



Galveston County Consolidated Drainage District
1605 Whitaker Dr. Friendswood, Texas 77546
Office (281) 482-0404

Contractor:
TANNOS Development Group
505 S Friendswood
Friendswood Texas 77546

Case Reference: 30 Wilderness Trails
Notice # GCCDD11-001
Notice Date: 11/18/2024

Certified Article Number

9314 8699 0430 0128 5458 38

SENDER'S RECORD

Certified Article Number

9314 8699 0430 0128 5459 44

SENDER'S RECORD

Property Owner:
Lone Star Wilderness Trails Estates
1410 E Winding Way Suite E
Friendswood Texas 77546

NOTICE OF VIOLATION

The Galveston County Consolidated Drainage District ("District") has received a complaint alleging that the property at 30 Wilderness Trails Friendswood, Texas, otherwise described as ABST 83 & 128 PAGE 2 & 3 E HOPPEL & A JACKSON SUR TR 3 38.443 ACRS, ("Property") is in violation of the District's Drainage Criteria Manual. A subsequent visual inspection has revealed that the property is in fact violation of the section(s) listed below. Construction activities and site development has begun without compliance to any of the District's regulations including grading and filling.

As the Property Owner of Record, you are hereby required to (1) repair and correct the violation(s) listed below, (2) contact the District Engineer. **In addition, a hearing is being set regarding the issuance of civil penalties on December 2, 2024 at 11:00 AM, at 1605 Whitaker Dr, Friendswood, Texas. 77546.** You may appear in person, through any attorney or officer, director, or agent to respond to the allegations and to offer witnesses, documents, and other evidence on the subject.

The District may impose \$1,000.00 (One-thousand dollars) per day, per violation, exclusive of an award of reasonable and necessary attorneys fees. Failure to remit payment of any civil penalty fees shall result in the enforcement before the court, in addition to reasonable attorneys fees, expert witnesses, and other costs incurred. In addition, the District may seek criminal enforcement under Texas Water Code 49.004.

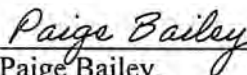
VIOLATION(S), as referenced by District Drainage Criteria Manual Sections II and IV:

1. II A. Predevelopment Review – required and has not occurred to date
2. II B Submittal of plans, plats, reports, and calculations to the District – required and has not occurred to date
3. IIC Fees paid to the District – required, unpaid to date
4. IID Site Visit – required and has not occurred to date
5. II E Datum – all plats and plans must be related to a NGS benchmark with the same elevation datum as the effective FEMA Firm Map. This verification has not occurred.
6. II F Preliminary Plat Review – Required and has not occurred.
7. II G Preliminary Plat Approval -- Required and has not occurred.
8. II H Final Plat Review -- Required and has not occurred.
9. II I Final Plat Approval -- Required and has not occurred.
10. II K Pre-Application Meeting - Required and has not occurred.
11. II L Preliminary Drainage Plan Review - Required and has not occurred.
12. II M Preliminary Drainage Plan Approval - Required and has not occurred.
13. II T Utility Pipeline and Cable Crossing - Required and has not occurred.
14. IV A Compliance with Drainage Criteria Manual – No step of the District’s procedural rules have been followed.

A copy of the Drainage Criteria Manual has been attached for your reference.

Your blatant disregard for the District’s regulations may result in fines totaling more than \$14,000 per day the violation continues from the date the violations were substantiated by the District, May 31, 2024.

Sincerely,



Paige Bailey,
Attorney for GCCDD
Olson & Olson LLP
pbailey@olsonllp.com

CC:

J. Anderson, Operations Manager

R. Burkett, Board President

S. Sheridan, PE, RPLS, CFM