



**HARRIS COUNTY W.C. & I.D. NO. 110
ENGINEER'S REPORT
May 21, 2026**

A. On-going Construction Projects –

1. Fidelis Cypress Oaks Perimeter Wall

During the April Meeting, the Board authorized the construction of approximately 1,100 linear feet of a ten (10)-foot fence wall along the northern perimeter boundary between the Fidelis Industrial Site and Enchanted Oaks Section 1. Fidelis is currently awaiting final construction submittals for the proposed fence wall, and upon LEI approval, construction activities are anticipated to commence. On behalf of the District, LEI will perform periodic construction observations to monitor the progress and general conformance of the fence wall installation.

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.)

During last week's meeting, the District expressed no objection to the proposed industrial development by The Vista Companies (the "Developer") on the subject tract. LEI has since informed the Developer of the required steps necessary to initiate preparation of a feasibility study, which would ultimately support issuance of a Utility Capacity Letter, subject to Board review and approval. To date, LEI has not received the required application or fee to proceed with the study; therefore, no further action has been taken by LEI at this time.

F. Bond Applications

1. 17th Bond Application (Series 2026) - \$8,115,000

As authorized by the Board during last week's meeting, LEI is preparing for final submittal of subject BAR. Submittal of this BAR can be expected before the end of this week. LEI is working on a funding timeline for the proposed Recreational Building project and will provide to the District next month for review and discussion.



OTHER BUSINESS

1. Lakes of Cypress Forest Amenity and Detention Ponds Inspection Report

As authorized by the Board during the second January Board meeting, LEI has completed a draft inspection report documenting the findings of inspections conducted on all ten (10) ponds (report provided under separate cover).

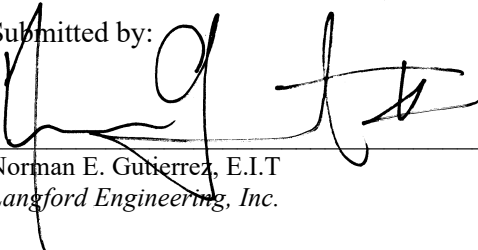
In summary, the assessment indicates that the majority of the stormwater system is functioning as intended; however, several targeted maintenance and repair items are recommended. LEI recommends removal of trash and debris at Outfalls A and B of Pond A to facilitate inspection of the slide gates and associated connections to the street storm sewer system. The estimated cost for this cleanup is approximately \$1,640.

Additionally, LEI recommends installation of a keyway at Pond H to address infiltration observed at the inlet and catch basin, along with sealing the inlet joints. Based on similar repairs previously completed at Ponds C, F, and G, the estimated cost for this work is approximately \$15,000. However, LEI is currently awaiting a proposal from Storm Water Solutions for construction of the Pond H keyway. Therefore, the estimated repair cost is based solely on historical costs for comparable repairs, and the actual construction cost is anticipated to range between \$15,000 and \$20,000. For the remaining ponds, LEI recommends continuation of routine maintenance activities and periodic inspections, as warranted. **FURTHER DISCUSSION DURING MEETING.**

BOARD ACTION

NO ACTION ITEMS.

Submitted by:



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