

**MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT**

March 23, 2026

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

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

and all of the above were present, except Supervisor Beckendorff, thus constituting a quorum. Supervisor Beckendorff arrived at 8:39 a.m. during Agenda Item No. 4.

Also attending the meeting were Stan Kitzman, General Manager of the District; Buddy Brand, Assistant General Manager of the District; Wendy Sidwell, District Administrator (via teleconference); Jessica Gilliam, Executive Assistant of the District; Michael McCarthy, P.E., and Gabriella Regueiro 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

Permit Application for Drainage Study Analysis for Brown Tract Phase 1 DIA, ID: 01253

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

Upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application ID: 01253, as recommended by Quiddity.

Agenda Item No. 5

Waiver of Fees for Pending Permit Application for Tract Development Without Platting for City of Katy Snow Goose Trail Phase 1 Civil Improvements, ID: 01354

Upon motion by Supervisor Chisum, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved the waiver of fees for Permit Application ID: 01354 (City of Katy Snow Goose Trail Phase 1 Civil Improvements) at an estimated amount of \$1,000.

Agenda Item No. 6

Permit Application for Tract Development Without Platting for PNC Bank Texas Heritage Marketplace, ID: 01286, Permit No. 2026-27

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

Upon motion by Supervisor Keeling, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application No. 2026-27, as recommended by Quiddity.

Agenda Item No. 7

Permit Application for Tract Development With Platting for Azalea Section 2 – Final Plat ID: 00565, Final Drainage Plans ID: 00595, Permit No. 2024-134

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

Upon motion by Supervisor Beckendorff, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application No. 2024-134, as recommended by Quiddity.

Agenda Item No. 8

Permit Application for Tract Development With Platting for Grange Section 11 – Final Plat ID: 01372, Final Drainage Plans ID: 01128, Permit No. 2025-93

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

Agenda Item No. 9

Permit Application for Tract Development With Platting for Grange Section 12 – Final Plat ID: 01371, Final Drainage Plans ID: 01129, Permit No. 2025-94

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

Upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion and with Supervisor Beckendorff abstaining, the Board approved Permit Application Nos. 2025-93 (Grange Section 11) and 2025-94 (Grange Section 12), as recommended by Quiddity.

Agenda Item No. 10

Permit Application for Tract Development With Platting for Lakes of Cane Island Section 11 – Preliminary Plat ID: 01215

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

Upon motion by Supervisor Welch, seconded by Supervisor Beckendorff, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application ID: 01215 (Lakes of Cane Island Section 11), as recommended by Quiddity.

Agenda Item No. 11

Ratify Mustang CAT Estimate Amount Q-36206 for Invoice: WORK1370294

Mr. Brand presented Mustang CAT Estimate No. Q-36206 to the Board.

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board ratified Mustang CAT Estimate No. Q-36206 for Invoice No. WORK1370294 in the amount of \$11984.09.

Agenda Item No. 12

Update on Capital Improvement Projects

This matter was discussed in an executive session later in the meeting.

Agenda Item No. 13Update on New Administration Building and Request for Change Orders No. 17 and 18

Mr. Brand updated the Board regarding the construction progress on the new Administration Building. Next, upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved Change Order Nos. 17 and 18, copies of which are attached hereto as Exhibit "B".

Agenda Item No. 14EXECUTIVE SESSION

Upon motion by Supervisor Keeling, seconded by Supervisor Welch, the Board recessed into Executive Session at 9:19 a.m. pursuant to Texas Government Code Sections 551.071 (Consultation with Attorney), and 551.072 (Deliberation Regarding Real Property).

Agenda Item No. 15RECONVENE OPEN SESSION AND TAKE ACTION PURSUANT TO EXECUTIVE SESSION

Upon motion by Supervisor Beckendorff, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board reconvened in Open Session at 9:55 a.m. No action was taken during the executive session.

ADJOURNMENT

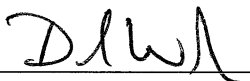
With no additional matters to discuss, upon motion by Supervisor Keeling, seconded by Supervisor Chisum, and with all Supervisors voting aye, the Board adjourned the meeting at 10:02 a.m.

[EXECUTION PAGE FOLLOWS]

SIGNED this 16th day of APRIL 2026.


President, Board of Supervisors

ATTEST:


Secretary, Board of Supervisors

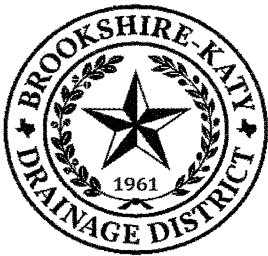


EXHIBIT	DESCRIPTION
"A"	Quiddity Engineering Recommendation Letter for Permit Application for Drainage Study Analysis for Brown Tract Phase 1 DIA - ID: 01253
"A-1"	Quiddity Engineering Recommendation Letter for Permit Application for Tract Development Without Platting for PNC Bank Texas Heritage Marketplace - ID: 01286, Permit No. 2026-27
"A-2"	Quiddity Engineering Recommendation Letter for Permit Application for Tract Development With Platting for Azalea Section 2 - Final Plat ID: 00565, Final Drainage Plans ID: 00595, Permit No. 2024-134
"A-3"	Quiddity Engineering Recommendation Letter for Permit Application for Tract Development With Platting for Grange Section 11 - Final Plat ID: 01372, Final Drainage Plans ID: 01128, Permit No. 2025-93
"A-4"	Quiddity Engineering Recommendation Letter for Permit Application for Tract Development With Platting for Grange Section 12 - Final Plat ID: 01371, Final Drainage Plans ID: 01129, Permit No. 2025-94
"A-5"	Quiddity Engineering Recommendation Letter for Permit Application for Tract Development With Platting for Lakes of Cane Island Section 11 - Preliminary Plat ID: 01215
"B"	Change Order Nos. 17 and 18 - New Administration Building Construction



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March 17, 2026

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

Reference: IDV Development Services, LLC
Brown Tract Phase 1 – Drainage Impact Assessment
Application ID No. 01253
Permit No. – N/A
Quiddity Job No. R0002-1043-01.002

Dear Mr. England:

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

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

Technical Review & Findings:

The Brown Tract development includes approximately 480 acres for primarily future single-family residential use and is located south of I-10, east of Donigan Lane, north of Bains Lane, and west of FM 1489. Bessies Creek splits the Brown Tract with development occurring on the west (West Tract) and east (East Tract) sides of the creek. The Development includes proposed improvements only on the East Tract with the West Tract development reserved for a future phase.

Phase 1 development (East Tract):

The Development is comprised of approximately 203 acres and primarily drains west towards Bessies Creek under existing conditions. Approximately 11 acres will drain south and east towards FM 1489. Approximately 47.87 acres of the Development is located within Zone AE, as shown on FIRM panel 48473C0350E dated February 18, 2009. The site will be filled above the effective 500-year water surface elevation with no fill to be placed within the floodway. Floodplain mitigation of approximately 84.73 ac-ft is included in the proposed detention facility labeled as the "East Pond", which was accounted for within the East Pond's freeboard. Additionally, the Report includes a conveyance analysis with results indicating no increase in water surface elevation within Bessies Creek between existing and proposed conditions for storm events up to and including the Atlas-14 100-yr storm event.



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The Development includes construction of a single wet bottom detention pond (East Pond) with a provided detention storage volume of 199.02 acre-feet and a detention storage rate of 0.68 ac-ft/ac. The East Pond will include minimum 30-ft wide maintenance berms, 4:1 side slopes, 1-ft of freeboard, gravity only outfalls, a maximum water surface elevation of approximately 117.91 ft, and a top of bank of approximately 120 ft. The East Pond includes a single 5-ft x 2-ft RCB outfall into Bessies Creek at a downstream flowline elevation of 109.42 ft. The subsequent final drainage plans will include extreme event spillways that will be sized to convey the peak 100-yr release flow from the East Pond into Bessies Creek. Approximately 11 acres within the Development will discharge directly into the existing roadside ditch along FM 1489, consistent with existing conditions. The discharge into the FM 1489 ditch will be restricted to the pre-developed flow rate and a TxDOT permit will be required prior to approval of the final drainage plans.

There is an approximate 100 acre offsite area located south of the Development and within future development areas of the Brown Tract. This offsite area will be captured by a proposed swale and conveyed to the East Pond via a proposed weir. An offsite easement will need to be secured for the proposed offsite drainage improvements in the event future development in this area does not occur.

District Ultimate ROW

Currently the District does not possess a drainage easement encompassing the segment of Bessies Creek within the Development. A drainage easement will need to be dedicated to the District to allow for future operation and maintenance of Bessies Creek. The Applicant utilized the Fort Bend County Drainage District's HEC-HMS models to analyze the ultimate flows and determine the ultimate cross section for the District's easement. The findings from this analysis included a required channel capacity of 19,532 cfs. Therefore, the proposed ultimate channel cross section will include a 316 ft top width, a 260 ft bottom width, 4:1 side slopes, and maintenance berm widths of 30 ft for a total ultimate ROW of 376-ft to be dedicated to the District. This analysis is further summarized within Appendix C of the Report. The referenced ROW dedications to the District will be included in the subsequent permit applications and final plats for the Development that will be submitted to the District for review and approval.

Conclusion:

Based on our review of the Report, the Development does not show any adverse impacts from the proposed water surface elevations and peak flows within the receiving waterways, when compared to those under the existing conditions, for storm events up to and including the Atlas 14 100-yr storm event. These findings are further summarized in Tables 6 and 7 from the Report.

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.



Mr. Arnold England, President

February 6, 2025

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At this time, no variance requests from the District's R&R have been requested or granted. We offer no objections to this Brown Tract Phase 1 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) for this Development before the District approves the final drainage and detention plans for the Development. The Board will consider approval of the DFMA once recommended by the District's legal counsel.
- Offsite Improvements – The property owner will be required to obtain the necessary easements for proposed offsite drainage improvements with the subsequent plan submittals.
- TxDOT Permit - The applicant will be required to coordinate with TxDOT to obtain a discharge permit for the proposed outfall into the roadside ditch along FM 1489. The approved TxDOT discharge permit must be provided prior to the District's approval of the final drainage plans for the Development.
- The applicant shall not use this letter to commence any construction activities prior to receiving all approved permits from the governing entities with jurisdiction.

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1043-01.002 Brown Tract Phase 1 DIA/2.0 - Letters/Brown Tract Phase 1 DIA Approval Ltr 031626.docx>

Enclosures

cc: Mr. Daniel Whitton – IDV Development Services, LLC via email dwhitton@idvllc.net
 Mr. Sky Zhang, PE – LJA Engineering via email czhang@lja.com
 Mr. Reginald Smith, PE – LJA Engineering via email rsmith@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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March 19, 2026

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

Reference: PNC Bank
PNC Bank Texas Heritage Marketplace – **Tract Development without Platting**
Application ID No. 01286
BKDD Permit No. 2026-27
Quiddity, Inc. Job No. R0002-1052-01.023

Dear Mr. England:

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

Applicant: Bowman

Permit Type: Tract Development without Platting – Final Drainage Plans

Location: 29115 Katy Freeway, Katy, Texas 77494

Description: The proposed PNC Bank Texas Heritage Marketplace (Development) encompasses approximately 1.2 acres of land. The Development proposes to construct a single building for commercial use, concrete parking, drainage, and utilities.

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

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



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Mr. Arnold England, President

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

DFMA:

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

Technical Review:

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

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

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

For the Applicant:

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

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



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Exhibit "A-1"

Mr. Arnold England, President

March 19, 2026

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

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

Sincerely,

Michael McCarthy, PE

MHM/dme

https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1052-01.023 PNC Texas Heritage_01286/2.0 - Letters/PNC Bank Texas Heritage Marketplace TDWOP FDP Approval Ltr 031926.docx

cc: Mr. Charles Patangco – PNC via email charles.patangco@pnc.com
Mr. Daniel Andronesi – Bowman via email dandronesi@bowman.com
Mr. Stephen Garza, PE – Bowman via email sgarza@bowman.com
Mr. Ross McCall, PE - Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



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March 19, 2026

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

Reference: Maple Grove Development, LLC
Azalea Section 2 – **Final Plat and Drainage Plans**
Application ID No. 00565 (FP) & 00595 (FDP)
Permit No. – 2024-134
Quiddity Job No. R0002-1003-79.004

Dear Mr. England:

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

Applicant: LJA Engineering

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

Location: North of Morton Road, south of Prairie Grass Lane, east of FM 362, and west of FM 2855

Survey: T.S. Reese Survey, Abstract No. 328, Waller County, Texas

Previous Approvals: The District approved the Preliminary Plat for Maple Grove (now called Azalea) Section 2 on January 29, 2024.

Description: The proposed Azalea Section 2 (Development) encompasses approximately 22.79 acres of single-family residential development and includes 119 Lots, 4 Blocks, and 3 Reserves. The Development is located within the Azalea (formerly Maple Grove) 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 A, which will then outfall into Detention Pond C, which will then outfall into the northern ditch along Morton Road. Detention Pond A was included in the construction plans titled, "Phase 1.5 Detention



Mr. Arnold England, President
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Plan to serve Maple Grove" that was approved by the District under Permit No. 2024-156 on March 09, 2026. Additionally, the drainage impact assessment (DIA) for Maple Grove Phase 1.5 has been reviewed and accepted by the District on March 9, 2026. The drainage and detention components outlined in the plans for the Development are designed in accordance with the Maple Grove Phase 1.5 DIA.

DFMA:

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

Technical Review:

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

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

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

For the Applicant:

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



Mr. Arnold England, President
March 19, 2026
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At least two business days prior to starting construction of the Detention Facilities and Drainage Infrastructure, the Developer's contractor shall notify the District's General Manager in writing. The Pre-Construction Notification form can be found on the District's website under Permit Application and Engineering Documents (<https://www.bkdd.dst.tx.us/page/BKDD.Home>).

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1003-79.004 Azalea Section 2 \(formerly Maple Grove\)/3.0 - LETTERS/Azalea Section 2 FP & FDP Approval Ltr 031926.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1003-79.004 Azalea Section 2 (formerly Maple Grove)/3.0 - LETTERS/Azalea Section 2 FP & FDP Approval Ltr 031926.docx)

cc: Itiel Kaplan – Maple Grove Development, LLC via email russ@mapledevelopmentgroup.com
Mr. Russell Walker – Maple Development Group via email russ@mapledevelopmentgroup.com
Mr. Chance Vinklarek, PE – LJA Engineering via email cvinklarek@lja.com
Ms. Ruby Nunez – LJA Engineering via email rnunez@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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March 19, 2026

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

Reference: Katy 2855 Development, LLC
Grange Section 11– **Final Plat and Drainage Plans**
Application ID No. 01372 (FP) & 01128 (FDP)
Permit No. – 2025-93
Quiddity Job No. R0002-1021-01.025

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 11 on August 11, 2025.

Description: The proposed Grange Section 11 (Development) encompasses approximately 25.80 acres of single-family residential development and includes 103 Lots, 4 Blocks, and 5 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 that outfalls into Detention Pond 4, which will then outfall into Detention Pond 1, which will then outfall into Snake Creek. Detention Pond 4 was included in the construction plans titled, "Grange Detention and Mass Grading Phase 2A" that was approved by the District under Permit No. 2025-42 on January 12, 2026. Additionally, the drainage impact assessment (DIA) for Grange Phase 2A has been reviewed and accepted by the District on August 25, 2025. The drainage and detention components outlined in the plans for the Development are designed in accordance with the Grange Phase 2A DIA.



Mr. Arnold England, President
March 19, 2026
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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
March 19, 2026
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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/R0002-1021-01.025 Grange Section 11/2.0 - Letters/Grange Section 11 FP & FDP Approval Ltr 031926.docx>

cc: Mr. Jacob Rice – Katy 2855 Development, LLC via email jacobr@johnsondev.com
Mr. Trey DeVillier, PE – BGE, Inc. via email tdevillier@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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Mr. Arnold England, President
Brookshire-Katy Drainage District
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Brookshire, Texas 77423

Reference: Katy 2855 Development, LLC
Grange Section 12– **Final Plat and Drainage Plans**
Application ID No. 01371 (FP) & 01129 (FDP)
Permit No. – 2025-94
Quiddity Job No. R0002-1021-01.026

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 12 on August 11, 2025.

Description: The proposed Grange Section 12 (Development) encompasses approximately 23.01 acres of single-family residential development and includes 98 Lots, 4 Blocks, and 3 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 that ties into the storm sewer system in Grange Section 11, which outfalls into Detention Pond 4, which will then outfall into Detention Pond 1, which will then outfall into Snake Creek. Grange Section 11 WS&D will be included under a separate permit for approval at the March 23, 2026 District meeting. Detention Pond 4 was included in the construction plans titled, "Grange Detention and Mass Grading Phase



Mr. Arnold England, President
March 19, 2026
Page 2

2A" that was approved by the District under Permit No. 2025-42 on January 12, 2026. Additionally, the drainage impact assessment (DIA) for Grange Phase 2A has been reviewed and accepted by the District on August 25, 2025. The drainage and detention components outlined in the plans for the Development are designed in accordance with the Grange Phase 2A DIA.

DFMA:

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

Technical Review:

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

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

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

For the Applicant:

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



Mr. Arnold England, President
March 19, 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/R0002-1021-01.026 Grange Section 12/2.0 - Letters/Grange Section 12 FP & FDP Approval Ltr 031926.docx>

cc: Mr. Jacob Rice – Katy 2855 Development, LLC via email jacobr@johnsondev.com
Mr. Trey DeVillier – BGE, Inc. via email tdevillier@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

March 17, 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 11 – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 01215
Permit No. – N/A
Quiddity Job No. R0002-1033-01.028

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 11, 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

March 17, 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/R0002-1033-01.028 Lakes of Cane Island Section 11/2.0 - Letters/Lakes of Cane Island Section 11 PP Approval Ltr 031726.docx>

cc: PHHOU - Cane Island 178 LLC via email crojas@ehra.team

Mr. Michael Turzillo – Edminster, Hinshaw, Russ & Associates via email mturzillo@ehra.team

Mr. Ross McCall, PE - Waller County Engineer via email engineering@wallercounty.us

Mr. Andrew Johnson, III - Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com

Noble Building & Development, LLC

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

Request for Change Order

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

RFC No: 17
 Date: 3/5/2026
 Description: Dry Sprinkler Pump Power

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

Upon approval the sum of **\$1,155.00** will be added to the contract price.

Original Contract	\$2,286,000.00
Other Approved Change Orders	\$-14,266.20
Total Contract to Date	\$2,271,733.80
This Request	\$1,155.00
Other Pending Requests	\$1,100.00
Total Contract plus Pending RFCs	\$2,273,988.80

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

Authorized Signature:  Date: 3/5/2026
 Noble Building & Development, LLC

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

Authorized Signature:  Date: 03.11.2026
 LDDBlueline

BKDD - Admin Building

Request for Change Order

Dry Sprinkler Pump Power

General Requirements	Hours	Rate	Total
Project Manager	0	\$75.00	\$0.00
Superintendent	0	\$60.00	\$0.00
Foreman	0	\$50.00	\$0.00
Specialist	0	\$45.00	\$0.00
Craftsman	0	\$40.00	\$0.00
Apprentice	0	\$35.00	\$0.00
Helper	0	\$30.00	\$0.00
Operator	0	\$50.00	\$0.00
Insurance/Bond	0	\$199.86	\$0.00
Total			\$0.00
Equipment			\$0.00
Total			\$0.00
Material			\$0.00
Total			\$0.00
Subcontractor			
Davidson Electric	1	\$1,050.00	\$1,050.00
			\$0.00
Total			\$1,050.00
Subtotal			\$1,050.00
Mark Up OH&P (10%)			\$105.00
Total Allowance Transfer Authorization Amount			\$1,155.00



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

Allan Hickner
Noble Building & Development

2/23/2025
Addendums: 0

Re: Brookshire Katy Admin Building – Adding circuit for fire pump compressor.

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

Scope:

- Installation of conduit and wire and box for compressor.
- Installation of disconnection means.

Total Electrical Base Bid: \$1050.00

Exclusions:

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

Please do not hesitate to contact me with any questions.

Sincerely,

Keith Polk

Keith Polk

Noble Building & Development, LLC

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

Request for Change Order

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

RFC No: 18
 Date: 3/5/2026
 Description: Added Wheel Stops

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

Upon approval the sum of **\$1,100.00** will be added to the contract price.

Original Contract	\$2,286,000.00
Other Approved Change Orders	\$-14,266.20
Total Contract to Date	\$2,271,733.80
This Request	\$1,100.00
Other Pending Requests	\$1,155.00
Total Contract plus Pending RFCs	\$2,273,988.80

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

Authorized Signature:  Date: 3/5/2026
 Noble Building & Development, LLC

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

Authorized Signature:  Date: 03.11.2026
 LDDBlueline

BKDD - Admin Building

Request for Change Order

Added Wheel Stops

General Requirements	Hours	Rate	Total
Project Manager	0	\$75.00	\$0.00
Superintendent	0	\$60.00	\$0.00
Foreman	0	\$50.00	\$0.00
Specialist	0	\$45.00	\$0.00
Craftsman	0	\$40.00	\$0.00
Apprentice	0	\$35.00	\$0.00
Helper	0	\$30.00	\$0.00
Operator	0	\$50.00	\$0.00
Insurance/Bond	0	\$199.86	\$0.00
Total			\$0.00
Equipment			\$0.00
Total			\$0.00
Material			\$0.00
Total			\$0.00
Subcontractor			
Alvarez Striping	1	\$1,000.00	\$1,000.00
			\$0.00
Total			\$1,000.00
Subtotal			\$1,000.00
Mark Up OH&P (10%)			\$100.00
Total Allowance Transfer Authorization Amount			\$1,100.00

Alvarez Striping Services, L.L.C.

9034 Pilgrim Circle
Rosharon, TX 77583
Office: 281-935-4347
Fax: 281-605-5090
alvarezstriping@yahoo.com

Change Order #1

Date: 2-10-2026

Company: Noble Building & Development

Location: Brookshire Drainage Distr. in Brookshire

PO#

Project Details:

- 1) Layout & install additional wheel stops (7)

Total change order amount \$1,000.00

Jessica Gilliam

From: Blake Nelson <bnelson@noblebdllc.com>
Sent: Thursday, March 5, 2026 5:02 PM
To: Clayton Matcek
Cc: Allan Hickner; Wendy Sidwell; Buddy Brand; Stan Kitzman
Subject: RFC018 - Added Wheel Stops
Attachments: RFC018 - Added Wheel Stops.pdf

Clayton,

Please see attached RFC018 regarding the (7) added wheel stops in front of the new admin building, per direction provided during the previous OAC meetings. This work has been completed.

Thank you,

Blake Nelson
Project Manager



7 Ketchum Court
Angleton, Texas 77515
(979) 549-0716 - office
(979) 236-7013 - mobile

MINUTES
BROOKSHIRE-KATY DRAINAGE DISTRICT
March 9, 2026

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

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

and all of the above were present, except Supervisors Chisum and Beckendorff, thus constituting a quorum. Supervisor Chisum entered the meeting at 7:04 p.m. during Agenda Item No. 4. Supervisor Beckendorff entered that meeting at 7:07 p.m. during discussion of Agenda Item No. 6. Also attending the meeting were Stan Kitzman, General Manager of the District; Buddy Brand, Assistant General Manager of the District; and Wendy Sidwell, District Administrator; Michael McCarthy, P.E., and Steve Berckenhoff, P.E., of Quiddity Engineering ("Quiddity" or "Engineer"); Greg Henry of XperNet ("IT Consultant"); Elaine Stremlau, P.E., of EHRA representing Lakes of Cane Island; 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

FEBRUARY 2026 MEETING MINUTES. Upon motion by Supervisor Keeling, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved the minutes of the February 9, 2026 regular Board meeting; and the minutes of the February 23, 2026 special Board meeting.

Agenda Item No. 5

ADOPT ORDER AUTHORIZING ADDITIONAL 20% PENALTY ON DELINQUENT TAX ACCOUNTS Mr. Petrov reviewed the Order Authorizing Additional 20% Penalty on Delinquent Tax Accounts with the Board.

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board adopted the Order Authorizing Additional 20% Penalty on Delinquent Tax Accounts, a copy of which is attached hereto as Exhibit "A".

Agenda Item No. 6

ADOPT ORDER DETERMINING AD VALOREM TAX EXEMPTIONS Mr. Petrov reviewed the Order Determining Ad Valorem Tax Exemptions with the Board.

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board adopted the Order Determining Ad Valorem Tax Exemptions, a copy of which is attached hereto as Exhibit "A-1".

Agenda Item No. 7

ADOPT RESOLUTION AUTHORIZING PETITION CHALLENGING APPRAISAL RECORDS Mr. Petrov reviewed the Resolution Authorizing Petition Challenging Appraisal Records with the Board.

Upon motion by Supervisor Chisum, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board adopted the Resolution Authorizing Petition Challenging Appraisal Records, a copy of which is attached hereto as Exhibit "A-2".

Agenda Item No. 8ENGINEER'S REPORT

- a. Permit Application for Drainage Study Analysis for Azalea Phase 1.5 (f/k/a Maple Grove) – ID: 00536

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

- b. Permit Application for Tract Development Without Platting for Azalea Phase 1.5 Detention Plan, ID: 00691, Permit No. 2024-156

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

- c. Detention Facilities Maintenance Agreement Between Brookshire-Katy Drainage District and Maple Grove Development, LLC – ID: 00861 for Permit No. 2024-156

Mr. Petrov reviewed the Agreement with the Board.

Upon motion by Supervisor Beckendorff, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved (i) Permit Application ID: 00536, as recommended by Quiddity; (ii) Permit Application No. 2024-156, as recommended by Quiddity; and (iii) the Detention Facilities Maintenance Agreement for Permit No. 2024-156, as recommended by Johnson Petrov.

- d. Permit Application for Tract Development Without Platting for Brookshire Ace Hardware – ID: 01122, 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 "B-2".

- e. Detention Facilities Maintenance Agreement Between Brookshire-Katy Drainage District and Schiel Enterprises, Inc. – ID: 01302 for Permit No. 2025-92 (Brookshire Ace Hardware)

Mr. Petrov reviewed the Agreement with the Board.

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved (i) Permit Application No. 2025-92, as recommended by Quiddity; and (ii) the Detention Facilities Maintenance Agreement for Permit No. 2025-92, as recommended by Johnson Petrov.

- f. Permit Application for Tract Development With Platting for Lakes of Cane Island Section 9 – Final Plat ID: 01339; Final Drainage Plans ID: 01238, Permit No. 2026-15

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

- g. Permit Extension for Tract Development With Platting for Lakes of Cane Island Section 10 – Preliminary Plat ID: 01072

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

Upon motion by Supervisor Chisum, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved (i) Permit Application No. 2026-15, as recommended by Quiddity; and (ii) the Permit Extension for Preliminary Plat ID: 01072, as recommended by Quiddity.

- h. Permit Application for Tract Development With Platting for La Segarra Section 2 Partial Replat No. 1 – Final Plat ID: 01304, Permit No. 2026-30

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

- i. Permit Application for Tract Development With Platting for Sunterra Lakes North Street Dedication Section 2 – Final Plat ID: 01323; Permit No. 2026-08

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

- j. Permit Application for Tract Development With Platting for Grange Section 10 – Preliminary Plat ID: 01331

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

- k. Permit Application for Tract Development With Platting for Serenada Section 2 – Preliminary Plat ID: 01309

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

- l. Permit Application for Tract Development With Platting for Twinwood Distribution Center IV – Preliminary Plat ID: 01313

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

Upon motion by Supervisor Beckendorff, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved (i) Permit Application No. 2026-30 (La Segarra Section 2 Partial Replat No. 1), as recommended by Quiddity; (ii) Permit Application No. 2026-08 (Suntterra Lakes North Street Dedication Section 2), as recommended by Quiddity; (iii) Preliminary Plat ID: 01331 (Grange Section 10), as recommended by Quiddity; (iv) Preliminary Plat ID: 01309 (Serenada Section 2), as recommended by Quiddity; and (v) Preliminary Plat ID: 01313 (Twinwood Distribution Center IV), as recommended by Quiddity.

- m. Update on Neuman Low Water Crossing and Other General Capital Improvement Projects. This matter was discussed in an executive session later in the meeting.

- n. Willow Fork Channel Lining.

This matter was discussed later in the meeting.

Agenda Item No. 10

- d. Discuss and Take Possible Action on New Administration Building. Mr. Henry presented a proposal for a new phone system at the Administration Building, including a comparison of leased versus owned system options. Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved the Agreement for a leased phone system with a five-year term and 30-day payment option, and authorized Mr. Kitman and/or Ms. Sidwell to execute the Agreement on behalf of the District.

Agenda Item No. 8 (continued)

- n. Willow Fork Channel Lining. Mr. McCarthy provided an update regarding the Willow Fork Channel Lining.

Agenda Item No. 9**FINANCIAL REPORT****A. Discuss and take action to pay bills.**

Ms. Sidwell presented to and reviewed with the Board the February 2026 bills.

B. February 2026 Financial Report.

She presented the Financial Report, a copy of which is attached hereto as Exhibit "C".

Upon motion by Supervisor Beckendorff, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved (i) payment of the February 2026 bills; and (ii) the Financial Report.

Agenda Item No. 10**GENERAL MANAGER'S REPORT****A. General Manager's Report.**

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

B. Inspector's Report and Enforcement Action Updates.

Mr. Brand reviewed the Inspection Report, a copy of which is attached to the General Manager's Report.

C. Discuss and Take Possible Action on Mustang CAT Estimate No. Q-43207 for Equipment Repairs.

Mr. Brand presented Mustang CAT Estimate No. Q-43207 for equipment repairs to the Board.

Upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved Mustang CAT Estimate No. Q-43207 for equipment repairs in an amount not to exceed \$6,500.

D. Discuss and Take Possible Action on New Administration Building. (Continued)

Mr. Brand provided a construction update on the new Administration Building.

E. AIA Document G702; Application and Certificate for Payment from Noble Building & Development of Application No. 008 for Services Completed through February 28, 2026.

Mr. Brand presented Pay Application No. 8 from Noble Building & Development for services completed through February 28, 2026.

Upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved Pay

Application No. 8 from Noble Building & Development in the amount of \$280,736.46.

Agenda Item No. 11

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

Mr. Petrov discussed the Interlocal Agreement Between Brookshire-Katy Drainage District and Waller County for the Regional Detention Project with the Board.

Agenda Item No. 12

EXECUTIVE SESSION

Upon motion by Supervisor Beckendorff, seconded by Supervisor Chisum, the Board recessed into Executive Session at 8:42 p.m. pursuant to Texas Government Code Sections 551.071 (Consultation with Attorney) and 551.072 (Deliberation Regarding Real Property).

Agenda Item No. 13

RECONVENE OPEN SESSION AND TAKE ACTION PURSUANT TO EXECUTIVE SESSION

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board reconvened in Open Session at 9:31 p.m. No action was taken during the executive session.

ADJOURNMENT

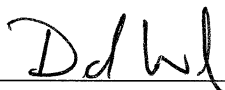
With no additional matters to discuss, upon motion by Supervisor Keeling, seconded by Supervisor Welch, and with all Supervisors voting aye, the Board adjourned the meeting at 9:32 p.m.

[EXECUTION PAGE FOLLOWS]

SIGNED this 16th day of April 2026.


President, Board of Supervisors

ATTEST:


Secretary, Board of Supervisors

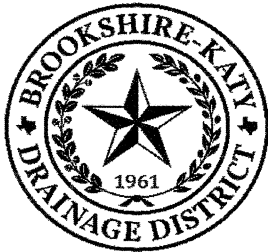


EXHIBIT	DESCRIPTION
A	Order Authorizing Additional 20% Penalty on Delinquent Tax Accounts
A-1	Order Determining Ad Valorem Tax Exemptions
A-2	Resolution Authorizing Petition Challenging Appraisal Records
B	Quiddity Engineering Recommendation Letter – Permit Application for Drainage Study Analysis for Azalea Phase 1.5 (f/k/a Maple Grove), ID: 00536
B-1	Quiddity Engineering Recommendation Letter – Permit Application for Tract Development Without Platting for Azalea Phase 1.5 Detention Plan, ID: 00691, Permit No. 2024-156
B-2	Quiddity Engineering Recommendation Letter – Permit Application for Tract Development Without Platting for Brookshire Ace Hardware, ID: 01122, Permit No. 2025-92
B-3	Quiddity Engineering Recommendation Letter – Permit Application for Tract Development With Platting for Lakes of Cane Island Section 9, Final Plat ID: 01339; Final Drainage Plans ID: 01238, Permit No. 2026-15
B-4	Quiddity Engineering Recommendation Letter – Permit Extension for Tract Development With Platting for Lakes of Cane Island Section 10, Preliminary Plat ID: 01072
B-5	Quiddity Engineering Recommendation Letter – Permit Application for Tract Development With Platting for La Segarra Section 2 Partial Replat No. 1, Final Plat ID: 01304, Permit No. 2026-30
B-6	Quiddity Engineering Recommendation Letter – Permit Application for Tract Development With Platting for Sunterra Lakes North Street Dedication Section 2, Final Plat ID: 01323, Permit No. 2026-08
B-7	Quiddity Engineering Recommendation Letter – Permit Application for Tract Development With Platting for Grange Section 10, Preliminary Plat ID: 01331
B-8	Quiddity Engineering Recommendation Letter – Permit Application for Tract Development With Platting for Serenada Section 2, Preliminary Plat ID: 01309
B-9	Quiddity Engineering Recommendation Letter – Permit Application for Tract Development With Platting for Twinwood Distribution Center IV, Preliminary Plat ID: 01313
C	February 2026 Financial Report
D	General Manager's Report

**ORDER IMPLEMENTING PENALTY ON 2025 DELINQUENT TAXES AND CONTRACTING
WITH WALLER COUNTY TO COLLECT DELINQUENT TAXES**

THE STATE OF TEXAS §
COUNTY OF WALLER §
BROOKSHIRE-KATY DRAINAGE DISTRICT §

We, the undersigned officers of the Board of Supervisors (the "Board") of **BROOKSHIRE-KATY DRAINAGE DISTRICT** (the "District"), hereby certify as follows:

The Board convened in regular session, open to the public, on Monday, March 9, 2026 at 7:00 p.m., at the regular meeting place thereto, and the roll was called of the members of the Board, to-wit:

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

All members of the Board were present except the following: _____, thus constituting a quorum. Whereupon other business, the following was transacted at such Meeting: A written

**ORDER IMPLEMENTING PENALTY ON 2025 DELINQUENT TAXES
AND CONTRACTING WITH THE COUNTY TO COLLECT DELINQUENT TAXES**

was duly introduced for the consideration of the Board. It was then duly moved and seconded that such Order be adopted; and after full discussion, such motion, carrying with it the adoption of such Order prevailed, carried, and became effective by the following vote:

AYES: _____ **NOES:** _____

A true, full and correct copy of the aforesaid Order adopted at the Meeting described in the above foregoing paragraph is attached to and follows this Certificate; such Order has been duly recorded in the Board's minutes of such Meeting; the above and foregoing paragraph is a true, full, and correct excerpt from the Board's minutes of such Meeting pertaining to the adoption of such Order; the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the Board as indicated therein; each of the officers and members of the Board are duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of such Meeting, and that such Order would be introduced and considered for adoption at such meeting, and each of the officers and members consented, in advance, to the holding of such Meeting for such purpose; and such Meeting was open to the public and public notice of the time, place, and purpose of such Meeting was given, all as required by Chapter 551 of the Texas Government Code and Section 49.063 of the Texas Water Code, as amended.

SIGNED this 9th day of March, 2026.

 Secretary, Board of Supervisors

 President, Board of Supervisors

**ORDER IMPLEMENTING PENALTY ON 2025 DELINQUENT TAXES
AND CONTRACTING WITH WALLER COUNTY TO COLLECT DELINQUENT
TAXES**

THE STATE OF TEXAS
COUNTY WALLER
BROOSKHIRE-KATY DRAINAGE DISTRICT

§
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BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF BROOKSHIRE-KATY DRAINAGE DISTRICT THAT:

Section 1: Pursuant to Texas Tax Code, Section 33.11, as amended, on April 1, 2026, all personal property tax accounts which are delinquent for the tax year 2025 will incur additional penalties in the amount of twenty percent (20%) of the sum of the tax, penalty and interest then due, and to be due, in order to help defray the cost of collection of the same. The Tax Collector shall deliver a notice of delinquency and of this additional penalty to the owner of each personal property tax account, at least thirty (30) and not more than sixty (60) days before April 1, 2026.

Section 2: Pursuant to Texas Tax Code, Section 33.01, as amended, on July 1, 2026 all real property tax accounts which are delinquent for the tax year 2025 will incur additional penalties in the amount of twenty percent (20%) of the sum of the tax, penalty and interest then due, and to be due, in order to help defray the cost of collection of the same. The Tax Collector shall deliver a notice of delinquency and of this additional penalty to the owner of each real property tax account, at least thirty (30) and not more than sixty (60) days before July 1, 2026.

Section 3: The Board of Supervisors (the "Board") has retained and contracted with the Waller County Tax Collector to collect delinquent taxes pursuant to Section 6.30(b) of the Property Tax Code, and that it is the intention of this Board to comply in all respects with Sections 33.07 and 33.08 of such Tax Code.

PASSED, ADOPTED, and APPROVED this 9th day of March, 2026.

ATTEST:

SIGNED:

David Welch
Secretary of the Board of Supervisors
of the Brookshire-Katy Drainage District

Arnold England
President of the Board of Supervisors
of the Brookshire-Katy Drainage District

CERTIFICATE OF ORDER DETERMINING AD VALOREM TAX EXEMPTIONS**STATE OF TEXAS**

§

COUNTY OF WALLER

§

BROOKSHIRE-KATY DRAINAGE DISTRICT

§

We, the undersigned officers of the Board of Supervisors (the "Board") of **BROOKSHIRE-KATY DRAINAGE DISTRICT** (the "District"), hereby certify as follows:

The Board convened in regular session, open to the public, on Monday, March 9, 2026, at 7:00 p.m., at the regular meeting place thereto, and the roll was called of the members of the Board, to-wit:

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

All members of the Board were present except the following: _____, thus constituting a quorum. Whereupon other business, the following was transacted at such Meeting: A written

ORDER DETERMINING AD VALOREM TAX EXEMPTIONS

was duly introduced for the consideration of the Board. It was then duly moved and seconded that such Order be adopted; and after full discussion, such motion, carrying with it the adoption of such Order prevailed, carried, and became effective by the following vote:

AYES: _____**NOES:** _____

A true, full and correct copy of the aforesaid Order adopted at the Meeting described in the above foregoing paragraph is attached to and follows this Certificate; such Order has been duly recorded in the Board's minutes of such Meeting; the above and foregoing paragraph is a true, full, and correct excerpt from the Board's minutes of such Meeting pertaining to the adoption of such Order; the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the Board as indicated therein; each of the officers and members of the Board are duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of such Meeting, and that such Order would be introduced and considered for adoption at such meeting, and each of the officers and members consented, in advance, to the holding of such Meeting for such purpose; and such Meeting was open to the public and public notice of the time, place, and purpose of such Meeting was given, all as required by Chapter 551 of the Texas Government Code and Section 49.063 of the Texas Water Code, as amended.

SIGNED this 9th day of March, 2026.

Secretary, Board of Supervisors

President, Board of Supervisors

ORDER DETERMINING AD VALOREM TAX EXEMPTIONS

STATE OF TEXAS

COUNTY OF WALLER

BROOKSHIRE-KATY DRAINAGE DISTRICT

§
§
§

WHEREAS, the Board of Supervisors (the "Board") of **BROOKSHIRE-KATY DRAINAGE DISTRICT** (the "District"), is required to levy and cause to be assessed and collected ad valorem taxes upon all property (real, personal or mixed) subject to taxation within the boundaries of the District; and

WHEREAS, the Board is required to adopt an order determining ad valorem tax exemptions prior to July 1 of each year.

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

- a. Residential homestead exemption to any individual who is disabled or is 65 years of age or older in the amount of \$20,000 as provided in §10.13(d), Tax Code.
- b. Travel trailers, as provided for in §10.132, Texas Tax Code, regardless of whether the vehicle is affixed to real property, that are less than 400 square feet in area and are designed primarily for use as temporary living quarters in connection with recreational, camping, travel, or seasonal use and not as a permanent dwelling.
- c. As specifically described in §10.18 4, Texas Tax Code, buildings, real property, and tangible personal property owned by a qualified charitable organization, that the Texas State Comptroller has determined, after review of the property owner's application, to be eligible to receive such exemption under §10.184, Texas Tax Code, and is an organization organized for, and engages in, those charitable activities as described in §10.18(d), Texas Tax Code.
- d. The Board hereby authorizes the Tax Assessor/Collector for the District to grant the exemption(s) stated above to taxpayers meeting the qualifications therefore and who have filed application for same, all in accordance with Chapter 10 of the Tax Code.
- e. No other tax exemption shall be granted by the District.

PASSED, ADOPTED, and APPROVED this 9th day of March, 2026.

ATTEST:

SIGNED:

David Welch
Secretary of the Board of Supervisors
of the Brookshire-Katy Drainage District

Arnold England
President of the Board of Supervisors
of the Brookshire-Katy Drainage District

**CERTIFICATE OF RESOLUTION AUTHORIZING
PETITION CHALLENGING APPRAISAL RECORDS**

THE STATE OF TEXAS	§
COUNTY OF WALLER	§
BROOKSHIRE-KATY DRAINAGE DISTRICT	§

We the undersigned officers of the Board of Supervisors (the "Board") of **BROOKSHIRE-KATY DRAINAGE DISTRICT** (the "District") hereby certify as follows:

The Board convened in regular session, open to the public, on Monday, March 9, 2026, at 7:00 p.m. at the District's office located within the boundaries of the District and the roll was called of the members of the Board, to-wit:

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

All members of the Board were present with the exception of _____, thus constituting a quorum. Whereupon other business, the following was transacted at such Meeting: A written

RESOLUTION AUTHORIZING PETITION CHALLENGING APPRAISAL RECORDS

was duly introduced for the consideration of the Board. It was then duly moved and seconded that such Resolution be adopted; and after full discussion, such motion, carrying with it the adoption of such Resolution prevailed, carried, and became effective by the following vote:

AYES: _____ **NOES:** _____

A true, full and correct copy of the aforesaid Resolution adopted at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; such Resolution has been duly recorded in the Board's minutes of such Meeting; the above and foregoing paragraph is a true, full, and correct excerpt from the Board's minutes of such Meeting pertaining to the adoption of such Resolution; the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the Board as indicated therein; each of the officers and members of the Board are duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of such Meeting, and that such Resolution would be introduced and considered for adoption at such meeting, and each of the officers and members consented, in advance, to the holding of such meeting for such purpose; and such Meeting was open to the public and public notice of the time, place, and purpose of such Meeting was given, all as required by Chapter 551 of the Texas Government Code and Section 49.063 of the Texas Water Code, as amended.

SIGNED this 9th day of March, 2026.

Secretary, Board of Supervisors

President, Board of Supervisors

(DISTRICT SEAL)

ORDER AUTHORIZING PETITION CHALLENGING APPRAISAL RECORDS

STATE OF TEXAS
WALLER COUNTY

BROOKSHIRE-KATY DRAINAGE DISTRICT

§
§
§

WHEREAS, the Board of Supervisors (the "Board") of the **BROOKSHIRE-KATY DRAINAGE DISTRICT** (the "District") at its regularly scheduled meeting on March 24, 2026, came to be heard a motion to adopt this Resolution Authorizing Petition Challenging Appraisal Records; and

WHEREAS, the Waller County Appraisal District ("WCAD") prepares the appraisal records for the District; and

WHEREAS, the District has authority under the provisions of the Texas Property Tax Code to challenge the appraisal records as prepared by WCAD on certain grounds; and

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

1. The recitals hereinabove are true and correct to the best of our knowledge.
2. The District's General Manager, District Administrator, and/or District Attorney are hereby authorized to submit a Petition Challenging Appraisal Records to Waller County Appraisal District on behalf of the District on any one or more of the following grounds:
 - a. The level for appraisal for the territory of category of property;
 - b. Exclusion of the property from the appraisal records;
 - c. Grant of exemption to the property;
 - d. Determination that the property qualifies for productivity appraisal; and
 - e. Omission of the property from this unit's appraisal roll.
3. The Board of Supervisors authorizes its President or Vice President to execute, and Secretary or Assistant Secretary to attest this resolution on behalf of the Board and the District.
4. This resolution shall be effective immediately.

PASSED, ADOPTED, and APPROVED this 9th day of March, 2026.

ATTEST:

SIGNED:

David Welch
Secretary of the Board of Supervisors
of the Brookshire-Katy Drainage District

Arnold England
President of the Board of Supervisors
of the Brookshire-Katy Drainage District



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March 5, 2026

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

Reference: Maple Grove Development
Azalea Phase 1.5 – Drainage Impact Analysis
Application ID No. 00536
Permit No. – N/A
Quiddity Job No. R0002-1003-79.007

Dear Mr. England:

The referenced Azalea Phase 1.5 (Development) Drainage Impact Analysis (Report) has been reviewed pursuant to the Brookshire-Katy Drainage District's (District) Rules and Regulations (R&R). A copy of the Report is attached for further information.

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

Technical Review & Findings:

The ultimate development for Azalea includes approximately 273 acres of land for primarily future single-family residential use and is located north of Morton Road, east of Neuman Road, west of FM 2855, and south of Prairie Grass Lane. The Development is comprised of an additional 61 acres of primarily single-family residential development which will expand upon the previously approved 160 acre Phase 1 development and located in the central and northwestern portions of the tract.

The existing drainage conditions for the Development generally sheet flow to the southeast to the Morton Road ditch. This flow is directed both to the east and west along the Morton Road ditch. Approximately 28 acres of land in the northwest corner of the Development drain to the southwest into the District's existing 40-ft wide drainage easement, which is located adjacent to Neuman Road.

The Development includes construction of two (2) on-site detention ponds (Ponds D and E), two drainage swales (Swale A and B), and an inundation area in the eastern end of the tract that is contained by 10 ft wide berms. The inundation area is designed to capture the overflow and runoff from offsite sheetflow to the northwest with a controlled discharge into the District's easement along the eastern boundary via a 12 inch restrictor. The total combined detention storage volume including the Development is 204.57 acre-feet and the detention storage rate is 0.92 ac-ft/ac. Ponds D and E are proposed to be wet bottom detention ponds with a maximum water surface elevation of approximately 168 ft.



Mr. Arnold England, President
March 5, 2026
Page 2

The Development includes two outfall locations. Pond E is located in the northeast corner of the tract and outfalls to Pond D via a proposed 48-inch RCP. Pond D includes a 36-inch RCP stub out to a ditch to the north and will be sealed until the ultimate condition. Pond D will outfall to Pond A via existing dual 10-ft x 5-ft RCBs. Pond A connects to Pond B via an existing 30-inch RCP and Pond C via existing dual 10-ft x 5-ft RCBs. The Development has two exiting outfalls. The first outfall is located at Detention Pond B, which discharges flow into the District's existing 40-ft wide drainage easement along Neuman Road via an existing 18-inch RCP. The second outfall is located at Detention Pond C. The outflow from Pond C discharges into the Morton Road ditch to the south via existing dual 36-inch RCPs with one of the 36-inch RCPs plugged from Phase 1 to restrict the discharge rate. The subsequent final drainage plans will include extreme event spillways that will be sized to convey the peak 100-yr release flow from the site at the two outlet locations.

District Ultimate ROW

Along the Development's western border, there is an existing 60-ft Neuman Road right-of-way (ROW) and a 40-ft District drainage easement, for a combined total ROW of 100 ft. The ultimate ROW for Neuman Road and the District channel is 85 ft and 100 ft, respectively, resulting in a total ROW of 185 ft. The Development proposes to dedicate 42.5 ft of additional ROW along its western boundary to satisfy their 50-percent share of the total public ROW dedication.

Along the Development's eastern boundary, the Development proposes to dedicate 180 ft of additional ROW to satisfy their 50-percent share of the total public ROW dedication.

The referenced ROW dedications to Waller County and the District will be included in the subsequent permit applications and final plats for the Development that will be submitted to the District for review and approval.

Conclusion:

Based on our review of the Report, the Development does not show any adverse impacts from the proposed peak discharge rates at the two referenced outfall locations, 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 7 and Table 8 from the Report indicate that the max water surface elevations and peak flow at the outfalls 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 Azalea Phase 1.5 Drainage Impact Analysis and recommend the District accept this Report.

Please note that this recommendation does not necessarily mean that the proposed design and all the calculations provided in the accompanying documentation have been completely checked and verified. Omissions in this



Mr. Arnold England, President

March 5, 2026

Page 3

review do not relieve the Development from complying with the District's R&R or any other regulatory requirements from a different entity having jurisdiction. Moreover, the submitted Report has been prepared, dated, signed, and sealed by a Professional Engineer licensed to practice in the State of Texas, conveying their professional responsibilities and accountability.

For the Applicant

- DFMA - The property owner will be required to coordinate with the District's legal counsel and execute a Detention Facilities Maintenance Agreement (DFMA) for this Development before the District approves any drainage or detention plans for the Development. 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.

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/R0002-1003-79.007 Azalea Phase 1.5 DIA \(formerly Maple Grove\)/2.0 - Letters/Azalea Phase 1.5 DIA approval letter 030526.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1003-79.007 Azalea Phase 1.5 DIA (formerly Maple Grove)/2.0 - Letters/Azalea Phase 1.5 DIA approval letter 030526.docx)

Enclosures

cc: Mr. Russ Walker – Maple Development Group via email Russ@MapleDevelopmentGroup.com
 Mr. Sky Zhang, PE – LJA Engineering via email czhang@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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March 5, 2026

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

Reference: Maple Grove Development, LLC
Azalea Phase 1.5 Detention Plan – **Tract Development without Platting**
Application ID No. 00691
BKDD Permit No. 2024-156
Quiddity, Inc. Job No. R0002-1003-79.009

Dear Mr. England:

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

Applicant: LJA Engineering

Permit Type: Tract Development without Platting – Final Drainage Plans

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

Previous Approvals: N/A

Description: The proposed Azalea Phase 1.5 Detention Plan (Development) encompasses approximately 60 acres of detention service area for future single-family residential development within the Azalea master planned community.

The existing drainage conditions for the Development generally sheet flow to the southeast to the Morton Road ditch. This flow is directed both to the east and west along the Morton Road ditch. Approximately 28 acres of land in the northwest corner of the Development drain to the southwest into the District's existing 40-ft wide drainage easement, which is located adjacent to Neuman Road.

The Development includes construction of two (2) on-site detention ponds (Ponds D and E), two drainage swales (Swale A and B), and an inundation area in the eastern end of the tract that is contained by 10 ft wide berms. The inundation area is designed to capture the overflow and runoff from offsite sheetflow to the northwest with a controlled discharge into the District's easement along the eastern boundary via a 12 inch restrictor. The total combined detention storage volume including the Development is 204.57 acre-feet and the detention storage rate is 0.92 ac-ft/ac. Ponds D and E are proposed to be wet bottom detention ponds with a maximum water surface elevation of approximately



Mr. Arnold England, President
March 5, 2026
Page 2

168 ft. Additionally, Ponds D and E include 3:1 side slopes, 30 ft wide maintenance berms, minimum 1-ft of freeboard, and backslope interceptor structures.

The Development includes two outfall locations. Pond E is located in the northeast corner of the tract and outfalls to Pond D via a proposed 48-inch RCP. Pond D includes a 36-inch RCP stub out to a ditch to the north and will be sealed until the ultimate condition. Pond D will outfall to Pond A via existing dual 10-ft x 5-ft RCBs. Pond A connects to Pond B via an existing 30-inch RCP and Pond C via existing dual 10-ft x 5-ft RCBs. The Development has two exiting outfalls. The first outfall is located at Detention Pond B, which discharges flow into the District's existing 40-ft wide drainage easement along Neuman Road via an existing 18-inch RCP. The second outfall is located at Detention Pond C. The outflow from Pond C discharges into the Morton Road ditch to the south via existing dual 36-inch RCPs with one of the 36-inch RCPs plugged from Phase 1 to restrict the discharge rate. The subsequent final drainage plans will include extreme event spillways that will be sized to convey the peak 100-yr release flow from the site at the two outlet locations.

DFMA:

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

Technical Review:

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

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

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

For the Applicant:

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



Mr. Arnold England, President

March 5, 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/R0002-1003-79.009 - Azalea - Phase 1.5 Detention Plan/2.0 - Letters/Azalea Phase 1.5 Detention Plan TDWOP FDP Approval Ltr 030526.docx>

cc: Mr. Russell Walker – Maple Development Group via email russ@mapledevelopmentgroup.com
Mr. Chance Vinklerek – LJA Engineering via email cvinklerek@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



March 6, 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 – **Tract Development without Platting**
Application ID No. 01122
BKDD Permit No. 2025-92
Quiddity, Inc. 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 without Platting – Final Drainage Plans

Location: 603 FM 359, Brookshire, Texas 77423

Description: The proposed Brookshire Ace Hardware (Development) encompasses approximately 3.55 acres of land. The Development proposes to construct a single building for commercial use, concrete parking, utilities, laydown yard, lumber laydown yard, and drainage and detention facilities.

The existing drainage conditions for the tract involved multiple residential structures and paving. Those structures have been removed to make way for this Development.

To mitigate the increase in flows from the proposed commercial development, the Development includes drainage and underground detention facilities with a controlled release outfall into the existing 60" storm sewer along South Street.

The detention plan consists of multiple underground ADS chambers, geotextile fabric, perimeter stones, and a 10" HDPE outfall tie-in to the existing sewer. The calculated total detention volume is approximately 0.755 ac-ft, which represents 0.65 ac-ft/ac for the increased impervious cover from the existing site configuration to proposed conditions.



Mr. Arnold England, President

March 6, 2026

Page 2

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.

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

March 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/R0002-1052-01.010 Brookshire Ace Hardware_01122/2.0 - Letters/Brookshire Ace Hardware TDWOP FDP Approval Ltr 030626.docx

cc: Mr. David Schiel – DBA Schiel Enterprises, Inc. via email info@schielenterprises.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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March 6, 2026

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

Reference: Perry Homes
Lakes of Cane Island Section 9 – **Final Plat and Drainage Plans**
Application ID No. 01339 (FP) & 01238 (FDP)
Permit No. – 2026-15
Quiddity Job No. R0002-1033-01.025

Dear Mr. England:

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

Applicant: Edminster, Hinshaw, Russ & Associates

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

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

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

Previous Approvals: The District approved the Preliminary Plat for Lakes of Cane Island Section 9 on October 13, 2025.

Description: The proposed Lakes of Cane Island Section 9 (Development) encompasses approximately 11.42 acres of single-family residential development and includes 24 Lots, 1 Block, and 3 Reserves. The Development is located within the Lakes of Cane Island development.

The drainage for the site is conveyed through curb and gutter inlets, which connects to an underground public storm sewer system that outfalls into Detention Pond F which connects to Pond E, which connects to Pond D, which connects to Pond C, which connects to Pond B, which connects to Pond A. Pond A which will then discharge flow to the south of Morton Road via a proposed 36-inch reinforced concrete pipe (RCP), which is directed east along Morton Road and connects directly into the existing Cane Island Section 35 storm sewer system. Flow is then routed through the existing Cane Island north detention system before ultimately discharging into Cane Island Branch of Buffalo Bayou.



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

Based on our review, it appears the proposed drainage and detention facilities were designed in accordance with the Drainage Impact Analysis for the Development titled, "Drainage Impact Analysis for The Development of 180-acre Lakes of Cane Island Tract", dated November 2024, and approved by the District on December 23, 2024.

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
March 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/R0002-1033-01.025 Lakes of Cane Island Section 9/2.0 - Letters/Lakes of Cane Island Section 9 FP & FDP Approval Ltr 030626.docx>

cc: Mr. Connor Young, PE – Perry Homes via email connor.young@perryhomes.com
Ms. Elaine Stremlau, PE – Edminster, Hinshaw, Russ & Associates via email estremlau@ehra.team
Mr. Ross McCall, PE – Waller County Engineer via email engineering@wallercounty.us
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email bkddlegal@johnsonpetrov.com



TBPE No. F-726
TBPLS No. 10092300

EXTENSION REQUEST LETTER

DATE: March 2, 2026

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

FROM: EHRA/William Mohamad
Planner II

RE: **EXTENSION REQUEST LETTER – Lakes of Cane Island Section 10 Preliminary Plat**

Recommendation/ Reason(s) if not approved:		
Date: <u>3/2/2026</u>	☒ Approved as submitted	
Application No.: <u>01072</u>	☐ Approved as noted	
AKDD President _____	☐ Not Approved for reason(s) stated	
AKDD District Engineer _____	☐ Not Applicable	
Comment/Conditions: _____ _____ _____		

SUMMARY OF EXTENSION NEED:

The preliminary plat for Lakes of Cane Island Section 10 was approved on 9/8/2025. We are submitting a request for an extension of this approval. The preliminary plat was submitted before our engineering team was ready to begin construction plan development.

REQUESTED EXTENSION PERIOD:

Considering, our preliminary plat expires on 3/8/2026. We respectfully request an extension for an additional 180 days.

Sincerely,

William Mohamad
Planner II
EHRA



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

March 6, 2026

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

Reference: Enclave Gassner Tract, LLC
La Segarra Section 2 Partial Replat No. 1 – **Final Plat only**
Application ID No. 01304
Permit No. – 2026-30
Quiddity Job No. R0002-1052-01.011

Dear Mr. England:

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

Applicant: Edminster, Hinshaw, Russ & Associates

Permit Type: Tract Development with Platting – Final Plat only

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

Survey: H. & T. C. RR. Co. Survey Section 50, Abstract No. 288, Waller County, Texas

Previous Approvals: The District approved the Final Plat for La Segarra Section 2, on April 28, 2025.

Description: The reason for this replat is to address revised street and lot layouts. There are no proposed changes to the overall drainage design.

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

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

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



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

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

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

The Applicant shall not use this letter to commence any construction activities prior to receiving the **approved permit** from the governing entity with jurisdiction.

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

Sincerely,

Michael McCarthy, PE

MHM/dme

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1052-01.011 La Segarra Section 2 Partial Replat No. 1/2.0 - Letters/La Segarra Section 2 Partial Replat No. 1 FP Approval Ltr 030626.docx>

cc: Ms. Deirdre Brock – Edminster, Hinshaw, Russ & Associates via email dbrock@ehra.team
 Ms. Kaitlin Gile – Edminster, Hinshaw, Russ & Associates via email kgile@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

March 6, 2026

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

Reference: Astro Sunterra Lakes North, L.P.
Sunterra Lakes North Street Dedication Section 2 – **Final Plat only**
Application ID No. 01323
Permit No. – 2026-08
Quiddity Job No. R0002-1036-01.030

Dear Mr. England:

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

Applicant: Quiddity Engineering – LDS Main

Permit Type: Tract Development with Platting – Final Plat only

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

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

Previous Approvals: The District approved the Final Plat and Final Drainage Plans for Sunterra Lakes North Street Dedication Section 1 on November 24, 2025 as FP 01194 & FDP 01132. The overall plat was subsequently broken up into two separate sections by the consultant, thus the need to now approve a Section 2.

Description: The permit application includes a final plat only submittal and no proposed changes to the final drainage plans. There are no District drainage easements associated with this final plat.

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

Please note that this recommendation does not necessarily mean that the proposed design and all the calculations provided in the accompanying documentation have been completely checked and verified. Omissions in this review do not relieve the Development from complying with the District's R&R or any other regulatory requirements from a different entity having jurisdiction. Moreover, the plat 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

March 6, 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/R0002-1036-01.030 Sunterra Lakes North Street Dedication Section 2/2.0 - Letters/Sunterra Lakes North Street Dedication Section 2 FP approval letter 030326.docx>

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



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www.quiddity.com

March 3, 2026

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

Reference: Katy 2855 Development LLC
Grange Section 10 – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 01331
Permit No. – N/A
Quiddity Job No. R0002-1021-01.024

Dear Mr. England:

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

<u>Applicant:</u>	Meta Planning + Design, LLC
<u>Permit Type:</u>	Tract Development with Platting – Preliminary Plat and Preliminary Drainage Plan
<u>Location:</u>	North of US 90, south of Morton Road, east of Schlipf Road, and west of Bartlett Road
<u>Survey:</u>	H. & T.C. R.R. Company Survey, Section 123, Abstract No. 202, Waller County, Texas
<u>Technical Review:</u>	Based on our review of the Preliminary Plat of Grange Section 10, the permit application generally complies with the District's Rules and Regulations; we interpose no objection and recommend its acceptance by the District's Board of Supervisors.

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

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

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



Mr. Arnold England, President

March 3, 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/R0002-1021-01.024 Grange Section 10/2.0 - Letters/Grange Section 10 PP Approval Ltr 030326.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1021-01.024%20Grange%20Section%2010/2.0%20Letters/Grange%20Section%2010%20PP%20Approval%20Ltr%20030326.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
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www.quiddity.com

March 3, 2026

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

Reference: Maple Park Development, LLC
Serenada Section 2 – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 01309
Permit No. – N/A
Quiddity Job No. R0002-1037-01.005

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

Survey: H. & T.C. R.R. Company Survey, Section 45, Abstract No. 197, Waller County, Texas

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

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

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

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



Mr. Arnold England, President

March 3, 2026

Page 2

DFMA:

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

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

Sincerely,

Michael H. McCarthy, PE

MHM/dme

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1037-01.005 Serenada Section 2/2.0 - Letters/Serenada Section 2 PP Approval Ltr 030326.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1037-01.005%20Serenada%20Section%202/2.0%20Letters/Serenada%20Section%20PP%20Approval%20Ltr%20030326.docx)

cc: Mr. Itiel Kaplan – Maple Park Development, LLC via email Russ@mapledevelopmentgroup.com
Ms. Ruby Nunez – LJA Engineering via email rnunez@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



March 3, 2026

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

Reference: Clay Partners - Twinwood Distribution
Twinwood Distribution Center IV – **Preliminary Plat and Preliminary Drainage Plans**
Application ID No. 01313
Permit No. – N/A
Quiddity Job No. R0002-1052-01.026

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 Waller / Fort Bend County line, south of Twinwood Parkway, east of FM 359, and west of Woods Road

Survey: Nathan Brookshire League, Abstract No. 16, Waller County, Texas

Technical Review: Based on our review of the Preliminary Plat of Twinwood Distribution Center IV, 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

March 3, 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/R0002-1052-01.026 Twinwood Distribution Center IV_01313/2.0 - Letters/Twinwood Distribution Center IV PP Approval Ltr 030326.docx

cc: Mr. D. Sullivan – Clay Partners- Twinwood Distribution via email dsullivan@claydevelopment.com
Mr. Ronald Cruz – LJA Engineering via email rcruz@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

FEBRUARY 2026 - FINANCIAL REPORT

Exhibit "C"

General Fund	\$4,956,442.56
Payroll Fund	\$190,155.51
Petty Cash	\$4,350.15
Building Fund	\$906,192.15
Capital Improvement Fund	\$2,003,387.10
Texpool Fund	\$3,428.30
Amegy Bank Checking	\$629,080.04
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	\$193,709.70
Cadence Bank f/k/a Industry State Bank**	\$0.00
TOTAL RECONCILED BALANCE	\$9,779,057.87

CD RESERVES:
\$1,086,022.06

All accounts are reconciled.

**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 2/1	\$3,417.47	\$3,742,183.13	\$244,998.16	\$703,043.79	\$1,144,633.41	\$2,003,156.60
Deposits and Credits	\$10.83	\$2,352,956.70	\$26.06	\$0.00	\$200,129.19	\$230.50
Debits and Withdrawals	\$0.00	\$377,834.04	\$54,738.19	\$73,963.75	\$438,570.45	\$0.00
Ending Balance 2/28	\$3,428.30	\$5,717,305.79	\$190,286.03	\$629,080.04	\$906,192.15	\$2,003,387.10
Less Total Outstanding Drafts/Deposits (Net Amount)	\$0.00	-\$760,863.23	-\$130.52	\$0.00	\$0.00	\$0.00
Adjusted Ending Balance 2/28	\$3,428.30	\$4,956,442.56	\$190,155.51	\$629,080.04	\$906,192.15	\$2,003,387.10
Monthly Interest Earned	\$10.83	\$588.67	\$26.06	\$0.00	\$129.19	\$230.50

CERTIFICATES OF DEPOSIT							
	Austin County State Bank	Cadence Bank f/k/a Bank of Shiner	Citizens State Bank	Cadence Bank f/ka/ Fayetteville Bank	Cadence Bank f/k/a FNB of Bellville	Cadence Bank f/k/a Industry State Bank (Money Temp Moved to GF)	Cadence Bank f/k/a Bank of Brenham (Money Temp Moved to GF)
Fund Balance							
Beginning Balance 2/1	\$251,486.04	\$190,992.14	\$248,779.52	\$190,720.06	\$191,940.67	\$0.00	\$0.00
Deposits and Credits	\$0.00	\$6,881.88	\$0.00	\$3,452.72	\$1,769.03	\$0.00	\$0.00
Debits and Withdrawals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Ending Balance 2/28	\$251,486.04	\$197,874.02	\$248,779.52	\$194,172.78	\$193,709.70	\$0.00	\$0.00
Interest/Earned	\$0.00	\$6,881.88	\$0.00	\$3,452.72	\$1,769.03	\$0.00	\$0.00

ADOPTED BUDGET	
25-26 FY Budget	\$6,072,846.03
YTD Expenses	\$1,279,657.74
New Equipment	\$60,953.17
Total Budgeted Expenses YTD	\$1,340,610.91

ENFORCEMENT/CIVIL PENALTIES REVENUE	
Awry Concrete	\$0.00 BKDD Received FY 25-26
DI Landholdings	\$37,500.00 BKDD Received FY 25-26

NEW ADMIN BLDG	FYTD EXPENSES	\$1,717,369.67
MDP PHASE 2	FYTD EXPENSES	\$128,043.45

BROOKSHIRE-KATY DRAINAGE DISTRICT

MONTHLY EQUIPMENT MILEAGE/HOUR, AND EXPENSE REPORT

FEBRUARY 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	4,185	1	235	\$14.23	\$2,521.48
JD 6145M 2019 BOOM MOWER	2019	3,102	10	82	\$129.99	\$5,559.42
JD 6145M 2021 BOOM MOWER	2021	3,148	30	398	\$129.99	\$436.62
JD 6150M BOOM MOWER	2015	8,249	44	449	\$735.45	\$1,414.21
JD 930M Z-TRAK MOWER	2018	734	3	13	\$0.00	\$0.00
JD 5075 TRACTOR	2025	7	4	7	\$170.36	\$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	985	20	208	\$32.47	\$3,136.52
CAT D6k2 DOZER	2019	1,923	1	60	\$129.99	\$129.99
CAT 323 EXCAVATOR	2018	5,838	10	311	\$5,493.16	\$5,756.30
CAT 416E BACKHOE	2012	4,023	20	52	\$443.63	\$10,067.11
NORAM 65E MOTOR GRADER	2014	3,082	1	15	\$0.00	\$0.00
CAT 265 SKID STEER	2025	311	29	120	\$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	24,711	758	2,560	\$0.00	\$1,658.38
TACOMA SR 4X4 (INSPECTOR)	2020	58,818	498	2,962	\$0.00	\$88.13
F-150 4X4 (INSPECTOR)	2017	109,515	1,360	3,849	\$36.24	\$956.84
F-250 4X4 (CREW)	2016	107,704	542	1,403	\$0.00	\$3.87
F-750 DUMP TRUCK	2011	51,369	375	1,293	\$0.00	\$1,468.30
FREIGHTLINER HAUL TRUCK	2000	1,604	0	113	\$0.00	\$65.08
DODGE RAM 4X4 (2301) (CREW)	2023	15,187	989	3,085	\$0.00	\$81.38
DODGE RAM 4X4 (2302) (FOREMAN)	2023	31,524	808	4,631	\$17.31	\$291.84
TACOMA TDR 4X4 (ASST GM)	2023	28,985	854	4,563	\$0.00	\$24.73
FREIGHTLINER DUMP TRUCK	2020	60,517	92	1,797	\$17.54	\$538.84
KAWASAKI MULE PRO	2024	181	9	27	\$0.00	\$0.00

TRAILERS

EQUIPMENT	YEAR MODEL	EXPENSES THIS MONTH	FISCAL YTD EXPENSES
LOAD MAX TRAIL 20' TANDEM	2020	\$732.91	\$865.91
TALBERT LOWBOY TRAILER	2008	\$143.40	\$175.11
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