

Stalknecht Property Details - Development Info Sheet

Important Details About the Property on Stalknecht Road

Hi there,

Thank you for your interest in the property located at 0 Stalknecht Rd, Brookshire, TX 77423. I wanted to share some important information with you upfront to ensure transparency before moving forward with any development conversations.

This parcel is located within a FEMA regulatory floodway, which means any development will require permits through Waller County and the City of Brookshire.

A key requirement from Waller County Road and Bridges is a Hydrologic & Hydraulic (H&H) study, which generally starts around \$6,000 and upward. The City of Brookshire permit is approximately \$1,000.

The Brookshire-Katy Drainage District (BKDD) encourages attendance at their weekly pre-development meetings held every Thursday, where you can review your plans directly with their engineers. To schedule a meeting, contact Wendy or Jessica at (281) 934-2025.

For your reference:

- Parcel ID: R244012
- Legal Description: 10.01-acre tract in the T.S. Reese Survey, Abstract No. 329, Waller County, TX
- Tracts: 4-7 / 4-11 / 4-12
- ABS ID: A332900 (A-329 T.S. Reese)

Depending on your development goals, it may be possible to pursue a CLOMR or LOMR to request a revision to the floodway designation. This request would be made through FEMA.

Please note: All costs, requirements, and permitting steps mentioned are estimates based on general knowledge and are subject to change. Each party is responsible for their own due diligence. No guarantees are made or implied regarding feasibility, costs, or approvals.

Feel free to reach out with any questions.

Warm regards,

Erika Eros

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