



HARRIS COUNTY W.C. & I.D. NO. 110
ENGINEER'S REPORT
August 12, 2026

A. On-going Construction Projects –

1. Fidelis Cypress Oaks 10' Fence Wall

Construction of the proposed 10-foot fence wall is currently underway. **Recently, as outlined in the attached correspondence, CenterPoint Energy required Fidelis to install a swing gate along the fence wall to provide future maintenance access to the proposed terminal pole that will serve the southernmost building. Attached is a drawing of the proposed 15-foot double swing gate that Fidelis plans to install along the fence wall. The gate will be finished in a color that matches the wall. Its location is approximately at the midpoint of the wooded tract west of the Fidelis property and is not adjacent to any residential lots. LEI continues to perform periodic inspections throughout the construction process on behalf of the District.**

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. The Learning Experience (20110 Holzwarth Rd.)

LEI has received the attached Application for Service for a proposed daycare facility at 20110 Holzwarth Road. The development is requesting 2,574 GPD of water capacity and 2,145 GPD of sewer capacity. Because the property lies within the District's service area, a \$7,500 application fee is required. Contingent to receipt of the application fee, LEI recommends that the Board authorize the preparation of a Feasibility Study to assess the adequacy of the District's water and wastewater



infrastructure and identify any improvements that may be required to serve the proposed development.

F. Risk & Resilience Assessment (RRA) and Emergency Response Plan (ERP)

Per the attached correspondence, the RRA Certification was submitted to the EPA, certifying that the District has completed this RRA.

In accordance with America's Water Infrastructure Act (AWIA), following, the completion of the RRA, LEI request board authorization for LEI to update the District's ERP ahead of the December 31, 2026 deadline. This ERP will outline the recommended response the District should implement in order to address any risks that were outline in the RRA. Upon completion of this ERP, LEI will recommend minor action items for the District to implement in order to minimize or eliminate identified risks, which appears to be very minor.

OTHER BUSINESS

1. Forest Oaks Recreational Facilities

LEI and the District's Architect continue to advance the design of the subject project. The civil design plans were submitted to the Harris County Engineering Department on July 16, and LEI is currently awaiting review comments.

LEI is also progressing with the preparation of the mitigation plans required to offset approximately 1.2 acre-feet of fill within the floodplain. Coordination is ongoing with the District's Drainage Engineer to ensure all necessary documentation and technical requirements are addressed to facilitate approval of the mitigation plans and subsequent final approval of the civil construction plans.

Upon receipt of Harris County's review comments and completion of coordination with the District's Drainage Engineer, LEI will work with the District's Architect to address any required revisions and update the project schedule for the Board's review and consideration.

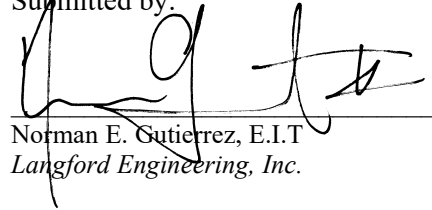
BOARD ACTION

- 1. AUTHORIZATION FOR LEI TO PROCEED WITH THE PREPARATION OF A FEASIBILITY STUDY TO ASSESS THE ADEQUACY OF THE DISTRICT'S WATER AND WASTEWATER INFRASTRUCTURE AND IDENTIFY ANY IMPROVEMENTS THAT MAY BE REQUIRED TO SERVE THE PROPOSED DAYCARE CENTER AT 20110 HOLZWARTH RD.**



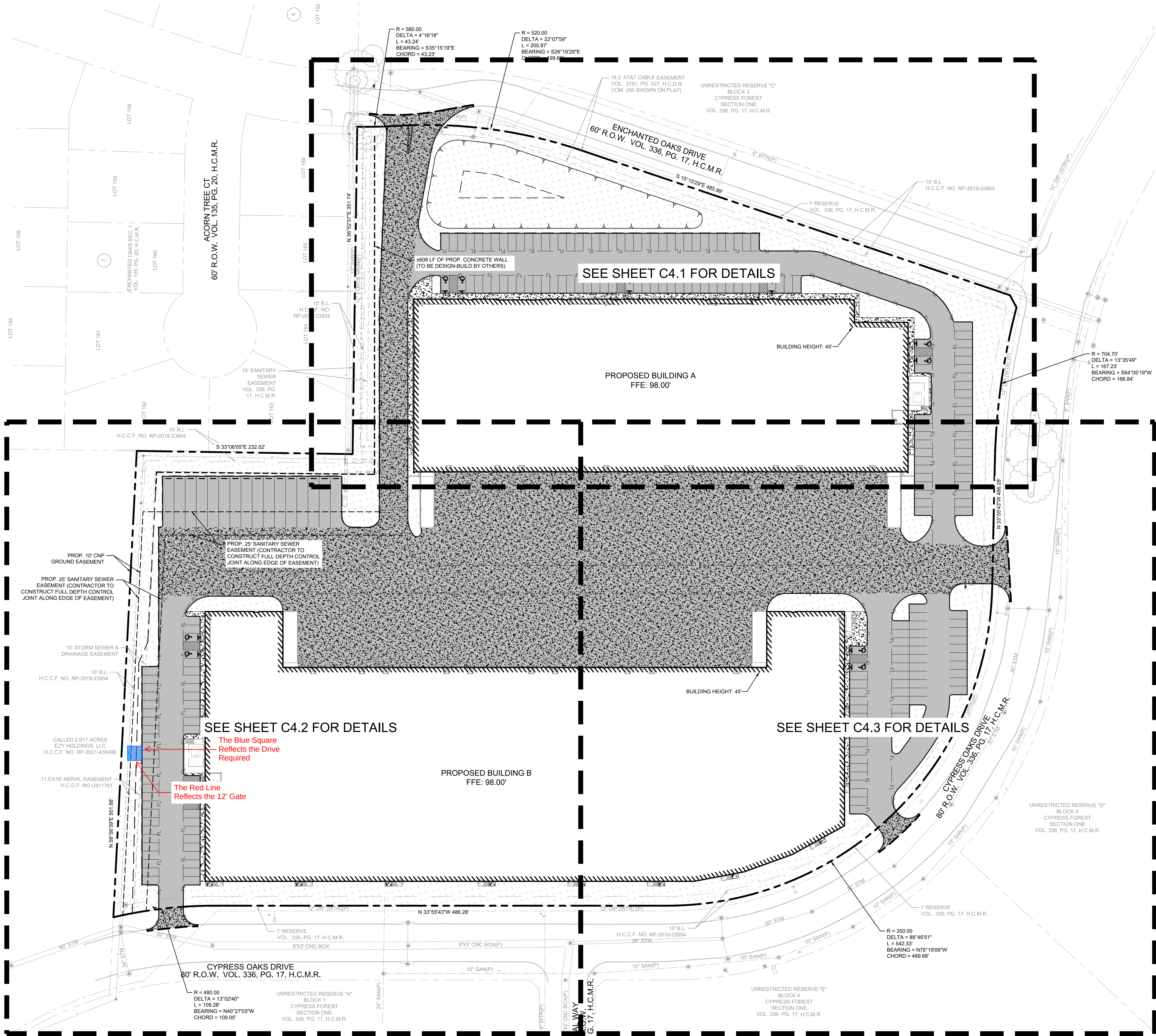
2. AUTHORIZATION FOR LEI TO PROCEED WITH THE UPDATE OF THE DISTRICT'S EMERGENCY RESPONSE PLAN AHEAD OF THE DEC. 31, 2026 DEADLINE.

Submitted by:



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

Plotted By: Ray, Stella Sheet Set: KHA Layout: C4.0 June 30, 2025 09:32:10m K:\hco_civil\067784947-fidelle Cypress Oaks\CAD\plansheets\C4.0\C4.0.dwg
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1

GRAPHIC SCALE IN FEET
0 25 50 100

LEGEND

---	PROPERTY LINE
FL	FIRE LANE STRIPING
4	PARKING COUNT
⦿	ACCESSIBILITY SPACE

PAVING MATERIAL LEGEND

⬤	SIDEWALK PAVING. REF. SHEET C9.1 FOR DETAILS
░	LIGHT DUTY PAVING. REF. SHEET C9.1 FOR DETAILS
▒	MEDIUM DUTY PAVING. REF. SHEET C9.1 FOR DETAILS
▓	HEAVY DUTY PAVING. REF. SHEET C9.1 FOR DETAILS
⬢	LANDSCAPE AREA. REF. LANDSCAPE FOR DETAILS

GENERAL NOTES

1. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING POLES AND FIXTURES AND ELECTRICAL PLAN PRIOR TO PLACING PAVEMENT.
2. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
3. SIDEWALKS TO HAVE A 5% MAXIMUM RUNNING SLOPE AND A 2% MAXIMUM CROSS SLOPE IN ACCORDANCE WITH ADA REQUIREMENTS.
4. FIELD VERIFY ADA GRADES PRIOR TO PLACING PAVEMENT. CONTRACTOR SHALL CONSTRUCT ALL ACCESSIBLE ROUTES IN ACCORDANCE WITH ADA STANDARDS AND TAS.
5. REF. IRRIGATION PLANS PRIOR TO PLACING PAVEMENT.
6. CONTRACTOR SHALL BUDGET FOR ACCESSIBLE STALL STRIPING, FIRE LANE STRIPING, DIRECTIONAL ARROWS, ETC.
7. SITE LIGHTING IS BY OTHERS. REF. SITE LIGHTING PLANS FOR LOCATIONS AND DETAILS PRIOR TO PLACING PAVEMENT.
8. REF. BUILDING PLANS FOR ALL EXTERIOR STAIR DETAILS.
9. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, STORM SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH PROPOSED FINISHED GRADES IF NECESSARY.

811
Know what's below.
Call before you dig.

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

CYPRESS FOREST INDUSTRIAL

PREPARED FOR
FRP ACQUISITIONS, LLC

TEXAS
SPRING

OVERALL SITE PLAN

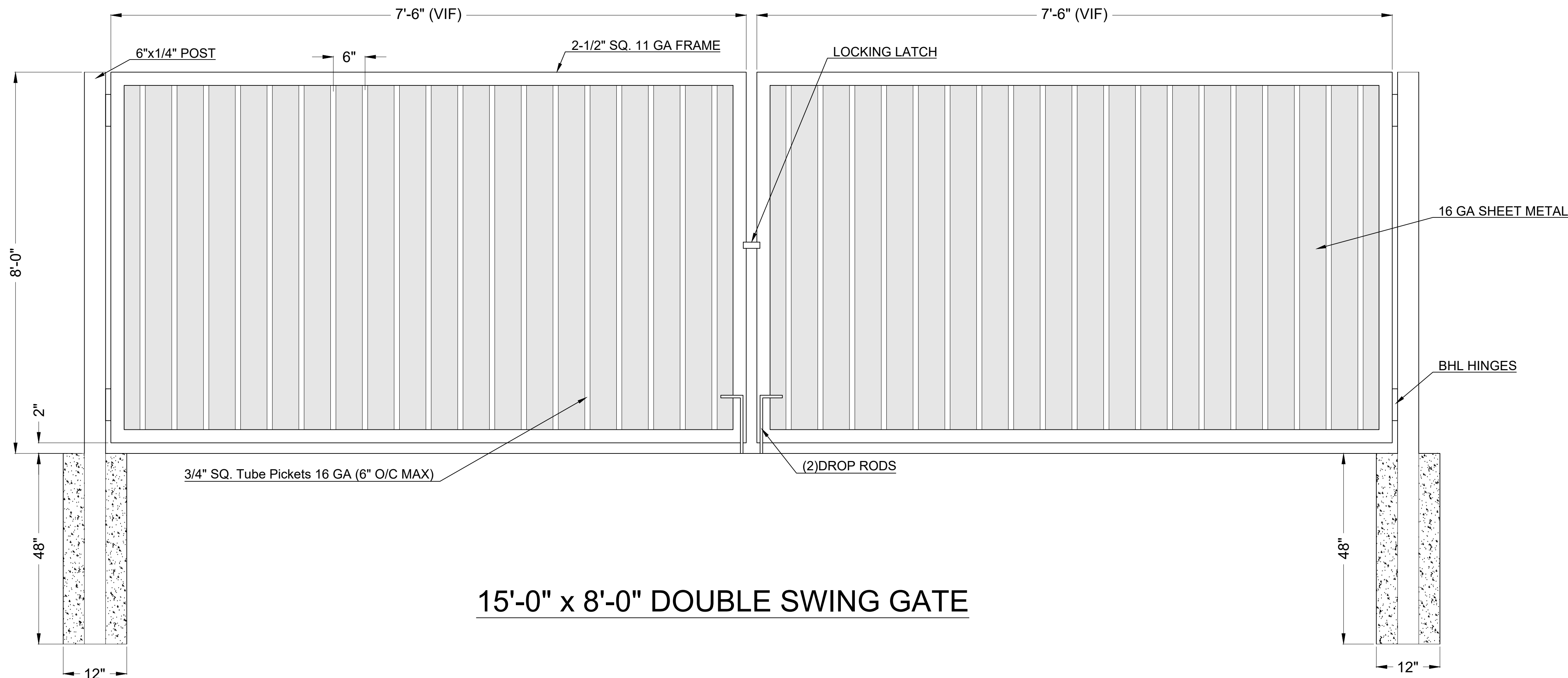
Kimley»Horn

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11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079
PHONE: 281-597-9300
WWW.KIMLEY-HORN.COM
TBPE FIRM REGISTRATION F-328

STATE OF TEXAS
ZAYNE ALLEN RIGGINS
134983
LICENSED PROFESSIONAL ENGINEER

KHA PROJECT	067784947	DATE	SEPTEMBER 2025	SCALE	AS SHOWN	DESIGNED BY	RDH	SGY	ZAR
DRAWN BY		CHECKED BY							

REVISIONS	BY	DATE
1		1/15/2025
2		1/15/2025
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5		1/15/2025
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Re: Cypress Forest - Building B - CenterPoint Swing-Gate

From Norman E. Gutierrez <Norman.G@langfordeng.com>

Date Wed 8/5/2026 9:37 AM

To Steven Kimosh <skimosh@frpltd.com>; Braden King <bking@fclbuilders.com>

Cc Blake McClendon <bmcclendon@fclbuilders.com>; Cesar Tejeda <cteveda@fclbuilders.com>; Ashley Klein <AKlein@frpltd.com>; Blake Sadau <BSadau@frpltd.com>; Maria Parker <parker@sklaw.us>; Josh Kahn <kahn@sklaw.us>; Deidra Daniels <ddaniels@sklaw.us>; Cameron Alo <calo@sklaw.us>; Tim Hardin <Tim.H@langfordeng.com>

2 attachments (2 MB)

Document1.pdf; Double Swing Gate.pdf;

Steven:

With the proposed gate location not being adjacent to the residential section of the wall, we do not see a need to wait until next Wednesday for Board approval. We recommend proceeding with the installation to avoid any potential delays.

We will update the Board next week so they are aware of the modification.

Please let us know if you have any questions.

Regards,



Norman E. Gutierrez, E.I.T. | Sr. Project Manager

Langford Engineering, Inc.

1080 W Sam Houston Pkwy N, Suite 200

Houston, TX 77043

O: 713-461-3530 | C: 512-799-5167

Email: norman.g@langfordeng.com

www.langfordeng.com | TBPE Firm No. 449

From: Braden King <bking@fclbuilders.com>

Sent: Wednesday, August 5, 2026 9:07 AM

To: Tim Hardin <tim.h@langfordeng.com>; Steven Kimosh <skimosh@frpltd.com>; Norman E. Gutierrez <Norman.G@langfordeng.com>

Cc: Blake McClendon <bmcclendon@fclbuilders.com>; Cesar Tejeda <cteveda@fclbuilders.com>; Ashley Klein <AKlein@frpltd.com>; Blake Sadau <BSadau@frpltd.com>

Subject: RE: Cypress Forest - Building B - CenterPoint Swing-Gate



Tim,

Please see the attached the red line represents the gate location, and the blue square represents the paving to the terminal pole.

We have also decided to go with a 15' gate since that is the exact width of the precast panel being left out so that there in no gaps in the fence.

Thanks,

Braden King
Assistant Project Manager

346-521-8584
bking@fclbuilders.com
fclbuilders.com



From: Tim Hardin <tim.h@langfordeng.com>

Sent: Tuesday, August 4, 2026 5:33 PM

To: Steven Kimosh <skimosh@frpltd.com>; Norman E. Gutierrez <Norman.G@langfordeng.com>

Cc: Blake McClendon <bmcclendon@fclbuilders.com>; Braden King <bking@fclbuilders.com>; Cesar Tejeda <cteveda@fclbuilders.com>; Ashley Klein <AKlein@frpltd.com>; Blake Sadau <BSadau@frpltd.com>

Subject: RE: Cypress Forest - Building B - CenterPoint Swing-Gate

Steven, can you please send us another map indicating the location for the proposed gate? The proposed location is not clear to me from the map below.

Also, the detail provided is for a 15' gate...please confirm you are proposing a 12' gate.

-Tim Hardin

From: Steven Kimosh <skimosh@frpltd.com>

Sent: Tuesday, August 4, 2026 9:42 AM

To: Norman E. Gutierrez <norman.g@langfordeng.com>; Tim Hardin <tim.h@langfordeng.com>

Cc: Blake McClendon <bmcclendon@fclbuilders.com>; Braden King <bking@fclbuilders.com>; Cesar Tejeda <cteveda@fclbuilders.com>; Ashley Klein <AKlein@frpltd.com>; Blake Sadau <BSadau@frpltd.com>

Subject: Cypress Forest - Building B - CenterPoint Swing-Gate

Importance: High

Norman & Tim,

I hope you both are doing well.

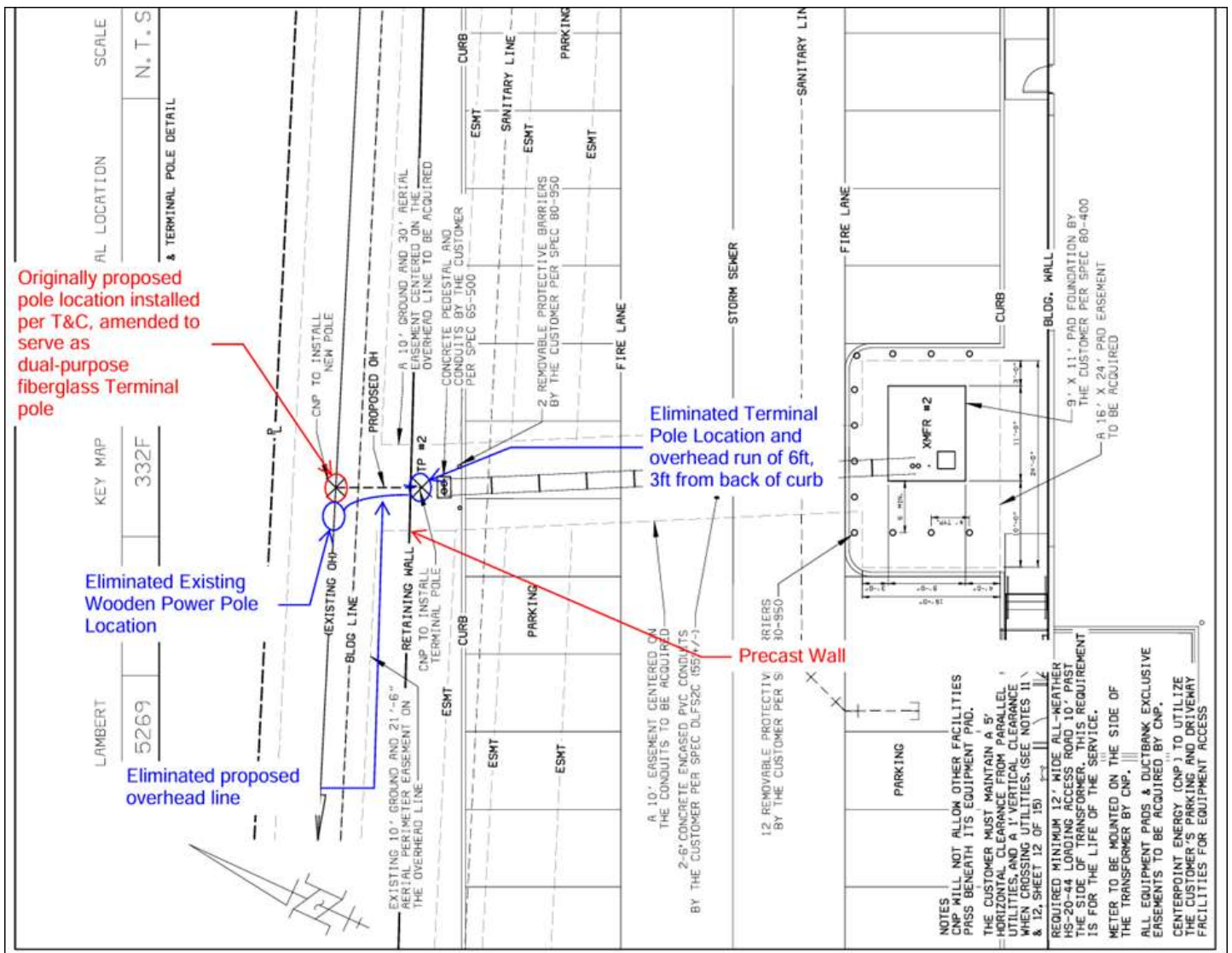
We wanted to make you aware of some unexpected direction we received from CenterPoint last week. The MUG is now effectively requiring a 12-foot swing gate to be installed in place of a fence panel along the 10-foot-tall concrete screen wall. The gate would be located directly in front of the terminal pole.

Our proposal is to install a swing gate similar to the attached example, with a painted metal center panel that serves as a visual screen. The metal can be painted to match the colors and overall design of the concrete screen wall so it integrates seamlessly with the project.

The gate would replace a fence panel and would be located essentially directly across from the transformer pad serving the larger, front-load building (Building B), as shown below.

Please let me know if you have any questions or if you'd like to schedule a call with our team to discuss this further.

Thank you,



Regards,

Steven Kimosh

Vice President

Industrial Acquisitions & Development

8140 Walnut Hill Lane | Suite 400 | Dallas, TX 75231

D: 512-554-6191

skimosh@frpltd.com | www.frpltd.com

[PROPERTIES](#) | [JOIN OUR MAILING LIST](#)





**ATTACHMENT 2 TO RATE ORDER
APPLICATION FOR SERVICE FOR NEW DEVELOPMENT**

c/o Brian Mills, District Manager
Harris County Water Control and Improvement District No. 110
19023 Joanleigh Dr.
Spring, Texas 77388
Email: brianmills@hewcid110.com Office: 281-353-0998

Type of Application: ☐ Residential ☒ Commercial

Name of person submitting application: Crystal Adams

Address of person submitting application: 3151 Briarpark Dr., Suite 225, Houston, TX 77042

Phone of person submitting application: 832.374.3638 Email: cadams@gradient-group.com

Name of Business: The Learning Experience

Address of business: 20110 Holzwarth Road, Spring, TX 77388

Type of business: Daycare Facility Sales Tax Number: _____

Type of service requested: ☒ In-District ☐ Out-of-District ☒ Water ☒ Wastewater

Estimated date construction to begin: _____

Proposed acreage in development: 1.074 acres

Estimated taxable value: Land: \$5,079,846 Improvement: \$2,770,154

Type of wastewater to be put into system: ☒ Domestic ☐ Industrial

Wastewater capacity required (Gallons/Day): 2,145

Water capacity required (gallons/day): 2,574

Name title holder to referenced property (if different from above contact): State Venture LLC

Address of title holder to referenced property (if different from above contact):

1900 Saint James Place, Suite 800, Houston Texas

Contact info of title holder to referenced property (if different from above contact):

Phone: 713-301-9898

Email: legal@atlasoperating.com

UPON EXECUTION OF THIS APPLICATION APPLICANT HEREBY CONFIRMS THAT (1) APPLICANT HAS OBTAINED A COPY OF THE DISTRICT'S RATE ORDER, (2) HAS READ AND UNDERSTANDS THE POLICY AND PROCEDURES OF THE DISTRICT SPECIFICALLY THOSE SET FORTH IN ARTICLE II OF THE RATE ORDER, (3) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION APPLICANT MUST RECEIVE WRITTEN APPROVAL FROM THE DISTRICT'S ENGINEER AND OPERATOR OF THE PLANS RELATING TO WATER, SEWER, AND DRAINAGE OF APPLICANT'S PROPERTY, (4) UNDERSTANDS THAT THE TAP FEE IS ASSESSED AT 2 TIMES THE ACTUAL COST TO THE DISTRICT, (5) IS RESPONSIBLE FOR OBTAINING AN ESTIMATE OF THE TAP FEE FROM THE DISTRICT'S OPERATOR, (6) UNDERSTANDS THAT SERVICE WILL NOT BE PROVIDED TO APPLICANT'S

PROPERTY UNTIL APPLICANT HAS PROVIDED THE DISTRICT WITH EVIDENCE OF A RECORDED PLAT FOR APPLICANT'S PROPERTY, (6) IS REQUIRED TO FURNISH TO THE DISTRICT'S ENGINEER WRITTEN CERTIFICATION FROM APPLICANT'S ENGINEER, THAT THE WATER, SANITARY SEWER AND DRAINAGE FACILITIES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE DISTRICT'S ENGINEER AND OPERATOR, AND (7) UPON EXECUTION AND SUBMITTAL OF THIS APPLICATION FOR SERVICE, APPLIANT SHALL BE DEEMED TO BE GRANTING TO THE DISTRICT AND ITS REPRESENTATIVES A RIGHT OF INGRESS AND EGRESS TO AND FROM THE METER OR POINT OF SERVICE FOR SUCH INSTALLATION, MAINTENANCE AND REPAIR AS THE DISTRICT, IN ITS JUDGMENT, MAY DEEM REASONABLY NECESSARY, AND SHALL ALSO BE DEEMED TO BE GRANTING TO THE DISTRICT AND ITS REPRESENTATIVES A RIGHT OF INGRESS AND EGRESS TO THE CUSTOMER'S PROPERTY, INCLUDING THE INTERIOR AND EXTERIOR OF THE CUSTOMER'S PREMISES, FOR THE PURPOSE OF PERFORMING INSPECTIONS REQUIRED BY THIS RATE ORDER, INCLUDING THE RULES AND REGULATIONS.

Signature of Applicant: Crystal Adams Date: 08.04.2026

Print Name: Crystal Adams

Signature of Owner: Signed by: State Venture LLC Date: 8/5/2026

Print Name: State Venture LLC

****Please attach a map to the application indicating proposed location of project and boundaries of subject tract. PDF files can be emailed to District Manager or Engineers instead.**
*****Applicant agrees that it shall notify the District if any of the above information should change during the Application process. This Application along with the requisite deposit must be submitted to the District's Engineer, with a copy thereof to the District's Operator and Attorney.**

For District Use Only

Tap Fee Required:

Operator's recommendations: _____

Engineer's recommendations: _____

Attorney's recommendations: _____

Is Annexation Required: ☐ Yes ☐ No Amount of Service Required: _____

Additional Consideration: _____

☐ Approved ☐ Disapproved Board of Directors Meeting of: _____

Signature, President, Harris County Water Control and Improvement District No. 110

Risk and resilience assessment certification receipt

From AWIAServiceDesk@epa.gov <AWIAServiceDesk@epa.gov>

Date Mon 6/29/2026 1:23 PM

To Sebastian Petit <Sebastian.P@langfordeng.com>



EPA acknowledges on 6/29/2026 receipt of HARRIS COUNTY WCID 110 risk and resilience assessment certification for PWSID TX1010482 with population 8988.

If you have any questions please email us at dwresilience@epa.gov
Thank you.