

August 10, 2015

RE: May 26th Street Flooding

Dear Section 6 Homeowners:

Following the street flooding that occurred on May 26th of this year, homeowners residing in Village of Oak Lake Section 6 expressed concerns over whether the drainage system was functioning correctly and if new construction surrounding VOL was impacting drainage, especially given the flood experienced in the same area in May of 2012.

Attached is the status report provided by the engineer to the MUD 41 Board of Directors regarding the street flooding that occurred in Section 6, specifically in the areas around Village View Trail and Beewood Glen.

In Summary, per the report the drainage system was inspected and found to be performing as designed given no homes were flooded. The report further explained the volume of rain that was experienced exceeded the volume as defined for a 100 year storm.

HOA Board members JR Garcia and Dan Wingerson met with Commissioner James Patterson and raised the concern regarding the impact of new construction in Aliana and Imperial to the risk of flooding within VOL. Commissioner Patterson explained that in addition to detention ponds within Aliana, all storm drainage flows directly to Oyster Creek and is not routed through Village of Oak Lake. Commissioner Patterson also stated the flooding that occurred in May of 2012 was the result of a fence placed in an unsuitable area by a developer which was removed at that time and will no longer be an issue.

Commissioner Patterson went further to say that Fort Bend County Road and Bridge officials do monitor the weather and execute procedures based on the forecasts to maximize the safety and minimize the impact of inclement weather to the residents. In addition to monitoring the weather Fort Bend County Drainage District is actively removing trees blocking Oyster Creek between the confluence of Red Gulley and HWY 6. Fort Bend County also intends to work with Gulf Coast Water Authority to clear major fallen trees from Oyster Creek downstream of Red Gulley.

Additional questions or concerns may be sent to the Association Manager. Commissioner Patterson and MUD 41 Board members attend the VOL annual meeting each February, so there will be additional opportunities to ask questions.

Regards,

Village of Oak Lake HOA Board of Directors

CC: James Patterson – Commissioner Precinct 4, MUD 41 Board of Directors



July 7, 2015

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Board of Directors  
Fort Bend MUD 41  
**c/o Schwartz, Page & Harding, L.L.P.**  
1300 Post Oak Boulevard, Suite 1400  
Houston, TX 77056

Re: Monthly Status Report  
Additional Drainage Explanation

Dear Directors:

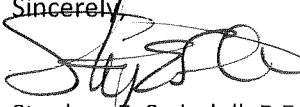
Following the May 25<sup>th</sup>/26<sup>th</sup> storm, several streets in the Village of Oak Lake held water (Beewood Glen Ct @ Village View Trail, near the pump station). JC visited the site and the surrounding area and also reviewed the original design plans for that neighborhood. We checked the original drainage calculations done by LJA because an initial review of the plans located a pipe diameter discrepancy. Utilizing the calculations and diameters shown in the Section 6 plans, all design hydraulic grade lines and water surfaces essentially match the JC re-calculations, indicating that the storm sewer system is performing as originally designed.

Additionally, three points must be highlighted. Firstly, the piping in the storm sewer system was designed to convey only a two-year storm within the pipes. Runoff from storms larger than this, through a 100-year storm, will utilize the streets as temporary storage.

Secondly, the Village of Oak Lake is in close proximity to Red Gully. This means that the water surface elevation in Red Gully directly and immediately impacts the storm sewer system. In case of the recent storm, Red Gully stayed full for approximately two days after the rain stopped which prevented the stormwater in the Village of Oak Lake from receding quickly.

Thirdly, consider that a 100-year storm in the area is 10 inches of rain in a 24 hour period. This storm dropped 10 inches in just 8 hours, thoroughly testing the capacity of the storm sewer system, yet no homes flooded.

Should you have any questions, or require additional information, please call.

Sincerely,  
  
Stephen E. Swindell, P.E.

SES

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