

GRAY REED

ATTORNEYS & COUNSELORS

October 17, 2019

Via USPS and Electronic Mail:

Ronald C. Lewis, Esq.
City Attorney
City of Houston Legal Department
900 Bagby, 4th Floor
Houston, Texas 77002

Re: Woodridge Village Discussions

Dear Mr. Lewis,

Thank you again for organizing the meeting Tuesday morning. Hopefully we've done an adequate job of expressing how saddened we have been to see the flooding in Elm Grove, regardless of the causes. We were pleased to be able to bring the engineers at LJA who are working on the Woodridge Village project to offer their perspectives. Your idea of sharing our collective intellectual capital was a good one, and we appreciate having the City's input.

As requested, we have reviewed the situation with LJA and discussed accelerating additional planned drainage facilities while delaying the addition of impervious cover to the site. We are committed to:

1. Delay additional major street construction and housing starts until the drainage projects identified below are complete.
2. Complete retention pond S-2. Estimated timing: 30-45 days.
3. Install an additional berm on the southern tract between retention pond S-1 and retention pond S-2. Estimated timing: Completed as part of N1 construction.
 - The berm would connect at the high bank of the two detention ponds, roughly 2 feet above the 100-year flood elevation.
 - Construction of the berm assumes, as discussed in Tuesday's meeting, the City is willing to forego the stub street at Fair Grove. (Note that we believe it is worth discussing whether that addition should be permanent, thereby eliminating plans to connect the stub street.)
4. Complete retention pond N-1. Estimated timing: 150-180 days.
5. Complete retention pond N-2. Estimated timing: 250-280 days.
 - Figure Four will need to complete design and preparation of construction plans and ask the MUD to obtain approvals for excavation and other planned work on pond N-2 on Montgomery County's property.

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6. Construct drainage swales on northern tract.
 - Figure Four will ask the MUD to obtain approvals for drainage swales to be installed on the northern tract. We anticipate construction of these swales to be included in the scope of work for the pond N-2 contract.
7. Complete retention pond N-3. Estimated timing: 250-280 days.

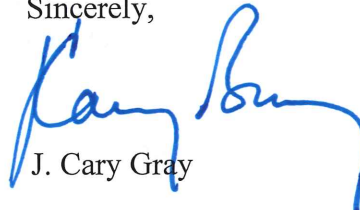
So, in summary, we are offering to:

- Refrain from adding any impervious cover until the detention is built, and
- Complete the detention outlined above as soon as we can.

To the extent possible, we will attempt to begin each project as quickly as plans can be completed and approved. As I am sure you are aware, these time estimates assume there are minimal issues with the required bidding processes, approval processes and unanticipated construction delays. Our hope is that, by delaying homebuilding, we will be offering peace of mind to all stakeholders. As the plans and specifications are being completed we will continue to consider alternatives that would provide more robust mitigation.

We trust this letter sets forth the plan in the manner envisioned by City officials. Please feel free to call me if you would like to discuss.

Sincerely,



J. Cary Gray

JCG/cjw