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**HARRIS COUNTY W.C. & I.D. NO. 110  
ENGINEER'S REPORT  
November 12, 2025**

**A. On-going Construction Projects**

**1. Utilities to Serve 18 Ac. Tract at Meadowedge Ln.**

Contractor: Ram Rod Utilities, LLC.  
Work Order (Notice to Proceed): May 5, 2025  
Final Contract Amount: \$479,510.49  
Final Contract Time: 171 Calendar Days  
Final Contract Completion Date: October 23, 2025

- **Per the attached Certificate of Completion, the project has been completed. The Contractor is currently scheduling the final Right-of-Way Inspection with Harris County, following roadway repairs at the intersection of Hickory Twig Way and Meadowedge Lane. Upon acceptance by Harris County, LEI will release the final payment as described below.**
- **Included in this report are Change Order No. 3 & Final, adjusting the final contract amount to \$479,510.49 (a 2.33% decrease from the original contract amount) and extending the contract time to a total of 171 days; Monthly Estimate No. 3 & Final, recommending release of payment in the amount of \$92,204.05, including retainage; and the Certificate of Acceptance, establishing the One (1) Year Warranty Period, which will expire on Friday, October 23, 2026.**

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

**The Property Owner of the subject commercial tract has requested water and sewer service, along with annexation into the District. An *Application for Service for New***



*Development and Petition for Addition of Land* have been submitted, accompanied by the required \$15,000 application fee.

LEI requests Board authorization to prepare a Feasibility Study to determine whether the District has sufficient water and sewer capacity to serve the subject tract. Upon completion, LEI will present the study for the Board's review and consideration. **FURTHER DISCUSSION DURING MEETING.**

## F. Bond Applications

### **1. 16<sup>th</sup> Bond Application (Series 2025, \$4,160,000 Bond Issue)**

Per the attached TCEQ's Bond Order and Memo, subject bond application has been approved. The District's Attorney and Financial Advisor are working towards the timely sale and closing of bonds before the end of January 2026. No further action is needed from LEI, unless requested by the Board.

## OTHER BUSINESS

### **1. Fidelis (Cypress Forest Sec. 1, Reserve B (14.35 Ac) Tract)**

LEI is awaiting the final design plans from the Developer's Engineer for the proposed Civil Site Project, which will undergo final review and approval on the District's behalf.

LEI received the attached bids for the Sanitary Sewer Relocation Project. A Recommendation for Award will be provided to the Developer for review and approval. Upon approval, LEI will prepare contract documents for execution by the Contractor and Developer, then forward the Agreement, Bonds, and Insurance to the District's Attorney for review and approval. Following approval, LEI will coordinate with the Developer to issue a Work Order (Notice to Proceed)

During construction, LEI will perform periodic inspections on behalf of the District in accordance with Section 2.03 of the Development Agreement between the District and the Developer.

### **2. 2026 Construction of New Recreational Fitness and Pool Facilities**

During the August 21st meeting, the Board authorized GPD Group (GPD) to proceed with Design and Planning Services, as outlined in the approved proposal.

LEI is currently finalizing the Feasibility Study addressing the civil engineering aspects of the project. Upon completion, LEI will present to the Board and forward to the Architect to consider and/or include in their Final Master Plan Deliverable, which is expected mid-January 2026.

**3. Cypress Forest Lakes Storm Water Quality Permit Renewal**

Subject permit is set to expire late December; therefore, LEI would like to request board authorization to begin the renewal process. Upon completion, LEI will forward the renewal application package to Harris County for review.

**4. 2026 Risk & Resilience Assessment Update**

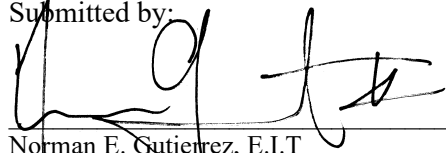
Under the America's Water Infrastructure Act (AWIA) of 2018, all Community Water Systems serving more than 3,300 people are required to conduct Risk and Resilience Assessments and update their Emergency Response Plans to address both natural hazards and malevolent acts. The District's current certification, initially submitted in 2020, is due for renewal by June 30, 2026.

LEI requests Board authorization to proceed with renewal of the Risk and Resilience Assessment and Emergency Response Plan before the due date to ensure compliance with AWIA requirements.

**BOARD ACTION.**

1. AUTHORIZATION TO APPROVE CHANGE ORDER NO. 3 & FINAL, MONTHLY ESTIMATE NO. 3 & FINAL, AND THE CERTIFICATE OF ACCEPTANCE FOR UTILITIES TO SERVE 18 AC. TRACT AT MEADOWEDGE LN, CONSTRUCTED BY RAM ROD UTILITIES, LLC.
2. AUTHORIZATION FOR LEI TO PRODUCE A FEASIBILITY STUDY FOR THE PROPOSED WATER AND SEWER SERVICE REQUEST BY DORSTENER WIRE TECH, INC. (19994 HICKORY TWIG WAY)
3. AUTHORIZATION FOR LEI TO PROCEED WITH THE CYPRESS FOREST LAKES STORM WATER QUALITY PERMIT RENEWAL.
4. AUTHORIZATION FOR LEI TO PROCEED WITH THE 2026 RISK & RESILIENCE ASSESSMENT CERTIFICATION RENEWAL IN ACCORDANCE WITH AWIA REQUIREMENTS.

Submitted by:

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



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October 23, 2025

Mr. James N. Williams, President  
and Board of Directors  
Harris County W.C. & I.D. No. 110  
1330 Post Oak Blvd., Suite 2650  
Houston, Texas 77056

Daniel Hernandez  
Manager  
Ram Rod Utilities, LLC  
26119 I45 N. Suite 215  
Spring, Texas 77056

Subject: Certificate of Completion,  
Harris County W.C. & I.D. No. 110,  
Utilities to Serve 18 Ac. Tract at Meadowedge,  
LEI Job No. 078-415, Contract No. 1

Ladies and Gentlemen:

Pursuant to contractual requirements as set forth in "Standard General Conditions of Construction Contract," the Engineers are required to issue a Certificate of Completion prior to, or simultaneously with, submitting an Estimate for final payment to a Contractor. Thus, this Certificate of Completion has been prepared to accompany the Final Estimate and related documents for the project identified as "Utilities to Serve 18 Ac. Tract at Meadowedge, LEI Job No. 078-415, Contract No. 1," which was constructed by Ram Rod Utilities, LLC, in accordance with a Contract executed between the OWNER and said Contractor on March 12, 2025.

Said facilities have been given a final inspection by representatives of the OWNER, the Contractor, and the Engineer. All deficiencies observed during the final inspection have been addressed.

To the best of our knowledge, the subject facilities have been completed in accordance with the Plans, Change Orders, and Specifications. Therefore, in accordance with "Standard General Conditions of Construction Contract", we hereby issue our Certificate of Completion.



TBPE No F-449  
Mr. James N. Williams, President and Board of Directors  
Mr. Danial Hernandez, Ram Rod Utilities, LLC  
October 23, 2025  
Page 2

Your attention is directed to Paragraph 14, "Standard General Conditions of the Construction Contract", which sets forth the terms and conditions of the guarantee provided on workmanship and materials. This one-year guarantee period commences on the date of the Certificate of Acceptance, which is to be issued by the OWNER.

The cost of this project is summarized below:

|                            |                     |
|----------------------------|---------------------|
| Original Contract Amount   | \$490,940.49        |
| Change Order No. 1         | \$19,398.00         |
| Change Order No. 2         | \$29,502.00         |
| Change Order No. 3 & FINAL | <u>-\$60,330.00</u> |

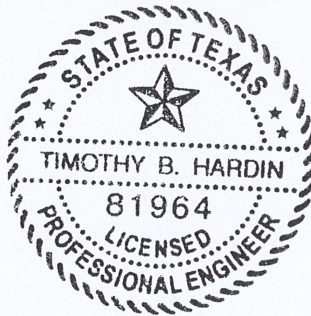
|                       |              |
|-----------------------|--------------|
| Final Contract Amount | \$479,510.49 |
|-----------------------|--------------|

Thus, Ram Rod Utilities, LLC is entitled to a final payment of Ninety-Two Thousand Two Hundred Four Dollars and Five Cents (\$92,204.05). This is the final Contract amount, Four Hundred Seventy-Nine Thousand Five Hundred Ten Dollars and Fourty Nine Cents (\$479,510.49) less previous payments of Three Hundred Eighty-Seven Thousand Three Hundred Six Dollars and Forty-Four Cents (\$387,306.44).

Sincerely,

LANGFORD ENGINEERING, INC.

Timothy B. Hardin, P.E.  
President



(SEAL)

cc: President and Board of Directors, Harris County W.C. & I.D. No. 110  
Maria Parker, Sanford Kuhl Hagen Kugle Parker Kahn, LLP

CHANGE ORDER NO. 3 & FINAL

October 23, 2025

Client: Harris County W.C. & I.D. No. 110  
President & Board of Directors  
1330 Post Oak Blvd., Suite 2650  
Houston, Texas 77056

Subject: Request for approval of rates on labor and/or materials and/or equipment  
and/or extension of contract time.

Contractor: Ram Rod Utilities, LLC  
Daniel Hernandez  
Manager  
26119 I45 N. Suite 215  
Spring, Texas 77056

Project: Utilities To Serve 18 AC. Tract At Meadowedge  
LEI Job No. 078-415, Contract No. 1

Original Contract Amount As Executed: \$490,940.49

Dear President and Board of Directors:

Your approval is requested on the following items for the above referenced project.

The following is a summary of Change Orders to date:

|                                                        |                     |
|--------------------------------------------------------|---------------------|
| Net Unit Quantity Overruns +                           | \$7,950.00          |
| Net Unit Quantity Underruns -                          | \$(68,280.00)       |
| Change Order No. 3 & Final                             | \$(60,330.00)       |
| Change Order No. 2                                     | \$29,502.00         |
| Change Order No. 1                                     | \$19,398.00         |
| <b>Original Contract Amount</b>                        | <b>\$490,940.49</b> |
| <b>Total Contract Amount Incl this Change Order</b>    | <b>\$479,510.49</b> |
|                                                        |                     |
| Extension of Time Change Order 3                       | 21 Days             |
| Extension of Time Change Order 2                       | 15 Days             |
| Extension of Time Change Order 1                       | 45 Days             |
| <b>Original Contract Time</b>                          | <b>90 Days</b>      |
| <b>Total Contract Time Including this Change Order</b> | <b>171 Days</b>     |

Change Order No. 3 & FINAL represents an approximate 2.33% decrease in the Original Contract Amount.

Except as setforth hereinbefore, no conditions or covenants of the Contract are changed and/or waived hereby.

SUBMITTED FOR APPROVAL:

ACCEPTED:

LANGFORD ENGINEERING, INC.

RAM ROD UTILITIES, LLC

By: \_\_\_\_\_  
Timothy B. Hardin, P.E.  
President

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

APPROVED:

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

(seal)

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date \_\_\_\_\_

# RECAPITULATION OF QUANTITIES FOR CHANGE ORDER NO. 3 & FINAL

To: Harris County W.C.&I.D. No. 110

Date: 10/23/2025

From: Langford Engineering, Inc.

Subject: Utilities to Serve 18 Ac. Tract  
at Meadowedge  
LEI Job No. 078-415 #1

Job cost summary of unit price bid items on subject project:

| Bid Item<br>Number | Original<br>Amount Bid | Installed<br>Amount | Differences<br>(Underrun)Overrun |
|--------------------|------------------------|---------------------|----------------------------------|
| 1                  | \$177,600.00           | \$177,600.00        | \$0.00                           |
| 2                  | \$11,200.00            | \$11,200.00         | \$0.00                           |
| 3                  | \$51,100.00            | \$51,100.00         | \$0.00                           |
| 4                  | \$2,940.49             | \$2,940.49          | \$0.00                           |
| 5                  | \$2,900.00             | \$2,900.00          | \$0.00                           |
| 6                  | \$23,100.00            | \$0.00              | (\$23,100.00)                    |
| 7                  | \$8,750.00             | \$0.00              | (\$8,750.00)                     |
| 8                  | \$86,920.00            | \$86,920.00         | \$0.00                           |
| 9                  | \$24,080.00            | \$24,080.00         | \$0.00                           |
| 10                 | \$22,200.00            | \$22,200.00         | \$0.00                           |
| 11                 | \$9,600.00             | \$9,600.00          | \$0.00                           |
| 12                 | \$14,700.00            | \$0.00              | (\$14,700.00)                    |
| 13                 | \$2,200.00             | \$2,200.00          | \$0.00                           |
| 14                 | \$9,968.00             | \$9,968.00          | \$0.00                           |
| 15                 | \$9,430.00             | \$0.00              | (\$9,430.00)                     |
| 16                 | \$4,500.00             | \$4,500.00          | \$0.00                           |
| 17                 | \$19,000.00            | \$19,000.00         | \$0.00                           |

|                    |                   |               |                     |
|--------------------|-------------------|---------------|---------------------|
| 18                 | \$1,802.00        | \$1,802.00    | \$0.00              |
| 19                 | \$4,200.00        | \$4,200.00    | \$0.00              |
| a                  | \$1,750.00        | \$0.00        | (\$1,750.00)        |
| b                  | \$1,750.00        | \$0.00        | (\$1,750.00)        |
| c                  | \$1,750.00        | \$0.00        | (\$1,750.00)        |
| d                  | \$6,000.00        | \$6,000.00    | \$0.00              |
| e                  | \$1,200.00        | \$1,200.00    | \$0.00              |
| f                  | \$3,500.00        | \$7,000.00    | \$3,500.00          |
| g                  | \$1,250.00        | \$1,500.00    | \$250.00            |
| h                  | \$2,300.00        | \$0.00        | (\$2,300.00)        |
| i                  | \$29,400.00       | \$33,600.00   | \$4,200.00          |
| j                  | <u>\$4,750.00</u> | <u>\$0.00</u> | <u>(\$4,750.00)</u> |
| Subtotal           | \$539,840.49      | \$479,510.49  | (\$60,330.00)       |
| Change Orders      |                   |               |                     |
| Change Order No. 1 | \$19,398.00       | \$9,430.00    | (\$9,968.00)        |
| Change Order No. 2 | \$29,502.00       | \$29,502.00   | \$0.00              |
| Total              | \$559,238.49      | \$488,940.49  | (\$60,330.00)       |

#### Summary

|                                            |   |                      |
|--------------------------------------------|---|----------------------|
| Net Unit Quantity Overruns                 | + | \$7,950.00           |
| Net Unit Quantity Underruns                | - | <u>(\$68,280.00)</u> |
| Subtotal (Change Order No. 3 Deducts/Adds) |   | (\$60,330.00)        |
| <b>Original Contract Amount</b>            |   | \$490,940.49         |
| <b>Change Order No. 1</b>                  |   | \$19,398.00          |
| <b>Change Order No. 2</b>                  |   | \$29,502.00          |
| <b>Change Order No. 3 &amp; Final</b>      |   | <u>(\$60,330.00)</u> |
| <b>Final Contract Amount</b>               |   | \$479,510.49         |

Langford Engineering, Inc.  
1080 West Sam Houston Parkway North, Suite 200  
Houston, Texas 77043

MONTHLY ESTIMATE NO. 3 & FINAL  
LEI Job No. 078-415, Contract No. 1

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

Utilities to Serve 18 Ac. Tract at Meadowedge

22-Jul-25

Thru

23-Oct-25

Owner: Harris County W.C. & I.D. No. 110  
1330 Post Oak Blvd., Suite 2650  
Houston, Texas 77056

Contractor: Ram Rod Utilities, LLC  
26119 I45 N. Suite 215  
Spring, Texas 77380

Contract Time: 90 Calendar Days Extensions: 81 Calendar Days

Total Time: 171 Calendar Days Time Used: 171 Calendar Days

Contract Dated: 12-Mar-2025

Work Order Dated: 5-May-2025

Completion Date: 3-Aug-2025 (Scheduled)  
23-Oct-2025 (Actual)

Percent Time Used: 100%

Percent Complete: 100%

Current Contract: \$479,510.49

Current COI  
Expiration Date: 4/30/2026

| Item No. | Description                                                                                                                                                                                                                                                                                                                                                                                                                                    | Bid Qty | Unit Meas. | Work Prior Periods | Work This Period | Qty To Date | Unit Price  | Total Amount |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|------------|--------------------|------------------|-------------|-------------|--------------|
| 1        | All Work, Materials, and Labor Associated with the Installation of 8" PVC (AWWA C900) DR 18 (235 PSI) Waterline via Augured Hole (Without Casing) or Open-Cut Construction, All Depths and Soil Types, Including Fittings and Appurtenances, Excavation, Backfill, Site Clean-Up, Restoration, Disinfection and Testing for a Fully Functional System, As Per Plans and Specifications, Complete In Place                                      | 2,400   | LF         | 2400.00            | 0.00             | 2400.00     | \$ 74.00    | \$177,600.00 |
| 2        | All Work, Materials, and Labor Associated with the Installation of 8" Resilient Seat Gate Valve (AWWA C-509) NSF-61, IBBM, NRS, Counter- Clockwise Open (M.J.) with Valve Box, As Per Plans and Specifications, Complete In Place                                                                                                                                                                                                              | 4       | Ea.        | 4.00               | 0.00             | 4.00        | \$ 2,800.00 | \$11,200.00  |
| 3        | All Work, Materials, and Labor Associated with the Installation of 6" Fire Hydrant Assembly (AWWA C-502), Including 8" x 6" Tee, 6" Resilient Seat Gate Valve (AWWA C-509), NSF61, IBBM, NRS, Counter-Clockwise Open, (M.J.), with Valve Box, Min 5-Foot Bury, As Per Plans and Specifications, Complete In Place                                                                                                                              | 7       | Ea.        | 7.00               | 0.00             | 7.00        | \$ 7,300.00 | \$51,100.00  |
| 4        | All Work, Materials, and Labor Associated with the Installation of a Wet Connection, Including But Not Limited to Removal of Existing Fittings and/or Blow-Off Valves, Cutting Existing Pipe, Transition Fittings, Thrust Blocking and Restraining Rods, and Provisions for Maintaining Service to all Affected Customer Meters, All Sizes and Depths, in Accordance to Spec. L206, As Per Plans and Specifications, Complete In Place         | 1       | LS         | 1.00               | 0.00             | 1.00        | \$ 2,940.49 | \$2,940.49   |
| 5        | All Work, Materials, and Labor Associated with the Tie In to the Existing Water Line Including But Not Limited to Removal of Existing Fittings and/or Blow-Off Valves, Cutting Existing Pipe, Transition Fittings, Thrust Blocking and Restraining Rods, and Provisions, For Maintaining Service to all Affected Customer Meters, All Sizes and Depths, in Accordance to Spec. L206, As Per Plans And Specifications, Complete In Place        | 1       | LS         | 1.00               | 0.00             | 1.00        | \$ 2,900.00 | \$2,900.00   |
| 6        | All Work, Materials, and Labor Associated with the Installation of Public 4" PVC (C900, CL150) Restrained Joint Force Main (Approx. 550 L.F.) Via Augured Hole (Without Casing) or Open-Cut Construction Including Excavation, Access Pits, Bedding and Backfill, Installation of 4" M.J. Cap and Plug, Testing Per Spec. L203, Site Clean-Up and Restoration, As Per Plans and Specifications, As Approved By The Engineer, Complete In Place | 550     | LF         | 0.00               | 0.00             | 0.00        | \$ 42.00    | \$0.00       |
| 7        | All Work, Materials, and Labor Associated with the Installation of Public 4" PVC (C900, CL 150) Restrained Joint Force Main in 10" Steel Casing Via Augured Hole Construction Including Excavation, Access Pits, Bedding and Backfill, Testing Per Spec L203, Site Clean-Up and Restoration, As Per Plans and Specifications, As Approved By the Engineer, Complete In Place                                                                   | 50      | LF         | 0.00               | 0.00             | 0.00        | \$ 175.00   | \$0.00       |
| 8        | All Work, Materials, and Labor for the Installation of 8" PVC (SDR 26) Sanitary Sewer Pipe Via Augured Hole (Without Casing) or Open-Cut Construction, Including Excavation, Access Pits, Bedding, Backfill, Post Cleaning and Televising, Testing Per Spec. L202, Site Clean-Up and Restoration, As Approved By The Engineer, As Per Plans and Specifications, Complete In Place.                                                             | 1,060   | LF         | 1060.00            | 0.00             | 1060.00     | \$ 82.00    | \$86,920.00  |
| 9        | All Work, Materials, and Labor for the Installation of 8" PVC (SDR 26) Sanitary Sewer Pipe Via Augured Hole with 16" Steel Casing Construction, Including Excavation, Access Pits, Bedding, Backfill, Post Cleaning and Televising, Testing Per Spec. L202, Site Clean-Up and Restoration, As Approved By The Engineer, As Per Plans and Specifications, Complete In Place                                                                     | 140     | LF         | 140.00             | 0.00             | 140.00      | \$ 172.00   | \$24,080.00  |

| Item No.           | Description                                                                                                                                                                                                                                                                                                                           | Bid Qty | Unit Meas. | Work Prior Periods | Work This Period | Qty To Date | Unit Price  | Total Amount |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|------------|--------------------|------------------|-------------|-------------|--------------|
| 10                 | All Work, Materials, and Labor for the Installation of a New Concrete Manhole, Depths Greater than 8' and Less Than 12', Including Excavation and Backfill, Subgrade Support Preparation, 12" Foundation Base, and Testing Per Spec. L202, As Approved By The Engineer, As Per Plans and Specifications, Complete In Place            | 3       | Ea.        | 3.00               | 0.00             | 3.00        | \$ 7,400.00 | \$22,200.00  |
| 11                 | All Work, Materials, and Labor for the Installation of a New Corrosion Resistant Manhole, Depths Greater than 8' and Less Than 12', Including Excavation and Backfill, Subgrade Support Preparation, 12" Foundation Base, and Testing Per Spec. L202, As Approved By The Engineer, As Per Plans and Specifications, Complete In Place | 1       | LS         | 1.00               | 0.00             | 1.00        | \$ 9,600.00 | \$9,600.00   |
| 12                 | All Work, Materials, and Labor Associated with the Installation of Trench Safety System for All Depths and Soil Types, As Per Plans and Specifications, Complete In Place                                                                                                                                                             | 4,200   | LF         | 0.00               | 0.00             | 0.00        | \$ 3.50     | \$0.00       |
| 13                 | All Work, Materials, and Labor for the Installation, Maintenance, and Removal of Erosion Control Structures, As Per Plans and Specifications, Complete In Place                                                                                                                                                                       | 1       | LS         | 1.00               | 0.00             | 1.00        | \$ 2,200.00 | \$2,200.00   |
| 14<br>CO #1        | All Work, Materials, and Labor to Remove and Replace Existing 36" Fiberglass Manhole Sections, Including Cone Section and Ring and Cover, As Approved By The Engineer, Per Plans and Specifications, Complete In Place                                                                                                                | 2       | Ea.        | 0.00               | 2.00             | 2.00        | \$ 4,984.00 | \$9,968.00   |
| 15<br>CO #1        | All Work, Materials, and Labor to Remove and Replace Existing 24" Fiberglass Manhole Sections, including Cone Section and Ring and Cover, As approved By The Engineer, Per Plans and Specifications, Complete In Place                                                                                                                | 2       | Ea.        | 0.00               | 0.00             | 0.00        | \$ 4,715.00 | \$0.00       |
| 16<br>CO #2        | All Work, Materials and Labor to Mobilize for necessary Roadway Repairs As Directed by Harris County, As Approved by The Engineer, Complete in Place                                                                                                                                                                                  | 1       | LS         | 0.00               | 1.00             | 1.00        | \$ 4,500.00 | \$4,500.00   |
| 17<br>CO #2        | All Work, Materials and Labor for Additional Asphaltic Pavement as described inder Item J, Including any necessary Surface Milling As Directed by Harris County, As Approved by The Engineer, Complete in Place.                                                                                                                      | 200     | SY         | 0.00               | 200.00           | 200.00      | \$ 95.00    | \$19,000.00  |
| 18<br>CO #2        | All Work, Materials and Labor to Furnish And Install Road Paint Stripping And Outline, In Accordance with Harris County Standards, As Directed by Harris County, As Approved by The Engineer, Complete in Place.                                                                                                                      | 53      | LF         | 0.00               | 53.00            | 53.00       | \$ 34.00    | \$1,802.00   |
| 19<br>CO #2        | All Work, Materials and Labor to Furnish, Install, And Remove Traffic Control Plan to Safely Perform necessary Pavement Repair As Directed by Harris County, Including all Needed Equipment, Signs, and Flagmen As Approved by The Engineer, Complete in Place.                                                                       | 1       | LS         | 0.00               | 1.00             | 1.00        | \$ 4,200.00 | \$4,200.00   |
| Supplemental Items |                                                                                                                                                                                                                                                                                                                                       |         |            |                    |                  |             |             |              |
| a                  | Extra Bank-Sand Bedding and/or Backfill, As Authorized by Engineer, Complete In Place                                                                                                                                                                                                                                                 | 50      | CY         | 0.00               | 0.00             | 0.00        | \$ 35.00    | \$0.00       |
| b                  | Extra Cement Stabilized Sand Backfill, As Authorized by Engineer, Complete In Place                                                                                                                                                                                                                                                   | 50      | CY         | 0.00               | 0.00             | 0.00        | \$ 35.00    | \$0.00       |
| c                  | Extra Aggregate Bedding, As Authorized by Engineer, Complete In Place                                                                                                                                                                                                                                                                 | 50      | CY         | 0.00               | 0.00             | 0.00        | \$ 35.00    | \$0.00       |
| d                  | Furnish and Installation of Traffic Control Plan, As Necessary, Including All Needed Equipment, Signs and Flagman, As Directed and Approved By Engineer, As Per Plans and Specifications, Complete In Place                                                                                                                           | 1       | LS         | 1.00               | 0.00             | 1.00        | \$ 6,000.00 | \$6,000.00   |
| e                  | All Work, Materials, and Labor for the Replacement of Existing Manhole Frame & Cover, As Directed by Engineer, Complete In Place                                                                                                                                                                                                      | 1       | LS         | 0.00               | 1.00             | 1.00        | \$ 1,200.00 | \$1,200.00   |
| f                  | All Materials, Labor and Equipment for the Repair and Regrouting of Existing Manhole Rim and Top of Manhole (Exterior), To the Satisfaction of The Owner, As Directed by the Engineer, Complete In Place                                                                                                                              | 1       | LS         | 0.00               | 2.00             | 2.00        | \$ 3,500.00 | \$7,000.00   |

[illegible]

Summary of Work to Date

|                                              |                     |
|----------------------------------------------|---------------------|
| Work Performed to Date                       | \$ 479,510.49       |
| Less 10% Retainage                           |                     |
| Net Amount Earned to Date                    | \$ 479,510.49       |
| Add: Materials Stored at Close of Period     | \$ -                |
| Less 10% Retained on Hand                    | \$ -                |
| Subtotal Work Completed and Materials Stored | \$ 479,510.49       |
| Less Previous Estimates                      | \$ 387,306.44       |
| <b>AMOUNT DUE THIS ESTIMATE</b>              | <b>\$ 92,204.05</b> |

Summary of Adjusted Contract

|                                |                      |
|--------------------------------|----------------------|
| Original Contract Amount       | \$ 490,940.49        |
| Change Order No. 1             | \$ 19,398.00         |
| Change Order No. 2             | \$ 29,502.00         |
| Change Order No. 3 & Final     | \$ (60,330.00)       |
| Adjustments                    | \$ -                 |
| <b>CURRENT CONTRACT AMOUNT</b> | <b>\$ 479,510.49</b> |

Note: There are no known disputes between the Contractor and Owner/Engineer Concerning the Quantities shown hereon

**Recommended for Payment:**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Langford Engineering, Inc.  
Printed Name: Norman E. Gutierrez, E.I.T.

**Accepted:**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Ram Rod Utilities, LLC  
Printed Name: \_\_\_\_\_

**Approved:**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Harris County W.C. & I.D. No. 110  
Printed Name: James N. Williams, President

Distribution: Harris County W.C.&I.D. No. 110 (1)  
Sanford Kuhl Hagan Kugle Parker Kahn, LLP (1)  
Ram Rod Utilities, LLC (1)  
Langford Engineering, Inc. (1)

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*

November 5, 2025

Mrs. Maria Salinas Parker  
Sanford Kuhl Hagan Kugle Parker Kahn, LLP  
1330 Post Oak Boulevard, Suite 2650  
Houston, Texas 77056

Re: Harris County Water Control and Improvement District No. 110; Application for Approval of \$4,160,000 Unlimited Tax Bonds, Sixteenth Issue, 5.39% Maximum Net Effective Interest Rate; Pursuant to Texas Water Code Section 49.181  
TCEQ Internal Control No. D-07222025-050  
CN: 600741508 RN: 101426476

Dear Mrs. Parker:

Enclosed is (1) a copy of the Texas Commission on Environmental Quality's (TCEQ) initialed memorandum which constitutes the official TCEQ report on the referenced application and (2) a copy of the draft TCEQ order for your review. After we receive your consent, we will finalize the order approving your application and submit it to the Executive Director for signature.

The Executive Director is authorized to sign the order on behalf of the Commission in accordance with Section 5.122 of the Texas Water Code and the TCEQ's rules. **Please e-mail the executed consent form to Mr. Ruben Meza, P.E., at [ruben.meza@tceq.texas.gov](mailto:ruben.meza@tceq.texas.gov). Please do not send additional copies via mail or fax. If the executed consent form is not received within 5 working days, the application for your district will be considered "contested" and finalization of the order could be delayed significantly.** After the Executive Director signs the order, the Chief Clerk's office will provide you with a signed copy.

If you request amendments to the memorandum, and/or draft order because of changes to your application or because you provide more information, additional time will be required to review the requested changes and modify the memorandum, and/or draft order. **This could result in significant delays for obtaining approval of your application.**

If you have any questions, please contact Mr. Ruben Meza, P.E., at (512) 239-2546 or by e-mail at [ruben.meza@tceq.texas.gov](mailto:ruben.meza@tceq.texas.gov).

Sincerely,



Justin P. Taack, Manager  
Water Supply Division - Districts Section  
Texas Commission on Environmental Quality

JPT/rm



I concur with the recommendations contained in the memorandum dated October 31, 2025, and the associated draft order.

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I intend to respond to the recommendations contained in the memorandum dated October 31, 2025, and the associated draft order.

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I concur with the recommendations contained in the memorandum dated October 31, 2025, and the associated draft order, with the exception of the below stated objection(s)<sup>1</sup>. I request that the Commission proceed with issuing the order as drafted and understand that the objections will be addressed in a subsequent application.

1. Objections described below include items deemed ineligible as stated in the memorandum or order which the District believes are reimbursable. The District may include items deemed ineligible in this application in a subsequent application and may provide additional information in favor of reimbursement justifying these items as part of the subsequent application. Please reference the section and page number of the staff memorandum when noting your objections.

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I concur with the recommendations contained in the memorandum dated October 31, 2025, and the associated draft order. However, the following non-substantive<sup>2</sup> changes are recommended.

2. Non-substantive changes described below, include typos, transposition of numbers, dates, etc. Please reference the section and page number of the staff memorandum when providing your comments.

Objections/Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signed: Maria Salinas Parker Date: November 5, 2025

Maria Salinas Parker  
Printed Name

\_\_\_\_\_

# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



## AN ORDER APPROVING AN ENGINEERING PROJECT AND THE ISSUANCE OF \$4,160,000 IN UNLIMITED TAX BONDS FOR HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 110

An application by Harris County Water Control and Improvement District No. 110 (the "District") was presented to the Executive Director of the Texas Commission on Environmental Quality (TCEQ) for consideration of approval pursuant to TEX. WATER CODE §§5.122 and 49.181. The District requests approval of an engineering project and issuance of \$4,160,000 in bonds to finance: land acquisition costs for Cypress Oaks Detention Basin; engineering design for Cypress Oaks Detention Basin; Wastewater Treatment Plant (WWTP) sluice gate replacement; utilities to serve 18-acre tract at Meadowedge; 2024 SCADA improvements; HC249 WWTP - headworks improvement project; and HC249 WWTP - generator & building improvement project. The TCEQ has jurisdiction to consider this matter, and the following Findings of Fact and Conclusions of Law are appropriate after examining the application and supporting documentation.

### FINDINGS OF FACT

1. The District filed an application with the TCEQ on July 22, 2025, for approval of a proposed engineering project and the issuance of \$4,160,000 in bonds.
2. The Executive Director has investigated the District.
3. The application and accompanying documents have been examined. The project site was inspected by a member of the TCEQ's Districts Section on October 8, 2025. A memorandum was prepared on the project dated October 31, 2025, a copy of which is attached and made a part hereof.
4. The District's project and issuance of \$4,160,000 in bonds at a maximum net effective interest rate of 5.39% to finance the project should be approved.
5. Direct the District not to expend \$1,109,389 until the District's Board has received plans and specifications approved by all authorities with jurisdiction, as applicable, as follows:
  - a. \$199,555 (\$173,526 for construction plus \$26,029 contingencies) for WWTP Sluice Gate Replacement;
  - b. \$544,590 (\$490,940 for construction plus \$53,650 contingencies) for Utilities to serve 18-acre Tract at Meadowedge;
  - c. \$42,000 (\$42,000 for construction plus \$0 contingencies) for 2024 SCADA Improvements;
  - d. \$109,350 (\$99,090 for construction plus \$10,260 contingencies) for HC249 WWTP - Headworks Improvements; and

- e. \$213,894 (\$190,944 for construction plus \$22,950 contingencies) for HC249 WWTP – Generator & Building Improvements.

6. The District should be advised that the legal, fiscal agent, and engineering fees have not been evaluated to determine whether these fees are reasonable or competitive. These fees are included as presented in the engineering report.

7. The District should be directed that any surplus bond proceeds resulting from the sale of bonds at a lower interest rate than that proposed shall be shown as a contingency line item in the Official Statement and the use of such funds shall be subject to approval pursuant to TCEQ rules on surplus funds.

#### CONCLUSIONS OF LAW

1. The TCEQ has jurisdiction to consider the engineering report and bond application pursuant to TEX. WATER CODE §49.181.

2. The Executive Director of the TCEQ has investigated the District, and the TCEQ has found it legally organized and feasible.

3. The Districts Section's memorandum, dated October 31, 2025, on this engineering project and bond issue should be adopted as the written TCEQ project report in compliance with TEX. WATER CODE §49.181(d).

NOW THEREFORE, BE IT ORDERED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY that the Districts Section's memorandum dated October 31, 2025, on this engineering project and bond issue is adopted as the written TCEQ project report. Pursuant to TEX. WATER CODE §49.181, the engineering project for Harris County Water Control and Improvement District No. 110 is hereby approved together with the issuance of \$4,160,000 in bonds at a maximum net effective interest rate of 5.39%. Direct the District not to expend \$1,109,389 until the District's Board has received plans and specifications approved by all authorities with jurisdiction, as applicable, as follows: \$199,555 (\$173,526 for construction plus \$26,029 contingencies) for WWTP Sluice Gate Replacement; \$544,590 (\$490,940 for construction plus \$53,650 contingencies) for Utilities to serve 18 acre Tract at Meadowedge; \$42,000 (\$42,000 for construction plus \$0 contingencies) for 2024 SCADA Improvements; \$109,350 (\$99,090 for construction plus \$10,260 contingencies) for HC249 WWTP – Headworks Improvements; and \$213,894 (\$190,944 for construction plus \$22,950 contingencies) for HC249 WWTP – Generator & Building Improvements. The District is advised that the legal, fiscal agent, and engineering fees have not been evaluated to determine whether these fees are reasonable or competitive. These fees are included as presented in the engineering report. The District is directed that any surplus bond proceeds resulting from the sale of bonds at a lower interest rate than that proposed shall be shown as a contingency line item in the Official Statement and the use of such funds shall be subject to approval pursuant to TCEQ rules on surplus funds. The approval of the sale of these bonds herein shall be valid for one year from the date of this Order unless extended by written authorization of the TCEQ.

BE IT FURTHER ORDERED that pursuant to TEX. WATER CODE §5.701, the District shall pay to the TCEQ 0.25% of the principal amount of bonds actually issued not later than the seventh (7th) business day after receipt of the bond proceeds. The fees shall be paid by check payable to the Texas Commission on Environmental Quality.

BE IT FURTHER ORDERED that to enable the TCEQ to carry out the responsibilities imposed by TEX. WATER CODE §§49.181-182, the District shall (1) furnish the TCEQ copies of all bond issue project construction documentation outlined under 30 TEX. ADMIN. CODE §293.62, including detailed progress reports and as-built plans required by TEX. WATER CODE §49.277(b), which have not already been submitted; (2) notify the TCEQ and obtain approval of the TCEQ for any substantial alterations in the engineering project approved herein before making such alterations; and (3) ensure, as required by TEX. WATER CODE §49.277(b), that all construction financed with the proceeds from the sale of bonds is completed by the construction contractor according to the plans and specifications contracted.

BE IT FURTHER ORDERED that failure of said District to comply with all applicable laws and with provisions of this Order shall subject the District and its directors to all penalties that are provided by law and shall further be considered by the TCEQ as grounds for refusal to approve other bonds of the District.

The Chief Clerk of the TCEQ is directed to forward the District a copy of this Order.

If any provision, sentence, clause, or phrase of this Order is for any reason held to be invalid, the invalidity of any portion shall not affect the validity of the remaining portions of the Order.

Issue Date: DRAFT

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For the Commission

# Texas Commission on Environmental Quality

## TECHNICAL MEMORANDUM

**To:** Justin P. Taack, Manager  
Districts Section

  
11/5/2025

**Date:** October 31, 2025

**Thru:** Dan Finnegan, Team Leader  
Districts Bond Team

**From:** Ruben Meza, P.E.  
Districts Bond Team

**Subject:** Harris County Water Control and Improvement District No. 110; Application for Approval of \$4,160,000 Unlimited Tax Bonds, Sixteenth Issue, 5.39% Maximum Net Effective Interest Rate; Pursuant to Texas Water Code Section 49.181. TCEQ Internal Control No. D-07222025-050 (TC)  
CN: 600741508 RN: 101426476

### **A. GENERAL INFORMATION**

The Texas Commission on Environmental Quality (TCEQ) received an application from Harris County Water Control and Improvement District No. 110 (District) for approval of the issuance of \$4,160,000 in unlimited tax bonds to finance the following:

1. Land acquisition costs for Cypress Oaks Detention Basin;
2. Engineering design for Cypress Oaks Detention Basin;
3. Wastewater Treatment Plant (WWTP) Sluice Gate Replacement;
4. Utilities to serve 18-acre Tract at Meadowedge;
5. 2024 SCADA Improvements;
6. HC249 WWTP - Headworks Improvement Project; and
7. HC249 WWTP - Generator & Building Improvement Project.

The District's previous bond issues funded utilities to serve 4,146 ESFCs on 1,232.7641 acres. This bond issue is not funding internal utilities. According to the engineering report and based on a current District area of 1318.8711 acres, the District's ultimate development is projected to serve 4,175 ESFCs.

### **B. ECONOMIC ANALYSIS**

#### **Tax Rate Analysis**

The feasibility of this bond issue is based on no-growth to a January 1, 2024, certified taxable assessed valuation of \$1,255,908,611. A market study has not been provided and is not required since the feasibility of this bond issue is based on no-growth.

According to a Harris Central Appraisal District certificate, the District's January 1, 2024, certified taxable assessed valuation is \$1,255,908,611. The annual debt service requirement for a \$4,160,000 bond issue and existing debt averages \$1,057,486 for the 30-year life of the District's bond debt. According to the engineering report, the District levied a maintenance tax rate of \$0.15 in 2024 and is projecting to levy a maintenance tax rate of \$0.15 in the future.

The District's financial advisor submitted a cash flow schedule considering the requested \$4,160,000 bond issue, no-growth to a January 1, 2024, certified taxable assessed valuation of \$1,255,908,611, a 5.25% bond interest rate, a 2% bond discount, a 98% collection rate, no capitalized interest, and a projected tax rate of \$0.185 per \$100 assessed valuation.

A TCEQ Districts Section financial analyst has reviewed the financial information submitted and concluded that the following level debt service tax rate would be sufficient.

|                      | <u>Projected<br/>Tax Rate</u> |
|----------------------|-------------------------------|
| District             |                               |
| Debt Service         | \$0.185 <sup>(1)(2)</sup>     |
| Maintenance Tax      | <u>\$0.150</u>                |
| Total District Taxes | \$0.335 <sup>(3)</sup>        |

Notes:

- (1) Based on a proposed \$4,160,000 bond issue, existing debt, a net effective interest rate of 5.39%, a 98% tax collection rate, no-growth to a January 1, 2024, certified taxable assessed valuation of \$1,255,908,611, no capitalized interest, and at least a 25% ending debt service fund balance.
- (2) The term "commission-approved tax rate" in 30 Texas Administrative Code (TAC) Section 293.85 refers to an initial ad valorem debt service tax rate of at most \$0.185 per \$100 assessed valuation.
- (3) Represents the combined projected tax rate as defined by 30 TAC Section 293.59(f).

Additional Financial Comments

The District is exempt from the 75% and 25% build-out requirements of 30 TAC Sections 293.59(l)(4) and 293.59(k)(7), respectively, based on its combined no-growth tax rate of \$0.335 not exceeding \$1.50 pursuant to 30 TAC Sections 293.59(l) and 293.59(k)(11)(C).

**C. ENGINEERING ANALYSIS**

Water Supply

The District's primary source of water is groundwater from three groundwater wells, located at the District's water plants. The wells, along with other wells listed on aggregate permits, have a combined permitted (Harris-Galveston Subsidence District Permit No. WP2024116513) annual withdrawal limit of 22,000 million gallons. The District is located within the boundaries of North Harris County Regional Water Authority and receives surface water from them as a participant in Harris-Galveston Subsidence District's Groundwater Reduction Plan.

The following table summarizes the existing water facilities that serve the District along with the ESFC capacity of each component based on criteria stated in 30 TAC Section 290.45.

| <u>Facility</u>  | <u>Minimum Requirements</u>    | <u>Total Capacity (ESFCs)</u>                 |
|------------------|--------------------------------|-----------------------------------------------|
| Water Wells      | 0.6 gpm/ESFC                   | 3,024 gpm<br>(5,040 ESFCs)                    |
| Pressure Tanks   | 20 gal/ESFC                    | 40,000 gal<br>(2,000 ESFCs)                   |
| Total Storage    | 200 gal/ESFC                   | 1,766,000 gal <sup>(1)</sup><br>(8,830 ESFCs) |
| Elevated Storage | 100 gal/ESFC                   | 400,000 gal<br>(4,000 ESFCs)                  |
| Booster Pumps    | 2 gpm/ESFC or<br>1,000 gpm Max | 5,150 gpm<br>(4,217 ESFCs) <sup>(2)</sup>     |

Notes:

- (1) Includes 1,366,000 gallons of ground storage and 400,000 gallons of elevated storage.
- (2) Application indicates that booster pumps are able to meet peak hour demand with largest pump out of service.

The District has four emergency interconnects which are usually closed with Harris County Municipal Utility District (MUD) No. 104, Harris County MUD No. 249, Harris County Water Control and Improvement District No. 99 (HCWCID 99), and Spring West MUD.

The District's existing water supply capacity appears adequate to serve the existing 3,719 ESFCs upon which the feasibility of this bond issue is based.

Wastewater Treatment

Wastewater treatment capacity for the District is provided by a 1.0 million gallons per day (MGD) WWTP owned and operated by the District. Texas Pollutant Discharge Elimination System (TPDES) Permit No. WQ0011964001 authorizes a final flow of 1.0 MGD from the plant. Pursuant to the "Waste Disposal Agreement by and Between Harris County MUD No. 249 and Harris County WCID No. 110", dated February 17, 2000, the District owns 216,000 gallons per day capacity in Harris County MUD No. 249's wastewater treatment plant (TPDES Permit No. WQ0013765001).

Based on a design criterion of 300 gpd/ESFC, the District's 1.216 MGD of wastewater treatment capacity is sufficient to serve 4,053 ESFCs, which appears adequate to serve the existing 3,719 ESFCs upon which the feasibility of this bond issue is based.

Storm Water Drainage

Storm water within the District is collected by curb and gutter to underground storm sewers and then to Cypress Creek and Senger Gully. Stormwater within newer portions of district is collected by curb and gutter to underground sewers, then to on-site detention ponds, and then to gullies which then discharge into Cypress Creek.

Purchase of Existing Facilities

None.

Facilities to be Constructed

| <u>Project</u>                                 | <u>Estimated Costs</u> | <u>District's Share</u>  |
|------------------------------------------------|------------------------|--------------------------|
| WWTP Sluice Gate Replacement                   | \$173,526              | \$173,526                |
| Utilities to Serve 18-acre Tract at Meadowedge | \$490,940              | \$490,940                |
| 2024 SCADA Improvements                        | \$42,000               | \$42,000                 |
| HC249 WWTP - Headworks Improvements            | \$367,000              | \$99,090 <sup>(1)</sup>  |
| HC249 WWTP - Generator & Building Improvements | \$707,200              | \$190,940 <sup>(2)</sup> |

Note:

- (1) Excludes \$267,910 (73%) in ineligible costs for Harris County Municipal Utility District No. 249 (HCMUD 249) pro-rata-share of construction costs.
- (2) Excludes \$516,260 (73%) in ineligible costs for HCMUD 249 pro-rata-share of construction costs.

Approved plans and specifications and various construction contract documents have not been provided.

Inspection

The District was inspected by the TCEQ's Districts Section on October 8, 2025. The District appeared as represented in the engineering report. District name signs were properly posted.

**D. SUMMARY OF COSTS**

| <u>Construction Costs</u>                                      | <u>District's Share</u>       |
|----------------------------------------------------------------|-------------------------------|
| A. Developer Contribution Items - None                         |                               |
| B. District Items                                              |                               |
| 1. Land Acquisition Cost - Future Cypress Oaks Detention Basin | \$ 2,111,307 <sup>(1)</sup>   |
| 2. Engineering Design for Cypress Oaks Detention Basin         | 328,737                       |
| 3. WWTP Sluice Gate Replacements                               | 173,526                       |
| 4. Utilities to serve 18-acre Tract at Meadowedge              | 490,940                       |
| 5. 2024 SCADA Improvements                                     | 42,000                        |
| 6. HC249 WWTP - Headworks Improvements                         | 99,090                        |
| 7. HC249 WWTP - Generator & Building Improvements              | 190,944                       |
| 8. Contingencies (Item Nos. 3, 4, 6, & 7)                      | 112,889 <sup>(2)</sup>        |
| 9. Engineering (Item Nos. 3 — 7)                               | <u>199,381</u> <sup>(3)</sup> |
| Total District Items                                           | \$ 3,748,814                  |
| <br>TOTAL CONSTRUCTION COSTS (90.12% of Bond Issue)            | <br>\$ 3,748,814              |
| <br><u>Nonconstruction Costs</u>                               |                               |
| A. Legal Fees                                                  | \$ 104,000 <sup>(4)</sup>     |

|                                                   |               |                  |
|---------------------------------------------------|---------------|------------------|
| B. Fiscal Agent Fees                              | 83,200        | <sup>(5)</sup>   |
| C. Bond Discount (3%)                             | 83,200        |                  |
| D. Bond Issuance Expenses                         | 86,226        |                  |
| E. Bond Application Report Costs                  | 40,000        |                  |
| F. Attorney General Fee (0.10% or \$9,500 Max.)   | 4,160         |                  |
| G. TCEQ Bond Issuance Fee (0.25%)                 | <u>10,400</u> |                  |
| TOTAL NONCONSTRUCTION COSTS (9.88% of Bond Issue) | \$            | 411,186          |
| <b>TOTAL BOND ISSUE REQUIREMENT</b>               | <b>\$</b>     | <b>4,160,000</b> |

Notes:

- (1) Represents a land cost of \$140,071.45 per acre based on the original purchase price of \$2,035,000 for the 14.5283-acre parcel; plus \$4,424.34 for mowing maintenance; plus \$1,133.18 for property taxes; plus \$61,050 for commission fee paid to Colliers International; plus \$1,508.55 for title fees; plus \$500 for escrow fees; plus \$15 for courier fee; plus \$7.46 for title e-recording fee; plus \$82 for title recording fee; plus \$86.60 for tax information fee; plus \$5,500 for land survey; and plus \$2,000 for phase I environmental study.
- (2) Includes: \$26,029 for item no. 3; \$53,650 for item no. 4; \$10,260 for item no. 6; and \$22,950 for item no. 7.
- (3) Includes: \$35,945 for item no. 3; \$87,450 for item no. 4; \$9,000 for item no. 5; \$28,350 for item no. 6; and \$38,636 for item no. 7.
- (4) According to contract provided, legal fees are based on 2.5% of the bonds issued.
- (5) According to contract provided, fiscal agent fees are based on 2% of the bonds issued.

**E. SPECIAL CONSIDERATION**

Delayed Funding

The cost summary includes funds for District projects and/or facilities which are incomplete or proposed and for which plans and specifications are not available. Therefore, the District should be directed not to expend these funds until the District's board has received plans and specifications approved by all entities with jurisdiction.

**F. CONCLUSIONS**

1. Based on \$88,985,000 in unlimited tax bonds approved by voters for water, wastewater, and drainage facilities, and \$53,435,000 in bonds previously approved by the TCEQ and issued by the District for water, wastewater, and drainage facilities, the District has sufficient voter-authorized bonds (\$35,550,000) for the proposed bond issue.
2. Based on the review of the engineering report and supporting documents, the bond issue is considered feasible and meets the criteria established by the TCEQ's economic feasibility rules, 30 TAC Section 293.59.
3. The recommendations are made under authority delegated by the Executive Director of the TCEQ.

**G. RECOMMENDATIONS**

1. Approve the bond issue in the amount of \$4,160,000 in accordance with the recommended summary of costs at a maximum net effective interest rate of 5.39%.
2. Direct the District not to expend \$1,109,389 until the District's Board has received plans and specifications approved by all authorities with jurisdiction, as applicable, as follows:
  - a. \$199,555 (\$173,526 for construction plus \$26,029 contingencies) for WWTP Sluice Gate Replacement;
  - b. \$544,590 (\$490,940 for construction plus \$53,650 contingencies) for Utilities to serve 18-acre Tract at Meadowedge;
  - c. \$42,000 (\$42,000 for construction plus \$0 contingencies) for 2024 SCADA Improvements;
  - d. \$109,350 (\$99,090 for construction plus \$10,260 contingencies) for HC249 WWTP – Headworks Improvements;
  - e. \$213,894 (\$190,944 for construction plus \$22,950 contingencies) for HC249 WWTP – Generator & Building Improvements.
3. Standard recommendations regarding consultant fees, surplus proceeds, time of approval, and bond proceeds fee apply.



# 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

|                                               |                                                                                       |
|-----------------------------------------------|---------------------------------------------------------------------------------------|
| <b>Date Issued:</b> 01/21/2025                | <b>Project Name:</b> Harris County WCID 110 - SWQ Permit Renewal Cypress Forest Lakes |
| <b>Issued To:</b> Harris County WCID 110      | <b>Permit No:</b> 8-0000933-5                                                         |
| <b>Owner:</b> Harris County WCID 110          | <b>Permit Class Code:</b> CLASS II                                                    |
| <b>Applicant:</b> Langford Engineering, Inc.  | <b>Construction Started By:</b> 7/20/2025                                             |
| <b>Contact:</b> Khiem Hoang                   |                                                                                       |
| <b>Contact Email:</b> khiem.h@langfordeng.com |                                                                                       |
| <b>Contact Phone:</b> (713) 461-3530          |                                                                                       |

### Property Information

|                                          |                     |                   |                 |
|------------------------------------------|---------------------|-------------------|-----------------|
| <b>Address:</b> 0 Santa Elena Canyon     | <b>Bldg:</b>        | <b>Suite:</b>     | <b>Trailer:</b> |
| <b>City:</b> SPRING                      | <b>State :</b> TX   | <b>Zip:</b> 77388 |                 |
| <b>Subdivision:</b> Cypress Forest Lakes | <b>Section:</b> 1   | <b>Lot:</b>       | <b>Block:</b>   |
| <b>Abstract No.:</b>                     | <b>Survey Name:</b> | <b>Reserve:</b>   |                 |

### 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>

Fax 713-956-0744

1/22/2025 9:49:26 AM

[www.hcpid.org/permits/](http://www.hcpid.org/permits/)