

Regular Meeting
No. 8

August 4, 2020
9:00 AM

Commissioners of Brazoria Drainage District No. 4 convened in session August 4, 2020 with the following Commissioners present:

Jeffrey H. Brennan

Dan Keller

Harrison Rogers

Others Attending:

See Attached List

Following the invocation and Pledge of Allegiance, the Board considered the following items:

II. PUBLIC COMMENTS:

None

III. APPROVAL OF MINUTES:

Regular Meeting – July 7, 2020

Motion: Commissioner Brennan; Second: Commissioner Rogers; To approve the minutes as submitted. Motion carried unanimously.

IV. APPROVAL OF CHECKS:

Expenses for August and September 2020

Motion: Commissioner Brennan; Second: Commissioner Keller; To approve the checks numbered 38586 – 38667. Motion carried unanimously.

V. NEW BUSINESS:

A. Discussion, Consideration & Possible Action – To authorize the Chairman to take a record vote on a proposed tax rate for the 2020 Tax Year and to schedule the date, time, and place for a Public Hearing on a proposed tax rate.

Motion: Commissioner Brennan; Second: Commissioner Keller; To take a record vote on the tax rate at \$0.146000 and to schedule the date and time of a Public Hearing on the proposed tax rate on September 1, 2020 at 8:30 am. RECORD VOTE: Commissioner Brennan; Aye. Commissioner Keller; Aye. Commissioner Rogers; Aye. Motion carried unanimously.

- B. Discussion, Consideration & Possible Action** – To award the bid for BDD4 #20609 Concrete Paving Services annual contract.

Motion: Commissioner Brennan; Second: Commissioner Rogers; To award the bid for BDD4 #20609 Concrete Paving Services annual contract to JBRI Construction. Motion carried unanimously.

- C. Discussion, Consideration & Possible Action** – To award the bid for BDD4 #20610 General Contract Services annual contract.

Motion: Commissioner Brennan; Second: Commissioner Rogers; To award the bid for BDD4 #20610 General Contract Services annual contract to JBRI Construction. Motion carried unanimously.

- D. Discussion, Consideration & Possible Action** – To award the bid for BDD4 #20611 Hauling Services annual contract.

Motion: Commissioner Brennan; Second: Commissioner Rogers; To award the bid for BDD4 #20611 Hauling Services annual contract to JBRI Construction. Motion carried unanimously.

- E. Discussion, Consideration & Possible Action** – To award the bid for BDD4 #20612 Reinforced Concrete Storm Sewer Box Culverts annual contract.

Motion: Commissioner Brennan; Second: Commissioner Rogers; To award the bid for BDD4 #20612 Reinforced Concrete Storm Sewer Box Culverts annual contract to Rinker Materials. Motion carried unanimously.

- F. Discussion, Consideration & Possible Action** – To award the bid for BDD4 #20613 HDPE Storm Sewer Pipe annual contract.

Motion: Commissioner Brennan; Second: Commissioner Keller; To award the bid for BDD4 #20613 HDPE Storm Sewer Pipe annual contract to Fortiline Waterworks. Motion carried unanimously.

- G. Discussion, Consideration & Possible Action** – To award the bid for BDD4 #20614 Hydromulch Materials annual contract.

Motion: Commissioner Brennan; Second: Commissioner Rogers; To award the bid for BDD4 #20614 Hydromulch Materials annual contract to Hanes Companies. Motion carried unanimously.

VI. VARIANCE REQUESTS:

- A. Discussion, Consideration & Possible Action** – Development Plat of Segenhof – BDD4 #20145 – Variance Request – Kristofer Schoeffler – Immediately west of the intersection of Roy Rd. & Hickory Slough.

1. Variance Request: Variance from District Rules, Regulations & Guidelines for the plat from the Development of Segenhof.

Motion: Commissioner Brennan; Second: Commissioner Keller; To approve a minimum drainage easement dedication of 85' based on Staff recommendation. Motion carried unanimously.

- B. Discussion, Consideration & Possible Action** – Rodeo Palms, The Lakes Sec. 3 – BDD4 #20172 – Jared Bowlin – West of SH 288, south of Croix Rd., east of Old Airline Rd.

1. Variance Request: A maintenance berm of 10' that is adjacent to a street right of way.

Motion: Commissioner Brennan; Second: Commissioner Keller; To approve the variance for a maintenance berm on a detention pond of 10' that is adjacent to a street right of way based on the recommendation of Jarrod Aden, P.E., Lentz Engineering, District Engineer. Motion carried unanimously.

- C. Discussion, Consideration & Possible Action** – JT Plaza III – BDD4 # 19198 – Sam Doshi – 7514 Fite Rd., between Oak Rd. and Covey Ln.

1. Variance Request #1: A reduction of maintenance berm from 15' to 10'.

Motion: Commissioner Brennan; Second: Commissioner Rogers; To allow a reduction of maintenance berm from 15' to 10' based on the recommendation of Jarrod Aden, P.E., Lentz Engineering, District Engineer. Motion carried unanimously.

2. Variance Request #2: An allowance of a vertical walled pond with a concrete ramp at an 8:1 slope to allow equipment access for maintenance.

Motion: Commissioner Brennan; Second: Commissioner Keller; To allow a vertical walled pond with a concrete ramp at an 8:1 slope to allow equipment access for maintenance based on the recommendation of Jarrod Aden, P.E., Lentz Engineering, District Engineer. Motion carried unanimously.

- D. Discussion, Consideration & Possible Action** – Harvest Acres RV Park – BDD4 #20177 – Kyle Urbanec – Northwest corner of CR 130 and CR 127; southeast corner of the Pearland Regional Airport.

1. Variance Request: To allow the outfall pipe to be 6" above the existing flowline of the ditch instead of the required 12".

Motion: Commissioner Brennan; Second: Commissioner Rogers; To allow the outfall

pipe to be 6” above the existing flowline of the ditch instead of the required 12” based on the recommendation of Jarrod Aden, P.E., Lentz Engineering, District Engineer. Motion carried unanimously.

VII. PLATS & PLAN:

- A. Discussion, Consideration & Possible Action** – 6610 Bailey Rd. – BDD4 #20154 – Final Drainage Plan – Tri-Tech Engineering, L.P. – South side of Bailey Rd., west of Herridge Rd.
- B. Discussion, Consideration & Possible Action** – Del Bello Lakes Recreation Center – BDD4 #20174 – Final Drainage Plan – ALJ Lindsey – 4530 Martin Ridge Rd., near future Manvel Pkwy. and Lakeview Dr.
- C. Discussion, Consideration & Possible Action** – Savannah Parkway Phase III – BDD4 #20175 – Final Drainage Plan – LJA Engineering, Inc. – North of CR 58, east of the Fort Bend County line.
- D. Discussion, Consideration & Possible Action** – Independence Park Bridge (City of Pearland) – BDD4 #20169 – Final Drainage Plan – HDR Engineering, Inc. – West of Pearland Pkwy at Independence Park near tennis courts.
- E. Discussion, Consideration & Possible Action** – JT Plaza III – BDD4 #19198 – Final Drainage Plan – Fif Engineering, LLC. – 7514 Fite Rd., between Oak Rd. and Covey Ln.
- F. Discussion, Consideration & Possible Action** – Surface Water Treatment Plant Pump Station, Transmission Lines, and Force Main (City of Pearland) – BDD4 #19195 – Final Drainage Plan – Stantec Consulting Services, Inc. – On Mustang Bayou at intersection with CR 48.
- G. Discussion, Consideration & Possible Action** – Redeemer Church Addition – BDD4 #19175 – Final Drainage Plan – Lentz Engineering – South side of SH 6, 0.8 mi east of SH 288 and just west of Iowa Ln.
- H. Discussion, Consideration & Possible Action** – Girouard Residence – BDD4 #20184 – Final Drainage Plan – Adico, LLC – 7602 Bailey Rd., just west of Allen Rd.
- I. Discussion, Consideration & Possible Action** – Stormwater pump Station No. 1 Caldwell Ranch – BDD4# 20155 – Final Drainage Plan – LJA Engineering, Inc. – off FM 521, south of SH 6 directly north of the Southern Colony Development (approving only portions within BDD4 jurisdiction).
- J. Discussion, Consideration & Possible Action** – Pomona Master Drainage Plan Addendum Bridge – BDD4 #20158 – Drainage Impact Analysis – LJA Engineering, Inc. – Located along Mustang Bayou between CR 48 and SH 288

within the Pomona development.

- K. Discussion, Consideration & Possible Action** – Rodeo Palms, The Lakes Section 3 – BDD4 #20172 – Final Drainage Plan – EHRA Engineering – West of SH 288, south of Croix Rd., east of Old Airline Rd.
- L. Discussion, Consideration & Possible Action** – Caldwell Tract Addendum – BDD4 #19121 – Drainage Impact Analysis – LJA Engineering, Inc. – West end of Bullard Rd. at the District boundary.
- M. Discussion, Consideration & Possible Action** – Goldsberry Addition – BDD4 #20186 – Final Plat – Pro-Surv – 18031 CR 125.

Motion: Commissioner Brennan; Second: Commissioner Rogers; To approve the plats and plans as submitted based on the recommendation of Jarrod Aden, P.E., Lentz Engineering, District Engineer. Motion carried unanimously.

VIII. ADJOURN:

No further business, the meeting adjourned at 9:56 A.M., August 4, 2020.

Jeffrey H. Brennan, Chairman

Dan Keller, Secretary

Harrison Rogers

4813 W. Broadway
Pearland, Texas 77581
(281) 485-1434



Fax (281) 485-0065
www.bdd4.org

Brazoria Drainage District No. 4

A Political Subdivision of the State of Texas

August 04, 2020

Attending Regular Meeting No. 8 held by Commissioners of Brazoria Drainage District No. 4.

NAME	BUSINESS AFFILIATION
Jini Mooney	
Adrian Geyo	BDD4
LEIGH BLUMER	BDD4
Clint Gabel	BDD4
Cristina Colon	BDD4
JEFF BRENNAN	Commissioner
Dan Keller	Commissioner
HARRISON ROGERS	Commissioner
JOHN GOWARD	BDD4
SCOTT FEJLESS	
JARROD ADEN	DISTRICT ENGINEER
PARSONS CORPORATION	
TOM DANIEL	BDD4
DILLON WILBURN	BDD4
DAVID RANDOLPH	LEITZ ENGINEERING
SARAH ROEBER	BDD4

Dan Keller
Commissioner

Jeffrey Brennan
Commissioner

Harrison Rogers
Commissioner

2020-2021 TAX RATE

BRAZORIA DRAINAGE DISTRICT NO. 4					
Last Yr	% Increase	Rate	2020 Taxable Value	Tax Revenue Generated	
\$291.83	0%	\$ 291.83	\$ 13,412,170,631	\$ 18,160,396	
\$291.83	1.00%	\$ 294.75	\$ 13,412,170,631	\$ 18,342,000	
\$291.83	2.00%	\$ 297.67	\$ 13,412,170,631	\$ 18,523,604	
\$291.83	3.00%	\$ 300.58	\$ 13,412,170,631	\$ 18,705,208	
\$291.83	4.00%	\$ 303.50	\$ 13,412,170,631	\$ 18,886,811	
\$291.83	5.00%	\$ 306.42	\$ 13,412,170,631	\$ 19,068,415	
\$291.83	6.00%	\$ 309.34	\$ 13,412,170,631	\$ 19,250,019	
\$291.83	7.00%	\$ 312.26	\$ 13,412,170,631	\$ 19,431,623	
\$291.83	**8.00%	\$ 315.18	\$ 13,412,170,631	\$ 19,613,227	ROLLBACK RATE
Last Year's Average Home Taxes \$291.83					
This Year's Average Home Taxable Value: \$215,528					
		2020 Revenue Required	2020 Taxable Value	Rate to Generate Required Revenue	
		\$ 19,500,000	\$ 13,412,170,631	\$0.145390	
	2019 Tax Levy	\$ 18,095,314		7.38% Tax Increase	
	Additional Funds	\$ 1,404,686			
		2019 Taxable Value	2019 Tax Rate	2019 Levy	
	**Tax Election Tax Rate	\$ 12,394,050,569	\$ 0.146000	\$ 18,095,314	
	maximum rate to avoid election trigger				

Current Tax Rate \$0.146000 ~ \$19,581,769

Brazoria Drainage District No.4		
Budget 2020 - 20201		
October 1, 2020 thur September 30, 2021		
	Certified Taxable Value for 2019	Estimated Taxable Value for 2020
	\$12,483,520,669	\$13,412,170,631
Tax Rate	0.146000	0.146000
	CURRENT BUDGET	PROPOSED BUDGET
Labor - Gross	4,825,000	5,000,000
Employee Benefit	2,700,000	3,100,000
Liability/WC Insurance	280,000	320,000
Accounting	-	80,000
Engineering	-	155,000
Legal	50,000	50,000
Capital Equipment M/R	300,000	350,000
Fuel & Oil	390,000	390,000
Tools & Shop	280,000	280,000
Office & Misc	150,000	150,000
Utilities	75,000	75,000
Audit Expense	35,000	40,000
County Services	150,000	160,000
Equipment Replacement	1,100,000	966,000
Capital Improvement	100,000	100,000
Emergency Funding	300,000	300,000
Flood Control	6,465,000	7,297,000
Land Acquisition	1,000,000	1,000,000
Totals	18,200,000	19,813,000

Brazoria Drainage District No. 4				
Budget 2020 vs 2021 Comparison		Based on tax rate		
		\$0.146000/\$100		
	CURRENT	**PROPOSED**		
	Budget	Budget	Dollar (\$)	Percent (%)
	October 1, 2019	October 1, 2020	Budget	Budget
	September 30, 2020	September 30, 2021	Change +/-	Change +/-
Labor - Gross	\$ 4,825,000	\$ 5,000,000	\$ 175,000	4%
Employee Benefit	\$ 2,700,000	\$ 3,100,000	\$ 400,000	15%
Liability/WC Insurance	\$ 280,000	\$ 320,000	\$ 40,000	14%
Accounting	\$ -	\$ 80,000	\$ 80,000	100%
Engineering	\$ -	\$ 155,000	\$ 155,000	100%
Legal	\$ 50,000	\$ 50,000	\$ -	0%
Capital Equipment M/R	\$ 300,000	\$ 350,000	\$ 50,000	17%
Fuel & Oil	\$ 390,000	\$ 390,000	\$ -	0%
Tools & Shop	\$ 280,000	\$ 280,000	\$ -	0%
Office & Misc	\$ 150,000	\$ 150,000	\$ -	0%
Utilities	\$ 75,000	\$ 75,000	\$ -	0%
Audit Expense	\$ 35,000	\$ 40,000	\$ 5,000	14%
County Services	\$ 150,000	\$ 160,000	\$ 10,000	7%
Equipment Replacement	\$ 1,240,000	\$ 966,000	\$ (274,000)	-22%
Capital Improvement	\$ 100,000	\$ 100,000	\$ -	0%
Emergency Funding	\$ 300,000	\$ 300,000	\$ -	0%
Flood Control	\$ 6,771,000	\$ 7,297,000	\$ 526,000	8%
Land Acquisition	\$ 1,000,000	\$ 1,000,000	\$ -	0%
Totals	\$ 18,646,000	\$ 19,813,000	1,167,000	6%

Brazoria Drainage District No.4					
Budget 2020 - 2021					
October 1, 2020 thur September 30, 2021					
	Budget Amt	Reserves	Total Budget		
Labor - Gross	5,000,000		5,000,000		
Employee Benefit	3,100,000		3,100,000		
Liability/WC Insurance	320,000		320,000		
Accounting	80,000		80,000		
Engineering	155,000		155,000		
Legal	50,000		50,000		
Capital Equipment M/R	350,000		350,000		
Fuel & Oil	390,000		390,000		
Tools & Shop	280,000		280,000		
Office & Misc	150,000		150,000		
Utilities	75,000		75,000		
Audit Expense	40,000		40,000		
County Services	160,000		160,000		
Equipment Replacement	966,000		966,000		
Capital Improvement	100,000		100,000		
Emergency Funding	300,000		300,000		
Flood Control	7,297,000		7,297,000		
Land Acquisition	1,000,000		1,000,000		
Totals	19,813,000	-	19,813,000		
<u>Adopted Budget for 2020-2021 0.146000 / \$100 - Tax Rate for Year 2020</u>					
<u>Jeffery H. Brennan, Chairman September 1, 2020</u>					

Brazoria Drainage District No.4					
Income Budget 2020 - 2021					
October 1, 2020 thur September 30, 2021					
	Budget Amt	Reserves	Total Budget		
Current Tax	19,516,000				
Delinquent Tax	125,000				
Penalty & Interest Revenue	80,000				
Rendition Penalty Revenue	5,000				
Interest Revenue - CD's	27,000				
Plat/Plan Income	50,000				
Checking Account Interest	10,000				
Totals	19,813,000	-	19,813,000		
<u>Adopted Budget for 2020-2021 0.146000 / \$100 - Tax Rate for Year 2020</u>					
<u>Jeffery H. Brennan, Chairman September 1, 2020</u>					

BRAZORIA DRAINAGE DISTRICT NO. 4
BUDGET 2020-2021
OCTOBER 1, 2020 THRU SEPTEMBER 30, 2021

EQUIPMENT REPLACEMENT

1.	1) 36 METRIC TON EXCAVATOR	\$362,000.00
2.	1) TRACTOR W/ SIDE MOUNTED BOOM	\$195,000.00
3.	7) FLEET TRUCKS	\$335,000.00
4.	1) WATER PUMP	\$ 55,000.00
5.	1) DUMP TRAILER	\$ 11,500.00
6.	1) CS LANDSCAPE TRAILER	\$ 7,500.00

ESTIMATE REPLACEMENT TOTAL	<u>\$ 966,000.00</u>
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PLAN CUSTOMIZER FOR PLAN YEAR 2021

Brazoria County Drainage District #4

CURRENT AND PROPOSED PLAN COMPARISON

	Current Plan	Cola Addtl 200
Basic Plan Options		
Employee Deposit Rate	7.00%	7.00%
Employer Matching	250%	250%
Application of Matching	Past & Future	Past & Future
Prior Service Credit	70%	70%
Retirement Eligibility		
Age 60 (Vesting)	8 yrs of service	8 yrs of service
Rule Of	75 yrs total age + service	75 yrs total age + service
At Any Age	20 yrs of service	20 yrs of service
Optional Benefits		
Partial Lump-Sum Payment at Retirement	No	No
Group Term Life	ACTIVE-PLUS-RETIREEES	ACTIVE-PLUS-RETIREEES
COLA	N/A	2% FLAT
Retirement Plan Funding		
Normal Cost Rate	8.94%	8.94%
UAAL/(OAAL) Rate	-0.36%	-0.64%
Required Rate	8.58%	8.30%
Elected Rate	0.00%	0.00%
Additional Employer Contribution	\$0.00	\$340,000.00
Total Contribution Rate		
Retirement Plan Rate	8.58%	8.30%
Group Term Life Rate	0.26%	0.26%
Total Contribution Rate	8.84%	8.56%
Valuation Results		
Actuarial Accrued Liability	\$21,090,081	\$21,228,197
Actuarial Value of Assets	\$21,331,707	\$21,646,522
Unfunded/(Overfunded) Actuarial Liability	(\$241,626)	(\$418,325)
Funded Ratio	101.1%	102.0%



**Plan Agreement for Plan Year 2021
Brazoria County Drainage District #4 – 424
Effective as of Jan. 1, 2021**

Basic Plan Options	
Employee Deposit Rate:	7%
Employer Matching:	250%
Prior Service Credit:	70%
Retirement Eligibility	
At 60 (Vesting)	8 years of service
Rule of	75 years total age + service
At Any Age	20 years of service
Optional Benefits	
Partial Lump-sum Payment at Retirement:	No
Group Term Life:	Active-plus-retirees
COLA:	2% Flat-Rate
Retirement Plan Funding	
Elected Rate:	N/A
2020 Additional Employer Contribution:	\$340,000.00
Total Contribution Rate	
Retirement Plan Rate:	8.30%
Group Term Life Rate:	.26%
Total Contribution Rate:	8.56%

Rates are contingent on receiving the additional employer contribution by Dec. 31, 2020.

Certification

I certify that the plan agreement for the participation of Brazoria County Drainage District #4 in TCDRS for the 2021 plan year truly and accurately reflects the official action taken during properly posted and noticed meeting on _____ (mm/dd/yy) by the Governing Board and such action is recorded in the official minutes.

Printed Name: _____ Title: _____

Authorized Signature: _____ Date: _____

BRAZORIA DRAINAGE DISTRICT NO. 4

Resolution Approving Review of Investment
Policy, Strategies and Objectives

The Board of Commissioners (“Board”) of Brazoria Drainage District No. 4 (“District”) met at the Board’s regular meeting place on September 1, 2020, with a quorum of Commissioners present, as follows:

Jeffrey H. Brennan, Chairman
Dan Keller, Secretary
E. Harrison Rogers, Commissioner

and the following Commissioners absent:

none

when the following business was transacted:

Whereas, the District is required by the Public Funds Investment Act, Tex. Gov’t. Code Chapter 2256 (the “Act”) to adopt an investment policy for the purchase and management of investments for District funds; and

Whereas, Section 2256.005 (e) of the Act and the District’s investment policy requires that the District review its investment policy, strategies and objectives not less than annually; and

Whereas, as a part of the District’s fiscal year end audit review, the District has reviewed its investment policy, strategies and objectives dated and has determined that the policy should remain in effect with no changes.

Whereas, as a part of its annual review, the District shall review, revise and adopt a list of qualified brokers that are authorized to engage in investment transactions with the District.

NOW, THEREFORE, be it resolved by the Board of Commissioners of the District as follows:

1. In accordance with Section 2256.005(e) of the Act and the District's investment policy, the investment policy and the investment strategies and objectives of the District have been reviewed by the Board.

2. The Board has determined that the investment policy and investment strategies and objectives of the District are appropriate for the District's purposes and should not be changed.

3. The brokers listed on Exhibit "A" are qualified and authorized to engage in investment transactions with the District.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

The Chairman is authorized to execute and the secretary to attest this Resolution on behalf of the District.

Jeffrey H. Brennan, Chairman

ATTEST:

Dan Keller, Secretary

I, the undersigned Secretary of the Board of Commissioners of Brazoria Drainage District No. 4, hereby certify that the foregoing is a true and correct copy of the resolution adopted by said Board at its meeting of September 1, 2020, and a minute entry of that date showing the adoption thereof, the original of which resolution appears in the minute book of said Board, on file in the District's office.

I further certify that said meeting was open to the public, and that notice thereof was posted in compliance with the provisions of Tex. Gov't. Code Ann. § 551.001 et seq.

Witness my hand and seal of said District, this September 1, 2020.

Dan Keller, Secretary

Exhibit A

CERTIFICATE OF COMPLIANCE WITH REQUIREMENTS
OF THE PUBLIC FUNDS INVESTMENT ACT

To: BRAZORIA DRAINAGE DISTRICT NO. 4

From: Randall L. Ferguson President
(Name) (Office)
of Pearland State Bank (the "Business Organization")

Date: August 17, 2020

In accordance with the provisions of Sections 2256.005 (k) and 2256.005 (l) of the Texas Government Code, I hereby certify that:

1. Place an "X" in the appropriate box.

 I am a registered principal of the Business Organization and hold all the licenses required in the State of Texas to sell the District the investments listed below. (To be used by broker/dealers or others holding securities licenses.)

 X I am an officer of the Business Organization with authority to bind the Business Organization to the terms of this certificate and to sign on behalf of such Business Organization. (To be used by depositories for direct issuances of certificates of deposit.)

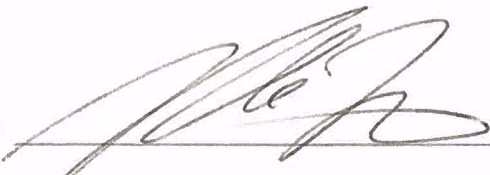
2. The Business Organization proposes to sell the following investments to the District:

Certificates of Deposit

(collectively referred to herein as the "investments").

3. I, or a registered investment professional that services the District's account, have received and thoroughly reviewed the District's Investment Policy dated October 6, 2015 the "Investment Policy"), which the District has represented is the complete investment Policy of the District now in full force and affect. The District has further represented that there are no policies affecting the investment of District funds other than those contained in this Investment Policy and acknowledged that the Business Organization is entitled to rely on this representation until the District provides the Business Organization with any amendments to or any newly adopted forms of the Investment Policy.
4. The Business Organization has implemented reasonable procedures and controls in an effort to preclude imprudent investment activities arising out of investment transactions conducted between the Business Organization and the District.

5. The Business Organization has reviewed the terms, conditions and characteristics of the investments and has determined (i) that each of the investments is an authorized investment for local governments under the Public Funds Investment Act, Chapter 2256, Texas Government Code and (ii) each of the investments is an authorized investment for the fund in question under the District's Investment Policy. The Business Organization makes no representation as to whether any limits on the amount of District monies to be invested in the investments exceeds or in any way violates the District's Investment Policy.
6. The Business Organization makes no representations or guarantees regarding the prudence, reasonableness or adequacy of the Investment Policy.
7. The Business Organization has attached hereto, for return to the District, a prospectus or disclosure document for each of the Investments other than certificates of deposit and direct obligations of the United States.

By: 
Name: Randall L. Ferguson
Title: President

Investments other than certificates of deposit are not FDIC insured, are not deposits or other obligations of the Business Organization or any of its affiliates, and are subject to investment risks, including possible loss of the principal amount invested.

EXHIBIT “A”

Pearland State Bank

BRAZORIA DRAINAGE DISTRICT NO. 4

Order Adopting Investment Policy

The Board of Commissioners ("Board") of Brazoria Drainage District No. 4 ("District") met at the Board's regular meeting place on October 6th, 2015 with a quorum of Commissioners present, as follows:

Jeffrey H. Brennan, Chairman
Dan Keller, Secretary
E. Harrison Rogers, Member

and the following were absent:

None

when the following business was transacted:

The order set out below was introduced for consideration by the Board. It was duly moved and seconded that said order be adopted; and, after due discussion, said motion carried by the following vote:

Ayes: All Commissioners present

Noes: None.

The order thus adopted is as follows:

The Investment Policy attached hereto is hereby adopted by the Board of Commissioners of the District. Any order and amendments thereto, heretofore adopted by the Board, providing for policy for investment of funds by the District, is hereby revoked upon the effective date of this order.

The order hereinafter set forth shall become effective on October 6th, 2015.

INVESTMENT POLICY

Section 1. Policy

The District's objectives for the investment of District funds, specifically monies in the District's general fund, capital projects fund and debt service fund are (1) the safety and protection of principal, (2) liquidity of principal, and (3) the achievement of the highest rate of return. Investments shall be made under circumstances then prevailing that persons of prudence, discretion, and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived.

Section 2. Eligible Investments

District funds shall be invested in the types of investments and with no greater than the maximum maturity schedule as permitted by and in accordance with the Texas Water Code and Chapter 2256, Texas Government Code, the Public Funds Investment Act (the "Act"), as amended.

Section 3. Strategy and Objectives

A. Investments of monies in each of the District's funds shall be made upon evaluation of the following investment objectives in order of importance:

- (a) understanding of the suitability of the investment to the financial requirements of the entity;
- (b) preservation and safety of principal;
- (c) liquidity;
- (d) marketability of the investment if the need arises to liquidate the investment before maturity;
- (e) diversification of the District's investment portfolio; and
- (f) interest rates and yield, except that bond order requirements will be followed with respect to arbitrage restrictions on any funds in the capital projects fund and debt service fund.

B. The District's investment officer shall maintain a working knowledge of the market price of the investments in each fund.

C. The District shall require that settlement of all transactions, except investment pools or money market funds, be on a delivery versus payment basis.

D. The District's investment officer shall monitor rating changes and take all prudent measures that are consistent with the District's investment policy to liquidate an investment in the event such investment loses its required rating.

Section 4. Appointment of Investment Officer

A. The Board shall, by separate order, appoint one or more officers or employees of the District or shall, pursuant to the Texas Water Code Section 49.1571, contract with a person to serve as the District's investment officer who shall be responsible for the supervision of investment of District funds and for carrying out those duties of an investment officer as set forth by the Act.

B. The District's consultants shall be authorized to assist the investment officer in the carrying out of the duties of investment officer.

C. The investment officer shall not authorize any action with respect to investment of District funds unless those actions are reviewed and approved by the Board at a meeting of the Board. This limitation does not extend to the review of reports and financial information or consultation with the District's consultants regarding investments of District funds.

D. The investment officer shall attend training in the officer's duties and responsibilities as required by Section 49.1571, Texas Water Code. Such training shall be at a minimum:

- (a) one training session of no less than six hours of instruction relating to investment responsibilities under Chapter 2256, Texas Government Code no later than the first anniversary of the date the officer takes office or assumes the officer's duties, and
 - (b) attend at least four hours of additional instruction relating to investment responsibilities under Chapter 2256, Texas Government Code within each two-year period after the first year.
- E. The training shall be from an independent source approved by the Board.

Training shall include education in investment controls, security risks, strategy risks, market risks, diversification of investment portfolio, and compliance with Chapter 2256, Texas Government Code.

F. An investment officer who (1) has a personal business relationship as defined by Section 2256.005 (i) of the Act with a business organization offering to engage in an investment transaction with the entity, or (2) is related within the second degree of affinity or consanguinity to an individual seeking to sell an investment to the entity, shall file the statement disclosing such relationship as required by the Act. A personal business relationship exists if:

- (a) the investment officer owns 10 percent or more of the voting stock or shares of the business organization or owns \$5,000 or more of the fair market value of the business organization;
- (b) funds received by the investment officer from the business organization exceed 10 percent of the investment officer's gross income for the previous year; or
- (c) the investment officer has acquired from the business organization during the previous year investment with a book value of \$2,500 or more for the personal account of the investment officer.

Section 5. Reports and Investment Policy Review

A. The District's superintendent shall provide the investment officer and the Board with a monthly report of District investments, including maturity dates, ratings changes, interest rates and interest earned on the funds.

B. The Board shall review its investment policy and investment strategies not less often than annually, in connection with the approval of its annual fiscal year audit. The District shall adopt a resolution after the review (1) stating that the Board has reviewed the investment policy and investment strategies of the District, and (2) setting forth any changes to the investment policy or strategies adopted.

C. If the District has, in the previous fiscal year, invested in any investment other than money market funds, certificates of deposit at a depository bank, or in an authorized investment pool, the District shall request a review by the District's auditors of the investment reports provided by the superintendent under Section 5(A) herein. The auditors shall report on the findings of the review at the time of presentation of the annual fiscal year audit of the District.

D. In conjunction with its annual financial audit, the District shall perform a compliance audit of management controls on investments and adherence to the District's established investment policies.

Section 6. List of authorized brokers

As a part of its investment policy, the District has or will adopt a list of qualified brokers. The District shall, at least annually, review and if necessary revise the list of qualified brokers that are authorized to engage in investment transactions with the District.

Section 7. Investment Transactions

The District's superintendent is authorized to present a copy of this order adopting the District's Investment Policy to any person offering to engage in an investment transaction with the District and to obtain a written acknowledgment of such policy, as set forth required by the Act, in the form set out in Exhibit "A" attached hereto.

Section 8. Settlement Basis

All purchases of investments, except investments in investment pools or in mutual funds, shall be made on a delivery versus payment basis. The safekeeping entity for all District investments and for all Collateral pledged to secure District funds shall be one approved by the Investment Officer.

Section 9. Monitoring of the Market Value of Investments and Collateral


The Investment Officer, with the help of such District Officials as needed, shall determine the market value of each investment and of all Collateral pledged to secure deposits of District funds at least quarterly and at a time as close as practicable to the closing of the reporting

period for investments. Such values shall be included on the investment report. The following methods shall be used:

- a. Certificates of deposits shall be valued at their face value plus any accrued but unpaid interest.
- b. Shares in money market mutual funds and investment pools shall be valued at par plus any accrued but unpaid interest.
- c. Other investment securities with a remaining maturity of one year or less may be valued in any of the following ways:
 - i. The lower of two bids obtained from securities broker/dealers for such security;
 - ii. the average of the bid and asked prices for such investment security as published in the Wall Street Journal or the New York Times;
 - iii. The bid price published by any nationally recognized security pricing service; or
 - iv. the market value by the seller of the security or the owner of such collateral.
- d. Other investment securities with a remaining maturity greater than one year shall be valued at the lower of two bids obtained from securities broker/dealers for such security, unless two bids are not available, in which case the securities may be valued in any manner provided hereof.

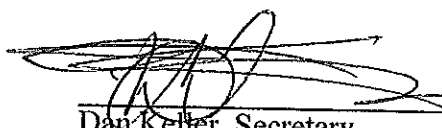
The Chairman is authorized to execute and the secretary to attest this Order on behalf of the Board and the District.

Passed and adopted this October 6th, 2015.



Jeffrey H. Brennan, Chairman

ATTEST:



Dan Keller, Secretary

Exhibit "A"

ACKNOWLEDGMENT OF BUSINESS ORGANIZATION

The undersigned qualified representative of a business organization offering to engage in an investment transaction with Brazoria Drainage District No. 4 (the "District") and authorized to engage in such a transaction with the District, has (1) received and reviewed the investment policy of the District and (2) acknowledged that the business organization has implemented reasonable procedures and controls in an effort to preclude investments that are not authorized by the District's investment policy, with the following reservations:

1. No independent analysis has been performed of the District's entire portfolio of investments.
2. The review performed herein does not include any interpretation of the District's subjective investment standards.

Date: October 6th, 2015

Pearland State Bank

By: 

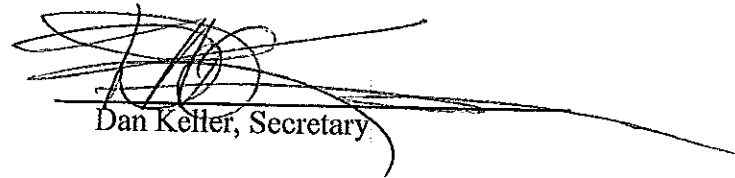
Printed Name: RANDALL L. FERGUSON

Title: PRESIDENT

I, the undersigned Secretary of the Board of Commissioners of Brazoria Drainage District No. 4 hereby certify that the foregoing is a true and correct copy of the Order Adopting Investment Policy adopted by said board at its meeting of October 6th, 2015 together with excerpts from the minutes of said board's meeting on that date showing the adoption of said Order as same appear of record in the official minutes of the Board on file in the District's office.

I further certify that said meeting was open to the public, and that notice thereof was posted in compliance with the provisions of Tex. Gov't. Code Ann. § 551.001 et seq.

Witness my hand and the official seal of said District this October 6th, 2015.


Dan Keller, Secretary

INTERLOCAL AGREEMENT
BETWEEN
THE CITY OF MANVEL, TEXAS
AND
BRAZORIA DRAINAGE DISTRICT NO. 4

This Agreement is entered into as of the ____ day of _____, 2020, by and between the City of Manvel, Texas a home rule city located in Brazoria County, Texas acting by and through its duly authorized representative, (the “City”) and the Brazoria Drainage District No. 4 (the “District”), collectively referred to herein as the “Parties.”

RECITALS

WHEREAS, pursuant to Chapter 791, Tex. Government Code Ann. (Vernon 1905), the Interlocal Cooperation Act (the “Act”), local governments are authorized to contract among themselves for the provision of governmental functions and services; and

WHEREAS, pursuant to and in accordance with Chapter 212, Texas Local Government Code, City regulates the subdivision of land within its corporate boundaries and its area of extraterritorial jurisdiction; and

WHEREAS, pursuant to Chapter 212, Texas Local Government Code, and certain ordinances of the City, no land within the City or its extraterritorial jurisdiction may be subdivided unless and until a plat of such subdivision has been approved by the City; and

WHEREAS, City is empowered to adopt reasonable rules and regulations governing plats and the subdivision of land; and

WHEREAS, City requires, as a condition of subdivision plat approval, compliance with applicable rules and regulations of City relating to floodplain management and flood damage prevention; and

WHEREAS, the District is a reclamation and conservation district operating and existing pursuant to the laws of the State of Texas and having its jurisdiction wholly within Brazoria County, Texas; and

WHEREAS, portions of the City and portions of the City’s extraterritorial jurisdiction (“ETJ”) are located within the boundaries of the District; and

WHEREAS, the City and the District have established similar drainage criteria and regulations for their respective jurisdictions in an attempt to a) assure that development within their respective overlapping jurisdictions does not circumvent their respective floodplain management and flood damage prevention plans, b) establish consistent application and enforcement of these regulations; c) simplify compliance with said regulations, and d) avoid conflicts in the joint administration of these drainage criteria and regulations within their respective overlapping jurisdictions; and

WHEREAS, the City is authorized to act as Floodplain Administrator on behalf of the Federal Emergency Management Administration (“FEMA”) to adopt and enforce regulations designed to minimize flood related losses; and

WHEREAS, the City requires, as a condition of approval of final subdivision plats under its subdivision regulations, that all property which is the subject of a plat submitted to the City for approval fully comply with City regulations relating to floodplain management and flood damage prevention; and

WHEREAS, the District is charged with the objective of reclamation and drainage of flooded lands and other lands needing drainage within the District; and

WHEREAS, the District is located within the corporate boundaries and or the ETJ of the City; and

WHEREAS, in furtherance of the District’s purpose, the District is authorized to acquire, construct, improve, and maintain facilities necessary to carry out its stated purpose; and

WHEREAS, it is the desire of the City and the District that persons obtain the approval of both the City and the District related to property within the overlapping jurisdictions of the City and the District for: (a) subdivision plats, (b) any new development or redevelopment on any existing site which increases impervious cover, and (c) any new development or redevelopment, if the outfall from such property drains directly into a drainage facility maintained by the District;

NOW, THEREFORE,

FOR AND IN CONSIDERATION of the mutual promises and covenants contained herein, the Parties hereby agree as follows:

1. The facts and matters set forth in the preamble hereof are true and correct and the requirements and mandatory approvals stated herein are hereby adopted by both entities.
2. In an effort to promote and protect the health, safety and welfare of the public by helping to minimize public and private losses resulting from flood conditions, the City and the District agree to jointly cooperate to administer their respective drainage criteria and regulations imposed on all property within their overlapping jurisdictions the development of which will result in the discharge of storm waters or run-off into a City or District outfall facility.
3. The District agrees to review and, where warranted, approve and accept all drainage plans submitted to the District pertaining to any real property and development to be constructed within the City's corporate limits or its ETJ which property is also located within the District's jurisdiction, in accordance with the drainage requirements in the City's most current Design Criteria Manual and the District's most current Rules, Regulations and Guidelines. The District agrees to provide such review within a reasonable time after said plans are submitted to the District, but in any event, within twenty-one (21) days from the date the plans are submitted to the District. In the event that the District provides comments requiring revisions to the drainage plans submitted to it pursuant to this section, the Parties agree that, subject to the provisions of Paragraph 4 below, any time periods set forth in this paragraph for District shall start over upon submission of the revised plans by the land owner or developer. District acknowledges that City must follow time lines imposed by Texas Local Government Code chapter 212, and state law.
4. The District further agrees to review and, where warranted, approve and accept, and the City agrees to provide or cause to be provided to the District, any and all proposed subdivision plats filed with the City pertaining to real property or development constructed within the City's corporate limits or within its ETJ and contained within the District's jurisdiction, utilizing the drainage requirements contained in the City's most current Design Criteria Manual and the District's most current Rules, Regulations and Guidelines. To assist the City in complying with the provisions of Section 212.009 of the Texas Local Government Code, the District agrees to provide this review, and where warranted, approval or acceptance of subdivision plats within fourteen (14) days of said plats being submitted to the District for review.

5. The City agrees to make available for the District's review and copying, any and all records pertaining to proposed development within their overlapping jurisdictions.
6. The District agrees to provide to the City true and correct copies of all rules and regulations adopted by the District related to flood control, floodplain management, detention facilities, engineering studies, and flood damage prevention, and a map of the jurisdictional boundaries, improvements, easements, and facilities, including any new or amended revisions.
7. The District's Superintendent or designated representative is hereby designated as the natural person selected by the District to lead, direct, and coordinate the District's work in accordance with this Agreement.
8. The City Manager or designated representative is hereby designated as the natural person selected by the City to lead, direct, and coordinate the City's work in accordance with this Agreement.
9. This Agreement may be terminated, however, by either of the Parties for any reason or no reason, upon thirty (30) days' written notification to the other Party.
10. This Agreement may only be amended, modified, or supplemented in writing and upon approval by the respective governing bodies of the City and the District.
11. The City and the District recognize and agree that this Agreement is not in any way intended to limit, alter, or reduce the express or implied authority, rights or obligations of either Party hereto as reflected in their respective drainage criteria and regulations or any other applicable law. The Parties to this Agreement recognize and understand that this Agreement is intended to further clarify and reflect the Parties' mutual understandings in jointly administering their respective drainage criteria and regulations.
12. When a person(s) approaches either the City or the District about developing property that lies within the City limits or extraterritorial jurisdiction, whichever jurisdiction is approached shall advise the developer that the first step is to schedule a predevelopment meeting with the City of Manvel. The City shall invite the District to send a representative to this meeting.

Any improvement, other than routine maintenance of ditches or outfall improvements, in the City limits or extraterritorial jurisdiction shall require engineer stamped plans submitted to the City and the District for review and approval prior to the start of construction.
13. Each entity is solely responsible for assessing and collecting any required fee for the review of such plats, replats, site plans requiring approval and drainage plans.

14. During declared emergencies, the City and the District shall work to ensure there are open lines of communication to protect the public's health and safety. The City and the District shall have the right to enter each other's rights-of way and easements without formal written notification during emergency situations. Each entity shall maintain their own record-keeping as it relates to costs incurred during an emergency. Each entity shall be responsible for presenting such costs to FEMA for reimbursement.
15. Under this agreement, the District may assist the City, and the City may assist the District, in working on common projects for the common good and welfare of the community.
16. Consistent with state law, both parties agree to make any expenditure arising from the performance of this agreement with current funds.

IN WITNESS WHEREOF, this Agreement is executed on behalf of the City and the District by their respective authorized officers following approval by their respective governing bodies as indicated below.

EXECUTED THIS _____ day of _____, 2020.

CITY OF MANVEL, TEXAS

BRAZORIA DRAINAGE DISTRICT #4

Debra Davison, Mayor

Jeffrey H. Brennan, Chairman

ATTEST:

Tammy Bell, City Secretary

Secretary, Board of Commissioners

BRAZORIA COUNTY – BRAZORIA DRAINAGE
DISTRICT #4 INTERLOCAL AGREEMENT
FOR
ROUTINE AND NON-ROUTINE
MAINTENANCE OF DRAINAGE FACILITIES,

This Interlocal Agreement is made between the Brazoria Drainage District #4 and Brazoria County, Texas and is effective the day last signed by both parties and entered into by and between the Brazoria Drainage District #4 (hereafter the "**District**") acting through its Board of Directors; and Brazoria County (hereafter the "**County**") acting through its Commissioners' Court, pursuant to Texas Government Code §791.011 in that it contemplates the furnishing of governmental functions and services between the parties as defined by Texas Government Code §791.003 (3) (C), (I), (J), and (N).

Whereas, *District* and *County* acknowledge that both entities have an interest in public safety and located within the *District's* boundaries and

Whereas, *District* and *County* acknowledge that the locations identified by description or exhibit herein, (**collectively, the "Drainage Facilities"**), are currently located within the *District's* boundaries and

Whereas, *District* and *County* acknowledge the need to enter into a mutual agreement for the routine and non-routine maintenance of the Drainage Facilities.

I. Drainage Facilities

The drainage facilities include detention ponds and outfall ditches that are located on property in which the *County* holds the fee and/or easement interest and are within *District's* boundaries.

A. Existing Drainage Facilities:

Below are listed the drainage facilities that are currently in operation and the *District* is performing the routine maintenance as detailed in Section II. An overview of these facilities is included in Exhibit A-1 and A-2.

1. CR 58 Outfall A Ditch;
2. CR 58 Outfall A Detention Pond;
3. CR 58 Outfall B Ditch;
4. CR 58 Outfall B Detention Pond;
5. CR 48 Ditch L; and
6. West Fork Chocolate Bayou Tributary Detention Pond, also known as 174A;

Exhibit C contains CR 58 drainage plans, CR 58 Outfall A and Outfall B Cross Sections, CR 48 Ditch L plans, and West Fork Chocolate Bayou Tributary Detention Pond plans.

B. Proposed Drainage Facilities:

Below are listed the drainage facilities that are currently under construction or in design. After completion of each facility, the *County* and *District* will inspect it and determine if approved for final acceptance. After final acceptance of the facility by the *County*, the *County* will notify the *District* in writing the date that routine maintenance shall begin. The *District* will begin performing the routine maintenance as detailed in Section II after the agreed upon start date. An overview of these facilities is included in Exhibit B-1, B-2, and B-3.

1. CR 101 Detention Pond (Estimate completion date: Fall 2021);
2. CR 58 Detention Ponds (Estimate completion date: Summer 2022);
3. CR 59 Detention Pond (Estimate completion date: Fall 2022).

Exhibit C also contains CR 101 Detention Pond plans.

C. Future Drainage Facilities

Drainage Facilities that are designed and constructed after this Agreement is signed may be added through an amendment.

II. Responsibilities of the Parties

- A. The District shall be responsible for the routine maintenance at no cost to the County, which includes the following.
 - 1. Regularly mowing and keeping vegetation under control.
 - 2. Keeping the inflow and outfall pipes clear of debris.
 - 3. Regular inspections to determine any non-routine maintenance required.
- B. The *County* shall be responsible for non-routine maintenance items as listed below. The *County* may request the *District* to perform these items at specific locations when needed. After the *County's* request, the *District* will determine if it will or will not perform the requested non-routine maintenance items. The *County* shall reimburse the *District* for the cost of any non-routine maintenance performed by the *District*.
 - 1. Removing excess silt and sediment.
 - 2. Repairing areas of erosion.
 - 3. Repairs to outfall structures, pilot channels, back slope drains, and other concrete items.
- C. The County shall also be responsible for the following.
 - 1. Fence maintenance including the control of vegetation within the fence line.

III. Miscellaneous

- A. *District* and *County* recognize and agree that nothing herein shall be construed to create any rights in third parties.
- B. The Parties expressly agree that no party shall have the right to seek indemnification or contribution from any other party hereto for any losses, costs, expenses, or damages directly or indirectly arising, in whole or part from this Agreement.
- C. Whenever possible, each provision of this Agreement shall be interpreted in such a manner as to be effective and valid under applicable law, but if any section, subsection, paragraph, sentence, clause, phrase, work or portion of this Agreement is for any reason held invalid unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not erect the validity of the remaining portions thereof.
- D. The Rights and obligations of this Agreement shall not be assigned without prior written consent of *District* and *County*.

- E. This Agreement and all obligations created hereunder shall be performable in Brazoria County, Texas.
- F. This Agreement shall be construed and enforced in accordance with and governed by the laws of the State of Texas.
- G. This Agreement shall be binding upon and inure to the benefit of the parties and their administrators, agents, employees, successors and assigns permitted by this Agreement.
- H. *District* and *County* agree that any payments for the performance of governmental functions or services shall be from current revenues available to the paying party and further that such payments shall fairly compensate the performing party for the service or materials it supplies provided for the other party's benefit.
- I. *District* and *County* acknowledge and agree that each party shall furnish the services promised, in compliance with *District* and *County* guidelines, and timely provide funding as promised herein. However, all funding under this Agreement shall be subject to the availability of current fiscal year revenue or bond revenue and the appropriation of such revenue by the governing bodies of the parties hereto.
- J. The terms of this Agreement shall be for a period of five (5) years, commencing on the day last signed by both parties. This agreement shall automatically renew at the expiration of said term and shall continue to renew thereafter in five (5) year increments unless either party gives the other party a ninety (90) day's written notice of its desire to terminate this Agreement.

Brazoria County, Texas

Brazoria Drainage District #4

By: _____

By: _____

L.M. (Matt) Sebesta, Jr.

Jeff Brennan

County Judge

Chairman

Date: _____

Date: _____

August 20, 2020

Board of Commissioners
c/o Adrian Gengo
Brazoria Drainage District No. 4
4813 West Broadway
Pearland, Texas 77581
cc: agengo@bdd4.org



RE: Pomona
Articulated Concrete Block
Variance Request
BDD 4 Ref ID#: 20183
LE-20004

Dear Commissioners:

We are in receipt of the attached request for variance from Adrian Todsens of LJA Engineering.

The variance cites the District's requirement for a concrete lined extreme event swale to be placed between the detention point and the point of outfall. The applicant is requesting permission to use articulated concrete block in lieu of concrete.

The following additional information may be useful in determining whether or not this request should be granted:

1. The Applicant is proposing to use the thicker 8-inch block which historically have proven to be very reliable.
2. All of the existing installations within the Pomona development have utilized articulated concrete block for their lined overflow swales into Mustang Bayou.
3. Staff and I have no knowledge of issues with those installations.

Based upon these findings we would support a Board decision to grant this variance request.

Sincerely,
Lentz Engineering, LLC

A handwritten signature in blue ink, appearing to read "Jarrod D. Aden", is written over the typed name.

Jarrod D. Aden, P.E.
President

cc: Mr. John Genaro
Mr. Leigh Blumer
Ms. Sarah Roeber
Mr. Tom Daniel



Brazoria Drainage District No. 4

A Political Subdivision of the State of Texas

Variance Request Form

Pecuniary hardship to the developer, standing alone, shall not be deemed to constitute undue hardship. The variance shall not have the effect of nullifying the intent and purpose of the Rules, Regulations & Guidelines.

Applicant Name: Adrian R. Todsens, PE

Applicant Phone Number: 713-380-4471

Project Name: Pomona Lake "D" Phase 3 & Lake "E" Phase 1

Project Number: BDD4 Ref ID # 20183

The specific rule or requirement that the Applicant wants to deviate from:

Appendix A, Section 3.4.5, Page 63 of the Rules, Regulations and Guidelines requires extreme event spillways to be concrete-lined where the extreme event enters and exits a detention pond. The BDD4 Standard Details also state that articulated block shall not be used in District owned or maintained facilities.

The hardship created by the rule or requirement:

We are requesting a variance to allow the use of 8" thick articulated concrete block for the extreme event spillway in lieu of concrete slope paving. Interlocking articulated block has been successfully used as an alternative material for erosion protection for drainage projects in Pomona since 2014 as shown on Exhibit "A", including the overflow weirs for Lake "F" and Lake "G" and several storm sewer outfalls into Mustang Bayou. This material was shown on the Pomona Standard Outfall Detail that was included on the Master Drainage Plan Addendum as approved by the District on April 1, 2014. The blocks will be covered with topsoil and sod immediately after installation. We are also proposing to exceed the minimum thickness of 5 1/2" shown on the BDD4 Standard Details by using 8" thick blocks to further reduce the possibility of the blocks washing away. Because the articulated block allows vegetation to establish over time, there is a limited amount of maintenance compared with concrete slope paving which requires ongoing inspection for sealing cracks. Further, per the included maintenance agreement, the municipal utility districts that comprise Pomona (Brazoria County MUD No. 39 and No. 40) are responsible for the maintenance of the channel within the Pomona development.

The deviation that is requested:

We propose to deviate from the Rules, Regulations and Guidelines by allowing the use of 8" thick articulated concrete block for the extreme event spillway and to allow the use of articulated block within a District facility.

Authorized Agent Signature: _____

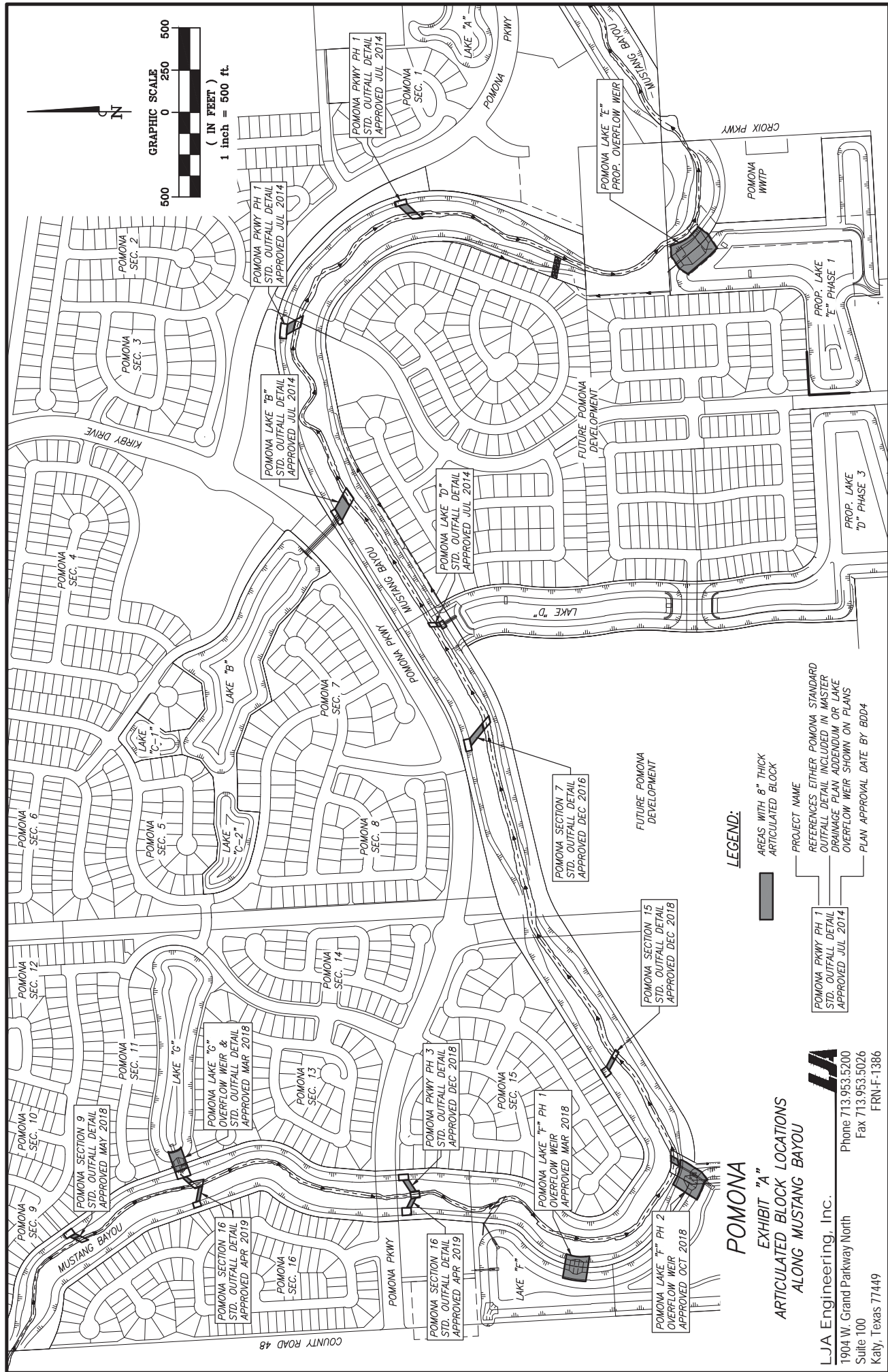
Date: _____

8/19/20

Dan Keller
Commissioner

Jeffrey Brennan
Commissioner

Harrison Rogers
Commissioner



August 21, 2020

Board of Commissioners
c/o Adrian Gengo
Brazoria Drainage District No. 4
4813 West Broadway
Pearland, Texas 77581
cc: agengo@bdd4.org



RE: Segenhoff Tract
Variance Request
BDD 4 Ref ID#: 20145
LE-20004

Dear Commissioners:

We are in receipt of the attached request for variance from the Owner of the above referenced property.

In the request, the Applicant is seeking a consent to encroach for an existing structure on an proposed drainage easement.

The following additional information may be useful in determining whether or not this request should be granted:

1. The proposed drainage easement is unlikely to be obtained in a friendly manner if the Applicant isn't allowed to keep the existing structure.
2. Representatives from Lentz Engineering and BDD # 4 have held multiple meetings with the Owner regarding the easement and encroachment. The proposed encroachment is minor in nature and should not impact routine maintenance activities.

Based upon these findings and the applicant's hardship, we would support a Board decision to grant this variance request.

Sincerely,
Lentz Engineering, LLC

A handwritten signature in blue ink, appearing to read "Jarrod D. Aden".

Jarrod D. Aden, P.E.
President

cc: Mr. John Genaro
Mr. Leigh Blumer
Ms. Sarah Roeber
Mr. Clint Goebel

4813 W. Broadway
Pearland, Texas 77581
(281) 485-1434



Fax (281) 485-0065
www.bdd4.org

Brazoria Drainage District No. 4

A Political Subdivision of the State of Texas

Variance Request Form

Pecuniary hardship to the developer, standing alone, shall not be deemed to constitute undue hardship. The variance shall not have the effect of nullifying the intent and purpose of the Rules, Regulations & Guidelines.

Applicant Name: Kristofer Schoeffler

Applicant Phone Number: 281-455-9970

Project Name: Segenhoff Development

Project Number: Unknown

The specific rule or requirement that the Applicant wants to deviate from:

The current drainage plan for Hickory Slough requires dedication of easement for drainage purposes. Per regulation, permanent structures are not allowed within the easement.

The hardship created by the rule or requirement:

A permanent structure (barn) which cannot be moved already exists within the easement. It is in good condition and would effectuate a significant loss in value if demolition was required.

The deviation that is requested:

We are requesting that the existing enclosed barn located within the proposed easement be granted an incroachment variance.

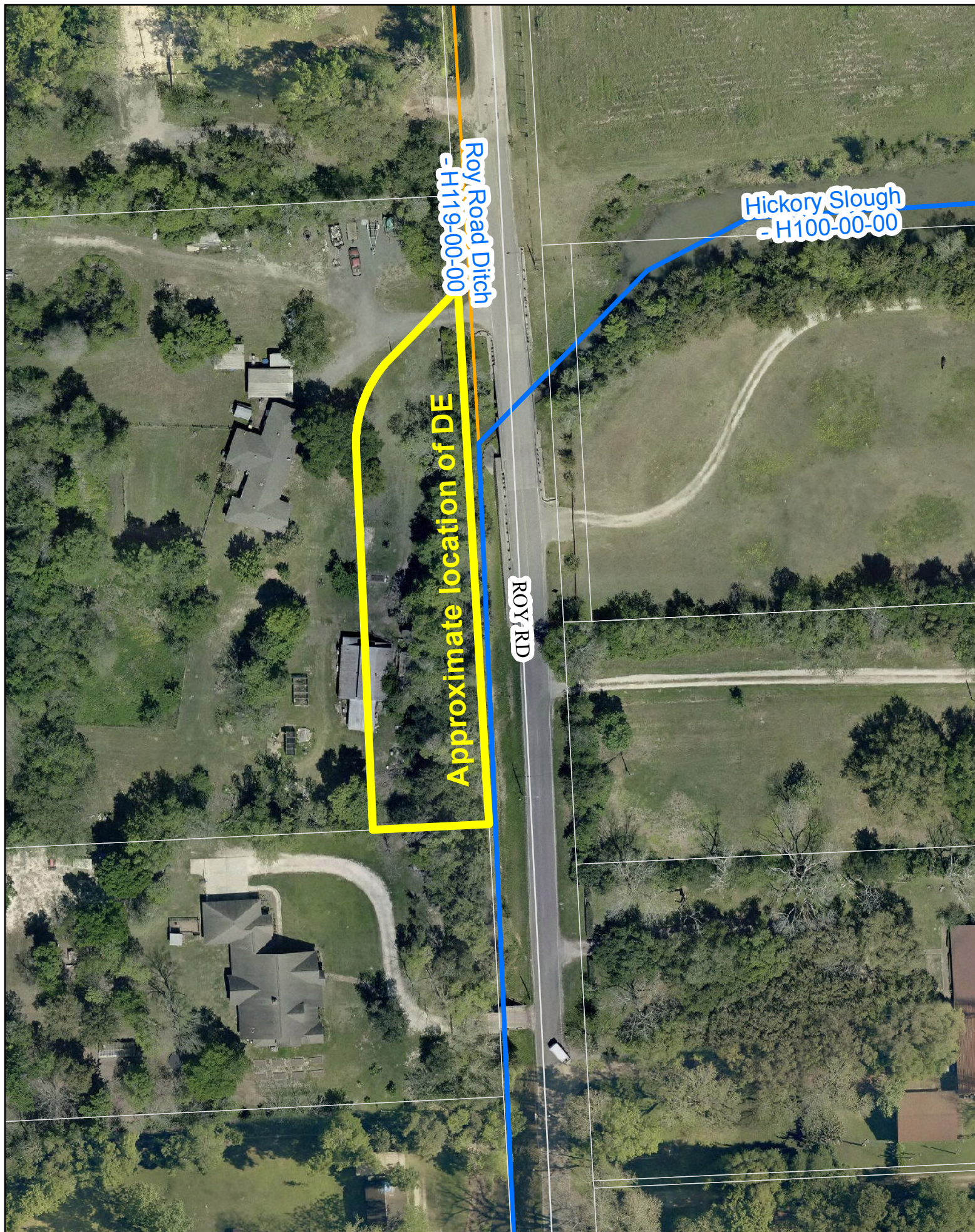
Authorized Agent Signature: K. Schoeffler

Date: 8/20/20

Dan Keller
Commissioner

Jeffrey Brennan
Commissioner

Harrison Rogers
Commissioner



August 25, 2020

Board of Commissioners
c/o Adrian Gengo
Brazoria Drainage District No. 4
4813 West Broadway
Pearland, Texas 77581
cc: agengo@bdd4.org



RE: Harvest Acres RV Park
Variance Request
BDD 4 Ref ID#: 20177
LE-20004

Dear Commissioners:

We are in receipt of the attached request for variance from Kyle Urbanec of Norex Engineering.

The variance cites the District's requirement for 12 inches of freeboard on a detention pond. The Applicant has requested permission to use 6 inches of freeboard.

The Applicant has provided a weir calculation which demonstrates that the extreme event can pass through a wider, shallower lined overflow swale without overtopping the bank of the detention pond.

Based upon these findings and the applicant's hardship, we would support a Board decision to grant this variance request.

Sincerely,
Lentz Engineering, LLC

Jarrod D. Aden, P.E.
President

cc: Mr. John Genaro
Mr. Leigh Blumer
Ms. Sarah Roeber
Mr. Tom Daniel

VI C.

4813 W. Broadway
Pearland, Texas 77581
(281) 485-1434



Fax (281) 485-0065
www.bdd4.org

Brazoria Drainage District No. 4

A Political Subdivision of the State of Texas

Variance Request Form

Pecuniary hardship to the developer, standing alone, shall not be deemed to constitute undue hardship. The variance shall not have the effect of nullifying the intent and purpose of the Rules, Regulations & Guidelines.

Applicant Name: **kyle Urbanec**

Applicant Phone Number: **8325517042**

Project Name: **Harvest Acres RV Park**

Project Number: **20177**

The specific rule or requirement that the Applicant wants to deviate from:

Appendix A, Section 3.5 Page 64 of the Rules, Regulations, & Guidelines requires that detention ponds must have one (1) foot of freeboard.

The hardship created by the rule or requirement:

The proposed development fronts a roadside ditch which is fairly shallow. As a result, there is a hardship created by the vertical constraints of the site. The pond cannot have 25% of its volume gravity drained if a 1' freeboard height is provided. This is the reason that we are requesting permission to provide a smaller amount of freeboard. We will size the extreme event overflow weir to insure that storm water will pass through the weir (and not onto neighboring property) as required.

The deviation that is requested:

We proposed to deviate by providing six (6) inches of freeboard and a six (6) inch extreme event overflow weir on the proposed detention pond.

Authorized Agent Signature: _____

Date: **8-20-20**

Dan Keller
Commissioner

Jeffrey Brennan
Commissioner
Item V.C.

Harrison Rogers
Commissioner

C13 DETENTION OUTFALL

Place sensors so that detention pond pumping will not occur when the level of water in the receiving system is at or above 1/2 of its full depth.

LEGEND

35.7 = EXISTING ELEVATIONS

35.72 = EXISTING ELEVATIONS

35.72 = PROPOSED ELEVATIONS

35.72 = DIRECTION ARROW

35.72 = INLET

35.72 = RESTRICTOR PIPE IS GROUTED IN PLACE END TO END (4'-0")

35.72 = PROPOSED 24" DIAMETER RCP STORM SEWER OUTFALL PIPE

35.72 = 12" RESTRICTOR PIPE

35.72 = STORM WATER DETENTION OUTLET RESTRICTOR

35.72 = NO SCALE

35.72 = CROSS SECTION OF EMERGENCY OVERFLOW SWALE

35.72 = FOR PERMITTING PURPOSES ONLY

35.72 = SCALE 1"=20'

35.72 = SCALE 1"=20'

35.72 = SCALE 1"=20'

35.72 = SCALE 1"=20'

35.72 = SCALE 1"=20'

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Maximum 100-Year Release Rate For 12" Restrictor

Q (designated orifice) = CA * SQRT (2g h)

Where:

Q = outflow discharge (CFS) (Max Allowable = 1.242 CFS)

C = coefficient of discharge = 0.8

A = orifice area (square feet) = 0.7854 ft²

g = gravitational factor (32.2) = 32.2 ft/s²

h = head, water surface differential (feet) = 1.5 ft

D = orifice diameter (feet) = 12 in

6.17547466 CFS

RESTRICTOR PIPE IS GROUTED IN PLACE END TO END (4'-0")

PROPOSED 24" DIAMETER RCP STORM SEWER OUTFALL PIPE

12" RESTRICTOR PIPE

STORM WATER DETENTION OUTLET RESTRICTOR

NO SCALE

CROSS SECTION OF EMERGENCY OVERFLOW SWALE

FOR PERMITTING PURPOSES ONLY

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Extreme Event Swale Capacity @ Section M

Manning Equation: $v_s = (K/n)R^{2/3}S^{1/2}$

$Q_s = A * v_s$

$K = 1.49$

n for Swale = 0.015

$R = A/P = 0.4409$ ft

$S_f =$ friction slope = 0.0025

$A = B y_n + S y_n^2$

$SS =$ Side Slope = 11.5000 ft (full flow)

$y_n =$ water depth = 6.0000 ft

$P =$ wetted perimeter = $B + 2 y_n \sqrt{1 + SS^2} = 26.0828$ ft

$B =$ base length = 20 ft

2.8771 ft/s

33.0871 CFS

0.015

0.4409 ft

0.0025

11.5000 ft (full flow)

6.0000 ft

26.0828 ft

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DESIGNED PERMANENT WATER LEVEL, 26.5

OUTFALL FL 34.04'

30'-0"

ELEVATION OF DETENTION POND TOB 36.5

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DESIGNED PERMANENT WATER LEVEL, 26.5

OUTFALL FL 34.04'

30'-0"

ELEVATION OF DETENTION POND TOB 36.5

DETENTION POND TOB 36.5

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DETENTION POND



August 4, 2020

Mr. Adrian Todsen, P.E.
LJA Engineering, Inc.
2929 Briarpark Drive, Suite 600
Houston, Texas 77042-3703
via email: atodsen@ljaengineering.com



RE: Pomona 17
Revised Final Drainage Plan
BDD 4 Ref ID#: 20148
LE-20004

Dear Mr. Todsen:

On behalf of Brazoria Drainage District No. 4, we have reviewed the first submittal of the Revised Final Drainage Plan as submitted for the above-mentioned project and find it to be in conformance with the Rules, Regulations, and Guidelines of Brazoria Drainage District # 4.

This Drainage Plan is for previously approved single family development in the Pomona community. No changes of significance are proposed. Minor changes were made to the lot grading. Additionally, the pipes into the detention facility were lowered a small amount to eliminate a potential conflict with the proposed bulkhead.

Sheet 10 of the plans shows that the Big Lake detention pond will provide 40.0 acre-feet of detention mitigation for the 21.036 acres of development. The detention rate provided is 1.90 acre-feet / acre.

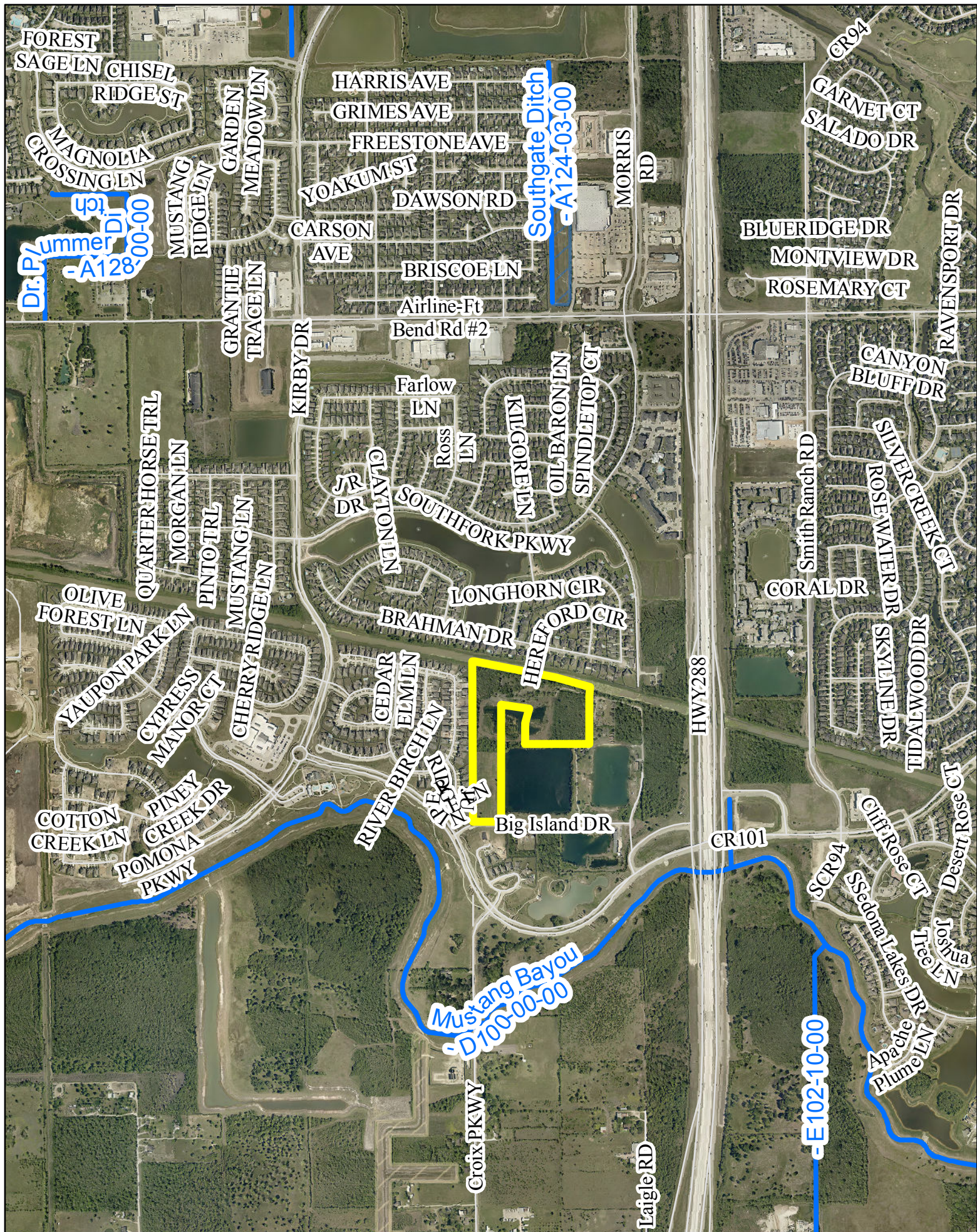
If you have any questions or require any further information, please do not hesitate to call.

Sincerely,
Lentz Engineering, LLC

A handwritten signature in blue ink, appearing to read "Jarrod D. Aden", is written over a horizontal line.

Jarrod D. Aden, P.E.
President

cc: Mr. John Genaro
Mr. Leigh Blumer
Ms. Sarah Roeber
Mr. Clint Goebel
Mr. Dillon Wilburn
Mr. Tom Daniel
Board of Commissioners



August 11, 2020

Adrian Gengo
Brazoria Drainage District No. 4
4813 W. Broadway
Pearland, Tx 77581

Re: Hughes Tract Phase II

Dear Adrian

We have reviewed the final submittal of the Grading & Drainage Plans for the referenced project. We found these plans in conformance with the Rules, Regulations, and guidelines of Brazoria Drainage District #4.

These plans are for the Phase II of Hughes Tract Sand Pit, showing how the tract to be graded and drained. Plans include plan and sections for a perimeter berm and a settling ditch. Plans include stormwater pollution prevention plans.

Project does not include any impermeable areas therefore, no drainage impact mitigation is required.

Please contact me if you have any questions or concerns.

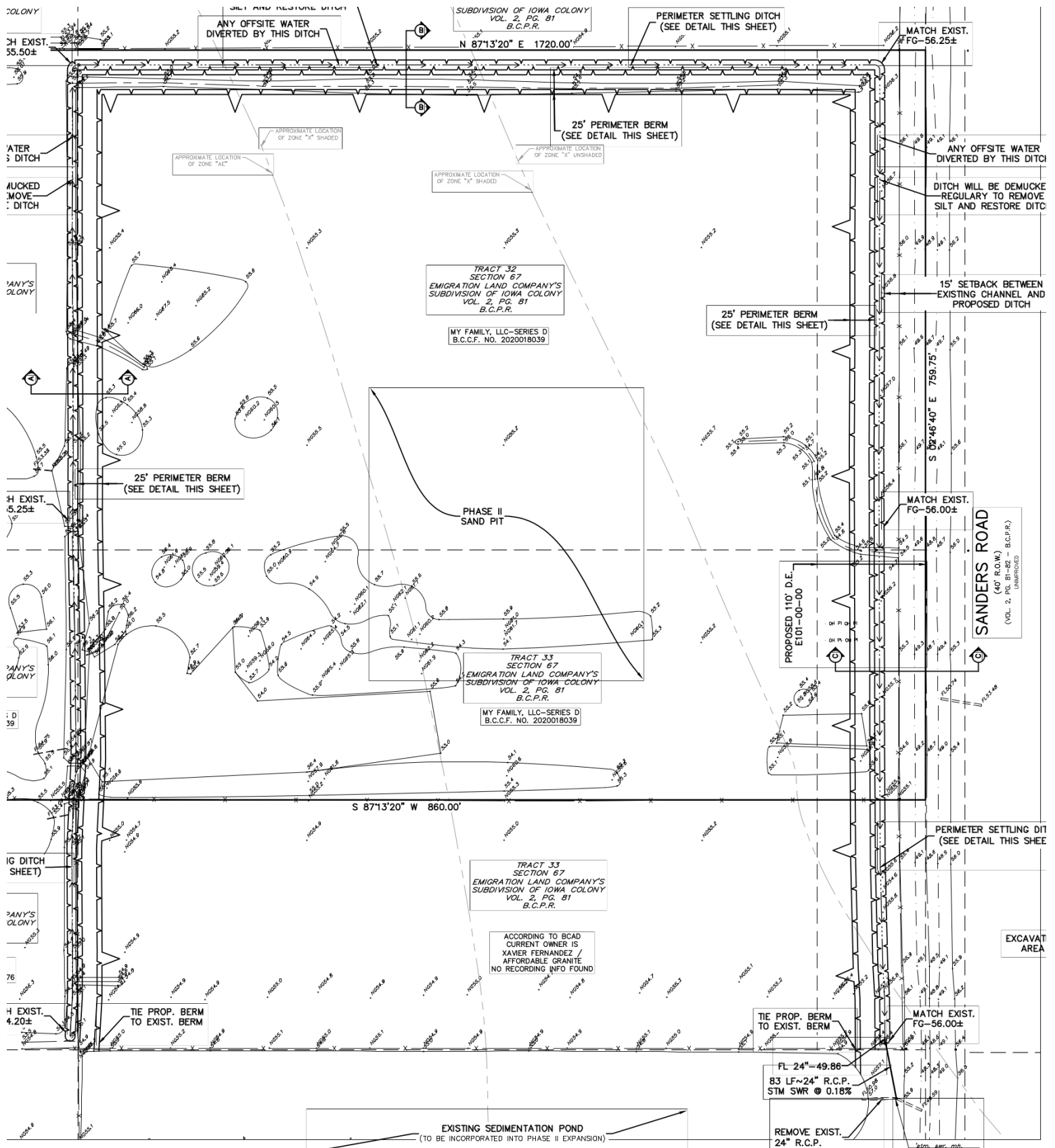
Sincerely,

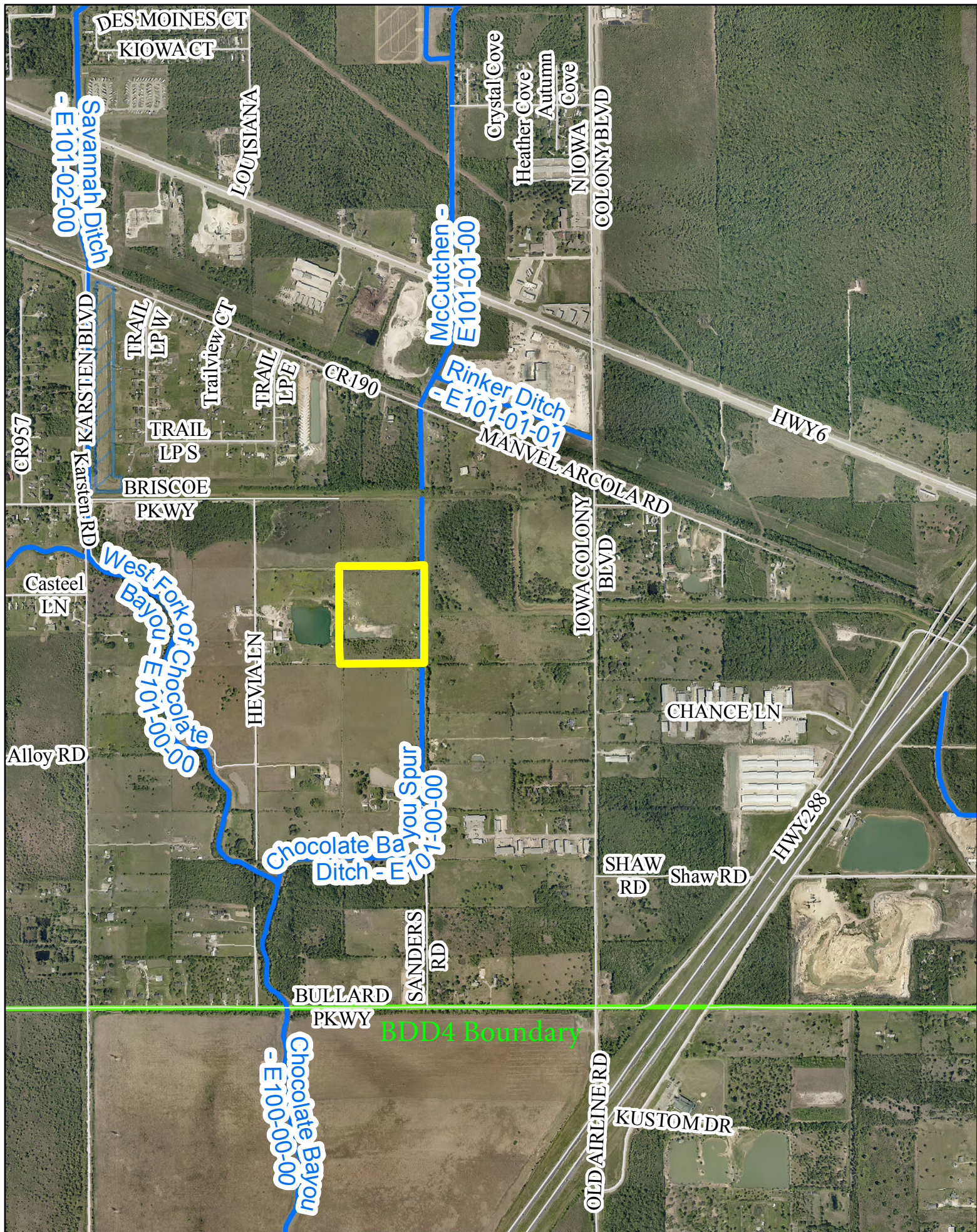


Mehran (Ron) Bavarian, PE

Associate

cc: John Genaro





4813 W. Broadway
Pearland, Texas 77581
(281) 485-1434



Fax (281) 485-0065
info@bdd4.org

Brazoria Drainage District No. 4

A Political Subdivision of the State of Texas

August 11, 2020

Board of Commissioners
Brazoria Drainage District No. 4
4813 W. Broadway
Pearland, TX 77581

Re: Redeemer Church Addition – Final Plat
BDD #4 Ref ID # 19174

Dear Commissioners,

We have reviewed the Final Plat as submitted for the above-mentioned project and find it to be in conformance with the Rules, Regulations, and Guidelines of Brazoria Drainage District #4. District Staff has visited the site for the purpose of evaluating maintenance and access for the adjacent drainage ditch.

The District is requiring a drainage easement as well as an access easement that is being dedicated via this plat.

District Staff supports a decision by the Board to approve the plat. Please feel free to contact me with any questions or concerns.

Sincerely,
Brazoria Drainage District No. 4

A handwritten signature in blue ink, appearing to read "Adrian Gengo".

Adrian Gengo
Plans Coordinator

Dan Keller
Commissioner

Jeffrey Brennan
Commissioner

Harrison Rogers
Commissioner



LOT 226, BLK 65
EMIGRATION LAND COMPANY
SUBDIVISION
VOL. 2, PAGE 81
B.C.P.R.

CALLED 4.51 ACRES
LAND THREE, LTD.
B.C.C.F. NO. 2002048361

LOT 205, BLK 65
EMIGRATION LAND COMPANY
SUBDIVISION
VOL. 2, PAGE 81
B.C.P.R.

CALLED 30.244 ACRES
SONMAR OF ALBUQUEQUE, L.L.C.
B.C.C.F. NO. 2006018645

CALLED 30.244 ACRES
SONMAR OF ALBUQUEQUE, L.L.C.
B.C.C.F. NO. 2006018645

LOT 201, BLK 65
EMIGRATION LAND COMPANY
SUBDIVISION
VOL. 2, PAGE 81
B.C.P.R.

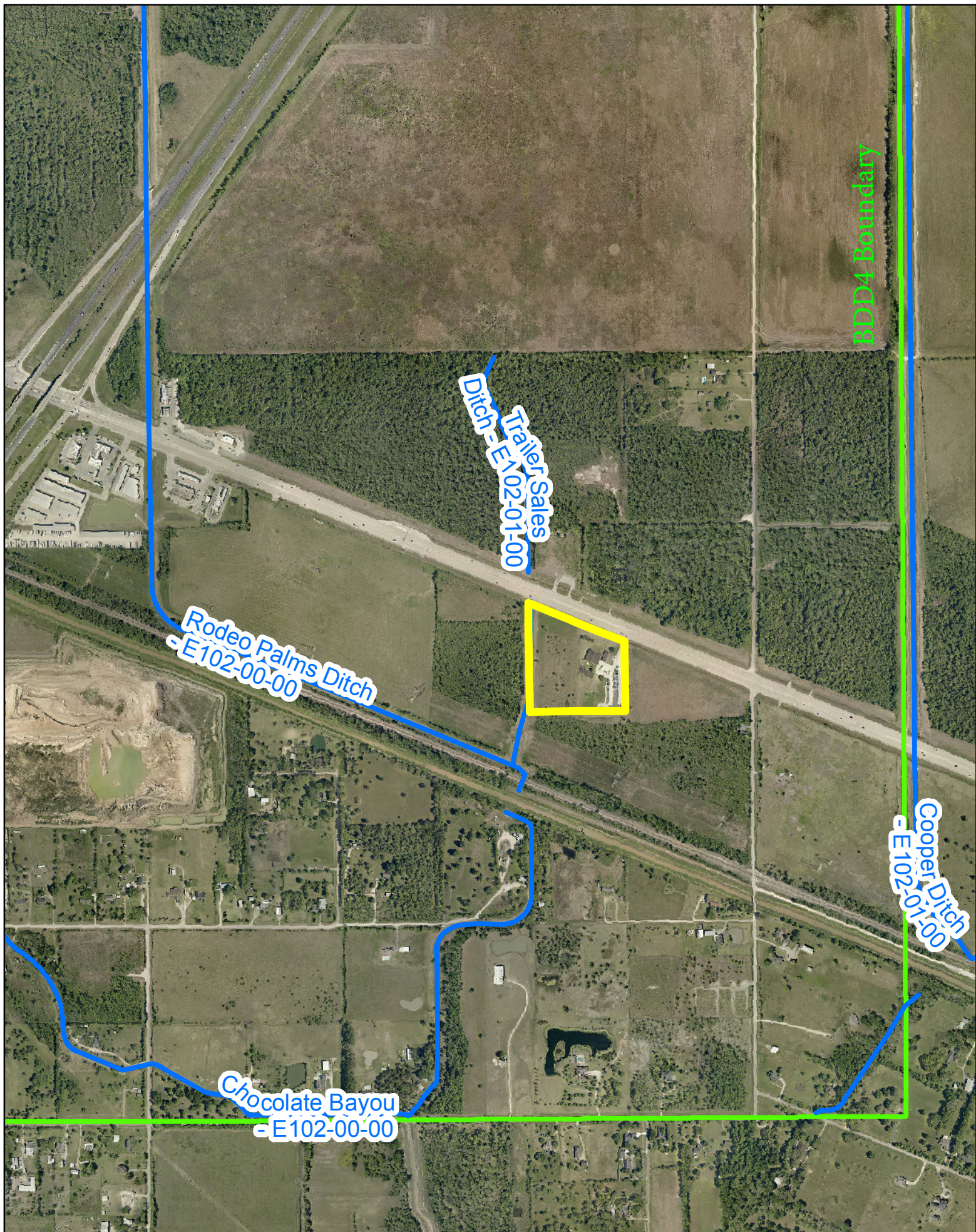
STATE HIGHWAY 6
(200' R.O.W.)
(B.C.C.F. NO. 83-023882)
PUBLIC & CONCRETE PAVED

UNRESTRICTED RESERVE "A":
9.566 ACRES
416,676 S.F.

LOT
EMIGRATION
VOL.

CALLI
WILLIAM
B.C.C.F.

CALLI
SONMAR OF
B.C.C.F.



August 18, 2020

Board of Commissioners
c/o Adrian Gengo
Brazoria Drainage District No. 4
4813 West Broadway
Pearland, Texas 77581
cc: agengo@bdd4.org



RE: Palmer Estates
Final Plat
BDD 4 Ref ID#: 20192
LE-20004

Dear Commissioners:

We have reviewed the recent submittal of the Final Plat as submitted for the above-mentioned project. No District facilities are within or adjacent to this tract therefore no District easements are needed.

Finally, District personnel are handling the review of other administrative aspects of the plat which has been submitted to the District office.

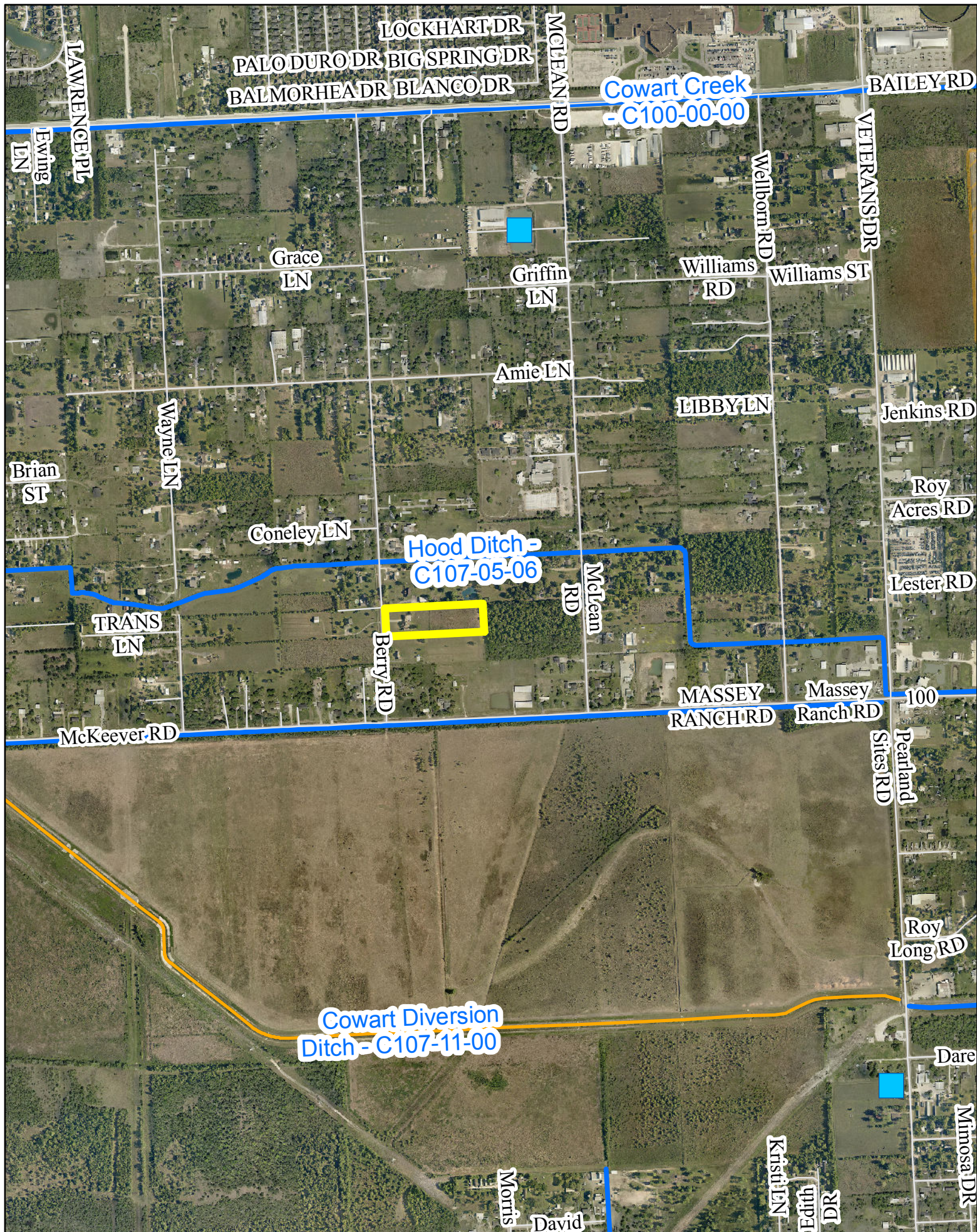
Based upon our findings, we support a decision by the Board to approve the plat. If you have any questions or require any further information, please do not hesitate to call.

Sincerely,
Lentz Engineering, LLC

A handwritten signature in blue ink, appearing to read "Jarrod D. Aden", is written over a horizontal line.

Jarrod D. Aden, P.E.
President

Ms. Sarah Roeber
Mr. Clint Goebel
Mr. Dillon Wilburn
Mr. Tom Daniel
Mr. Rajendra Shrestha, P.E., C.F.M. - Pearland
Mr. Parviz Pourazizian, E.I.T., C.F.M. - Pearland
Engineer-Development – Brazoria County



July 10, 2020

Board of Commissioners
c/o Adrian Gengo
Brazoria Drainage District No. 4
4813 West Broadway
Pearland, Texas 77581
cc: agengo@bdd4.org



RE: Del Bello 10
Final Plat
BDD 4 Ref ID#: 20179
LE-20004

Dear Commissioners:

We have reviewed the recent submittal of the Final Plat as submitted for the above-mentioned project for the purpose of determining if additional access or drainage easements need to be dedicated in connection with the project.

Additionally, it is our understanding that District staff has visited the site for the purpose of evaluating maintenance and access on or through the tract on a go forward basis.

Finally, District personnel are handling the review of other administrative aspects of the plat which has been submitted to the District office.

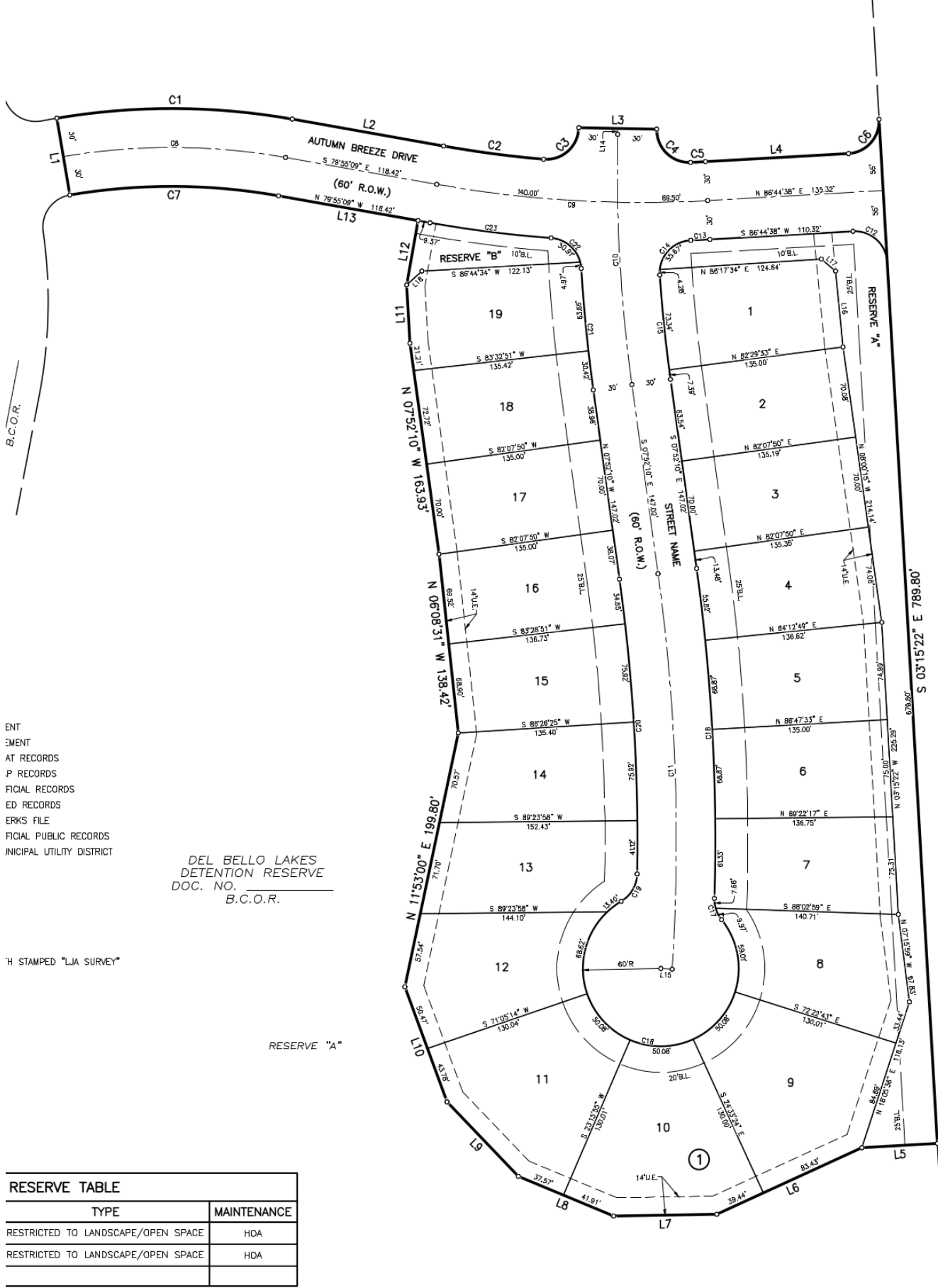
Based upon our findings, we support a decision by the Board to approve the plat. If you have any questions or require any further information, please do not hesitate to call.

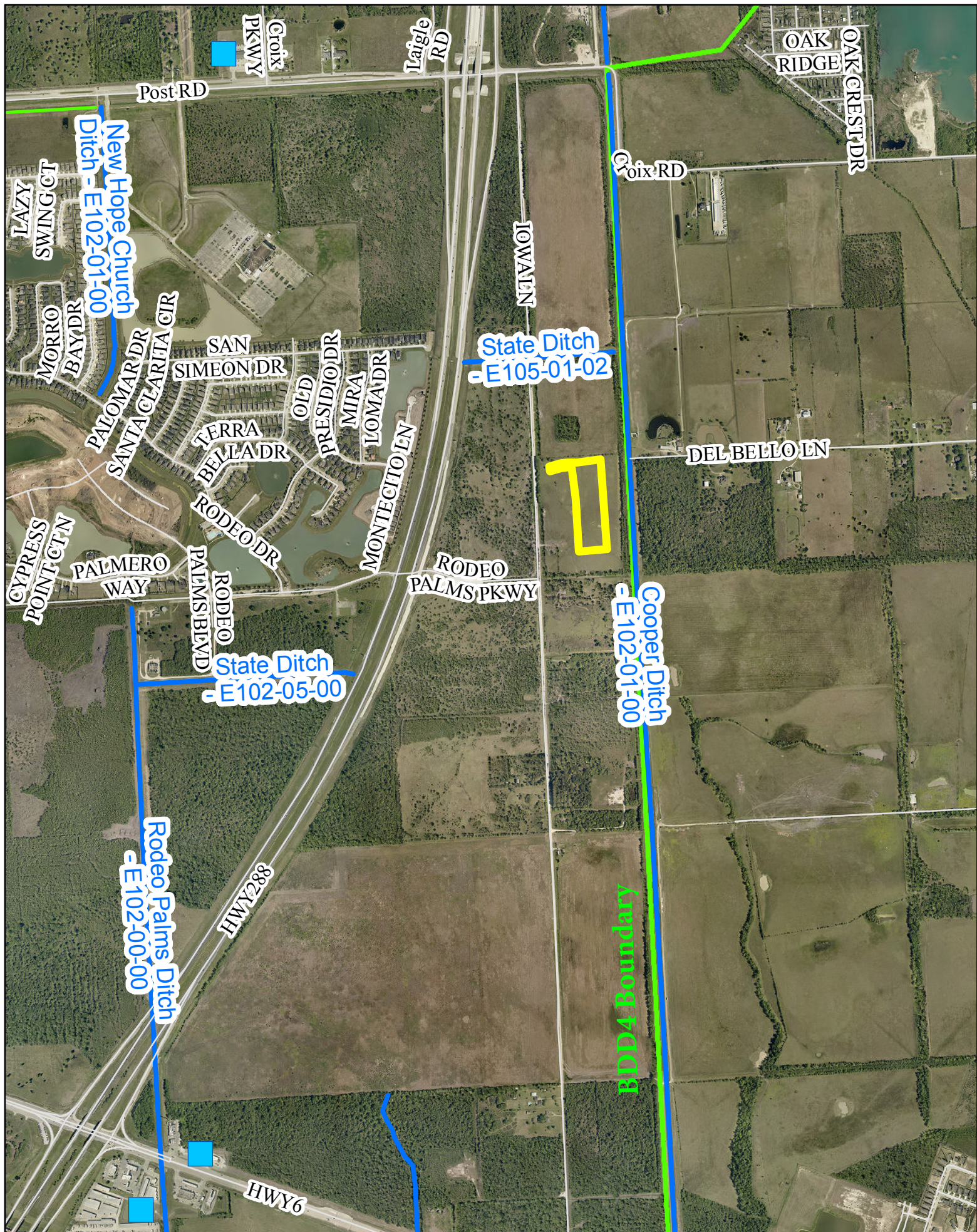
Sincerely,
Lentz Engineering, LLC

A handwritten signature in blue ink, appearing to read "Jarrod D. Aden".

Jarrod D. Aden, P.E.
President

cc: Mr. John Genaro
Mr. Leigh Blumer
Ms. Sarah Roeber
Mr. Tom Daniel





August 20, 2020

Board of Commissioners
c/o Adrian Gengo
Brazoria Drainage District No. 4
4813 West Broadway
Pearland, Texas 77581
cc: agengo@bdd4.org



RE: Del Bello Lakes Reserve
Final Plat
BDD 4 Ref ID#: 19202
LE-20004

Dear Commissioners:

We have reviewed the recent submittal of the Final Plat as submitted for the above-mentioned project. No District facilities are within or adjacent to this tract therefore no District easements are needed.

Finally, District personnel are handling the review of other administrative aspects of the plat which has been submitted to the District office.

Based upon our findings, we support a decision by the Board to approve the plat. If you have any questions or require any further information, please do not hesitate to call.

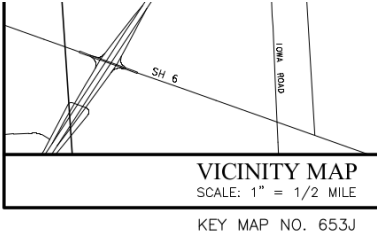
Sincerely,
Lentz Engineering, LLC

A handwritten signature in blue ink, appearing to read "Jarrod D. Aden", is written over a horizontal line.

Jarrod D. Aden, P.E.
President

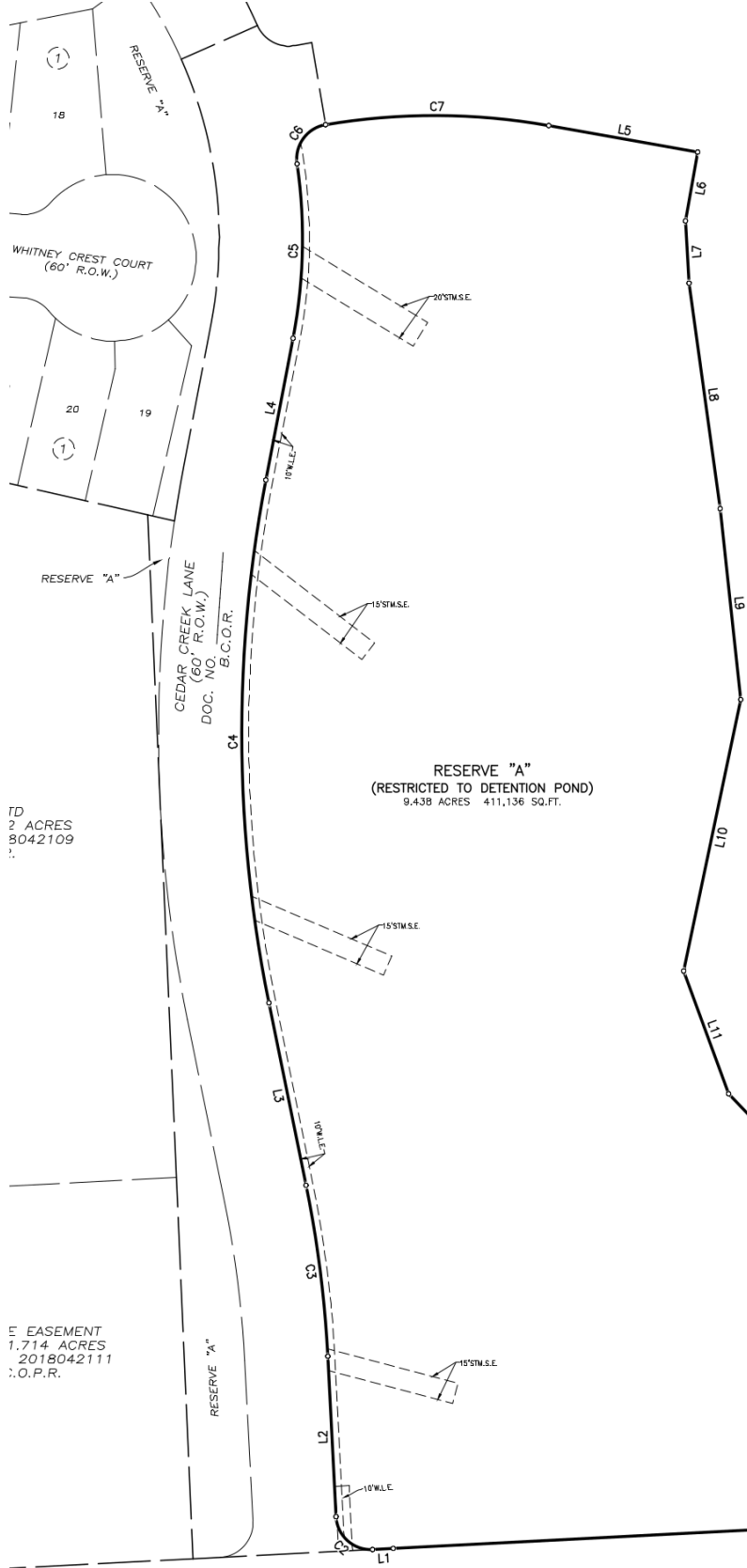
Mr. John Genaro
Mr. Leigh Blumer
Ms. Sarah Roeber
Mr. Clint Goebel
Mr. Dillon Wilburn
Mr. Tom Daniel

SCALE: 1"=60'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 87°02'31" W	15.00'
L2	N 02°57'29" W	115.76'
L3	N 11°31'39" W	134.26'
L4	N 10°51'36" E	104.00'
L5	S 79°55'09" E	109.06'
L6	S 10°04'51" W	50.31'
L7	S 03°15'25" E	44.97'
L8	S 07°52'10" E	163.93'
L9	S 06°08'31" E	138.42'
L10	S 11°53'00" W	199.80'
L11	S 20°07'49" E	94.25'
L12	S 43°45'35" E	79.49'
L13	S 67°23'21" E	79.49'
L14	N 88°58'53" E	79.49'
L15	N 65°21'08" E	122.87'
L16	N 86°44'38" E	58.26'

- LEGEND**
- EXIST. INDICATES EXISTING
 - B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - W.L.E. INDICATES WATERLINE EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
 - B.C.M.R. INDICATES BRAZORIA COUNTY MAP RECORDS
 - B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORD
 - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
 - B.C.C.F. INDICATES BRAZORIA COUNTY CLERKS FILE
 - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC
 - B.C.M.U.D. INDICATES BRAZORIA COUNTY MUNICIPAL UTILITIES
 - DOC. NO. INDICATES DOCUMENT NUMBER
 - F.N. INDICATES FILE NUMBER
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE
 - P.O.B. INDICATES POINT OF BEGINNING
 - R.O.W. INDICATES RIGHT-OF-WAY
 - (F) FOUND 5/8 INCH IRON ROD WITH STAMPED
 - FND. INDICATES FOUND
 - I.R. INDICATES IRON ROD



RESIDUE OF CALLED 99.9653 ACRES
SLP 288 AND RODEO PALMS II, LP
DOC. NO. 2004064049, B.C.O.R.
SLP 288 AND RODEO PALMS II, LP
NOW KNOWN AS 288 ASSOCIATES, LP
BY CERTIFICATE OF MERGER
DOC. NO. 2017027740, B.C.O.P.R.

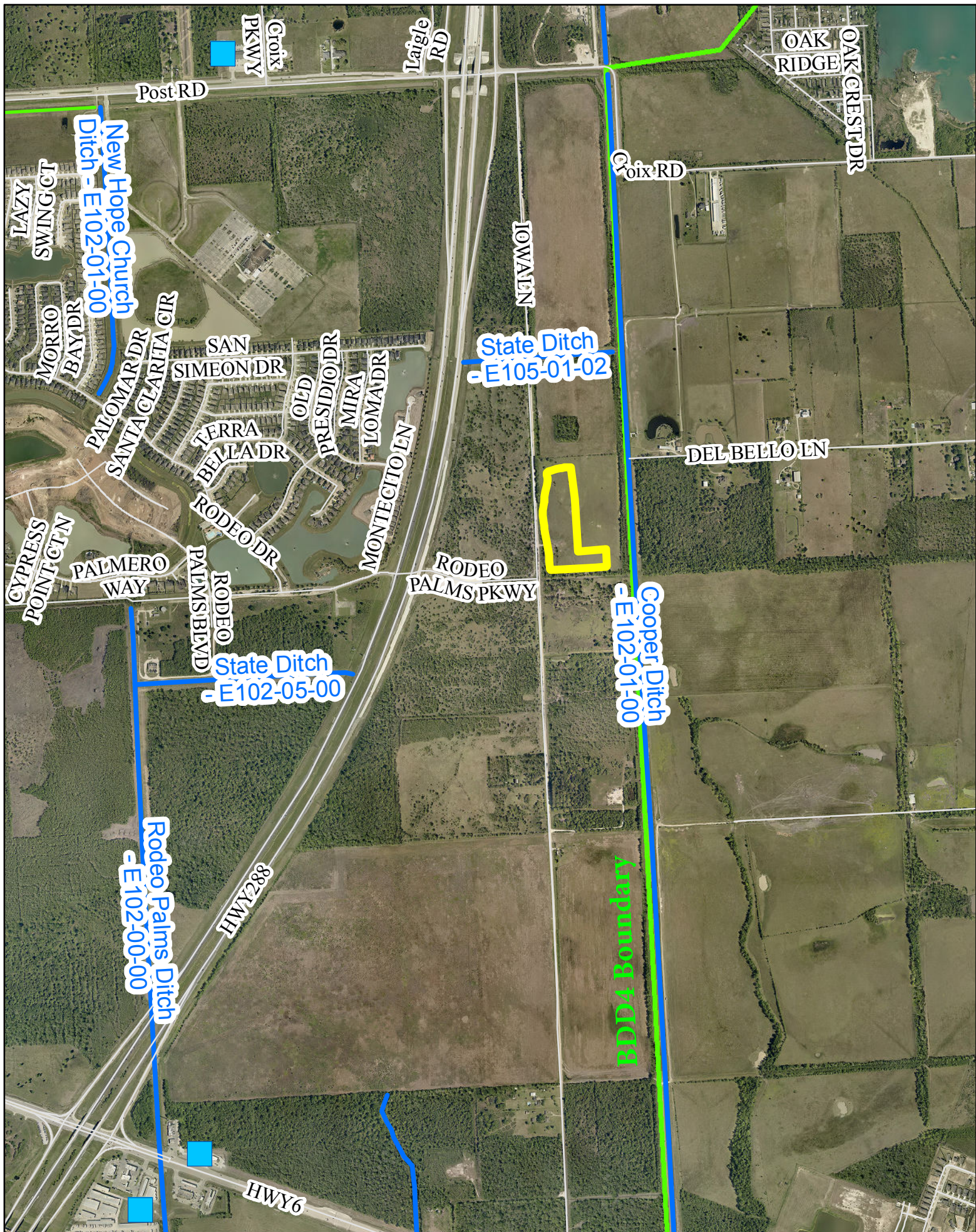
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2018042111
O.P.R.

TD
2 ACRES
8042109

A.C.H. & B.R.R. COMPANY SURVEY, SECTION 90,
(A.K.A.) KATE R. EHRLMANN SURVEY, A-459
H.T. & B.R.R. COMPANY SURVEY, SECTION 72,
(A.K.A.) KATE R. EHRLMANN SURVEY, A-480

DEL BELLO BOULEVARD
(120' R.O.W.)
DOC. NO. 2019062193
B.C.O.R.

P.O.B.
NAD83 GRID COORDINATES
X= 3117841.95
Y= 13747144.51



August 25, 2020

Mr. Adrian Todsen, P.E.
LJA Engineering, Inc.
2929 Briarpark Drive, Suite 600
Houston, Texas 77042-3703
via email: atodsen@ljaengineering.com



RE: Lake D Phase III and Lake E Phase I
Pomona
FINAL Drainage Plan (2)
BDD 4 Ref ID#: 20183
LE-20004

Dear Mr. Todsen:

On behalf of Brazoria Drainage District No. 4, we have reviewed the second submittal of the Final Drainage Plan as submitted for the above-mentioned project and find it to be in conformance with the Rules, Regulations, and Guidelines of Brazoria Drainage District # 4.

This Drainage Plan is for a proposed detention ponds located on the West side of Croix Parkway and South side of Mustang Bayou (Pomona Development).

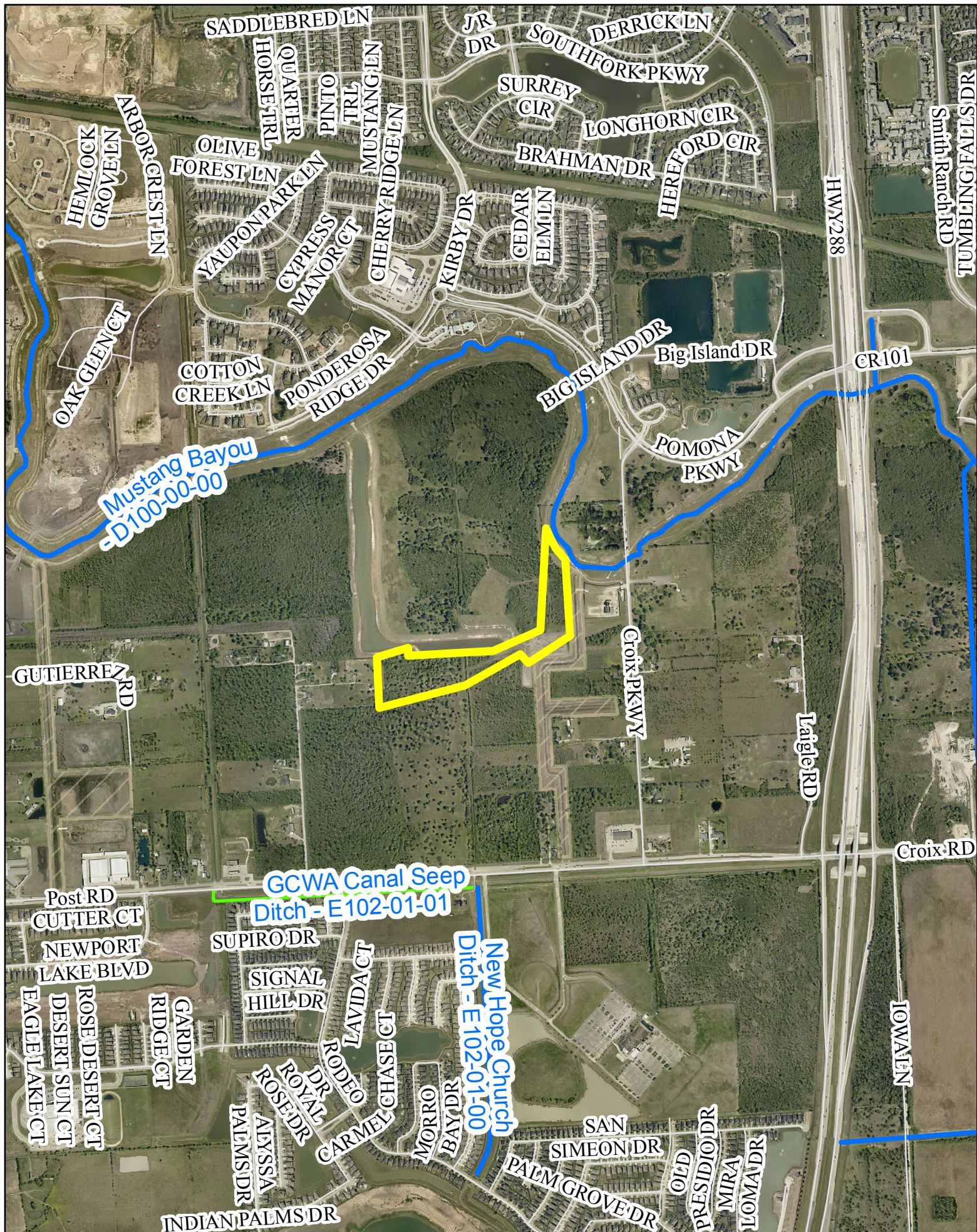
Sheet 5 of the Drainage Plan shows that this project will provide detention mitigation for future, additional impervious cover. The overall detention rate for the development is 0.65 acre-feet / acre.

If you have any questions or require any further information, please do not hesitate to call.

Sincerely,
Lentz Engineering, LLC

Jarrod D. Aden, P.E.
President

cc: Mr. John Genaro
Mr. Leigh Blumer
Ms. Sarah Roeber
Mr. Clint Goebel
Mr. Dillon Wilburn
Mr. Tom Daniel
Board of Commissioners



August 25, 2020

Mr. Adrian Todsen, P.E.
LJA Engineering, Inc.
2929 Briarpark Drive, Suite 600
Houston, Texas 77042-3703
via email: atodsen@ljaengineering.com



RE: Pomona Parkway Phase 5
Drainage Plan (2)
BDD 4 Ref ID#: 20156
LE-20004

Dear Mr. Todsen:

On behalf of Brazoria Drainage District No. 4, we have reviewed the second submittal of the Final Drainage Plan as submitted for the above-mentioned project and find it to be in conformance with the Rules, Regulations, and Guidelines of Brazoria Drainage District # 4.

This Drainage Plan is for a proposed roadway improvements along Pomona Parkway between CR-48 and Mustang Bayou (Pomona Development).

Sheet 8 of the Drainage Plan shows that detention has already been provided for this new impervious cover. The detention rate for the overall development is 0.65 acre-feet / acre.

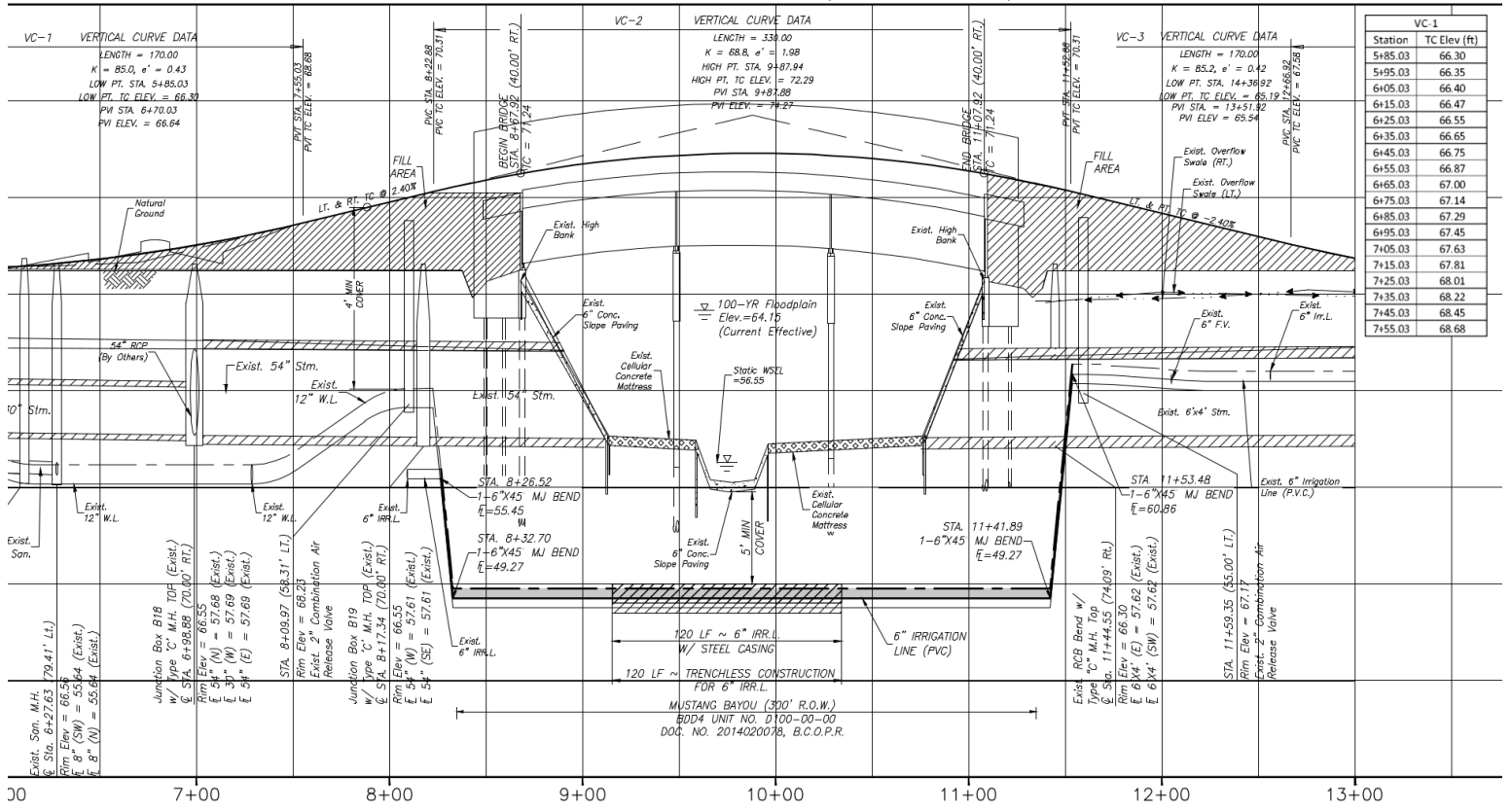
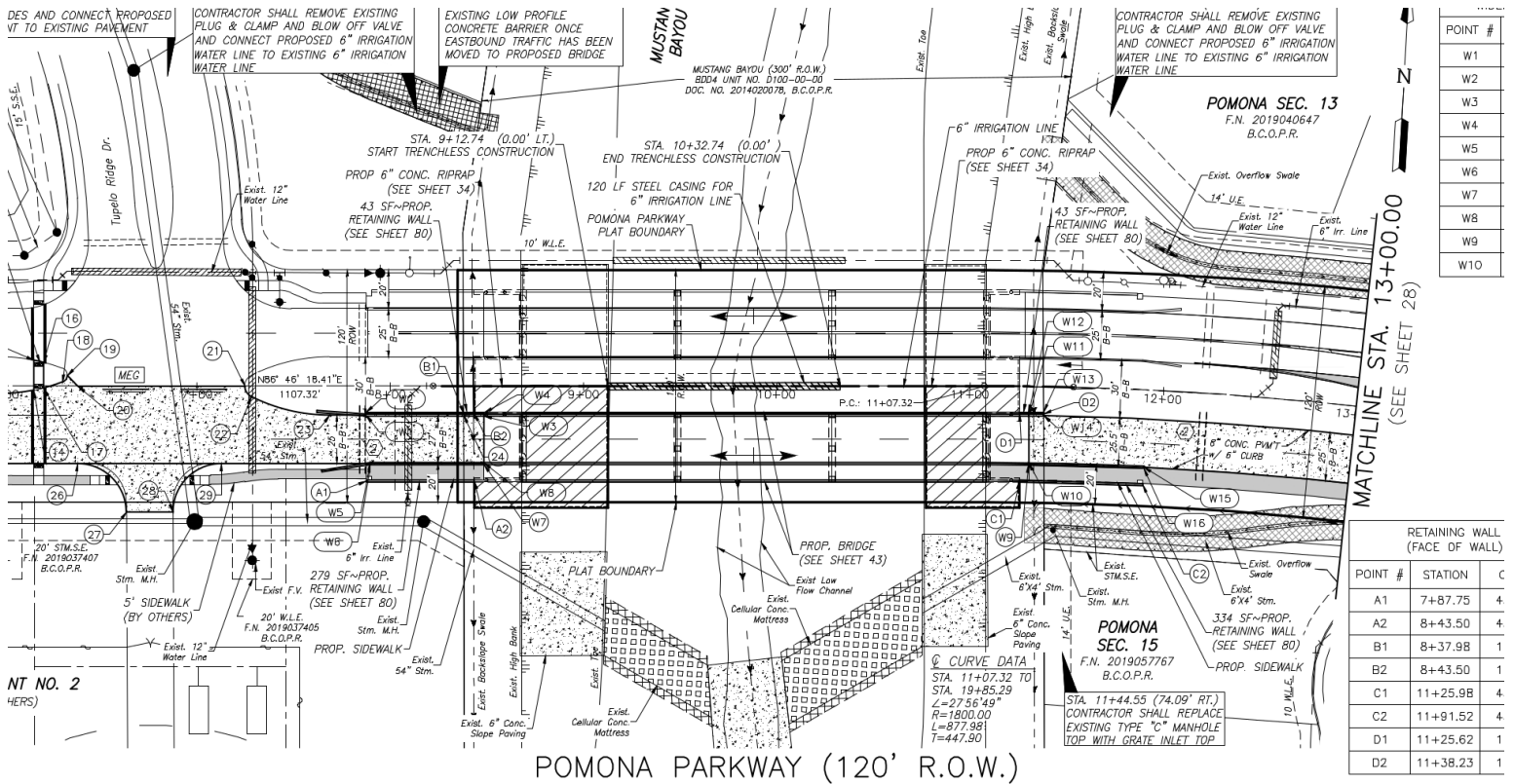
If you have any questions or require any further information, please do not hesitate to call.

Sincerely,
Lentz Engineering, LLC

A handwritten signature in blue ink, appearing to read 'Jarrod D. Aden', is written over a horizontal line.

Jarrod D. Aden, P.E.
President

cc: Mr. John Genaro
Mr. Leigh Blumer
Ms. Sarah Roeber
Mr. Clint Goebel
Mr. Dillon Wilburn
Mr. Tom Daniel
Board of Commissioners





August 25, 2020

Ms. Kathleen Kinchen, P.E.
LJA Engineering, Inc.
2929 Briarpark Drive, Suite 600
Houston, Texas 77042-3703
via email: kkinchen@ljaengineering.com



RE: Southern Colony II
Detention Phase II
FINAL Drainage Plan (2)
BDD 4 Ref ID#: 20181
LE-20004

Dear Ms. Kinchen:

On behalf of Brazoria Drainage District No. 4, we have reviewed the second submittal of the Final Drainage Plan as submitted for the above-mentioned project and find it to be in conformance with the Rules, Regulations, and Guidelines of Brazoria Drainage District # 4.

This Drainage Plan is for a proposed detention to serve a master planned community near the southwest corner of the District.

Sheet 8 of the Drainage Plan shows that 688.53 ac-ft/ac will be provided for 579.48 acres of development. The detention rate provided is 1.16 acre-feet / acre.

The site is predominantly in Fort Bend County. We recommend that the Board approval only the portion of the project within it's jurisdiction.

If you have any questions or require any further information, please do not hesitate to call.

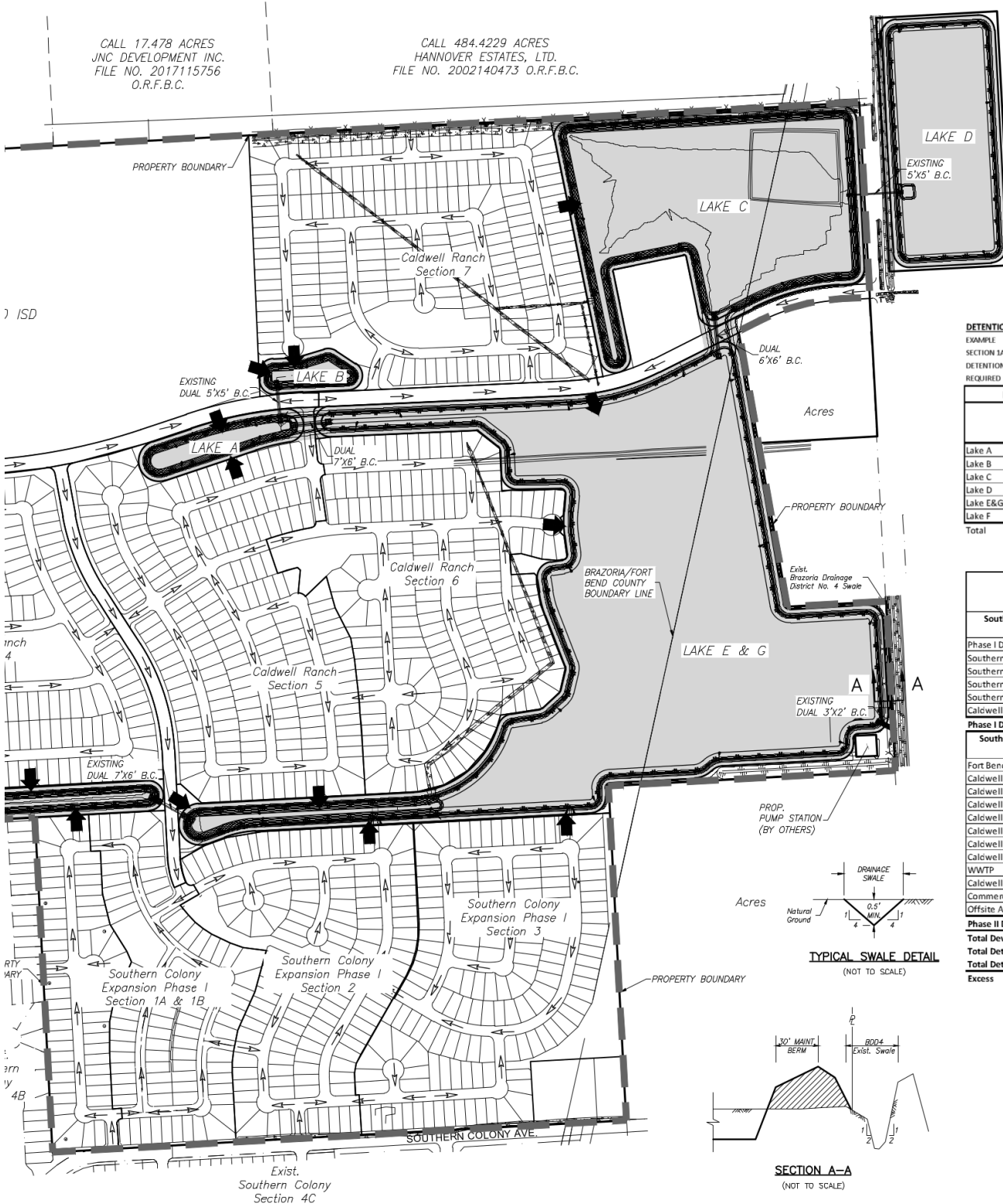
Sincerely,
Lentz Engineering, LLC

Jarrod D. Aden, P.E.
President

cc: Mr. John Genaro
Mr. Leigh Blumer
Ms. Sarah Roeber
Mr. Clint Goebel
Mr. Dillon Wilburn
Mr. Tom Daniel
Board of Commissioners

CALL 17.478 ACRES
JNC DEVELOPMENT INC.
FILE NO. 2017115756
O.R.F.B.C.

CALL 484.4229 ACRES
HANNOVER ESTATES, LTD.
FILE NO. 2002140473 O.R.F.B.C.



DETENTION CALCULATIONS

EXAMPLE
SECTION 1A SITE AREA = 11.66 AC
DETENTION RATE = 1.16 AC-FT/AC
REQUIRED DETENTION = 11.66 X 1.16 = 13.52

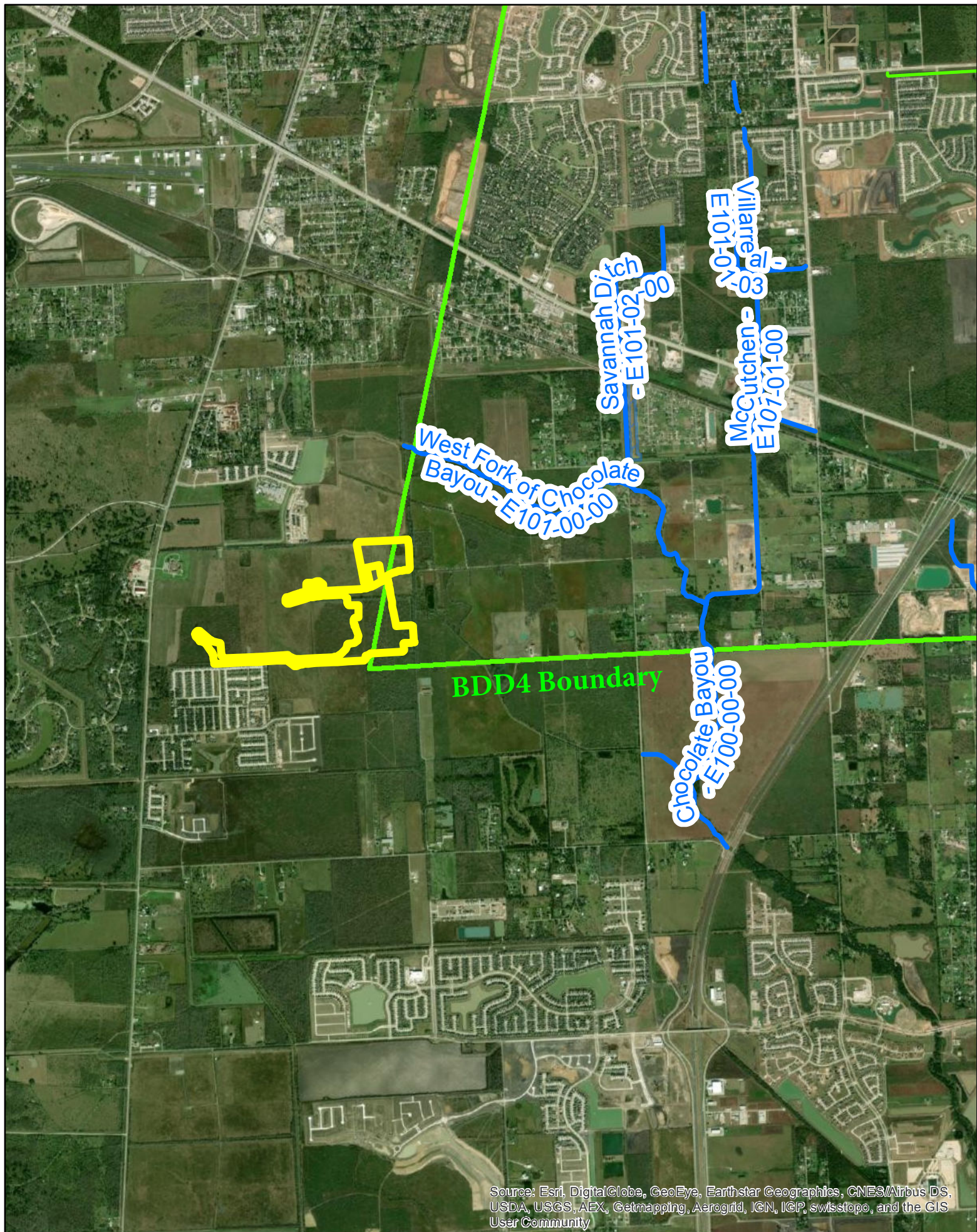
Detention Storage Table Phase II		
Lake	Developable Acreage (ac)	Detention Provided (ac-ft)
Lake A	3.37	8.75
Lake B	1.83	4.34
Lake C	28.15	143.27
Lake D	14.53	66.67
Lake E&G	68.64	437.84
Lake F	12.13	27.66
Total	128.64	688.53

Section	Developable Acreage (ac)	Detention Required (ac-ft)
Southern Colony II Detention Phase I (INTERIM)		
(GRAVITY OUTFALL PORTION)		
Phase I Detention Space	128.64	149.22
Southern Colony II Sec. 1A	11.66	13.52
Southern Colony II Sec. 1B	18.68	21.66
Southern Colony II Sec. 2	26.78	31.06
Southern Colony II Sec. 3	36.03	41.79
Caldwell Ranch Blvd Ph. I	7.99	9.27
Phase I Detention Required	-	266.53
Southern Colony II Detention Phase II (ULTIMATE)		
(GRAVITY + PUMPED DETENTION)		
Fort Bend High School #12	76.96	89.27
Caldwell Ranch Section 1	20.70	24.01
Caldwell Ranch Section 2	18.50	21.46
Caldwell Ranch Section 3	27.60	32.02
Caldwell Ranch Section 4	37.60	43.62
Caldwell Ranch Section 5	40.40	46.86
Caldwell Ranch Section 6	40.00	46.40
Caldwell Ranch Section 7	43.90	50.92
WWTP	3.50	4.06
Caldwell Ranch Blvd. Ph. II	10.90	12.64
Commercial	11.32	13.13
Offsite Area	18.34	21.27
Phase II Detention Required	-	405.67
Total Developable Acreage	579.48	-
Total Detention Provided	-	688.53
Total Detention Required	-	672.20
Excess	-	16.33

TYPICAL SWALE DETAIL
(NOT TO SCALE)

SECTION A-A
(NOT TO SCALE)

STATE OF TEXAS
KATHLEEN KINCHEN
136244
Kathleen Kinchen
08-20-2020



August 21, 2020

Board of Commissioners
c/o Adrian Gengo
Brazoria Drainage District No. 4
4813 West Broadway
Pearland, Texas 77581
cc: agengo@bdd4.org



RE: Segenhoff Tract
Variance Request
BDD 4 Ref ID#: 20145
LE-20004

Dear Commissioners:

We are in receipt of the attached request for variance from the Owner of the above referenced property.

In the request, the Applicant is seeking a consent to encroach for an existing structure on an proposed drainage easement.

The following additional information may be useful in determining whether or not this request should be granted:

1. The proposed drainage easement is unlikely to be obtained in a friendly manner if the Applicant isn't allowed to keep the existing structure.
2. Representatives from Lentz Engineering and BDD # 4 have held multiple meetings with the Owner regarding the easement and encroachment. The proposed encroachment is minor in nature and should not impact routine maintenance activities.

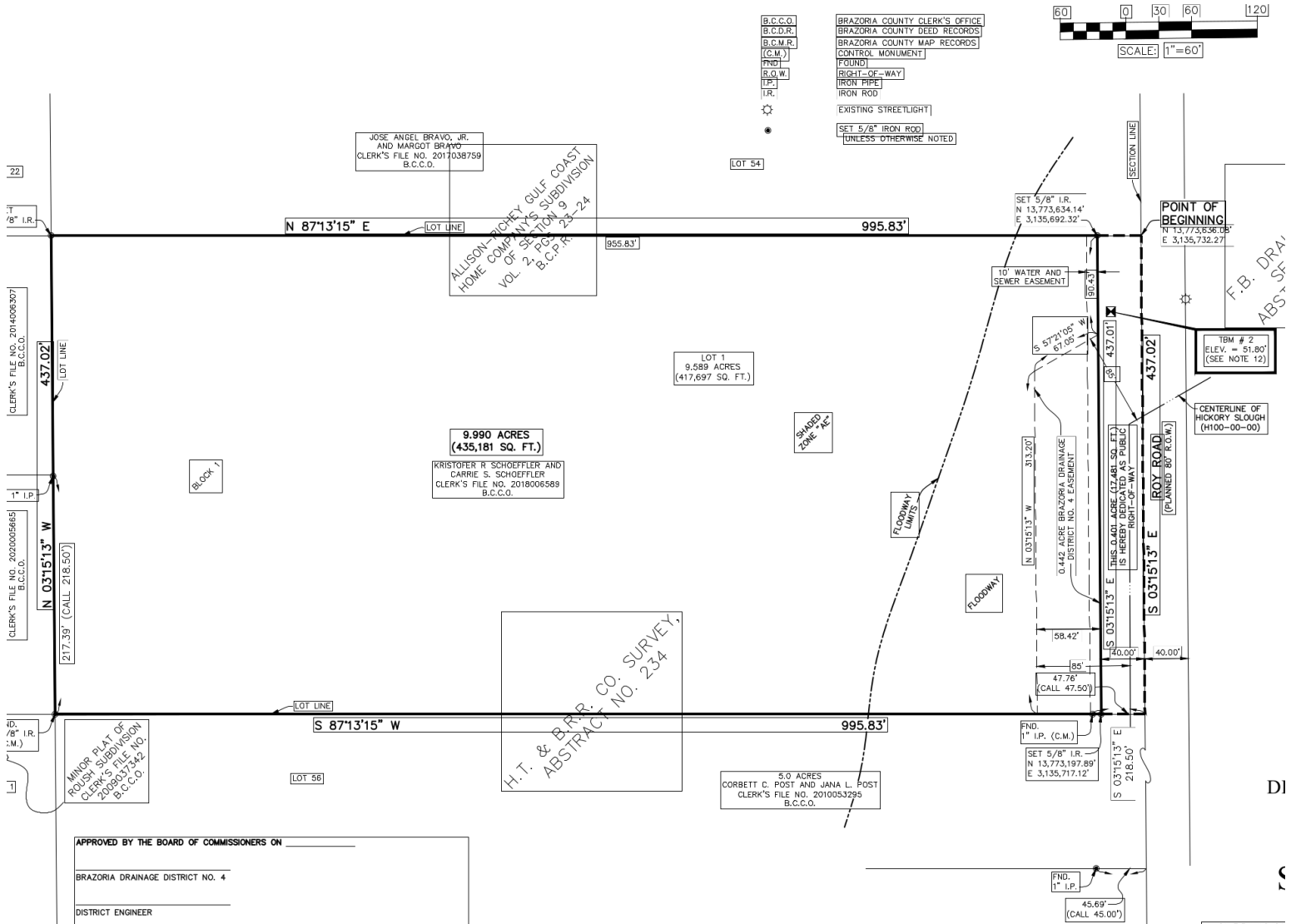
Based upon these findings and the applicant's hardship, we would support a Board decision to grant this variance request.

Sincerely,
Lentz Engineering, LLC

A handwritten signature in blue ink, appearing to read "Jarrod D. Aden", is written over the printed name.

Jarrod D. Aden, P.E.
President

cc: Mr. John Genaro
Mr. Leigh Blumer
Ms. Sarah Roeber
Mr. Clint Goebel



APPROVED BY THE BOARD OF COMMISSIONERS ON _____

BRAZORIA DRAINAGE DISTRICT NO. 4 _____

DISTRICT ENGINEER _____

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICTS ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICTS "RULES, REGULATIONS, AND GUIDELINES". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. AFTER THAT TIME RE-APPROVAL IS REQUIRED, PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

BDD4 REF. ID# 20145

STATE OF TEXAS §

COUNTY OF BRAZORIA §

METES AND BOUNDS DESCRIPTION OF A 9.990-acre tract in the H.T. & B.R.R. Co. Survey, Section 9, Abstract No. 234 in Brazoria County, Texas. Said 9.990-acre tract is all of Lot 55 in the Allison-Rickey Gulf Coast Home Companies Subdivision of Section 9 as recorded in Volume 2, Page 23 in the Brazoria County Plat Records. Said 9.990-acre tract is that same tract of land described in a deed Kristofer R. Schoeffler and Carrie S. Schoeffler as recorded in Clerk's File No. 2018006589 in the Brazoria County Clerk's Office and is more particularly described by metes and bounds as follows:

BEGINNING at a PK nail set in asphalt of Ray Road in the east line of said Section 9, said point is the northeast corner of said Lot 55 and northeast corner of said Kristofer R. Schoeffler tract, said point has a State Plane grid coordinate of N 13773636.08', E 3135732.27';

THENCE, South 03°15'13" East, along the east line of said Section 9, same being the east line of said Lot 55 for a distance of 437.02 feet to a PK nail set in asphalt, said point is the southeast corner of said Lot 55;

THENCE, South 87°13'15" West, along the south line of said Lot 55, same being the south line of said Kristofer R. Schoeffler tract at a distance of 40.00 feet pass a 5/8-inch iron rod set for reference, at a distance of 47.76 feet, (called 47.50 feet) pass a 1-inch iron pipe found for reference and continue for a total distance of 995.83 feet to a 5/8-inch iron rod set for the southwest corner of said Lot 55, said point is the northeast corner of Lot 1 of the Minor Plat of Roush Subdivision as recorded in Clerk's File No. 2009037342 in the Brazoria County Clerk's Office, said point is the southeast corner of a 4.93-acre tract described in a deed to Manuel Lopez, Jr. and Claudia Lopez as recorded in Clerk's File No. 2020005665 in the Brazoria County Clerk's Office;

THENCE, North 03°15'13" West, along the west line of said Lot 55, same being the east line of said 4.93-acre tract at a distance of 217.39 feet (called 218.50 feet) pass a 1-inch iron pipe found for the northeast corner of said 4.93-acre tract and continue for a total distance of 437.02 feet to a 5/8-inch iron rod set for the northwest corner of the herein described tract, said point is the northwest corner of said Lot 55 and southwest corner of a tract of land described in a deed to Jose Angel Bravo, Jr. and Margot Bravo as recorded in Clerk's File No. 2017038759 in the Brazoria County Clerk's Office;

THENCE, North 87°13'15" East, along the north line of said Lot 55, same being the south line of said Jose Angel Bravo, Jr. tract at a distance of 995.83 feet pass a 5/8-inch iron rod set for reference and continue for a total distance of 995.83 feet to the POINT OF BEGINNING, containing a computed area of 9.990 acres (435,181 square feet).

CERTIFICATE OF SURVEYOR

I, MICHAEL D. WILSON, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTH (5/8) INCH AND A LENGTH OF NOT LESS THAN TWO (2) FEET, UNLESS OTHERWISE NOTED.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

MICHAEL D. WILSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4821

CERTIFICATE OF CITY PLANNER

THIS IS TO CERTIFY THAT THE CITY PLANNER OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS "DEVELOPMENT PLAT OF SEGENHOF" AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2020.

MARTIN CRIGGS, AICP
PLANNING MANAGER

ROBERT UPTON, PE
CITY ENGINEER

DARRIN COKER,
CITY ATTORNEY

