

MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT

January 12, 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 12th day of January, 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. During discussion of Agenda Item No. 5d, Supervisor Chisum entered the meeting at 7:15 p.m., followed by Supervisor Beckendorff at 7:20 p.m. 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., Steve Berckenhoff, P.E., of Quiddity Engineering ("Quiddity" or "Engineer"); Christian Walker, P.E., of Quiddity Engineering Land Development Group representing Sunterra Lakes Development; Elaine Stremlau, P.E., of EHRA representing Lakes of Cane Island; David Schiel, owner of the Ace Hardware Development; Cole Christian, P.E., of MBC Management for Ace Hardware; 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
NOVEMBER, 2025 WORKSHOP, NOVEMBER 17, 2025 SPECIAL SESSION AND DECEMBER, 2025 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 November, 2025 Workshop, November 17, 2025 special session and December 8, 2025 regular Board meeting.

Agenda Item No. 5
ENGINEER'S REPORT

- a) Permit Application for Drainage Study Analysis Report for Sunterra Lakes Phase 1 North and Phase 2 South REV01 - DIA ID: 01207

Mr. McCarthy reviewed a recommendation letter for the above-referenced Permit Application, a copy of which is attached hereto as Exhibit "A". Mr. Walker reviewed the memorandum related to the ongoing grading activities, a copy of which is attached hereto as Exhibit "A-1".

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application ID: 01207, as recommended by Quiddity.

- b) Variance Request for Permit Application for Tract Development Without Platting for Brookshire Ace Hardware, ID: 01122

This matter was postponed until later in the meeting.

- c) Permit Application for Tract Development Without Platting for Grange Detention and Mass Grading Phase 2A, ID: 00958; Permit No. 2025-42

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

- d) Amended Detention Facilities Maintenance Agreement between Brookshire-Katy Drainage District and Waller County MUD No. 55, ID: 01258 for Permit No. 2025-42 (the "Agreement").

Mr. Petrov reviewed the Agreement with the Board.

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with Supervisor Beckendorff abstaining, the Board approved 4 to 0; (i) Permit Application No. 2025-42, as recommended by Quiddity; and (ii) the Agreement, as recommended by Johnson Petrov.

- b) Variance Request for Permit Application for Tract Development Without Platting for Brookshire Ace Hardware, ID: 01122

Mr. Christian presented the variance request for the proposed Brookshire Ace Hardware store, explaining that while the District's rules require detention calculations based on a runoff coefficient of 0.65, the development would only require approximately one-third of that capacity. Mr. Schiel expressed concern about the expense of constructing and maintaining underground detention ponds, stating that these costs could make the development financially unfeasible. In response, Mr. McCarthy noted that the area currently lacks regional detention facilities and explained the rationale behind the District's minimum runoff coefficient of 0.65 requirement. After discussion, Mr. McCarthy agreed to conduct a thorough review of the variance request and preliminary plans and provide a recommendation to the Board at a subsequent meeting.

- e) Permit Application for Tract Development Without Platting for JPMorgan Chase & Co. Texas Heritage, ID: 01039; Permit No. 2025-67

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

Upon motion by Supervisor Chisum, seconded by Supervisor Beckendorff, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application No. 2025-67, as recommended by Quiddity.

- f) Permit Application for Tract Development With Platting for Lakes of Cane Island Section 5 – Final Drainage Plans ID: 01070; Final Plat ID: 01233, Permit No. 2025-76

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

Upon motion by Supervisor Beckendorff, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application No. 2025-76, as recommended by Quiddity.

- g) Permit Application for Tract Development With Platting for Triangle Business Park – Final Plat ID: 01240, Permit No. 2026-14

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

Upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application No. 2026-14, as recommended by Quiddity.

- h) Permit Application for Tract Development With Platting for Mirabella Detention Basin 5 Phase 2 – Preliminary Plat ID: 01227

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

- i) Permit Application for Tract Development With Platting for Mirabella Section 5 – Preliminary Plat ID: 01228

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

- j) Permit Application for Tract Development With Platting for Mirabella Section 6 – Preliminary Plat ID: 01236

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

Upon motion by Supervisor Chisum, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application Preliminary Plat Nos. 01227, 01228, and 01236, as recommended by Quiddity.

- k) Permit Application for Tract Development With Platting for Serenada Section Three – Preliminary Plat ID: 01221

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

Upon motion by Supervisor Chisum, seconded by Supervisor Beckendorff, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application Preliminary Plat No. 01221, as recommended by Quiddity.

- l) Permit Extension for Permit Extension for Permit Application for Tract Development With Platting for Bluebonnet Lift Station – Preliminary Plat ID: 01016

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

- m) Permit Extension for Permit Application for Tract Development With Platting for Bluebonnet Section 1 – Preliminary Plat ID: 01013

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

- n) Permit Extension for Permit Application for Tract Development With Platting for Bluebonnet Section 2 – Preliminary Plat ID: 01014

Mr. McCarthy reviewed a recommendation letter for the above-referenced Permit Application, a copy of which is attached hereto as Exhibit "A-12".

Upon motion by Supervisor Beckendorff, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application Preliminary Plat Nos. 01016, 01013, and 01014, as recommended by Quiddity.

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

Mr. Petrov reported that Johnson Petrov received the Contract from Tejas Civil Construction Group LLC and is currently reviewing the Contract along with the payment and performance bonds.

Agenda Item No. 6

FINANCIAL REPORT

- A. Discuss and take action to pay bills. Ms. Sidwell presented to and reviewed with the Board the December 2025 bills.
- B. December 2025 Financial Report. She presented the Financial Report, a copy of which is attached hereto as Exhibit "B".
- C. Quarterly Financial Advisor Report. Ms. Sidwell reviewed the Quarterly Financial Advisor Report, a copy of which is attached hereto as Exhibit "B-1".

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

- D. Update on 2025-2026 Budget. Ms. Sidwell provided a status update on the 2025-2026 Budget.
- E. Certificate of Deposit Account Maturation. Upon motion by Supervisor Welch Chisum, seconded by Supervisor Beckendorff Welch, after full discussion and with all Supervisors present voting aye, the Board authorized closing of two Certificates of Deposit held by Cadence Bank that mature in January, 2026. The Board will select the receiving bank at a future meeting.

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.
- 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.
- D. AIA Document G702; Application and Certificate for Payment from Noble Building & Development of Application No. 006 for Services Completed through December 31, 2025. 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. 006 from Noble Building & Development in the amount of \$347,557.42.

Agenda Item No. 8

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

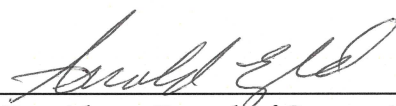
Mr. Petrov reported that Waller County recently provided comments, which Johnson Petrov is currently reviewing.

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 9:12 p.m.

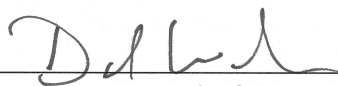
[EXECUTION PAGE FOLLOWS]

SIGNED this 9th day of FEBRUARY 2026.



President, Board of Supervisors

ATTEST:



Secretary, Board of Supervisors

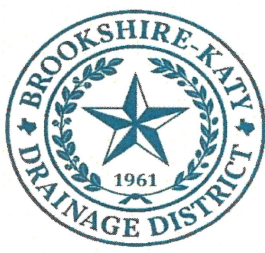


EXHIBIT	DESCRIPTION
Exhibit "A"	Recommendation letter for Permit Application for Drainage Study Analysis Report for Sunterra Lakes Phase 1 North and Phase 2 South REV01 – DIA ID: 01207
Exhibit "A-1"	Memorandum related to ongoing grading activities for Sunterra Lakes
Exhibit "A-2"	Recommendation letter for Permit Application for Tract Development Without Platting for Grange Detention and Mass Grading Phase 2A, ID: 00958; Permit No. 2025-42
Exhibit "A-3"	Recommendation letter for Permit Application for Tract Development Without Platting for JPMorgan Chase & Co. Texas Heritage, ID: 01039; Permit No. 2025-67
Exhibit "A-4"	Recommendation letter for Permit Application for Tract Development With Platting for Lakes of Cane Island Section 5 – Final Drainage Plans ID: 01070; Final Plat ID: 01233, Permit No. 2025-76
Exhibit "A-5"	Recommendation letter for Permit Application for Tract Development With Platting for Triangle Business Park – Final Plat ID: 01240, Permit No. 2026-14
Exhibit "A-6"	Recommendation letter for Permit Application for Tract Development With Platting for Mirabella Detention Basin 5 Phase 2 – Preliminary Plat ID: 01227
Exhibit "A-7"	Recommendation letter for Permit Application for Tract Development With Platting for Mirabella Section 5 – Preliminary Plat ID: 01228

Exhibit "A-8"	Recommendation letter for Permit Application for Tract Development With Platting for Mirabella Section 6 - Preliminary Plat ID: 01236
Exhibit "A-9"	Recommendation letter for Permit Application for Tract Development With Platting for Serenada Section Three - Preliminary Plat ID: 01221
Exhibit "A-10"	Recommendation letter for Permit Extension for Permit Application for Tract Development With Platting for Bluebonnet Lift Station - Preliminary Plat ID: 01016
Exhibit "A-11"	Recommendation letter for Permit Extension for Permit Application for Tract Development With Platting for Bluebonnet Section 1 - Preliminary Plat ID: 01013
Exhibit "A-12"	Recommendation letter for Permit Extension for Permit Application for Tract Development With Platting for Bluebonnet Section 2 - Preliminary Plat ID: 01014
Exhibit "B"	December 2025 Financial Report
Exhibit "B-1"	Quarterly Financial Advisor Report
Exhibit "C"	General Manager's Report



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

December 5, 2025

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

Reference: Astro Sunterra Lakes North LLC
Sunterra Lakes Phase 1 North and Phase 2 South REV01 – Drainage Impact Analysis
Application ID No. 01207
Permit No. – N/A
Quiddity Job No. R0002-1036-01.012

Dear Mr. England:

The referenced Sunterra Lakes Phase 1 North and Phase 2 South REV01 (Development) Drainage Impact Analysis (Report) has been reviewed pursuant to the Brookshire-Katy Drainage District's (District) Rules and Regulations (R&R). A copy of the Report is attached for further information.

This review aims to verify whether the Development's proposed drainage and detention facilities as analyzed within the Report generally comply with the District's R&R and criteria. This review addresses issues regarding hydraulic and hydrologic drainage design criteria only. The subsequent plats and drainage plans for the proposed Development must be submitted to the District for review and approval. Additionally, the Report certifies that no adverse impacts will take place within the receiving waterways, adjacent properties, or downstream facilities in accordance with the District's R&R.

Revision #1

The Development is an amendment to the original drainage impact analysis that was approved by the District on April 28, 2025 under Application ID No. 00863. The revisions include the following:

- a. Proposed fill in a portion of the Development that was previously ungraded.
- b. A proposed berm on the west side of the Development along FM 362.
- c. The relocation of four (4) proposed pipes located within the area proposed to be filled.

The proposed fill will displace an inundation area that was established in the original drainage impact analysis. The inundation will be displaced to a northern, ungraded portion of the Development that will be able to contain the additional runoff volume. The Applicant provided a Report with calculations and supporting information to justify the revised design is in accordance with the District's R&R.



Mr. Arnold England, President
December 5, 2025
Page 2

Conclusion:

Based on our review of the Report, the Development does not show any adverse impacts to the receiving District drainage easement, including downstream facilities, when compared to those under the existing conditions for storm events up to and including the Atlas 14 100-yr storm event.

The permit applications for the subsequent drainage plans must include a certification from a professional engineer licensed to practice in the state of Texas that the future developments will cause no adverse impact to the receiving drainage and detention facilities, including downstream facilities, in full compliance with this Report.

At this time, no variance requests from the District's R&R have been requested or granted. We offer no objections to this Sunterra Lakes Phase 1 North and Phase 2 South REV01 – Drainage Impact Analysis and recommend the District accept this Report.

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 submitted Report has been prepared, dated, signed, and sealed by a Professional Engineer licensed to practice in the State of Texas, conveying their professional responsibilities and accountability.

For the Applicant

- DFMA - The property owner will be required to coordinate with the District's legal counsel and execute an amended Detention Facilities Maintenance Agreement (DFMA) before the District approves the final drainage and detention plans for the Development. The Board will consider approval of the amended DFMA once recommended by the District's legal counsel.
- Inundation Easements - The applicant will be required to coordinate with the District's legal counsel and finalize the revised inundation easements for this Development. The fully executed and recorded inundation easements must be submitted before the District approves the final drainage and detention plans for the Development.



Mr. Arnold England, President

December 5, 2025

Page 3

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1036-01.012 Sunterra Lakes Ph 1 North & Ph 2 South DIA/2.0 - Letters/Sunterra Lakes Ph 1 North & Ph 2 South REV01 DIA Revised 120525.docx>

Enclosures

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



Exhibit "A-1"

MEMORANDUM

DATE: December 22, 2025
TO: Brookshire Katy Drainage District (BKDD)
PROJECT: Sunterra Lakes North Mass Grading & Detention Facilities
SUBJECT: Out of Work Limits Earthwork

BKDD Board Members and Staff –

On December 8, 2025, BKDD's Board of Directors decided to table the proposed revisions to the previously approved Sunterra Lakes North Phase I Drainage Impact Analysis (DIA) due to questions regarding the ongoing mass grading activities, specifically related to grading occurring beyond the previously approved limits of construction.

Since the BKDD Board meeting (December 8, 2025), Quiddity Engineering (QE) has reviewed and investigated the concerns raised by the Board and District staff. This memorandum summarizes the results of that review, documents QE's directives to the contractors, and identify a proposed path forward.

Evaluation Summary –

Following notification of BKDD's concerns on December 8, 2025, Quiddity Engineering (QE) immediately contacted all contractors and reiterated that any construction activities and/or haul routes outside the BKDD approved limits were unauthorized and would result in QE suspending all construction activities.

On December 9, 2025, at approximately 8:13 a.m., QE contacted the contractor observed to be in violation and requested clarification regarding activities occurring outside the approved construction limits. During this discussion, the contractor stated that the limited offsite work represented the initial stage of "site preparation work." The contractor indicated that recent rainfall limited approved haul routes and, in an effort to continue construction, conducted work within future phase limits.



Exhibit "A-1"

Evaluation Summary (*Continued*) –

This unauthorized activity included the removal of approximately ten inches of existing natural ground and placement of approximately ten inches of suitable soil.

In accordance with QE's standard verification procedures, a survey crew conducted a topographic survey on December 10, 2025, of the area beyond the approved construction limits. Upon receipt and processing of the survey data, QE performed a cut/fill analysis comparing pre-construction ground elevations to post-shutdown elevations.

The analysis results (*Attachment No. 1*) verify that the contractor did not place any additional material outside the approved limits. The analysis indicates that the Contractor removed approximately 10,499 cubic yards of material and placed approximately 10,219 cubic yards of suitable soil, resulting in a net volume increase of approximately 280 cubic yards to the inundation area.

To ensure transparency and allow independent verification, QE has provided BKDD with the surveyed topographic data.

Quiddity Engineering's Directive to Contractors –

The following documents QE's issuance of explicit directives to contractors, prohibiting the commencement of any work outside authorized limits.

Date and Time	Setting	Directive Provided	Notes
2025.07.08 @ 10:42 AM	Via Email	Priority Fill Areas sent to Contractor (Offsite Area not provided).	Limit of Offsite not provided- Provided direction for them to reach out once they get to that area.
2025.07.09 @ 1:00 PM	QE Katy Office (Pre-Con)	Per Section IVb: The location of all excess fill requires written authorization from the Engineer.	Attachment No. 2: BKDD Invited to Preconstruction Meeting but unable to attend
2025.07.28 @ 6:12 PM	Via Email	Priority Fill Areas resent to Contractor (Offsite Area not provided).	Limit of Offsite not provided- Provided direction for them to reach out once they get to that area.
2025.09.26 Notice to Proceed Issued (Start of Construction)			



Quiddity Engineering's Directive to Contractors (*Continued*) –

Exhibit "A-1"

Date and Time	Setting	Directive Provided	Notes
2025.10.01 @ 4:57 PM	Via Email	QE reformed the Contractor must receive written approval from the engineer for offsite activity.	Responding to Email from Contractor asking for offsite surface file.
2025.10.27 @ 10:00 AM	Construction Meeting	Agenda item: No work outside authorized limits.	Discussed with all contractors at the weekly meeting.
2025.11.03 @ 10:00 AM	Construction Meeting	Agenda item: No work outside authorized limits.	Discussed with all contractors at the weekly meeting.
2025.11.10 @ 10:00 AM	Construction Meeting	Agenda item: No work outside authorized limits.	Discussed with all contractors at the weekly meeting.
2025.11.17 @ 10:00 AM	Construction Meeting	Agenda item: No work outside authorized limits.	Discussed with all contractors at the weekly meeting.
2025.11.24 @ 10:00 AM	Construction Meeting	Agenda item: No work outside authorized limits.	Discussed with all contractors at the weekly meeting.
2025.12.01 @ 10:00 AM	Construction Meeting	Agenda item: No work outside authorized limits.	Discussed with all contractors at the weekly meeting.
2025.12.08 @ 10:00 AM	Construction Meeting	Agenda item: No work outside authorized limits.	Discussed with all contractors at the weekly meeting.
2025.12.08 @ 9:17 PM	Via Phone Call	QE notified the Contractor of BKDD's concerns and directed an immediate halt to all construction activities, pending site visit.	QE scheduled to visit the site first thing in the morning with the Contractor.
2025.12.09 @ 8:13 AM	Via Phone Call	QE held a discussion with the contractor regarding work occurring outside the approved limits.	Contractor advised QE that site preparation activities were occurring, and all such activities were immediately halted.
2025.12.15 @ 10:00 AM	Construction Meeting	Agenda item: No work outside authorized limits.	Discussed with all contractors at the weekly meeting. <i>Attachment No. 3.</i>

Exhibit "A-1"

Quiddity Engineering's Proposed Path Forward—

Following a comparison of pre-construction and current site elevations, QE confirms that the construction activity conducted outside the approved limits did not result in a net increase of material on the site. Based on this evaluation, QE respectfully requests the Board's approval of the proposed addendum to the previously approved Drainage Impact Analysis (DIA).

Sincerely,


12/23/2025

Christian R. Walker, PE

Engineer of Record



QUIDDITY

Quiddity Engineering

2322 W Grand Parkway N Suite 150, Katy, TX 77449

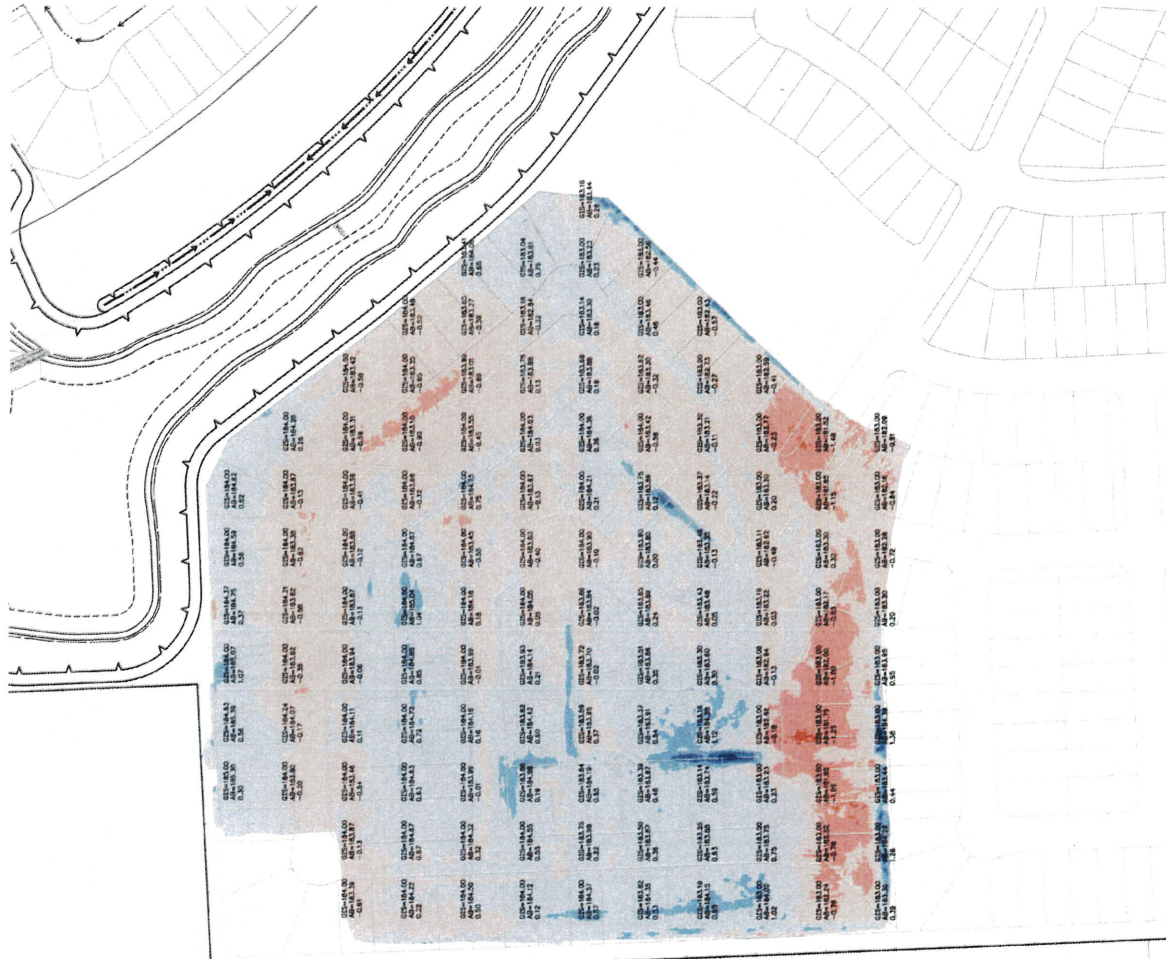
(832) 913-4000

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Exhibit "A-1"

Attachment No. 1

Earthwork Analysis



Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-3.00	-2.00	1079.37	Red
2	-2.00	-1.00	7080.00	Orange
3	-1.00	0.00	512102.44	Yellow
4	0.00	1.00	564705.19	Light Green
5	1.00	2.00	24912.76	Green
6	2.00	3.00	3015.92	Dark Green
7	3.00	4.00	348.88	Blue

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By user:

Drawing:

K: 2874528745-0023-01 Southern Lakes Phase 1 - North - Detection and Mass Grading/3 Construction Phase/As Built/2025/12 Dec/8/ 2874528745-0023-01 Southern Lakes Phase 1 - North - Detection and Mass Grading/3 Construction Phase/As Built/2025/12 Dec/2025/12/18 Full Area 7A As-Built.dwg

Volume Summary

Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
7A GIS vs AS-BUILT	fill	1.000	1.000	1188240.68	10498.91	10218.68	280.22=Cut>

BASE: GIS
COMPARISON: PRIORITY 7A AS BUILT

GIS vs AS-BUILT
DECEMBER 2025
QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
6310 West Loop South, Suite 150 • Dallas, TX 75241 • 713.773.5337

Exhibit "A-1"

Attachment No. 2

Sunterra Lakes North Phase I

Preconstruction Agenda



SUNTERRA LAKES NORTH PHASE I
 MASS GRADING & DRAINAGE FACILITIES
 Job No.:28745-0002-01

Pre-Construction Meeting Agenda Page 3 of 5

- Progress Payment Cut Off Date: 20th of Month
- Date Due to Engineer: 21st of Month
- Meeting/Approval Date: _____

☒ Procedure: Contractor to meet with FPR and agree upon payable quantities completed within the Progress Payment Period. Payment Request with agreed quantities must be submitted to the Engineer by due date. Due to deadlines by Owner, late submittal to Engineer may delay payment by up to 30 days. Quantities are subject to change after review by Engineer.

E. Change Orders

- ☒ All change orders require Owner's approval.
- ☒ The contractor shall not proceed with any Change Order work unless specifically directed to do so in writing by the Engineer. Work that has not been specifically authorized in writing is at Contractor's risk.
- ☒ The Field Project Representative cannot approve additional work.

F. Clarifications

☒ The contractor is required to seek clarification on any items that appear unclear. All questions and requests for clarification should be directed to the Owner or Engineer through the Construction Department Representative.

G. Meetings

Regular Construction Meetings will be as follows: ☒ Weekly ☐ Bi-Monthly ☐ Monthly ☐ As Needed

Notes: TBD

H. Record Drawings

☒ Record Drawings will be the Contractors' responsibility and will be a condition of Final Acceptance as indicated in the Contract Documents.

IV. COORDINATION

- A. Contractor Staging Area: Within site
- B. Excessive Spoil Areas: Area to be coordinated with Engineer in Writing.
- C. Adjacent/Nearby Contractors: There will be multiple contractors on site during the life of the project. Please see the logistics plan provided by Quiddity for more details on contractor, duration and location.
- D. Community Relations
 - ☒ Pick up trash daily.
 - ☒ Keep streets free and clear of sediment and debris daily.



SUNTERRA LAKES NORTH PHASE I
MASS GRADING & DRAINAGE FACILITIES
Job No.:28745-0002-01

Pre-Construction Meeting Agenda Page 5 of 5

I. Safety

- ☒ The contractor is required to follow all applicable local, regional, state, and federal laws including safety regulations of adjacent utilities and owners.

J. Permits Required

- ☐ Highway (TXDOT)
☒ Drainage District
☐ City
☒ County
☐ State
☐ Federal

K. Environmental Requirements/ Concerns

TCEQ NOI required? ☒ Yes ☐ No

V. MISCELLANEOUS NOTES

- The Contractor is responsible for following the construction access locations as provided on the construction logistics plan. If the contractor would like to deviate from the logistics plan coordination with the Construction Manager. Contractor to follow the order of construction as provided in the contract documents.



QUIDDITY

Quiddity Engineering

2322 W Grand Parkway N Suite 150, Katy, TX 77449

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Exhibit "A-1"

Attachment No. 3

*Agenda: Weekly On-Site Construction Meeting with
Contractors. 12/15/2025*

Project Progress Meeting Agenda | Sunterra Lakes Development

Date: December 15, 2025
 Development: Sunterra Lakes North Development
 Meeting Organizer: Jeff Smith

ACTIVE CONSTRUCTION PROJECTS

Sunterra Lakes North Detention & Mass Grading	Hurtado Construction Company
Sunterra Lakes North Collector	Fellers and Clark
Sunterra Lakes North Section 1	Fellers and Clark
Water Plant No. 2	Quadvest
Lift Station No. 1	Quadvest

POINT OF CONTACTS

<u>Company</u>	<u>Contact Person</u>	<u>Email Address</u>	<u>Phone Number</u>
Engineering Team			
Quiddity Engineering	Jeff Smith (CM)	jsmith@quiddity.com	832.609.8055
Quiddity Engineering	Debar Ary (FPR)	dary@quiddity.com	832.858.2424
Quiddity Engineering	Christian Walker (PM)	chwalker@quiddity.com	817.845.6669
Developer Team			
Astro Sunterra Lakes North	Micah Wiggins	mwiggins@starwoodland.com	281.825.7346
Astro Sunterra Lakes North	JD Barnes	jdarnes@starwoodland.com	806.474.6862
Contractors			
Hurtado Construction	Joaquin Hurtado	joaquin@hurtadoconstruction.com	281.795.0901
Hurtado Construction	Josue Vasquez	josue@hurtadoconstruction.com	979.219.9893
Fellers & Clark	Nate Davis	ndavis@fellersandclark.com	412.841.8241
Daco/Subterra	Dave Ward	davidw@dacopaving.com	832.731.6806
Daco/Subterra	Lewis Adams	ladams@subterra-tx.com	570.721.2322
Quadvest	Scooter Palmer	ipalmer@quadvest.com	832.684.5018
Lab Team			
UES	Victor Barron	vbarronjr@teamues.com	713.359.0215
Ninyo & Moore	Phillip Nekoranec	pnekoranec@ninyoandmoore.com	949.795.9784
Pipeline Team			
Monument Pipeline	Rockey Machacek	robert.machacek@armenergy.com	281.703.2742
Operator Team			
Si Environmental	Whitney Aelmore	waelmore@sienviro.com	832.490.1513

1. SUNTERRA LAKES NORTH DETENTION & MASS GRADING

a) Work in Progress & Anticipated For This Week:

- Excavation of Pond 13 for PFA #4
- Clearing PF#5
- Clay liner for Ponds 13

b) Summary of Work Completed:

- PF #1-3 100% - PF #6 80%
- PF #4 15%

c) Construction Schedule:

Project	Duration	Start	Finish	Actual
Suntterra Lakes North Phase 1 Mass Grading & Drainage Facilities	360	10/6/2025	10/2/2026	
Excavation/Fill				
Fill Area 1	30	10/6/2025	11/6/2025	11/6/2025
Fill Area 2	45	11/7/2025	12/21/2025	11/2/2025
Fill Area 3	45	12/22/2025	2/4/2026	12/3/2025
Fill Area 4	60	2/5/2026	4/9/2026	TBD
Fill Area 5	45	4/10/2026	5/25/2026	TBD
Fill Area 6	45	11/3/2025	12/18/2025	TBD
Fill Area 7				
Drainage Structures				
Amenity Pond - Pond 12	7	10/9/2025	10/16/2025	10/16/2025
Pond 10 - Pond 13		TBD	TBD	
Pond 11 - Pond 13		TBD	TBD	
Amenity Pond - Pond 12		TBD	TBD	
Pond 13 - Pond 14		TBD	TBD	
Pond 14 - Pond 15		TBD	TBD	
Pond 15 - Pond 9		TBD	TBD	

d) Upcoming Survey Request & Requested Completion Date:

- No survey requests pending.

e) Coordination Items with Other Contractors, Pipeline Companies, or Quadvest:

- Quadvest Access Road to Remain Off-Limits and free of traffic.

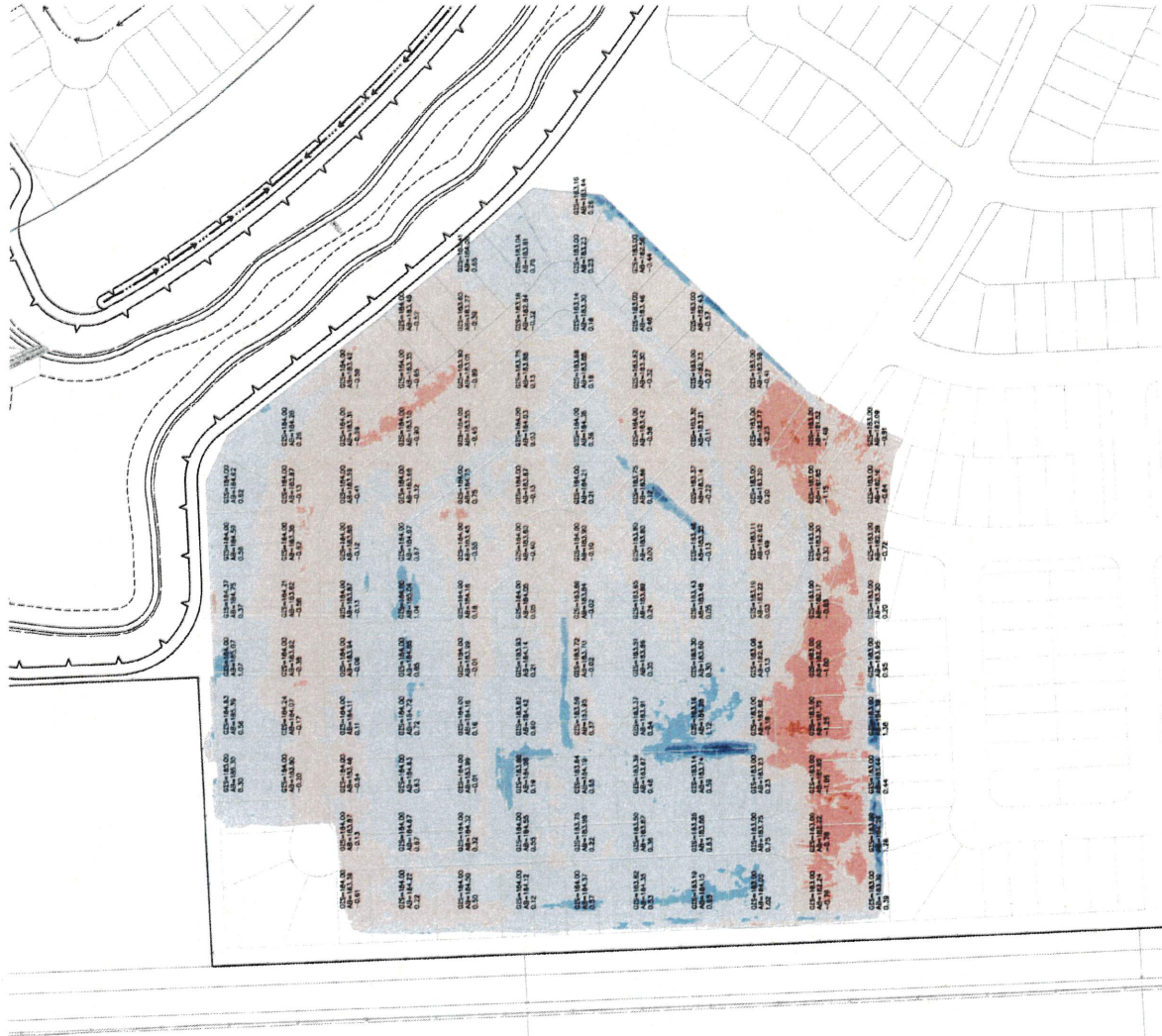
f) Any Other Items of Note:

- When will the RCB's be installed?
- No work outside the work limits (Area No. 7) is allowed at this time. Must receive written authorization before proceeding.

Exhibit "A-1"

Attachment No. 1

Earthwork Analysis



Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-3.00	-2.00	1979.37	
2	-2.00	-1.00	7089.00	
3	-1.00	0.00	91762.44	
4	0.00	1.00	56745.19	
5	1.00	2.00	2410.76	
6	2.00	3.00	3815.97	
7	3.00	4.00	348.98	

Generated: 2025-12-19 11:38:10

By user: CPTN

Drawing: K:\28745\28745-0023-01 Southern Lakes Phase 1 - North - Detention and Mass

Grading\3 Construction Phase As Built\2025\12 Dec\K:\28745\28745-0023-01 Southern

Lakes Phase 1 - North - Detention and Mass Grading\3 Construction Phase As

Built\2025\12 Dec\2025\12 Fill Area 7A As-Built.dwg

Volume Summary

Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
7A GIS	fill	1.000	1.000	1188240.68	10498.91	10218.68	280.23 < Cut >
ASBUILT							

BASE: GIS
COMPARISON: PRIORITY 7A AS BUILT

GIS vs AS-BUILT
DECEMBER 2025



Quiddity
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
9310 West Loop South, Suite 200 • Dallas, TX 75240 • 214.777.5337

Exhibit "A-1"

Attachment No. 2

Sunterra Lakes North Phase I

Preconstruction Agenda



SUNTERRA LAKES NORTH PHASE I
MASS GRADING & DRAINAGE FACILITIES
Job No.:28745-0002-01

Pre-Construction Meeting Agenda Page 3 of 5

- Progress Payment Cut Off Date: 20th of Month
- Date Due to Engineer: 21st of Month
- Meeting/Approval Date: _____

☒ Procedure: Contractor to meet with FPR and agree upon payable quantities completed within the Progress Payment Period. Payment Request with agreed quantities must be submitted to the Engineer by due date. Due to deadlines by Owner, late submittal to Engineer may delay payment by up to 30 days. Quantities are subject to change after review by Engineer.

E. Change Orders

- ☒ All change orders require Owner's approval.
- ☒ The contractor shall not proceed with any Change Order work unless specifically directed to do so in writing by the Engineer. Work that has not been specifically authorized in writing is at Contractor's risk.
- ☒ The Field Project Representative cannot approve additional work.

F. Clarifications

☒ The contractor is required to seek clarification on any items that appear unclear. All questions and requests for clarification should be directed to the Owner or Engineer through the Construction Department Representative.

G. Meetings

Regular Construction Meetings will be as follows: ☒ Weekly ☐ Bi-Monthly ☐ Monthly ☐ As Needed

Notes: TBD

H. Record Drawings

☒ Record Drawings will be the Contractors' responsibility and will be a condition of Final Acceptance as indicated in the Contract Documents.

IV. COORDINATION

- A. Contractor Staging Area: Within site
- B. Excessive Spoil Areas: Area to be coordinated with Engineer in Writing.
- C. Adjacent/Nearby Contractors: There will be multiple contractors on site during the life of the project. Please see the logistics plan provided by Quiddity for more details on contractor, duration and location.
- D. Community Relations
 - ☒ Pick up trash daily.
 - ☒ Keep streets free and clear of sediment and debris daily.



SUNTERRA LAKES NORTH PHASE I
MASS GRADING & DRAINAGE FACILITIES
Job No.:28745-0002-01

Pre-Construction Meeting Agenda Page 5 of 5

I. Safety

- ☒ The contractor is required to follow all applicable local, regional, state, and federal laws including safety regulations of adjacent utilities and owners.

J. Permits Required

- ☐ Highway (TXDOT)
☒ Drainage District
☐ City
☒ County
☐ State
☐ Federal

K. Environmental Requirements/ Concerns

TCEQ NOI required? ☒ Yes ☐ No

V. MISCELLANEOUS NOTES

- The Contractor is responsible for following the construction access locations as provided on the construction logistics plan. If the contractor would like to deviate from the logistics plan coordination with the Construction Manager. Contractor to follow the order of construction as provided in the contract documents.

Exhibit "A-1"

Attachment No. 3

*Agenda: Weekly On-Site Construction Meeting with
Contractors. 12/15/2025*

Project Progress Meeting Agenda | Sunterra Lakes Development

Date: December 15, 2025
 Development: Sunterra Lakes North Development
 Meeting Organizer: Jeff Smith

ACTIVE CONSTRUCTION PROJECTS

Sunterra Lakes North Detention & Mass Grading	Hurtado Construction Company
Sunterra Lakes North Collector	Fellers and Clark
Sunterra Lakes North Section 1	Fellers and Clark
Water Plant No. 2	Quadvest
Lift Station No. 1	Quadvest

POINT OF CONTACTS

<u>Company</u>	<u>Contact Person</u>	<u>Email Address</u>	<u>Phone Number</u>
----------------	-----------------------	----------------------	---------------------

Engineering Team

Quiddity Engineering	Jeff Smith (CM)	jsmith@quiddity.com	832.609.8055
Quiddity Engineering	Debar Ary (FPR)	dary@quiddity.com	832.858.2424
Quiddity Engineering	Christian Walker (PM)	chwalker@quiddity.com	817.845.6669

Developer Team

Astro Sunterra Lakes North	Micah Wiggins	mwiggins@starwoodland.com	281.825.7346
Astro Sunterra Lakes North	JD Barnes	jdbarnes@starwoodland.com	806.474.6862

Contractors

Hurtado Construction	Joaquin Hurtado	joaquin@hurtadoconstruction.com	281.795.0901
Hurtado Construction	Josue Vasquez	josue@hurtadoconstruction.com	979.219.9893
Fellers & Clark	Nate Davis	ndavis@fellersandclark.com	412.841.8241
Daco/Subterra	Dave Ward	davidw@dacopaving.com	832.731.6806
Daco/Subterra	Lewis Adams	ladams@subterra-tx.com	570.721.2322
Quadvest	Scooter Palmer	jpalmer@quadvest.com	832.684.5018

Lab Team

UES	Victor Barron	vbarronjr@teamues.com	713.359.0215
Ninyo & Moore	Phillip Nekorane	pnekorane@ninyoandmoore.com	949.795.9784

Pipeline Team

Monument Pipeline	Rockey Machacek	robert.machacek@armenergy.com	281.703.2742
-------------------	-----------------	--	--------------

Operator Team

Si Environmental	Whitney Aelmore	waelmore@sienviro.com	832.490.1513
------------------	-----------------	--	--------------

1. SUNTERRA LAKES NORTH DETENTION & MASS GRADING

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Pond 14 - Pond 15		TBD	TBD	
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f) Any Other Items of Note:

- When will the RCB's be installed?
- No work outside the work limits (Area No. 7) is allowed at this time. Must receive written authorization before proceeding.



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

January 9, 2026

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

Reference: Katy 2855 Development, LLC
 Grange Detention and Mass Grading Phase 2A – **Tract Development without Platting**
 Application ID No. 00958
 BKDD Permit No. 2025-42
 Quiddity, Inc. Job No. R0002-1021-01.019

Dear Mr. England:

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

Applicant: BGE, Inc.

Permit Type: Tract Development without Platting – Final Drainage Plans

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

Description: The Development is comprised of approximately 183.4 acres of land for primarily future single-family residential use. The Development is located south of Morton Road, west of Bartlett Road, east of Schlipf Road, and north of US-Hwy 90.

The Development includes construction of three (3) on-site detention ponds (Ponds 4, 5, and 6), and the expansion of Pond 1. Ponds 2 and 3 were constructed with the Grange Phase 1 development. The combined total detention storage volume provided by the Development is 496.9 acre-feet and the total detention storage rate is 1.30 ac-ft/ac. Ponds 1, 4, 5, and 6 are proposed to be wet bottom detention ponds with a normal water surface elevation ranging from approximately 143.50 ft to 149.00 ft, a maximum water surface elevation ranging from approximately 155.43 ft to 155.59 ft, and minimum of 1-ft of freeboard. Additionally, each pond includes minimum 20-ft maintenance berms, 10-ft safety-shelves, and gravity only outfalls.

Pond 4 will capture offsite sheetflow from the north via perimeter swales and serve detention needs for the Development. Pond 4 connects to Pond 1 through a 42-ft x 10-ft conspan arch designed to serve as an equalizer between the two ponds. There are no proposed modifications to Ponds 2 and 3, although their service areas expand in the Development. Pond 1 will capture offsite sheetflow from the west via perimeter swales and serve detention needs for the Development. Pond 3 connects to Pond 2, which connects to Pond 1, which discharges into Snake Creek.



Mr. Arnold England, President

January 9, 2026

Page 2

Ponds 5 and 6 are not interconnected and discharge directly into Snake Creek via single 24-inch RCP outfalls. Pond 5 serves entirely for floodplain mitigation. Pond 6 serves both detention storage and floodplain mitigation needs.

The Grange Phase 1 development included the construction of two outfalls from Pond 1 into Snake Creek. The primary outfall includes three 48-inch reinforced concrete pipes (RCPs) at a flowline elevation of 145-ft. The second outfall acts as a low water level outfall and includes a single 24-inch RCP set at a flowline elevation of 143.5-ft which discharges into Snake Creek further downstream. Pond 1 also includes an extreme event spillway sized to convey the peak 100-yr release flow from Pond 1 into Snake Creek.

Additionally, the Development includes off-site inundation areas to the west and southwest corner of the Development. The inundation areas to the west and southwest are located outside of the Development's boundaries, but are contained within the future development areas of Grange's ultimate boundary (owned by the same developer) for storm events up to and including the Atlas 14 100-yr storm event. These inundation areas are designed to capture the overflow and runoff from offsite sheetflow to the north and west with a controlled discharge into the proposed detention system and Snake Creek.

Based on our review, it appears the proposed drainage and detention facilities were designed in accordance with the Drainage Impact Analysis for the Development titled, "Drainage Impact Study for 218-acre Grange Phase 2A Tract", dated August 18, 2025, and approved by the District on August 25, 2025, under Application ID No. 00825.

DFMA:

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

Technical Review:

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

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

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



Mr. Arnold England, President
January 9, 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/scs/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1021-01.019 Grange Detention and Mass Grading Phase 2A/2.0 - Letters/Grange Det & Mass Grading Phase 2A TDWOP FDP Approval Ltr 010926.docx>

cc: Mr. Jacob Rice – Katy 2855 Development, LLC via email jacobr@johnsondev.com
Mr. Jason Svatek, PE – BGE, Inc. via email jsvatek@bgeinc.com
Mr. Ross McCall, PE - Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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January 9, 2026

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

Reference: Mr. Bob Conwell
JPMorgan Chase & Co. Texas Heritage – **Tract Development without Platting**
Application ID No. 01039
BKDD Permit No. 2025-67
Quiddity, Inc. Job No. R0002-1032-01.007

Dear Mr. England:

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

Applicant: Kimley-Horn

Permit Type: Tract Development without Platting – Final Drainage Plans

Location: 976 Texas Heritage Parkway, Katy, Texas 77493

Description: The proposed JPMorgan Chase & Co. Texas Heritage (Development) encompasses approximately 0.78 acres of land. The Development proposes to construct a single building for commercial use, concrete parking, drainage, and utilities to serve.

The drainage for the site is conveyed through inlets and private underground storm sewer system, which connects to an existing underground public storm sewer system along Heritage Oak Lane, which outfalls into the existing Texas Heritage Marketplace Detention basin, which then discharges into Willow Fork.

The public storm sewer within Heritage Oak Lane was included in the plans titled "Heritage Oak Lane" that was approved by the District on May 12, 2025 under Permit No. 2024-66. The detention basin was included in the construction plans titled, "Texas Heritage Marketplace Detention Basins" that was approved by the District on December 9, 2024 under Permit No. 2024-37. Additionally, the drainage impact assessment (DIA) for "161-



Mr. Arnold England, President
January 9, 2026
Page 2

Acre Texas Heritage Marketplace" has been reviewed and accepted by the District on July 31, 2024. The drainage and detention components outlined in the plans for the Development appear to be designed in accordance with the DIA.

DFMA:

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

Technical Review:

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

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

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

For the Applicant:

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

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



Mr. Arnold England, President
January 9, 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 McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1032-01.007 JPMorgan Chase & Co. Texas Heritage/2.0 - Letters/JPMorgan Chase & Co TDWOP FDP Approval Ltr 010926.docx>

cc: Mr. Bob Conwell via email bconwell@newquest.com
Ms. Daniela Carreno, PE – Kimley-Horn via email daniela.carreno@kimley-horn.com
Mr. Eric Rogers, PE – Kimley-Horn via email eric.rogers@kimley-horn.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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January 9, 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 / Perry Homes
Lakes of Cane Island Section 5 – **Final Plat and Drainage Plans**
Application ID No. 01233 (FP) & 01070 (FDP)
Permit No. – 2025-76
Quiddity Job No. R0002-1033-01.018

Dear Mr. England:

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

<u>Applicant:</u>	EHRA
<u>Permit Type:</u>	Tract Development with Platting – Final Plat and Drainage Plans
<u>Location:</u>	North of Morton Road, south of Clay Road, east of Schlipf Road, west of Pitts Road
<u>Survey:</u>	H. & T.C.R.R. CO. Survey, Abstract No. 205, Section 127, Waller County, Texas
<u>Previous Approvals:</u>	The District approved the Preliminary Plat for Lakes of Cane Island Section 5 on March 24, 2025.
<u>Description:</u>	The proposed Lakes of Cane Island Section 5 (Development) encompasses approximately 17.74 acres of single-family residential development and includes 71 Lots, 5 Blocks, and 3 Reserves. The Development is located within the Lakes of Cane Island development. The drainage for the site is conveyed through curb and gutter inlets, which connects to an underground public storm sewer system that outfalls into Detention Pond F which will then outfall through Detention Ponds E-A which will then discharge flow to the south of Morton Road via a proposed 36-inch reinforced concrete pipe (RCP), which is directed east along Morton Road and connects directly into the existing Cane Island Section 35 storm sewer system. Flow is then routed through the existing Cane Island north detention system before ultimately discharging into Cane Island Branch of Buffalo Bayou.



Mr. Arnold England, President

January 9, 2026

Page 2

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

DFMA:

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

Technical Review:

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

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

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

For the Applicant:

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



Mr. Arnold England, President

January 9, 2026

Page 3

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

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1033-01.018 Lakes of Cane Island Section 5/2.0 - Letters/Lakes of Cane Island Sec 5 FP & FDP Approval Ltr 010926.docx>

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



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January 9, 2026

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

Reference: Palmas Properties
Triangle Business Park – **Final Plat**
Application ID No. 01240
Permit No. – 2026-14
Quiddity Job No. R0002-1052-01.017

Dear Mr. England:

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

<u>Applicant:</u>	Blackline Engineering
<u>Permit Type:</u>	Tract Development with Platting – Final Plat only
<u>Location:</u>	Along IH 10, south of South Street, east of Bain Street, and west of Waller Avenue
<u>Survey:</u>	William Cooper League, Abstract No. 20, City of Brookshire, Waller County, Texas
<u>Previous Approvals:</u>	N/A
<u>Description:</u>	The proposed Triangle Business Park (Development) client's plan is to record the plat for the tract, with no current plans to develop the property. Therefore, there are no drainage plans associated with this permit application. Once the property intends to be developed, a separate permit application for the corresponding drainage plans must be submitted to the District for approval.
<u>Technical Review:</u>	Based on our review of the final plat, the permit application generally complies with the District's Rules and Regulations (R&R); we interpose no objection and recommend its approval by the District's Board of Supervisors. Please note that this recommendation does not necessarily mean that the proposed design and all the calculations provided in the accompanying documentation have been completely checked and verified. Omissions in this review do not relieve the Development from complying with the District's R&R or any other regulatory requirements from a different entity having jurisdiction. Moreover, the plat submitted have been prepared, dated, signed, and sealed by a Professional Land Surveyor, who are licensed to practice in the State of Texas, conveying these professional responsibilities and accountability.



Mr. Arnold England, President

January 9, 2026

Page 2

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

For the Applicant:

Please be advised that in an effort to comply with the District's policy to maintain zero net increase in stormwater runoff rates and to ensure that no adverse impacts are attributable to the proposed Development, 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/R0002-1052-01.017 Triangle Business Park_01235/2.0 - Letters/Triangle Business Park FP Approval Ltr 010926.docx

cc: Mr. Dan D'Acquisto – Palmas Properties via email dan@palmasproperties.com
 Mr. Kenny Lopez – Blackline Engineering via email klopez@blackline-eng.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

January 5, 2026

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

Reference: Century Land Holdings of Texas, LLC
Mirabella Detention Basin 5 Phase 2 – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 01227
Permit No. – N/A
Quiddity Job No. R0002-1035-01.015

Dear Mr. England:

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

Applicant: Edminster, Hinshaw, Russ & Associates

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

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

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

Technical Review: Based on our review of the Preliminary Plat of Mirabella Detention Basin 5 Phase 2, the permit application generally complies with the District's Rules and Regulations; we interpose no objection and recommend its acceptance by the District's Board of Supervisors.

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

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

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



Mr. Arnold England, President

January 5, 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/R0002-1035-01.015 Mirabella Detention Basin 5 Phase 2/2.0 - Letters/Mirabella Det Basin 5 Ph 2 PP Approval Ltr 010526.docx>

cc: Century Land Holdings of Texas via email plattting@ehra.team
Mr. Michael Turzillo – Edminster, Hinshaw, Russ & Associates via email mturzillo@ehra.team
Mr. Ross McCall, PE - Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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www.quiddity.com

January 5, 2026

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

Reference: Century Land Holdings of Texas, LLC
Mirabella Section 5 – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 01228
Permit No. – N/A
Quiddity Job No. R0002-1035-01.016

Dear Mr. England:

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

Applicant: Edminster, Hinshaw, Russ & Associates

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

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

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

Technical Review: Based on our review of the Preliminary Plat of Mirabella Section 5, the permit application generally complies with the District's Rules and Regulations; we interpose no objection and recommend its acceptance by the District's Board of Supervisors.

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

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

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



Mr. Arnold England, President

January 5, 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/R0002-1035-01.016 Mirabella Section 5/2.0 - Letters/Mirabella Section 5 PP Approval Ltr 010526.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1035-01.016%20Mirabella%20Section%205/2.0%20Letters/Mirabella%20Section%205%20PP%20Approval%20Ltr%20010526.docx)

cc: Century Land Holdings of Texas via email plattin@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



January 5, 2026

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

Reference: Century Land Holdings of Texas, LLC
Mirabella Section 6 – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 01236
Permit No. – N/A
Quiddity Job No. R0002-1035-01.017

Dear Mr. England:

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

Applicant: Edminster, Hinshaw, Russ & Associates

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

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

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

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

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

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

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



Mr. Arnold England, President

January 5, 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/R0002-1035-01.017 Mirabella Section 6/2.0 - Letters/Mirabella Section 6 PP Approval Ltr 010526.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1035-01.017%20Mirabella%20Section%206/2.0%20Letters/Mirabella%20Section%206%20PP%20Approval%20Ltr%20010526.docx)

cc: Century Land Holdings of Texas via email platting@ehra.team
Mr. Michael Turzillo – Edminster, Hinshaw, Russ & Associates via email mturzillo@ehra.team
Mr. Ross McCall, PE - Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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January 5, 2026

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

Reference: Maple Park Development, LLC
Serenada Section 3 – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 01221
Permit No. – N/A
Quiddity Job No. R0002-1037-01.004

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 Stella Road, south of Morton Road, east of FM 362, and west of Stallknecht Road

Survey: H. & T.C. R.R. Co. Survey, Abstract No. 198, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of Serenada 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

January 5, 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/R0002-1037-01.004 Serenada Section 3/2.0 - Letters/Serenada Section 3 PP Approval Ltr 010526.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1037-01.004%20Serenada%20Section%203/2.0%20Letters/Serenada%20Section%203%20PP%20Approval%20Ltr%20010526.docx)

cc: Maple Park Development, LLC via email andrew@mapledevelopmentgroup.com
Ms. Julia Herzog – Meta Planning + Design, LLC via email jherzog@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



TBPE No. F-726
TBPLS No. 10092300

EXTENSION REQUEST LETTER

DATE: December 11, 2025

TO: Brookshire-Katy Drainage District
1111 Kenney St
Brookshire, TX 77423
PH: 281.375.5430

FROM: EHRA/William Mohamad
Planner I

RE: **EXTENSION REQUEST LETTER – Bluebonnet Lift Station Preliminary Plat**

Recommendation/ Reason(s) if not approved:		
Date: <u>1/12/26</u> Application No.: <u>01016</u> _____ BKDD President _____ BKDD District Engineer	☒ Approved as submitted ☐ Approved as Noted ☐ Not Approved for Reason(s) Stated ☐ Not Applicable	
Comment/Conditions: _____ _____ _____ _____		

SUMMARY OF EXTENSION NEED:

The preliminary plat for Bluebonnet Lift Station was approved on 7/14/2025. We are submitting a request for an extension of this approval. The preliminary plats were submitted before our engineering team was ready to begin construction plan development.

REQUESTED EXTENSION PERIOD:

Considering, our preliminary plat expires on 01/14/2026. We respectfully request an extension for an additional 180 days.

Sincerely,

William Mohamad
Planner I
EHRA



TBPE No. F-726
TBPLS No. 10092300

EXTENSION REQUEST LETTER

DATE: December 11, 2025

TO: Brookshire-Katy Drainage District
1111 Kenney St
Brookshire, TX 77423
PH: 281.375.5430

FROM: EHRA/William Mohamad
Planner I

RE: **EXTENSION REQUEST LETTER – Bluebonnet Section 1 Preliminary Plat**

Recommendation/ Reason(s) if not approved:



Date: 1/12/26

Application No.: 01013

BKDD President

BKDD District Engineer

Comment/Conditions:

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

SUMMARY OF EXTENSION NEED:

The preliminary plat for Bluebonnet Section 1 was approved on 7/14/2025. We are submitting a request for an extension of this approval. The preliminary plats were submitted before our engineering team was ready to begin construction plan development.

REQUESTED EXTENSION PERIOD:

Considering, our preliminary plat expires on 01/14/2026. We respectfully request an extension for an additional 180 days.

Sincerely,

William Mohamad
Planner I
EHRA



TBPE No. F-726
TBPLS No. 10092300

EXTENSION REQUEST LETTER

DATE: December 11, 2025

TO: Brookshire-Katy Drainage District
1111 Kenney St
Brookshire, TX 77423
PH: 281.375.5430

FROM: EHRA/William Mohamad
Planner I

RE: **EXTENSION REQUEST LETTER – Bluebonnet Section 2 Preliminary Plat**

Recommendation/ Reason(s) if not approved:



Date: 1/12/26

Application No.: 01014

BKDD President

BKDD District Engineer

Comment/Conditions:

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

SUMMARY OF EXTENSION NEED:

The preliminary plat for Bluebonnet Section 2 was approved on 7/28/2025. We are submitting a request for an extension of this approval. The preliminary plats were submitted before our engineering team was ready to begin construction plan development.

REQUESTED EXTENSION PERIOD:

Considering, our preliminary plat expires on 01/28/2026. We respectfully request an extension for an additional 180 days.

Sincerely,

William Mohamad
Planner I
EHRA

DECEMBER 2025 - FINANCIAL REPORT

Exhibit "B"

General Fund	\$3,115,438.58
Payroll Fund	\$96,013.02
Petty Cash	\$4,245.13
Building Fund	\$1,140,672.08
Capital Improvement Fund	\$653,062.31
Texpool Fund	\$3,406.39
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	\$238,801.54
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	\$238,800.90
TOTAL RECONCILED BALANCE	\$7,267,402.17
<i>All accounts are reconciled.</i>	

CD RESERVES:
\$1,551,520.87

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 12/1	\$3,395.23	\$3,204,707.20	\$175,628.72	\$729,849.74	\$1,767,260.69	\$656,211.05
Deposits and Credits	\$11.16	\$169,643.43	\$17.62	\$0.00	\$198.98	\$83.40
Debits and Withdrawals	\$0.00	\$230,667.92	\$79,502.80	\$26,805.95	\$264,805.06	\$3,232.14
Ending Balance 12/31	\$3,406.39	\$3,143,682.71	\$96,143.54	\$703,043.79	\$1,502,654.61	\$653,062.31
Less Total Outstanding Drafts/Deposits (Net Amount)	\$0.00	-\$28,244.13	-\$130.52	\$0.00	-\$361,982.53	\$0.00
Adjusted Ending Balance 12/31	\$3,406.39	\$3,115,438.58	\$96,013.02	\$703,043.79	\$1,140,672.08	\$653,062.31
Monthly Interest Earned	\$11.16	\$403.83	\$17.62	\$0.00	\$198.98	\$83.40

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	Cadence Bank f/k/a Bank of Brenham
Fund Balance							
Beginning Balance 12/1	\$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	\$0.00	\$0.00
Debits and Withdrawals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Ending Balance 12/31	\$251,486.04	\$190,992.14	\$248,779.52	\$190,720.06	\$191,940.67	\$238,800.90	\$238,801.54
Interest/Earned	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

ADOPTED BUDGET	
25-26 FY Budget	\$6,072,846.03
YTD Expenses	\$731,257.03
New Equipment	\$60,953.17
Total Budgeted Expenses YTD	\$792,210.20

ENFORCEMENT/CIVIL PENALTIES REVENUE	
Awry Concrete	\$0.00 BKDD Received FY 25-26
DI Landholdings	\$22,500.00 BKDD Received FY 25-26

NEW ADMIN BLDG	FYTD EXPENSES	\$975,950.05
MDP PHASE 2	FYTD EXPENSES	\$53,107.20



QUARTERLY FINANCIAL ADVISOR'S REPORT

District investment activity in TexPool for the 4th quarter of 2025 is as follows:

Beginning Balance – October 1, 2025	\$3,371.50
Interest earned – October – December 31, 2025	\$34.89
Ending Balance – December 31, 2025	\$3,406.39

As of December 31, 2025, the Brookshire-Katy Drainage District had an ending TexPool balance of \$3,406.39.

All District financial transactions are made by Board action and documented in the minutes of each monthly board meeting of the Board of Supervisors.

The Brookshire-Katy Drainage District funds invested in TexPool Fund are invested in accordance with the District's Amended Financial Investment Policy and TexPool Participation Agreement. This investment policy is governed by the following objectives in order of priority:

- (1) Preservation and safety of principal;
- (2) Liquidity;
- (3) Return on Investments;
- (4) Diversification; and
- (5) Public trust from prudent investment activities.

District revenue funds not needed for the daily operation of the District are invested in TexPool, Fayetteville Bank, Austin County State Bank, Citizen's State Bank, Bank of Shiner, First National Bank of Bellville, Industry State Bank and Bank of Brenham. As of October 1, 2025, five (5) of the seven (7) banking institutions merged with Cadence Bank. Industry State Bank, First National Bank of Bellville, Bank of Brenham, Bank of Shiner, and Fayetteville Bank are now known as Cadence Bank.

Only those funds needed to pay the monthly bills, and operating expenses are kept in the District's General Fund at Prosperity Bank. The Prosperity Bank Payroll Fund is used to pay the employees, Prosperity Bank Capital Improvements Fund of \$653,062.31 used for special drainage projects, and the Prosperity Bank Building Fund of \$1,140,672.08 used for the Brookshire Katy Drainage District New Administration Building. The Grant Fund at Amegy Bank has \$703,043.79 for the Districts Master Drainage Plan Phase 2 and grant projects along Cane Island Creek. The District also has a Petty Cash Fund of \$4,245.13. The District has no other funds, such as debt service, or bond fund.

The weighted average maturity of the TexPool Fund was 38 days, also weighted average life was 98 days with the current invested balance of the TexPool Fund being \$32,398,755,769.00. The net asset value is 1.00013. The Standard and Poor's current rating is AAAM.

Pursuant to the TexPool Participation Agreement, market value of collateral supporting the Repurchase Agreements is at least 102% of the Book Value. Federated Investors manages the portfolio and the assets are safe kept in a custodial account at the State Street Bank in the name of TexPool. The only source of payment to participants is the assets of TexPool. There is no secondary source of payment for the pool, such as insurance or State guarantee.

District Investment Activity in:

First National Bank of Bellville N/K/A Cadence Bank- FDIC Insured Certificate of Deposit

CD 1 yr, renewed, due at 03/04/2026 3.68% - Interest posted quarterly	
Beginning Balance 10/01/2025	\$191,940.67
Debits or Withdrawals	\$0.00
Interest Earned – 10/01/2025-12/31/2025	\$0.00
Ending Balance – 12/31/2025	\$191,940.67

Fayetteville Bank N/K/A Cadence Bank - FDIC Insured Certificate of Deposit

CD 1 yr, renewed, due at 2/22/2026 3.54% - Interest posted quarterly	
Beginning Balance 10/01/2025	\$190,720.06
Debits or Withdrawals	\$0.00
Interest Earned – 10/01/2025-12/31/2025	\$0.00
Ending Balance – 12/31/2025	\$190,720.06

Austin Co. State Bank – FDIC Insured Certificate of Deposit

CD 9mo due at 07/18/2026 3.6% - Interest post in 9 months	
Beginning Balance 10/01/2025	\$244,834.28
Debits or Withdrawals	\$0.00
Interest Earned – 10/01/2025-12/31/2025	\$6,651.76
Ending Balance – 12/31/2025	\$251,486.04

Citizen's State Bank – FDIC Insured Certificate of Deposit

CD 15 months due at 7/21/2026 4.00% - Interest posted annually	
Beginning Balance 10/01/2025	\$248,779.52
Debits or Withdrawals	\$0.00
Interest Earned – 10/01/2025-12/31/2025	\$0.00
Ending Balance – 12/31/2025	\$248,779.52

Brookshire Katy Drainage District

1/9/2026

Page 3

Bank of Shiner N/K/A Cadence Bank – FDIC Insured Certificate of Deposit

CD 1 yr. due 2/3/2026 3.54% - Interest posted annually	
Beginning Balance 10/01/2025	\$190,992.14
Debits or Withdrawals	\$0.00
Interest Earned – 10/01/2025-12/31/2025	\$0.00
Ending Balance – 12/31/2025	\$190,992.14

Industry State Bank N/K/A Cadence Bank – FDIC Insured Certificate of Deposit

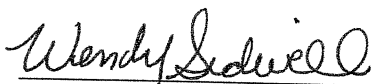
CD 1 yr. due 1/12/2026 3.54% - Interest post annually	
Beginning Balance 10/01/2025	\$238,800.90
Debits or Withdrawals	\$0.00
Interest Earned - 10/01/2025-12/31/2025	\$0.00
Ending Balance - 12/31/2025	\$238,800.90

Bank of Brenham N/K/A Cadence Bank – FDIC Insured Certificate of Deposit

CD 1 yr. due 1/21/2026 3.54% - Interest post annually	
Beginning Balance - 10/01/2025	\$238,801.54
Debits or Withdrawals	\$0.00
Interest Earned – 10/01/2025 – 12/31/2025	\$0.00
Ending Balance – 12/31/2025	\$238,801.54

Total interest earned on District investments this quarter is \$6,651.76.

I hereby certify that all the investments made during the fourth quarter of 2025 comply with the Brookshire-Katy Drainage District's Amended Financial Investment Policy. Wendy Sidwell, Brookshire-Katy Drainage District Financial Advisor, submits this quarterly investment report for the fourth quarter of 2025.



Wendy Sidwell

January 9, 2026

BROOKSHIRE-KATY DRAINAGE DISTRICT

MONTHLY EQUIPMENT MILEAGE/HOUR, AND EXPENSE REPORT

DECEMBER 2025

TRACTORS

EQUIPMENT	YEAR MODEL	LIFETIME HOURS	HOURS THIS MONTH	FISCAL YTD HOURS	EXPENSES THIS MONTH	FISCAL YTD EXPENSES
JD 5100E BAT-WING TRACTOR	2019	4,161	67	211	\$0.00	\$1,357.93
JD 6145M 2019 BOOM MOWER	2019	3,072	0	52	\$4,839.91	\$5,403.22
JD 6145M 2021 BOOM MOWER	2021	3,043	55	293	\$136.75	\$136.75
JD 6150M BOOM MOWER	2015	8,113	71	313	\$209.10	\$468.72
JD 930M Z-TRAK MOWER	2018	730	2	9	\$0.00	\$0.00
JD 5075 TRACTOR	2025	3	2	3	\$179.26	\$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	913	36	136	\$26.05	\$26.05
CAT D6k2 DOZER	2019	1,895	20	32	\$0.00	\$0.00
CAT 323 EXCAVATOR	2018	5,762	58	235	\$0.00	\$263.14
CAT 416E BACKHOE	2012	3,985	9	14	\$326.98	\$3,944.12
NORAM 65E MOTOR GRADER	2014	3,075	2	8	\$0.00	\$0.00
CAT 265 SKID STEER	2025	255	12	64	\$0.00	\$130.59

VEHICLES

EQUIPMENT	YEAR MODEL	LIFETIME MILES	MILES THIS MONTH	FISCAL YTD MILES	EXPENSES THIS MONTH	FISCAL YTD EXPENSES
F-250 4X4 w/FUEL TANK (CREW)	2020	23,395	542	1,244	\$1,283.88	\$1,658.38
TACOMA SR 4X4 (INSPECTOR)	2020	57,615	351	1,759	\$1.68	\$88.13
F-150 4X4 (INSPECTOR)	2017	106,684	925	1,018	\$0.00	\$0.00
F-250 4X4 (CREW)	2016	107,062	259	761	\$0.00	\$3.87
F-750 DUMP TRUCK	2011	50,470	0	394	\$1,085.24	\$1,468.30
FREIGHTLINER HAUL TRUCK	2000	1,542	12	51	\$65.08	\$65.08
DODGE RAM 4X4 (2301) (CREW)	2023	13,557	495	1,455	\$59.43	\$81.38
DODGE RAM 4X4 (2302) (FOREMAN)	2023	29,997	700	3,104	\$146.48	\$274.53
TACOMA TDR 4X4 (ASST GM)	2023	27,125	512	2,703	\$0.00	\$24.73
FREIGHTLINER DUMP TRUCK	2020	59,990	467	1,270	\$0.00	\$497.30
KAWASAKI MULE PRO	2024	160	0	6	\$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	\$0.00	\$0.00
CARRY-ON 6'x8' 2-WHEEL	2017	\$0.00	\$0.00
NUTTALL LOWBOY	1985	\$0.00	\$0.00
SPRAYER TANK TRAILER	?	\$0.00	\$0.00
HOME-MADE 4-WHEEL	1980	\$0.00	\$0.00

MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT

January 29, 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 29th day of January, 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. of Quiddity Engineering ("Quiddity" or "Engineer"); Holly Feese of Evans and Feese, CPA ("Auditor"); Becky Ullman of Friendswood Development; Reginald Smith of LJA Engineering; Russ Walker of MDG Maple Development Group; Bob Devillier of RG Miller DMMC; Michael Foley of Riverway Properties; 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.

Election Agenda
ORDER CALLING SUPERVISORS' ELECTION FOR MAY 2, 2026 ("ORDER")

[Supervisor Beckendorff entered the meeting at 8:32 a.m.]

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved the Order and designated Johnson Petrov along with Mr. Kitzman, Mr. Brand, and Ms. Sidwell as the District's designated election agents.

Agenda Item No. 4
BROOKSHIRE-KATY DRAINAGE DISTRICT AUDIT REPORT FYE SEPTEMBER 30, 2025 ("AUDIT")

The President recognized Ms. Feese who presented to and reviewed with the Board the draft Audit Report. She noted that the District is in excellent financial condition and a clean audit opinion will be issued.

Upon motion by Supervisor Chisum, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board (i) approved the Audit Report; (ii) authorized filing of the Audit Report with the Texas Commission on Environmental Quality and Texas Comptroller, as legally required; and (iii) authorized execution of the Audit Management Letter.

Agenda Item No. 5

TEJAS CIVIL CONSTRUCTION CONTRACT FOR THE NEUMAN EASEMENT LOW WATER CROSSING IMPROVEMENTS

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved the Tejas Civil Construction Contract and authorized its execution by the Board President.

Agenda Item No. 6

PERMIT APPLICATION FOR DRAINAGE STUDY ANALYSIS FOR RIVERWAY FARMS, ID: 00948

Upon motion by Supervisor Beckendorff, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application for Drainage Study Analysis ID: 00948, as recommended by Quiddity. A copy of the Quiddity's recommendation letter is attached hereto as Exhibit "A".

Agenda Item No. 7

PERMIT APPLICATION FOR DRAINAGE STUDY ANALYSIS FOR TWINWOOD ES1 BATTERY SITE, ID: 01155

Upon motion by Supervisor Chisum, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application for Drainage Study Analysis ID: 01155, as recommended by Quiddity. A copy of the Quiddity's recommendation letter is attached hereto as Exhibit "A-1".

Agenda Item No. 8

VARIANCE REQUEST FOR PREVIOUSLY APPROVED TRACT DEVELOPMENT WITHOUT PLATTING FOR MAPLE PARK DETENTION AND MASS GRADING ID: 00510, PERMIT NO. 2024-121

Upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved the variance request for permit no. 2024-121, as recommended by Quiddity. A copy of the Quiddity's recommendation letter is attached hereto as Exhibit "A-2".

Agenda Item No. 9

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR KYLE'S PELAGIC PLAYGROUND, ID: 00496, PERMIT NO. 2024-117

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

Agenda Item No. 10

DETENTION FACILITIES MAINTENANCE AGREEMENT BETWEEN BROOKSHIRE-KATY DRAINAGE DISTRICT AND KYLE'S PELAGIC PLAYGROUND, LLC, ID: 01204 FOR PERMIT NO. 2024-117 ("KPP AGREEMENT")

Mr. Petrov reviewed the Agreement.

Upon motion by Supervisor Welch, seconded by Supervisor Beckendorff, after full discussion and with all Supervisors present voting aye, the Board approved (i) Permit Application No. 2024-117, as recommended by Quiddity; and (ii) the KPP Agreement, as recommended by Johnson Petrov.

Agenda Item No. 11

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR SUNTERRA LAKES RECREATION CENTER, ID: 00995, PERMIT NO. 2025-55

Upon motion by Supervisor Beckendorff, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved (i) Permit Application No. 2025-55, as recommended by Quiddity. A copy of the recommendation letter is attached hereto as Exhibit "A-4".

Agenda Item No. 12

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR TEXAS PETROLEUM GROUP (TPG 334); FINAL PLAT ID: 01000; FINAL DRAINAGE PLANS ID: 00947, PERMIT NO. 2025-46

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

Agenda Item No. 13

DETENTION FACILITIES MAINTENANCE AGREEMENT BETWEEN BROOKSHIRE-KATY DRAINAGE DISTRICT AND TEXAS PETROLEUM GROUP, LLC, ID: 01232 FOR PERMIT NO. 2025-46 ("TPA AGREEMENT")

Mr. Petrov reviewed the Agreement.

Upon motion by Supervisor Beckendorff, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved (i) Permit Application No. 2025-46, as recommended by Quiddity; and (ii) the TPP Agreement, as recommended by Johnson Petrov.

Agenda Item No. 14

PERMIT EXTENSION REQUEST FOR PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR BLUEBONNET SECTION 3 PRELIMINARY PLAT ID: 01044

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

Agenda Item No. 15

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR FIELDSTONE LANDING SECTION 2 PRELIMINARY PLAT ID: 01208

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

Agenda Item No. 16

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR MIRABELLA DETENTION BASIN 3 PRELIMINARY PLAT ID: 01264

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

Upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved (i) the 180 Days Extension Request for Permit ID 01044; and (ii) Permit Application Nos. 01208 and 01264.

Agenda Item No. 17

UPDATE ON APPLICATION ID: 01122 BROOKSHIRE ACE HARDWARE

Mr. McCarthy updated the Board regarding the variance request status.

Agenda Item No. 18

TEXAS WATER ASSOCIATION 2026 ANNUAL CONFERENCE

Ms. Sidwell informed the Board that the next Texas Water Association Annual Conference will be held March 11 – March 13, 2026, in Fort Worth, Texas.

Agenda Item No. 19

TRANSFER MONIES FROM GENERAL FUND TO PAYROLL FUND

Upon motion by Supervisor Beckendorff, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board authorized the \$200,000 transfer from the General Fund to the Payroll Fund.

Agenda Item No. 20

TRANSFER MONIES FROM GENERAL FUND TO CAPITAL IMPROVEMENT FUND; FUND ADJUSTMENT FOR FY 2024-2025

Ms. Sidwell reviewed the proposed monies transfer from the General to the Capital Improvement Fund.

Agenda Item No. 21

TRANSFER MONIES FROM GENERAL FUND TO BUILDING FUND; FUND ADJUSTMENT FOR FY 2024-2025

Ms. Sidwell discussed the proposed monies transfer from the General to the Building Fund.

Agenda Item No. 22

DISCUSS AND TAKE ACTION TO OPEN CERTIFICATES OF DEPOSIT

Ms. Sidwell presented a review of interest rates and terms from various banks along with her recommendation.

Upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board (i) approved the transfer in the amount of \$1,350,000 from the General Fund to the Capital Improvement Fund; and (ii) approved the use of \$1,144,831.62 from the General Fund for the purchase of Certificates of Deposit at Prosperity Bank - Katy, Columbus State Bank, and Fayette Savings Bank - La Grange with terms as set forth in Exhibit "B".

Agenda Item No. 23

UPDATE ON NEW ADMINISTRATION BUILDING

Mr. Brand updated the Board on the construction progress of the new Administration Building.

Agenda Item No. 24

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

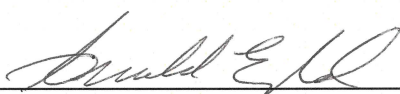
There was no action.

ADJOURNMENT

With no additional matters to discuss, upon motion by Supervisor Keeling, seconded by Supervisor Welch, and with all Supervisors voting aye, the Board adjourned the meeting at 10:02 a.m.

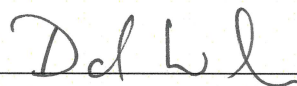
[EXECUTION PAGE FOLLOWS]

SIGNED this 9th day of FEBRUARY 2026.



President, Board of Supervisors

ATTEST:



Secretary, Board of Supervisors

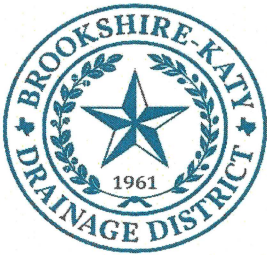


EXHIBIT	DESCRIPTION
A	Quiddity Engineering recommendation letter for Permit Application for Drainage Study Analysis for Riverway Farms, ID: 00948
A-1	Quiddity Engineering recommendation letter for Permit Application for Drainage Study Analysis for Twinwood ES1 Battery Site, ID: 01155
A-2	Quiddity Engineering recommendation letter for variance request for previously approved Tract Development Without Platting for Maple Park Detention and Mass Grading ID: 00510, Permit No. 2024-121
A-3	Quiddity Engineering recommendation letter for Permit Application for Tract Development Without Platting for Kyle's Pelagic Playground, ID: 00496, Permit No. 2024-117
A-4	Quiddity Engineering recommendation letter for Permit Application for Tract Development Without Platting for Sunterra Lakes Recreation Center, ID: 00995, Permit No. 2025-55
A-5	Quiddity Engineering recommendation letter for Permit Application for Tract Development With Platting for Texas Petroleum Group (TPG 334); Final Plat ID: 01000; Final Drainage Plans ID: 00947, Permit No. 2025-46
A-6	Quiddity Engineering recommendation letter for Permit Extension Request for Permit Application for Tract Development With Platting for Bluebonnet Section 3 Preliminary Plat ID: 01044
A-7	Quiddity Engineering recommendation letter for Permit Application for Tract Development With Platting for Fieldstone Landing Section 2 Preliminary Plat ID: 01208
A-8	Quiddity Engineering recommendation letter for Permit Application for Tract Development With Platting for Mirabella Detention Basin 3 Preliminary Plat ID: 01264
B	Terms for Certificates of Deposit at Prosperity Bank - Katy, Columbus State Bank, and Fayette Savings Bank – La Grange



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Katy, Texas 77449
Tel: 832.913.4000
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January 26, 2026

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

Reference: Terra Prima Ltd.
Riverway Farms - Phase 1 – Drainage Impact Analysis
Application ID No. 00948
Permit No. – N/A
Quiddity Job No. R0002-1003-32.005

Dear Mr. England:

The referenced Riverway Farms – Phase 1 (Development) Drainage Impact Analysis (Report) has been reviewed pursuant to the Brookshire-Katy Drainage District's (District) Rules and Regulations (R&R). A copy of the Report is attached for further information.

This review aims to verify whether the Development's proposed drainage and detention facilities as analyzed within the Report generally comply with the District's R&R and criteria. This review addresses issues regarding hydraulic and hydrologic drainage design criteria only. The subsequent plats and drainage plans for the proposed Development must be submitted to the District for review and approval. Additionally, the Report certifies that no adverse impacts will take place within the receiving waterways, adjacent properties, or downstream facilities in accordance with the District's R&R.

Technical Review & Findings:

The ultimate development for Riverway Farms includes approximately 355.8 acres of land for primarily future single-family residential use. Riverway Farms is split into two (2) tracts, referenced as the North tract and South tract within the drainage impact analysis titled "Riverway Farms Drainage Study", dated July 13, 2023 and approved by the District on September 25, 2023. The North and South tracts encompass approximately 177.9 acres each, with Royal Road serving as the dividing line, and both will be constructed in multiple phases. The Development includes the first phase which covers approximately 47.6 acres.

Phase 1

The existing drainage conditions for the Development is generally flat, and flow is directed to the south and southeast towards Kellner Creek, which crosses FM 359 via an existing 6 ft x 5 ft RCB culvert. Per the original drainage study, Kellner Creek located within the Development's boundaries was proposed to maintain its existing alignment through the proposed detention pond. However, TCEQ will not allow Kellner Creek to pass through the detention pond due to water-rights issues. The Development proposes to divert Kellner Creek around the



Mr. Arnold England, President

January 26, 2026

Page 2

detention pond and discharge into a junction box via proposed dual 6 ft x 3 ft RCBs. The proposed cross section of Kellner Creek keeps the same general shape as compared to existing conditions. The proposed Kellner Creek includes a length of 1,312 ft, slope of 0.05%, top width of 30 ft, bottom width of 8 ft, and an average depth of 4.4 feet. Under proposed conditions, the 100-yr water surface elevation is contained within the channel banks. The existing Kellner Creek within the Development does not contain the 100 yr water surface elevation.

The Development includes construction of one wet bottom detention pond with a total detention storage volume of 64.93 acre-feet and detention storage rate of 1.13 ac-ft/ac. The detention pond will include maintenance berms and side slopes in accordance with the District's rules and regulations, 1-ft of freeboard, and gravity only outfalls. The detention pond includes a normal water surface elevation of 159.19 ft, a 100-yr water surface elevation of 164.59, and a top of bank of 165.70 ft. The detention pond outfalls into a junction box via a single 5 ft x 5 ft RCB with a 4 ft x 2 ft restrictor plate. As previously mentioned, the diversion of Kellner Creek outfalls into this same junction box. Flow is then discharged into the roadside ditch along FM 359 via dual 5 ft x 5 ft RCBs, which cross under FM 359 via the existing 6 ft x 5 ft RCB, and connecting to Kellner Creek. The detention pond will also include an emergency overflow structure into FM 359.

Given the proposed drainage and detention improvements, the Development proposes water surface elevation reductions within the receiving Kellner Creek

Conclusion:

Based on our review of the Report, the Development does not show any adverse impacts to downstream facilities and neighboring properties when compared to existing conditions for storm events up to and including the Atlas 14 100-yr storm event. Tables 8 and 9 from the Report indicate the existing and proposed 2-, 10-, and 100-year water surface elevations within Kellner Creek are lower in the proposed condition when compared to those under the existing conditions for storm events up to and including the Atlas 14 100-yr storm event.

The permit applications for the subsequent drainage plans must include a certification from a professional engineer licensed to practice in the state of Texas that the future developments will cause no adverse impact to the receiving drainage and detention facilities, including downstream facilities, in full compliance with this Report.

At this time, no variance requests from the District's R&R have been requested or granted. We offer no objections to this Riverway Farms - Phase 1 Drainage Impact Analysis and recommend the District accept this Report.

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 submitted Report has been prepared, dated, signed, and sealed by a Professional Engineer licensed to practice in the State of Texas, conveying their professional responsibilities and accountability.



Mr. Arnold England, President
January 26, 2026
Page 3

For the Applicant

- DFMA - The property owner will be required to coordinate with the District's legal counsel and execute a Detention Facilities Maintenance Agreement (DFMA) for this Development before the District approves the final drainage and detention plans for the Development. The Board will consider approval of the DFMA once recommended by the District's legal counsel.
- Kellner Creek Easement - The applicant will be required to coordinate with the District's engineer for easement dedication over Kellner Creek. The fully executed and recorded easement must be submitted before the District approves the final drainage and detention plans for the Development.
- The applicant shall not use this letter to commence any construction activities prior to receiving all approved permits from the governing entities with jurisdiction.

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1003-32.005 Riverway Farms DIA/2.0 - Letters/Riverway Farms Phase I DIA approval ltr 012626.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1003-32.005%20Riverway%20Farms%20DIA/2.0%20Letters/Riverway%20Farms%20Phase%20I%20DIA%20approval%20ltr%20012626.docx)

Enclosures

cc: Mr. Brian Rabenaldt – DCCM via email brabenaldt@dccm.com
Mr. Adam Rodriguez, PE – DCCM via email arodriguez@dccm.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 20, 2026

Via: E-Mail

Micheal McCarthy, P.E.:
District Engineer
Brookshire Katy Drainage District (BKDD)

Re: Addendum to Riverway Farms Phase I Drainage Analysis
Waller County, Texas
Project No. 4804

Dear Micheal McCarthy, P.E.:

This letter summarizes the revisions made the previous Riverway Farms Phase I study, dated February 12, 2025, by Walter P Moore. This addendum adds the Kellner Creek diversion from its existing alignment to a proposed alignment that runs along the north side of the proposed detention pond "South DET 6." HEC-RAS and HEC-HMS were used to evaluate the hydrological and hydraulic impacts of the Kellner Creek diversion. The updated analysis confirms that there are no increases in water surface elevations (WSE) upstream or downstream of the project for the Atlas 14 2-year, 10-year and 100-year storm events.

This addendum will describe the following revisions to the Riverway Farms Phase 1 Drainage analysis:

1. Updated Channel Alignment of Kellner Creek (**Exhibit 13**).
2. Updated HEC-HMS models and hydrology including updated subbasin areas, curve numbers, impervious cover, runoff coefficients, and storage coefficients.
3. Development of a HEC-RAS model for Kellner Creek using HEC-HMS flows.
4. Development of an XPSWMM model for the pond outfall and Kellner Creek junction.
5. Addition of a restrictor to the pond South DET 6 outfall structure to restrict the outfall area to one 4-foot by 2-foot rectangular opening or equivalent.
6. Verification that the Kellner Creek diversion will cause no increases to water surface elevations upstream or downstream of the project for the 2-year, 10-year, and 100-year storm events.



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

January 23, 2026

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

Reference: Twinwood (U.S), Inc.
Twinwood ES1 Battery Site – Drainage Impact Analysis
Application ID No. 01155
Permit No. – N/A
Quiddity Job No. R0002-1056-01.001

Dear Mr. England:

The referenced Twinwood ES1 Battery Site (Development) Drainage Impact Analysis (Report) has been reviewed pursuant to the Brookshire-Katy Drainage District's (District) Rules and Regulations (R&R). A copy of the Report is attached for further information.

This review aims to verify whether the Development's proposed drainage and detention facilities as analyzed within the Report generally comply with the District's R&R and criteria. This review addresses issues regarding hydraulic and hydrologic drainage design criteria only. The subsequent plats and drainage plans for the proposed Development must be submitted to the District for review and approval. Additionally, the Report certifies that no adverse impacts will take place within the receiving waterways, adjacent properties, or downstream facilities in accordance with the District's R&R.

Technical Review & Findings:

The Development is comprised of an approximate 12.16 acre site. Approximately 5.76 acres will be developed for industrial use and 1.86 acres will include an onsite detention pond to control the runoff from the site with a controlled release into the West Fork of Brookshire Creek. The additional 4.54 acres will remain as open green space at this time.

The proposed detention facility includes one dry-bottom detention pond that will provide 11.88 ac-ft of detention storage which results in a detention storage rate of 0.98 ac-ft/ac. The proposed detention pond will include concrete pilot channels, 3:1 side slopes, and minimum 20-ft maintenance berms. The detention pond will include an emergency overflow spillway and a minimum of 1-ft of freeboard.

The detention pond's outfall includes a single 24-inch reinforced concrete pipe with a 9-inch restrictor. The outfall will be required to directly connect to the West Fork of Brookshire Creek and not discharge onto the adjacent private property in accordance with the BKDD rules and regulations. An offsite easement for the outfall will be required and a copy of the recorded easement must be submitted to the District prior to the approval of the detention plans for the Development. Offsite flow from the west will be routed around the detention pond utilizing perimeter swales.



Mr. Arnold England, President
January 23, 2026
Page 2

Conclusion:

Based on our review of the Report, the Development does not show any adverse impacts with the proposed conditions as compared to the existing flow conditions across the project site. Table 3-5 from the Report indicates the existing and proposed peak discharge for the Atlas-14 2-, 10-, and 100-year storm events are lower in the proposed condition when compared to those storm events under the existing conditions.

The permit applications for the subsequent drainage plans must include a certification from a professional engineer licensed to practice in the state of Texas that the future developments will cause no adverse impact to the receiving drainage and detention facilities, including downstream facilities, in full compliance with this Report.

At this time, no variance requests from the District's R&R have been requested or granted. We offer no objections to this Twinwood ES 1 Battery Site Drainage Impact Analysis and recommend the District accept this Report.

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 submitted Report has been prepared, dated, signed, and sealed by a Professional Engineer licensed to practice in the State of Texas, conveying their professional responsibilities and accountability.

For the Applicant

- DFMA - The property owner will be required to coordinate with the District's legal counsel and execute a Detention Facilities Maintenance Agreement (DFMA) for this Development before the District approves the final drainage and detention plans for the Development. The Board will consider approval of the DFMA once recommended by the District's legal counsel.
- Offsite Drainage Easement - The Development will be required to coordinate with the property owner to the east (Twinwood) to secure an offsite drainage easement to allow for their outfall connection into the West Fork of Brookshire Creek. The fully executed and recorded offsite easement must be submitted before the District approves the final drainage and detention plans for the Development.
- The applicant shall not use this letter to commence any construction activities prior to receiving all approved permits from the governing entities with jurisdiction.



Mr. Arnold England, President
January 23, 2026
Page 3

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1056-01.001 Twinwood ES1 Battery Site DIA/2.0 - Letters/Twinwood ES1 Battery Site DIA Revised 012326.docx>

Enclosures

cc: Mr. Mark Kilkenny – Twinwood (U.S.), Inc. via email kilkenny@twinwoodus.com
Ms. Phyllis Mbewe, PE – LJA Engineering via email pmbewe@lja.com
Mr. Steven Boyd, PE – LJA Engineering via email sboyd@lja.com
Mr. Ross McCall, PE – Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com

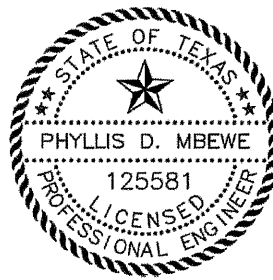
Drainage Impact Analysis for Twinwood ES1 Battery Site

Waller County

December 2025

Drainage Impact Analysis for Twinwood ES1 Battery Site

Waller County



Phyllis Mbeve
12/09/2025

**Prepared for
Twinwood ES1, LLC**

December 2025

LJA Engineering, Inc.
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
Telephone: 713.953.5200
Fax: 713.953.5026

LJA Job Number 7777-1081
LJA Firm Registration No. F-1386



Rules and Regulations Variance Request Form

08-08-24

SECTION 1 – APPLICANT INFORMATION

Rules and Regulations Variance

- No variance will be granted unless requested in writing and approved by the Board.
- In the instances when an applicant can justify and fully support that a requirement or criteria listed within the District's Rules and Regulations cannot be satisfied, a variance request can be submitted for review.
- Each submittal will be evaluated by the District's Engineer and Brookshire-Katy Drainage District Board on a case-by-case basis.
- All supplemental documentation required to support the variance request shall be submitted for the District's review.
- Submittal of a variance request **does not** in any way guarantee approval of the variance. The District Board reserves the option to deny any variance request.
- Any variance granted will only be applicable to the specific site and conditions for which the variance was granted. It will not modify or change any standards as they apply to other sites or conditions.
- All incomplete variance request forms or requests that do not provide sufficient technical support documentation will be rejected.
- The Applicant must submit a complete variance request form with accompanying documentation to support its desired request of approval 30 days prior to the desired Board meeting date. Additional questions and documentation may be required upon further review by the District.

Mark Type of Variance:

- | | |
|--|--|
| ☒ Utility, Pipeline, and Cable Crossings | ☐ Tract Development without Platting |
| ☐ Private and Public Road Crossings | ☐ Tract Development with Platting |
| ☐ Drainage Connection without Land Use Changes | ☐ Master Drainage Plan |

Specific Section and Rule within District Rules & Regulations that is associated with the variance request
(Ex: Article 1. Sect. 1.A): Article VI. Sect. 5.B.2.

Required

Project Information:

Project Address/ Legal Description: Detention Ponds & Mass Grading to Serve Serenada
0 Stalknecht Road, Brookshire, TX 77423

BKDD Permit No.: 24-00510

Owner/ Applicant Information:

Owner's Name: Maple Park Development, LLC. Date: 01/21/26

Applicant's Engineer Firm Name: LJA Engineering, Inc.

Engineer of Record Name: Jordan W. Ives, P.E. (previously Chance Vinklerek, P.E.)

Signature: 

E-mail: jives@lja.com Phone: 713-341-8032



Rules and Regulations Variance Request Form

08-08-24

SECTION 2 – ENGINEERING JUSTIFICATION

Engineering Reason for Variance Request (specify details):

Statement of what the variance request is and why the selected criteria listed within the District's Rules and Regulations should be varied or is not applicable to your development. Justification shall not include cost or reference to cost. If space provided is not adequate, continue/provide on a separate document and attach as needed.

Variances Requested:

Article VI. Sect.5.B.2. of the BKDD manual states that "All detention basins shall have a maintenance berm clear and free of all other easements or encroachments, except as noted below, in accordance with the following guidelines for all detention basins serve a single property owner". We are proposing a variance as we would like to run a pipeline easement within the maintenance berm of Serenada detention pond to ensure the developer is covered in the chance that the drill site to the west ever produces and a pipeline would need to be constructed to Stalknecht Road. If this were to happen in the future, talks would need to happen with said pipeline company to ensure the pipeline be placed at a depth that would not interfere with maintenance responsibilities and parties would agree that the pipeline easement being placed would not interfere with access for the MUD to maintain.

The mineral owner has agreed to lay the future pipeline (if it is ever constructed) within the southernmost 5' of the existing 30' maintenance berm. They have agreed to a 10' construction area, but they would prefer that the easement still be 20' for their own comfort. We would like to propose that the 20' easement and 20' maintenance berm overlap in the middle, keeping in mind that the gathering line would be laid within the southernmost 5' of the easement. Please see the sketch on the next sheet describing this.

SECTION 3 – BKDD REVIEW

For the District use only:

Recommendation/ Reason(s) if not approved:

☐

Approved as
Submitted

☐

Approved as Noted

☐

Not Approved for
Reason(s) Stated

☐

Not Applicable

BKDD President

Date: ____ / ____ / ____

BKDD General Manager

BKDD District Engineer

Attention:

The approval of this variance in no way affects the responsibilities and liability of the Owner or Design professional who is responsible for the project and for the associated plan sheet and design. No representation or warranty of any kind is made by the District for any purposes whatsoever.



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

January 23, 2026

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

Reference: Kyle's Pelagic Playground, LLC
Kyle's Pelagic Playground – **Tract Development without Platting**
Application ID No. 00496
BKDD Permit No. 2024-117
Quiddity, Inc. Job No. R0002-1020-01.053

Dear Mr. England:

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

Applicant: Kaluza, Inc.

Permit Type: Tract Development without Platting – Final Drainage Plans

Location: 3754 FM 359 S, Brookshire, Texas 77423

Description: The proposed Kyle's Pelagic Playground (Development) encompasses approximately 10 acres of land. The Development proposes to construct 15 buildings for commercial storage use, concrete parking, utilities, drainage and detention facilities to serve.

The Development includes construction of a single dry-bottom detention pond. The detention pond includes 9.34 ac-ft of detention capacity with a detention storage rate of 0.934 ac-ft/ac. Additionally, the detention pond includes 4:1 side slopes, 30-ft maintenance berms, minimum 1-ft of freeboard, and a concrete pilot channel. The detention pond's outfall includes a single 24-inch reinforced concrete pipe with a 10-inch restrictor with a combined weir plate, and a concrete overflow spillway that connect to the East Fork of Brookshire Creek. The plans show the Development's total release rate in the 100-yr post developed condition is less than the calculated release rate from the site in the 100-yr pre-developed condition.

Ultimate ROW: The Development is dedicating an additional 30 ft of easement to the District along the east fork of Brookshire Creek to comply with the District's master drainage plan.

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.



Mr. Arnold England, President
January 23, 2026
Page 2

Technical Review:

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

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

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

For the Applicant:

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

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



Mr. Arnold England, President

January 23, 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 McCarthy, PE

MHM/dme

https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1020-01.053 Kyle's Pelagic Playground_00496/2.0 - Letters/Kyle's Pelagic Playground TDWOP FDP Approval Ltr 012326.docx

cc: Mr. Duane Whitehead – Kaluza, Inc. via email dwhitehead@kaluzainc.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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January 23, 2026

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

Reference: Astro Sunterra West, LP
Sunterra Lakes Recreation Center – **Tract Development without Platting**
Application ID No. 00995
BKDD Permit No. 2025-55
Quiddity, Inc. Job No. R0002-1036-01.021

Dear Mr. England:

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

Applicant: Stanford Engineering

Permit Type: Tract Development without Platting – Final Drainage Plans

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

Description: The proposed Sunterra Lakes Recreation Center (Development) encompasses approximately 5.35 acres of land. The Development proposes to construct a single building for recreational use, various recreational areas, concrete parking, utilities, and drainage.

The drainage for the site is conveyed using inlets and underground storm sewer, which drains into the existing public drainage system that was included in the plan set titled "Sunterra Lakes Boulevard Street Dedication Section 1" and approved by the District on November 25, 2024 under BKDD Permit No. 2024-141. The existing underground system will convey runoff to two outfalls that discharge flow into the Sunterra Lakes Phase 1 detention facilities. The first outfall is located north of the proposed Sunterra Lakes Boulevard and discharges runoff into Pond 6. The second outfall is located to the east of the Sunterra Lakes Boulevard and discharges runoff into Pond 3. Pond 6 outfalls into Pond 4, which outfalls into Pond 3, which outfalls into Pond 1, which then outfalls into the District's drainage channel to the east of the Development. Flow is directed south before ultimately discharging into Brookshire Creek. Ponds 6, 4, 3, and 1 are included in the construction plans titled "Sunterra Lakes Phase 1 Mass Grading and Detention Facilities" that was approved by the District under Permit No. 2024-103 on October 28, 2024. Additionally, the drainage impact assessment (DIA) for Sunterra Lakes Phase 1 development has been reviewed and accepted by the District on July 15, 2024. The drainage and detention components outlined in the plans for the Development are in accordance with the DIA.



Mr. Arnold England, President
January 23, 2026
Page 2

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

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

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

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

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

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

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



Mr. Arnold England, President
January 23, 2026
Page 3

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

Sincerely,

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

Michael McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1036-01.021 Sunterra Lakes Recreation Center/2.0 - Letters/Sunterra Lakes Recreation Center TDWOP FDP Approval Ltr 012326.docx>

cc: Mr. J.D. Barnes – Astro Sunterra West, LP via email jdarnes@starwoodland.com
Mr. Brice Stanford – Stanford Engineering via email brice@stanfordeng.com
Mr. Ross McCall, PE - Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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www.quiddity.com

January 23, 2026

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

Reference: Texas Petroleum Group, LLC, a Delaware Limited Liability Company / Texas Petroleum Group
TPG Texas Heritage Parkway / TPG 334 – **Final Plat and Drainage Plans**
Application ID No. 01000 (FP) & 00947 (FDP)
Permit No. – 2025-46
Quiddity Job No. R0002-1020-01.073

Dear Mr. England:

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

Applicant: Century Engineering, Inc. / Sevan Engineering, PC

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

Location: North of Kingsland Blvd, south of I10, east of Willow Fork, west of Pederson Road

Survey: J.G. Bennett Survey, Section 104, Abstract No. 292, City of Katy, Waller County, Texas

Previous Approvals: The District approved the Preliminary Plat for TPG Texas Heritage Parkway on March 24, 2025.

Description: The proposed TPG Texas Heritage Parkway / TPG 334 (Development) encompasses approximately 4.8907 acres of commercial development and includes 0 Lots, 1 Block, and 1 Reserve. The Development is proposing a single building, carwash, and canopy along with paving, drainage and detention facilities, and utilities.

The drainage for the site is conveyed using swales, inlets, and underground storm sewer. The Development includes construction of a single dry-bottom detention pond. The detention pond includes 2.61 ac-ft of detention capacity at a storage rate of 0.65 ac-ft/ac plus 1.80 ac-ft of floodplain fill mitigation, with a total combined storage volume of 4.42 ac-ft. Additionally, the detention pond includes 3:1 side slopes, 30-ft maintenance berms, minimum 1-ft of freeboard, and a concrete pilot channel. The detention pond's outfall includes a single 36-inch reinforced concrete pipe with a 5-inch restrictor and a concrete overflow spillway that connects to Willow Fork. The plans show the Development's total release rate in the 100-yr post developed condition is less than the calculated release rate from the site in the 100-yr pre-developed condition.



Mr. Arnold England, President
January 23, 2026
Page 2

Slope paving is proposed within the existing creek as additional erosion control for the outfall.

The Development is dedicating an additional 65 ft of easement to the District along Willow Fork to accommodate their share of the ultimate easement width requirement in accordance with the District's master drainage plan.

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.

Technical Review:

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

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

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

For the Applicant:

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



Mr. Arnold England, President
January 23, 2026
Page 3

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

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1020-01.073 TPG Texas Heritage Parkway_00777/2.0 - Letters/TPG Texas Heritage Parkway FP & FDP Approval Ltr 011926.docx

cc: Mr. Jackson Twomey – Texas Petroleum Group, LLC via email jtwest@texaspetroleumgroup.com
Mr. Tony Lewis, Century Engineering – via email tlewis@centuryengineering.com
Ms. Melanie Hart – Sevan Engineering, Inc. via email melonie.hart@sevan.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



TBPE No. F-726
TBPLS No. 10092300

EXTENSION REQUEST LETTER

DATE: December 11, 2025

TO: Brookshire-Katy Drainage District
1111 Kenney St
Brookshire, TX 77423
PH: 281.375.5430

FROM: EHRA/William Mohamad
Planner I

RE: **EXTENSION REQUEST LETTER – Bluebonnet Section 3 Preliminary Plat**

Recommendation/ Reason(s) if not approved:	
Date: <u>1/26/2026</u>	 ☒ Approved as submitted ☐ Approved as Noted ☐ Not Approved for Reason(s) Stated ☐ Not Applicable
Application No.: <u>01044</u>	
BKDD President _____	
BKDD District Engineer _____	
Comment/Conditions: _____ _____ _____ _____	

SUMMARY OF EXTENSION NEED:

The preliminary plat for Bluebonnet Section 3 was approved on 8/25/2025. We are submitting a request for an extension of this approval. The preliminary plats were submitted before our engineering team was ready to begin construction plan development.

REQUESTED EXTENSION PERIOD:

Considering, our preliminary plat expires on 02/25/2026. We respectfully request an extension for an additional 180 days.

Sincerely,



William Mohamad
Planner I
EHRA



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

January 20, 2026

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

Reference: HistoryMaker Homes
Fieldstone Landing Section 2 – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 01208
Permit No. – N/A
Quiddity Job No. R0002-1042-01.004

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. Co. Survey, Section 120, Abstract No. 375, Waller County, Texas

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

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

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

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



Mr. Arnold England, President

January 20, 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/R0002-1042-01.004 Fieldstone Landing Section 2/2.0 - Letters/Fieldstone Landing Section 2 PP Approval Ltr 012026.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



January 20, 2026

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

Reference: Century Land Holdings of Texas, LLC
Mirabella Detention Basin 3 – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 01264
Permit No. – N/A
Quiddity Job No. R0002-1035-01.018

Dear Mr. England:

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

Applicant: Edminster, Hinshaw, Russ & Associates

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

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

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

Technical Review: Based on our review of the Preliminary Plat of Mirabella Detention Basin 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

January 20, 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/R0002-1035-01.018 Mirabella Detention Basin 3/2.0 - Letters/Mirabella Det Basin 3 PP Approval Ltr 012026.docx>

cc: Century Land Holdings of Texas via email plattting@ehra.team
Mr. Michael Turzillo – Edminster, Hinshaw, Russ & Associates via email mturzillo@ehra.team
Mr. Ross McCall, PE - Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com

BROOKSHIRE-KATY DRAINAGE DISTRICT (CURRENT)
CADENCE BANK CD'S (as of January, 2026)

Acct#	Amount	Maturity Date	Rate	Prior to Merge
7778	\$238,800.90	1/12/2026	3.54%	Industry State Bank
1055	\$193,709.70	3/4/2026	3.68%	First Nat Bank of Belleville
6761	\$238,801.54	1/21/2026	3.54%	Bank of Brenham
5269	\$190,992.14	2/3/2026	3.54%	Bank of Shiner
3022	\$192,429.35	2/22/2026	3.54%	Fayetteville Bank

CURRENT BKDD CD'S OTHER THAN CADENCE BANK

Austin County State Bank – Bellville 9Mo Matures: 7/18/26 Balance: \$251,486.04	Citizens State Bank - Sealy 15Mo Matures: 8/20/26 Balance: \$248,779.52
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BOARD APPROVED
1/29/2026

RECOMMENDATION	
Prosperity Bank – Katy 4 Month 3.50% APR \$700,000.00	
Columbus State Bank – Columbus 9 Month 3.65% APR \$222,415.81	
Fayette Savings Bank – La Grange 6 Month 3.75% APR \$222,415.81	

Total Amount of Reserve for
Recommendation: \$1,144,831.62
(monies currently in General Fund)
2025-2026 Adjusted Funds CD
\$650,000.00
Cadence Bank
Matured/Non-Renewed CD's
f/k/a Industry State Bank \$247,411.46
f/k/a Bank of Brenham \$247,420.16



CERTIFICATE OF DEPOSITS

Presented January 29, 2026
BKDD Special Session