



**HARRIS COUNTY W.C. & I.D. NO. 110
ENGINEER'S REPORT
January 14, 2026**

A. On-going Construction Projects –

1. Fidelis Cypress Oaks Sanitary Reroute

**Contractor: GM Vera's Construction
Work Order (Notice to Proceed): January 12, 2026
Contract Amount: \$333,567.80
Contract Time: 45 Calendar Days
Scheduled Completion Date: February 26, 2026**

The attached Work Order (Notice to Proceed) was issued on December 16, 2025, with construction beginning on January 12, 2026. The project has a 45-calendar-day duration and is scheduled for completion by February 26, 2026. All required product submittals have been received and approved. The contractor is currently mobilizing personnel, equipment, and materials. LEI will perform periodic construction observations in accordance with the Development Agreement between the District and the Developer.

B. Preparation of Plans, Specifications and Advertisement Approval Request –

1. Concrete Pavement Repairs at Enchanted Hollow Dr. and Teller Blvd

LEI requests Board authorization to prepare plans for the concrete pavement repairs associated with recent waterline repair work. LEI will coordinate with the District's Operator and assist with obtaining approval and acceptance from the Harris County Engineering Department (HCED).

C. Contracts Approvals for Construction Projects – None.

D. Capital Projects Plan – None

E. Service Requests and Annexations

1. Dorstener Wire Tech, Inc. (19994 Hickory Twig Way)

As authorized by the Board at the November 2025 meeting, LEI has prepared a draft Feasibility Study (submitted under separate cover) evaluating the District's ability to

O:\Current Projects\078_HCWCID #110\078 - Engineers Report\WORD\2026\078_Engineers Rpt_2026 01 14.docx

1080 W. Sam Houston Pkwy. N. • Suite 200 • Houston, TX 77043-5014

Phone (713) 461-3530 • Fax (713) 932-7505

www.LangfordEng.com



provide 700 gallons per day (gpd) of water capacity and 1,500 gallons per day of sewer capacity to the proposed 2.8289-acre tract seeking annexation into the District. FURTHER DISCUSSION DURING MEETING.

F. Bond Applications – None.

OTHER BUSINESS

1. Enchanted Oaks Tennis Courts Imp. – Warranty Repairs

On December 10, 2025, LEI received the attached repair plan from the Contractor to address the tennis court cracking. After reviewing the plan and inspecting a similar repair performed by the Contractor at the Woodlands Township Tennis Courts (see photos included in the submittal), LEI has no objections to the proposed repair approach and recommends approval. Upon approval, LEI will coordinate with the Contractor and the District's General Manager to schedule the work. The repairs are anticipated to be completed within two weeks, weather permitting. FURTHER DISCUSSION DURING MEETING.

2. Drainage Policy

Louetta Village Apartments - LEI conducted an inspection of the subject detention pond on December 29, 2025. The inspection confirmed that clearing and mowing maintenance had been completed. However, the on-site storm pump station was not operational at the time of inspection. As a result, a Certificate of Compliance cannot be issued until LEI can verify, or receive written confirmation, that the pump station has been repaired and returned to normal operation. The detention pond therefore remains out of compliance. LEI will provide an update to the Board once repairs are completed and compliance can be verified.

Dairy Queen – Dairy Queen, owner of the underground detention system serving 7-11 and Mister Carwash, has requested that the District reimburse the fines totaling \$7,500 which were imposed to encourage completion of the required maintenance for the 7-11 Detention Pond. This maintenance has since been completed, and a Certificate of Compliance for the 7-11 Detention Pond was issued on November 11, 2025. FURTHER DISCUSSION DURING MEETING.

3. TCEQ Exception Request for Water Well No. 1 & 2 Sanitary Control Easement

Per the attached TCEQ letter, a portion of the Target property (SSS Northwest Crossing, LLC) lies outside the District's boundaries. As a result, the District's Sanitary and Pollution Control Order, executed on September 19, 2024, is not enforceable on that portion of the property. To address this, LEI will need to seek to obtain a recorded Sanitary Control Easement (SCE) from Target or provide SCE



solicitation documents. LEI requests Board authorization to proceed with this work. FURTHER DISCUSSION DURING MEETING.

4. 2026 Risk & Resilience Assessment Update

As authorized by the Board during the November 2025 meeting, LEI is currently updating the Risk and Resilience Assessment and the Emergency Response Plan to address both natural hazards and malevolent acts, in accordance with America's Water Infrastructure Act (AWIA) of 2018. The District's current certification, initially submitted in 2020, is due for renewal by June 30, 2026. Upon completion, LEI will present the final assessment for the board's authorization to submit.

5. Cypress Forest Lakes Storm Water Quality Permit Renewal

As authorized by the board during the November 2025 meeting, and per the attached, subject permit has been renewed. Issued permit will expire in December 2026. No further action is needed.

6. Harris County MUD No. 249 WWTP – Request for Funds for WWTP Generator Project

Per the attached letter, Harris County MUD No. 249 (HC249) is requesting the District's portion of subject project, a total amount of \$87,039.63, which includes the construction and engineering cost for subject project. Via the 16th Bond Application (Series 2025; \$4,160,000), funds in the amount of \$190,944.00 were included for this project. This project does not include the proposed Building Improvements, which will take place under a separate project; therefore, a separate Request for Funds will be provided for the building Improvements. LEI recommends release of these funds, which will be paid for via the described bond application funds.

BOARD ACTION.

- 1. AUTHORIZE LEI TO PRODUCE PLANS FOR THE CONCRETE PAVEMENT REPAIR AT ENCHANTED HOLLOW DR. AND TELLER BLVD., TO FACILITATE HCED APPROVAL AND ACCEPTANCE.**
- 2. AUTHORIZATION TO APPROVE THE FEASIBILITY STUDY FOR DORSTENER WIRE TECH, INC. (19994 HICKORY TWIG WAY), AND ALLOCATION OF WATER AND SEWER CAPACITY IN THE AMOUNT OF 700 GPD AND 1500 GPD, RESPECTIVELY, INCLUDING ANY CONDITIONS DESCRIBED ON THE FEASIBILITY STUDY.**
- 3. AUTHORIZATION TO APPROVE THE ENCHANTED OAKS TENNIS COURTS WARRANTY REPAIR PLAN.**



4. **AUTHORIZE REIMBURSEMENT OF \$7,500 IN FINES PREVIOUSLY IMPOSED TO DAIRY QUEEN TO ENSURE MAINTENANCE OF THE 7-11 DETENTION POND.**

5. **AUTHORIZE LEI TO OBTAIN A RECORDED SANITARY CONTROL EASEMENT (SCE) OR PROVIDE SCE SOLICITATION DOCUMENTS FOR THE PORTION OF THE TARGET PROPERTY (SSS NORTHWEST CROSSING, LLC) THAT LIES OUTSIDE THE DISTRICT'S BOUNDARIES, WHERE THE SEPTEMBER 19, 2024 SANITARY AND POLLUTION CONTROL ORDER IS NOT ENFORCEABLE.**

6. **AUTHORIZE RELEASE OF \$87,039.63 FOR THE DISTRICT'S PORTION OF THE HC249 WWTP GENERATOR PROJECT, COVERING CONSTRUCTION AND ENGINEERING COSTS.**

Submitted by:



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



December 16, 2025

Ms. Maria Vera
President
GM Vera's Construction
6623 Laughlin Drive
Missouri City, Texas 77489

Subject: Work Order, SIF III Cypress Oaks, LLC on behalf
of Harris County W.C.&I.D. No. 110, Fidelis Cypress
Oaks Sanitary Reroute
LEI Job No. 360-001, Contract No. 1

Dear Ms. Vera:

You are hereby directed to commence construction of subject project by Monday, January 12, 2026, with completion of the project scheduled for Thursday, February 26, 2026, that is Forty-Five (45) calendar days after January 12, 2026.

Engineering construction and contract administration (monthly estimate, review of shop drawings, etc.) will be handled by Norman E. Gutierrez, EIT, with Langford Engineering, Inc.

Under the terms of the Contract, please furnish the following information to the Engineer:

1. List of telephone numbers of your employees who can be called on weekends and after hours, if needed.
2. Construction schedule must be submitted for approval prior to mobilization.
3. List of proposed subcontractors to be approved by the Owner and the Engineer, if any. All subcontractors are to have a Certificate of Insurance filed with the Engineer that shows you as the certificate holder.

Should there be any questions regarding this project, please feel free to contact us.



Sincerely,

LANGFORD ENGINEERING, INC.

Timothy B. Hardin, P.E.
President



cc: Steven Kimosh - Fidelis
Ashley Klein - Fidelis
Harris County W.C. & I.D. No. 110 – President and Board of Directors
Norman E. Gutierrez, EIT – Langford Engineering, Inc.
Maria Parker – Sanford Kuhl Hagan Kugle Parker Kahn, LLP.
Mike Williams - Municipal Operations & Consulting, Inc.
Edward Longoria - Municipal Operations & Consulting, Inc.
LEI Project File



TENNIS COURT RESURFACE

Classic Sports 21755 North Freeway, Building 9, Spring TX 77388 Spring, TX 77388	(713) 550-2846 (281) 907-6578 fax	December 10, 2025
Enchanted Oaks 10923 Joanleigh Dr, Spring, TX 77388		

We hereby submit specifications for the crack repair

Courts 1 – 4

Remove the Sikeflex sealant, clean out any loose materials from the crack

Apply Sikecryn as manufacturer has instructed

Apply Riteway crack repair system as manufacturer instructed

Apply court coating to all 4 courts

1. Power wash court(s) removing dirt and algae.
2. Apply **One (1) coat of Plexipave acrylic resurfacer** with sand over entire courts to level any court coating removed
3. Scrape and clean courts with power blower between each coat.
4. Apply **two (2) coats of factory fortified Plexipave acrylic** color, same colors
5. Stripe court(s) with textured acrylic white line paint to USTA specifications.

Authorized Signature: X _____ Date: _____

Signature: Sandra Speck Date: 12/10/2025



PRODUCT DATA SHEET

Sikacryl® Ready-Mix Concrete Patch

Acrylic-based, textured concrete patch for spalls/large cracks

PRODUCT DESCRIPTION

Sikacryl® Ready-Mix Concrete Patch is an easy to use, acrylic-based, textured concrete patch for repairing spalls and cracks in concrete and masonry that cures to a tough and durable finish.

USES

Sikacryl® Ready-Mix Concrete Patch can be used on concrete and masonry surfaces, such as:

- Sidewalks
- Steps
- Balconies
- Foundations
- Patios, and more.

CHARACTERISTICS / ADVANTAGES

- For vertical and horizontal surfaces
- Textured to blend with concrete
- Easy water clean up
- Good adhesion
- Simple application
- Won't shrink or crack

PRODUCT INFORMATION

Packaging	1 qt. (.94 L) plastic container, 12/case 1 gal. (3.8 L) plastic container, 2/case
Shelf Life	24 months in original, unopened containers
Storage Conditions	Store away from extreme heat or cold. Store in original container between 40 to 90 °F (4 to 32 °C)
Appearance / Color	Gray

APPLICATION INFORMATION

Mixing Ratio	None
Coverage	1 quart cover approximately 20 sq. ft. at 1/32 in. (.8 mm.) 1 gallon covers approximately 80 sq. ft. at 1/32 in. (.8 mm.)
Ambient Air Temperature	40 to 90 °F (4 to 32 °C)

Cure Time	Full Cure: Minimum of 1 day at 1/4 in. (6.3 mm) depth depending on temperature
Set Time	2 to 4 hours

BASIS OF PRODUCT DATA

Results may differ based upon statistical variations depending upon mixing methods and equipment, temperature, application methods, test methods, actual site conditions and curing conditions.

LIMITATIONS

- Substrate must be dry prior to application (minimum 48 h)
- Check color before using, will not change once cured
- Protect from freezing
- Do not apply at temperatures below 40 °F (4 °C)
- Allow the material to dry between applications
- Cracks or spalls deeper than 1/4 in. (6.3 mm), will require two or more applications
- Allow to dry before subjected to water
- Not recommended for areas exposed to vehicular traffic
- **Do not apply if rain or freezing temperatures are forecasted before full cure can occur.**
- **Do not apply over 1/4 in. in one application**

ENVIRONMENTAL, HEALTH AND SAFETY

For further information and advice regarding transportation, handling, storage and disposal of chemical products, user should refer to the actual Safety Data Sheets containing physical, environmental, toxicological and other safety related data. User must read the current actual Safety Data Sheets before using any products. In case of an emergency, call CHEMTREC at 1-800-424-9300, International 703-527-3887.

APPLICATION INSTRUCTIONS

SURFACE PREPARATION

Surface should be clean, sound, dry, and free from dirt and loose particles. For best results, use a wire brush to clean off any loose particles or excess dirt or dust. Area to be repaired should accept moisture penetration.

MIXING

Stir material thoroughly until a uniform appearance and consistency is achieved prior to use.

APPLICATION

Use a putty knife or trowel to apply product to surface. Ensure that enough product is pushed into crack or hole to provide coverage. Tool as required. Areas greater than 1/4 in. (6.3 mm) deep will require two or more applications. For applications greater than 1/4 in. (6.3 mm) depth, allow the material to dry between applications. Apply at a minimum thickness of 1/32 in. (0.8 mm). Allow repaired area to dry and fully cure for at least 24 hours, depending on temperature, humidity and depth of repair.

CLEANING OF TOOLS

Clean tools immediately after use with water.

OTHER RESTRICTIONS

See Legal Disclaimer.

LEGAL DISCLAIMER

- KEEP CONTAINER TIGHTLY CLOSED
- KEEP OUT OF REACH OF CHILDREN
- NOT FOR INTERNAL CONSUMPTION
- FOR INDUSTRIAL USE ONLY
- FOR PROFESSIONAL USE ONLY

Prior to each use of any product of Sika Corporation, its subsidiaries or affiliates ("SIKA"), the user must always read and follow the warnings and instructions on the product's most current product label, Product Data Sheet and Safety Data Sheet which are available at usa.sika.com or by calling SIKA's Technical Service Department at 1-800-933-7452. Nothing contained in any SIKA literature or materials relieves the user of the obligation to read and follow the warnings and instructions for each SIKA product as set forth in the current product label, Product Data Sheet and Safety Data Sheet prior to use of the SIKA product.

SIKA warrants this product for one year from date of installation to be free from manufacturing defects and to meet the technical properties on the current Product Data Sheet if used as directed within the product's shelf life. User determines suitability of product for intended use and assumes all risks. User's and/or buyer's sole remedy shall be limited to the purchase price or replacement of this product exclusive of any labor costs.

NO OTHER WARRANTIES EXPRESS OR IMPLIED SHALL APPLY INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. SIKA SHALL NOT BE LIABLE UNDER ANY LEGAL THEORY FOR SPECIAL OR CONSEQUENTIAL DAMAGES. SIKA SHALL NOT BE RESPONSIBLE FOR THE USE OF THIS PRODUCT IN A MANNER TO INFRINGE ON ANY PATENT OR ANY OTHER INTELLECTUAL PROPERTY RIGHTS HELD BY OTHERS.

Sale of SIKA products are subject to the Terms and Conditions of Sale which are available at <https://usa.sika.com/en/group/SikaCorp/termsandconditions.html> or by calling 1-800-933-7452.

Sika Corporation

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usa.sika.com



Product Data Sheet

Sikacryl® Ready-Mix Concrete Patch
April 2023, Version 01.03
021840303000000002

SikacrylReady-MixConcretePatch-en-US-(04-2023)-1-3.pdf



RiteWay

Guaranteed Tennis Court Crack Repair

RiteWay Crack Repair

RiteWay offers guaranteed tennis court repair for tennis courts, as well as contractor accessories for repairing asphalt or concrete tennis courts.

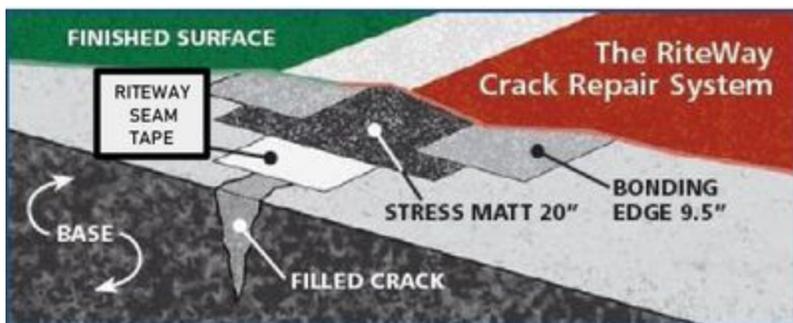
The RiteWay Crack Repair System is a long-term repair system that uses exclusive technology to water-proof existing cracks with an overlay system. This Exclusive technology allows the existing cracks on your court to move without breaking the membrane of the system.

When installed by a Certified RiteWay Contractor, the RiteWay Crack Repair System creates an invisible repair which is NOT affected by Weather or Temperature.

Other crack repair systems may keep cracks from coming back, but customers complain about "Dead Spots" and "Bubbling". The RiteWay Crack Repair System not only keeps cracks from coming back, it is 100% playable - which means NO Dead Spots, NO Bubbling, and NO Hollow-Sounding Areas.

RiteWay comes with a 2-year Manufacturer's Warranty, with RiteWay repairs costing 50-70% less than reconstruction. RiteWay is easy to install, is budget friendly and provides long term results

The installation of this system is so unique that many tennis court owners can't believe its proven success until they see it for themselves.



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4 Sycamore Way Unit 7A Branford CT 06405
(203) 433-4791



RiteWay Crack Repair Installation Guidelines

1. Crack must be free of dirt & debris.
2. Crack must be filled from bottom to top with court patch binder or cement and let dry.
3. Filled Crack must be scraped or buffed flush with court and cleaned, broomed and blown.
4. Area to be repaired must be DRY and at 60°F or higher.
5. First layer is to be centered over Crack by removing a few inches of the release liner exposing the soft sealant apply to Crack when centered, pull release liner to move along Crack. If Crack turns cut tape and butt up another piece and continue. Make sure there are no bubbles. If a bubble is found cut with razor knife and press out bubble. Roll with tape machine pressing firmly.
6. Apply Liquid Acrylic(NO Sand) and Latex binding formula(NO Sand) (50/50) over tape with paint roller approximately 24" wide. Apply 20" stress mat centered over first layer making sure there are no wrinkles, etc. Using roller saturate stress mat with liquid acrylic, making sure there are no bubbles and roll smooth.
7. Apply bonding edge ½ on fabric ½ on court and roll on Liquid Acrylic making sure there are no wrinkles or bubbles and let dry.
8. When dry use 9" roller to apply binding formula over the RiteWay Tape area of the repair, approximately 12" wide, let dry and repeat once more
9. When totally dry squeegee resurfacer with sand lengthwise over crack this will fill voids where layers overlap and hide the repair. Minimum of two coats are recommended.

Repair is complete.

TOLL FREE

**877-5-RITEWAY
(877-574-8392)**

Box Contents: (6) 50' rolls of RiteWay Tape (Grey)
(1) 309' roll of RW Stress Mat (White)
(4) 175' rolls of RW Bonding Edge (Yellow)

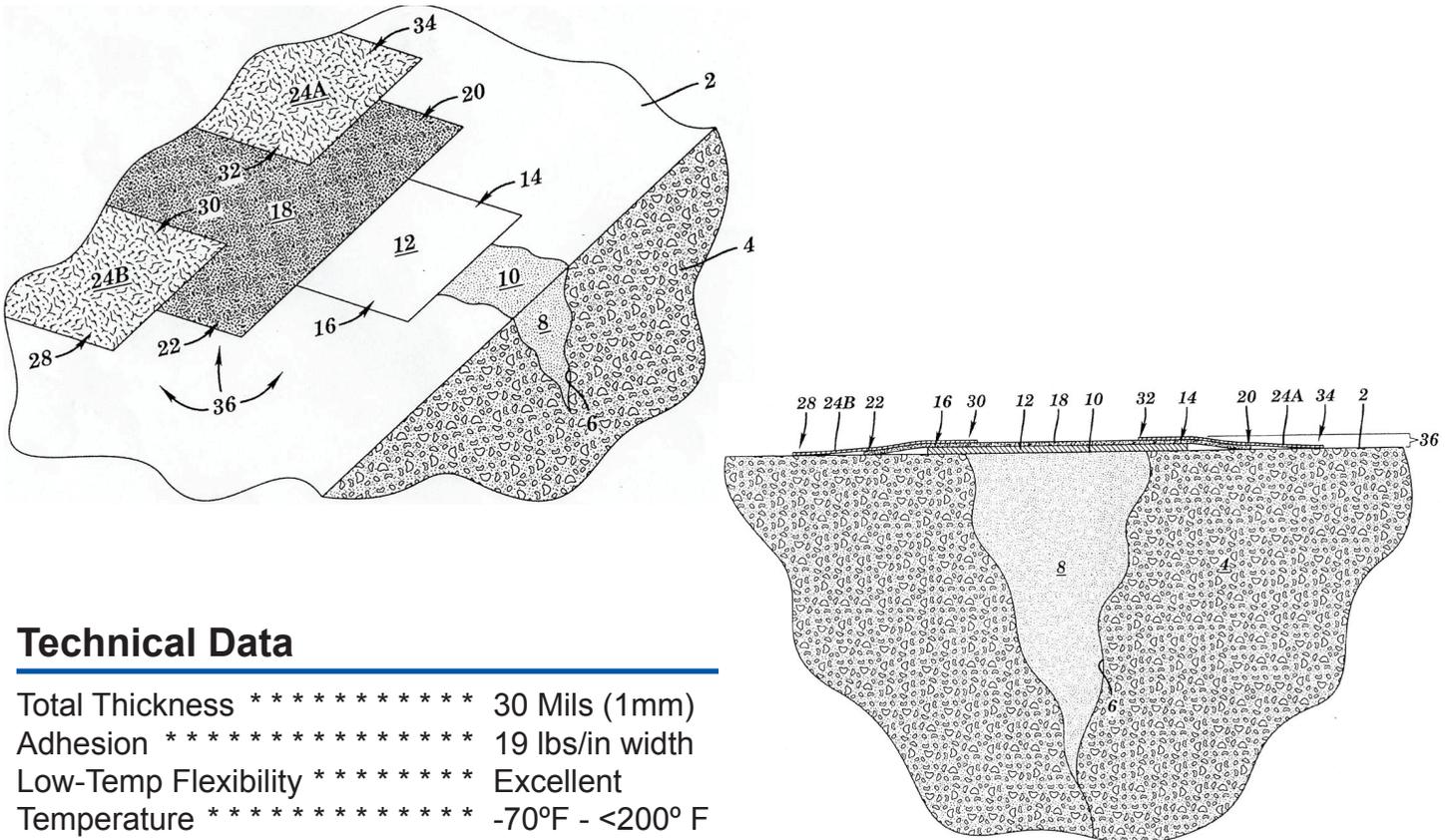
U. S. Patent No. 7,597,503

Cut Sheet

1. #4 = Base
2. #8 & 10 = Filled Crack
3. #12 & 14 = RiteWay Seam Tape 6"
4. #18, 20 & 22 = RiteWay Stress Matt 20"
5. #24A & B = RiteWay Bonding Edge 9"

RiteWay Seam Tape utilizes advanced Exclusive Technology, a 100% solids formulation of synthetic resins, thermoplastics and non-curing rubber (non-butyl) with a built-in primer, bonded to a woven polyester backing for maximum comfortability.

Designed NOT to harden under even the most rigorous conditions. Sag temperature >200° F. Adhesive is protected (while in a roll) by a tough, easily removed siliconized release liner, which prevents contaminations prior to its use. All materials are prefabricated to provide uniform thickness.



Technical Data

Total Thickness	*****	30 Mils (1mm)
Adhesion	*****	19 lbs/in width
Low-Temp Flexibility	*****	Excellent
Temperature	*****	-70°F - <200° F
Pliability	*****	No membrane cracks
Water Vapor Test (ASTME 96B)	*****	.005 grms/100" sq./24hours/100°
Permanence	*****	.001 perms maximum
Elongation	*****	>500%
Application Temperature	*****	>150°F to 20°F



Spring
Dec 18, 2025 at 12:59:26 PM



Spring
Dec 18, 2025 at 1:08:53 PM

Brooke T. Paup, *Chairwoman*
Catarina R. Gonzales, *Commissioner*
Tonya R. Miller, *Commissioner*
Kelly Keel, *Executive Director*



PWS_1010482_CO_20251124_Exception

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Protecting Texas by Reducing and Preventing Pollution

November 24, 2025

Mr. Timothy B. Hardin, P.E.
Langford Engineering, Inc.
1080 West Sam Houston Parkway North, Suite 200
Houston, Texas 77043-5014

RE: Harris County WCID 110 - PWS ID No. 1010482
Request for an Exception to the Sanitary Control Easement Requirement
Well No. 1 (TCEQ Well ID: G1010482A)
Well No. 2 (TCEQ Well ID: G1010482B)
Harris County, Texas
RN 103121042 | CN 600741508

Dear Mr. Hardin:

On August 15, 2025, the Texas Commission on Environmental Quality (TCEQ) received your letter of the same date, requesting an exception to the requirement that all public water supply wells have properly recorded sanitary control easements as specified in Title 30 of the Texas Administrative Code (30 TAC) §290.41(c)(1)(F). This request is for the Harris County WCID 110 public water system (PWS) Well No. 1 (TCEQ Well ID: G1010482A) and Well No. 2 (TCEQ Well ID: G1010482B), both located at 19438 Enchanted Oaks Drive in Spring, Texas. Based on our review of the information in your submittal, we are **unable to complete our evaluation** at this time. In order for us to complete a review, please provide the information indicated on the enclosed checklist (Enclosure 1), including the following specific information:

- A legible, official copy of the deed of all real property owned by the PWS within 150 feet of the well;
- A pollution hazard survey that identifies any prohibited sources of contamination as listed in 30 TAC §290.41(c)(1)(A)-(E); and
- Either an official copy of a recorded sanitary control easement (SCE); **OR** SCE solicitation documentation, for the property owned by SSS Northwest Crossing LLC, with legal description: Res A, Blk 1, Cypresswood Court 1 & 2 Par RP, which is within 150 feet of Well No. 2 and outside the boundaries and, therefore, the jurisdiction of the district's Sanitary and Pollution Control Order in lieu of an SCE.

Please note that the documents received in your original request are not retained; therefore, those original documents will need to be provided when you submit the requested items.

In support of your exception request, you provided the following information:

- A general location map and detailed site map

Mr. Timothy B. Hardin, P.E.
Page 2 of 2
November 24, 2025

The TCEQ's review of your original exception request has been closed. If you have questions concerning this letter, or if we can be of additional assistance, please contact Mr. Peter Walter at Peter.Walter@tceq.texas.gov or (512) 239-4026, or any member of the Technical Review and Oversight Team at PTRS@tceq.texas.gov.

Sincerely,

A handwritten signature in black ink that reads "Chirag Patel". The signature is written in a cursive style and is placed over a light gray rectangular background.

Chirag Patel, Team Leader
Technical Review and Oversight Team
Plan and Technical Review Section
Water Supply Division
Texas Commission on Environmental Quality

CCP/pkw

Enclosure 1: *Sanitary Control Easement Exception Checklist*

cc: Mr. James N. Williams, President; Harris County WCID 110; 1980 Post Oak Blvd, Ste 1380; Houston, TX 77056-3808

Sanitary Control Easement Exception Checklist

If a public water system (PWS) does not own all of the property within a 150-foot radius for a given public water well in its system, Title of 30 Texas Administrative Code (30 TAC) §290.41(c)(1)(F) requires that the PWS attempt to acquire a 150-foot sanitary control easement (SCE) from the adjacent land-owners in order to isolate the well from potential pollution hazards. The SCE protects the well by prohibiting some types of future site uses or the future installation or construction of certain site improvements on the portions of the adjoining property within 150 feet of its well. Note that if potential pollution hazards are known or suspected to exist within 150 feet of the PWS well, a request for a Well Setback Distance Exception may need to be made in addition to the SCE request.

If the landowners refuse to grant the SCE, an exception to TCEQ's SCE requirements may be requested. Note that if a portion of the right-of-way for a road, highway, and/or railroad is within the 150-foot radius of the PWS well, this portion of the right-of-way will need to be included as a part of the SCE exception. Exceptions to the SCE requirements may be made by providing the following information **for each well** to the following address:

Technical Review and Oversight Team (MC-159)
Texas Commission on Environmental Quality
P.O. Box 13087
Austin, TX 78711-3087

Please provide as much of the documentation below as possible:

- State of Texas Well Report (Driller's Log)^{1,2}
- Driller's Geological Log^{1,2,3}
- Cementing Certificate (cement type and any additives used, number of sacks, and volume pumped)^{1,2,3}
- Casing depth and material^{1,2,3}

If you do not have a copy of the State of Texas Well Report (driller's log), it may be available in one of the searchable resources for well logs:

<http://www.tceq.texas.gov/drinkingwater/SWAP/wells.html>

<http://www.twdb.texas.gov/groundwater/data/drillersdb.asp>

<https://tceq.maps.arcgis.com/apps/webappviewer/index.html?id=aed10178f0434f2781daff19eb326fe2>

Additionally, the following information must accompany the exception request:

- A general location map and a detailed site map (include a scale and north arrow) or plat of the well site and surrounding affected properties identifying:
 - a. Location and coordinates of the well.
 - b. The area within a 150-foot radius around the well.
 - c. Property boundaries for all properties within 150 feet of the well. Identify the property by the name of the property owner and legal description.

Information about property owners, legal descriptions of properties, and boundaries may be found at the appropriate county appraisal district (CAD) website by performing an internet search using the county name and "CAD" as search terms. You may also use the following website:

<http://www.texascad.com/>

¹ Lack of this information may require the submittal of a Well Completion Data and/or Record Keeping Exception request.

² Lack of this information may require the submittal of a Pressure Cementing Exception request.

³ This information may be included on Well Driller's Log or as a separate document.

- A legible, official copy of recorded deed or deeds of all real property owned by the PWS within 150 feet of the well. If the PWS does not own property where the well is located, the PWS must provide a legal document stating the PWS has access to maintain and operate their well.
- Provide a statement confirming the actual or suspected presence, or absence of the following hazards. **Note that if a hazard is present or suspected to be present, an exception to the well setback requirement will be needed.**

Any of the following within **50 feet** of the well:

- Sanitary or storm sewer⁴
- Septic tank or other tanks used to hold or treat sewage
- Cemetery
- Livestock and feedlots

Any of the following within **150 feet** of the well:

- Septic tank perforated drainfield
- Areas irrigated by low dosage, low-angle-spray on-site sewage facilities
- Absorption and/or evapotranspiration bed
- Improperly constructed water well⁵
- Underground petroleum and chemical storage tank
- Liquid petroleum or chemical transmission pipeline

Any of the following within **300 feet** of the well:

- Sewage wet well
- Sewage pumping station
- Drainage ditch which contains industrial waste discharges or wastes from sewage treatment systems

Any of the following within **500 feet** of the well:

- Sewage treatment plant
- Animal feed lots
- Solid waste disposal sites
- Lands on which sewage plant or septic tank sludge is applied
- Lands irrigated by sewage plant effluent

Any pollution hazards within **0.25-miles** of the well **including but not limited to:**

- Known abandoned or inoperative wells
- Landfills
- Dumpsites
- Animal feed lots
- Military facilities
- Industrial facilities
- Wood-treatment facilities
- Liquid petroleum and petrochemical production, storage and transmission facilities
- Class 1, 2, 3, 4, or 5 injection wells
- Pesticide storage and mixing facilities

- A copy of your correspondence⁶ with each adjacent land-owner for properties where sanitary control easements could not be obtained. Correspondence to adjacent land-owners must:
 - a. Include a 30-day review period for the easement request;
 - b. Be within one (1) year of the date of the exception request;
 - c. Be documented by a certified mail receipt; and
 - d. Include a copy of the sanitary control easement with a completed legal description of the property for each of the adjacent landowners within 150 feet of the well.

If a PWS is a political subdivision, it may adopt an enforceable ordinance in lieu of obtaining sanitary control easements. For a copy of a sample ordinance, call (512) 239-4691 and ask to speak with a member of the Technical Review and Oversight Team.

If a PWS owns all land within 150-foot radius of the well, no exception is necessary. The water system must keep on file a copy of the recorded deed and map demonstrating such ownership and make it available to TCEQ staff upon request. Blank sanitary control easements can be downloaded at the following website:

[https://www.tceq.texas.gov/assets/public/permitting/watersupply/ud/forms/TCEQ-20698_Sanitary_Control_Easement_Form\(2-2019\).pdf](https://www.tceq.texas.gov/assets/public/permitting/watersupply/ud/forms/TCEQ-20698_Sanitary_Control_Easement_Form(2-2019).pdf)

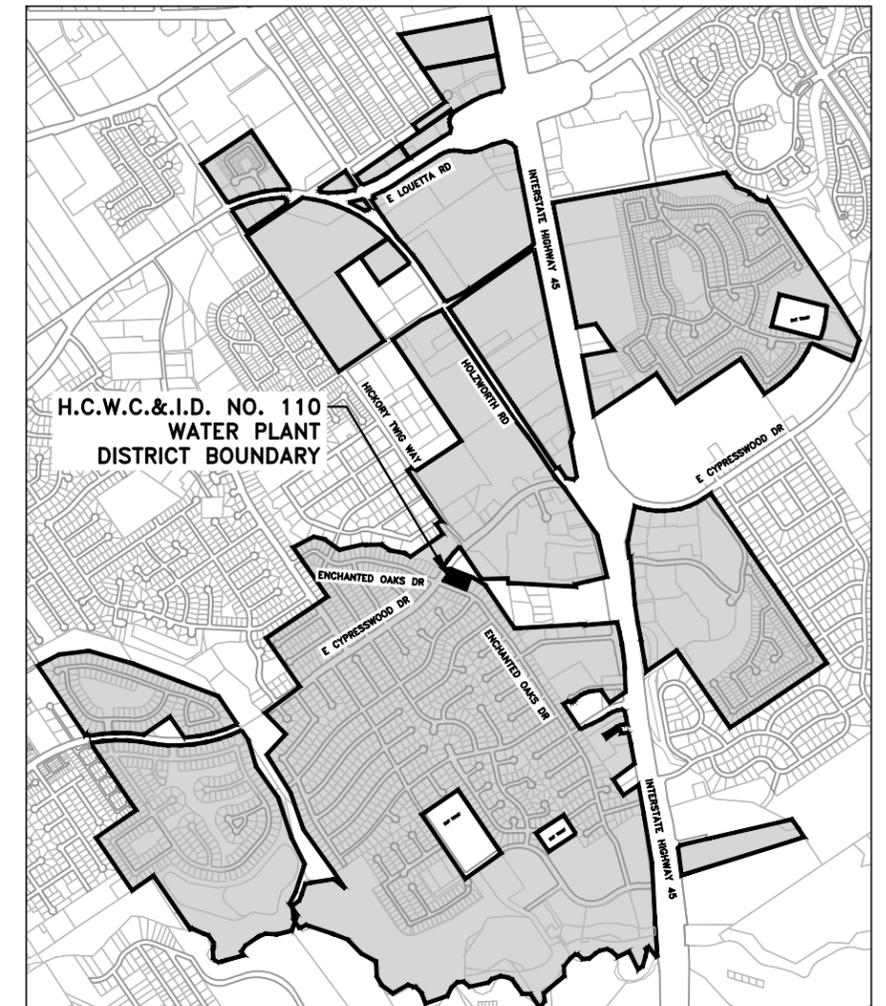
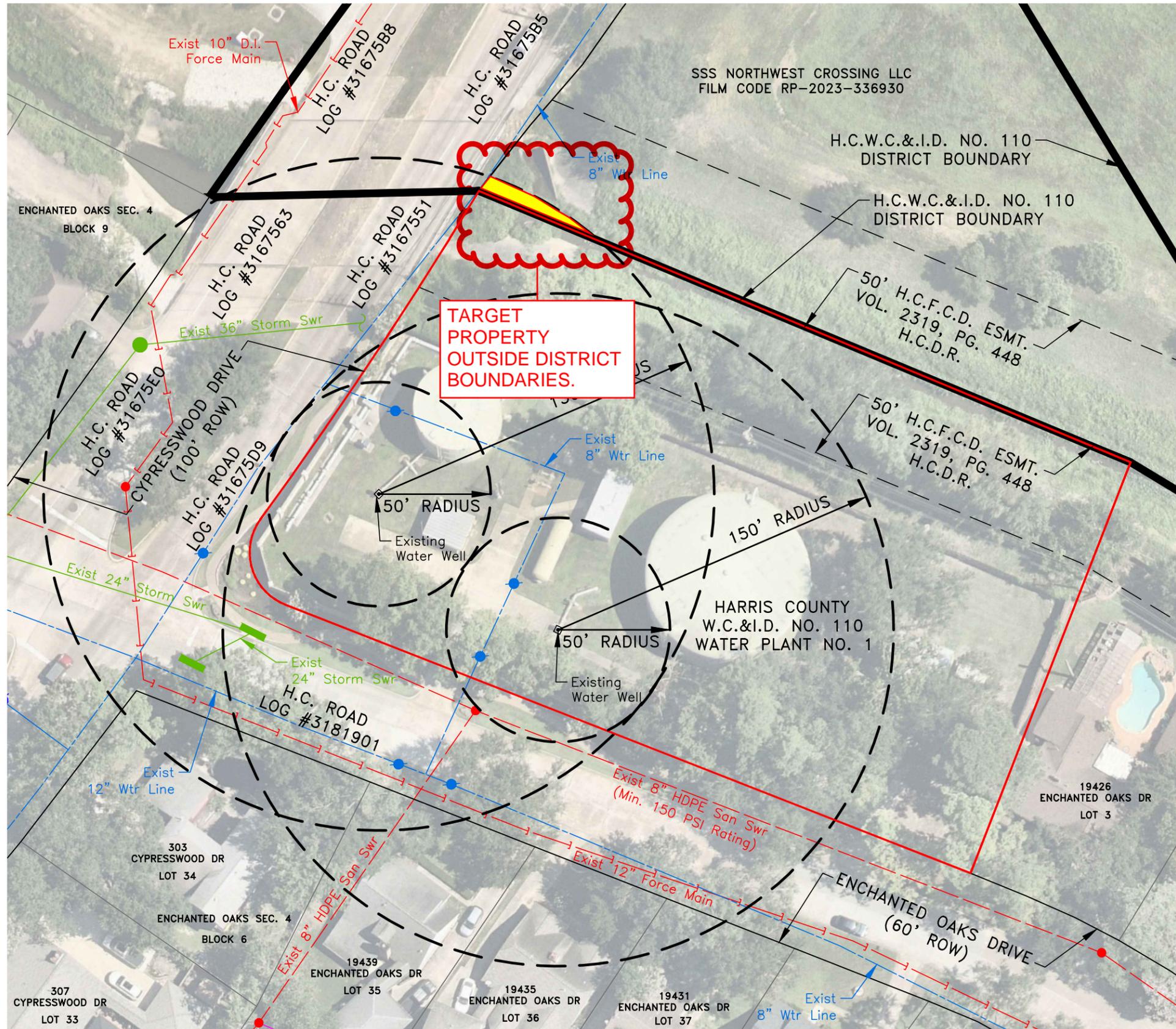
For assistance in completing an exception request, you may call 512-239-4691 and ask to speak to a member of the Technical Review and Oversight Team.

⁴ Sanitary or storm sewers constructed of ductile iron or PVC pipe with a working pressure of at least 150 pounds per square inch and meeting American Water Works Association standards, and with pressure type joints may be located at a distance of less than 50-feet, but no closer than 10-feet to the well. Note that building drain lines must comply with this setback requirement.

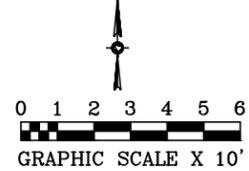
⁵ An improperly constructed well includes all wells not constructed to public water well standards (e.g. residential wells, industrial wells, agricultural wells).

⁶ Correspondence with the landowner is not required if the property is public land (i.e., flood control district, military base, etc.), a public road, or railroad right-of-way.

E:\Current Proj\078Gen - WCID 110\EXHIBITS\Water Plant No. 1 - 150 Sanitary Control Esmt\HCWCID 110 Map.dwg Aug 14, 2025-5:35pm stevenc



OVERALL DISTRICT BOUNDARY MAP
N.T.S.



LEGEND:
DISTRICT BOUNDARY

HARRIS COUNTY W.C.&I.D. NO. 110
WATER PLANT NO. 1
SANITARY CONTROL EASEMENT EXHIBIT
AUGUST 2025

LANGFORD ENGINEERING INC.
Consulting Engineers

1080 W. Sam Houston Pkwy N. Ste 200
Houston, Texas 77043-5014
Ph. 713-461-3530 Fax 713-932-7505

TBPE FIRM #449



Office of the County Engineer

Dr. Milton Rahman, P.E., PMP, CFM, ENV SP - Executive Director & County Engineer
1111 Fannin Street, Houston, TX, 77002 – OFFICE 713-274-3900



STORMWATER QUALITY PERMIT FOR SWQ RENEWAL

Request Your Inspection

Date Issued: 12/23/2025	Project Name: Harris County WCID 110 - SWQ Permit Renewal Cypress Forest Lakes
Issued To: Harris County WCID 110	Permit No.: 8-0000933-5
Owner: Harris County WCID 110	Permit Class Code: CLASS II
Applicant: Langford Engineering, Inc.	Construction Started By: 6/21/2026
Contact: Blue Carlsson	
Contact Email: blue.c@langfordeng.com	
Contact Phone: (713) 461-3530	

Property Information					
Address: 0 Santa Elena Canyon	Bldg:	Suite:	Trailer:		
City: SPRING	State: TX	Zip: 77388			
Subdivision: Cypress Forest Lakes	Section: 1	Lot:	Block:	Reserve:	
Abstract No.:	Survey Name:				

REQUIRED INSPECTION(S)

IT IS YOUR RESPONSIBILITY TO CALL FOR ALL REQUIRED INSPECTIONS

(* All Inspections designated with an asterisk must be passed before permanent power will be released.

PRE-INSPECTION DOCUMENT(S)

ALL PRE-INSPECTION DOCUMENTS MUST BE RECEIVED AND APPROVED BEFORE INSPECTIONS CAN BE REQUESTED

SPECIAL REQUIREMENT(S)

Permit Manager

Main Line HCPID 713-274-3900

Inspection's Line 713-274-3800

Request Inspections
<http://www.eng.hctx.net/permits/Inspection-Forms>

12/29/2025 7:34:01 AM

www.hcpid.org/permits/

Harris County Municipal Utility District No. 249

c/o Schwartz, Page & Harding, LLP
1300 Post Oak Blvd, Suite 2400
Houston, Texas 77056

December 11th, 2025

Harris County Water Control & Improvement District No. 110
c/o Sanford Kuhl Hagen Kugle Parker Kahn, LLP
1980 Post Oak Blvd. Suite 1380
Houston, Texas 77056

Subject: Request for Funds for Harris MUD No. 249,
WWTP Generator

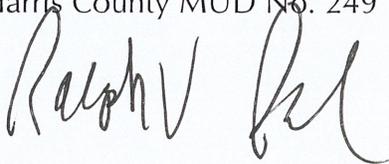
Dear Board President:

According to the First Amendment to Waste Disposal Agreement by and between HCMUD No. 249 & HCWCID No. 110, the cost share for HCWCID No. 110 for this project would be \$63,036.63 or 27% ($233,469.00 \times .27 = 63,036.63$). The engineering cost for this project is \$88,900 of which HCWCID No. 110 is responsible for \$24,003. For a grand total of **\$87,039.63**.

Please direct any questions to Jacob Floyd, the District Engineer, via email at jacob.f@langfordeng.com. Provide these funds at the district's earliest convenience.

Sincerely,

Harris County MUD No. 249



Mr. Ralph Palermo, President
Board of Directors

cc: Jacob M. Floyd, P.E., Langford Engineering, Inc.
Mr. Chris Skinner, Schwartz, Page & Harding, LLP