\$	53,909.92	
Masonry Allowance Tracker				
00.0000003: #3 Face Brick & 00.0000004: #4 Nat. Stone Veneer - Original Allowance				\$53,152.00
Usage		Amounts	Status	
Natural Stone, face brick, sill/cap stone, sand, mortar mix, wash solution, wall ties, misc. masonry materials		\$30,398.85	Purchased/Installed	
Current Masonry Allowances (= original - materials purchased)				\$22,753.15
Other Allowances				
00.0000002: #2 Signage		\$		15,000.00
00.0000005: #5 Refrigerator		\$		1,500.00
00.0000001: #1 Inspection Deviations		\$		2,500.00

ALLOWANCE TOTALS		
Combined Allowance Totals	\$	114,312.00
Current Allowance Totals	\$	30,003.23
Future Allowance Totals (ATA/RFC013 Approved)	\$	(3,091.37) RFC013 change order amount
FUTURE CREDITS & CHANGE ORDER TOTALS		
EDF-1 Credit	\$	806.00
BHSI Credit (missing drilled pier + portion of ATA10)	\$	5,582.26
Missing Drilled Pier	\$	(3,411.10)
Elec. Room Panel Layout	\$	(3,784.00)
Added (1) Exit Sign	\$	(1,259.50)
Asphalt to Pavement	\$	(6,773.50)
East Civil, Handrails, Wheel Stops Changes	\$	?
Extra Nat. Stone Credit	\$	?
TOTAL	\$	(13,931.22) Includes RFC013

Includes Noble's current price of \$15,515.00



November 4, 2025

Brookshire Katy Drainage District
Brookshire, Texas

ATTN: Mr. Nelson

RE: **Housekeeping Pads**

Tex-Con Construction Services LLC proposes to furnish the necessary labor, material and equipment required to complete the following scope of work for the above-mentioned project.

We have included Addenda – none.

We have prepared a list of items and conditions that are included, excluded and/or qualified to assist you in the evaluation of this proposal. We trust you will review these items and find this additional information useful.

We will complete the work as outlined in this proposal for the lump sum amount and per the following SOW:

	Three	\$9,833.00
<u>Nine Thousand, Eight Hundred Thirty-Four Dollars and no cents</u>		<u>(\$9,834.00)</u>

SCOPE OF WORK:

- Mobilize to site.
- Layout four housekeeping pads to be installed.
- Excavate material to bottom of concrete and dispose on site.
- Install forms, rebar and concrete footings per drawings issued.
- Pour concrete pads 3500 PSI concrete.
- Once all construction activities are completed, we will clean up and demobilize the site.

QUALIFICATIONS/CLARIFICATIONS:

1. Proposal has no tax included.
2. Proposal based upon working five (5) ten (10) hour days, Monday through Friday from 7:00 a.m. to 5:30 p.m. and based upon starting work in fourteen (14) calendar days and completing within four (4) working days after receipt of purchase order.



3. Proposal based upon Construction Material Testing (CMT) to be by others.
4. Due to normal drying shrinkage, an inherent characteristic of all concrete, and regardless of the engineer's design and our workmanship, some incidental narrow cracks, that will in no way interfere with the normal operation of the floor or structure, are unfortunately almost inevitable.
5. This bid is based on concrete to be 3500 PSI.
6. Proposal based upon adequate space for storage of equipment and materials, and parking, staging and work area will be provided by others.
7. Adequate water, source, pressure, and maintenance will be provided by others.
8. Proposal is based on entering a mutually agreeable contract, exhibits, general provisions, supplemental provisions, waiver forms and schedule.
9. TCCS will not be liable in any way for any delay, disruption or impact to the scheduled Work, the project schedule, other contractors Work, the Owner or any related party, for any disruption in the delivery of reinforcing materials, concrete materials and/or post-tensioning materials which would otherwise invoke any contract obligation to meet any schedule dates or durations for Work, and any liability for actual, liquidated, economic, consequential or any other type of damage to any party.
10. **TCCS** will accept NO back charges without on-site discussion and written approval.
11. Proposal excludes Bonding.
12. Proposal based upon Owner to allow the use of restroom facilities during construction hours.

PAYMENT TERMS:

- A. Payments are to be made within 30 days of approved invoice.
- B. Final payment (the entire unpaid balance of TCCS's contract amount, including retention) shall be due and payable within 30 days after substantial completion of our scope of work.

We are proud to offer a quote for this work. Please do not hesitate to call (979) 583-2908 if you have any questions. We look forward to hearing from you.

Regards,

Bubba Goodson

Bubba Goodson
Civil Estimator
979-292-6603

BG/tc

Bid Breakdown	
Labor	\$6,400
Material	\$1,341
Equipment	\$2,092
Subcontractors	\$0
Total	\$9,833



November 3, 2025

Brookshire Katy Drainage District
Brookshire, Texas

ATTN: Mr. Nelson

RE: **South End Retaining/Paving Wall R1**

Tex-Con Construction Services LLC proposes to furnish the necessary labor, material and equipment required to complete the following scope of work for the above-mentioned project.

We have included Addenda – none.

We have prepared a list of items and conditions that are included, excluded and/or qualified to assist you in the evaluation of this proposal. We trust you will review these items and find this additional information useful.

We will complete the work as outlined in this proposal for the lump sum amount and per the following SOW:

Sixteen Thousand, Five Hundred Three Dollars and no cents (\$16,503.00)

SCOPE OF WORK:

- Mobilize to site.
- Layout wall to be installed.
- Excavate down to bottom of concrete footing to be poured.
- Set perimeter forms and rebar for block wall to be installed.
- Pour concrete footing and broom finish.
- Install 12" walls with rebar per drawings issued.
- Remove forms and haul off site.
- Once all construction activities are completed, we will clean up and demobilize the site.

QUALIFICATIONS/CLARIFICATIONS:



1. Proposal has no tax included.
2. Proposal based upon working five (5) ten (10) hour days, Monday through Friday from 7:00 a.m. to 5:30 p.m. and based upon starting work in fourteen (14) calendar days and completing within four (4) working days after receipt of purchase order.
3. Proposal based upon Construction Material Testing (CMT) to be by others.
4. Due to normal drying shrinkage, an inherent characteristic of all concrete, and regardless of the engineer's design and our workmanship, some incidental narrow cracks, that will in no way interfere with the normal operation of the floor or structure, are unfortunately almost inevitable.
5. This bid is based on concrete to be 3,500 PSI.
6. Proposal based upon adequate space for storage of equipment and materials, and parking, staging and work area will be provided by others.
7. Adequate water, source, pressure, and maintenance will be provided by others.
8. Proposal is based on entering a mutually agreeable contract, exhibits, general provisions, supplemental provisions, waiver forms and schedule.
9. TCCS will not be liable in any way for any delay, disruption or impact to the scheduled Work, the project schedule, other contractors Work, the Owner or any related party, for any disruption in the delivery of reinforcing materials, concrete materials and/or post-tensioning materials which would otherwise invoke any contract obligation to meet any schedule dates or durations for Work, and any liability for actual, liquidated, economic, consequential or any other type of damage to any party.
10. **TCCS** will accept NO back charges without on-site discussion and written approval.
11. Proposal excludes Bonding.
12. Proposal based upon Owner to allow the use of restroom facilities during construction hours.

PAYMENT TERMS:

- A. Payments are to be made within 30 days of approved invoice.
- B. Final payment (the entire unpaid balance of TCCS's contract amount, including retention) shall be due and payable within 30 days after substantial completion of our scope of work.

We are proud to offer a quote for this work. Please do not hesitate to call (979) 583-2908 if you have any questions. We look forward to hearing from you.

Regards,

Bubba Goodson

Bubba Goodson
Civil Estimator
979-292-6603

Bid Breakdown	
Labor	\$7,758
Material	\$3,389
Equipment	\$5,356
Subcontractors	\$0
Total	\$16,503



TRI-CONSTRUCTION COMPANY INC.

5550 HIGHWAY 332 EAST • POST OFFICE BOX 3100 • FREEPORT, TEXAS 77541
(979) 233-7211 • FAX (979) 233-5621

PROPOSAL

November 6, 2025

NOBLE

7 Ketchum Ct.
Angleton, Texas

Attention: **Jason Bundick**

Reference: **(6) HVAC Stands - Brookshire**

We propose to furnish labor, materials, tools, equipment and supervision necessary to fabricate the above referenced project for the "Total Price" price of **Three Thousand Seven Hundred Fifty Dollars (\$3,750.00)**.

Material - \$683.50

Work shall start within 1 days after receipt of purchase order and will be completed in **Two (2)** weeks thereafter.

We acknowledge the following addenda to the drawings and specifications: none

Current E.M.R. (year/rate): 0.74

Current 12 Month Overall Company OSHA Recordable Incident Rate: 0.00 as of 11/30/17.

Subcontractors:

Our bid qualifications are as follows:

1. Bid excludes tax on material.
2. Bid based on working four (4) ten (10) hour days per week, Monday through Thursday, 7:00am to 5:30pm.
3. Bid based on "Hot Dip Galv" after fab.
4. Bid based on drawings and dimensions provided.
5. Bid based on Noble Building and Development to pick up from Tri-Con shop.

Thank you for the opportunity to submit a proposal for the above referenced project. If additional information and/or clarification of any of the data contained herein is required, please advise.

Sincerely,

Darren Bundick
Estimator

Noble Building & Development, LLC

7 Ketchum Ct.
Angleton, TX 77515
Phone: (979) 549-0716
Fax: (979) 849-5617

Request for Change Order

To: Brookshire-Katy Drainage Dist
1111 Kenney Street
Brookshire, TX 77423
Project: BKDD Admin Building

RFC No: 14
Date: 2/12/2026
Description: Missing Drilled Pier

The above work is subject to the same conditions as specified in the original contract unless otherwise stipulated.

Upon approval the sum of **\$3,411.10** will be added to the contract price.

Original Contract	\$2,286,000.00
Other Approved Change Orders	\$-34,343.60
Total Contract to Date	\$2,251,656.40
This Request	\$3,411.10
Other Pending Requests	\$0.00
Total Contract plus Pending RFCs	\$2,255,067.50

Along with this change to the Contract amount, please add 0 days to the construction schedule.

Authorized Signature:  Date: 2/12/2026
Noble Building & Development, LLC

Authorized Signature: _____ Date: _____
Brookshire-Katy Drainage District

Authorized Signature:  Date: 02/16/2026
LDDDBlueline

BKDD - Admin Building

Request for Change Order

Missing Drilled Pier

General Requirements	Hours	Rate	Total
Project Manager	0	\$75.00	\$0.00
Superintendent	0	\$60.00	\$0.00
Foreman	0	\$50.00	\$0.00
Specialist	0	\$45.00	\$0.00
Craftsman	0	\$40.00	\$0.00
Apprentice	0	\$35.00	\$0.00
Helper	0	\$30.00	\$0.00
Operator	0	\$50.00	\$0.00
Insurance/Bond	0	\$199.86	\$0.00
Total			\$0.00
Equipment			
			\$0.00
Total			\$0.00
Material			
			\$0.00
Total			\$0.00
Subcontractor			
Tex-Con Services	1	\$3,101.00	\$3,101.00
			\$0.00
Total			\$3,101.00
Subtotal			\$3,101.00
Mark Up OH&P (10%)			\$310.10
Total Allowance Transfer Authorization Amount			\$3,411.10



November 10, 2025

Brookshire Katy Drainage District
Brookshire, Texas

ATTN: Mr. Nelson

RE: Drill Shaft Under Ramp

Tex-Con Construction Services LLC proposes to furnish the necessary labor, material and equipment required to complete the following scope of work for the above-mentioned project.

We have included Addenda – none.

We have prepared a list of items and conditions that are included, excluded and/or qualified to assist you in the evaluation of this proposal. We trust you will review these items and find this additional information useful.

We will complete the work as outlined in this proposal for the lump sum amount and per the following SOW:

Three Thousand, One Hundred One Dollars and no cents (\$3,101.00)

SCOPE OF WORK:

- Mobilize to site.
- Layout one drill shafts to be installed.
- Pre-tie rebar w/ #7 uprights and #3 bands.
- Drill hole and bell with trachoe.
- Set rebar cage into holes to appropriate elevation.
- Dispose materials on site.
- Install concrete drill shaft with 3000 PSI concrete and vibrate.
- Once all construction activities are completed, we will clean up and demobilize the site.



QUALIFICATIONS/CLARIFICATIONS:

1. Proposal has no tax included.
2. Proposal based upon working five (5) ten (10) hour days, Monday through Friday from 7:00 a.m. to 5:30 p.m. and based upon starting work in fourteen (14) calendar days and completing within two (2) working days after receipt of purchase order.
3. Proposal based upon Construction Material Testing (CMT) to be by others.
4. Due to normal drying shrinkage, an inherent characteristic of all concrete, and regardless of the engineer's design and our workmanship, some incidental narrow cracks, that will in no way interfere with the normal operation of the floor or structure, are unfortunately almost inevitable.
5. This bid is based on concrete to be ~~4,000~~ PSI. **3,000**
6. Proposal based upon adequate space for storage of equipment and materials, and parking, staging and work area will be provided by others.
7. Adequate water, source, pressure, and maintenance will be provided by others.
8. Proposal is based on entering a mutually agreeable contract, exhibits, general provisions, supplemental provisions, waiver forms and schedule.
9. TCCS will not be liable in any way for any delay, disruption or impact to the scheduled Work, the project schedule, other contractors Work, the Owner or any related party, for any disruption in the delivery of reinforcing materials, concrete materials and/or post-tensioning materials which would otherwise invoke any contract obligation to meet any schedule dates or durations for Work, and any liability for actual, liquidated, economic, consequential or any other type of damage to any party.
10. **TCCS** will accept NO back charges without on-site discussion and written approval.
11. Proposal excludes Bonding.
12. Proposal based upon Owner to allow the use of restroom facilities during construction hours.

PAYMENT TERMS:

- A. Payments are to be made within 30 days of approved invoice.
- B. Final payment (the entire unpaid balance of TCCS's contract amount, including retention) shall be due and payable within 30 days after substantial completion of our scope of work.

We are proud to offer a quote for this work. Please do not hesitate to call (979) 583-2908 if you have any questions. We look forward to hearing from you.

Regards,

Bubba Goodson

Bubba Goodson
Civil Estimator
979-292-6603

Bid Breakdown		
Labor		\$1,564
Material		\$240
Equipment		\$1,297
Subcontractors		\$0
Total		\$3,101

Noble Building & Development, LLC

7 Ketchum Ct.
Angleton, TX 77515
Phone: (979) 549-0716
Fax: (979) 849-5617

Request for Change Order

To: Brookshire-Katy Drainage Dist
1111 Kenney Street
Brookshire, TX 77423
Project: BKDD Admin Building

RFC No: 15
Date: 2/12/2026
Description: Asphalt to Pavement

The above work is subject to the same conditions as specified in the original contract unless otherwise stipulated.

Upon approval the sum of **\$8,773.50** will be added to the contract price.

Original Contract	\$2,286,000.00
Other Approved Change Orders	\$-34,343.60
Total Contract to Date	\$2,251,656.40
This Request	\$8,773.50
Other Pending Requests	\$6,502.47
Total Contract plus Pending RFCs	\$2,266,932.37

Along with this change to the Contract amount, please add 8 days to the construction schedule.

Authorized Signature:  Date: 2/12/2026
Noble Building & Development, LLC

Authorized Signature: _____ Date: _____
Brookshire-Katy Drainage District

Authorized Signature:  Date: 02/16/2026
LDDBlueline

BKDD - Admin Building

Request for Change Order

Asphalt to Pavement

General Requirements	Hours	Rate	Total
Project Manager	0	\$75.00	\$0.00
Superintendent	0	\$60.00	\$0.00
Foreman	0	\$50.00	\$0.00
Specialist	0	\$45.00	\$0.00
Craftsman	0	\$40.00	\$0.00
Apprentice	0	\$35.00	\$0.00
Helper	0	\$30.00	\$0.00
Operator	0	\$50.00	\$0.00
Insurance/Bond	0	\$199.86	\$0.00
Total			\$0.00
Equipment			
			\$0.00
Total			\$0.00
Material			
			\$0.00
Total			\$0.00
Subcontractor			
G2 Surface Pros	1	\$24,288.50	\$24,288.50
Tex-Con Services	1	-\$15,515.00	-\$15,515.00
Total			\$8,773.50
Subtotal			\$8,773.50
Mark Up OH&P (0%)			\$0.00
Total Allowance Transfer Authorization Amount			\$8,773.50

Original Allowance Tracker				\$	42,160.00
Changes		Amounts	Status		
RFC01 - Material Cost Increase		2,820.00	Approved		
RFC03 - Storage Room 123 Flooring		951.00	Approved		
RFC04 - RF1001 Wall & Door Framing		3,679.00	Approved		
RFC05 - Underground Conduits		8,337.50	Approved		
RFC06 - Added Canopy Flashing		1,718.62	Approved		
ATA07 - Added Roller Shades		922.00	Approved		
ATA09 - Stainless Steel Partitions		1,093.00	Approved		
ATA10 - Relocate UG Elec. Conduits		12,800.00	Approved		
ATA12 - Add 1105 to Blog		1,243.00	Approved		
ATA11 - Arch. Block Wall		20,345.80	Approved		
ATA/RFC013 - Ret. Wall, AC Pads/Stands		33,094.60	Pending		
TOTALS:					
Current Allowance (= original allowance - approved changes)				\$	(11,749.92)
Future Allowance (= original allowance - approved & pending changes)				\$	(44,844.52)
Approved Transfers to Date				\$	53,909.92
Masonry Allowance Tracker					
00.0000003: #3 Face Brick & 00.0000004: #4 Nat. Stone Veneer - Original Allowance					\$53,152.00
Usage		Amounts	Status		
Natural stone, face brick, sill/cap stone, sand, mortar mix, wast solution, wall ties, misc. masonry materials		\$30,398.85	Purchased/Installed		
Current Masonry Allowances (= original - materials purchased)					\$22,753.15
Other Allowances					
00.0000002: #2 Signage				\$	15,000.00
00.0000005: #5 Refrigerator				\$	1,500.00
00.0000001: #1 Inspection Deviations				\$	2,500.00

ALLOWANCE TOTALS					
Combined Allowance Totals				\$	114,312.00
Current Allowance Totals				\$	30,003.23
Future Allowance Totals (ATA/RFC013 Approval)				\$	(3,091.37)
FUTURE CREDITS & CHANGE ORDER TOTALS					
EDF-1 Credit				\$	806.00
BHSI Credit (missing drilled pier + portion of ATA10)				\$	5,562.25
Missing Drilled Pier				\$	(3,411.10)
Elec. Room Panel Layout				\$	(3,784.00)
Added (1) Exit Sign				\$	(1,259.50)
Asphalt to Pavement				\$	(8,773.50)
East Civil, Handrails, Wheel Stops Changes				\$	?
Extra Nat. Stone Credit				\$	?
TOTAL				\$	(13,931.22)

RFC013 change order amount

includes Noble's current price of \$15.515.00

includes RFC013

G2 Surface Pros

P.O. Box 87
Mont Belvieu, TX 77580

Estimate

Date	Estimate #
1/22/2026	52

Name / Address
TexCon 7 Ketchum Ct Angleton, Tx 77515

Project
BKDD Brookshire Tx

Description	Qty	Rate	Total
Removing of Old Asphalt, Haul off and Prep for Asphalt	1	6,800.00	6,800.00
Laying of 2"HMAC Asphalt and Compacting!	1	16,800.00	16,800.00
Spraying of SS-1 Tack Coat	4,590	0.15	688.50
Sales Tax		8.25%	0.00
Reference CO breakdown for actual price			
Thank You For the Opportunity to Bid Your Work!	Total		\$24,288.50

Noble Building & Development, LLC

7 Ketchum Ct.
Angleton, TX 77515
Phone: (979) 549-0716
Fax: (979) 849-5617

Request for Change Order

To: Brookshire-Katy Drainage Dist
1111 Kenney Street
Brookshire, TX 77423
Project: BKDD Admin Building

RFC No: 16
Date: 2/12/2026
Description: Elec. Room Panel Layout & Exit Sign

The above work is subject to the same conditions as specified in the original contract unless otherwise stipulated.

Upon approval the sum of **\$5,043.50** will be added to the contract price.

Original Contract	\$2,286,000.00
Other Approved Change Orders	\$-34,343.60
Total Contract to Date	\$2,251,656.40
This Request	\$5,043.50
Other Pending Requests	\$15,275.97
Total Contract plus Pending RFCs	\$2,271,975.87

Along with this change to the Contract amount, please add 0 days to the construction schedule.

Authorized Signature:  Date: 2/12/2026
Noble Building & Development, LLC

Authorized Signature: _____ Date: _____
Brookshire-Katy Drainage District

Authorized Signature:  Date: 02/16/2026
LDDBlueline

Diversified to meet your needs. Dedicated to exceed your expectations.

BKDD - Admin Building

Request for Change Order

Elec. Room & Exit Sign

General Requirements	Hours	Rate	Total
Project Manager	0	\$75.00	\$0.00
Superintendent	0	\$60.00	\$0.00
Foreman	0	\$50.00	\$0.00
Specialist	0	\$45.00	\$0.00
Craftsman	0	\$40.00	\$0.00
Apprentice	0	\$35.00	\$0.00
Helper	0	\$30.00	\$0.00
Operator	0	\$50.00	\$0.00
Insurance/Bond	0	\$199.86	\$0.00
Total			\$0.00
Equipment			\$0.00
Total			\$0.00
Material			\$0.00
Total			\$0.00
Subcontractor			
Davidson Electric	1	\$3,784.00	\$3,784.00
Davidson Electric	1	\$1,145.00	\$1,145.00
Total			\$4,929.00
Subtotal			\$4,929.00
Mark Up OH&P (10%)			\$114.50
Total Allowance Transfer Authorization Amount			\$5,043.50

Original Allowance Tracker				
Original Allowance	\$			42,160.00
Changes		Amounts		Status
RFC01 - Material Cost Increase	\$	2,820.00		Approved
RFC03 - Storage Room 123 Flooring	\$	951.00		Approved
RFC04 - RF001 Wall & Door Framing	\$	3,679.00		Approved
RFC05 - Underground Conduits	\$	8,337.50		Approved
RFC06 - Added Canopy Flashing	\$	1,718.62		Approved
ATA07 - Added Roller Shades	\$	922.00		Approved
ATA09 - Stainless Steel Partitions	\$	1,093.00		Approved
ATA10 - Relocate UG Elec. Conduits	\$	12,800.00		Approved
ATA12 - Add 1105 to Blog	\$	1,243.00		Approved
ATA11 - Arch. Block Wall	\$	20,345.80		Approved
ATA/RFC013 - Ret. Wall, AC Pads/Stands	\$	33,094.60		Pending
TOTALS:				
Current Allowance (= original allowance - approved changes)	\$			(11,749.92)
Future Allowance (= original allowance - approved & pending changes)	\$			(44,844.52)
Approved Transfers to Date	\$			53,909.92
Masonry Allowance Tracker				
00.000003: #3 Face Brick & 00.000004: #4 Nat. Stone Veneer - Original Allowance				\$53,152.00
Usage		Amounts		Status
Natural stone, face brick, sill/cap stone, sand, mortar mix, wash solution, wall ties, misc. masonry materials	\$	\$30,398.85		Purchased/Installed
Current Masonry Allowances (= original - materials purchased)				\$22,753.15
Other Allowances				
00.000002: #2 Signage	\$			15,000.00
00.000005: #5 Refrigerator	\$			1,500.00
00.000001: #1 Inspection Deviations	\$			2,500.00

ALLOWANCE TOTALS		
Combined Allowance Totals	\$	114,312.00
Current Allowance Totals	\$	30,003.23
Future Allowance Totals (ATA/RFC013 Approval)	\$	(3,091.37)
RFC013 change order amount		
FUTURE CREDITS & CHANGE ORDER TOTALS		
EDF-1 Credit	\$	806.00
BHSI Credit (missing drilled pier + portion of ATA10)	\$	5,582.25
Missing Drilled Pier	\$	(3,411.10)
Elec. Room Panel Layout	\$	(3,784.00)
Added (1) Exit Sign	\$	(1,259.50)
Asphalt to Pavement	\$	(8,773.50)
East Civil, Handrails, Wheel Stops Changes	?	?
Extra Nat. Stone Credit	?	?
TOTAL	\$	(13,931.22)
Includes RFC013		

Includes Noble's current price of \$15,515.00

Elec. Room Layout Change



4051FM 528 RD.
Alvin, TX 77511
Office: 281-993-9300
Fax: 281-993-9407
davidsonelectric.com

Allan Hickner
Noble Building & Development

12/12/2025
Addendums: 0

Re: Brookshire Katy Admin Building – **Electrical room door moved from facing north to face West therefore Service riser had to move; we moved to these conduits to the new location.**

Davidson Electric hereby submits our proposal for the electrical portion of the project referenced above, as outlined in the scope below.

Scope:

- Relocation of the existing service riser at the back of building.
- Dig up and cut loose the feeder risers.
- Back fill and compact back with natural fill.

Total Electrical Base Bid: \$3,784.00

Exclusions:

- Integrity and capacity of existing electrical service.
- Furnishing and installing fire alarm, security, data, telephone and access control systems and cabling.
- Overtime. There will be an extra charge if work is required to be performed after hours.
- Cost of parking.
- Pricing valid for 15 calendar days due to rapid increases of raw materials such as copper and steel.

Please do not hesitate to contact me with any questions.

Sincerely,

Keith Polk

Keith Polk

Elec. Room Breakdown

From: Keith Polk <keith.polk@davidsonelectric.com>
Sent: Thursday, February 5, 2026 12:36 PM
To: Blake Nelson
Cc: Allan Hickner
Subject: RE: Duct Heater circuit and Exit Sign Proposal's

Blake,

Here is the breakout you requested.

Material \$ 359.88

Labor \$1,138.41

Equipment \$2,285.71 This price has 350.00 cost added for delivery and pickup of the two pieces of equipment.

Total \$ 3,784.00

All of these include 10% markup.

Thanks,

Keith Polk | Project Manager



4051 FM 528 Rd., Alvin, Texas 77511

Office: 281-993-9300 Fax: 281-993-9407 Cell: 832-206-9252

davidsonelectric.com

Added Exit Sign



DAVIDSON
ELECTRIC
EST. 1951

4051FM 528 RD.
Alvin, TX 77511
Office: 281-993-9300
Fax: 281-993-9407
davidsonelectric.com

Allan Hickner
Noble Building & Development

1/27/2025
Addendums: 0

Re: Brookshire Katy Admin Building – Adding (1) exit light per G.C. that was not on drawing.

Davidson Electric hereby submits our proposal for the electrical portion of the project referenced above, as outlined in the scope below.

Scope:

- Installation of conduit and wire and box for exit sign.
- Installation of exit sign and furnishing of exit sign.

Total Electrical Base Bid: \$1,145.00

Exclusions:

- Integrity and capacity of existing electrical service.
- Furnishing and installing fire alarm, security, data, telephone and access control systems and cabling.
- Overtime. There will be an extra charge if work is required to be performed after hours.
- Cost of parking.
- Pricing valid for 15 calendar days due to rapid increases of raw materials such as copper and steel.

Please do not hesitate to contact me with any questions.

Sincerely,

Keith Polk

Keith Polk

From: Keith Polk <keith.polk@davidsonelectric.com>
Sent: Thursday, February 5, 2026 10:01 AM
To: Blake Nelson
Cc: Allan Hickner
Subject: RE: Duct Heater circuit and Exit Sign Proposal's

Blake,

Here is the breakout you requested.

Material \$395.00
Labor \$750.00

Total \$1,145.00
All of these include 10% markup.

Labor consists of,
Project Manager
Journeyman Electrician
Apprentice Electrician

Thanks,

Keith Polk | Project Manager



4051 FM 528 Rd., Alvin, Texas 77511
Office: 281-993-9300 Fax: 281-993-9407 Cell: 832-206-9252
davidsonelectric.com