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**HARRIS COUNTY W.C. & I.D. NO. 110  
ENGINEER'S REPORT  
June 10, 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 issued the attached 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. LEI has received the attached application and fee, and as authorized by the Board at its last meeting, is proceeding with a feasibility study for the proposed development. LEI anticipates presenting a draft feasibility study next week for the Board's review and consideration. The subject tract is located within the District's service area boundary.

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

In September 2022, the District issued the attached Utility Capacity Letter (UCL) for the proposed development. Under the District's Rate Order, allocated capacity is returned to the District if construction does not begin within one year. Because the UCL expired in September 2023, LEI informed the Developer that a new application and fee would be required before LEI could issue an updated UCL and review the civil and internal plumbing plans on behalf of the District. LEI has since received the attached application and fee. The requested water and sewer capacity remains unchanged at 7,946 gallons per day. LEI requests Board authorization to prepare a

O:\Current Projects\078\_HCWCID #110\078 - Engineers Report\WORD\2026\078\_Engineers Rpt\_2026 06 10.docx

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

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

www.LangfordEng.com



feasibility study for the proposed development and to review the plans on behalf of the District. If authorized, LEI expects to provide a draft feasibility study at next week's meeting.

## F. Risk and Resilience Assessment (RRA)

### 1. 2026 Risk and Resilience Assessment (RRA) Report Update

In accordance with the America's Water Infrastructure Act (AWIA), LEI has updated the District's Risk and Resilience Assessment (RRA), which evaluates the system's vulnerability and resilience to malevolent acts and natural hazards. Subject to review by the District's Attorney and Operator, LEI requests Board authorization to submit the required certification to the Environmental Protection Agency (EPA) confirming completion of the RRA. The RRA itself, provided under separate cover, is not required to be submitted to any agency.

## OTHER BUSINESS

### 1. 17<sup>th</sup> Bond Application (Series 2026) - \$8,115,000

As authorized by the Board during last month's meeting, on May 27<sup>th</sup> LEI submitted subject Bond Application Report (BAR), in the amount of \$8,115,000, to the TCEQ to fund construction, architectural and civil design of the proposed Water Playground and Recreational Building. LEI received the attached letter, declaring subject BAR as Administratively Complete as of June 1, 2026. LEI will continue coordinating with the TCEQ and will request a review update near the 45-day review timeline.

LEI is working on a funding timeline for the proposed Recreational Building project and will provide to the District next week for review and discussion.

### 2. Water Plant No. 1 - 16" Cla-Valve Enclosure

LEI received the attached quote from Top Flow Solutions for installation of an aluminum enclosure at the District's 16-inch Cla-Valve located along the NHCRWA waterline. This work follows the Cla-Valve rebuild previously approved by the District in November 2025 in the amount of \$8,490. FURTHER DISCUSSION DURING MEETING.

## BOARD ACTION

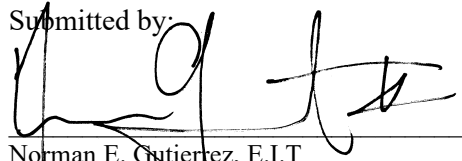
1. AUTHORIZATION FOR LEI TO PROCEED WITH A FEASIBILITY STUDY FOR THE PROPOSED HOTEL ROYALE DEVELOPMENT, REQUESTING A WATER & SEWER CAPACITY OF 7,946 GALLONS PER DAY.
2. CONTINGENT TO THE DISTRICT ATTORNEY'S AND OPERATOR'S REVIEW, LEI REQUESTS BOARD AUTHORIZATION TO SUBMIT CERTIFICATION TO



**THE EPA THAT THE DISTRICT'S RISK AND RESILIENCE ASSESSMENT (RRA), HAS BEEN UPDATED IN ACCORDANCE WITH AMERICA'S WATER INFRASTRUCTURE ACT (AWIA).**

- 3. LEI REQUESTS BOARD DIRECTION ON THE PROVIDED QUOTE FROM TOP FLOW SOLUTIONS IN THE AMOUNT OF \$13,800, FOR INSTALLATION OF AN ALUMINUM ENCLOSURE AT THE DISTRICT'S 16-INCH CLA-VALVE LOCATED ALONG THE NHCRWA WATERLINE.**

Submitted by:



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



June 9, 2026

Ms. Ashley Klein  
 Senior Construction Manager  
 Fidelis  
 8140 Walnut Hill Lane  
 Dallas, Texas 75231

Subject: Harris County W.C. & I.D. No. 110,  
 Proposed Fence Wall at Fidelis Tract (14.4282  
 Ac. Rec. B of Cypress Forest)  
 LEI Job No. 078-419-101

Submittal No. 1.0

Dear Ms. Klein:

We are returning to you herewith the shop drawings listed below:

<u>Copies Returned</u>	<u>Drawing No. or Submittal No.</u>	<u>Title</u>	<u>Action Taken</u>	<u>Drawings Prepared By</u>
1	1.0	10' Fence Wall	"A"	Aber Fence/Pape-Dawson

Action Taken on Dwg. is: "A" – No Exception Taken "D" – Make Correction Noted  
 "B" – Rejected DO NOT RESUBMIT  
 "C" – Submit Specified Item "E" – Revise and Resubmit

Note: Review of shop drawings does not relieve the Contractor of the responsibility for deviation from contractual requirements nor for errors or omissions in shop drawings. Contractor is responsible for confirming and correlating dimensions at job site, for information which pertains to fabrication process or construction techniques, for fit of parts when assembled, and for coordination of all construction activities. This review does not supersede or void results of laboratory analysis and/or test reports.

Remarks: **SEE REMARKS MADE ON SHEET 2 OF 2 PLAN SHEET AND ADDED FENCE IMAGE.**

Sincerely,

LANGFORD ENGINEERING, INC.

Norman E. Gutierrez, EIT  
 Senior Project Manager

cc: (1) – Central File  
 (1) – HC110  
 (1) – Ian Bidinger

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL REGULATIONS DURING THE WORK. THE ENGINEER WILL NOT ADVISE ON NOR ISSUE DIRECTION AS TO SAFETY PRECAUTIONS AND PROGRAMS.
2. THE STRUCTURAL DRAWINGS HEREIN REPRESENT THE FINISHED STRUCTURE. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY GUYING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL ALL STRUCTURAL WORK AND CONNECTIONS HAVE BEEN COMPLETED. THE INVESTIGATION, DESIGN, SAFETY, AND INSPECTION OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
3. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE METHODS, TECHNIQUES AND PROCEDURES TO PERFORM THE WORK. THE SUPERVISION OF THE WORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO APPROVAL BY ENGINEER.
5. ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDING WITH THE SUPPLIER'S INSTRUCTIONS AND REQUIREMENTS.
6. LOADING APPLIED TO THE STRUCTURE DURING THE PROCESS OF CONSTRUCTION SHALL NOT EXCEED THE SAFE LOAD-CARRYING CAPACITY OF THE STRUCTURAL MEMBERS. THE LIVE LOADINGS USED IN THE DESIGN OF THIS STRUCTURE ARE INDICATED IN THE "DESIGN CRITERIA NOTES". DO NOT APPLY ANY CONSTRUCTION LOADS UNTIL STRUCTURAL FRAMING IS PROPERLY CONNECTED TOGETHER AND UNTIL ALL TEMPORARY BRACING IS IN PLACE.
7. CONTRACTOR SHALL SUBMIT THE CONCRETE MIX DESIGN(S) FOR REVIEW.
8. CONTRACTORS SHALL VISIT THE SITE PRIOR TO BID TO ASCERTAIN CONDITIONS WHICH MAY ADVERSELY AFFECT THE WORK OR COST THEREOF.

DESIGN CRITERIA NOTES

1. THE INTENDED DESIGN STANDARDS AND/OR CRITERIA ARE AS FOLLOWS:
  - 1.1 GENERAL CODE 2021 INTERNATIONAL BUILDING CODE
  - 1.2 CONCRETE ACI 318-19
  - 1.3 STRUCTURAL STEEL AISC FIFTEENTH EDITION
2. DESIGN LATERAL LOAD LIVE LOADS USED IN THE DESIGN OF THIS STRUCTURE ARE AS FOLLOWS:
  - 2.1 WIND LOADS
    - 2.1.a WIND VELOCITY (FASTEST MILE WIND SPEED) 129 mph
    - 2.1.b EXPOSURE B

STRUCTURAL STEEL

1. STRUCTURAL STEEL SHALL HAVE THE FOLLOWING MATERIALS UNLESS NOTED OTHERWISE  
HOLLOW STRUCTURAL SECTIONS ASTM A992
2. THE FABRICATION AND CONSTRUCTION OF ALL STRUCTURAL STEEL SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING CODES:  
AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL BUILDINGS.
3. ANY SUBSTITUTION OF ANY MEMBERS SHALL BE AT THE WRITTEN CONSENT OF THE STRUCTURAL ENGINEER.

CONCRETE

1. CONCRETE SHALL HAVE THE FOLLOWING MATERIALS UNLESS NOTED OTHERWISE:
  - 1.1 NORMAL WEIGHT AGGREGATE ASTM C-33.
2. ADMIXTURES:
  - 2.1 CEMENT TYPE 1 ASTM C-150
  - 2.2 CALCIUM CHLORIDE NOT PERMITTED
  - 2.3 ALUMINUM PRODUCTS NOT PERMITTED
3. CONCRETE SHALL HAVE THE FOLLOWING COMPRESSIVE STRENGTHS:
 

CONCRETE	MINIMUM f'c (28DAYS)	SLUMP	W/C RATIO
PIERS	3000psi	3" TO 5"	0.50
FENCE PANELS	5000psi	3" TO 5"	0.46
CONCRETE NOT NOTED	3000psi	3" TO 5"	0.50
4. AT THE CONTRACTOR'S OPTION, AN APPROVED ADMIXTURE MAY BE USED TO PRODUCE FLOWABLE CONCRETE. MAXIMUM SLUMP SHALL NOT EXCEED 8 INCHES. THE CONTRACTOR SHALL SUBMIT TEST RESULTS OF THE PROPOSED CONCRETE MIXES ALONG WITH THE MANUFACTURER'S TECHNICAL DATA FOR APPROVAL PRIOR TO POURING CONCRETE.
5. THE CONTRACTOR IS ALLOWED TO HAVE ONLY ONE TYPE OF CONCRETE ON THE JOB SITE AT ONE TIME.
6. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE BUILDING".
7. HOT WEATHER CONCRETE CONSTRUCTION SHALL CONFORM TO ACI 305. COLD WEATHER CONCRETE CONSTRUCTION SHALL CONFORM TO ACI 306.
8. FORM WORK SHALL COMPLY WITH THE REQUIREMENTS OF ACI STANDARD PUBLICATION #347 AND SHALL REMAIN PLACE UNTIL CONCRETE HAS OBTAINED AT LEAST 90% OF ITS 28-DAY COMPRESSIVE STRENGTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, DETAIL PLACEMENT AND REMOVAL OF ALL FORM WORK, SHORING AND RE-SHORING.
9. ALL REINFORCING STEEL SHALL BE GRADE 60.

EARTHWORK

1. ALL SOFT SPOTS SHALL BE REMOVED AND REPLACED WITH COMPACTED SELECT FILL.
2. SELECT FILL SHOULD CONSIST OF SOIL WITH A LIQUID LIMIT OF LESS THAN 40 AND A PLSTICITY INDEX BETWEEN 8 AND 20. THE SELECT FILL SHOULD BE PLACED IN LOOSE LIFTS NOTS EXCEEDING 8-INCHES AND SHOULD BE COMPACTED TO AT LEAST 95 PERCENT MAXIMUM DRY DENSITY (PER ASTM D-698) AND AT A MOISTURE CONTENT BETWEEN OPTIMUM AND 4 PERCENT ABOVE OPTIMUM MOISTURE CONTENT. THE SUBGRADE TO RECEIVE SELECT FILL SHOULD BE SCARIFIED TO A DEPTH OF 6 INCHES AND COMPACTED TO 92 TO 96 PERCENT OF THE MATERIAL'S MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D-698) AT A WORKABLE MOISTURE LEVEL AT LEAST 4 PERCENTAGE POINTS ABOVE OPTIMUM. THE CONTRACTOR SHALL HAVE ALL FILL TESTED.
3. ALL PIER HOLES SHALL BE TAMPED WITH A COMPACTOR PRIOR TO CONCRETE PLACEMENT.

FOUNDATIONS

1. ALL FOOTINGS HAVE BEEN DESIGNED BASED UPON AN ALLOWABLE SOIL BEARING PRESSURE OF 2562 PSF. ALL FOOTINGS SHALL BEAR ON UNDISTURBED, FIRM NATURAL SOIL OR COMPACTED FILL. ALL FOUNDATION EXCAVATIONS SHALL BE EVALUATED BY THE GEOTECHNICAL ENGINEER/TESTING AGENCY PRIOR TO POURING FOUNDATION CONCRETE.
2. THE BOTTOM OF ANY FOOTINGS/PIERS EXPOSED TO THE FREEZE THAW CYCLE SHALL BE PLACED BELOW THE FROST DEPTH FOR PROTECTION.
3. FOUNDATION DESIGN DEPICTED HEREIN BASED UPON DATA REPORTED IN GEOTECHNICAL ENGINEERING REPORT - CYPRESS FORREST INDUSTRIAL PARK-SPRING, TEXAS-UES PROJECT NO. H254001 BY UES PROFESSIONAL SOLUTIONS 44, INC.

NO.	REVISION	DATE



**PAPE-DAWSON**  
 2107 CITYWEST BLVD., 3RD FLOOR HOUSTON, TX 77042 | TEXAS SURVEYING FIRM #10028800  
 TEXAS ENGINEERING FIRM #470 |

**ABER FENCE & SUPPLY COMPANY, INC.**  
 GENERAL NOTES FOR  
 CYPRESS OAKS INDUSTRIAL  
 SPRING, TX

PLAT NO.	
JOB NO.	41511-00-10B
DATE	MAY 2026
DESIGNER	JAP
CHECKED	FEC
DRAWN	JRT
SHEET	1 OF 2

Date: January 11, 2024, 4:44 PM -- User: D:\james.taylor  
 File: F:\Castello\Projects\2017-221\_Aber Fence\_Sound Walls\DWG\10B - Cypress Lakes Industrial\TB-Aber Fence.dwg

GROUNDWATER WAS ENCOUNTERED IN THE RELATED SOIL BORINGS. FLUCTUATIONS OF THE GROUNDWATER LEVEL MAY BE EXPECTED TO OCCUR SEASONALLY BECAUSE OF RAINFALL, SURFACE RUNOFF, AND CONSTRUCTION ACTIVITIES IN THE IMMEDIATE PROJECT AREAS. GROUNDWATER LEVEL CONDITIONS SHOULD BE VERIFIED JUST PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.

IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION, SLOUGHING SOILS AND/OR GROUNDWATER INFLOW MAY OCCUR DURING CONSTRUCTION SO THE USE OF SLURRY DISPLACEMENT AND/OR TEMPORARY STEEL CASING WILL BE REQUIRED FOR THE INSTALLATION OF THE DRILLED SHAFTS.

- "A" NO EXCEPTION TAKEN     "D" MAKE CORRECTION NOTED
- "B" REJECTED    **DO NOT RESUBMIT**
- "C" SUBMIT SPECIFIED ITEM     "E" REVISE AND RESUBMIT

Checking is only for general conformance with design concept of project and general compliance with contract documents. Contractor is responsible for confirming and correlating dimensions at job site: for information which pertains to fabrication processes of construction techniques and for co-ordination of work for all trades. Checking of shop drawings shall not relieve contractor of responsibility for deviation from requirements of contract documents nor for errors or omissions in shop drawings.

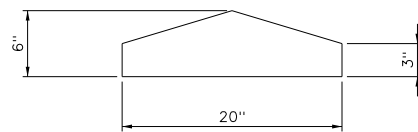
**LANGFORD ENGINEERING, INC.**

**BY NORMAN E. GUTIERREZ, EIT**

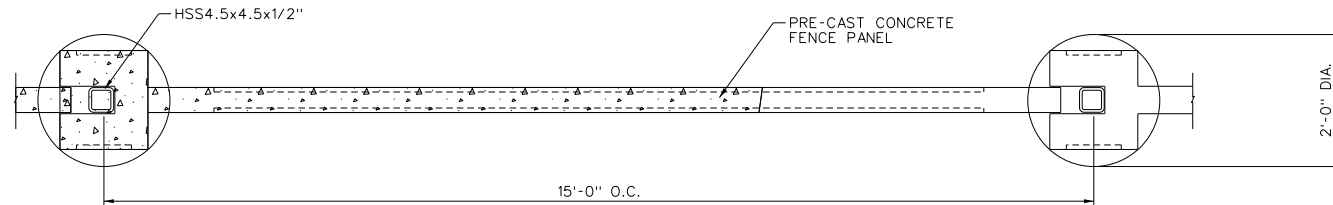
**DATE 06-09-2026**

NOTES:

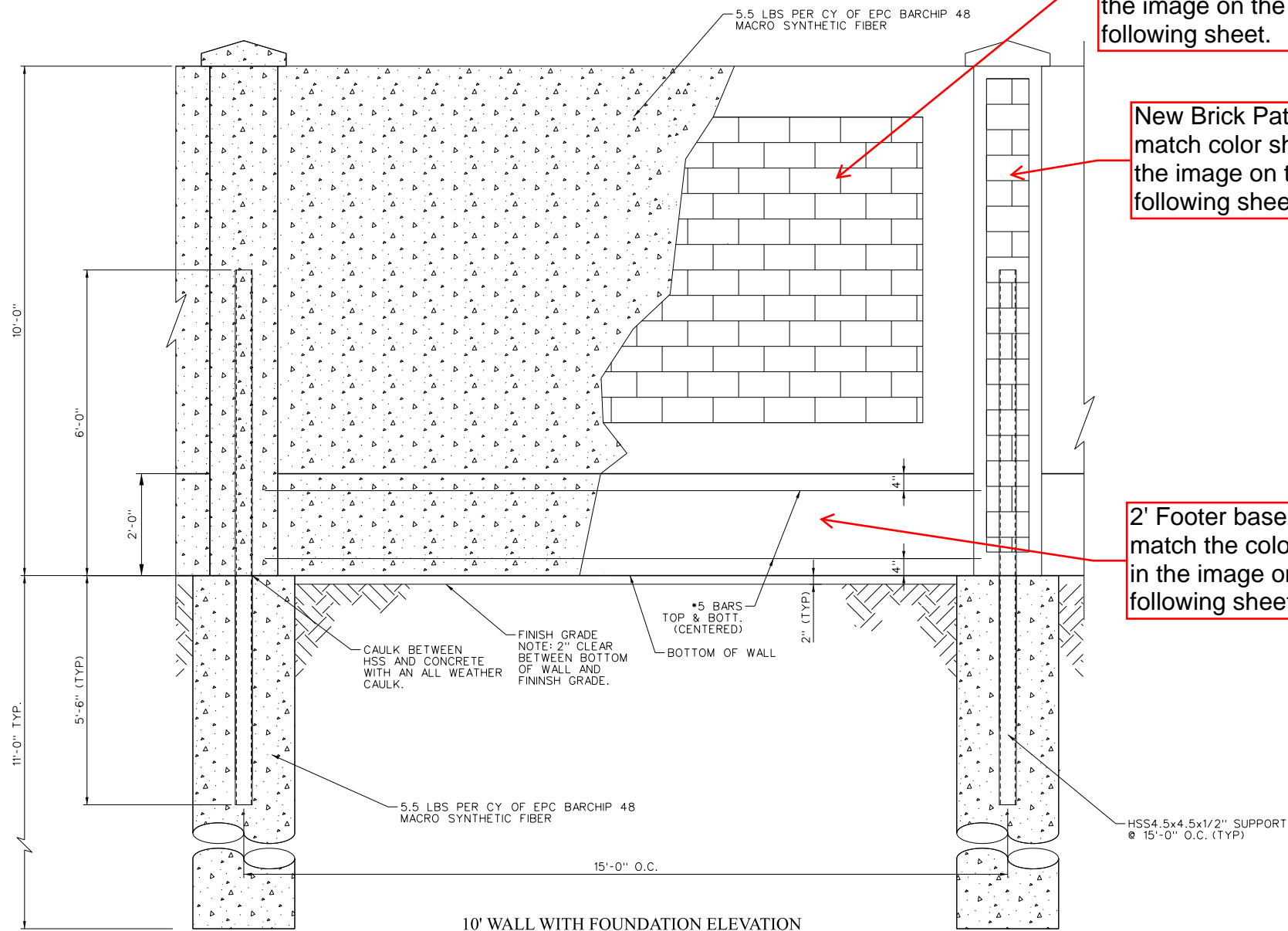
**SEE REMARKS ON THIS SHEET.**



**COLUMN CAP**



**10' WALL WITH FOUNDATION TOP ELEVATION**



**10' WALL WITH FOUNDATION ELEVATION**

**10' BRICK WALL SYSTEM ELEVATION**  
SCALE : NTS

**New Brick Pattern to match color shown on the image on the following sheet.**

**New Brick Pattern to match color shown on the image on the following sheet.**

**2' Footer base color to match the color shown in the image on the following sheet.**

NO.	REVISION	DATE



**PAPE-DAWSON**  
2107 CITY WEST BLVD. 3RD FLR HOUSTON, TX 77042-7134-2400  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1022800

**ABER FENCE & SUPPLY COMPANY, INC.**  
CONCRETE FENCE WALL FOR  
CYPRESS OAKS INDUSTRIAL  
SPRING, TX

PLAT NO.	
JOB NO.	41511-00-108
DATE	MAY 2026
DESIGNER	JAP
CHECKED	FEC, DRAWN, JRT
SHEET	2 OF 2





**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@hccwid110.com](mailto:brianmills@hccwid110.com) Office: 281-353-0998

Type of Application:  Residential  Commercial

Name of person submitting application: Hind Saad

Address of person submitting application: 580 Westlake Park Blvd, Ste 1125, Houston, TX 77079

Phone of person submitting application: 713-783-7777 Email: Hind@rsgcompanies.com

Name of Business: Cypress Oaks Business Park

Address of business: 0 Cypress Oaks Dr, Spring, TX 77388 (Res A, Blk 1, Cypress Forest Sec 1)

Type of business: Industrial - Office/Warehouse Sales Tax Number: \_\_\_\_\_

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

Estimated date construction to begin: End of 2026

Proposed acreage in development: 2.12 acres (92,400 SF)

Estimated taxable value: Land: \$3,000,000 Improvement: \$13,100,000

Type of wastewater to be put into system:   Domestic   Industrial

Wastewater capacity required (Gallons/Day): 3,197

Water capacity required (gallons/day): 4,603

Name title holder to referenced property (if different from above contact): Cypress Creek Development Co.

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

400 Randal Way, Ste 106, Spring, TX 77388

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

Phone: 281-350-7010 Email: rhendricks@hendricksinterests.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:  Date: 05/21/2026

Print Name: Hind Saad

Signature of Owner:  Date: 5/21/26

Print Name: Taylor Mann

**\*\*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



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

Sanford Kuhl Hagan Kugle Parker and Kahn LLP  
1980 Post Oak Blvd., Suite 1380  
Houston, Texas 77056

September 27, 2022

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:

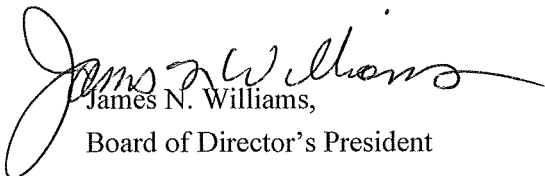
The above subject tract, located at 0 Louetta Rd., Spring, Texas 77388, is within the Harris County W.C. & I.D. No. 110 (the "District") boundaries. This 1.416 - acre tract is listed by the account number 1286570010036 in Harris County Appraisal District Records. The District currently has 7,946 gallons 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 along the north Right-of-Way of Louetta Road, adjacent to subject tract.

This Utility Capacity Letter 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., for review prior to any construction and approval, along with the responsibility to pay for any Infrastructure Upgrade and Tap Fees described in the final feasibility study for subject tract and/or the District's Rate Order.

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

Sincerely,

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

  
James N. Williams,  
Board of Director's President

cc: Maria Parker, Sanford Kuhl Hagan Kugle Parker Kahn, LLP  
Board of Directors, Harris County W.C. & I.D. No. 110  
Eric Thiry, Inframark, LLC  
LEI Project File



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@hcwcid110.com Office: 281-353-0998

Type of Application: \_\_\_ Residential [X] Commercial

Name of person submitting application: Yatin Patel

Address of person submitting application: 2410 Piney Creek Dr, Manvel, TX 77578

Phone of person submitting application: 713-855-5102 Email: yatin\_patel97@yahoo.com

Name of Business: Hotel Royale

Address of business: 1920 Loretta Rd, Spring, TX 77388

Type of business: Hotel/Motel Sales Tax Number: 83-2697731

Type of service requested: [X] In-District \_\_\_ Out-of-District [X] Water [X] Wastewater

Estimated date construction to begin: 06/15/2026

Proposed acreage in development: 1.4 acre land

Estimated taxable value: Land: \$1,026,000 Improvement: \$3,700,000

Type of wastewater to be put into system: [X] Domestic \_\_\_ Industrial

Wastewater capacity required (Gallons/Day): 7,946

Water capacity required (gallons/day): 7,946

Name title holder to referenced property (if different from above contact): Bal Ganesh Inc

Address of title holder to referenced property (if different from above contact):
2410 Piney Creek Dr, Manvel, TX 77578

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

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: Yatin Patel Date: 5/18/26

Print Name: Yatin Patel

Signature of Owner: Yatin Patel Date: 5/18/26

Print Name: Yatin Patel

**\*\*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

**MAHESH V. PATEL**  
**RAMILABEN PATEL**  
2410 PINEY CREEK  
MANVEL TX 77578

2414  
16-7038/3220  
8675

5/27/26

Date 

Pay to the  
Order of Harris County W.C + I.D. No. 110

\$ 7,500.00

Seven thousand five hundred /<sup>00</sup> /<sub>100</sub>

Dollars

 Photo Safe Deposit®  
Details on back

 **EAST WEST BANK**  
2808 Milam, Suite A Houston, TX 77006  
713-630-3200

For Application renewal fee

R. m. Patel

⑆ 3 2 2 0 7 0 3 8 ⑆ ⑆ 5 2 5 5 6 4 ⑆ ⑆

2414

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



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

June 1, 2026

Mr. James N. Williams, President  
Harris County Water Control & Improvement District No. 110  
Sanford Kuhl Hagan Kugle Parker Kahn LLP  
1330 Post Oak Boulevard, Suite 2650  
Houston, Texas 77056

Re: Harris County Water Control & Improvement District No. 110 (District); Expedited  
Application for Approval of \$8,115,000 Bond Issue Pending Approval  
TCEQ Internal Control No. D-05272026-057  
CN: 600741508 RN: 101426476

Dear Mr. Williams:

The above referenced application was received by the Texas Commission on Environmental Quality (TCEQ) on May 27, 2026. An administrative review of the application has been conducted and the application was declared administratively complete on June 1, 2026.

Please refer to Internal Control No. D-05272026-057 when corresponding regarding this specific application.

**This application has been forwarded to Mr. Pirainder Lall, Districts Section (Mail Code 152), Water Supply Division, to complete the technical review.** If additional information is needed during the technical review of the application, you will be notified by the TCEQ of the deficiency and be requested to supplement the application. **In addition, a meeting to discuss the information in your application may be scheduled at your request, or at the request of the TCEQ, to discuss the information in your application or notice of deficiency response in greater detail. To schedule a meeting at your request, please contact the technical manager assigned to review your application, preferably within the first 15 days.**

**To track the status of this application,** please log on to our web site at <https://www14.tceq.texas.gov/iwud/>. Once you are on our home page, go to the site search and enter the Water District Name or Number. To open the district, click on the name, and then click on the document's icon. Then click to select the specific document you wish to track.

Mr. James N. Williams, President

Page 2

June 1, 2026

If you should have any questions on the administrative review portion of this application, please call Ian Wilson at (512) 239-1257. For questions about the technical review phase of your application, please contact **Mr. Pirander Lall by phone 512-239-0881, or by email at [Pirander.Lall@tceq.texas.gov](mailto:Pirander.Lall@tceq.texas.gov)**. When corresponding with TCEQ regarding your application by email, **please also copy Mr. Justin Taack at [Justin.Taack@tceq.texas.gov](mailto:Justin.Taack@tceq.texas.gov)**.

Sincerely,



Michael Briscoe, Team Lead

District Creation Review Team  
Water Supply Division  
Texas Commission on Environmental Quality

MB/iw

cc: Ms. Maria Salinas Parker - Sanford Kuhl Hagan Kugle Parker Kahn, LLP (via e-mail)  
Mr. Stephen M. Eustis - Cedar Creek Municipal Advisors, LLC (via e-mail)  
Mr. Tim Hardin, P.E. - Langford Engineering, Inc (via e-mail)

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## Top Flow Solutions LLC.

22135 Allyson Rd  
Magnolia, TX 77354-8835 USA  
topflowsolutions@gmail.com

## Estimate

ADDRESS  
Edward Longoria  
MOC  
20141 Schiel Rd  
Cypress, Tx. 77433

ESTIMATE 1103  
DATE 08/03/2025

LOCATION  
Mud 110 16" Cla-Val Enclosure

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Sales	16" cla-val custom alum. enclosure with heater,plug port, 2" foam removeable lid and door panel. Concrete curb for the enclosure to sit on.	1	13,800.00	13,800.00

-----  
The price for this enclosure includes the installation of the concrete curb base and enclosure.

SUBTOTAL	13,800.00
TAX	0.00
TOTAL	<b>\$13,800.00</b>

Accepted By

Accepted Date