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**HARRIS COUNTY W.C. & I.D. NO. 110**  
**ENGINEER'S REPORT**  
**June 17, 2026**

A. On-going Construction Projects –

1. **Fidelis Cypress Oaks 10' Fence Wall**

LEI has received the final submittal for the proposed 10-foot fence wall and, on behalf of the District, has approval. Construction is scheduled to begin next week, and LEI will conduct periodic inspections during the course of the work on the District's behalf.

B. Preparation of Plans, Specifications and Advertisement Approval Request –  
None

C. Contracts Approvals for Construction Projects – None.

D. Capital Projects Plan – None

E. Service Requests and Annexations

**1. Cypress Forest Sec. 1, Reserve A (7.2229 Ac.)**

The Vista Companies (the “Developer”) has expressed interest in acquiring the subject tract from Hendricks Interests for development as an industrial site. As authorized by the Board during the May meeting, provided via separate cover for the boards review and consideration, is a draft feasibility study for the Proposed 7.2 Ac. Industrial Development. Should the board have no objections, LEI recommends execution of the attached Utility Capacity Letter, granting the developer with a water capacity of 4,603 gallons per day (gpd) and wastewater capacity of 3,195 gpd. FURTHER DISCUSSION DURING MEETING.

**2. Hotel Royale (1920 Louetta Rd.)**

As authorized by the board during last week's meeting, LEI has prepared a revised draft feasibility study, provided via separate cover for the boards review and consideration, and updated the attached Utility Capacity Letter (UCL). Should the board have no objections, LEI recommends execution of the attached UCL, granting the developer a water and sewer capacity of 7,946 gpd. FURTHER DISCUSSION DURING MEETING.



## OTHER BUSINESS

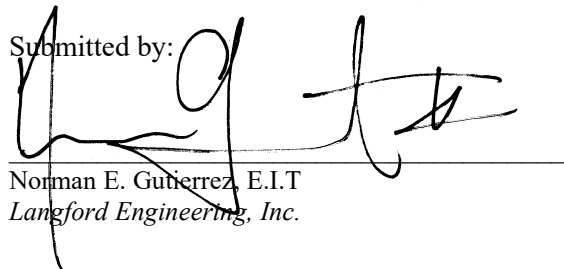
### **1. 2026 Construction of New Recreational Facilities**

As requested by the Board, LEI has prepared a Preliminary Project Fiscal Schedule for subject project (provided via separate cover). **FURTHER DISCUSSION DURING MEETING.**

## BOARD ACTION

- 1. AUTHORIZATION TO APPROVE THE DRAFT FEASIBILITY STUDY FOR THE PROPOSED 7.2 AC. INDUSTRIAL DEVELOPMENT, AND EXECUTION OF THE UCL, GRANTING A WATER CAPACITY OF 4,603 GPD & SEWER CAPACITY OF 3,197 GPD.**
- 2. AUTHORIZATION TO APPROVE THE DRAFT FEASIBILITY STUDY FOR THE PROPOSED HOTEL ROYALE DEVELOPMENT, AND EXECUTION OF THE UCL, GRANTING A WATER & SEWER CAPACITY OF 7,946 GPD.**

Submitted by:

  
Norman E. Gutierrez, E.I.T  
Langford Engineering, Inc.

# Harris County W.C. & I.D. No. 110

Sanford Kuhl Hagan Kugle Parker and Kahn LLP

1330 Post Oak Blvd., Suite 2650

Houston, Texas 77056

June 17, 2026

The Vista Companies  
1117 Eldridge Parkway  
Houston, TX 77077

Subject: Proposed 7.2 Ac. Industrial Development  
at Cypress Forest Sec. 1 – Reserve A

Utility Capacity Letter

LEI Job No. 078-427-101

To Whom It May Concern:

The above subject 7.2 acre tract, located in the northwest corner of the Cypress Oaks Dr and Randal Way intersection, is currently within the Harris County W.C. & I.D. No. 110 (the “District”) boundaries. This tract is listed by the account number 1165990010001 in Harris County Appraisal District Records. The District currently has 4,603 and 3,197 gallons per day of water and sanitary sewer capacity available to serve the subject tract and will serve this tract under the current District's Rate Order. Water distribution and sanitary sewer collection lines exists within designated easements and/or surrounding Right-of-Ways along Cypress Oaks Drive and Randal Way.

This Utility Capacity Letter (UCL) does not relieve the Property Owner, and/or Contractor of the responsibility to submit final construction plans to the District’s Engineer, Langford Engineering Inc. (LEI), for review and approval prior to any construction, along with payment for any Infrastructure, Detention Pond and/or Tap Fees described in the final feasibility study for subject tract and/or the District’s Rate Order. In accordance with the District’s Rate Order, this commitment letter for water and sanitary sewer capacity shall expire one (1) year from the date of issuance. Construction of water, sewer and drainage facilities must begin prior to the expiration date contained in this commitment letter and diligently pursued thereafter. Failure to begin construction within one (1) year of issuance may result in the Property Owner submitting an additional application fee to the District. The District would then authorize LEI to confirm whether water and sanitary sewer capacity is still available and to provide an updated UCL.

Should you have any questions, please contact Mr. Norman E. Gutierrez, E.I.T. or Mr. Timothy B. Hardin, P.E., with Langford Engineering, Inc. at (713) 461-3530.

Sincerely,

HARRIS COUNTY W.C. & I.D. NO. 110

James N. Williams,  
BOARD OF DIRECTORS PRESIDENT

cc: Maria Parker, Sanford Kuhl Hagan Kugle Parker Kahn, LLP  
Mike Williams, Municipal Operations and Consulting, Inc.

**Harris County W.C. & I.D. No. 110**  
Sanford Kuhl Hagan Kugle Parker and Kahn LLP  
1330 Post Oak Blvd., Suite 2650  
Houston, Texas 77056

June 17, 2026

Lokesh Khosla  
Paragan Solutions, LLC  
14022 Hempstead Road  
Houston, Texas, 77040

Subject: Hotel Royale  
0 Louetta Rd., Spring, TX 77388  
Utility Capacity Letter  
LEI Job No. 078-404-101

To Whom It May Concern:

The above subject tract, located at 0 Louetta Rd., Spring, Texas 77388, is within the Harris County W.C. & I.D. No. 110 (the "District") boundaries. This 1.416-acre tract is listed by the account number 1286570010036 in Harris County Appraisal District Records. The District currently has 7,946 gallons per day of water and sanitary sewer capacity available to serve the subject tract and will serve this tract under the Rules & Regulations outlined within the District's Rate Order. Water distribution lines and sanitary sewer collection lines exist within designated easements and/or surrounding Right-of-Ways along Louetta Road and Kings Village Circle, adjacent to subject tract.

This Utility Capacity Letter (UCL) does not relieve the Property Owner, and/or Contractor of the responsibility to submit final construction plans to the District's Engineer, Langford Engineering Inc. (LEI), for review and approval prior to any construction, along with payment for any Infrastructure, Detention Pond and/or Tap Fees described in the final feasibility study for subject tract and/or the District's Rate Order. In accordance with the District's Rate Order, this commitment letter for water and sanitary sewer capacity shall expire one (1) year from the date of issuance. Construction of water, sewer and drainage facilities must begin prior to the expiration date contained in this commitment letter and diligently pursued thereafter. Failure to begin construction within one (1) year of issuance may result in the Property Owner submitting an additional application fee to the District. The District would then authorize LEI to confirm whether water and sanitary sewer capacity is still available and to provide an updated UCL.

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