



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

ENGINEER'S REPORT

November 13, 2024

A. ANNEXATIONS

1. 2024 Annexations – TNRG Acquisitions (18.399 Acres).

The City of Houston (COH) Water District Consent Annexation Application has been submitted to the COH. COH is currently reviewing this application. LEI is currently updating the District's Boundary Map and Metes & Bounds Description for the Boards execution during the December meeting.

B. WATER FACILITIES

1. Rehabilitation of Water Plant No. 1 (Series 2024 Bond Project No. XX)

LEI is currently producing an overall project scope and will provide the District with this scope upon completion and proceed with design. Currently, scope will include improvement to the Booster Pump Station, improvements to the Bolted and Welded Steel GST's (if needed), and improvements to the Hydropneumatic Tanks. Series 2024 Bond Funds will be used for this project.

2. TCEQ Sanitary Control Easement Request for Water Well No. 1 & Water Well No. 2

During the September meeting, the board executed the "Certificate for Order Establishing Rules and Regulations Regarding Sanitary and Pollution Control of the Areas in Proximity to the District's Public Water Supply Wells". LEI is currently preparing a formal response addressing all violations and providing all needed exceptions as requested by the TCEQ.

C. WASTEWATER FACILITIES

1. 2024 Clarifier Improvements (Series 2021 Bond Project No. 6)

As authorized by the Board during the March meeting, the District awarded subject project to Sustanite Support Services, LLC (S3) in the amount of \$1,083,000.00, replacing the existing Clarifier Mechanisms with in-kind equipment as provided by Ovivo. Project contracts were executed by the District during the April meeting. LEI held a Pre-Construction Meeting on May 1st, and released the Work Order (Notice to Proceed), for work to begin by Monday, May 6th, with completion of the project scheduled for Thursday, May 1st, 2025, that is 360 calendar days. LEI has released approval of the Clarifier Submittal. **Currently, Clarifier Mechanisms are scheduled for delivery during the 1st**



week of January 2025. Construction will begin upon the arrival of Clarifier Mechanisms, with one (1) clarifier being worked on at a time.

2. 2025 WWTP Improvements – MCC Imp., Addition of Aerobic Digester & Thickener and Replacement of Automatic Bar Screen (Series 2021 Bond Project No. 1)

As authorized by the Board during the October 2021 Meeting, the District's previous Operator installed the composite sampler at the WWTP, which the current Operator has confirmed is still in place. MOC continues to gather additional influent data in order to provide LEI with at least one (1) years' worth of reliable data, which will be used to design the proposed improvements. **LEI has begun the design of this project and start preparation of plans, project contract documents, and Preliminary Engineer's of Probable Construction Cost.**

3. 2022 Sanitary Sewer Rehabilitation Project (Series 2021 Bond Projects No. 15, 16 & 17)

As authorized by the Board during the February meeting, with contracts executed on March 8th, 2023, the District awarded and currently under contract with T Construction, LLC. in the amount of \$1,583,620.00 for improvements to its sanitary sewer system within Enchanted Oaks Sec. 2, 3 & 4. **TCon has completed all sanitary sewer rehab work and is currently conducting the concrete pavement replacement along Enchanted Oaks Dr. Final Estimate and Project Close-out Documents will be presented at next month's meeting.**

4. WWTP Sluice Gate Replacements

During the March meeting, the Board executed project contracts with Neil Technical Services, LLC (NTS) to remove and replace six (6) sluice gates at the WWTP, in the amount of \$173,526.00, with a completion time of 90 calendar days upon delivery of these sluice gates. On March 26th, LEI authorized NTS to proceed with project submittals for LEI review and approval. **LEI has received and approved Sluice Gate submittals, and currently, Sluice Gates are proposed to be delivered late January 2025.**

D. DEVELOPERS

1. 18.38 Ac. Dev. at Meadowedge Ln & Hickory Twig Way – TNRG Acquisitions, LLC

During the May meeting, the Board approved granting subject development with 10,000 GPD of water and wastewater capacity following the completion of LEI's Feasibility Study for the proposed Commercial/Warehouse development within the approx. 18.38 Ac. tract at the northwest corner of Meadowedge Ln & Hickory Twig Way. During the June meeting, the Board executed the Utility Capacity Letter (UCL). LEI is currently proceeding with completion of the City of Houston (COH) Water District Consent Annexation Application and Design of public infrastructure to serve subject development. **LEI has submitted plans to HCED and COH for initial review and comments. LEI would like**



to request board authorization to advertise submit project for an anticipated award date of January 8th, 2025.

2. Spring Park Center – BioLife Plasma Services (19750 IH-45)

LEI received an application and fee for a proposed medical office, which is requesting 1360 GPD of water and sewer capacity. During the February meeting, the Board approved granting this capacity to subject development. **LEI has released the attached Conditional Approval on behalf of the District. No further action is needed.**

3. Spring Village State Venture – Various Tenants (20115 Holzwarth Rd)

During the July 2023 Meeting, the District granted 20,853 GPD of water and sewer capacity to subject development. **LEI is currently conducting plan review for this proposed development for review and preparing plan comments.**

4. Quick Quack Car Wash at Old Sonic Tract (19764 IH45 North)

During the April meeting, the Board approved granting subject development with 13,000 GPD of water capacity and 10,400 GPD of wastewater capacity following the completion of LEI's Feasibility Study for the proposed Car Wash. The Board executed a Utility Capacity Letter (UCL) granting subject development with said water and wastewater capacity. **LEI has released the attached Conditional Approval on behalf of the District. No further action is needed.**

5. Request for Service – Cypress Forest Sec. 1, Reserve B (14.35 Ac) Tract.

On September 5th, LEI received correspondence from a potential Developer, requesting service for a 300-Unit Apartment Homes Development, proposed within a 14.35 Ac. tract within the District's boundary. LEI is coordinating with the developer and has requested an Application and Fee be submitted for LEI to produce a feasibility study to determine Water & Sewer Availability. **There has been no further correspondence from the Developer since September 5th. NO ACTION THIS MONTH.**

6. Request for Service – Louetta Retail Shell Buildings (1.92 Ac Res. 'A' within Kings Village)

LEI received the attached application for service for a proposed Retail Development within Reserve 'A', adjacent to the Kings Village Subdivision (see attached plat), which is requesting 1300 gpd of water and sewer service. This property is within the District's service boundary. LEI requests board authorization to proceed with a Feasibility Study upon receipt of an application fee. **FURTHER DISCUSSION DURING MEETING.**

E. OTHER BUSINESS

1. IH-45 Regional Det. Pond Partnership Project with HCFCD

LEI awaits the Draft Engineering Study of a Regional Detention and Drainage Facility Project to mitigate flooding within the District and surrounding area. LEI will continue to correspond with the HCFCD and request a status of this study.



2. District Detention Pond Inspections & Services

LEI has released initial and final responses to all property owners/developers and is currently awaiting a response from Louetta Village Apartments only. **LEI has conducted inspections of most of the detention ponds and is currently producing Inspection Reports to release to property owners/developers before the end of this month.**

3. Tennis Court Facilities Improvement Project

During the January 2024 meeting, the Board awarded subject project to Classic Sports in the amount of \$590,885.00 with a time of completion of 90 days. LEI released the Work Order (Notice to Proceed) directing construction to begin by Wednesday, March 20, 2024, with a completion date of June 18, 2024, that is 90 calendar days. **Attached for the board's execution is Monthly Estimate No. 4, in the amount of \$59,481.90. FURTHER DISCUSSION DURING MEETING.**

4. 2021/2024 District Bond Projects Distribution Records

As authorized by the board during the January 2023 meeting, LEI continues to update the 2021 & 2024 Bond Series Distribution Records Sheet to help keep tract of funds used/distributed for subject 2021 & 2024 Bond Projects and will continue to update and provide to the board upon request.

5. 15th Bond Application (Series 2024)

As authorized during the December 2023 meeting, LEI submitted the Bond Application (Series 2024) in the amount of \$1,825,000 for payment of the electronic meters and the \$500,000 paid by the District in connection with its flood mitigation project with Harris County Flood Control District. **This Bond Application has been approved by the TCEQ. NO ACTION THIS MONTH.**

6. Harris County Precinct 3 – Holzwarth Corridor Study/Constables Det. Pond Modification Request.

During the February 2024 meeting, the board authorized Harris County Precinct 3 (HCP3) to proceed with surveying/geotechnical investigations for subject project. On Monday, September 9th, LEI received the Drainage Impact Analysis Report for subject project and **during last month's meeting, the Board authorized HCP3 to produce an Interlocal Agreement for the District's review and consideration.**

7. Emergency Preparedness Plan (EPP) Update

TCEQ has released approval of the EPP that was submitted in 2022; however, as authorized by the Board during the May meeting, LEI is currently finalizing the Districts EPP Update for 2024. Upon completion, LEI will present the District with the updates, and request authorization to proceed with submittal to all required agencies.

8. Cypress Forest Lakes Park Sinkhole

LEI received email correspondence from HCFCFD denying the request for assistance to repair the existing 54" RCP Storm Sewer discharging into Cypress Creek. **LEI is currently coordinating with Gauge Engineering to passing this design repair responsibility to**



Gauge Engineering to allow efficient coordination with HCFC. FURTHER DISCUSSION DURING MEETING.


9. Proposed SCADA Improvements at District Facilities

Currently, the District's Operator is working on making minor adjustments to the Water Well No. 1 meter and replacing the meter for Water Well No. 2 to allow SCADA to record flow, run status and elapsed time of operation. This may require Board authorization. FURTHER DISCUSSION DURING MEETING.

F. BOARD ACTION.

1. AUTHORIZATION FOR LEI TO PROCEED WITH THE ADVERTISEMENT OF THE UTILITIES TO SERVE 18. AC TRACT AT MEADOWEDGE LANE & HICKORY TWIG DR. PROJECT FOR AN ANTICIPATED AWARD DATE OF JANUARY 8TH, 2025.
2. AUTHORIZATION FOR LEI TO PROCEED WITH PRODUCTION OF A FEASIBILITY STUDY FOR THE PROPOSED 1.92 ACRE LOUETTA RETAIL SHELL BUILDINGS DEVELOPMENT, CONTINGENT TO THE RECEIPT OF THE REQUIRED APPLICATION FEE.
3. AUTHORIZATION FOR APPROVAL OF MONTHLY ESTIMATE NO. 4, IN THE AMOUNT OF \$59,481.90 TO CLASSIC SPORTS FOR THE ENCHANTED OAKS TENNIS COURTS IMPROVEMENTS PROJECT.

Submitted by:



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



November 12, 2024

Build to Suite, Inc.
2451 Oakdale Blvd., Suite 201
Coralville, IA 52241

Festival Properties, Inc.
1215 Gessner Rd,
Houston, Texas 77055

James N. Williams, President
and Board of Directors
Harris County W.C. & I.D. No. 110
c/o Sanford Kuhl Hagan Kugle Parker Kahn LLP
1330 Post Oak Blvd., Suite 2650
Houston, Texas 77056

Subject: Harris County W.C. & I.D. No. 110,
Water & Wastewater Availability, Plans to Serve
Biolife Plasma Services
19750 IH-45 North, Spring, TX 77373
LEI Job No. 078-246-107

To whomever it may concern

On behalf of Harris County W.C. & I.D. No. 110 (the “District”), Langford Engineering, Inc. (LEI) has reviewed, and **CONDITIONALLY APPROVED** construction plans for the above subject project located at 19750 IH-45 North, Spring, TX 77373

An *Application for Service for New Development* was received on October 4, 2023, along with an application fee in the amount of \$3,500.00 from Build to Suit, Inc.

Information and material submitted for consideration are as follows:

Civil Plans

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|--|------------------|
| • Sheet 1 - Cover Sheet | Dated 10/29/2024 |
| • Sheet 2 – Boundary & Topographic Survey | Dated 04/18/2023 |
| • Sheet 3 – Site Dimensional Plan | Dated 10/29/2024 |
| • Sheet 4 – Demolition Plan | Dated 10/29/2024 |
| • Sheet 5 – Drainage Area Map and Calcs Plan | Dated 10/29/2024 |
| • Sheet 6 – Paving and Grading Plan | Dated 10/29/2024 |



- Sheet 7 – Utility Plan Dated 10/29/2024
- Sheet 8 – Utility Plan Details Dated 10/29/2024
- Sheet 9 – HCED Review Sheet Dated 10/11/2024
- Sheet 10 – HCFC Review Sheet Dated 10/11/2024

Plumbing Plans

- Sheet P 110 – Underfloor Plan Plumbing Dated 09/22/2023
- Sheet P 111 – First Floor Plan –Plumbing Dated 09/22/2023
- Sheet P 121 – Enlarged Plans –Plumbing Dated 09/22/2023
- Sheet P 201 – Sanitary –Vent Riser Diagram Dated 09/22/2023
- Sheet P 203 – Domestic Water Riser Diagram Dated 09/22/2023
- Sheet P 301 – Plumbing Details Dated 09/22/2023
- Sheet P 501 – Plumbing Material List Dated 09/22/2023
- Sheet FP 111 – First Floor Plan –Fire Protection Dated 09/22/2023

The subject property is proposed 90,653 square feet of medical office space located at 19750 IH-45 North, Spring, TX 77373

The following requirements and information must be acknowledged by the building owner, landowner, contractor and/or engineer, as applicable. See page 6.

The project is **CONDITIONALLY APPROVED** based on the following.

1. Subject property is within the Harris County W.C. & I.D. No. 110 service boundary.
2. Subject property is within the City of Houston Extra Territorial Jurisdiction (ETJ).
3. Owner, Tenant, Contractor are hereby notified that the District is a party to a Strategic Partnership Agreement with the City of Houston. This is a limited purpose annexation applying certain of the City's Planning, Health, and Safety ordinances to certain commercial areas within the District as well as collection of City of Houston Sales Tax. Any retail user of the space that collects a sales tax shall be required to furnish Tax I.D. numbers to the District.
4. Owner, Tenant, and Contractor are hereby notified that the District is part of the North Harris County Regional Water Authority (NHCRWA) and, as such, all water customers of the District are subject to the rules and regulations of the NHCRWA, including water use assessments imposed by such authority.
5. The subject property may be subject to Storm Water Detention Maintenance Assessments as imposed by the Homeowner's Association, or Landowner's Association. The District does not have any responsibility for maintenance of on-site storm sewer facilities including



detention/retention facilities. The District will also not be responsible for any storm sewers crossing the site to serve other landowners.

6. Billboards, permanent signage, and lighting standards cannot be located in public utility easements due to existing or proposed utilities within the easement(s).
7. Current Rate Order is available from the Districts web site (<https://www.wcid110.com/>). Rate Order includes plumbers certificate, backflow requirements and grease trap requirements.
8. Plumber's Certification per the District's Rate Order is required and subject to verification by the District's Operator.
9. **OWNER/TENANT/CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE CERTIFICATION FROM LICENSED PLUMBER FOR ALL WATER BACKFLOW PREVENTION DEVICES PER THE DISTRICT'S RATE ORDER AND PRIOR TO ACTIVATION OF PERMANENT SERVICE.**
10. Operator for the District is Municipal Operations & Consulting, Inc. (MOC), 20141 Schiel Road, Cypress, TX 77385; phone (281) 367-5511, email: commercialservices@municipalops.com.
11. **INSPECTION OF PUBLIC WATER AND SEWER LINES AS WELL AS INTERNAL PLUMBING IS REQUIRED. OWNER/TENANT/CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT THE DISTRICT'S OPERATOR FOR COST AND SCHEDULING A CUSTOMER SERVICE INSPECTION (CSI). MINIMUM TWO WORKING DAYS' NOTICE IS REQUIRED.**
12. The subject facility is not subject to any future reimbursement for infrastructure construction by the District.
13. One electronic copy of approved plans is being sent with this letter to the District's Operator. One set will be retained by Langford Engineering (District Engineer) on behalf of the District.
14. **OWNER/TENANT IS RESPONSIBLE TO ENSURE CONTRACTOR HAS THE DISTRICT APPROVED PLANS ON HAND DURING CONSTRUCTION AND INSTALLS PROPOSED IMPROVEMENTS ONTO OR EFFECTING DISTRICT OWNED UTILITIES PER APPROVED PLANS AND NOTES. ANY DEVIATIONS FROM THESE DISTRICT APPROVED PLANS MUST BE APPROVED BY THE DEVELOPERS ENGINEER, IN WRITING, NOTIFYING LEI AND REQUESTING ANY NEEDED APPROVALS.**
15. All future build outs of the space, or change of use, are subject to review by the District for compliance with the District's Rate Order. Any subdividing of space shall have separate water cut off box accessible from outside the building, per the District's Rate Order.



16. **NEITHER THE DISTRICT, NOR THE DISTRICT'S OPERATOR, WILL BE RESPONSIBLE FOR REPLACEMENT OF IRRIGATION SYSTEMS, LANDSCAPING AND/OR CONCRETE PAVEMENT SHOULD MAINTENANCE OF THE PUBLIC WATER AND SEWER LINES AND/OR WATER METERS WITHIN THE PUBLIC EASEMENTS OF THE PROJECT BE REQUIRED.**
17. Building owner shall acknowledge that the District or its Operator, shall have access during normal business hours to inspect Fire Sprinkler Riser located inside the building, and/or grease trap facilities, and/or sewer sampling well, and/or water meter/cut off box.
18. **OWNER AND ITS CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL PROPOSED PRIVATE WATER AND SANITARY SEWER MAINS PER DISTRICT APPROVED PLANS. ANY DEVIATION FROM THESE PLANS MUST BE APPROVED BY THE DEVELOPERS ENGINEER, IN WRITING, AND SUCH CHANGES SHOULD BE PROVIDED TO LEI FOR REVIEW AND APPROVAL.**
19. **OWNER/TENANT/CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT THE DISTRICT'S OPERATOR AND REQUEST A TAP FEE LETTER BEFORE ANY WATERLINE CONNECTIONS TO THE DISTRICTS MAINS AND/OR DISTRIBUTION PIPING, AND INSTALLATION OF ANY PUBLIC METERS AND/OR METER VAULTS ARE PERFORMED BY THE DISTRICTS OPERATOR OR HIS AUTHORIZED AGENT.**
20. **PER THE DISTRICTS RATE ORDER, ALL WATERLINE CONNECTIONS TO THE DISTRICTS MAINS AND/OR DISTRIBUTION PIPING SHALL BE PERFORMED BY THE DISTRICTS OPERATOR OR HIS AUTHORIZED AGENT AND PAID FOR BY THE DEVELOPER/PROPERTY OWNER. SUCH CONNECTIONS INCLUDE BUT MAY NOT BE LIMITED TO ANY REPAIRS OR ADDITIONS TO OR ALTERATIONS IN ANY PUBLIC METER, BOX, TAP, PIPE, COCK AND/OR OTHER FIXTURE CONNECTED WITH THE PUBLIC WATER SERVICE, UNLESS OTHERWISE SPECIFIED BY THE DISTRICT'S BOARD OF DIRECTORS.**
21. **PER THE DISTRICTS RATE ORDER, ALL SANITARY SEWER CONNECTIONS AND SERVICE LINES TO THE DISTRICTS MANHOLES, MAINS, AND/OR TRUNK LINES SHALL BE INSPECTED BY THE DISTRICTS OPERATOR. IF ANY PUBLIC MANHOLES, MAINS AND/OR TRUNK LINES ARE PROPOSED WITHIN THE PUBLIC RIGHT-OF WAY OR PUBLIC EASEMENT, INSTALLATION OF THESE PUBLIC UTILITIES SHALL BE PERFORMED BY THE DISTRICTS OPERATOR OR HIS AUTHORIZED AGENT AND PAID FOR BY THE DEVELOPER/PROPERTY OWNER.**
22. **ALL PUBLIC WATER AND SANITARY SEWER LINES ARE TO BE INSPECTED BY THE DISTRICTS OPERATOR BEFORE BEING COVERED. INSTALLATIONS WHICH FAIL TO CONFORM TO THE DISTRICTS RATE ORDER AT ANY TIME SHALL BE DISCONNECTED AT THE PROPERTY OWNERS EXPENSE.**
23. **PER THE DISTRICTS RATE ORDER, ALL WATERLINES, INCLUDING DOMESTIC, IRRIGATION, AND FIRE LINES SHALL BE METERED BY A DISTRICT APPROVED PUBLIC UNDERGROUND**



METER AND/OR METER VAULT AND LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENT. INSTALLATION OF ANY PUBLIC METERS AND/OR METER VAULTS SHALL BE PERFORMED BY THE DISTRICTS OPERATOR OR HIS AUTHORIZED AGENT AND PAID FOR BY THE DEVELOPER/PROPERTY OWNER. ANY AND ALL ABOVE GROUND AND/OR INTERNAL METERING EQUIPMENT IS PROHIBITED.

24. OWNER/DEVELOPER SHALL BE RESPONSIBLE TO PROVIDE HARRIS COUNTY ENGINEERING DEPARTMENT (HCED) AND HARRIS COUNTY FLOOD CONTROL DISTRICT (HCFCD) APPROVED PLANS TO LEI FOR DISTRICT RECORDS.

Sincerely,

LANGFORD ENGINEERING, INC.



Norman E. Gutierrez, EIT
Project Manager

cc: Mr. John K. Davis, P.E. – Langford Engineering, Inc.
Mr. Timothy B. Hardin, P.E. – Langford Engineering, Inc.
Mr. Brian Mills – Harris County W.C. & I.D. No. 110
Mrs. Maria Parker – Sanford Kuhl Hagan Kugle Parker Kahn, LLP
Mr. Josh Kahn – Sanford Kuhl Hagan Kugle Parker Kahn, LLP
Mrs. Deidra Daniels - Sanford Kuhl Hagan Kugle Parker Kahn, LLP
Mr. Mario Garcia - Municipal Operations & Consulting, Inc.
Mr. Michael Williams – Municipal Operations & Consulting, Inc.
Mr. John T. Montgomery - Municipal Operations & Consulting, Inc.

ATTACHED APPLICATION, APPROVED PLANS AND OTHER DOCUMENTS



October 28, 2024

DCB Realty, LLC
4200 Perimeter Center Dr #195
Oklahoma City, OK 73112-2323

James N. Williams, President
and Board of Directors
Harris County W.C. & I.D. No. 110
c/o Sanford Kuhl Hagan Kugle Parker Kahn LLP
1980 Post Oak Blvd., Suite 1380
Houston, Texas 77056

Subject: Quick Quack Car Wash
Water & Sewer Availability, Plans to Serve
19764 IH-45 North Fwy, Spring, Texas 77373
LEI Job No. 078-204-102

To whomever it may concern

On behalf of Harris County W.C. & I.D. No. 110 (the "District"), Langford Engineering, Inc. (LEI) has reviewed, and **CONDITIONALLY APPROVED** construction plans for the above subject project located at 19764 IH-45 N. Fwy, Spring, TX 77373

An *Application for Service for New Development* was received on February 13, 2024, along with an application fee in the amount of \$3,500.00 from S&D Carwash Management, LLC.

Information and material submitted for consideration are as follows:

- | | |
|---|----------------|
| • HCED Review Sheet | Dated 01/05/24 |
| • Sheet G-0 – Cover Sheet | Dated 01/05/24 |
| • Sheet C1.0 – Existing Site | Dated 01/05/24 |
| • Sheet C2.0 – Site Plan | Dated 01/05/24 |
| • Sheet C3.0 – Grading and Drainage Plan | Dated 01/05/24 |
| • Sheet C4.0 – Paving Plan | Dated 01/05/24 |
| • Sheet C5.0 – Utility Plan | Dated 01/05/24 |
| • Sheet C6.0 – Details | Dated 01/05/24 |
| • Sheet C7.0 – Utility Details | Dated 01/05/24 |
| • Sheet C8.0 – Stormwater Pollution Prevention Plan | Dated 01/05/24 |
| • Sheet C9.0 – SWPPP Details | Dated 01/05/24 |



- | | |
|--|----------------|
| • Sheet C10.0 – Demolition Plan | Dated 01/05/24 |
| • Sheet L 1.0 – Landscape Plan | Dated 10/11/23 |
| • Sheet L 2.0 – Irrigation Plan | Dated 10/11/23 |
| • Sheet L 3.0 – Landscape Details | Dated 10/11/23 |
| • Sheet L 4.0 – Irrigation Details | Dated 10/11/23 |
| • Sheet L 5.0 – Landscape Specifications | Dated 10/11/23 |

The subject property is proposed 56,922 square feet of a proposed car wash, located at 19764 Interstate 45 N, Spring, TX 77373

The following requirements and information must be acknowledged by the building owner, landowner, contractor and/or engineer, as applicable. See page 6.

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5. The subject property may be subject to Storm Water Detention Maintenance Assessments as imposed by the Homeowner's Association, or Landowner's Association. The District does not have any responsibility for maintenance of on-site storm sewer facilities including detention/retention facilities. The District will also not be responsible for any storm sewers crossing the site to serve other landowners.
6. Billboards, permanent signage, and lighting standards cannot be located in public utility easements due to existing or proposed utilities within the easement(s).
7. Current Rate Order is available from the District's web site (<https://www.wcid110.com/>). Rate Order includes plumbers' certificate, backflow requirements and grease trap requirements.



8. Plumber's Certification per the District's Rate Order is required and subject to verification by the District's Operator.
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15. All future build outs of the space, or change of use, are subject to review by the District for compliance with the District's Rate Order. Any subdividing of space shall have separate water cut off box accessible from outside the building, per the District's Rate Order.
16. Neither the District, nor the District's Operator, will be responsible for replacement of irrigation systems or landscaping should maintenance on the public water and sewer lines within the public easements of the project be required.
17. Building owner shall acknowledge that the District or its Operator, shall have access during normal business hours to inspect Fire Sprinkler Riser located inside the building, and/or grease trap facilities, and/or sewer sampling well, and/or water meter/cut off box.



18. OWNER AND ITS CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL PROPOSED PRIVATE WATER AND SANITARY SEWER MAINS PER DISTRICT APPROVED PLANS. ANY DEVIATION FROM THESE PLANS MUST BE APPROVED BY THE DEVELOPERS' ENGINEER, IN WRITING, AND SUCH CHANGES SHOULD BE PROVIDED TO LEI FOR REVIEW AND APPROVAL.
19. OWNER/TENANT/CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT THE DISTRICT'S OPERATOR AND REQUEST A TAP FEE LETTER BEFORE ANY WATERLINE CONNECTIONS TO THE DISTRICTS MAINS AND/OR DISTRIBUTION PIPING, AND INSTALLATION OF ANY PUBLIC METERS AND/OR METER VAULTS ARE PERFORMED BY THE DISTRICTS OPERATOR OR HIS AUTHORIZED AGENT.
20. PER THE DISTRICTS RATE ORDER, ALL WATERLINE CONNECTIONS TO THE DISTRICTS MAINS AND/OR DISTRIBUTION PIPING SHALL BE PERFORMED BY THE DISTRICTS OPERATOR OR HIS AUTHORIZED AGENT AND PAID FOR BY THE DEVELOPER/PROPERTY OWNER. SUCH CONNECTIONS INCLUDE BUT MAY NOT BE LIMITED TO ANY REPAIRS OR ADDITIONS TO OR ALTERATIONS IN ANY PUBLIC METER, BOX, TAP, PIPE, COCK AND/OR OTHER FIXTURE CONNECTED WITH THE PUBLIC WATER SERVICE, UNLESS OTHERWISE SPECIFIED BY THE DISTRICT'S BOARD OF DIRECTORS.
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23. OWNER/CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE HARRIS COUNTY ENGINEERING DEPARTMENT (HCED) APPROVED PLANS TO LEI FOR DISTRICT RECORDS. FAILURE TO PROVIDE THESE HCED APPROVED PLANS MAY DELAY RELEASE OF TAP FEE LETTER DESCRIBED IN ITEM 19 ABOVE, OR RELEASE OR WATER SERVICE.



Sincerely,

LANGFORD ENGINEERING, INC.

Norman E. Gutierrez, EIT
Project Manager

- cc: Mr. John K. Davis – Langford Engineering, Inc.
Mr. Brian Mills – Harris County W.C. & I.D. No. 110
Mrs. Maria Parker – Sanford Kuhl Hagan Kugle Parker Kahn, LLP
Mr. Josh Kahn – Sanford Kuhl Hagan Kugle Parker Kahn, LLP
Mrs. Deidra Daniels - Sanford Kuhl Hagan Kugle Parker Kahn, LLP
Mr. Michael Williams – Municipal Operations & Consulting, Inc.
Mr. John T. Montgomery - Municipal Operations & Consulting, Inc.

ATTACHED APPLICATION & OTHER DOCUMENTS



Project Name: _____

Address: _____

Telephone: _____

E-Mail: _____

Sales Tax I.D. No. _____

Acknowledgement of this letter:

_____	_____	_____
Building Owner:	Print Name	Date

_____	_____	_____
Landowner:	Print Name	Date

_____	_____	_____
Contractor:	Print Name	Date

_____	_____	_____
Developer Engineer:	Print Name	Date

**Return one fully executed copy to Langford Engineering, Inc.
LEI JOB NUMBER 078-204-101**



ATTACHMENT 2 TO RATE ORDER APPLICATION FOR SERVICE FOR NEW DEVELOPMENT

c/o Brian Mills, District Manager
Harris County Water Control and Improvement District No. 110
19023 Joanleigh Dr.
Spring, Texas 77388
Email: brianmills@hcwcid110.com Office: 281-353-0998

Type of Application: Residential 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:

UPON EXECUTION OF THIS APPLICATION APPLICANT HEREBY CONFIRMS THAT (1) APPLICANT (1) 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, (4) IS RESPONSIBLE FOR OBTAINING AN ESTIMATE OF THE TAP FEE FROM THE DISTRICT'S OPERATOR, (5) 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 AND (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.

Signature of Applicant:  Date: 10.31.24

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.
***Applicant agrees that it shall notify the District if any of the above information should change during the Application process. This Application along with the requisite deposit must be submitted to the District's Engineer, with a copy thereof to the District's Operator and Attorney.**

For District Use Only

Tap Fee Required:

Operator's recommendations: _____

Engineer's recommendations: _____

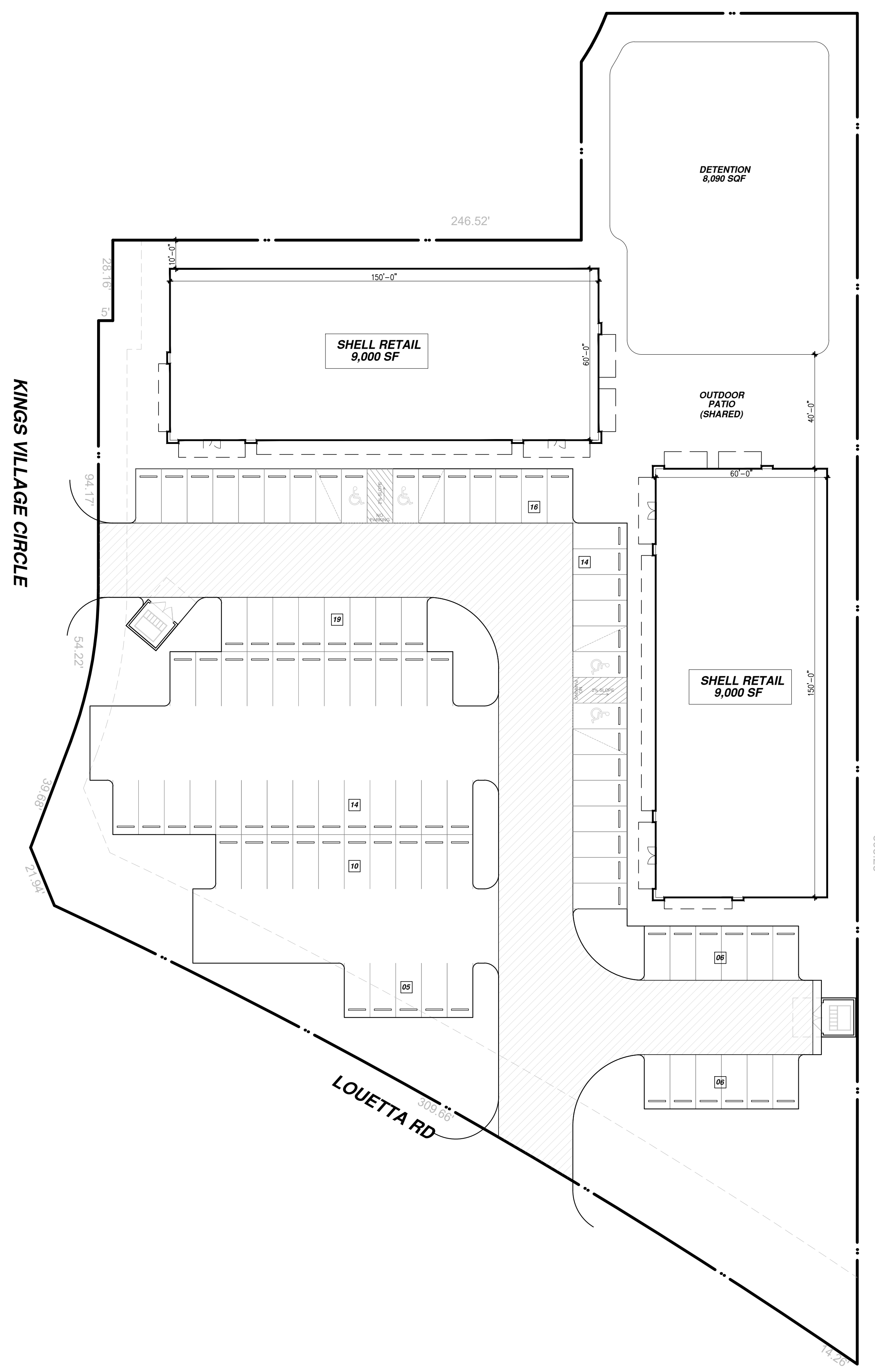
Attorney's recommendations: _____

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

Additional Consideration: _____

Approved Disapproved Board of Directors Meeting of: _____

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



18,000 SQF RETAIL
 90 PARKING SPACES
 5 PER 1,000 RATIO



SS ENGINEERING PLLC

JAA DESIGN
 STUDIO

www.facebook.com/jaadesignstudio

LOUETTA RETAIL SHELL BUILDINGS
 0 LOUETTA RD
 SPRING, TX 77388

SITE PLAN

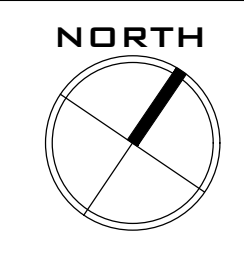
FOR REVIEW ONLY
 DOCUMENT INCOMPLETE:
 NOT INTENDED FOR PERMIT
 OR CONSTRUCTION.

10.28.24

1" = 25'-0"

ISSUE HISTORY	
DATE	ISSUED FOR
10.28.24	CLIENT REVIEW PERMIT

REVISIONS	
DATE	DESCRIPTION



DATE: 10.25.24
 DRAWN BY: JJH
 CHECKED BY: JJH
 PROJECT #: 24-014
 SHEET: **A100**

ADDRESS PLAT KINGS VILLAGE NORTH

BEING DESCRIBED
IN H.C. FILE NO. W000669
HARRIS COUNTY, TEXAS

A SUBDIVISION OF
12.72 ACRES
LOCATED IN THE

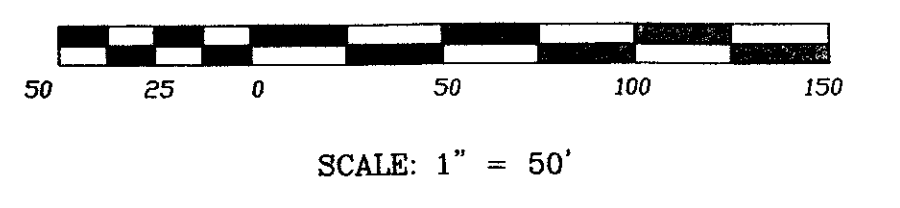
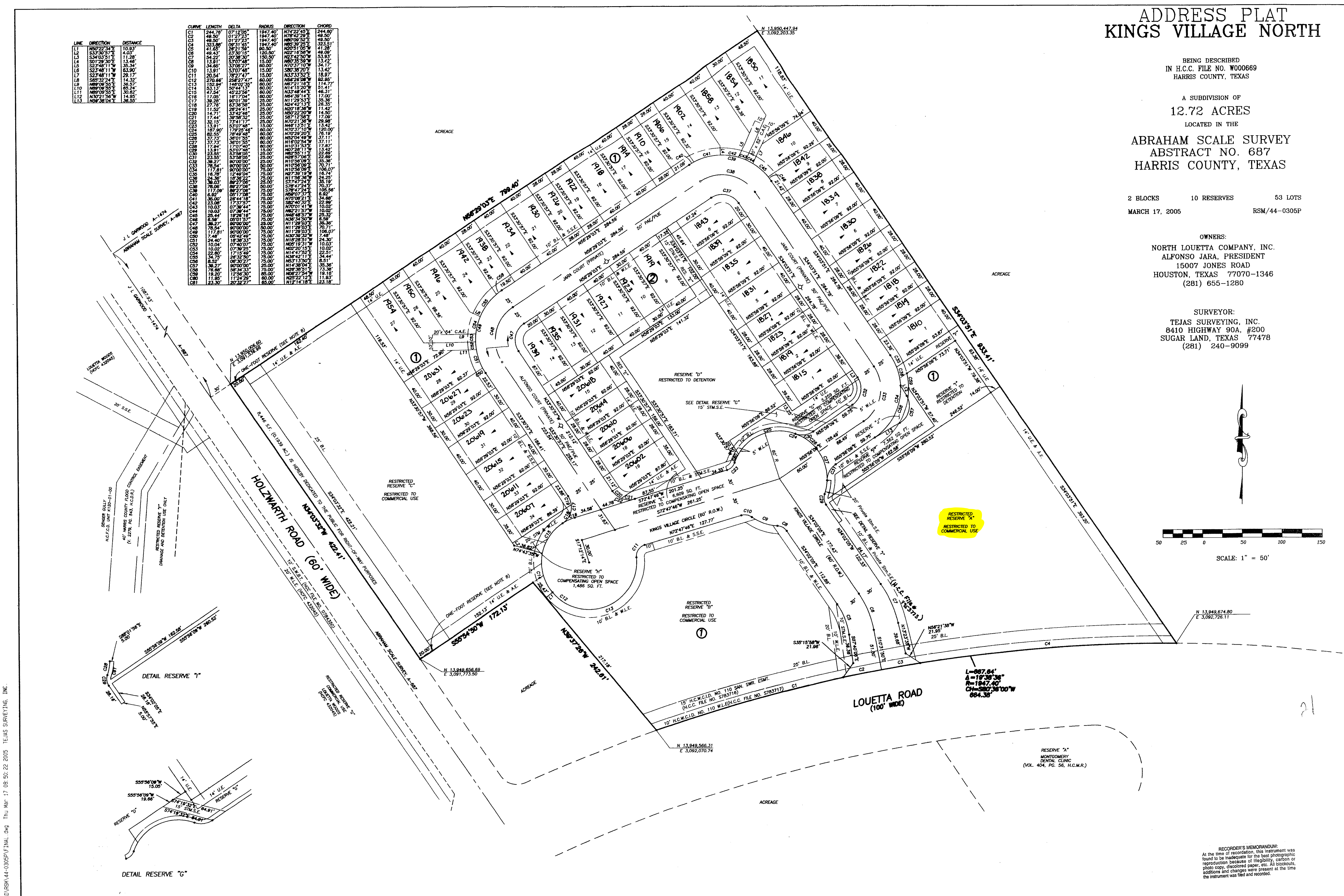
ABRAHAM SCALE SURVEY
ABSTRACT NO. 687
HARRIS COUNTY, TEXAS

2 BLOCKS 10 RESERVES 53 LOTS
MARCH 17, 2005 RSM/44-0305P

OWNERS:
NORTH LOUETTA COMPANY, INC.
ALFONSO JARA, PRESIDENT
15007 JONES ROAD
HOUSTON, TEXAS 77070-1346
(281) 655-1280

SURVEYOR:
TEJAS SURVEYING, INC.
8410 HIGHWAY 90A, #200
SUGAR LAND, TEXAS 77478
(281) 240-9099

LINE	DIRECTION	DISTANCE	CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
L1	N89°22'34"E	10.93'						
L2	S33°30'57"E	4.03'						
L3	S34°03'51"E	11.28'						
L4	S01°29'30"E	13.44'						
L5	S23°48'11"W	35.34'						
L6	S23°48'11"W	63.90'						
L7	S23°48'11"W	29.17'						
L8	S85°32'24"E	14.32'						
L9	N89°08'50"E	28.17'						
L10	N89°08'50"E	30.62'						
L11	N32°21'56"W	14.05'						
L12	N32°21'56"W	38.55'						
L13	N32°21'56"W	38.55'						



RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

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

Monthly Estimate No. 4
LEI Job No. 078-403, Contract No. 1

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

Enchanted Oaks Tennis Court Improvements

27-Jul-24

Thru

25-Oct-24

Owner: Harris County W.C. & I.D. No. 110
c/o Sanford Kuhl Hagen Kugle Parker Kahn, LLP
1980 Post Oak Blvd., Suite 1380
Houston, Texas 77056

Contractor: Classic Sports
21755 North Freeway, Building #9
Spring, Texas 77388

Contract Time: 90 Calendar Days Extensions: 0 Calendar Days

Total Time: 90 Calendar Days Time Used: 219 Calendar Days

Contract Dated: 18-Jan-2024

Work Order Dated: 20-Mar-2024

Completion Date: 18-Jun-2024 (Scheduled)
(Actual)

Percent Time Used: 243.33%

Percent Complete: 93.50%

Current Contract: \$ 636,270.00

Item No.	Description	Bid Qty	Unit Meas.	Work Prior Period	Work This Period	Qty To Date	Unit Price	Total Amount
Base Bid Items								
1.	All Equipment, Materials and Labor Associated with Removal, Proper Disposal (in Compliance with all Applicable State and Local Laws), and Replacement of Existing 10' High Chain Link Fence and Three (3) Chain Link Gates (Approx. 620 L.F.), Including Replacement of Posts, Filling-In of Posts with Flowable Fill, Mesh, and Windscreens Along Northeast & South Fenceline, As Approved By The Engineer, As Per Plans And Specifications, Complete In Place							
1.1	Demo	1	L.S.	1	0	1	\$ 3,600.00	\$3,600.00
1.2	New Construction	1	L.S.	0	1	1	\$ 27,450.00	\$27,450.00
1.3	Windscreens	1	L.S.	0	0.90	0.90	\$ 3,600.00	\$3,240.00
2.	All Equipment, Materials and Labor Associated with Removal, Proper Disposal (in Compliance with all Applicable State and Local Laws), and Replacement of Reinforced Concrete Tennis Courts (Approx. 24,250 Sq. Ft), Including all Cut and Fill Efforts to Ensure Proposed Elevations Match Existing, Proper Compaction of Subgrade, Furnish and Installation of 3" Thick Bank Sand Cushion, 5" Thick (3500 psi) Tensioned Reinforced Concrete (Signed and Sealed By A Texas P.E.), Including Pickleball/Tennis Court Posts, Center Pipe Anchor, Nets and Miscellaneous Appurtenances, and Plexipave Hardcourt System Including Tennis and Pickleball Play Lines, As Approved By The Engineer, As Per Plans and Specifications, Complete In Place, As Approved By The Engineer, As Per Plans And Specifications, Complete In Place							
2.1	Demo	1	L.S.	1	0	1	\$ 35,000.00	\$35,000.00
2.2	New Construction	1	L.S.	1	0	1	\$ 253,800.00	\$253,800.00
2.3	Net Posts, Nets, Resurfacing	1	L.S.	0	0.90	0.90	\$ 18,540.00	\$16,686.00
3.	All Equipment, Materials and Labor Associated with Removal, Proper Disposal (in Compliance with all Applicable State and Local Laws) of Existing Six (6) Light Pole Foundations, Including Proper Backfill, As Approved By The Engineer, As Per Plans and Specification, Complete In Place	6	EA.	6	0	6	\$ 750.00	\$4,500.00

Item No.	Description	Bid Qty	Unit Meas.	Work Prior Period	Work This Period	Qty To Date	Unit Price	Total Amount
4.	All Equipment, Materials and Labor Associated with Furnishing and Installing Four (4) 60-Foot High HD Galvanized Steel Light Structures, Including Reinforced Concrete Foundations (Signed and Sealed by a Texas P.E.), Light System Cross Arm Assemblies and Fixtures Including but not Limited to Two (2) 1200W LED Luminaires and One (1) 900W LED Luminaires and Necessary Drivers, External Visors, Internal Shields and Louvers, Exterior Receptacles, NEMA Type 4 Aluminum Lighting Contactor Cabinets on Each Pole, with Stainless Steel Hardware and Fasteners, with Light System Having a Minimum Color Temperature of 5700K and a CRI of 75 with an Average Target Illumination Level of 50 Footcandles, Including Any Necessary Electrical Improvements for a Fully Functional Lighting System Allowing Owner Full Light Control, Including but not limited to Addition of Local Disconnect, Connection to Existing 480V, 3PH, 150 Amp Power, Utilizing Existing Electrical Conduit and Installation of Conductors, and Providing a Minimum of 25-Year System Warranty, as Produced by MUSCO Sports Lighting, LLC., or Approved Equal, as Approved by the Owner, as per Plans and Specifications, Complete in Place							
4.1	Materials and Delivery to Jobsite	1	L.S.	1	0	1	\$ 124,151.00	\$124,151.00
4.2	Installation	1	L.S.	0.95	0.00	0.95	\$ 42,089.00	\$39,984.55
5.	All Equipment, Materials, and Labor to Furnish, Install, Maintain, and Remove Erosion Control Structures, As Per Plans and Specifications, Complete In Place	1	L.S.	0.25	0.50	0.75	\$ 3,500.00	\$2,625.00
6.	All Equipment, Materials, and Labor to Remove, Salvage and Reinstall Existing Remote Gate Exit Button Pedestal, and Two (2) Existing Iron Gates and Key Card Scanners for Fully Functional Access Points, as Approved by the Engineer, as Per Plans and Specifications, Complete In Place	1	L.S.	0.25	0.50	0.75	\$ 3,600.00	\$2,700.00
7.	All Equipment, Materials, and Labor to Furnish, Install, Maintain, and Remove Construction/Security Fencing, As Per Plans and Specifications, Complete In Place							
7.1	Install at Start of Project	1	L.S.	1	0	1	\$ 2,000.00	\$2,000.00
7.2	Removal at End of Project	1	L.S.	0	1	1	\$ 1,780.00	\$1,780.00
Subtotal Amount Base Bid (Item Nos. 1 - 7)								\$517,516.55

Item No.	Description	Bid Qty	Unit Meas.	Work Prior Period	Work This Period	Qty To Date	Unit Price	Total Amount
Supplemental Items								
a.	Extra Concrete, as Approved by Engineer,	50	C.Y.	0	0	0	\$ 200.00	\$0.00
b.	Extra Reinforced Steel or Extra Welded Wire Fabric, as Approved by Engineer, Complete In Place	250	Lbs	0	0	0	\$ 1.50	\$0.00
c.	Additional Underground Electrical Conduit (All Sizes) Without Conductors as Approved by Engineer, Complete In Place	50	L.F	0	0	0	\$ 30.00	\$0.00
d.	Extra Compacted Select Fill Necessary to Bring Tennis Court Area (24,250 Sq. Ft.) To Approved Elevation, Including All Equipment, Materials and Labor, With A Minimum Compacted Layer Not Exceeding 6-Inches (448 CY), Including Removal And Disposal of Existing Base Material, As Approved By The Engineer, Complete In Place	2	Ea.	2	0	2	\$ 32,000.00	\$64,000.00
e.	Replacement of Reinforced Concrete Sidewalk and Stabilized Subgrade, Including All Equipment, Materials and Labor, As Approved By the Engineer, Complete In Place	1,300	SF	0	0	0	\$ 18.00	\$0.00
Subtotal Amount Supplementary Bid (Item a thru e)								\$64,000.00
Change Order No. 1								
Supplemental Item D was adjusted under Change Order No. 1								
Change Order No. 2								
1	L.S.	0.00		1		1	\$ 13,385.00	\$13,385.00
All Equipment, Material, and Labor For the Installation of Approximately 160 Linear feet of 2-1/2" PVC Conduit and 4/0 Copper Wire, Sized for 200 AMP/240V Feed, to Proposed Lighting Control Box to Serve Tennis Court Lights from Existing District Electrical Service Rack, Including 200A Service Disconnect, Connection to Existing Wireway, Stainless Steel Lighting Control Panel Unistrut Supports, New Breaker Box for Control Panel, Excavation, Red Conduit Concrete Backfill and Restoration. Final Elevation and Location Shall be Approved by the Engineer, Complete In Place.								

Item No.	Description	Bid Qty	Unit Meas.	Work Prior Period	Work This Period	Qty To Date	Unit Price	Total Amount
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Summary of Work to Date

Work Performed to Date	\$ 594,901.55
Less 10% Retainage	\$ 59,490.16
Net Amount Earned to Date	\$ 535,411.40
Add: Materials Stored at Close of Period	\$0.00
Less 10% Retained on Hand	\$0.00
Subtotal Work Completed and Materials Stored	\$ 535,411.40
Less Previous Payments	\$ 475,929.50
AMOUNT DUE THIS ESTIMATE	\$ 59,481.90

Summary of Adjusted Contract

Original Contract Amount	\$ 590,885.00
Change Order No. 1	\$ 32,000.00
Change Order No. 2	\$ 13,385.00
CURRENT CONTRACT AMOUNT	\$ 636,270.00

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

Recommended for Payment:

By: _____
Langford Engineering, Inc.
Printed Name: John K. Davis

Date: _____

Accepted:

By: Sandra Speck
Classic Sports
Printed Name: Sandra Speck

Date: 11.12.2024

Approved:

By: _____
Harris County W.C. & I.D. No. 110
Printed Name: James N. Williams

Date: _____

Distribution: Sanford Kuhl Hagan Kugle Parker Kahn, LLP (1)
Mrytle Cruz, Inc. (1)
Classic Sports (1)
Langford Engineering, Inc. (1)