

MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT

June 8, 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 8th day of June, 2026, at 1105 Kenney Street, Brookshire, Texas, inside the boundaries of the District, and the roll was called of the members of the Board:

Arnold England	President
John Chisum	Vice President
David Welch	Secretary
Blake Beckendorff	Assistant Secretary
Trey Morgan	Supervisor

and all of the above were present, except Supervisor England, thus constituting a quorum. Also attending the meeting were Stan Kitzman, General Manager of the District; Buddy Brand, Assistant General Manager of the District; Wendy Sidwell, District Administrator; Michael McCarthy, P.E., and Steve Berckenhoff, P.E., of Quiddity Engineering ("Quiddity" or "Engineer"); William Petrov, attorney, and Mirna Croon, paralegal, of Johnson Petrov, LLP ("Johnson Petrov" or "Attorney"); Austin Barron of D.R. Horton; Charley Miller of Kimley-Horn; Jacob Rice, Alex Gaither, and Jason Svatek, representing Grange Development; Todd Fogelsong of August Lakes subdivision; Robinson Morales of TRIMCOS; Mitchell McDonald of EHRA; Landon Hopper representing Riverway Farms Development; and Bod Devillier of DCCM.

Agenda Item No. 1
CALL TO ORDER

The Vice 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

Mr. Barron with D.R. Horton addressed the Board and apologized for omitting to obtain a construction permit from the District, having obtained only a permit from Waller County for their project. Mr. Barron stated that D.R. Horton will work with the District on obtaining a permit.

Agenda Item No. 4
MEMORANDUM OF UNDERSTANDING FOR REGIONAL COMMITMENT TO COLLABORATIVE FLOOD AND DRAINAGE MANAGEMENT BETWEEN HARRIS COUNTY, HARRIS COUNTY FLOOD CONTROL DISTRICT, WALLER COUNTY, THE CITY OF KATY, AND BROOKSHIRE-KATY DRAINAGE DISTRICT

Upon motion by Supervisor Welch, seconded by Supervisor Beckendorff, after full discussion and with all Supervisors present voting aye, the Board approved the Memorandum of Understanding for Regional Commitment to Collaborative Flood and Drainage Management Between Harris County, Harris County Flood Control District,

Waller County, the City of Katy, and Brookshire-Katy Drainage District, and authorized the General Manager to execute the same, a copy of which is attached hereto as Exhibit "A".

Agenda Item No. 5
APPROVAL OF MINUTES

Upon motion by Supervisor Beckendorff, seconded by Supervisor Morgan, after full discussion and with all Supervisors present voting aye, the Board approved the minutes of May 11, 2026, May 13, 2026, and May 26, 2026 Board meetings.

Agenda Item No. 6
NEUMAN CHANNEL REGRADING AND LOW WATER CROSSING PAY APPLICATION NO. 2 FROM TEJAS CIVIL CONSTRUCTION GROUP, LLC

Upon motion by Supervisor Welch, seconded by Supervisor Morgan, after full discussion and with all Supervisors present voting aye, the Board approved Pay Application No. 2 in the amount of \$40,917.60 from Tejas Civil Construction Group, LLC for the Neuman Channel Regrading and Low Water Crossing project, as recommended by Quiddity, a copy of which is attached hereto as Exhibit "B".

Agenda Item No. 7
PROFESSIONAL SERVICES AGREEMENT FROM STUART CONSULTING GROUP FOR FEMA FMA GRANT FUNDING RE-APPLICATION ASSISTANCE FOR FISCAL YEAR 2024

Mr. McCarthy reviewed the proposal from Stuart Consulting Group for pursuing Fiscal Year 2024 Flood Mitigation Assistance Amendment funding through the Federal Emergency Management Agency. Mr. McCarthy advised that the proposed project involves performing a study to develop and scope flood mitigation improvements based on hydraulic and hydrologic modeling data for an area that has historically been highly impacted by flooding, with a potential award of \$300,000. The Board noted that \$10,000 had previously been paid for an FY 2024 application prepared and submitted by Stuart Consulting Group; however, FEMA did not consider any applications for FY 2024. FEMA is now considering applications for allocations of funds for FY 2024.

Upon motion by Supervisor Welch, seconded by Supervisor Beckendorff, after full discussion and with all Supervisors present voting aye, the Board approved the Professional Services Agreement from Stuart Consulting Group for FEMA FMA Grant Funding Re-Application Assistance not to exceed \$15,000.00 for Fiscal Year 2024, a copy of which is attached hereto as Exhibit "C".

Agenda Item No. 8
ENGINEER'S REPORT

Agenda Item No. 8(a)
PERMIT APPLICATION FOR DRAINAGE STUDY ANALYSIS FOR LAKES OF KATY - AUGUST LAKES LANDSCAPE BERM - DIA ID: 01478

Mr. McCarthy reviewed a recommendation letter for the above-referenced Permit Application, a copy of which is attached hereto as Exhibit "D". Supervisor Welch abstained from discussion and vote on this matter.

Upon motion by Supervisor Beckendorff, seconded by Supervisor Morgan, after full discussion and with all Supervisors present voting aye, except for Supervisor Welch who abstained, the Board accepted the drainage study analysis for the Lakes of Katy - August Lakes Landscape Berm (DIA ID: 01478) with a \$500.00 fee, as recommended by Quiddity.

Agenda Item Nos. 8(b) through 8(i)

PERMIT APPLICATION FOR DRAINAGE STUDY ANALYSIS FOR GRANGE PHASE 2A DIA ADDENDUM 1 - DIA ID: 01321;

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR GRANGE DETENTION AND MASS GRADING PHASE 2A REV01 - ID: 01504, PERMIT NO. 2025-42 REV01;

FIRST AMENDMENT TO DETENTION FACILITIES MAINTENANCE AGREEMENT FOR GRANGE DETENTION AND MASS GRADING PHASE 2A, ID: 01258 FOR PERMIT NO. 2025-42 REV01;

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR GRANGE SECTION 3 REV 01 - FINAL DRAINAGE PLANS ID: 01509, PERMIT NO. 2024-15 REV01;

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR GRANGE SECTION 7 - FINAL PLAT ID: 01511; FINAL DRAINAGE PLANS ID: 01300, PERMIT NO. 2026-29;

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR GRANGE SECTION 9 - FINAL PLAT ID: 01512; FINAL DRAINAGE PLANS ID: 01291, PERMIT NO. 2026-26;

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR GRANGE SECTION 6 - PRELIMINARY PLAT ID: 01484;

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR GRANGE SECTION 8 - PRELIMINARY PLAT ID: 01488;

Mr. McCarthy reviewed recommendation letters for the above-referenced Permit Applications, copies of which are attached hereto as Exhibits "E" through "L", respectively. Supervisor Beckendorff abstained from discussion and vote on these matters.

Upon motion by Supervisor Welch, seconded by Supervisor Morgan, after full discussion and with all Supervisors present voting aye, except for Supervisor Beckendorff who abstained, the Board approved Agenda Item Nos. 8(b) through 8(c) and 8(e) through 8(i), as recommended by Quiddity; and Agenda Item No. 8(d), subject to receipt of the originally signed amendment, as recommended by Johnson Petrov.

Agenda Item Nos. 8(j) and 8(k)

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR BPT BUSINESS PARK - ID: 01216, PERMIT NO. 2026-11;

DETENTION FACILITIES MAINTENANCE AGREEMENT BETWEEN BROOKSHIRE-KATY DRAINAGE DISTRICT AND BLACK PANTHER TRANSPORTATION, INC., ID: 01317 FOR PERMIT NO. 2026-11

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

Upon motion by Supervisor Beckendorff, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved (i) the Permit Application for Tract Development Without Platting for BPT Business Park (ID: 01216, Permit No. 2026-11), as recommended by Quiddity; and (ii) the Detention Facilities Maintenance Agreement Between Brookshire-Katy Drainage District and Black Panther Transportation, Inc. (ID: 01317 for Permit No. 2026-11), as recommended by Johnson Petrov.

Agenda Item Nos. 8(l) and 8(m)

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR GRUNDFOS PROJECT FALCON - ID: 01344, PERMIT NO. 2026-44;

DETENTION FACILITIES MAINTENANCE AGREEMENT BETWEEN BROOKSHIRE-KATY DRAINAGE DISTRICT AND GRUNDFOS CBS, INC., ID: 01343 FOR PERMIT NO. 2026-44

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

Upon motion by Supervisor Beckendorff, seconded by Supervisor Morgan, after full discussion and with all Supervisors present voting aye, the Board approved (i) the Permit Application for Tract Development Without Platting for Grundfos Project Falcon (ID: 01344, Permit No. 2026-44), as recommended by Quiddity; and (ii) the Detention Facilities Maintenance Agreement Between Brookshire-Katy Drainage District and Grundfos CBS, Inc. (ID: 01343 for Permit No. 2026-44), as recommended by Johnson Petrov.

Agenda Item Nos. 8(n) through 8(p)

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING AND VARIANCE FOR RIVERWAY FARMS DETENTION - ID: 00407; PERMIT NO. 2024-100;

DETENTION FACILITIES MAINTENANCE AGREEMENT BETWEEN BROOKSHIRE-KATY DRAINAGE DISTRICT AND SSP-HS LOT OPTION A POOL 03, LP;

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR RIVERWAY FARMS SECTION 1 - FINAL PLAT ID: 00996; FINAL DRAINAGE PLANS ID: 00997, PERMIT NO. 2025-56

Mr. McCarthy reviewed recommendation letters for the above-referenced Permit Applications, copies of which are attached hereto as Exhibits "O" through "Q", respectively.

Upon motion by Supervisor Welch, seconded by Supervisor Morgan, after full discussion and with all Supervisors present voting aye, the Board approved the following items:

(i) the Permit Application for Tract Development Without Platting and Variance for Riverway Farms Detention, ID: 00407, Permit No. 2024-100, as recommended by Quiddity.

(ii) the Detention Facilities Maintenance Agreement between Brookshire-Katy Drainage District, SSP-HS Lot Option A Pool 03, LP, and Brookshire Municipal Water District, ID: 00926 for Permit No. 2024-100, as recommended by Johnson Petrov. and

(iii) the Permit Application for Tract Development With Platting for Riverway Farms Section 1, Final Plat ID: 00996; Final Drainage Plans ID: 00997, Permit No. 2025-56, as recommended by Quiddity.

Agenda Item Nos. 8(q) through 8(s)

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR BLUEBONNET SECTION 1 - FINAL PLAT ID: 01306; FINAL DRAINAGE PLANS ID: 01310, PERMIT NO. 2026-31;

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR BLUEBONNET SECTION 2 - FINAL PLAT ID: 01307; FINAL DRAINAGE PLANS ID: 01311, PERMIT NO. 2026-32;

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR BLUEBONNET SECTION 3 - FINAL PLAT ID: 01308; FINAL DRAINAGE PLANS ID: 01312, PERMIT NO. 2026-33;

Mr. McCarthy reviewed recommendation letters for the above-referenced Permit Applications, copies of which are attached hereto as Exhibits "R" through "T", respectively.

Upon motion by Supervisor Morgan, seconded by Supervisor Beckendorff, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application Nos. 2026-31, 2026-32, and 2026-33 (Bluebonnet Sections 1, 2, and 3), as recommended by Quiddity.

Agenda Item Nos. 8(t) and 8(u)

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR BROOKSHIRE WAREHOUSE (FALCON BUSINESS PARK) - FINAL PLAT ID: 01272; FINAL DRAINAGE PLANS ID: 01301, PERMIT NO. 2026-22;

DETENTION FACILITIES MAINTENANCE AGREEMENT BETWEEN BROOKSHIRE-KATY DRAINAGE DISTRICT AND FALCON LANDING DEVELOPMENTS - D1, LLC, ID: 01328 FOR PERMIT NO. 2026-22;

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

Upon motion by Supervisor Welch, seconded by Supervisor Beckendorff, after full discussion and with all Supervisors present voting aye, the Board approved (i) the Permit Application for Tract Development With Platting for Brookshire Warehouse (Falcon Business Park) (Permit No. 2026-22), as recommended by Quiddity; and (ii) the Detention Facilities Maintenance Agreement Between Brookshire-Katy Drainage District and Falcon Landing Developments - D1, LLC (ID: 01328 for Permit No. 2026-22), as recommended by Johnson Petrov.

Agenda Item No. 8(v)

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR FIELDSTONE LANDING SECTION 3 - FINAL PLAT ID: 01359; FINAL DRAINAGE PLANS ID: 01161, PERMIT NO. 2026-01

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

Upon motion by Supervisor Beckendorff, seconded by Supervisor Morgan, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application No. 2026-01 (Fieldstone Landing Section 3), as recommended by Quiddity.

Agenda Item No. 8(w)

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SERANADA SECTION 2 - FINAL PLAT ID: 01408; FINAL DRAINAGE PLANS ID: 01316, PERMIT NO. 2026-21

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

Upon motion by Supervisor Morgan, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application No. 2026-21 (Seranada Section 2), as recommended by Quiddity.

Agenda Item Nos. 8(x) and 8(y)

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SHELL BUILDINGS - FINAL PLAT ID: 01479; FINAL DRAINAGE PLANS ID: 01203, PERMIT NO. 2026-10;

DETENTION FACILITIES MAINTENANCE AGREEMENT BETWEEN BROOKSHIRE-KATY DRAINAGE DISTRICT AND PC GARVIE, LLC, ID: 01245 FOR PERMIT NO. 2026-10

These matters were deferred to a future meeting. No action was taken.

Agenda Item Nos. 8(z) through 8(ee)

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR AZALEA ARBOR BOULEVARD AND SASSAFRAS STREET DEDICATION - PRELIMINARY PLAT ID: 01464;

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR AZALEA SECTION 4-A - PRELIMINARY PLAT ID: 01452;

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR FRANZ ROAD STREET DEDICATION SECTION 3 - PRELIMINARY PLAT ID: 01490;

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR PARK 1489 11TH STREET DEDICATION - PRELIMINARY PLAT ID: 01489;

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR PARK 1489 WASTEWATER TREATMENT PLANT - PRELIMINARY PLAT ID: 01470;

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR PARK 1489 WATER PLANT - PRELIMINARY PLAT ID: 01471

Mr. McCarthy reviewed recommendation letters for the above-referenced Permit Applications, copies of which are attached hereto as Exhibits "X" through "CC", respectively.

Upon motion by Supervisor Welch, seconded by Supervisor Morgan, after full discussion and with all Supervisors present voting aye, the Board approved Agenda Item Nos. 8(z) through 8(ee), as recommended by Quiddity.

Agenda Item No. 9

FINANCIAL REPORT

A. Discuss and take action to pay bills. Ms. Sidwell presented to and reviewed with the Board the May 2026 bills.

B. May 2026 Financial Report. She presented the Financial Report, a copy of which is attached hereto as Exhibit "DD".

Upon motion by Supervisor Beckendorff, seconded by Supervisor Morgan, after full discussion and with all Supervisors present voting aye, the Board approved payment of bills and the Financial Report, a copy of which is attached hereto as Exhibit "EE".

C. Amend Investment Policy and Authorization to Update Signers on Certificates of Deposit and Public Funds. Upon motion by Supervisor Beckendorff, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved the amendment to the Investment Policy and authorized the update of signers on Certificates of Deposit and Public Funds to include authorizing Arnold England, President, John Chisum, Vice President, David Welch, Secretary, Richard "Blake" Beckendorff, Supervisor, Lawrence "Trey" Morgan, Supervisor, and Wendy Sidwell, District Administrator to be listed as authorized signers to Prosperity Bank public funds, Amegy Bank public funds and Certificate of Deposits located at Prosperity Bank, Cadence Bank n/k/a Huntington Bank, Citizens State Bank of Sealy, Austin County State Bank, and future CD's to be held at Columbus State Bank - Columbus, and Fayette Savings Bank - LaGrange.

Agenda Item No. 10
GENERAL MANAGER'S REPORT

A. General Manager's Report. Mr. Brand reviewed the General Manager's Report with the Board, a copy of which is attached hereto as Exhibit "FF".

B. Inspector's Report and Enforcement Action Updates. The Inspector's Report was presented to the Board, a copy of which is attached hereto as Exhibit "GG".

C. Discuss and Take Possible Action on New Administration Building. There were no matters to report on the new Administration Building.

ADJOURNMENT

With no additional matters to discuss, upon motion by Supervisor Welch, seconded by Supervisor Beckendorff, and with all Supervisors voting aye, the Board adjourned the meeting at 9:30 p.m.

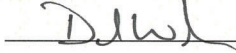
[EXECUTION PAGE FOLLOWS]

SIGNED this 13th day of July 2026.



President, Board of Supervisors

ATTEST:



Secretary, Board of Supervisors



EXHIBIT	DESCRIPTION
A	Memorandum of Understanding for Regional Commitment to Collaborative Flood and Drainage Management Between Harris County, Harris County Flood Control District, Waller County, the City of Katy, and Brookshire-Katy Drainage District
B	Pay Application No. 2 from Tejas Civil Construction Group, LLC - Neuman Channel Regrading and Low Water Crossing
C	Professional Services Agreement from Stuart Consulting Group for FEMA FMA Grant Funding Re-Application Assistance for Fiscal Year 2024
D	Quiddity Engineering Recommendation Letter - Permit Application for Drainage Study Analysis for Lakes of Katy - August Lakes Landscape Berm, DIA ID: 01478
E	Quiddity Engineering Recommendation Letter - Permit Application for Drainage Study Analysis for Grange Phase 2A DIA Addendum 1, DIA ID: 01321
F	Quiddity Engineering Recommendation Letter - Permit Application for Tract Development Without Platting for Grange Detention and Mass Grading Phase 2A REV01, ID: 01504, Permit No. 2025-42 REV01
G	First Amendment to Detention Facilities Maintenance Agreement for Grange Detention and Mass Grading Phase 2A, ID: 01258 for Permit No. 2025-42 REV01
H	Quiddity Engineering Recommendation Letter - Permit Application for Tract Development With Platting for Grange Section 3 REV 01, Final Drainage Plans ID: 01509, Permit No. 2024-15 REV01
I	Quiddity Engineering Recommendation Letter - Permit Application for Tract Development With Platting for Grange Section 7, Final Plat ID: 01511; Final Drainage Plans ID: 01300, Permit No. 2026-29
J	Quiddity Engineering Recommendation Letter - Permit Application for Tract Development With Platting for Grange Section 9, Final Plat ID: 01512; Final Drainage Plans ID: 01291, Permit No. 2026-26

K	Quiddity Engineering Recommendation Letter - Permit Application for Tract Development With Platting for Grange Section 6, Preliminary Plat ID: 01484
L	Quiddity Engineering Recommendation Letter - Permit Application for Tract Development With Platting for Grange Section 8, Preliminary Plat ID: 01488
M	Quiddity Engineering Recommendation Letter - Permit Application for Tract Development Without Platting for BPT Business Park, ID: 01216, Permit No. 2026-11; Detention Facilities Maintenance Agreement Between Brookshire-Katy Drainage District and Black Panther Transportation, Inc., ID: 01317 for Permit No. 2026-11
N	Quiddity Engineering Recommendation Letter - Permit Application for Tract Development Without Platting for Grundfos Project Falcon, ID: 01344, Permit No. 2026-44; Detention Facilities Maintenance Agreement Between Brookshire-Katy Drainage District and Grundfos CBS, Inc., ID: 01343 for Permit No. 2026-44
O	Quiddity Engineering Recommendation Letter - Permit Application for Tract Development Without Platting and Variance for Riverway Farms Detention, ID: 00407, Permit No. 2024-100
P	Detention Facilities Maintenance Agreement Between Brookshire-Katy Drainage District and SSP-HS Lot Option A Pool 03, LP, and Brookshire Municipal Water District, ID: 00926 for Permit No. 2024-100
Q	Quiddity Engineering Recommendation Letter - Permit Application for Tract Development With Platting for Riverway Farms Section 1, Final Plat ID: 00996; Final Drainage Plans ID: 00997, Permit No. 2025-56
R	Quiddity Engineering Recommendation Letter - Permit Application for Tract Development With Platting for Bluebonnet Section 1, Final Plat ID: 01306; Final Drainage Plans ID: 01310, Permit No. 2026-31
S	Quiddity Engineering Recommendation Letter - Permit Application for Tract Development With Platting for Bluebonnet Section 2, Final Plat ID: 01307; Final Drainage Plans ID: 01311, Permit No. 2026-32
T	Quiddity Engineering Recommendation Letter - Permit Application for Tract Development With Platting for Bluebonnet Section 3, Final Plat ID: 01308; Final Drainage Plans ID: 01312, Permit No. 2026-33
U	Quiddity Engineering Recommendation Letter - Permit Application for Tract Development With Platting for Brookshire Warehouse (Falcon Business Park), Final Plat ID: 01272; Final Drainage Plans ID: 01301, Permit No. 2026-22; Detention Facilities Maintenance Agreement Between Brookshire-Katy Drainage District and Falcon Landing Developments - D1, LLC, ID: 01328 for Permit No. 2026-22
V	Quiddity Engineering Recommendation Letter - Permit Application for Tract Development With Platting for Fieldstone Landing Section 3, Final Plat ID: 01359; Final Drainage Plans ID: 01161, Permit No. 2026-01
W	Quiddity Engineering Recommendation Letter - Permit Application for Tract Development With Platting for Seranada Section 2, Final Plat ID: 01408; Final Drainage Plans ID: 01316, Permit No. 2026-21
X	Quiddity Engineering Recommendation Letter - Permit Application for Tract Development With Platting for Azalea Arbor Boulevard and Sassafras Street Dedication, Preliminary Plat ID: 01464

Y	Quiddity Engineering Recommendation Letter - Permit Application for Tract Development With Platting for Azalea Section 4-A, Preliminary Plat ID: 01452
Z	Quiddity Engineering Recommendation Letter - Permit Application for Tract Development With Platting for Franz Road Street Dedication Section 3, Preliminary Plat ID: 01490
AA	Quiddity Engineering Recommendation Letter - Permit Application for Tract Development With Platting for Park 1489 11th Street Street Dedication, Preliminary Plat ID: 01489
BB	Quiddity Engineering Recommendation Letter - Permit Application for Tract Development With Platting for Park 1489 Wastewater Treatment Plant, Preliminary Plat ID: 01470
CC	Quiddity Engineering Recommendation Letter - Permit Application for Tract Development With Platting for Park 1489 Water Plant, Preliminary Plat ID: 01471
DD	May 2026 Financial Report
EE	Payment of Bills
FF	General Manager's Report
GG	Inspector's Report

Memorandum of Understanding
Regional Commitment to Collaborative Flood and Drainage Management
Between Harris County, the Harris County Flood Control District, Waller County, the City
of Katy, and the Brookshire-Katy Drainage District

This Memorandum of Understanding (“MOU”) reflects the shared commitment of Harris County, the Harris County Flood Control District (HCFCD), Waller County, the City of Katy, and the Brookshire-Katy Drainage District (collectively, “the Parties”) to work collaboratively to improve regional flood resilience, strengthen drainage management, and advance coordinated watershed planning across jurisdictional boundaries. Through this MOU, the Parties affirm their mutual intent to work together on shared flood mitigation priorities, promote regional coordination, and pursue opportunities for partnership that enhance the long-term safety and resilience of the communities they serve.

Purpose

The Parties acknowledge that watershed and drainage systems are interconnected and that effective flood mitigation requires proactive regional coordination. This MOU affirms the Parties’ mutual desire to strengthen collaboration, share information, and promote strategies that support the safety, wellbeing, and long-term resilience of the communities we collectively serve.

Shared Principles and Intent

Through this MOU, the Parties express their intention to:

- Work cooperatively on regional strategies that support effective drainage planning and flood mitigation.
- Foster open communication and shared understanding of flood risks, watershed needs, and potential solutions.
- Coordinate efforts across boundaries to promote responsible development and resilient infrastructure.
- Share relevant data, information, and planning resources that enhance regional decision-making.
- Explore and support joint opportunities for studies, planning initiatives, and funding that benefit the broader watershed.
- Build and maintain strong working relationships with municipal, regional, and state partners whose efforts intersect with this work.

Commitment to Future Collaboration

This MOU is a nonbinding expression of goodwill and regional partnership. It creates no financial obligations and imposes no duties on any Party. Its purpose is to signal a shared commitment to continued dialogue and coordinated planning.

Signatures

By signing below, the undersigned affirm their shared commitment to regional cooperation and their intention to work together toward a stronger, more flood resilient future.

[Signature Blocks for Harris County, Harris County Flood Control District, Waller County, City of Katy, and Brookshire-Katy Drainage District]

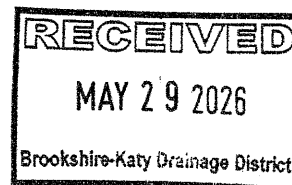
[Faint, diagonal watermark text reading "DRAFT" is visible across the page.]



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

May 28, 2026

Mr. Luis E. Lopez, Sr
Tejas Civil Construction Group, LLC
10807 White Oak Falls Ct.
Cypress, TX, 77429



Re : Construction of Channel Regrading and Low-Water Crossing
Brookshire-Katy Drainage District
Capital Improvement Fund
TIN: 41-2087534

Dear Mr. Lopez:

Enclosed is Application and Certificate for Payment No. 02 from Tejas Civil Construction Group, LLC for the referenced project. This application covers construction activities for the referenced project during the period from April 01, 2026, to April 30, 2026. During this period, the contractor completed site preparation and continued excavation and material haul-off. The contractor also installed 24-inch storm sewer piping, conducted site dewatering operations, and maintained drainage control. The estimate is in order and we recommend payment in the amount of \$40,917.60 to Tejas Civil Construction Group, LLC.

The Contractor requested eight (8) impact days for the current payment period; however, thirteen (13) weather days were confirmed. The contract allows three (3) weather days within the period. Ten (10) compensable weather days are granted at this time.

The project is now 35% complete by total contract value and 100% complete by total contract time. The current contractual Substantial Completion date is April 30, 2026.

Sincerely,

A handwritten signature in black ink, appearing to read 'J.D. Reza'.

Joseph D. Reza PE

JR:vs

K:\R0002\R0002-1040-01 BKDD Nueman Property Low Water Crossing\3 Construction Phase\Pay Apps and COs\PE 02

Enclosure

cc: Brookshire-Katy Drainage District
Mr. Will Petrov - Johnson Petrov LLP

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER/CLIENT:

Brookshire Katy Drainage District
1111 Kenney St.
Brookshire, TX 77493
Attention: Mr. Arnold England

FROM CONTRACTOR:

Tejas Civil Construction Group, LLC
PO Box 151,
Dayton, Texas 77535 United States

CONTRACT FOR: Construction of Channel Regrading and Low-Water Crossings

PROJECT:

Brookshire-Katy Drainage District's
Channel Regrading and Low-Water
Crossing
North of Pontiac Dr, South of Stenzel Rd,
& West of FM 359
Waller County, Texas 77423

VIA ENGINEER

Quiddity Engineering, LLC
2322 W Grand Parkway North, Suite 150
Katy, Texas 77449-7821
Attention: Joseph D. Reza, PE
Telephone: (832) 913-4001

APPLICATION NO: 02
INVOICE NO: 02

PERIOD: 4/1/2026 - 4/30/2026
PROJECT NOS: R0002-1040-01

CONTRACT DATE:
03/02/2026

DISTRIBUTION TO:

Board Signature

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. Original Contract Sum

\$413,110.80
2. Net change by change orders

\$0.00
3. Contract sum to date (line 1 ± 2)

\$413,110.80
4. Total completed and stored to date
(Column G on detail sheet)

\$143,152.35
5. Retainage

a. 10.00% of completed work

\$14,315.24

b. % of stored material

\$0.00
6. Total earned less retainage (Line 4 less
Line 5 Total)

\$128,837.11
7. Less previous certificates for payment
(Line 6 from prior certificate)

\$87,919.51
8. Current payment due

\$40,917.60
9. Balance to finish, including retainage (Line
3 less Line 6)

\$284,273.69

CONTRACTOR: Tejas Civil Construction Group, LLC

By:

Date: 5/28/26

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on the on-site observations and the data comprising this application, the Architect/Engineer certifies to the Owner/Client that to the best of the Engineer's knowledge, information and belief that Work is in accordance with the Contract documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED:

\$40,917.60

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	\$0.00	\$0.00
Total approved this Month:	\$0.00	\$0.00
Totals:	\$0.00	\$0.00
Net changes by change order:	\$0.00	

ENGINEER: Quiddity Engineering, LLC

Date: 5/28/26

This certificate is not negotiable. The amount certified is payable only to the contract named herein. Issuance, payment, and acceptance of payment are without prejudice to the rights of the Owner/Client or Contractor under this Contract.

A	B	C				D	E		F	G		H
Item No	Description of Work	UOM	Qty	Unit Price	Scheduled Value	Work Completed		Materials Presently Stored	Total Completed and Stored to Date (D+E+F)	% (G/C)	Balance to Finish Including Retainage (C-G+Retainage)	
						From Previous (D+E)	This Period					
A.01	Move-in and start up including performance and payment bonds for 100 percent (100%) of the contract amount.	LS	1	\$23,383.35	\$23,383.35	\$23,383.35	\$0.00	\$0.00	\$0.00	100%	\$0.00	
B.01	Site preparation of excavation areas, including stripping of top six inches (6") depth of topsoil, removal of vegetation, and stockpile, as directed by Engineer.	AC	2	\$2,000.00	\$4,000.00	\$2,000.00	\$2,000.00	\$0.00	\$0.00	100%	\$0.00	
B.02	Replace stripping on excavation areas, spread approximately six inches (6") thick to meet final grades prior to seeding (stripping will not be replaced in the area below proposed normal pool elevation).	AC	2	\$2,000.00	\$4,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$4,000.00	
B.03	Excavation of channel to final elevations and grades in accordance with plans. Quantity of in-situ material to be verified before excavation or haul operation commences.	CY	6,050	\$4.25	\$25,712.50	\$6,426.00	\$8,500.00	\$0.00	\$14,926.00	58%	\$10,786.50	
B.04	Haul and stockpile excavated material to BKDD's lay down yard at 1111 Kenney St., Brookshire, Texas 77423. Quantity of in-situ material to be verified before excavation or haul operations.	CY	6,050	\$12.00	\$72,600.00	\$5,904.00	\$4,464.00	\$0.00	\$10,368.00	14%	\$62,232.00	
B.05	Hydro-mulch seeding of disturbed channel area. Contractor to ensure growth of vegetation by whatever means necessary, including re-seeding, over-seeding or watering at no separate pay.	AC	2	\$2,000.00	\$4,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$4,000.00	
B.06	24-inch -Reinforced Concrete Storm Sewer Pipe, C-76, Class III, all depths, (including	LF	124	\$125.00	\$15,500.00	\$0.00	\$15,500.00	\$0.00	\$15,500.00	100%	\$0.00	

A	B	C				D	E		F	G		H
Item No	Description of Work	UOM	Qty	Unit Price	Scheduled Value	Work Completed		Materials Presently Stored	Total Completed and Stored to Date (D+E+F)	% (G/C)	Balance to Finish Including Retainage (C-G+Retainage)	
						From Previous (D+E)	This Period					
	bedding and backfill), complete in place.											
B.07	5-inch reinforced concrete roadway paving, as shown on sheets 4 and 5, complete in place.	SY	645	\$60.00	\$38,700.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$38,700.00	
B.08	6-inch AASHTO Grade 2 Aggregate Base (compacted to 95% standard proctor density), complete in place.	SY	645	\$40.00	\$25,800.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$25,800.00	
B.09	Tensar BX1100 Geogrid (or approved equal), complete in place.	SY	645	\$9.31	\$6,004.95	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$6,004.95	
B.10	5-inch thick reinforced concrete slope paving, (including filter fabric, weep holes, toe walls, re-bar, and expansion joints), complete in place.	SY	886	\$60.00	\$53,160.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$53,160.00	
B.11	Proposed Rip-rap - eighty pounds (80 lbs.) to one hundred and fifty pounds (150 lbs.) evenly graded broken concrete with no exposed steel, minimum six-inch (6") blocks, no block length shall exceed 3 times the width or thickness, minimum eighteen inch (18") mat thickness with woven filter fabric mat, complete in place.	SY	281	\$125.00	\$35,125.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$35,125.00	
B.12	Clearing and grubbing of channel area and access path. Material to become property of contractor and legally disposed of.	AC	3	\$7,000.00	\$21,000.00	\$21,000.00	\$0.00	\$0.00	\$21,000.00	100%	\$0.00	
B.13	Contractor to maintain access paths during construction and restore area to pre-construction conditions prior to project completion.	LS	1	\$8,000.00	\$8,000.00	\$4,000.00	\$0.00	\$0.00	\$4,000.00	50%	\$4,000.00	
C.01	25' x 50' stabilized construction access installed, maintained, and removed.	EA	1	\$4,500.00	\$4,500.00	\$2,250.00	\$0.00	\$0.00	\$2,250.00	50%	\$2,250.00	

A	B	C				D	E		F	G		H
Item No	Description of Work	UOM	Qty	Unit Price	Scheduled Value	Work Completed		Materials Presently Stored	Total Completed and Stored to Date (D+E+F)	% (G/C)	Balance to Finish Including Retainage (C-G+Retainage)	
						From Previous (D+E)	This Period					
	Contractor to restore construction entrance area. Including but not limited to curb and pavement removal and replacement, regrading of any area disturbed, replacement of lights or signs, and reestablishment of turf.											
C.02	Type II Filter Dam. Complete in place. Contractor to remove and restore area back to previous condition once complete.	EA	2	\$8,000.00	\$16,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$16,000.00	
C.03	Site dewatering, including pumping, complete in place and operated per specifications, as directed by Engineer.	LS	1	\$25,000.00	\$25,000.00	\$12,500.00	\$12,500.00	\$0.00	\$25,000.00	100%	\$0.00	
C.04	Care and control of site drainage, including associated costs including temporary crossings and piping to maintain positive drainage in the channel during construction, complete in place.	LS	1	\$5,000.00	\$5,000.00	\$2,500.00	\$2,500.00	\$0.00	\$5,000.00	100%	\$0.00	
C.05	Removal of miscellaneous trash and debris, as directed by Engineer, per Truck Load (10 C.Y. each).		1	\$800.00	\$800.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$800.00	
C.06	Construction staking for the proposed channel, low water crossings, and access paths to be performed by Quiddity Engineering, LLC. Staking to be performed one time only. Additional staking will be at contractor's expense.	LS	1	\$17,725.00	\$17,725.00	\$17,725.00	\$0.00	\$0.00	\$17,725.00	100%	\$0.00	
C.07	As-Built survey for the proposed channel and low water crossings to be performed by Quiddity Engineering, LLC.	LS	1	\$7,100.00	\$7,100.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$7,100.00	

Totals		\$413,110.80	\$97,688.35	\$45,464.00	\$0.00	\$143,152.35	35%	\$284,273.69
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AFFIDAVIT OF BILLS PAID

THE STATE OF TEXAS
COUNTY OF Waller

Luis Lopez Being first duly sworn, state that he is Director of Construction of Tejas Civil Construction Group, LLC. of Liberty County of Texas, hereinafter call "Company", and The said Company has performed work and/or furnished Brookshire-Katy Drainage District hereinafter called "Owner" pursuant to a contract, dated with Owner (hereinafter called "Contract") for the construction of:

PROJECT: Channel Regrading and Low-Water Crossings

PROJECT NO: R0002-1040-01

That all just and lawful invoices against the Company for Labor, materials and expendable equipment employed in the performance of the Contract and have been paid in full (with the exception of the attached invoice) prior to acceptance of payments from the Owner, and

That the Company agrees to indemnify and hold the Owner and Engineers harmless from all liability arising from claims by subcontractors, materialmen and suppliers under Contract, and

That no claims have been made or filed upon the payment bond,

That the Company has not received any claims or notice of claims from the subcontractor, materialmen and suppliers.

Executed this 4 day of May, 2026

CONTRACTOR

By 

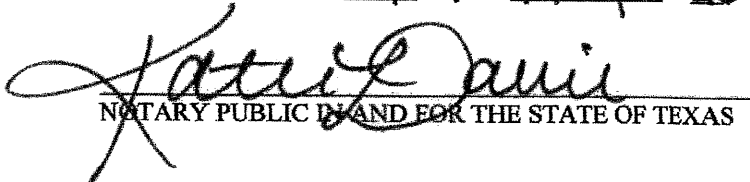
Director of Construction
Title

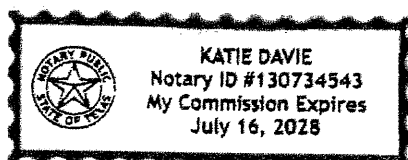
THE STATE OF TEXAS
COUNTY OF Liberty

BEFORE ME, The undersigned authority, on this day personally appeared Luis Lopez dir. of construction of Tejas Civil Construction, a Texas Corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of such corporation, for the purpose of consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4 day of May 2026

MY COMMISSION EXPIRES: 7/16/28


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



WAIVER AND LIEN RELEASE UPON PARTIAL PAYMENT

THE STATE OF TEXAS
COUNTY OF Waller

The undersigned contracted with Tejas Civil Construction Group, LLC. to furnish Labor, Materials and Incidental Items in connection with certain improvements to real property located in Waller County, Texas, and owned by Brookshire-Katy Drainage District which improvements are described as follows:

Project Name: Channel Regrading and Low-Water Crossings

Project Number: R0002-1040-01

In consideration of Pay Estimate No. 02 in the amount of Forty Thousand Nine Hundred Seventeen Dollars and Sixty Cents (\$40,917.60) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, the undersigned does hereby waive and release any mechanic's lien or materialmen's lien or claims of lien that the undersigned has or hereafter has on the above mentioned real property on account of any labor performed or materials furnished or to be furnished or labor performed and materials furnished by the undersigned pursuant to the above mentioned contract or any constitutional lien that the undersigned may have.

Undersigned hereby guarantees that all bills for labor performed and/or materials furnished in the erection and construction of such improvements on the Property have been fully paid (with the exception of the attached invoice) and satisfied and Undersigned does further guarantee that if for any reason a lien or liens are filed for material or labor against said Property arising out of any bills for material or labor in connection with the erection or construction of said improvements therein, Undersigned will obtain a settlement of such lien or liens and a proper release thereof shall be obtained.

Executed this 13 day of May, 2026

(Contractor)

By [Signature]
Director of Construction
Title

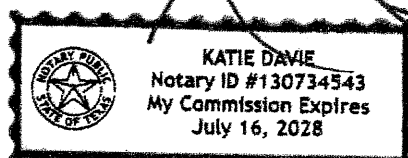
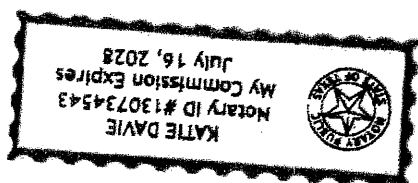
THE STATE OF TEXAS
COUNTY OF Liberty

BEFORE ME, The undersigned authority, on this day personally appeared Luis Lopez
Dir. of Const. of Tejas Civil Construction known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of such corporation, for the purpose of consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 day of May, 2026

MY COMMISSION EXPIRES: 7/16/28

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





1018 Central Avenue, Suite 200
Metairie, LA 70001
P: (504) 888-5733 | F: (504) 962-0931

www.StuartConsultingGroup.com

13105 Northwest Freeway, Suite 1100
Houston, Texas 77040
P: (346) 241-0400 | F: (504) 962-0931

May 27, 2026

Stan Kitzman
General Manager, Brookshire-Katy Drainage District
1105 Kenney Street, Brookshire, TX 77423
(713) 489-8977 | skitzman@bkdd.dst.tx.us

RE: Brookshire-Katy Drainage District,
Re-Application for Fiscal Year 2024 Flood Mitigation Assistance
SCG Project No. S252-26-01

Dear Mr. Kitzman:

We understand that the Brookshire-Katy Drainage District (BKDD) is interested in pursuing Fiscal Year 2024 (FY24) Flood Mitigation Assistance (FMA) Amendment funding through the Federal Emergency Management Agency (FEMA) to perform a study to develop and scope flood mitigation improvements based on hydraulic and hydrologic modeling data for an area that has historically been highly impacted by flooding. The proposed study would take the model data, evaluate project alternatives, and make recommendations for mitigation projects that could be designed and built to alleviate flooding. The study would also develop estimated costs for the proposed improvements and generate preliminary Benefit Cost Analyses (BCA) in accordance with FEMA BCA requirements.

Proposal

Stuart Consulting Group, Inc. (SCG) looks forward to assisting BKDD with the application process and is pleased to submit the following proposal. SCG will prepare and coordinate submittal of the application for FMA funding. The application will be submitted under the Capability and Capacity Building (C&CB) allotment of funding, as described in the current Notice of Funding Opportunity. C&CB applications do not require a BCA. SCG will assist BKDD with any necessary setup required to gain access to FEMA GO to create and submit the application. Included with this proposal is effort to respond to questions from FEMA and/or the Texas Water Development Board (TWDB) that arise during their evaluation of the application. We are pleased to propose a lump sum of \$15,000.00 for this work. In accordance with FEMA requirements, the proposed fee includes all travel, overhead, and profit. Our team will work with BKDD personnel, TWDB and FEMA throughout the process until final FEMA approval.

Should you or anyone else at the Drainage District have any questions or concerns, please do not hesitate to reach out to SCG's primary point of contact on this project listed below.

Julie T. Mintzer, M.P.A.
Director of Grants Administration
13105 Northwest Freeway, Suite 1100, Houston, Texas 77040
P: 346-241-0400 | C: 314-368-7977 | F: 504-962-0931
Email: juliem@stuartconsultinggroup.com

I will remain on the project as Principal Engineer and Strategy Advisor; my contact information is the following.

Chris Fenner, P.E.
Senior Vice President
13105 Northwest Freeway, Suite 1100
Houston, Texas 77040
P: 346-241-0400 | C: 504-235-2766 | F: 504-962-0931
Email: chrisf@stuartconsultinggroup.com

Sincerely,
STUART CONSULTING GROUP, INC.

A handwritten signature in black ink, appearing to read 'Chris Fenner', with a stylized flourish extending to the right.

Chris Fenner, P.E.
Senior Vice President



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

June 6, 2026

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

Reference: Mr. Todd Fogelsong
Lakes of Katy August Lakes Landscape Berm – Drainage Impact Analysis
Application ID No. 01478
Permit No. – N/A
Quiddity Job No. R0002-1052-01.047

Dear Mr. England:

The referenced Lakes of Katy – August Lakes Landscape Berm Drainage Analysis (the Report) prepared by EHRA Engineering, dated April 28, 2026, 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 proposed landscape berm and associated drainage modifications 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, drainage plans, and easement abandonment documents for the proposed improvements must be submitted to the District for review and approval. Additionally, the Report certifies that the proposed berm will not cause adverse impacts to sheet flow from offsite areas or existing drainage infrastructure for storm events up to and including the Atlas-14 500-year storm event. The District's criteria require no adverse impacts to be justified up to the Atlas -14 100-year storm event.

Technical Review & Findings:

The proposed landscape berm is located along the boundary between the existing Lakes of Katy / August Lakes developments and the Lakes of Cane Island (LoCI) development in Waller County, Texas, within the Cane Island Branch Watershed. The berm is intended to match the elevation of the existing LoCI fill, with approximate heights of 3 to 4 feet and side slopes of 4:1 or flatter, and will include landscaping.

The Report delineates updated drainage areas based on current LoCI construction and the proposed berm. Peak flows were calculated using the Rational Method in accordance with BKDD criteria and Atlas 14 rainfall data. The analysis demonstrates that the existing and proposed/improved swales (including restoration of the silted swale between Lakes of Katy and the Arnim Tract) have sufficient capacity to convey the 500-year peak flows from the contributing drainage areas, with positive freeboard at all comparison points.

The proposed berm will redirect minor additional flows (approximately 0.7% to 1.2% increase) into the Lakes of Katy and August Lakes detention systems, which were over-excavated and can accommodate this without adverse impacts to those systems. The channel in question was originally designed to convey offsite flow from



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

undeveloped tracts when the Lakes of Katy development was constructed. The District does not have plans to use or widen this channel as part of its Master Drainage Plan. The analysis concludes that the District's drainage easement between LoCI and the Lakes of Katy / August Lakes developments are no longer needed, as the existing LoCI perimeter swale and proposed improvements adequately convey flows with no adverse impacts to surrounding areas.

Waller County Municipal Utility District No. 58 (WCMUD 58) is responsible for maintenance of the drainage and detention facilities within the LoCI development. WCMUD 58 issued a Letter of No Objection (LONO) dated May 18, 2026, concurring with the drainage analysis and imposing no objection to the proposed improvements, subject to plan submittals and a mutually beneficial maintenance agreement for any construction within WCMUD 58 limits.

Conclusion:

Based on our review of the Report, the proposed landscape berm and associated drainage modifications do not show any adverse impacts for storm events up to and including the Atlas-14 500-year storm event. The District's criteria require no adverse impacts to be justified up to the Atlas -14 100-year storm event.. The swale capacities exceed the calculated peak flows, and the proposed berm will not block offsite sheet flow or adversely affect existing drainage infrastructure. Thus, we offer no objections to this Lakes of Katy – August Lakes Landscape Berm Drainage 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 applicant 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:

- The applicant shall submit final drainage plans to the District for review and that reflects the analysis performed in the Report.
- The applicant must engage in a mutually beneficial maintenance agreement with WCMUD 58 (LoCI) for the perpetual maintenance of the proposed improvements. A copy of the fully executed agreement must be provided to the District prior its approval of the final drainage plans.
- Subject to the District's discretion regarding formal abandonment of the District's drainage easement, the applicant will be required to coordinate directly with the District's legal counsel. The abandonment of the District's drainage easement will only occur following the District's approval of the final drainage plans and construction of the proposed improvements in accordance with the Report.
- The applicant shall not use this letter to commence any construction activities or easement abandonment prior to receiving all approved permits and authorizations from the governing entities with jurisdiction.



Mr. Arnold England, President

June 6, 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/R0002-1052-01.047 Lakes of Katy - August Lakes Landscape Berm DIA Review/2.0 - Letters/Lakes of Katy August Lakes Landscape Berm DIA approval letter 060626.docx>

Enclosures

cc: Mr. Todd Fogelsong via email tfogelsong@luxurycustom-homes.com
Mr. Mitchell McDonald, PE – EHRA via email mmcdonald@ehra.team
Mr. Ruben J. De La Fuente, Jr., PE – EHRA via email rdelafuente@ehra.team
Mr. Ross McCall, PE – Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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

June 6, 2026

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

Reference: Katy 2855 Development, LLC
Grange Phase 2A DIA Addendum 1 – Drainage Impact Assessment
Application ID No. 01321
Permit No. – N/A
Quiddity Job No. R0002-1021-01.012

Dear Mr. England:

The referenced Grange Phase 2A (Development) Drainage Impact Assessment Addendum 1 (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:

Summary of Revisions from the Prior Study

This Report (Addendum 1) revises the previously approved Grange Phase 2A Drainage Impact Assessment for the 218-acre tract, dated August 2025 (Application ID No. 00825). The primary revisions incorporated into this Addendum are summarized below:

- The development limits were revised to incorporate additional area previously designated as a future phase, increasing the tract from approximately 218 acres to 290 acres (approximately 198 acres north of Snake Creek and 95 acres to the south).
- Two additional on-site detention ponds (Ponds 7 and 8) and their corresponding drainage areas were added, increasing the total number of Phase 2A detention ponds from six to eight.
- The drainage area divides for Ph2A_D1, Ph2A_D2, Ph2A_D3, and Ph2A_D4 were revised.
- The detention basin storage curves and connecting structures for Pond 1, Pond 4, Pond 5, and Pond 6 were revised.



Mr. Arnold England, President

June 6, 2026

Page 2

- The total detention storage volume was revised from 496.9 acre-feet to 428.3 acre-feet, with an additional 385.2 acre-feet of floodplain mitigation for a total available basin storage of 813.5 acre-feet. The combined Phase 1 and Phase 2A detention storage rate was revised from 1.30 ac-ft/ac to 0.95 ac-ft/ac.

The Development is comprised of approximately 290 acres of land for primarily future single-family residential use, along with a school site, commercial development, single-family residential, and developed green space. The Development is located within the Snake Creek watershed and is bisected by Snake Creek, with approximately 198 acres on the north side and 95 acres on the south side of the creek. The tract is bound by the Grange Phase 1 development to the east, future phases of the development to the west, Morton Road to the north, and undeveloped area to the south.

A Drainage Impact Assessment for the Grange development titled "Drainage Impact Analysis for Plow Realty Tract Phase 1", dated January 2024, was approved at the February 26, 2024 District meeting under Application ID: 00150. This Report used the proposed condition modeling from the Phase 1 Drainage Impact Assessment as the baseline for the revised existing conditions of the Development.

The existing drainage conditions for the Development consists of undeveloped area with native vegetation. Currently, storm water runoff generally sheet flows to the southeast and outfalls into Snake Creek, which currently includes a 100-ft wide District drainage easement.

The Development includes construction of five (5) on-site detention ponds (Ponds 4, 5, 6, 7, and 8), and the expansion of Pond 1. Pond 1 was constructed with the Grange Phase 1 development. The total detention storage volume provided by the Development is 428.3 acre-feet, with an additional 385.2 acre-feet provided for floodplain mitigation, resulting in a total available basin storage of 813.5 acre-feet. The combined detention storage rate for the Phase 1 and Phase 2A development is 0.95 ac-ft/ac. Ponds 1, 4, 5, 6, 7, and 8 are proposed to be wet bottom detention ponds with a normal water surface elevation ranging from approximately 143.50 ft to 149.50 ft, a maximum water surface elevation ranging from approximately 155.25 ft to 158.39 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
June 6, 2026
Page 3

Ponds 5, 6, and 7 discharge directly into Snake Creek and are not interconnected. Ponds 5 and 6 each discharge through a single 24-inch RCP outfall, while Pond 7 discharges through a 6-ft x 4-ft RCB. Pond 8 connects to Pond 6 through a 4-ft x 4-ft RCB. Pond 5 serves entirely for floodplain mitigation, while Ponds 6, 7, and 8 serve 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 two broad-crested overflow weirs sized to convey the peak 100-yr release flow from Pond 1 into Snake Creek: a 400-ft long weir at a flowline elevation of 155.4-ft and a 304-ft long weir at a flowline elevation of 155.2-ft.

Given the proposed drainage and detention improvements, the Development proposes water surface elevation reductions for the 100-yr storm event in Snake Creek, averaging 0.07-ft downstream of the Development, and 0.02-ft reduction in the District's channel along Bartlett Road.

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. The inundation areas will be required to be placed within inundation easements prior to the District's approval of the final drainage plans for the Phase 2A detention facilities.

District Ultimate ROW

The ultimate ROW analysis for Snake Creek is underway and will be finalized with the Grange Phase 2B Drainage Impact Assessment. The Report includes a preliminary ultimate ROW of 170-ft for Snake Creek and the assumed channel alignment within the future development areas within Grange.

Conclusion:

Based on our review of the Report, the Development does not show any adverse impacts from the proposed max water surface elevations into Snake Creek and District easement along Bartlett Road, 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. Table 4-4 from the Report indicates the existing and proposed 2-, 10-, and 100-year water



Mr. Arnold England, President
June 6, 2026
Page 4

surface elevations within the receiving waterways are either the same or 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 Grange Phase 2A Drainage Impact Assessment 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) prior to the District's approval of the Grange Phase 2A detention plans. The Board will consider approval of the 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 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.
- 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

June 6, 2026

Page 5

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1021-01.012 Grange Phase 2A DIA/REVISED DIA SUBMITTAL FOR APPLICATION ID 01321/2.0 - Letters/Grange_Phase_2A_DIA_Addendum_1_Approval_Ltr_060626.docx

Enclosures

cc: Mr. Jacob Rice – Katy 2855 Development, LLC via email jacobr@johnsondev.com
BGE via email bgemainbkdd@bgeinc.com
Jason Svatek, PE – BGE 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



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

June 4, 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 REV01 – **Tract Development without Platting**
Application ID No. 01504
BKDD Permit No. 2025-42REV01
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

Previous Approval: The Grange Detention and Mass Grading Phase 2A final drainage plans were approved by the District on January 12, 2026 under Permit No. 2025-42.

Description: The proposed revisions to the Grange Phase 2A Detention and Mass Grading (Development) includes the modification of the detention service areas to include future Grange Sections 6 and 7 within the Grange Phase 2A detention system. No changes were made to the detention pond designs as previously approved under Permit No. 2025-42. The hydraulic calculations were revised to incorporate the additional acreage. Below is a summary of the Development's detention facilities and outfall components.

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

C



Mr. Arnold England, President

June 4, 2026

Page 2

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.

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.



Mr. Arnold England, President

June 4, 2026

Page 3

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 290-acre Grange Phase 2A Tract Addendum No. 1", dated May 15, 2026, under Application ID No. 01321. This Drainage Impact Analysis will be considered for Board approval under a separate agenda item at the June 8, 2026 District meeting.

DFMA:

There is an existing Detention Facilities Maintenance Agreement (DFMA) established with the District for the Grange Phase 2A detention facilities. An Amendment to the DFMA to include the revised final drainage plans is actively being coordinated with the District's legal counsel. The Amendment to the DFMA will be considered for Board approval under a separate agenda item at the June 8, 2026 District meeting.

Technical Review:

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

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

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

For the Applicant:

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



Mr. Arnold England, President

June 4, 2026

Page 4

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

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

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

Sincerely,

Michael McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1021-01.019 Grange Detention and Mass Grading Phase 2A/2.0 - Letters/Grange Det & Mass Grading Phase 2A REV01 TDWOP FDP Approval Ltr 060426.docx>

cc: Mr. Jacob Rice – Katy 2855 Development, LLC via email jacobr@johnsondev.com
BGE, Inc. via email bgemainbkdd@bgeinc.com
Jason Svatek – 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

**FIRST AMENDMENT TO THE AMENDED DETENTION FACILITIES
MAINTENANCE AGREEMENT
BY AND BETWEEN
BROOKSHIRE-KATY DRAINAGE DISTRICT
AND WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 55**

STATE OF TEXAS §
 §
COUNTY OF WALLER §

This First Amendment to the Amended Detention Facilities Maintenance Agreement (this "Amendment") is made and entered into as of this _____ day of _____ 2026, (the "Effective Date") by and between **BROOKSHIRE-KATY DRAINAGE DISTRICT**, (the "District"), a political subdivision of the State of Texas, created pursuant to Article XVI, Section 59 of the Texas Constitution and operating pursuant to Chapters 49 and 53, Texas Water Code, as amended, and **WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 55**, a political subdivision of the State of Texas ("MUD 55"). (District and MUD 55 are sometimes herein referred to individually as a "Party" or collectively as the "Parties").

WITNESSETH:

RECITALS

1. Except as expressly amended by this Amendment; the original agreement titled Detention Facilities Maintenance Agreement by and between Brookshire-Katy Drainage District and Waller County Municipal Utility District No. 55 dated September 23, 2024, (the "Original Agreement") and the Amended Detention Facilities Maintenance Agreement by and between Brookshire-Katy Drainage District and Waller County Municipal Utility District No. 55 (the "Amended Agreement") dated January 12, 2026, remain in full force and effect without modification, and is hereby ratified and reaffirmed by the Parties in all respects.
2. **Exhibit A-3** of the Amended Agreement is hereby amended and replaced with **Exhibit A-3** of this Amendment.
3. As amended hereby, the Original Agreement shall apply to all such property, as expanded and amended from time to time, and all rights and obligations under the Original Agreement shall apply to the property description as if originally included therein.

NOW THEREFORE, in consideration of the premises and the mutual covenants contained herein and other valuable consideration the sufficiency and receipt of which are hereby acknowledged by the Parties:

**ARTICLE I.
AGREEMENTS**

Section 1.01 Except as expressly amended by this Amendment the Original Agreement and Amended Agreement remain in full force and effect without modification, and is hereby ratified and reaffirmed by the Parties in all respects.

Section 1.02 Exhibit A-3 of the Amended Agreement is hereby amended and replaced with Exhibit A-3 of this Amendment.

Section 1.03 As amended hereby, the Original Agreement and Amended Agreement shall apply to all such property, as expanded and amended from time to time, and all rights and obligations under the Original Agreement shall apply to the property description as if originally included therein.

[EXECUTION PAGES FOLLOW]

District Signature Page

BROOKSHIRE-KATY DRAINAGE DISTRICT

By: _____

Name: Arnold England

Title: President

ATTEST:

By: _____

Name: David Welch

Title: Secretary

STATE OF TEXAS

§

§

COUNTY OF WALLER

§

This instrument was acknowledged before me on the ____ day of _____, 2026, by ARNOLD ENGLAND, President of the BROOKSHIRE-KATY DRAINAGE DISTRICT, on behalf of said political subdivision.

Notary Public in and for the State of Texas

Printed Name: _____

My Commission expires: _____

MUD 55 Signature Page

WALLER COUNTY MUNICIPAL UTILITY
DISTRICT NO. 55

By: _____
Name: Rick Hale
Title: President

ATTEST:

By: _____
Name: Carol Cafferty
Title: Secretary

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of _____, 2026, by _____, _____ of WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 55, on behalf of said political subdivision.

Notary Public in and for the State of Texas

Printed Name: _____
My Commission expires: _____

By its signature below, Katy 2855 Development LLC, its successors and assigns, acknowledges full notice and understanding of the District's Detention Facilities Maintenance Agreement between Brookshire-Katy Drainage District and Waller County Municipal Utility District No. 55.

KATY 2855 DEVELOPMENT LLC,
a Texas limited liability company

By: _____
Name: Jacob Rice
Title: Vice President

ATTEST:

By: _____
Name: Kendall Stewart
Title: Associate Development Manager

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of _____, 2026, by _____, _____ of KATY 2855 DEVELOPMENT GP, LLC, on behalf of KATY 2855 DEVELOPMENT LLC, as its _____
_____.

Notary Public in and for the State of Texas

Printed Name: _____
My Commission expires: _____

Exhibit A-3



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

June 4, 2026

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

Reference: Katy 2855 Development, LLC
 Grange Section 3 REV01 - **Final Drainage Plans ONLY**
 Application ID No. 01509
 Permit No. 2024-15REV01
 Quiddity Job No. R0002-1021-01.006

Dear Mr. England:

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

- Applicant:** BGE, Inc.
- Permit Type:** Tract Development with Platting – Final Drainage Plans
- Location:** East of FM 2855, south of Morton Road, west of Bartlett Road, and north of Franz Road
- Survey:** H.& T.C. Railroad Company Survey, Section 123, Abstract 202, Waller County, Texas
- Previous Approval:** The Final Drainage Plans for Grange Section 3 were approved by the District on May 13, 2024 under Permit No. 2024-15.
- Description:** The proposed revision to the Grange Section 3 (Development) final drainage plans includes adding an additional 1.47 acres of offsite flow along the Development’s western boundary that was previously allocated flow within the future Grange Section 7. The drainage area map and hydraulic calculations were updated to reflect the additional acreage. Below is a summary of the Development and its drainage components.
- The proposed Grange Section 3 (Development) encompasses approximately 32.68 acres of single-family residential development and includes 91 lots, 4 blocks, and 9 reserves. The Development is located within the Grange Phase 1 development, comprising 212.71 acres of land.

**QUIDDITY**

Mr. Arnold England, President

June 4, 2026

Page 2

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 2. Detention Pond 2 will discharge into Detention Pond 1, which will then outfall into Snake Creek. Although the Development only includes one (1) storm sewer outfall into Detention Pond 2, the Development includes three (3) emergency overflow spillways that convey overland sheetflow in extreme event conditions to both Detention Pond 2 and Detention Pond 3. Detention Ponds 3, 2, and 1 are included in the construction plans titled, "Plow Tract Phase 1 Mass Grading and Detention" that was approved by the District under Permit No. 2024-17 on March 25, 2024. Additionally, the drainage impact assessment (DIA) for Plow Tract Phase 1 has been reviewed and accepted by the District on February 26, 2024. The drainage and detention components outlined in the plans for the Development are in accordance with the DIA.

Technical Review:

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

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

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

For the Applicant:

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



Mr. Arnold England, President

June 4, 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/R0002-1021-01.006 Plow Tract Section 3/3.0 - LETTERS/Grange Sec 3 REV01 FDP Approval Ltr_060426.docx

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



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

June 4, 2026

Mr. Arnold England, President
Brookshire-Katy Drainage District
PO Box 60
Brookshire, Texas 77423

Reference: Katy 2855 Development, LLC
Grange Section 7 – **Final Plat and Drainage Plans**
Application ID No. 01511 (FP) & 01300 (FDP)
Permit No. – 2026-29
Quiddity Job No. R0002-1021-01.021

Dear Mr. England:

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

Applicant: BGE, Inc.

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

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

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

Previous Approvals: The District approved the Preliminary Plat for Grange Section 7 on February 23, 2026.

Description: The proposed Grange Section 7 (Development) encompasses approximately 37.53 acres of single-family residential development and includes 57 Lots, 3 Block, and 8 Reserves. The Development is located within the future Grange Phase 2A development.

The drainage for the site is conveyed through curb and gutter inlets, which connects to an underground public storm sewer system and outfalls into the Detention Pond 2. Detention Pond 2 will discharge into Detention Pond 1, which will then outfall into Snake Creek. Detention Ponds 3, 2, and 1 are included in the plans titled, "Plow Tract Phase 1 Mass Grading and Detention" which have been reviewed and approved with Conditions by the District under Permit Number 2024-17 on March 25, 2024. The drainage analysis for the Development is included in the Grange Phase 2A Drainage Impact Assessment Addendum



Mr. Arnold England, President

June 4, 2026

Page 2

No. 1 (Phase 2A DIA Addendum No. 1) that has been reviewed by the District. The Phase 2A DIA Addendum No. 1 will be considered for Board approval under a separate agenda item at the June 8, 2026 District meeting. The drainage and detention components outlined in the plans for the Development are in accordance with the Phase 2A DIA Addendum No. 1.

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

June 4, 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/R0002-1021-01.021 Grange Section 7/2.0 - Letters/Grange Section 7 FP & FDP Approval Ltr 060426.docx>

cc: Mr. Jacob Rice – Katy 2855 Development, LLC via email jacobr@johnsondev.com
BGE, Inc. via email bgemainbkdd@bgeinc.com
Ms. Michelle Southerland, PE – BGE, Inc. via email msoutherland@bgeinc.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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www.quiddity.com

June 4, 2026

Mr. Arnold England, President
Brookshire-Katy Drainage District
PO Box 60
Brookshire, Texas 77423

Reference: Katy 2855 Development, LLC
Grange Section 9 – **Final Plat and Drainage Plans**
Application ID No. 01512 (FP) & 01291 (FDP)
Permit No. – 2026-26
Quiddity Job No. R0002-1021-01.023

Dear Mr. England:

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

Applicant: BGE, Inc.

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

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

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

Previous Approvals: The District approved the Preliminary Plat for Grange Section 9 on February 23, 2026.

Description: The proposed Grange Section 9 (Development) encompasses approximately 17.65 acres of single-family residential development and includes 39 Lots, 1 Block, and 7 Reserves. The Development is located within the future Grange Phase 2A development.

The drainage for the site is conveyed through curb and gutter inlets, which connects to an underground public storm sewer system and outfalls into the Detention Pond 4. Detention Pond 4 will discharge into Detention Pond 1, which will then outfall into Snake Creek. Detention Pond 4 was included in the plans titled, "Grange Detention and Mass Grading Phase 2A REV01" which has been reviewed by the District and will be considered for Board approval under a separate agenda item at the June 8, 2026 District meeting under Permit Number 2025-42REV01. The drainage analysis for the Development is included in the



Mr. Arnold England, President

June 4, 2026

Page 2

Grange Phase 2A Drainage Impact Assessment Addendum No. 1 (Phase 2A DIA Addendum No. 1) that has been reviewed by the District. The Phase 2A DIA Addendum No. 1 will be considered for Board approval under a separate agenda item at the June 8, 2026 District meeting. The drainage and detention components outlined in the plans for the Development are in accordance with the Phase 2A DIA Addendum No. 1.

DFMA:

The referenced detention facilities are included in an Addendum Detention Facilities Maintenance Agreement (DFMA) with the District that will be considered for Board approval under a separate agenda item at the June 8, 2026 District meeting.

Technical Review:

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

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

June 4, 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/R0002-1021-01.023 Grange Section 9/2.0 - Letters/Grange Section 9 FP & FDP Approval Ltr 060426.docx>

cc: Mr. Jacob Rice – Katy 2855 Development, LLC via email jacobr@johnsondev.com
 BGE, Inc. via email bgemainbkdd@bgeinc.com
 Ms. Michelle Southerland, PE – BGE, Inc. via email msoutherland@bgeinc.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



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

May 29, 2026

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

Reference: Katy 2855 Development, LLC
Grange Section 6 – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 01484
Permit No. – N/A
Quiddity Job No. R0002-1021-01.020

Dear Mr. England:

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

Applicant: META Planning + Design, LLC

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

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

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

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

May 29, 2026

Page 2

DFMA:

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1021-01.020 Grange Section 6/2.0 - Letters/Grange Section 6 PP Approval Ltr 052926.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1021-01.020%20Grange%20Section%206/2.0%20Letters/Grange%20Section%206%20PP%20Approval%20Ltr%20052926.docx)

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



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

May 29, 2026

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

Reference: Katy 2855 Development, LLC
Grange Section 8 – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 01488
Permit No. – N/A
Quiddity Job No. R0002-1021-01.022

Dear Mr. England:

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

Applicant: META Planning + Design, LLC

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

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

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

Technical Review: Based on our review of the Preliminary Plat of Grange Section 8, the permit application generally complies with the District's Rules and Regulations; we interpose no objection and recommend its acceptance by the District's Board of Supervisors.

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

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

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



Mr. Arnold England, President

May 29, 2026

Page 2

DFMA:

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1021-01.022 Grange Section 8/2.0 Letters/Grange Section 8 PP Approval Ltr 052926.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1021-01.022%20Grange%20Section%208/2.0%20Letters/Grange%20Section%208%20PP%20Approval%20Ltr%20052926.docx)

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



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www.quiddity.com

June 8, 2026

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

Reference: Black Panther Transportation, Inc.
BPT Business Park – **Tract Development w/o Platting**
Application ID No. 01216
BKDD Permit No. 2026-11
Quiddity, Inc. Job No. R0002-1052-01.016

Dear Mr. England:

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

Applicant: Aliana Corp.

Permit Type: Tract Development without Platting – Final Drainage Plans

Location: 4109 South Street, Brookshire, Texas 77423

Description: The proposed BPT Business Park (Development) encompasses approximately 2.01 acres of land. The Development proposes to construct three (3) buildings for commercial use, concrete parking, drainage, detention facilities, and utilities to serve.

The Development includes construction of a single dry-bottom vertical wall detention pond. The detention pond includes 1.3 ac-ft of detention capacity with a detention storage rate of 0.65 ac-ft/ac. Additionally, the detention pond includes vertical walls, 10-ft maintenance berms, and a minimum of 1-ft of freeboard. The detention pond's outfall includes a single 24-inch HDPE pipe with a weir plate restrictor outfalling to the South St ditch and a concrete overflow spillway that connects to the Ninth St ditch. The plans show the Development's total release rate in the 100-yr post developed condition is less than the calculated release rate from the site in the 100-yr pre-developed condition.

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 at the June 8, 2026 District meeting.



Mr. Arnold England, President

June 8, 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>).

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
June 8, 2026
Page 3

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

Sincerely,

Michael McCarthy, PE

MHM/dme

https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1052-01.016 BPT Business Park_01216/2.0 - Letters/BPT Business Park TDWOP FDP Approval Ltr 060826.docx

cc: Mr. Mahmoud Elhaj – Black Panther Transportation, Inc. via email panthertrans@gmail.com
Mr. Dave Naqvi, PE – Aliana Corp. via email permits@alianacorp.com
Aliana Corp. via email bruna@alianacorp.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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June 6, 2026

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

Reference: Grundfos
Grundfos Project Falcon – **Tract Development w/o Platting**
Application ID No. 01344
BKDD Permit No. 2026-44
Quiddity, Inc. Job No. R0002-1052-01.030

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: 35259 US Highway 90, Brookshire, Texas 77423

Description: The proposed Grundfos Project Falcon (Development) encompasses approximately 9.84 acres of land. The Development proposes to construct a single building for commercial use, concrete parking, drainage, detention facilities, and utilities to serve.

The Development includes construction of a single dry-bottom detention pond. The detention pond includes 6.50 ac-ft of detention capacity with a detention storage rate of 0.67 ac-ft/ac. Additionally, the detention pond includes 4:1 side slopes, 15-ft maintenance berms, minimum 1-ft of freeboard, and a concrete pilot channel. The detention pond's outfall includes a single 30-inch reinforced concrete pipe with a 12-inch restrictor and a concrete overflow spillway that connect to the US Hwy 90 ditch. The plans show the Development's total release rate in the 100-yr post developed condition is less than the calculated release rate from the site in the 100-yr pre-developed condition.

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 at the June 8, 2026 District meeting.



Mr. Arnold England, President

June 6, 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>).

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
June 6, 2026
Page 3

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

Sincerely,

Michael McCarthy, PE

MHM/dme

https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1052-01.030 Grundfos Project Falcon_01344/2.0 - Letters/Grundfos Project Falcon TDWOP FDP Approval Ltr 060626.docx

cc: Grundfos via email mgordon@arco1.com
Kimley-Horn via email ts-houston-ds@kimley-horn.com
Mr. Andres Amador, PE – Kimley-Horn via email andres.amador@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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June 6, 2026

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

Reference: Riverway Properties
Riverway Farms Detention – **Tract Development w/o Platting**
Application ID No. 00407
BKDD Permit No. 2024-100
Quiddity, Inc. Job No. R0002-1003-32.002

Dear Mr. England:

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

Applicant: DCCM

Permit Type: Tract Development without Platting – Final Drainage Plans

Location: North of Garvie, east of FM 359, and west of FM 362

Previous Approvals: N/A

Description: The proposed Riversay Farms Detention (Development) services approximately 57.41 acres of land within an approximate 10 acre tract. The Development proposes to construct a single building for commercial use, concrete parking, drainage and detention facilities, and landscape.

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 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

(n)



Mr. Arnold England, President

June 6, 2026

Page 2

detention storage volume of 64.94 acre-feet and detention storage rate of 1.13 ac-ft/ac. The detention pond includes 30 ft maintenance berms, 4:1 side slopes above the normal pool elevation, a 10 ft safety shelf, 1ft 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 also includes an emergency overflow structure into FM 359.

Variance Request:

The applicant is requesting a variance in the rules to allow the placement of a sanitary sewer easement to overlap with the detention pond maintenance berm. The underground sanitary sewer line will be physically located outside of the berm. The applicant provided the completed District variance request form for the Board's consideration.

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 at the June 8, 2026 District meeting.

Technical Review:

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

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 plats 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.

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

June 6, 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 McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1003-32.002 Riverway Farms Detention Phase 1/2.0 - Letters/Riverway Farms Detention TDWOP FDP Approval Ltr 060626.docx>

cc: Terra Prima – Riverway Properties via email john@riverwayproperties.com
DCCM via email bkdd@dccm.com
Mr. Bob Devillier, PE – DCCM via email BDevillier@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



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): _____

Required

Project Information:

Project Address/ Legal Description: 2201 FM 362, Brookshire, TX 77423
BKDD Permit No.: 00407 RIVERWAY

Owner/ Applicant Information:

Owner's Name: Lennar Homes of Texas Land & Construction, Ltd. Date: 4/21/26
Applicant's Engineer Firm Name: DCCM
Engineer of Record Name: Robert Devillier, PE
Signature: [Signature]
E-mail: BDevillier@dccm.com Phone: 281-921-8763



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:

Request for variance to allow for sanitary sewer easement to overlap the detention maintenance berm. The 8" sanitary sewer line within the subject easement is to be located outside of the maintenance berm.

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.

**DETENTION FACILITIES MAINTENANCE AGREEMENT
BY AND BETWEEN
BROOKSHIRE-KATY DRAINAGE DISTRICT
AND
SSP-HS LOT OPTION A POOL 03, L.P.
AND
BROOKSHIRE MUNICIPAL WATER DISTRICT**

STATE OF TEXAS §

COUNTY OF WALLER §

This Detention Facilities Maintenance Agreement (the "Agreement") is made and entered into as of this ____ day of _____, 2026, (the "Effective Date") by and between **BROOKSHIRE-KATY DRAINAGE DISTRICT**, (the "District"), a political subdivision of the State of Texas, created pursuant to Article XVI, Section 59 of the Texas Constitution and operating pursuant to Chapters 49 and 53, Texas Water Code, as amended, and **SSP-HS LOT OPTION A POOL 03, L.P.**, a Delaware limited partnership (the "Owner"), and **BROOKSHIRE MUNICIPAL WATER DISTRICT** ("BMWD"), a conservation and reclamation district and political subdivision of the State of Texas.

W I T N E S S E T H :

RECITALS

1. Owner is the owner of certain real property, within the boundaries of the District, described in **Exhibit "A-1,"** respectively, attached hereto and incorporated by reference (the "Property" or "Service Area"), and Steven C. Porath as an officer of **SSP-HS LOT OPTION A POOL 03, L.P.**, has the authority to sign on Owner's behalf as described on **Exhibit "A-2";** and
2. Owner and BMWD desire to further improve the Property and the District desires that any development be completed in a manner that will provide for adequate on-site storm water drainage facilities ("Facilities" as defined below) on the Property and within the District's boundaries;
3. BMWD, has agreed to provide for management of storm water through the use of Facilities (as defined below) within the boundaries of the Service Area and understands that BMWD is ultimately responsible for ensuring proper maintenance and submittal of compliance documents to the District.
4. The District Rules (as defined below) require that on-site storm water management facilities be constructed and adequately maintained on the Property; and

5. Owner intends to construct and thereafter BMWD shall maintain the "Facilities" on the Property and including, but not limited to, conduits, inlets, channels, pipes, retention or detention ponds and other devices and measures, necessary to collect, convey, store and control storm water runoff, to be used for conveying storm water from the Property over, under, across, through and upon a private drainage easement created herein on the Property and described on **Exhibit "B,"** attached hereto and incorporated herein by reference (the "Easement Property"); and
6. To ensure that the Facilities continue to function according to the design and performance standards to which they were constructed, Owner is imposing upon the Property, as a covenant running with the land, the obligation to maintain the Facilities until such time, if ever, as the obligation to maintain the Facilities is properly terminated.
7. BMWD understands that regardless of any other maintenance agreement(s) regarding the Facilities, BMWD bears ultimate responsibility for the maintenance of the Facilities.

NOW THEREFORE, for and under consideration of the promises and the mutual covenants contained herein, the District, Owner, and BMWD agree as follows:

Article I.

Section I.1 **Definitions**

Unless the context requires otherwise, the following terms and phrases used in this Agreement shall have meanings as follows:

- (a) "Adequate Maintenance" shall mean necessary activity by Owner to maintain the Facilities in good working condition as determined by the District's Rules and the District's engineer. A Maintenance Checklist is provided on the District's website, as it may be amended from time to time. A sample Maintenance Checklist is attached hereto as **Exhibit "D."**
- (b) "Detention Facility Plans" shall mean any design and construction plans for the Facilities approved by District, as submitted to and approved by the District from time to time in connection with all Permits approved by the District."
- (c) "District Rules" shall mean the District Rules and Regulations, as they may be amended from time to time, and any Permit issued by the District with respect to each Facility.
- (d) "Easement Property" shall mean the areas on the Property where the Facilities will be constructed, installed, and maintained by Owner, as more particularly described on the Detention Facility Plans attached here to as Exhibit "B".

(e) "Property" shall mean the certain real property, within the boundaries of the District, described on Exhibit "A-1."

(f) "Facility" or "Facilities" shall mean those certain storm water drainage and detention facilities, which may include but not be limited to, surface drainage swales, underground storm water pipes, additional collection tanks, pumps, controls, channels or other conveyances, and storm water detention ponds to be constructed and installed. The Facilities includes all pipes, channels or other conveyances built to convey storm water to the Facilities, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the storm water, more accurately described by the Detention Facility Plans.

(g) "Permit" shall mean any and all past, current, or future permits issued by the District with respect to any and all current or future Facilities constructed on the Property.

Article II.

INTRODUCTION

Section II.1 **Covenant Running with the Land**

Owner covenants that the burdens and benefits made and undertaken under this Agreement constitute covenants running with the Easement Property, binding all successors and assigns. All lienholders consent to all rights and easements granted in this Agreement, the consent of which is attached hereto as **Exhibit "A-3."**

Section II.2 **Drainage Easement**

Owner dedicates, establishes, and declares for the benefit of the Property (or any portion thereof):

- a. The perpetual, irrevocable and non-exclusive easement, right and privilege to discharge, transport and store storm water from any part of the Property into, over, under, across, through and upon the Facilities and Easement Property; and
- b. The perpetual, irrevocable and non-exclusive easement, right and privilege to use and maintain the Facilities, including the right of access to and from the Facilities, over and across the Easement Property as is reasonably necessary to maintain the Facilities.

Section II.3 **Location of the Facilities**

The Facilities shall be located on, over, across, or under the Easement Property.

Section II.4 **Relocation of the Drainage Easement**

a. The Easement and the Easement Property may be relocated only (i) with the prior written approval of District or its successor and (ii) by a written agreement signed by the owner of the Property. The consent of tenants, mortgagees and beneficiaries and trustees under deeds of trust concerning the affected portions of the Property shall not be required for the relocation to be effective and binding. All relocations of the Easement and the Easement Property shall be accompanied by a letter from a professional engineer licensed in the State of Texas stating that the relocation of the Easement and the Easement Property will not cause any adverse storm water runoff on adjacent properties.

b. Relocation of the Easement and the Easement Property is valid from the later of: 1) the time of recording an instrument of relocation in the official Records of Waller County, Texas; or 2) the effective date stated in the recorded instrument of relocation.

Article III.

OBLIGATIONS OF OWNER AND BMW

Section III.1 **Construction and Maintenance**

Owner shall be solely responsible for the construction of the Facilities. Owner, its successors, and assigns will at all times be solely responsible for the adequate maintenance, repair, and inspection of the Facilities. The Facilities are to be constructed in accordance with all applicable laws, ordinances, regulations, rules, and directives of appropriate governmental authorities, including but not limited to the District's Rules.

Section III.2 **Construction Specifications**

The Facilities shall be designed and initially constructed and/or installed by Owner upon the Easement Property in accordance with the District's Rules and the Detention Plans.

Section III.3 **Restricted Silt Accumulation**

BMW shall not allow more than six (6) inches, or as otherwise provided for within the District's Rules, of silt to accumulate at any point within the Facility. BMW shall remove all silt from the Facility at any time silt at any point is greater than six (6) inches, or as otherwise provided for within the District's Rules. If a conflict between the District Rules and this section exists, the District Rules control.

Section III.4 **Inspection of the Facilities by BMW**

a. BMW, its successors and assigns, shall: 1) inspect the Facilities and deliver to the District an Annual Inspection Report on or before the first January 31st after the one (1) year anniversary date of this Agreement; and then on or before every January 31st

thereafter until this Agreement is terminated. The Annual Inspection Certificate, a form of which is attached hereto as **Exhibit "C,"** may be found on the District's website and may be amended by the District from time to time. Such Certificate may be accompanied by any supporting documentation, executed by a Texas registered professional engineer, attesting that the Detention Facilities and associated storm water outlet conform to the Detention Facilities Plan.

b. Any Inspection and approval of the Facilities by BMWD shall be conducted in a manner pursuant to the District's Rules.

c. In the event the Annual Inspection Certificate reflects changes or deviation in any manner or degree at any time from this Agreement or the Detention Facilities Plan, while this Agreement is in effect, BMWD shall be required to cure such changes or deviations, within 60 days of the date of such certification, so that the Facilities are in compliance with this Agreement. An updated Annual Inspection Certificate verifying permit compliance must then be provided to the District.

d. The Owner and BMWD, its successors, and assigns, hereby grant permission to the District, its authorized agents, and employees to enter upon the Property and to inspect the Facilities, whenever the District deems necessary in compliance with Section 4.01 of this Agreement.

e. BMWD understands and agrees that, under this Agreement, BMWD shall be solely responsible for the maintenance of the Facilities and that BMWD may not assign its responsibilities under this Agreement, through any means, without the express prior written consent of the District.

Article IV.

RIGHTS OF THE DISTRICT

Section IV.1 **Right to Enter**

The District, or its designee, is authorized to access the Property and the Easement Property as it deems necessary in order to conduct inspections of the Facilities, to ascertain compliance with this Agreement, and the District's Rules and Regulations, and if necessary or desirable, to maintain the Facilities as provided under Section 4.02 below. The District is relieved of all responsibility for the maintenance of the Facilities for the term of this Agreement. In no event shall this Agreement be construed to impose any such obligation on the District.

Section IV.2 Failure to Maintain the Facilities by BMWD

In the event that BMWD or its successors or assigns fails to maintain the Facilities as required by this Agreement for 30 days after to the District provided written notice thereof, the District, may, but is not obligated to, cause any and all maintenance to be taken and performed and otherwise to take whatever steps the District deems necessary to maintain the Facilities at BMWD's expense. BMWD shall reimburse the District within 30 days from receipt of written notice from the District detailing all costs incurred by the District, plus an additional ten percent (10%) for overhead and administrative costs. Nothing in this Section shall create or impose any liability on the District, its agents, employees, successors or assigns, for damages alleged to result from or to be caused by storm water drainage from the Property.

Article V.**Section V.1 Term**

This Agreement shall commence on the effective date and shall continue in force in perpetuity, subject, however, to termination by the Parties as provided in Section 5.02 and Section 5.03.

Section V.2 Termination

At such time as a determination has been made that the use of the Detention Facilities is no longer necessary and such determination has been approved in writing by the District and any other governmental agency exercising control, direct or indirect, over such Detention Facilities, the Board of Supervisors of the District shall execute a recordable instrument vacating this Agreement, and such instrument shall expressly provide that the covenants and restrictions running with the land for the purpose of ensuring proper storm water drainage and on-site detention no longer apply to the Property nor will they thereafter be binding upon Owner, its successors and/or assigns.

Section V.3 Abandoned Facilities

In the event, after twelve (12) months from the effective date of this Agreement, Owner has not begun construction of the Facilities, the Facilities shall be deemed abandoned, this Agreement terminated, any Permit issued in connection with this Agreement to the Owner revoked, and any new Permit with respect to the Property shall be processed following the District's then Rules and Regulations.

Article VI.**MISCELLANEOUS**

Section VI.1 INDEMNIFICATION

TO THE GREATEST EXTENT ALLOWED BY LAW, OWNER SHALL HOLD THE DISTRICT HARMLESS FROM ANY PROPERTY DAMAGES, PERSONAL INJURY, SUITS, ACTIONS, LIABILITIES, DAMAGE, COSTS, OR ANY OTHER LOSS, CLAIM, OR CAUSE OF ACTION ARISING FROM ANY NEGLIGENCE, GROSS NEGLIGENCE, WILLFUL MISCONDUCT, DAMAGE, INJURY, OR LOSS OF LIFE WHICH MAY OCCUR IN CONNECTION WITH THE OPERATION OR PRESENCE OF THE FACILITIES, ARE INSTALLED IN CONNECTION THEREWITH, OR ENFORCEMENT BY DISTRICT OF THIS AGREEMENT.

Section VI.2 District Rules and Regulations

Owner hereby agrees to follow the Rules and Regulations of the District as they may be amended from time to time. The District Rules control over any inconsistent provisions of this Agreement. As applicable provisions of the District Rules and Regulations are amended, modified, revised, deleted or moved to different sections, this Agreement is deemed to be revised so as to conform to the provisions of the District Rules as they may exist from time to time and are applicable to the Property or any part thereof.

Section VI.3 Successors and Assigns Bound

Owner and BMWD hereby agrees and acknowledges that maintenance of the Facilities as set forth herein, the cost of maintenance, the District's access to the Facilities, the District's rights of ingress and egress to the Facilities and the District's right to recover all costs in the event Owner and BMWD fail to maintain the Facilities are a burden and restriction on the use of the Property and the provisions of this Agreement shall be binding upon the Owner, its successors and assigns, BMWD, its successors and assigns, and upon any future owners of the Property.

Every person who now or hereafter owns or acquires any right, title or interest in or to any portion of the Property is and shall be conclusively deemed to have consented and agreed to every covenant contained in this Agreement, whether or not any reference to this Agreement is contained in the instrument by which the Property was conveyed to such person. Whenever in this Agreement a reference is made to a party, such reference is deemed to include a reference to the heirs, executors, legal representatives, successors and assigns of such party.

Section VI.4 Enforcement

Any violation of the Agreement shall be a violation of the District's Rules and Regulations and shall be subject to the same fines and enforcements as those found in the District's Rules Regulations.

Section VI.5 **Entire Agreement**

This Agreement contains all the representations and the entire agreement between Owner, BMWD, and the District with respect to the subject matter. Any prior correspondence, memoranda or agreements are superseded by this Agreement. The provisions of this Agreement shall be construed as a whole according to their common meaning and not strictly for or against Owner or BMWD.

Section VI.6 **Addresses and Notice**

Unless otherwise provided in this Agreement, any notice herein provided or permitted to be given, made, or accepted by any Party must be in writing and shall be given by depositing the same in the United States mail postpaid, return receipt requested, or by delivering the same to an officer of such Party to be notified. Notice deposited in the mail in the manner described above shall be conclusively deemed to be effective from and after the expiration of three (3) days after it is so deposited. Notice given in any other manner shall be effective only if and when received by the Party to be notified. For the purposes of notice, the addresses of the Parties shall be as follows:

If to the District:	The Brookshire-Katy Drainage District P.O. Box 608 Brookshire, Texas 77423 Attention: President
With copy to:	Andrew P. Johnson III Attorney at Law 2929 Allen Pkwy. Suite 3150 Houston, Texas 77019 bkddlegal@johnsonpetrov.com
If to the Owner:	SSP-HS LOT OPTION A POOL 03, L.P. 23975 Park Sorrento, Suite 220 Calabasas, CA 91302
If to BMWD:	Brookshire Municipal Water District Attention: President

With copy to: Elliot M. Barner
Radcliffe Adams Barner PLLC
3355 West Alabama, Suite 350
Houston, Texas 77098
Phone (713) 237-1221
ebarner@rabfirm.com

Section VI.7 Governing Law

This Agreement and its validity, enforcement and interpretation shall be governed by the laws of the State of Texas without regard to any conflict of laws principles and applicable federal law. This Agreement is performable only in Waller County, Texas.

Section VI.8 Assignability

This Agreement shall not be assignable by any of the Parties without prior written consent of the governing bodies of all other Parties. Any request and approval of assignment shall be made in writing. Such assignment shall be evidenced by each Party including such action to assign in their respective minutes of a meeting of their governing bodies.

Section VI.9 Amendment

This Agreement may not be amended or abrogated in part or whole, without the express written consent of the District.

Section VI.10 Severability

In the event any section, subsection, paragraph, sentence, phrase or word herein is held invalid, illegal or unconstitutional, the balance of this Agreement shall be enforceable and shall be enforced as if the Parties intended at all times to delete said invalid section, subsection, paragraph, sentence, phrase or word.

Section VI.11 Multiple Counterparts/Execution

This Agreement may be executed in several counterparts. Each counterpart is deemed an original and all counterparts together constitute one and the same instrument. In addition, each Party warrants that the undersigned is a duly authorized representative with the power to execute the Agreement.

Section VI.12 Recording of Agreement

This Agreement shall be recorded in the Official Public Records of Waller County, Texas and shall constitute notice to all successors and assigns of the title to the Property of the rights and obligations contained herein.

[EXECUTION PAGE TO FOLLOW]

Owner's Signature Page

SIGNED AND AGREED this _____ day of _____, 2026.

SSP-HS LOT OPTION A POOL 03, L.P.,

a Delaware limited partnership

By: SSP-HS LOJV-A GP, LLC,

a Delaware limited liability company,

its General Partner

By: _____

Name: Steven C. Porath

Title: Authorized Representative

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Steven C. Porath, in his capacity as Authorized Representative of SSP-HS LOJV-A GP, LLC, General Partner of SSP-HS LOT OPTION A POOL 03, L.P., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2026.

Notary Public, State of _____

[SEAL]

District Signature Page

BROOKSHIRE-KATY DRAINAGE DISTRICT

By: _____

Name: Arnold England

Title: President

ATTEST:

By: _____

Name: David Welch

Title: Secretary

STATE OF TEXAS §

COUNTY OF WALLER §

This instrument was acknowledged before me on the ____ day of _____, 2026,
by ARNOLD ENGLAND, President of the BROOKSHIRE-KATY DRAINAGE
DISTRICT, on behalf of said political subdivision.

Notary Public in and for the State of Texas

(SEAL)

BMWD Signature Page

BROOKSHIRE MUNICIPAL WATER DISTRICT

By: _____

Name: _____

Title: President

ATTEST:

By: _____

Name: _____

Title: Secretary

STATE OF TEXAS §

COUNTY OF WALLER §

This instrument was acknowledged before me on the ____ day of _____, 2026,
by _____, President of the BROOKSHIRE MUNICIPAL
WATER DISTRICT, on behalf of said district.

Notary Public in and for the State of Texas

(SEAL)

Exhibit List

Exhibit A-1: Property

Exhibit A-2: Authorization of Signature

Exhibit A-3: Lienholder Consent OR No Lienholders Certificate

Exhibit B: Easement Property

Exhibit C: Annual Inspection Certificate

Exhibit D: Maintenance Checklist

EXHIBIT "A-1" - PROPERTY

Being a tract of land containing 165.026 acres (7,188,541 square feet) located in the W. W. Snyder Survey, Abstract Number (No.) 338, Waller County, Texas; said 165.026 acre tract being a portion of a called 172.736 acre tract (Tract 1) recorded in the name of Terra Prima, Ltd. in Waller County Clerk's File (W.C.C.F.) No. 2114584 and all of a called 5.2 acre tract, recorded in the name of Terra Prima, Ltd. in W.C.C.F. No. 2206911. Said 165.026 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the Texas Coordinate System of 1983 (NAD83), South Central Zone, as per GPS observations):

BEGINNING at a 1/2-inch iron rod with a cap stamped "Kalkomey" found on the northeasterly Right-of-Way (R.O.W.) line of Farm to Market (F.M.) 359 (100-feet wide per TxDOT map, CSJ: 0543-01-009), marking the southeast corner of a called 3.886 acre tract, recorded in the name of Royal Independent School District, under Volume (Vol.) 1155, Page (Pg.) 292, Waller County Deed Records (W.C.D.R.), marking the southwest corner of said 172.736 acre tract and the herein described tract;

Thence, with the line common to said 3.886 acre tract and said 172.736 acre tract, North 31 degrees 56 minutes 47 seconds East, a distance of 1,722.29 feet to a 1/2-inch iron rod with a cap stamped "Kalkomey" found along the southerly line of a called 40.000 acre tract, recorded in the name of Royal Independent School District in Vol. 803, Pg. 739, W.C.D.R., being the northeast corner of said 3.886 acre tract and marking a northwesterly corner of said 172.736 acre tract, and the herein described tract;

Thence, with the line common to said 40.000 acre tract and said 172.736 acre tract, the following two (2) courses:

1. South 78 degrees 54 minutes 39 seconds East, a distance of 915.98 feet to a 1/2-inch iron rod with a cap stamped "Kalkomey" found at an angle point;
2. South 78 degrees 02 minutes 22 seconds East, a distance of 286.58 feet to a 1/2-inch iron rod with a cap stamped "Kalkomey" found at the southeast corner of said 40.000 acre tract and marking an interior corner of said 172.736 acre tract and the herein described tract;

Thence, with the line common to said 40.00 acre tract, a called 9.3173 acre tract, recorded in the name of Royal Independent School District in Vol. 803, Pg. 748. W.C.D.R. and said 172.736 acre tract, North 27 degrees 29 minutes 16 seconds East, a distance of 1,654.42 feet to a 60-D nail on top of a fence post found on the southerly R.O.W. line of Royal Road

(100-foot wide per occupation, no record document found), marking the most northerly corner of said 172.736 acre tract and the herein described tract;

Thence, with the line common to the southerly R.O.W. line of said Royal Road and said 172.736 acre tract, the following two (2) courses:

1. South 62 degrees 34 minutes 40 seconds East, a distance of 537.61 feet to a 1/2-inch iron pipe found at the beginning of a curve to the left;
2. 79.17 feet along the arc of said curve to the left, having a radius of 526.97 feet, a central angle of 08 degrees 36 minutes 29 seconds, and a chord that bears South 66 degrees 52 minutes 54 seconds East, a distance of 79.10 feet to a 5/8-inch iron rod with a cap stamped "Miller Survey" set at the northeast corner of the herein described tract;

Thence, through and across said 172.736 acre tract, the following two (2) courses:

1. South 02 degrees 02 minutes 04 seconds East, a distance of 1,548.47 feet to a 5/8-inch iron rod with a cap stamped "Miller Survey" set at an easterly interior angle point of the herein described tract;
2. South 77 degrees 49 minutes 29 seconds East, a distance of 309.47 feet to a 5/8-inch iron rod with a cap stamped "Miller Survey" set on the line common to the westerly R.O.W. line of F.M. 362 (100-foot wide per occupation and TxDOT map, CSJ: 0523-02-049, Sheets 54-63) and said 172.736 acre tract, marking an easterly angle point of the herein described tract;

Thence, with the line common to the westerly R.O.W. line of said F.M. 362 and said 172.736 acre tract, South 02 degrees 02 minutes 04 seconds East, a distance of 900.18 feet to a 5/8-inch iron rod with a cap stamped "Miller Survey" found at the northeast corner of a called 5.0179 acre tract, recorded in the name of Rodney L. Singleton in W.C.C.F. No. 1808555, marking a southeasterly corner of said 172.736 acre tract and the herein described tract;

Thence, with the line common to said 172.736 acre tract and said 5.0179 acre tract, a called 10.70 acre tract, recorded in the name of RS Concrete, LLC in Vol. 952, Pg. 722, W.C.D.R., a called 10.4987 acre tract, recorded in the name of JCT Landscape, Maintenance, and Irrigation Corporation in Vol. 894, Pg. 185 and a called 10.6922 acre tract, recorded in the name of William Matthews and Paula Matthews in W.C.C.F. No. 1903503, the following two (2) courses:

1. South 87 degrees 27 minutes 54 seconds West, a distance of 1,954.59 feet to a 3/4-inch iron pipe found at a northerly angle point of said 10.6922 acre tract and a southerly angle point of the herein described tract;

2. South 85 degrees 24 minutes 50 seconds West, a distance of 43.93 feet to a 5/8-inch iron rod found marking the northeast corner of and said 5.2 acre tract and a southerly angle point of said 172.736 acre tract and the herein described tract;

Thence, with the line common to said 5.2 acre tract and said 10.6922 acre tract, South 02 degrees 37 minutes 45 seconds East, a distance of 408.85 feet to a 5/8-inch iron rod with a cap stamped "Miller Survey" found at the northwest corner of a called 2.0011 acre tract recorded in the name of Michael L. Glover in Vol. 630, Pg. 903, W.C.D.R. and marking an angle point of the herein described tract;

Thence, with the line common to said 5.2 acre tract and said 2.0011 acre tract, South 02 degrees 04 minutes 02 seconds East, a distance of 660.12 feet to a 1/2-inch iron pipe found on the northerly R.O.W. line of Garvie Road (50-feet wide per Vol. 14, Pg. 380, W.C.D.R.), being the southwest corner of said 2.0011 acre tract, for the southeast corner of said 5.2 acre tract and marking a southerly corner of the herein described tract;

Thence, with the line common to the northerly R.O.W. line of said Garvie Road, said 5.2 acre tract and said 172.736 acre tract, the following two (2) courses:

1. South 87 degrees 52 minutes 49 seconds West, a distance of 214.41 feet to a 1/2-inch iron pipe found at the southwest corner of said 5.2 acre tract and a southerly corner of said 172.736 acre tract;
2. South 87 degrees 59 minutes 26 seconds West, a distance of 163.02 feet to a 5/8-inch iron rod with a cap stamped "Miller Survey" set at a southerly corner of said 172.736 acre tract and the herein described tract;

Thence, through and across said 172.736 acre tract, the following three (3) courses:

1. North 02 degrees 00 minutes 34 seconds West, a distance of 170.72 feet to a 5/8-inch iron rod with a cap stamped "Miller Survey" set at a southwesterly corner of the herein described tract;
2. North 45 degrees 05 minutes 49 seconds West, a distance of 320.08 feet to a 5/8-inch iron rod with a cap stamped "Miller Survey" set at a southwesterly corner of the herein described tract;
3. South 44 degrees 54 minutes 11 seconds West, a distance of 250.00 feet to a 5/8-inch iron rod with a cap stamped "Miller Survey" set on the northeasterly R.O.W. line of F.M. 359 and marking a southwesterly corner of the herein described tract;

Thence, with the line common to the northeasterly R.O.W. line of said F.M. 359 and said 172.736 acre tract, North 45 degrees 05 minutes 49 seconds West, a distance of 1,487.05 feet to the POINT OF BEGINNING and containing 165.026 acres (7,188,541 square feet) of land.

EXHIBIT "A-2" - AUTHORIZATION OF SIGNATURE



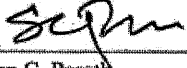
Date: September 25, 2025

I, Steven C. Porath, Authorized Person of Hearthstone Professionals – PI, LLC, a Delaware limited liability company, Sole Member of SSP-HS Lot Option Joint Venture A, LLC, a Delaware limited liability company, Sole Member of SSP-HS LOJV-A GP, LLC, a Delaware limited liability company, General Partner of SSP-HS LOT OPTION A POOL 03, L.P., a Delaware limited partnership, hereby state that I am the Authorized Agent of said limited liability company, therefore no signature to attest such name is necessary.

SSP-HS LOT OPTION A POOL 03, L.P.,
a Delaware limited partnership

By: SSP-HS LOJV-A GP, LLC
a Delaware limited liability company

It: General Partner

By: 
Steven C. Porath

Its: Authorized Representative

Sworn to and subscribed before me this 25th day of September, 2025.


Notary Public in and for the State of California



EXHIBIT "A-3" - CONSENT OF LIENHOLDER

THE STATE OF _____ §

COUNTY OF _____ §

The undersigned, _____, _____ of
_____, having a mailing address of
_____ being the lienholder on the land described in for the property
_____ do hereby certify that I am familiar with the contents of said
Detention Maintenance Agreement, hereby consent to the execution of the Detention
Maintenance Agreement, and acknowledge the existence of certain requirements and
restrictions for the use and improvement of said land contained in the Detention
Maintenance Agreement.

WITNESS MY HAND this _____ day of _____, 2026.

By: _____

Name: _____

Title: _____

EXHIBIT "A-3" - CERTIFICATE OF NO LIENHOLDER

THE STATE OF TEXAS §

COUNTY OF _____ §

I, the undersigned, as Authorized Representative of SSP-HS LOT OPTION A POOL 03, L.P., owner of the property described in Exhibit "A" attached hereto, hereby certify that to the best of my knowledge there are no liens executed or filed against said tract.

IN WITNESS WHEREOF, I have executed this Certificate this ____ day _____, 2026.

SSP-HS LOT OPTION A POOL 03, L.P.

By: _____

Name: _____

Title: Authorized Representative

EXHIBIT "B" - Easement Property

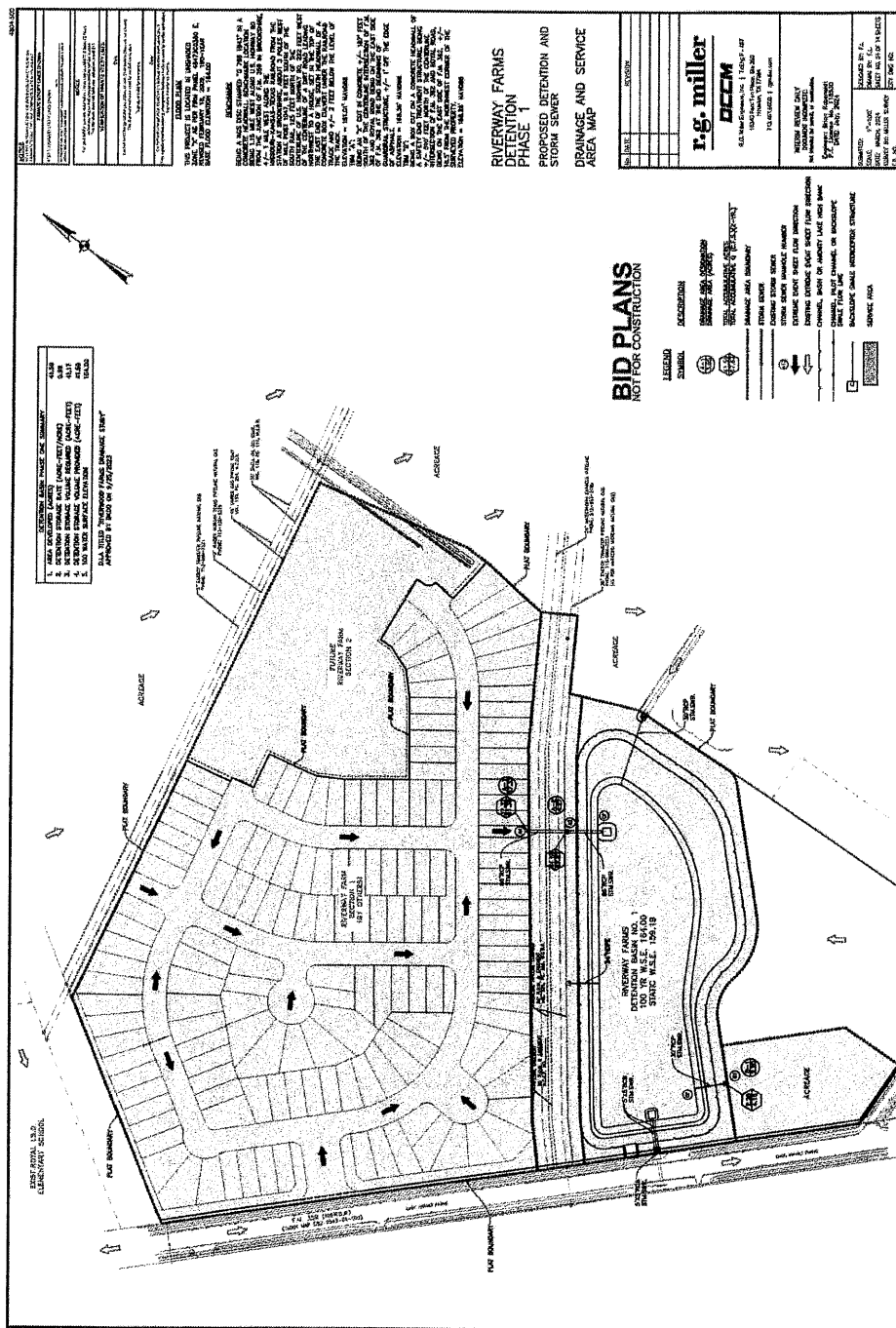


EXHIBIT "C"

BROOKSHIRE-KATY DRAINAGE DISTRICT (DISTRICT)

ANNUAL INSPECTION CERTIFICATE – TEMPLATE

ANNUAL DETENTION FACILITY ENGINEER's CERTIFICATE – Part 1 of 2

Brookshire-Katy Drainage District
P.O. Box 608
Brookshire, Texas 77423
admin@bkdd.dst.tx.us

Project Name: _____ Permit No: _____

Project Address: _____

Date of Inspection: _____

I, _____, a Professional Engineer duly licensed to practice in the State of Texas, have inspected the Detention Facilities that serve the referenced project, and do hereby certify that the Detention Facilities constructed are in compliance with the Detention Facility Maintenance Agreement under the Brookshire-Katy Drainage District Permit No. _____. Furthermore, I certify that these Detention Facilities appear to be fully constructed and operational in accordance with the Brookshire-Katy Drainage District approved drainage plans.

Engineer's Seal:

Engineer Company Name (if applicable): _____ Date: _____

Engineer Name (Please Print): _____

Engineer Signature: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ E-mail: _____

EXHIBIT "D"

BROOKSHIRE-KATY DRAINAGE DISTRICT (DISTRICT)

ANNUAL INSPECTION CERTIFICATE – TEMPLATE

ANNUAL INSPECTION CHECKLIST – GUIDELINES – Part 2 of 2

Inspection Completed By: _____ Date of Inspection: _____

Owner of Detention Pond: _____ Location of Detention Pond: _____

Legend:

S = Satisfactory – Condition meets original design plans and specifications.

U = Unsatisfactory – Condition that does not meet original design specs.

N/A = Not Applicable

ANNUAL INSPECTION CHECKLIST – Part 1 of 3				
INSPECTION ITEMS	S	U	N/A	Corrective Actions/ Comment
GENERAL				
Area is clean (trash, debris, grass clippings, etc.).				
Signs of deficiencies or the detention pond not functioning as designed (i.e. lower NWSE, missing/added structures, pump station failures, etc.).				
DETENTION POND INLET				
Area around the inlet structure is mowed and grass clippings are removed.				
Signs of erosion, scour, or gullies; undermined or undercut earth/embankment; or exposed dirt or dead vegetation.				
Water is going through structure (i.e. no evidence of water going around the structure).				
Signs of damage or corrosion/rusting of the inlet structure.				
Tree roots or dense vegetation impacting the inlet structure or other threats to the structure's integrity.				
Excess debris or sediment accumulation in or around the inlet potentially clogging the inlet opening/pipe.				
EMERGENCY OVERFLOW SWALE INTO DETENTION POND				
Emergency overflow is free of trash, debris, and sediment.				
No evidence of erosion, scour, or flooding around the structure.				
No shrubs or trees growing on embankment.				
No signs of seepage on the downstream face.				
No signs of animal activity.				

Last Revised on April 11, 2024

Page 2 of 4



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

June 6, 2026

Mr. Arnold England, President
Brookshire-Katy Drainage District
PO Box 60
Brookshire, Texas 77423

Reference: Friendswood Development Company
Riverway Farms Section 1 – **Final Plat and Drainage Plans**
Application ID No. 00996 (FP) & 00997 (FDP)
Permit No. – 2025-56
Quiddity Job No. R0002-1003-32.003

Dear Mr. England:

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

Applicant: DCCM

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

Location: North of Garvie, east of FM 359, and west of FM 362

Survey: W. W. Snyder Survey, Abstract 338, Waller County, Texas

Previous Approvals: The District approved the Preliminary Plat for Riverway Farms Section 1 on June 10, 2024.

Description: The proposed Riverway Farms Section 1 (Development) encompasses approximately 52.61 acres of single-family residential development and includes 148 Lots, 6 Block, and 7 Reserves. The Development is located within the future Riverway Farms development.

The drainage for the site is conveyed through curb and gutter inlets, which connects to an underground public storm sewer system that outfalls into Detention Pond 1 which will then outfall into FM 359. Detention Pond 1 is included in the construction plans titled, "Riverway Farms Detention" and Permit No. 2024-100, which will be considered for Board approval under a separate agenda item at the June 8, 2026 District meeting. Additionally, the drainage impact assessment (DIA) for 'Addendum to Riverway Farms Phase 1 Drainage Analysis' has been reviewed and accepted by the District on January 1, 2026. The drainage and detention components outlined in the plans for the Development are designed in accordance with the Riverway Farms DIA.



Mr. Arnold England, President

June 6, 2026

Page 2

Technical Review:

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

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

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

For the Applicant:

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

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

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

June 6, 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/R0002-1003-32.003 Riverway Farms Section 1/2.0 - Letters/Riverway Farms Section 1 FP & FDP Approval Ltr 060626.docx>

cc: Mr. Bob Devillier, PE – DCCM via email BDevillier@dccm.com

DCCM via email bkdd@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



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

June 6, 2026

Mr. Arnold England, President
Brookshire-Katy Drainage District
PO Box 60
Brookshire, Texas 77423

Reference: Millrose Properties AND Friendswood Development Company
Bluebonnet Section 1 – **Final Plat and Final Drainage Plans**
Application ID No. 01306 (FP) & 01310 (FDP)
Permit No. – 2026-31
Quiddity Job No. R0002-1051-01.004

Dear Mr. England:

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

Applicant: EHRA

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

Location: North of FM 529, south of Morrison Road, east of FM 362

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

Previous Approvals: The District approved the Preliminary Plat for Bluebonnet Section 1 on July 14, 2025.

Description: The proposed Bluebonnet Section 1 (Development) encompasses approximately 13.93 acres of single-family residential development and includes 73 Lots, 4 Block, and 5 Reserves.

The drainage for the site is conveyed through curb and gutter inlets, which connects to an underground public storm sewer system within the future Bluebonnet Section 2 that outfalls into Detention Pond 7, which outfalls into the Mirabella Detention Pond 4 which outfalls into Detention Pond 5, which outfalls into Detention Pond 6, which will then discharge into the District's drainage easement at the southeast corner of the tract. Detention Ponds 4, 5, and 6 were included in the construction plans titled, "Mirabella Detention Phase 1" that was approved by the District under Permit No. 2024-149 on February 10, 2025. Detention Pond 7 was included in the construction plans titled "Bluebonnet Detention Basins 7 and 8" that was approved by the District under permit No. 2026-13 on April 15, 2026. Bluebonnet Section 2 is included in the construction plans titled "Bluebonnet Section 2" and Permit No. 2026-32 that will be considered for Board approval under a separate agenda item at the June 8, 2026 District meeting.



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

Additionally, the drainage impact assessment (DIA) for Bluebonnet & Mirabella Tracts has been reviewed and accepted by the District on July 29, 2025. The drainage and detention components outlined in the plans for the Development are designed in accordance with the Bluebonnet & Mirabella 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..

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
June 6, 2026
Page 3

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1051-01.004 Bluebonnet Section 1/2.0 - Letters/Bluebonnet Section 1 FP & FDP Approval Ltr 060626.docx>

cc: Mr. Landon Hopper – Friendswood Development Company via email landon.hopper@lennar.com
Mr. Vishal Merchant, PE – EHRA via email VMerchant@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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Katy, Texas 77449
Tel: 832.913.4000
www.quiddity.com

June 6, 2026

Mr. Arnold England, President
Brookshire-Katy Drainage District
PO Box 60
Brookshire, Texas 77423

Reference: Millrose Properties AND Friendswood Development Company
Bluebonnet Section 2 – **Final Plat and Final Drainage Plans**
Application ID No. 01307 (FP) & 01311 (FDP)
Permit No. – 2026-32
Quiddity Job No. R0002-1051-01.005

Dear Mr. England:

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

Applicant: EHRA

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

Location: North of FM 529, south of Morrison Road, east of FM 362

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

Previous Approvals: The District approved the Preliminary Plat for Bluebonnet Section 2 on July 29, 2025.

Description: The proposed Bluebonnet Section 2 (Development) encompasses approximately 25.25 acres of single-family residential development and includes 123 Lots, 6 Block, and 6 Reserves.

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 7, which outfalls into the Mirabella Detention Pond 4 which outfalls into Detention Pond 5, which outfalls into Detention Pond 6, which will then discharge into the District's drainage easement at the southeast corner of the tract. Detention Ponds 4, 5, and 6 were included in the construction plans titled, "Mirabella Detention Phase 1" that was approved by the District under Permit No. 2024-149 on February 10, 2025. Detention Pond 7 was included in the construction plans titled "Bluebonnet Detention Basins 7 and 8" that was approved by the District under permit No. 2026-13 on April 15, 2026.

Additionally, the drainage impact assessment (DIA) for Bluebonnet & Mirabella Tracts has been reviewed and accepted by the District on July 29, 2025. The drainage and detention



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

components outlined in the plans for the Development are designed in accordance with the Bluebonnet & Mirabella 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..

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

June 6, 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/R0002-1051-01.005 Bluebonnet Section 2/2.0 - Letters/Bluebonnet Section 2 FP & FDP Approval Ltr 052826.docx>

cc: Mr. Landon Hopper – Friendswood Development Company via email landon.hopper@lennar.com
Mr. Vishal Merchant, PE – EHRA via email vmerchant@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

June 6, 2026

Mr. Arnold England, President
Brookshire-Katy Drainage District
PO Box 60
Brookshire, Texas 77423

Reference: Millrose Properties AND Friendswood Development Company
Bluebonnet Section 3 – **Final Plat and Final Drainage Plans**
Application ID No. 01308 (FP) & 01312 (FDP)
Permit No. – 2026-33
Quiddity Job No. R0002-1051-01.008

Dear Mr. England:

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

Applicant: EHRA

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

Location: North of FM 529, south of Morrison Road, east of FM 362

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

Previous Approvals: The District approved the Preliminary Plat for Bluebonnet Section 3 on August 25, 2025.

Description: The proposed Bluebonnet Section 3 (Development) encompasses approximately 14.17 acres of single-family residential development and includes 79 Lots, 3 Block, and 3 Reserves. The Development is located within the future Bluebonnet development.

The drainage for the site is conveyed through curb and gutter inlets, which connects to an underground public storm sewer system within the future Bluebonnet Section 2 that outfalls into Detention Pond 7, which outfalls into the Mirabella Detention Pond 4 which outfalls into Detention Pond 5, which outfalls into Detention Pond 6, which will then discharge into the District's drainage easement at the southeast corner of the tract. Detention Ponds 4, 5, and 6 were included in the construction plans titled, "Mirabella Detention Phase 1" that was approved by the District under Permit No. 2024-149 on February 10, 2025. Detention Pond 7 was included in the construction plans titled "Bluebonnet Detention Basins 7 and 8" that was approved by the District under permit No. 2026-13 on April 15, 2026. Bluebonnet Section 2 is included in the construction plans titled "Bluebonnet Section 2" and Permit No. 2026-32 that will be considered for Board approval under a separate agenda item at the June 8, 2026 District meeting.



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

Additionally, the drainage impact assessment (DIA) for Bluebonnet & Mirabella Tracts has been reviewed and accepted by the District on July 29, 2025. The drainage and detention components outlined in the plans for the Development are designed in accordance with the Bluebonnet & Mirabella 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..

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
June 6, 2026
Page 3

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1051-01.008 Bluebonnet Section 3/2.0 - Letters/Bluebonnet Section 3 FP & FDP Approval Ltr 060626.docx>

cc: Mr. Landon Hopper – Friendswood Development Company via email landon.hopper@lennar.com
Mr. Vishal Merchant, PE – EHRA via email VMerchant@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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June 8, 2026

Mr. Arnold England, President
Brookshire-Katy Drainage District
PO Box 60
Brookshire, Texas 77423

Reference: Falcon Landing Developments
Falcon Business Park / Brookshire Warehouses – **Final Plat and Drainage Plans**
Application ID No. 01272 (FP) & 01301 (FDP)
Permit No. – 2026-22
Quiddity Job No. R0002-1020-01.069

Dear Mr. England:

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

Applicant: Trimcos Engineering, LLC

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

Location: 1324 FM 359

Survey: W.W. Snyder Survey, Abstract 338 and being a part of Outlot 59 and Outlot 60 in the Town of Brookshire, Waller County, Texas

Previous Approvals: The District approved the Preliminary Plat for Falcon Business Park on January 13, 2025.

Description: The proposed Brookshire Warehouses (Development) encompasses approximately 5.28 acres of land. The Development proposes to construct seven (7) warehouse buildings for commercial use, concrete parking, drainage, detention facilities, and utilities to serve.

The Development includes construction of two (2) dry-bottom vertical wall detention ponds. The detention ponds include 3.56 ac-ft of detention capacity and 2.46 ac-ft of floodplain fill mitigation for a total volume of 5.86 ac-ft with a detention storage rate of 0.67 ac-ft/ac. Additionally, the detention ponds include 10-ft maintenance berms, minimum 1-ft of freeboard, and concrete pilot channels. The northwest detention pond will connect to the southwest detention pond which has a single 18-inch HDPE outfall pipe and restrictor plate that connects to the FM 359 ditch. The southwest detention pond includes an emergency overflow spillway that connects to the FM 359 ditch. The plans show the Development's total release rate in the 100-yr post developed condition is less than the calculated release rate from the site in the 100-yr pre-developed condition. The



Mr. Arnold England, President

June 8, 2026

Page 2

Development also includes minor regrading of the FM 359 ditch and provided the TxDOT discharge permit associated with the proposed drainage and detention improvements.

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 at the June 8, 2026 District meeting.

Technical Review:

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

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

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

For the Applicant:

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

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



Mr. Arnold England, President
June 8, 2026
Page 3

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1020-01.069 Falcon Business Park \(1324 FM 359\)_00702/2.0 - Letters/Falcon Business Park & Brookshire Warehouses FP & FDP Approval Ltr 060826.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1020-01.069 Falcon Business Park (1324 FM 359)_00702/2.0 - Letters/Falcon Business Park & Brookshire Warehouses FP & FDP Approval Ltr 060826.docx)

cc: Sergio Campetella & Diego Fraga - Falcon Landing Developments via email Sergio_Rivera@hotmail.com
Falcon Landing Developments via email admin@falconlandev.com
Ms. Vanessa Saldana, PE – Trimcos Engineering LLC - via email trimcosengineeringllc@gmail.com
Mr. Ross McCall, PE – Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com

**QUIDDITY**

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June 7, 2026

Mr. Arnold England, President
Brookshire-Katy Drainage District
PO Box 60
Brookshire, Texas 77423

x

Reference: JBZ SLM Katy Land, LLC AND HistoryMaker Homes
Fieldstone Landing Section 3 – **Final Plat and Final Drainage Plans**
Application ID No. 01359 (FP) & 01161 (FDP)
Permit No. – 2026-01
Quiddity Job No. R0002-1042-01.006

Dear Mr. England:

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

Applicant: Pape-Dawson

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

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

Previous Approvals: The District approved the Preliminary Plat for Fieldstone Landing Section 3 on February 9, 2026.

Description: The proposed Fieldstone Landing Section 3 (Development) encompasses approximately 85.51 acres of single-family residential development and includes 117 Lots, 4 Block, and 3 Reserves.

The drainage for the site is conveyed through curb and gutter inlets, which connects to an underground public storm sewer system that outfalls into the Fieldstone Detention Pond, which will discharge runoff into the District's drainage easement located along the eastern boundary of the tract through one 10-ft x 5-ft Reinforced Concrete Box.

The Detention Pond was included in the construction plans titled, "Fieldstone Landing Clearing, Grubbing, & Detention" that was approved by the District under Permit No. 2025-59 on February 9, 2026. Additionally, the drainage impact assessment (DIA) for Fieldstone Landing has been reviewed and accepted by the District on July 29, 2025. The drainage and detention components outlined in the plans for the Development are designed in



Mr. Arnold England, President
June 7, 2026
Page 2

accordance with the Fieldstone Landing 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..

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
June 7, 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/R0002-1042-01.006 Fieldstone Landing Section 3/2.0 - Letters/Fieldstone Landing Section 3 FP & FDP Approval Ltr 060726.docx>

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



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June 7, 2026

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

Reference: Maple Park Development, LLC AND KB Home – Houston Division
Serenada Section 2 – **Final Plat and Drainage Plans**
Application ID No. 01408 (FP) & 01316 (FDP)
Permit No. – 2026-21
Quiddity Job No. R0002-1037-01.005

Dear Mr. England:

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

Applicant: LJA

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

Location: North of Stella Road, south of Morton Road, east of FM 362, and west of Stalknecht Road

Survey: H. & T. C. Railroad Company Survey, Section 45, Abstract 197, Waller County, Texas

Previous Approvals: The District approved the Preliminary Plat for Serenada Section 2 on March 9, 2026.

Description: The proposed Serenada Section 2 (Development) encompasses approximately 21.12 acres of single-family residential development and includes 111 Lots, 4 Block, and 2 Reserves.

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

(w)



Mr. Arnold England, President

June 7, 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 plat and final drainage plans (plans), the permit application generally complies with the District's Rules and Regulations (R&R); we interpose no objection and recommend its approval by the District's Board of Supervisors.

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

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

For the Applicant:

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

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

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

June 7, 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/R0002-1037-01.005 Serenada Section 2/2.0 - Letters/Serenada Section 2 FP & FDP Approval Ltr 060726.docx>

cc: Itiel Kaplan – Maple Park Development, LLC via email russ@mapledevelopmentgroup.com
Ms. Brianne Geaslin – KB Home via email bgeaslin@kbhome.com
LJA Site Group via email sitedepartment@lja.com
Tucker Novosad, PE – LJA via email tnovosad@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



2322 W Grand Parkway North, Suite 150
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May 29, 2026

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

Reference: Maple Park Development, LLC
Azalea Arbor Boulevard and Sassafras Street Dedication – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 01464
Permit No. – N/A
Quiddity Job No. R0002-1003-79.012

Dear Mr. England:

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

Applicant: LJA Engineering

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

Location: North of Morton Rd., south of Prairie Grass Ln., east of Neuman Rd., and west of FM 2855

Survey: T.S. Reese Survey, Abstract 328, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of Azalea Arbor Boulevard and Sassafras Street Dedication, the permit application generally complies with the District's Rules and Regulations; we interpose no objection and recommend its acceptance by the District's Board of Supervisors.

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

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

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



Mr. Arnold England, President

May 29, 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/R0002-1003-79.012 Azalea Arbor Blvd & Sassafras Street Dedication/2.0 - Letters/Azalea Arbor Blvd & Sassafras St Dedication PP Approval Ltr 052926.docx>

cc: Mr. Itiel Kaplan – Maple Park Development, LLC via email Russ@mapledevelopmentgroup.com
LJA Engineering via email BKDDSubmittals@lja.com
R. Nunez – LJA Engineering via email rnunez@lja.com
T. Novosad – LJA Engineering via email tnovosad@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



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

May 29, 2026

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

Reference: Maple Park Development, LLC
Azalea Section 4-A – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 01452
Permit No. – N/A
Quiddity Job No. R0002-1003-79.011

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 Morton Rd., south of Prairie Grass Ln., east of Neuman Rd., and west of FM 2855

Survey: T.S. Reese Survey, Abstract 328, Waller County, Texas

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

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

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

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



Mr. Arnold England, President

May 29, 2026

Page 2

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1003-79.011 Azalea Section 4A/2.0 - Letters/Azalea Section 4A PP Approval Ltr 052926.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1003-79.011%20Azalea%20Section%204A/2.0%20Letters/Azalea%20Section%204A%20PP%20Approval%20Ltr%20052926.docx)

cc: Maple Park Development, LLC via email dana@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



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May 29, 2026

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

Reference: Katy 2855 Development, LLC
Franz Road Street Dedication Section 3 – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 01490
Permit No. – N/A
Quiddity Job No. R0002-1021-01.030

Dear Mr. England:

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

Applicant: META Planning + Design, LLC

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

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

Survey: H. & T.C. R.R. Co. Survey, Section 123, Abstract 202, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of Franz Road Street Dedication 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

May 29, 2026

Page 2

DFMA:

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1021-01.030 Franz Road Street Dedication Section 3 \(Review\)/2.0 - Letters/Franz Road St Dedication Sec 3 PP Approval Ltr 052926.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1021-01.030 Franz Road Street Dedication Section 3 (Review)/2.0 - Letters/Franz Road St Dedication Sec 3 PP Approval Ltr 052926.docx)

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



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May 29, 2026

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

Reference: IDV QOZB 2023, LLC
Park 1489 - 11th Street Street Dedication– **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 01489
Permit No. – N/A
Quiddity Job No. R0002-1043-01.005

Dear Mr. England:

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

Applicant: LJA Engineering

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

Location: North of Bains Lane, south of IH 10, east of Kellner Creek, and west of FM 1489

Survey: The William Cooper Survey, Abstract 20, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of Park 1489 – 11th Street Street Dedication, the permit application generally complies with the District's Rules and Regulations; we interpose no objection and recommend its acceptance by the District's Board of Supervisors.

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

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

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



Mr. Arnold England, President

May 29, 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/R0002-1043-01.005 11th Street and Off-Site Utilities/2.0 - Letters/Park 1489 11th St St Dedication PP Approval Ltr 052926.docx>

cc: Mr. Jarrad Coulter – IDV QOZB 2023, LLC via email jcoulter@idvllc.net
LJA Engineering via email BKDDSubmittals@lja.com
K. Guajardo – LJA Engineering via email kguajardo@lja.com
Mr. Ross McCall, PE - Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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May 29, 2026

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

Reference: IDV QOZB 2023, LLC
Park 1489 Wastewater Treatment Plant – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 01470
Permit No. – N/A
Quiddity Job No. R0002-1043-01.006

Dear Mr. England:

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

Applicant: LJA Engineering

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

Location: North of Bains Lane, south of IH 10, east of Kellner Creek, and west of FM 1489

Survey: The William Cooper Survey, Abstract 20, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of Park 1489 Wastewater Treatment Plant, the permit application generally complies with the District's Rules and Regulations; we interpose no objection and recommend its acceptance by the District's Board of Supervisors.

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

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

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



Mr. Arnold England, President
May 29, 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/R0002-1043-01.006 Park 1489 - Wastewater Treatment Plant/2.0 - Letters/Park 1489 Wastewater Treatment Plant PP Approval Ltr 052926.docx>

cc: Mr. Jarrad Coulter – IDV QOZB 2023, LLC via email jcoulter@idvllc.net
LJA Engineering via email BKDDSubmittals@lja.com
K. Guajardo – LJA Engineering via email kguajardo@lja.com
Mr. Ross McCall, PE - Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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May 29, 2026

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

Reference: IDV QOZB 2023, LLC
Park 1489 Water Plant – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 01471
Permit No. – N/A
Quiddity Job No. R0002-1043-01.007

Dear Mr. England:

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

Applicant: LJA Engineering

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

Location: North of Bains Lane, south of IH 10, east of Kellner Creek, and west of FM 1489

Survey: The William Cooper Survey, Abstract 20, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of Park 1489 Water Plant, the permit application generally complies with the District's Rules and Regulations; we interpose no objection and recommend its acceptance by the District's Board of Supervisors.

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

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

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



Mr. Arnold England, President

May 29, 2026

Page 2

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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/R0002-1043-01.007 Park 1489 - Water Plant/2.0 - Letters/Park 1489 Water Plant PP Approval Ltr 052926.docx>

cc: Mr. Jarrad Coulter – IDV QOZB 2023, LLC via email jcoulter@idvllc.net
LJA Engineering via email BKDDSubmittals@lja.com
K. Guajardo – LJA Engineering via email kguajardo@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

MAY 2026 - FINANCIAL REPORT

Exhibit DD

General Fund	\$5,510,542.98
Payroll Fund	\$202,426.02
Petty Cash	\$4,286.37
Building Fund	\$480,880.27
Capital Improvement Fund	\$1,916,225.13
Texpool Fund	\$3,459.22
Amegy Bank Checking	\$628,107.54
Austin Co. State Bank CD	\$251,486.04
Cadence Bank f/k/a Bank of Shiner	\$197,874.02
Cadence Bank f/k/a Bank of Brenham**	\$0.00
Citizens State Bank CD	\$248,779.52
Cadence Bank f/k/a Fayetteville Bank	\$194,172.78
Cadence Bank f/k/a FNB Bellville	\$195,475.33
Cadence Bank f/k/a Industry State Bank**	\$0.00
Prosperity Bank Certificate of Deposit	\$700,000.00
TOTAL RECONCILED BALANCE	\$10,533,715.22
<i>All accounts are reconciled.</i>	

The Districts investments complies with the Texas Public Funds Investments Act and the Districts Investment Policy.

CD RESERVES:**\$1,787,787.69**

**monies placed in GF until new CD established

FUNDS						
	TexPool	Prosperity Bank General Fund	Prosperity Bank Payroll Fund	Amegy Bank Grant Fund	Prosperity Bank Building Fund	Prosperity Bank Capital Imprvmnts
Fund Balance						
Beginning Balance 5/1	\$3,448.78	\$5,854,660.67	\$84,831.12	\$628,107.54	\$504,960.27	\$2,003,889.35
Deposits and Credits	\$10.44	\$108,381.15	\$200,023.00	\$0.00	\$1,262.64	\$255.29
Debits and Withdrawals	\$0.00	\$382,563.74	\$57,192.49	\$0.00	\$24,035.23	\$0.00
Ending Balance 5/31	\$3,459.22	\$5,580,478.08	\$227,661.63	\$628,107.54	\$482,187.68	\$2,004,144.64
Less Total Outstanding Drafts/Deposits (Net Amount)	\$0.00	-\$69,935.10	-\$25,235.61	\$0.00	-\$1,307.41	-\$87,919.51
Adjusted Ending Balance 5/31	\$3,459.22	\$5,510,542.98	\$202,426.02	\$628,107.54	\$480,880.27	\$1,916,225.13
Monthly Interest Earned	\$10.44	\$724.57	\$23.00	\$0.00	\$62.64	\$255.29

CERTIFICATES OF DEPOSIT							
	Austin County State Bank	Cadence Bank f/k/a Bank of Shiner	Citizens State Bank	Cadence Bank f/ka/ Fayetteville Bank	Cadence Bank f/k/a FNB of Bellville	Prosperity Bank Certificate of Deposit	Cadence Bank f/k/a Industry S Bank & Bank Brenham (Mor Temp Moved GF)
Fund Balance							
Beginning Balance 5/1	\$251,486.04	\$197,874.02	\$248,779.52	\$194,172.78	\$195,475.33	\$700,000.00	\$0
Deposits and Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0
Debits and Withdrawals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0
Ending Balance 5/31	\$251,486.04	\$197,874.02	\$248,779.52	\$194,172.78	\$195,475.33	\$700,000.00	\$0
Interest/Earned	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0

ADOPTED BUDGET	
25-26 FY Budget	\$6,072,846.03
YTD Expenses	\$2,028,601.29
New Equipment	\$61,953.15
Total Budgeted Expenses YTD	\$2,090,554.44

ENFORCEMENT/CIVIL PENALTIES REVENUE	
Awry Concrete	\$0.00 BKDD Received FY 25-26
DI Landholdings	\$60,000.00 BKDD Received FY 25-26

NEW ADMIN BLDG	FYTD EXPENSES	\$1,877,135.20
MDP PHASE 2	FYTD EXPENSES	\$129,673.45
CIP	FYTD EXPENSES	\$152,438.38

9.1

MAY 2026 BILLS - General Fund

AllTex Welding Supply, Inc.	Supplies	\$ 96.65
Aetna Insurance	Insurance Premium	\$ 13,113.57
Brookshire Drying	Supplies	\$ 464.01
Brookshire Hardware	Supplies	\$ 161.58
Brookshire MWD	Office and Park;	\$ 248.88
Brookshire Steel	Supplies	\$ 97.70
CenterPoint Energy	Gas	\$ 40.12
Clint's Mobile Truck Service	Service	\$ 260.00
Cintas Corp.	Uniforms	\$ 610.30
Consolidated Communications	Office Phones	\$ 522.75
Fisk & Buller	Consultant	\$ 11,188.00
Fitz Family Auto Parts	Napa/Supplies	\$ 284.22
ICS, Inc.	Phones Admin Bldg	\$ 809.95
Jan-Pro Development	Cleaning Services	\$ 186.40
Katy Printers	Forms/Supplies	\$ 161.50
King Ranch Ag f/k/a Brookside Equip	Supplies	\$ 1,449.79
Mustang Cat	Parts/Work	\$ 10,434.87
Principal Insurance	Vision and Dental Insurance	\$ 859.62
Prosperity Bank - VISA	Credit Card/Supplies	\$ 3,345.77
Reliant Energy	Electricity	\$ 1,319.43
Quiddity Engineering	Engineering	\$ 94,590.50
Simplifile	Waller County Recording Fees	\$ 506.00
Steinhauser's	Fencing Supplies	\$ 19.95
Texas Association of Counties	Hosted Email Exchange	\$ 167.31
Texas Pride Disposal	Trash Service	\$ 164.10
Tri County Petroleum	Fuel	\$ 6,962.51
Verizon Wireless	Cell Phone Service/2 - Instructor iPads	\$ 712.60
Waller County Appraisal District	3rd Quarter Allocation Payment	\$ 17,316.00
XperNet Services	Computer, IT Service	\$ 564.00

Total \$166,658.08

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

MAY 2026

TRACTORS

EQUIPMENT	YEAR MODEL	LIFETIME HOURS	HOURS THIS MONTH	FISCAL YTD HOURS	EXPENSES THIS MONTH	FISCAL YTD EXPENSES
JD 5100E BAT-WING TRACTOR	2019	4,380	73	430	\$1,847.79	\$5,432.27
JD 6145M 2019 BOOM MOWER	2019	3,153	38	133	\$9.03	\$13,791.69
JD 6145M 2021 BOOM MOWER	2021	3,421	85	671	\$498.03	\$1,550.05
JD 6150M BOOM MOWER	2015	8,523	59	723	\$152.49	\$3,247.67
JD 930M Z-TRAK MOWER	2018	758	9	37	\$97.68	\$97.68
JD 5075 TRACTOR	2025	29	3	29	\$0.00	\$349.62

HEAVY EQUIPMENT

EQUIPMENT	YEAR MODEL	LIFETIME HOURS	HOURS THIS MONTH	FISCAL YTD HOURS	EXPENSES THIS MONTH	FISCAL YTD EXPENSES
CAT 920 WHEEL LOADER	2024	1,138	44	361	\$0.00	\$3,136.52
CAT D6k2 DOZER	2019	1,997	10	134	\$5,995.28	\$6,125.27
CAT 323 EXCAVATOR	2018	6,034	75	507	\$0.00	\$17,740.39
CAT 416E BACKHOE	2012	4,055	17	84	\$4,439.59	\$14,571.52
NORAM 65E MOTOR GRADER	2014	3,089	1	22	\$0.00	\$0.00
CAT 265 SKID STEER	2025	340	9	149	\$0.00	\$837.99

VEHICLES

EQUIPMENT	YEAR MODEL	LIFETIME MILES	MILES THIS MONTH	FISCAL YTD MILES	EXPENSES THIS MONTH	FISCAL YTD EXPENSES
F-250 4X4 w/FUEL TANK (CREW)	2020	26,156	302	4,005	\$203.66	\$1,870.54
TACOMA SR 4X4 (INSPECTOR)	2020	60,811	559	4,955	\$0.00	\$140.13
F-150 4X4 (INSPECTOR)	2017	113,357	1,005	7,691	\$0.00	\$956.84
F-250 4X4 (CREW)	2016	108,140	80	1,839	\$0.00	\$65.13
F-750 DUMP TRUCK	2011	52,431	63	2,355	\$0.00	\$1,561.63
FREIGHTLINER HAUL TRUCK	2000	1,891	122	400	\$95.14	\$160.22
DODGE RAM 4X4 (2301) (CREW)	2023	16,690	438	4,588	\$0.00	\$89.88
DODGE RAM 4X4 (2302) (FOREMAN)	2023	33,822	671	6,929	\$77.73	\$382.33
TACOMA TDR 4X4 (ASST GM)	2023	31,561	627	7,139	\$0.00	\$40.73
FREIGHTLINER DUMP TRUCK	2020	61,469	339	2,749	\$110.00	\$888.69
KAWASAKI MULE PRO	2024	189	3	35	\$0.00	\$0.00

TRAILERS

EQUIPMENT	YEAR MODEL	EXPENSES THIS MONTH	FISCAL YTD EXPENSES
LOAD MAX TRAIL 20' TANDEM	2020	\$8.50	\$874.41
TALBERT LOWBOY TRAILER	2008	\$0.00	\$365.11
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

6/3/2026

10.a.

General Manager:
Stan Kitzman
Assistant General Manager:
Buddy Brand
Inspectors:
Terry Martin & Alex Montero



Brookshire-Katy Drainage District Inspection Report

Board of Supervisors:

- Arnold England, President
- John Chisum, Vice President
- David Welch, Secretary
- Blake Beckendorf, Supervisor
- Trey Morgan, Supervisor

Inspection Date	Inspection ID	Application ID/ Inspector Location ID	Development Name	Development Address	Inspector Name	Report Status	No. of Days to Generate Report	Findings
5/4/2026	954	23-00749	Freeman Substation to Katy Substation (Pitts Road)	27617 Freeman Road to 6902 1st Street	BKDD - Terry Martin	Report completed	32	Freeman Substation to Katy Substation (Pitts Road) - Construction on this project has been completed.
5/4/2026	953	23-00748	Freeman Substation to Katy Substation (Morton Road)	27617 Freeman Road to 6902 1st Street	BKDD - Terry Martin	Report completed	32	Freeman Substation to Katy Substation (Morton Road) - Construction on this project has been completed.
5/4/2026	952	23-00005	West Miller Road Extension	N/A	BKDD - Terry Martin	Report completed	32	West Miller Road Extension - Construction on this project has been completed.
5/4/2026	951	23-00746	Woods Road Industrial Mass Grading	1519 Woods Rd, Brookshire, TX	BKDD - Terry Martin	Report completed	32	Woods Road Industrial Mass Grading - Storm drainage construction on this project has been completed.
5/4/2026	950	01034	QuickTrip Store 4649	541 FM 1489, Brookshire, TX	BKDD - Terry Martin	Report completed	32	QuickTrip Store 4649 - The contractor is removing existing pavement.
5/5/2026	956	00958	N/A	N/A	BKDD - Alex Montero	Report completed	31	This development is making progress on the construction of the detention ponds, but work has not yet begun on the underground storm drainage structures
5/5/2026	955	01111	Proposed Go Church REV01	3821 Schlipf Road, KATY, TX	BKDD - Alex Montero	Report completed	31	This development has not seen any recent activity on the detention pond due to weather conditions
5/6/2026	960	00759	Mirabella Section 2	FM 529 Brookshire, TX 77423, Brookshire, TX	BKDD - Terry Martin	Report completed	30	Mirabella Section 2 - Drainage construction on this project has been completed.
5/6/2026	959	00704	N/A	N/A	BKDD - Terry Martin	Report completed	30	Sunterra Lakes Street Dedication Section 1 - Drainage construction on this project is completed.
5/6/2026	958	00602	N/A	N/A	BKDD - Terry Martin	Report completed	30	Sunterra Lakes Street Dedication Section 1 - Drainage construction on this project is completed. On the ground this road is named Mourning Dove.
5/6/2026	957	00678	Jordan Ranch Commercial - Pop Gas Station, C-Store, Fast Food & Truck Stop	0 Jordan Ranch Blvd & W. Miller Rd. (address does not exist), BROOKSHIRE, TX	BKDD - Alex Montero	Report completed	30	Detention pond structural rebar inspection-upper cover (half)
5/7/2026	962	01043	Channel Regrading and Low-Water Crossings for Neuman Property	2250 Creek Road, Partison, TX	BKDD - Terry Martin	Report completed	29	Channel Regrading and Low-Water Crossings for Neuman Property - Crossing "A" the RCP's are in place but the concrete has not been poured. There is a bypass dug around the RCP's. It doesn't appear that any work has been done on crossing "B" since 4/29/2026. The bypass at crossing "B" has been blocked.
5/8/2026	961	00830	Sunterra Lakes North Phase I Mass Grading & Detention Facilities	Located south of FM 529, east of FM 362, Brookshire, TX	BKDD - Alex Montero	Report completed	28	Inlet type A back slope rebar inspection
5/11/2026	966	00887	N/A	N/A	BKDD - Terry Martin	Report completed	25	Lakes of Cane Island Detention REV01 - This project has been completed.
5/11/2026	965	01056	N/A	N/A	BKDD - Terry Martin	Report completed	25	Lakes of Cane Island Detention REV01 - This project has been completed.
5/11/2026	964	01098	Sunterra Lakes South Section 2 Model Homes Parking Lot	F.M. 529, east of the F.M. 362 & F.M. 529 intersection (not an actual address), Br	BKDD - Terry Martin	Report completed	25	Sunterra Lakes South Section 2 Model Homes Parking Lot - Construction on this project has been completed.
5/11/2026	963	01043	Channel Regrading and Low-Water Crossings for Neuman Property	2250 Creek Road, Partison, TX	BKDD - Terry Martin	Report completed	25	Channel Regrading and Low-Water Crossings for Neuman Property - The incorrect Crossing "B" has been removed and the area is being cut to grade.
5/12/2026	968	00830	Sunterra Lakes North Phase I Mass Grading & Detention Facilities	Located south of FM 529, east of FM 362, Brookshire, TX	BKDD - Alex Montero	Report completed	24	Storm drainage junction box # 10 rebar inspection
5/12/2026	967	97	N/A	N/A	BKDD - Alex Montero	Report completed	24	Building without permits or exceptions from BKDD
5/13/2026	974	00875	N/A	N/A	BKDD - Terry Martin	Report completed	23	Lakes of Cane Island Section 4 - Storm drainage work on this project has been completed.
5/13/2026	975	01004	N/A	N/A	BKDD - Terry Martin	Report completed	23	Lakes of Cane Island Recreation Center - Storm drainage on this project has been completed. Contractor is beginning to build facilities.

General Manager:
Stan Kitzman
Assistant General Manager:
Buddy Brand
Inspectors:
Terry Martin & Alex Montero



Brookshire-Katy Drainage District Inspection Report

- Board of Supervisors:**
- Arnold England, President
 - John Chisum, Vice President
 - David Welch, Secretary
 - Blake Beckendorf, Supervisor
 - Trey Morgan, Supervisor

Inspection Date	Inspection ID	Application ID/ Inspector Location ID	Development Name	Development Address	Inspector Name	Report Status	No. of Days to Generate Report	Findings
5/13/2026	973	00757	N/A	N/A	BKDD - Terry Martin	Report completed	23	Lakes of Cane Island Section 2 - Storm drainage on this project has been completed.
5/13/2026	972	00755	N/A	N/A	BKDD - Terry Martin	Report completed	23	Lakes of Cane Island Section 1 - Storm drainage work on this project is completed.
5/13/2026	971	00874	N/A	N/A	BKDD - Terry Martin	Report completed	23	Lakes of Cane Island Section 3 - Storm drainage on this project has been completed. Houses are being built.
5/13/2026	969	01043	Channel Regrading and Low-Water Crossings for Neuman Property	2250 Creek Road, Pattison, TX	BKDD - Terry Martin	Report completed	23	Channel Regrading and Low-Water Crossings for Neuman Property - The contractor is building forms for the concrete pour on crossing "B".
5/13/2026	970	00687	N/A	N/A	BKDD - Terry Martin	Report completed	23	Lakes of Cane Island Collector Road - Construction on this project has been completed. The name of this road is Lakes Of Cane Island Dr.
5/14/2026	979	00526	Dewberry Hills Water Production Plant	32139 FM 529, Brookshire, TX	BKDD - Terry Martin	Report completed	22	Dewberry Hills Water Production Plant - Construction on this project has begun.
5/14/2026	978	01122	Brookshire Ace Hardware	603 FM 359, Brookshire, TX	BKDD - Alex Montero	Report completed	22	Underground detention pond (chamber system)
5/14/2026	977	01111	Proposed Go Church Rev/01	3821 Schlipf Road, KATY, TX	BKDD - Alex Montero	Report completed	22	Detention pond retaining walls rebar inspection
5/14/2026	976	00930	Sunterra Lakes North Phase I Mass Grading & Detention Facilities	Located south of FM 529, east of FM 362, Brookshire, TX	BKDD - Alex Montero	Report completed	22	Manhole 31 outfall P rebar inspection
5/15/2026	982	01385	Twinwood Distribution Center V	2579 Discovery Hills Parkway, Brookshire, TX	BKDD - Alex Montero	Report completed	21	Pre construction meeting to inform about the start of the development.
5/15/2026	981	01377	Twinwood Distribution Center IV	2573 Discovery Hills Parkway, Brookshire, TX	BKDD - Alex Montero	Report completed	21	Pre construction meeting to inform about the start of the development.
5/15/2026	980	01122	Brookshire Ace Hardware	603 FM 359, Brookshire, TX	BKDD - Alex Montero	Report completed	21	Underground detention pond connection inspections
5/16/2026	986	00691	Azalea Phase 1.5 Detention Plan	0 Morton Road (not an actual address), Brookshire, TX	BKDD - Terry Martin	Report completed	18	Azalea Phase 1.5 Detention Plan - Construction on this project has begun.
5/16/2026	985	01043	Channel Regrading and Low-Water Crossings for Neuman Property	2250 Creek Road, Pattison, TX	BKDD - Terry Martin	Report completed	18	Channel Regrading and Low-Water Crossings for Neuman Property - The contractor has poured the bottom of crossing "B".
5/16/2026	984	00193	Avny Ready Mix Concrete LLC	1441 CARDIFF ROAD, Brookshire, TX	BKDD - Alex Montero	Report completed	18	Detention pond footing rebar inspection
5/16/2026	983	01122	Brookshire Ace Hardware	603 FM 359, Brookshire, TX	BKDD - Alex Montero	Report completed	18	Detention pond underground chamber system connection
5/19/2026	988	00930	Sunterra Lakes North Phase I Mass Grading & Detention Facilities	Located south of FM 529, east of FM 362, Brookshire, TX	BKDD - Alex Montero	Report completed	17	Inlet rebar inspection
5/19/2026	987	98	N/A	N/A	BKDD - Alex Montero	Report completed	17	This owner property continue working despite the stop-work notice issued on May 14, 2026
5/21/2026	990	01030	Lakes of Cane Island Section 6	27600 Morton Rd, Katy, TX	BKDD - Terry Martin	Report completed	15	Lakes of Cane Island Section 6 - Construction on this project has begun.
5/21/2026	989	23-00053	City of Katy - 10th Street Bridge	N/A	BKDD - Terry Martin	Report completed	15	City of Katy - 10th Street Bridge - Attended the one year warranty walkthrough. I asked that the silt fence be removed and asked about the exposed joint in the RCP coming out of the slope paving in the southeast corner of the bridge. BKDD plans always state there are to be no exposed joints. That will be checked out.
5/26/2026	982	00451	Dewberry Hills Sec 2	0 FM 529, Brookshire, TX	BKDD - Alex Montero	Report completed	10	Manhole base rebar inspection 46
5/26/2026	991	00878	Jordan Ranch Commercial - Prop Gas Station, C-Store, Fast Food & Truck Stop	0 Jordan Ranch Blvd & W. Miller Rd. (address does not exist), BROOKSHIRE, TX	BKDD - Alex Montero	Report completed	10	Detention pond top rebar inspection second half
5/28/2026	993	00930	Sunterra Lakes North Phase I Mass Grading & Detention Facilities	Located south of FM 529, east of FM 362, Brookshire, TX	BKDD - Alex Montero	Report completed	8	Slope rebar inspection

MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT

June 22, 2026

The Board of Supervisors of Brookshire-Katy Drainage District (the "District") met in regular session, open to the public, at 8:30 a.m. on the 22nd day of June, 2026, at 1105 Kenney Street, Brookshire, Texas, inside the boundaries of the District, and the roll was called of the members of the Board:

Arnold England	President
John Chisum	Vice President
David Welch	Secretary
Blake Beckendorff	Assistant Secretary
Trey Morgan	Supervisor

and all of the above were present, except Supervisor Morgan, thus constituting a quorum. Supervisor Beckendorff entered the meeting at 8:35 a.m. during discussion of Agenda Item No. 5. Also attending the meeting were Stan Kitzman, General Manager of the District; Buddy Brand, Assistant General Manager of the District; Wendy Sidwell, District Administrator; Michael McCarthy, P.E., of Quiddity Engineering ("Quiddity" or "Engineer"); and 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
EMPLOYER-INSURED DEDUCTIBLE REIMBURSEMENT

Ms. Sidwell presented the Board with a request for an Employer-Insured deductible reimbursement in the amount of \$660.45 for employee Marvin Peterek in compliance with the Ameriflex HRA.

Upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved the Employer-Insured deductible reimbursement in the amount of \$660.45 for employee Marvin Peterek in compliance with the Ameriflex HRA.

Agenda Item No. 5

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SHELL BUILDINGS – FINAL PLAT ID: 01479; FINAL DRAINAGE PLANS ID: 01203, PERMIT NO. 2026-10

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

[Supervisor Beckendorff entered the meeting during discussion of this item.]

Agenda Item No. 6

DETENTION FACILITIES MAINTENANCE AGREEMENT BETWEEN BROOKSHIRE-KATY DRAINAGE DISTRICT AND PC GARVIE, LLC – ID: 01245 FOR PERMIT NO. 2026-10

Mr. Petrov reviewed the Detention Facilities Maintenance Agreement between the District and PC Garvie, LLC with the Board.

Upon motion by Supervisor Welch, seconded by Supervisor Beckendorff, after full discussion and with all Supervisors present voting aye, the Board approved (i) the Permit Application for Tract Development With Platting for Shell Buildings, Final Plat ID: 01479, Final Drainage Plans ID: 01203, Permit No. 2026-10, as recommended by Quiddity; and (ii) the Detention Facilities Maintenance Agreement between Brookshire-Katy Drainage District and PC Garvie, LLC, ID: 01245, for Permit No. 2026-10, as recommended by Johnson Petrov.

Agenda Item No. 7

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR KELLNER RESERVE (ICE CREAM SHOP) – FINAL PLAT ID: 01495, PERMIT NO. 2026-85

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

Upon motion by Supervisor Chisum, seconded by Supervisor Beckendorff, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application No. 2026-85 (Kellner Reserve – Ice Cream Shop, Final Plat ID: 01495), as recommended by Quiddity.

Agenda Item No. 8

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR RE-PLAT OF RESERVE A&B (BROOKSHIRE ACE HARDWARE) – FINAL PLAT ID: 01451, PERMIT NO. 2025-92

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

Upon motion by Supervisor Beckendorff, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application No. 2025-92 (Re-Plat of Reserve A&B – Brookshire ACE Hardware, Final Plat ID: 01451), as recommended by Quiddity.

Agenda Item No. 9

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR LAKES OF CANE ISLAND SECTION 12 – PRELIMINARY PLAT ID: 01519

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

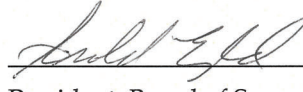
Upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved Preliminary Plat ID: 01519 (Lakes of Cane Island Section 12), as recommended by Quiddity.

ADJOURNMENT

With no additional matters to discuss, upon motion by President England, seconded by Supervisor Welch, and with all Supervisors voting aye, the Board adjourned the meeting at 9:35 a.m.

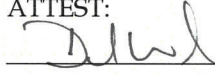
[EXECUTION PAGE FOLLOWS]

SIGNED this 13th day of July 2026.



President, Board of Supervisors

ATTEST:



Secretary, Board of Supervisors



EXHIBIT	DESCRIPTION
A	Quiddity Engineering Recommendation Letter – Permit Application for Tract Development With Platting for Shell Buildings, Final Plat ID: 01479, Final Drainage Plans ID: 01203, Permit No. 2026-10
B	Quiddity Engineering Recommendation Letter – Permit Application for Tract Development With Platting for Kellner Reserve (Ice Cream Shop), Final Plat ID: 01495, Permit No. 2026-85
C	Quiddity Engineering Recommendation Letter – Permit Application for Tract Development With Platting for Re-Plat of Reserve A&B (Brookshire ACE Hardware), Final Plat ID: 01451, Permit No. 2025-92
D	Quiddity Engineering Recommendation Letter – Permit Application for Tract Development With Platting for Lakes of Cane Island Section 12, Preliminary Plat ID: 01519



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www.quiddity.com

June 7, 2026

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

Reference: PC Garvie, LLC
Shell Buildings – **Final Plat and Drainage Plans**
Application ID No. 01479 (FP) & 01203 (FDP)
Permit No. – 2026-10
Quiddity Job No. R0002-1052-01.014

Dear Mr. England:

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

Applicant: ALJ Lindsey

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

Location: 4325 Garvie Road, Brookshire, Texas 77423

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

Previous Approvals: The District approved the Preliminary Plat for Shell Buildings on November 24, 2025.

Description: The proposed Shell Buildings (Development) encompasses approximately 5.47 acres of land. The Development proposes to construct three (3) shell buildings for future commercial use with concrete parking, drainage, detention facilities, and utilities to serve.

The Development includes construction of a single wet-bottom detention pond. The detention pond includes 6.00 ac-ft of detention capacity with a detention storage rate of 1.10 ac-ft/ac. Additionally, the detention pond includes 3:1 side slopes, 20-ft maintenance berms, and a minimum 1-ft of freeboard. The detention pond's outfall includes a single 18-inch reinforced concrete pipe with a 10.4-inch restrictor plate and a concrete overflow spillway that connects to internal paving that ultimate sheetflows to the Garvie Ln. ditch under extreme event conditions. 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
June 7, 2026
Page 2

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 at the June 8, 2026 District meeting.

Technical Review:

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

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

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

For the Applicant:

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

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

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
June 7, 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/R0002-1052-01.014 Shell Buildings_01198/2.0 - Letters/Shell Buildings FP & FDP Approval Ltr 060726.docx

cc: Mr. Brendan Fleming – PC Garvie, LLC via email bfleming@abbertcapital.com
Mr. Roger Blair, PE – ALJ Lindsey via email rblair@aljlindsey.com
Mr. Ross McCall, PE - Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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June 21, 2026

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

Reference: MG3 Group LLC
Minor Plat of Kellner Reserve – **Final Plat Only**
Application ID No. 01495
Permit No. – 2026-85
Quiddity Job No. R0002-1052-01.050

Dear Mr. England:

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

Applicant: Conley Land

Permit Type: Tract Development with Platting – Final Plat only

Location: 971 Otto Street, Brookshire, Texas 77423

Survey: William Cooper Survey, Abstract No. 20, Waller County, Texas

Description: The proposed Minor Plat of Kellner Reserve (Development) encompasses approximately 0.1433 acres and includes 1 Block and 1 Reserve. The Development proposes to make improvements on the site which include a single commercial building, parking, and underground utilities. The proposed improvements do not qualify for a District permit; therefore, this application is associated with the Minor Plat only.

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

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



Mr. Arnold England, President

June 21, 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/R0002-1052-01.050 Kellner Reserve_01495 \(Review\)/2.0 - Letters/Kellner Reserve FP Only Approval Ltr 062126.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1052-01.050 Kellner Reserve_01495 (Review)/2.0 - Letters/Kellner Reserve FP Only Approval Ltr 062126.docx)

cc: Paola Gomez – MG3 Group, LLC via email pgomez-pmg@gmail.com
 Sean Conley – Conley Land via email sean@conleyland.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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June 21, 2026

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

Reference: David Schiel DBA Schiel Enterprises, Inc.
Brookshire Ace Hardware – **Final Plat Only**
Application ID No. 01451
Permit No. – 2025-92
Quiddity Job No. R0002-1052-01.010

Dear Mr. England:

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

Applicant: MBC Management

Permit Type: Tract Development with Platting – Final Plat only

Location: 603 FM 359, Brookshire, Texas 77423

Survey: William Cooper Survey, Abstract No. 20, Waller County, Texas

Previous Approvals: The Final Drainage Plans for Brookshire Ace Hardware were approved by the District on 03/09/26 under Application ID Number 01122.

Description: The proposed Re-Plat of Reserve A & B (Brookshire ACE Hardware) {Development} encompasses approximately 1.93 acres of commercial development and includes 2 Reserves. The reason for the Re-plat is to create two reserves.

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

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



Mr. Arnold England, President
June 21, 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/R0002-1052-01.010 Brookshire Ace Hardware_01122/2.0 - Letters/Replat of Reserve A & B_Brookshire Ace Hardware FP Only Approval Ltr 062126.docx

cc: Mr. David Schiel – Schiel Enterprises via email hthcandace@yahoo.com
Mr. Cole Christian, PE – MBC Management via email c.christian@mbcmusa.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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June 16, 2026

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

Reference: PHHOU - Cane Island 178, LLC
Lakes of Cane Island Section 12— **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 01519
Permit No. – N/A
Quiddity Job No. R0002-1033-01.029

Dear Mr. England:

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

Applicant: Edminster, Hinshaw, Russ & Associates

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

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

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

Technical Review: Based on our review of the Preliminary Plat of Lakes of Cane Island Section 12, 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

June 16, 2026

Page 2

DFMA:

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1033-01.029 Lakes of Cane Island Section 12/2.0 - Letters/Lakes of Cane Island Section 12 PP Approval Ltr 061626.docx>

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