HARRIS COUNTY W.C. & I.D. NO. 110
ENGINEER'S REPORT
November 19, 2026

A. On-going Construction Projects –

1. 2026 Rehabilitation of Ground Storage Tanks at Water Plant No. 1

Contractor: I&S Tank Services, LLC
Work Order (Notice to Proceed): TBD
Contract Amount: $1,035,797.00
Current Contract Time: 120 Calendar Days
Contract Completion (Scheduled): TBD

LEI has scheduled a Pre-Construction Meeting for Tuesday, December 1, during which a Work Order (Notice to Proceed) date will be established. LEI anticipates receiving the project submittals within the next week and expects construction activities to commence shortly thereafter.

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. Utility Capacity Letter for Dorstener Strategic Products, LLP (19994 Hickory Twig Way)

Earlier this year, the District approved the annexation and utility service request for the subject development. The Developer is now prepared to submit utility plans for the proposed water and sanitary sewer extensions/connections to the appropriate regulatory agencies for review and approval. Therefore, the Developer requests that the District execute and release the attached Utility Capacity Letter to support the agency permitting and plan approval process.

1080 W. Sam Houston Pkwy. N. • Suite 200 • Houston, TX 77043-5014
Phone (713) 461-3530 • Fax (713) 932-7505
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LANGFORD ENGINEERING INC.
Consulting Engineers

OTHER BUSINESS

1. **Mitigation Pond Options to Serve Proposed. Rec. Center Project**

   As authorized by the Board during this month's special meeting, LEI has prepared the attached cost estimates and exhibits for two mitigation pond alternatives that will satisfy the mitigation requirements for the proposed Rec. Center Project as well as future WWTP Improvement Projects. LEI requests Board direction regarding the preferred alternative so that design efforts may proceed, which includes LEI's continued coordination with the District's Drainage Engineer to perform the necessary drainage analyses required to support final plan submittal to HCED & HCFCD and permit coordination, allowing LEI to advance the Rec. Center Project toward final plan submittal.

   Under separate cover, LEI has also updated the Preliminary Project Schedule, which outlines the anticipated timelines for agency reviews and approvals, project advertisement, bidding, and construction. The schedule further includes the anticipated timeline for preparation and presentation of a separate Bond Application Report for the Board's review and consideration in connection with a future Parks and Rec. bond issue. Please note that the schedule is subject to change and will be dependent upon the District's direction to the project's Architect regarding potential design modifications necessary to achieve the desired project cost savings. FURTHER DISCUSSION DURING MEETING.

BOARD ACTION

1. **AUTHORIZATION FOR LEI TO PROCEED WITH DESIGN OF THE DISTRICT'S PREFERRED MITIGATION POND ALTERNATIVE, INCLUDING LEI'S CONTINUED COORDINATION WITH THE DISTRICT'S DRAINAGE ENGINEER TO PERFORM THE NECESSARY DRAINAGE ANALYSES REQUIRED TO SUPPORT FINAL MITIGATION PLAN SUBMITTAL AND PERMIT COORDINATION.**

2. **AUTHORIZATION TO EXECUTE THE UTILITY CAPACITY LETTER FOR DORSTENER STRATEGIC PRODUCTS, LLP, TO FACILITATE THE DEVELOPER'S AGENCY PERMITTING AND PLAN APPROVAL PROCESS.**

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

November 19, 2026

Patrick McGrenera
Dorstener Strategic Products, LLP.
19994 Hickory Twig Way
Spring, TX 77388

Subject: Utility Capacity Letter,
Dorstener Strategic Products, LLP.,
19994 Hickory Twig Way, Spring, TX 77388
LEI Job No. 078-353-102

To Whom It May Concern:

The above subject development, located at 19994 Hickory Twig Way, Spring Texas 77388, is currently within the Harris County W.C. & I.D. No. 110 (the "District") boundaries. This 4.6462-acre tract is listed under the account numbers 1271680010001, 1271680010006, 1271680010008, and 1271680010009 in Harris County Appraisal District Records. The District currently has 2,500 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 exist within the designated Right-of-Way along Hickory Twig 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 and sewer 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.

Engineer's Preliminary Opinion of Probable Project Cost
Harris County W.C & I.D No. 110
Project: Mitigation Pond (**Option A - 8.258 Ac.)**

Langford Engineering, Inc. (TBPE F-449)
Project No. XXX-XXX, Contract No. XX

				Langford Engineering, Inc. Houston, Texas	
Item No.	Description of Work	Unit of Measure	Qty.	Unit Price	Extension
Base Bid Items					
1.	Detention Pond Excavation Including Final Grading of Detention Pond, complete in place, in accordance with the Contract Documents, plans and specifications.	C.Y.	8,000	$ 5.00	$ 40,000.00
2.	Fill Placement On-Site Including Berm Construction, 6" Stripping Proof Rolling, Fill Preparation, Hauling Within Job Site, Compaction in 8" Lifts to 95% Std. Proctor Density, complete in place, in accordance with the Contract Documents, plans and specifications.	C.Y.	8,000	$ 4.00	$ 32,000.00
3.	Back Slope Swale, Including Grading to Existing Ground, complete in place, in accordance with the Contract Documents, plans and specifications.	L.F.	400	$ 3.00	$ 1,200.00
4.	Back Slope Interceptor Structures, All Pipe Sizes (18" and 24" Corrugated HDPE) Including Pipe, Concrete Slope Paving, and Grout-Infused Rip-Rap Outfall, complete in place, in accordance with the Contract Documents, plans and specifications.	LS	1	$ 8,000.00	$ 8,000.00
5.	Removal of Existing Back Slope Interceptor Structures, Including Pipe, Concrete Slope Paving, and Grout-Infused Rip-Rap Outfall, complete in place, in accordance with the Contract Documents, plans and specifications.	LS	1	$ 5,000.00	$ 5,000.00
6.	4" Thick Reinforced Concrete Pilot Channel, 8' Wide, Within Detention Basin, complete in place, in accordance with the Contract Documents, plans and specifications.	L.F.	50	$ 100.00	$ 5,000.00

Engineer's Preliminary Opinion of Probable Project Cost
Harris County W.C & I.D No. 110
Project: Mitigation Pond (**Option A - 8.258 Ac.)**

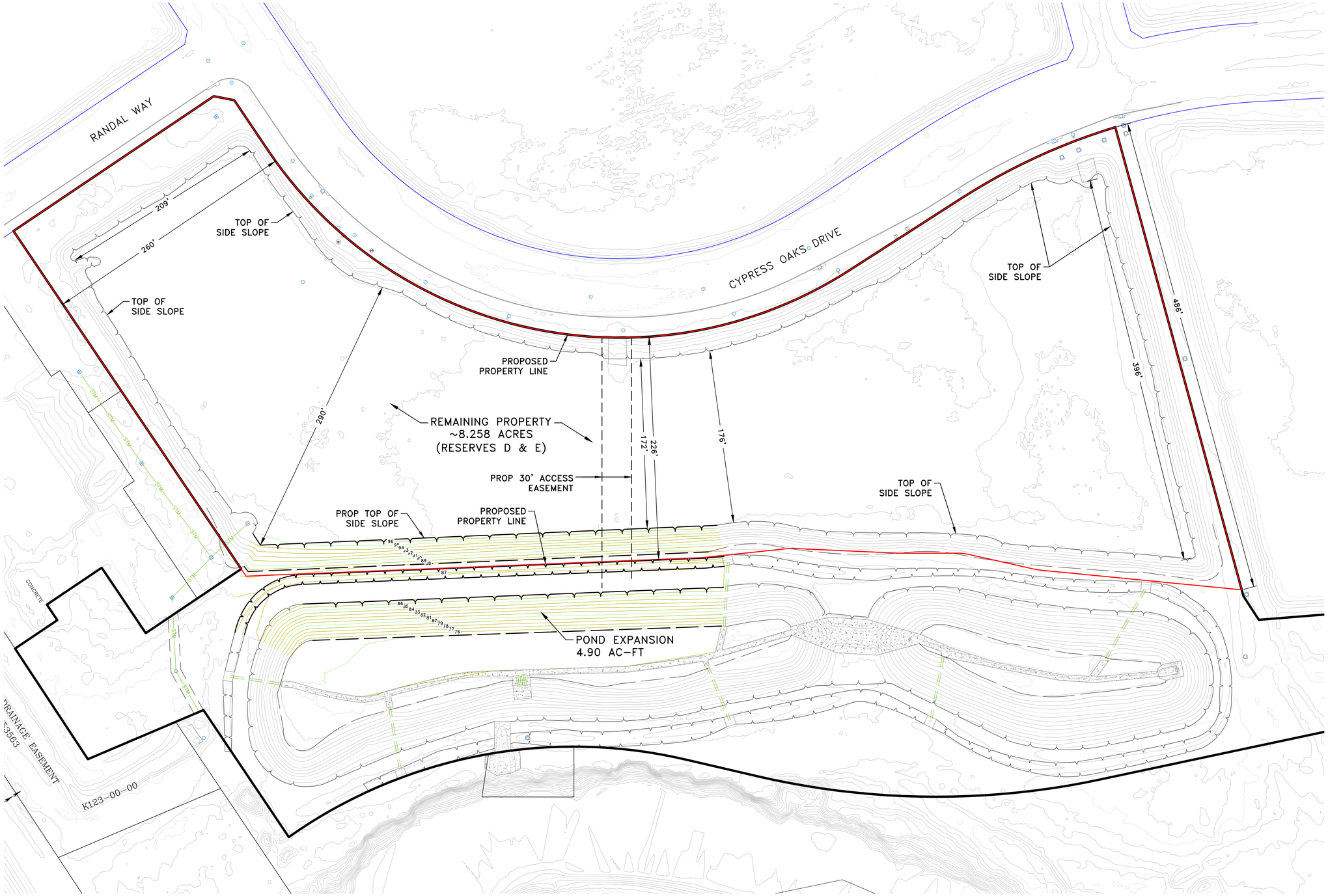
Langford Engineering, Inc. (TBPE F-449)
Project No. XXX-XXX, Contract No. XX

				Langford Engineering, Inc. Houston, Texas	
Item No.	Description of Work	Unit of Measure	Qty.	Unit Price	Extension
Base Bid Items					
7.	SWPPP Implementation and Maintenance Including Installation and Maintenance of Erosion Control, Stabilized Construction Entrance, and all Required Notices and Monitoring, complete in place, in accordance with the Contract Documents, plans and specifications.	L.S.	1	$ 5,000.00	$ 5,000.00
8.	Turf Establishment of Entire Disturbed Area, complete in place, in accordance with the Contract Documents, plans and specifications.	Ac.	1.50	$ 2,500.00	$ 3,750.00
9.	Mobilization, Insurance and Bonding (5% of Project Cost), in accordance with the Contract Documents, plans and specifications.	L.S.	1	$ 6,300.00	$ 6,300.00
				Subtotal Base Bid Items	**$ 106,250.00**
			20%	Contingencies	**$ 21,250.00**
				Total Engineer's Preliminary Opinion of Probable Construction Cost	***$ 127,500.00***
				Engineering	**$ 40,000.00**
				Total Engineer's Preliminary Opinion of Probable Project Cost	**$ 167,500.00**

Notes:

1. This preliminary opinion of probable construction costs is prepared on the basis of the Engineer's experience and qualifications and represent the Engineer's judgment as an experienced and qualified professional, familiar generally with the construction industry. The Engineer has no control over the cost of labor, materials, equipment or services furnished by others or over a Contractor's methods of determining prices, or over competitive bidding or market conditions. Therefore, the Engineer cannot and does not guarantee that proposals, bids or actual final construction costs will not vary from this opinion.

2. This opinion does not include removal & offsite disposal of excess excavated material, surveying/platting services, geotechnical testing, legal and administrative services, environmental studies, permitting/approval fees, easement acquisitions, production of record drawings, or any related reimbursable expenses.



MITIGATION RESERVED FOR HC 110 FOREST OAKS PROPERTY (ADMIN/FITNESS/REC CENTER)	(2.10 AC-FT)
MITIGATION RESERVED FOR HC 110 WASTEWATER TREATMENT PLANT PROPERTY	(2.06 AC-FT)
TOTAL MITIGATION REQUIRED	(4.16 AC-FT)
MATERIAL PROPOSED TO BE REMOVED FROM THE FIRM DELINEATED FLOODPLAIN (BELOW 500 YR WSE 98.25)	4.90 AC-FT
REMAINING MITIGATION CREDITS	0.74 AC-FT

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

DISTRICT REGIONAL MITIGATION POND

OPTION A (~8.258 ACRES)

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

DESIGN : SMC		JOB NO. : 078-098	CONT. NO. : 101
DRAWN : SMC		DATE : NOVEMBER 2026	
CHECKED : NEG		SCALE : 1"=50'	
APPROVED : TBH		SHEET NO. 02 OF 02	

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Engineer's Preliminary Opinion of Probable Project Cost
Harris County W.C & I.D No. 110
Project: Mitigation Pond (**Option B - 8.080 Ac.)**

Langford Engineering, Inc. (TBPE F-449)
Project No. XXX-XXX, Contract No. XX

				Langford Engineering, Inc. Houston, Texas	
Item No.	Description of Work	Unit of Measure	Qty.	Unit Price	Extension
Base Bid Items					
1.	Detention Pond Excavation Including Final Grading of Detention Pond, complete in place, in accordance with the Contract Documents, plans and specifications.	C.Y.	8,000	$ 5.00	$ 40,000.00
2.	Back Slope Swale, Including Grading to Existing Ground, complete in place, in accordance with the Contract Documents, plans and specifications.	L.F.	400	$ 3.00	$ 1,200.00
3.	Back Slope Interceptor Structures, All Pipe Sizes (18" and 24" Corrugated HDPE) Including Pipe, Concrete Slope Paving, and Grout-Infused Rip-Rap Outfall, complete in place, in accordance with the Contract Documents, plans and specifications.	LS	1	$ 8,000.00	$ 8,000.00
4.	Removal of Existing Back Slope Interceptor Structures, Including Pipe, Concrete Slope Paving, and Grout-Infused Rip-Rap Outfall, complete in place, in accordance with the Contract Documents, plans and specifications.	LS	1	$ 5,000.00	$ 5,000.00
5.	4" Thick Reinforced Concrete Pilot Channel, 8' Wide, Within Detention Basin, complete in place, in accordance with the Contract Documents, plans and specifications.	L.F.	100	$ 100.00	$ 10,000.00
6.	SWPPP Implementation and Maintenance Including Installation and Maintenance of Erosion Control, Stabilized Construction Entrance, and all Required Notices and Monitoring, complete in place, in accordance with the Contract Documents, plans and specifications.	L.S.	1	$ 5,000.00	$ 5,000.00

Engineer's Preliminary Opinion of Probable Project Cost
Harris County W.C & I.D No. 110
Project: Mitigation Pond (**Option B - 8.080 Ac.)**

Langford Engineering, Inc. (TBPE F-449)
Project No. XXX-XXX, Contract No. XX

				Langford Engineering, Inc. Houston, Texas	
Item No.	Description of Work	Unit of Measure	Qty.	Unit Price	Extension
Base Bid Items					
7.	Turf Establishment of Entire Disturbed Area, complete in place, in accordance with the Contract Documents, plans and specifications.	Ac.	1.50	$ 2,500.00	$ 3,750.00
8.	Mobilization, Insurance and Bonding (5% of Project Cost), in accordance with the Contract Documents, plans and specifications.	L.S.	1	$ 4,600.00	$ 4,600.00
				Subtotal Base Bid Items	**$ 77,550.00**
			20%	Contingencies	**$ 15,510.00**
				Total Engineer's Preliminary Opinion of Probable Construction Cost	***$ 93,060.00***
				Engineering	**$ 30,000.00**
				Total Engineer's Preliminary Opinion of Probable Project Cost	**$ 123,060.00**

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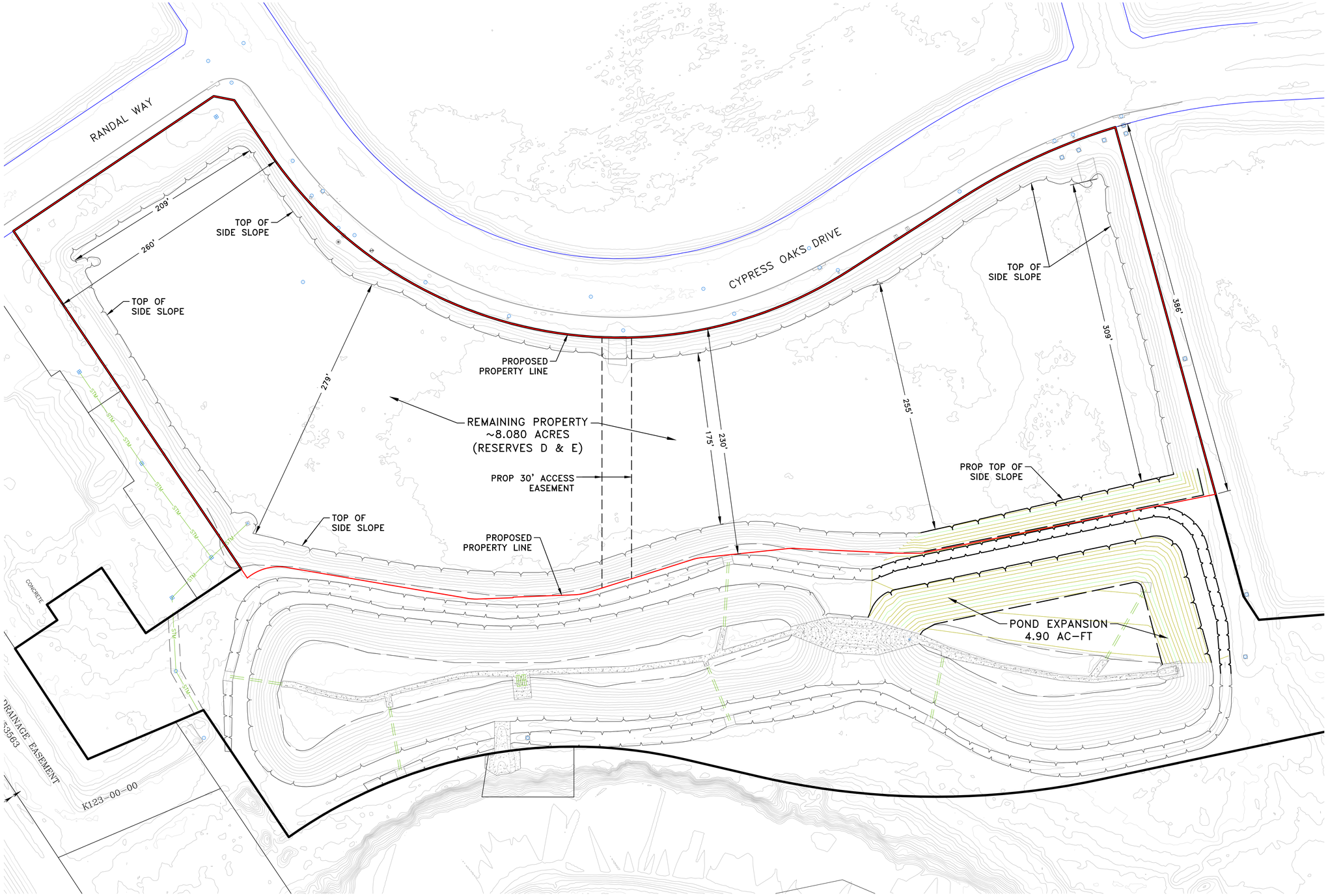
2. This opinion does not include on-site fill placement, removal & offsite disposal of excess excavated material, surveying/platting services, geotechnical testing, legal and administrative services, environmental studies, permitting/approval fees, easement acquisitions, production of record drawings, or any related reimbursable expenses.



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

DISTRICT REGIONAL MITIGATION POND

OPTION B (~8.080 ACRES)

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Ph. 713-461-3530 Fax 713-932-7505
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