



## 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  
Office: 281-353-0998  
Email: [brianmills@hcwcid110.com](mailto:brianmills@hcwcid110.com)

Persons or entities inquiring as to availability of water and/or wastewater capacity or a Letter of Commitment for (1) property on which there are no vertical improvements, or (2) property on which there are existing vertical improvements and new vertical improvements are to be constructed shall be required to complete this Application for New Development. This Application for New Development is in addition to any application for service required by the district.

This Application for New Development along with a **non-refundable application fee made payable to Harris County Water Control and Improvement District No. 110 (the "District") in the amount of (1) \$7,500.00 for property located in the District; or (2) \$15,000.00 for property located outside the District** shall be completed and submitted to the District's Engineer, LEI, at 1080 W. Sam Houston Parkway North, Suite 200, Houston, Texas 77043.

Upon receipt of the attached Application and application fee, the Engineer shall present your request to the Board of Directors of the District and obtain authorization for the District's consultants to begin evaluation of your request. The application fee will be used to cover the expenses incurred by the District for the preliminary evaluation by the consultants as to whether the District's facilities can accommodate your proposed project.

The Board of Directors reserves the right to request additional application monies from you should the initial application fee not be sufficient to cover anticipated consultant costs during the review. If additional monies are not produced when requested, then all review work will be stopped and this application will become null and void upon ten (10) days written notice to the Applicant.

Other pertinent facts and information you should know and be agreeable to are listed hereinafter and should be read carefully before submitting your application.

The Board of Directors has adopted the following policy for the purpose of providing water and sewer service for the growth and development within the District in a uniform and nondiscriminatory manner. These policies and procedures shall apply uniformly throughout the district for any new or additional development:

1. Any party requesting service from the district shall be required to submit an Application to the Board of Directors for consideration in care of the District's Engineer LEI, at 1080 W. Sam Houston Parkway North, Suite 200, Houston, Texas 77043.
2. Commitment letters issued by the District for water/sewer service shall not be issued for more than one (1) year from the date of issuance.
3. Commitment letters by the District are assignable only upon written approval of the Board of Directors of the District.
4. **APPLICATIONS SHALL NOT BE CONSIDERED FOR PROPERTY WITH DELINQUENT TAXES.**
5. No construction may begin on any improvements until all applications, plans and specifications/blueprints and fees required by the District have been provided to the District.
6. Applicant must provide the District's Engineer with three (3) copies of the plans and specifications for the water, sewer and drainage for review and approval. Construction of said facilities may not begin until

approved by the District's Operator and Engineer. Plans shall include internal plumbing and mechanical improvement or modifications.

7. Construction of the water, sewer and drainage facilities must begin prior to the expiration date contained in the District commitment letter and diligently pursued thereafter.
8. Applicant is required to provide the District with periodic written progress reports (at thirty [30] day intervals) advising the Board of Directors as to the status of progress until completion of construction.
9. All tracts of land receiving services must be platted through the City of Houston, Harris County and other appropriate agencies prior to utility service being provided by the District. **SERVICE WILL NOT BE PROVIDED UNTIL THE DISTRICT'S OPERATOR AND ENGINEER HAS BEEN PROVIDED WITH A COPY OF THE RECORDED PLAT OR A LETTER FROM THE CITY OF HOUSTON INDICATING THAT IT IS NOT NECESSARY TO RECORD A PLAT FOR THE TRACT OF LAND.**
10. Applicant must make arrangements to extend the necessary water, sanitary sewer and drainage facilities to serve its property in areas where such facilities do not exist. All temporary and permanent arrangements for sewer and water service must be approved in advance of construction by the District's Operator and/ Engineer. Approval by the District Engineer and Operator is conditioned upon the date the information is provided to the District. Any subsequent changes or alterations on the property may require additional approval.
11. Applicant, at its sole cost, must convey all necessary easements and rights-of-way to the District with all lienholder subordinations.
12. All utility lines constructs that are not in permanent acceptable easements, or which lie within private developments (apartments, condominiums, etc.) shall remain the permanent property of the landowner and shall remain such owner's permanent maintenance responsibility.
13. Applicant shall furnish a statement of the estimated value of the proposed project as a part of the initial application itemized by land value and improvement.
14. Any change of utilization to the previously approved use of the property covered by this application shall terminate any commitments issued unless otherwise approved by the District in writing.
15. Service shall be extended to a tract in accordance with the then current Order Setting Water and Sewer Tap Fees and Setting Service Rates and Rules and Regulations Governing Waterworks and Sanitary Sewer System, including the payment of any tap fee, as such, Order may be amended from time to time.
16. **ALL COMMERCIAL DEVELOPMENTS WILL BE REQUIRED TO INSTALL GREASE TRAPS, UNLESS WAIVED BY THE BOARD OF DIRECTORS.**
17. In addition to the other referenced prerequisites, the following requirements are applicable to requests for annexation:
  - a. All legal, engineering and other costs associated with the annexation shall be paid by the Applicant.
  - b. All costs of constructing the water, sanitary sewer and drainage facilities to serve the property shall be paid by the Applicant.
  - c. Applicant shall be required to finance all costs related to whatever expansion to the District's sewage treatment plant is necessary to serve the Tract. Such costs shall be secured by an irrevocable letter of credit, in form satisfactory to the District, drawn on a bank located in Harris County, Texas. Such letter of credit shall be deposited with the District at the time expansion of the sewage treatment plant commences.

- d. The same restrictions and procedures as described in 17c above shall apply to the District's water production facilities, if it is determined that the District does not have sufficient surplus water supply to serve Applicant's proposed development.
  - e. All utility facilities proposed to be owned and operated by the District shall be designed by and construction supervised by the District's Engineer; or such other qualified civil engineering firm selected by Applicant and approved by the District, provided, however, if Applicants selects an engineer other than the District's Engineer, all design plans must be reviewed and approved by the District's Engineer.
  - f. All contracts let for the construction of public utilities shall be let in the name of the District and shall be supervised by the Board of Directors. All payments, however, shall be solely the responsibility of the Applicant.
  - g. If the District issues bonds to reimburse the Applicant for the cost to design and construct the water, sewer or drainage facilities, the Applicant shall waive any special use valuations including agricultural, open space or business inventory value for the property being served by the facilities being financed by such bond issue.
  - h. The terms and conditions of the annexation agreement shall be recorded at the time of annexation and shall be binding upon any future purchaser and any lender.
  - i. Whether the Applicant has a known use for the annexed tract will impact the Board's decision on whether to annex the tract.
  - j. A feasibility study shall be prepared by the District's Engineer upon receipt of all required forms. It will take approximately forty-five (45) to sixty (60) days to complete the feasibility study.
  - k. Applicant shall provide to the District a copy of the deed showing current ownership of the property referenced in the Application.
  - l. Applicant shall submit to the District a current title or title commitment.
  - m. The petition of the City of Houston for its consent to the annexation and the annexation petition to the District shall be prepared by the District's Attorney.
  - n. Applicant shall provide to the District a copy of the current survey of the property, including a metes and bounds description.
18. Applicant shall be aware of District's Rate Order covering water and sewer rates and discharges to the sewer. Copies of Rate Order are available from the District's Operation Manager of the District website [www.wcid110.com](http://www.wcid110.com).

**UPON EXECUTION AND SUBMITTAL OF THIS APPLICATION FOR SERVICE, THE CUSTOMER 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. THE CUSTOMER 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.**

**ATTORNEY**

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Sanford Kuhl Hagan Kugle Parker Kahn, LLP  
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**ENGINEER**

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

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**OPERATOR**

Mike Williams  
Municipal Operations & Consulting, L.L.C.  
20141 Schiel Road  
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APPLICATION FOR SERVICE FOR NEW DEVELOPMENT**

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19023 Joanleigh Dr.  
Spring, Texas 77388  
Email: [brianmills@hcwcid110.com](mailto:brianmills@hcwcid110.com) Office: 281-353-0998

Type of Application:    \_\_\_ Residential                    \_\_\_ Commercial

Name of person submitting application: \_\_\_\_\_

Address of person submitting application: \_\_\_\_\_

Phone of person submitting application: \_\_\_\_\_ Email: \_\_\_\_\_

Name of Business: \_\_\_\_\_

Address of business: \_\_\_\_\_

Type of business: \_\_\_\_\_ Sales Tax Number: \_\_\_\_\_

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

Estimated date construction to begin: \_\_\_\_\_

Proposed acreage in development: \_\_\_\_\_

Estimated taxable value: Land: \_\_\_\_\_ Improvement: \_\_\_\_\_

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

Wastewater capacity required (Gallons/Day): \_\_\_\_\_

Water capacity required (gallons/day): \_\_\_\_\_

Name title holder to referenced property (if different from above contact): \_\_\_\_\_

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

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

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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**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: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

**\*\*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.**

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### 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: \_\_\_\_\_

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