



ENGINEER'S REPORT

Date: September 15, 2020

To: Harris County MUD No. 55

From: Nelson Gaez

Nelson Gaez, PE
District Engineer

9. Engineer's Report, including:

a. Commercial Reviews:

1. Beamer Villas – No new updates.

2. El Dorado Tracts:

- i. Allora Apartments (9.13 Acre Multi Family Tract): The developer has submitted revised construction plans which are currently under review. The development will require a public waterline easement and two water meter easements. Metes and Bounds Descriptions have been sent to the District attorney for review and recordation.
- ii. 123 Unit Assisted Living Facility (6.77 Acres El Dorado Blvd and Beacons View): WGA, Inc. has submitted construction plans and they are currently under District review.

3. ACES AC Warehouse (Ellis Business Park) – No new updates. Venturi Engineering Inc. was informed that reserved capacity is not transferable with the sale of land and that his client must submit a capacity request for the tract. The District has not received a formal capacity request letter from the developer.

b. Capacity Requests:

- i. Trammell Crow Request of Adjustment to Capacity Reservation (9.13 AC) : Representatives of Trammell Crow Residential (TCR) are requesting that the District extend the timeframe for closing on the parcel as stipulated in the last revised capacity commitment letter (**see pages 3 - 4**). TCR is requesting a 90-day extension because they do not foresee starting construction prior to the expiration of the 60 day stipulation in the letter.

Action Item: Discuss and take necessary action.

- ii. Request of Adjustment to Capacity Reservation (6.77 AC) – Representatives of Prosperity Plaza have submitted a request for the District to grant a 12 month extension to the stipulation on the capacity reservation letter which states that construction must start by November 21, 2020 (**see page 5**). They are also requesting a consent to assignment letter allowing the capacity to be assigned to another party upon the closing of the parcel by November 30, 2020.

Action Item: Discuss and take necessary action.

c. BGE authorized projects:

- i. 2020 Bond Issue Report – BGE has received comments from the financial advisor pertaining to the newly released 2020 certified values and we are updating the report to reflect new information.
- ii. Emergency Preparedness Plan (EPP) – BGE, Inc. coordinated with Si Environmental and Norton Rose Fulbright to update the District's EPP. The TCEQ updated the required document format in 2018 and required that District include in depth backup power information. The updated EPP has been submitted to the TCEQ for review and approval. Once approved, the EPP will be distributed to applicable regional public offices.

d. COH / County Projects:

- i. COH South-East Transmission Line (surface water line) – COH submitted a letter dated August 28 explaining that the engineer of record for the 42" SETL project has suggested to separate the abandonment of the existing water line from the contract to build the new 42" line. The letter explains the benefits of the separation of scope (**see page 6**).

COH will hold a meeting on September 17th to present Garver as the new technical advisor selected to replace Arcadis.

- ii. Blackhawk Treatment Plant – No new updates.

A summary of flows for the month of August is attached (**see page 7**).

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 55
C/O NORTON ROSE FULBRIGHT US LLP
1301 MCKINNEY, SUITE 5100
HOUSTON, TEXAS 77010-3095**

WATER AND SEWER CAPACITY COMMITMENT LETTER

May 20, 2020

Maple Multi-Family Land TX, L.P.
750 Town & Country Blvd., Suite 520
Houston, TX 77024
Attn: M. Scot Davis & Taylor Moffatt

Gentlemen:


Reference is made to a Water and Sewer Capacity Commitment Letter (the "Commitment Letter") dated November 21, 2019, from the District to Friendswood Multifamily, LLC ("Current Owner"). A copy of the Commitment Letter is attached. For convenience, all capitalized terms not defined in this letter shall have the same meanings given to them in the Commitment Letter.

We understand that you have entered into a purchase and sale agreement (as amended, the "PSA") with Current Owner to acquire the Tract. In conjunction with your pending acquisition of the Tract, you have requested that the District consent to the assignment of the Commitment Letter to you or another affiliate of Trammell Crow Residential to which you assign your rights under the PSA (you and any such affiliated assignee being referred to as "Trammell Crow Residential").

By this letter, the District hereby consents to the assignment of the Commitment Letter to Trammell Crow Residential, provided that (1) the sale of the Tract takes place by December 31, 2020, (2) the District is provided with a recorded copy of the Deed conveying the Tract to Trammell Crow Residential, and (3) the District is provided with an executed copy of an assignment of the Commitment Letter from Current Owner to Trammell Crow Residential.

The Commitment Letter is not otherwise assignable to any subsequent purchaser of the Tract or any other person without our consent.

Very truly yours,

By: 
Name: Robert L. Squires
Title: President, Board of Directors

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 55
C/O NORTON ROSE FULBRIGHT US LLP
1301 MCKINNEY, SUITE 5100
HOUSTON, TEXAS 77010-3095**

WATER AND SEWER CAPACITY COMMITMENT LETTER

November 21, 2019

Mr. Hank Vu
Prosperity Plaza, LP
7902 Hillmont Street
Houston, TX 77040

Dear Mr. Vu:

The Board of Directors of Harris County Municipal Utility District No. 55 (the "District") has considered your request for water and wastewater capacity a parcel totaling 6.77 acres located at the west corner of the intersection El Dorado Boulevard and Beacons View (the "Tract"). We confirm that the District's public water supply and wastewater collection and treatment system extends to the Tracts, that permanent water supply and wastewater treatment plants are constructed to serve the development you propose for the Tracts, and that the present and planned uncommitted capacity of the District's wastewater treatment system is sufficient to serve the Tracts that will consist of a 123 unit senior living facility (the "Development").

We agree to provide to the Tract water and wastewater collection and treatment service from the District's system in accordance with the District's prevailing tap fees, monthly service charges, and existing rules and regulations, as the same may be amended from time to time, without discrimination. We also agree to reserve 59 equivalent single family connections for the benefit of the Tract, provided that taps to our water distribution and wastewater collection system to serve the Tract are made, and construction commences, within twelve (12) months from the date of this letter and provided that your development plans are not altered materially. The capacity herein committed is subject to temporary reallocation if usage by the Tract falls below 80% of the amount committed.

Taps to the District's water distribution and wastewater collection system will not be allowed until you obtain our engineer's approval of the plans, and pay all fees outlined in the District's Rate Order.

This letter is for your sole benefit and is not assignable by you to any subsequent purchaser of such tract or any other person without our consent.

Very truly yours,



President, Board of Directors

PLANNING
ENGINEERING
PROGRAM MANAGEMENT

DATE: 8/28/2020
TO: Anh Hunter, PE
FROM: Melissa Mack, PE and Manny De Pau, PE
PROJECT NO.: WBS S-000900-0145 | LAN 130-10708-145
PROJECT: Southeast Transmission Water Line – Contract C
SUBJECT: SETL OGR Abandonment Advantages of Separate Construction Contract

Est. 1935
AUSTIN, TX
CHICAGO, IL
COLLEGE STATION, TX
CONROE, TX
CORPUS CHRISTI, TX
DALLAS, TX
FLINT, MI
FORT WORTH, TX
HOUSTON, TX
HUNTINGTON BEACH, CA
LANSING, MI
LOS ANGELES, CA
MIAMI, FL
MILPITAS, CA
ORANGE, CA
PHOENIX, AZ
SACRAMENTO, CA
SAN ANTONIO, TX
SAN MARCOS, TX
TAMPA BAY, FL
WACO, TX

MESSAGE:

As the Engineer of Record for WBS S-000900-0145-3 (Contract C), NAK has requested and recommended consideration for abandoning the existing 42" Old Galveston Road water line (42" Water Line) as a separate construction package. This is due primarily to complexity and coordination effort to remove the existing 42" Water Line out of service with minimal disruption to the City's system. LAN evaluated this request and offer the following advantages of pursuing with a separate construction package for the City and SETL Co-participants to consider and to make a final decision.

1. NAK can prepare a separate construction plan for the 42" Water Line Abandonment that will not interfere with the design and schedule of all other Contracts.
2. The schedule of completing SETL design is critical. NAK recommends starting the 42" Water Line Abandonment Construction Plan when all Contracts are at least at 90% Submittal. Thus, all the cuts, plugs, abandonments, and transfer of services will be well-defined.
3. The lag in schedule for ROW Acquisition/Real Estate process until final bid-ready plans can be finalized and will allow NAK adequate time to prepare the 42" Water Line Abandonment plans and provide sufficient time to coordinate with other segments/agencies.
4. It minimizes the chance of active water line connections to the existing 42" water line being left out. It allows flexibility in the schedule, and ready for work once construction in other SETL Contracts are completed.
5. A separate construction package will attract Contractors who have experience with abandonment of large diameter pipes and structures and may lead to better pricing.

At this time there are no foreseen disadvantages of bidding as a separate construction package aside from the additional effort to bid and advertise another construction package. The additional effort for the City, Engineer of Record, and Technical Advisor to hold a separate bid phase for this construction package would be minimal and covered by project contingency. The main costs related to construction and review of submittals are already accounted for in the WBS S-000900-0145 (Contract C) budgets and would just be expended at a later time based on a separate schedule to perform the 42" Water Line Abandonment.

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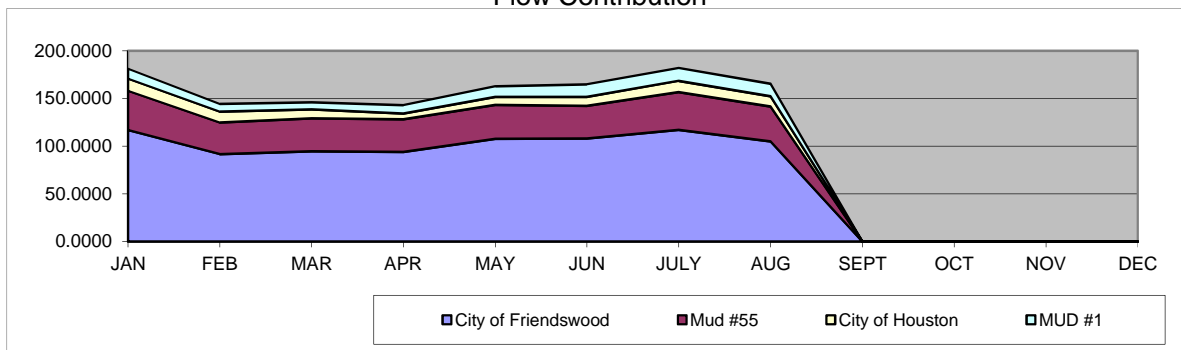
Gulf Coast Authority Flow Data

August 2020

City of Friendswood	63.45%	105.0154	MG
MUD #55	22.07%	36.5200	MG
City of Houston	6.50%	10.7651	MG
MUD #1	7.98%	13.2075	MG
Total	100.00%	165.5080	MG

Year to Date

Flow Contribution



Per Cent Contribution

