



February 13, 2026

Mayor and City Council
City of Hilshire Village
8301 Westview Drive
Houston, Texas 77055

Re: Engineer's Report for February 17, 2026 Council Meeting
HDR Job No. 10420677

Dear Mayor and Council Members:

HDR Engineering, Inc. (HDR) is pleased to submit this report on engineering related issues from January 16, 2026 to February 13, 2026:

1) On-Going Services (10420677):

a) 8013 Anadell Street –

- On January 16, 2026, HDR attended the MS-Teams Pre-Construction Meeting for 8013 Anadell Street.
- On January 21, 2026, HDR conducted a Silt Fencing Inspection for 8013 Anadell. The Silt Fencing Inspection passed.

b) 1236 Archley Drive –

- On February 9, 2026, HDR received the 2nd Amendment Drainage Plan, and 2nd As-Built Drainage Plan Submittals for 1236 Archley Drive. The drainage plan and as-built plan are currently under review.

c) 1315 Bridle Spur Lane –

- On January 30, 2026, HDR attended the MS-Teams Pre-Construction Meeting for 1311 Friarcreek Lane.
- On February 2, 2026, HDR reviewed and returned the 3rd Drainage Plan submittal for 1315 Bridle Spur Lane. The drainage plan was approved with exceptions as noted.
- On February 2, 2026, HDR conducted a Silt Fence Inspection for 1315 Bridle Spur. The inspection passed.

d) 1311 Friarcreek Lane –

- On February 2, 2026, HDR reviewed and returned the 4th Pool Drainage Plan and Erosion Control Plan submittal for 1311 Friarcreek Lane. The drainage plan was approved with exceptions as noted.
- On February 2, 2026, HDR attended the MS-Teams Pre-Construction Meeting for 1311 Friarcreek Lane.

e) 1106 Glourie Drive –

- On February 5, 2026, HDR reviewed and returned the Drainage Plan Submittal for 1106 Glourie Drive. The Drainage Plan requires corrections (e.g. incomplete survey, missing storm sewer pipe slopes and lengths, missing perimeter elevations, missing standard City notes, etc.); therefore, the plan needs to be revised and resubmitted.

f) 1222 Glourie Drive-

- On February 9, 2026, HDR received the 1st Submittal Pool Drainage Plan for 1222 Glourie Drive. The Pool Drainage Plan is currently under review.

g) 1234 Glourie Drive –

- On January 16, 2026, HDR conducted a Final Drainage Inspection for 1234 Glourie Drive. The Final Drainage Inspection passed.

h) 1306 Glourie Drive –

- On January 23, 2026, HDR conducted a site visit/preliminary cover inspection for 1306 Glourie Drive.
- On January 27, 2026, HDR conducted the cover inspection for 1306 Glourie Drive. The inspection passed.
- On February 12, 2026, HDR received the 1st As-Built Plan Submittal for 1306 Glourie Drive. The As-Built is currently under review.

i) 1119 Guinea Drive –

- On January 21, 2026, HDR received the 1st Erosion Control/Retaining Wall Plan submittal for 1119 Guinea Drive. The retaining wall was installed without a construction permit or design plans, therefore, the retaining wall plan is being reviewed retrospectively. HDR has scheduled a site visit for February 17, 2026, to meet with their Contractor on site.

- j) 6 Hilshire Oaks Court –
- On January 16, 2026, HDR conducted a Silt Fencing Inspection for 6 Hilshire Oaks. The Silt Fencing Inspection passed.
- k) 1311 Pine Chase Drive –
- On January 21, 2026, HDR reviewed and returned the 3rd Pool Drainage Plan Submittal for 1311 Pine Chase Drive. The Pool Drainage Plan was approved with exceptions as noted.
- l) 1035 Ridgeley Drive –
- On February 10, 2026, HDR received the 3rd Drainage Plan submittal for 1035 Ridgeley Drive. The drainage plan is currently under review.
- m) 1105 Ridgeley Drive –
- On February 5, 2026, HDR reviewed and returned the 3rd Retaining Wall Plan submittal for 1105 Ridgeley Drive. The retaining wall plan was approved with exceptions as noted.
- n) 1214 Ridgeley Drive –
- On February 10, 2026, HDR conducted a Final Drainage Inspection for 1214 Ridgeley Drive. The inspection passed.
 - On February 12, 2026, HDR reviewed and returned the 2nd As-Built Submittal for 1214 Ridgeley Drive. The As-Built was approved with exceptions as noted.
- o) 1209 Pine Chase & 1303/1307 Friarcreek Drainage Easement Improvements –
- 1209 Pine Chase Drive Drainage Easement – As previously reported, construction for this project was completed on November 7, 2025. HDR has reviewed and processed the Contractor's Pay Estimate #1 (Final) for \$29,325.00. Please note that the project amended cost proposal was for \$23,025.00 as approved by City Council on the September 16, 2025 Council Meeting for additional work (e.g. removal and replacement of deteriorated concrete slope paving, removal and replacement of the broken segment of 24-inch RCP at the pipe outfall entrance, and installation of turf reinforcement mat/erosion control blanket along the drainage easement ditch); however, the Contractor had to install additional sod along the west ditch embankment and directly behind the pipe outfall entrance (e.g. wingwall) that was not initially included, and the additional cost for this work was \$6,300.00. Therefore, HDR recommends final payment to the Contractor in order to complete and closeout the project.

- 1303/1307 Friarcreek Lane Drainage Easement – At the request of Council during the January 20, 2026, Council Meeting, HDR is preparing a proposal for the Design and Construction Phase Services for the 1303 and 1307 Friarcreek Drainage Easements Improvements Project. HDR’s geotechnical subconsultant has stated that access to the site is not possible, therefore, HDR is evaluating alternative options to perform slope stability analysis, as required by Harris County Flood Control District (HCFCD), without a geotechnical investigation. Once this issue is resolved, HDR will finalize the proposal and present it to City Council in the next Council Meeting.

p) Wirt Road Safety Project –

ANTICIPATED PROJECT TIMELINE:

Approval from COH:	<i>March 18, 2025 (Updated)</i>
Construction NTP:	TBD with Harris County Precinct 3

- HDR has attempted to communicate via telephone with Mr. Jason Hains (HC Precinct 3 Project Manager) to no avail. HDR sent an e-mail to Mr. Hains on February 13, 2026 requesting future coordination communications be performed via e-mail.
- However, it appears that HC has secured the additional funding required to perform the project and assigned a HC Contractor since the City has received reports from residents/stakeholders along the Wirt Road Sidewalk Project area that the HC Contractor has reached out to them about the upcoming sidewalk construction.
- The City Contractor for the Hickory Shadows Paving, Drainage & Water Line Improvements Project (Arnold & Co) also reported that someone from HC Precinct 3 (presumably Mr. Hains) has reached out to them requesting that the proposed paving improvements at the south entrance of the Hickory Shadows Subdivision, which is also the entrance to the HC Jeffrey Limmer Park be completed/performed as soon as possible in order for the HC Contractor to use the Park as a staging/storage area for the Wirt Road Sidewalk Project.
- On the February 13, 2026 e-mail to Mr. Haines, HDR also requested the contact information for the HC Contractor, as well as any other HC Precinct 3 contact persons, the City and HDR may be able to reach out in the near future for additional coordination efforts.
- As previously reported, on November 3, 2025, HDR resubmitted/e-mailed the re-executed Sidewalk Easement Form 584 from The School Of The Woods to the Houston Permitting Center (HPC). On November 4, 2025, HDR received e-mail confirmation from HPC that all the documents were in order and to submit the original documentation for final processing to HPC.

HDR couriered the original documents to HPC on November 13, 2025, received e-mail confirmation from HPC that the package was received and assigned Tracking No. 30855.

- However, on December 1, 2025, HPC requested the grantor to provide a notarized document (such as a resolution, affidavit, etc.) signed by an authorized person (other than the signatory), to validate Mr. Robert T. Deden’s title as President and authority to execute real estate transactions on behalf of The School Of The Woods. HPC also requested another minor revision to the Form 584 to include the company name in the signature block. The City is currently coordinating with The School Of The Woods to secure these additional documents.

q) Hickory Shadows Paving, Drainage & Water Line Improvements Project –

ANTICIPATED PROJECT TIMELINE:

70% Submittal:	<i>Tuesday, April 22, 2025 (Completed)</i>
Public Meeting:	<i>Wednesday, May 14, 2025 (Completed)</i>
100% Submittal:	<i>Thursday, June 4, 2025 (Completed)</i>
City Council (Authorization to Bid):	<i>Tuesday, June 17, 2025 (Completed)</i>
Advertisements (2 weeks):	<i>Weeks of July 9/16, 2025 (Completed)</i>
Pre-Bid Meeting:	<i>Thursday, July 17, 2025 (Completed)</i>
Bid Opening:	<i>Thursday, August 7, 2025 (Completed)</i>
Recommendation to Award:	<i>Friday, October 3, 2025 (Completed)</i>
City Council (Contract Award):	<i>Tuesday, October 21, 2025 (Completed)</i>
Second Public Meeting:	<i>Wednesday, Dec 11, 2025 (Completed)</i>
Construction NTP:	<i>Monday, January 5, 2026 (Completed)</i>

- Due to previously encountered issues with the water line installation, HDR requested that the Monthly Construction Progress Meeting be moved from February 12, 2026, to January 29, 2026 to discuss communication protocols going forward and construction updates.
- During the January 29, 2026 Monthly Construction Progress Meeting, the Contractor (Arnold & Co) requested confirmation that the existing underground valve pit present within the project limits (e.g. old City Hall water meter vault), by the existing City of Houston water meter vault is to remain in place since the Park’s irrigation system appears to be connected to it. As requested by HDR, the Contractor submitted a Request for Information (RFI), on January 30, 2026, regarding this issue to confirm whether the valve pit structure should be removed and provided a proposal for a total amount of \$4,950.00 to perform this additional work for the City’s consideration. After reviewing the proposal from Contractor to perform the exploratory work, clearing, demolition and removal of the small meter vault, waste disposal, backfill and compaction, and surface restoration, HDR determined that the cost was reasonable and that it would be brought to City Council for preliminary acceptance. If the work is approved, the Contractor will be

required to coordinate with both Harris County Precinct 3 and the City of Houston.

- The Contractor submitted a second RFI on February 9, 2026, regarding the waterline on the South side of Hickory Shadows Drive. During excavation, it was found that the existing 8-inch water line has a 90-degree bend that is fully encapsulated in concrete, and that the main water line is located directly beneath the brick wall. The Contractor requested that HDR provide additional guidance on the proposed water line wet connection to the existing water line based on the existing conditions and the proximity to the brick wall. In response to the RFI, HDR recommends that the Contractor perform the 8-inch wet connection on the exposed section of 8-inch AC water line, just inside the Hickory Shadows Subdivision, while maintaining at least 3-foot clearance from the brick wall foundation in order to mitigate adverse effects to the brick wall.
 - HDR has reviewed and returned nineteen (19) out of nineteen (19) submittals to the Contractor.
 - HDR has reviewed and returned two (2) out of two (2) RFIs to the Contractor.
 - On February 11, 2026, HDR reviewed, processed and transmitted to the City the Contractor's Pay Estimate No. 1 for \$174,018.52 for the period ending on January 31, 2026. The total billing for the project represents 16.04% of the contract amount and the contract time expended as of the Pay Estimate cut-off date is 12.86%.
- r) Pine Chase Grove Cul-De-Sac Site & Drainage Improvements–
- As previously reported, construction for this project was completed by the Contractor (ICS) on November 22, 2025. HDR has reviewed and processed the Contractor's Pay Estimate #1 (Final) for \$26,400.00. Please note that the project initial cost proposal was for \$23,900.00, as approved by City Council on the January 28, 2025 Council Meeting; however, due to the additional conduit installation work that the City of Houston was initially committed to perform, but was actually performed by the Contractor, the additional cost for this work was \$2,500.00. Therefore, HDR recommends final payment to the Contractor in order to complete and closeout the project.
- s) City-Wide Ditch Regrading & Cleaning –
- The City has previously received reports from a few residents with concerns regarding the ditch cleaning work (e.g. overcuts, slopes, general cleaning, zoysia grass quantity and cost, etc.) On January 29, 2026, HDR conducted a site visit meeting with Experts Underground Solutions (EUS – Contractor) to walk the project limits and evaluate a path forward to remedy the issues

reported. The Contractor will have his survey team back on site to reshoot elevations and verify the existing conditions prior to conducting the corrective work.

- As previously reported, the City has also received additional requests from Creekstone Circle residents to address drainage issues in the City ditches fronting their residences. HDR has also coordinated with the Contractor to obtain preliminary survey information on these additional areas, as well as the additional Glourie Drive east ditch segment between Bromley Road and Pine Chase Drive that the City previously requested to add to the project, in order to review and provide final recommendations on ditch cleaning/re-grading and culvert cleaning. The additional survey will be performed when the Contractor is on site reshooting elevations.

t) Mallie Court Ravine/Gully Erosion Issues –

- As previously reported in the January 20, 2026 Council Meeting,, on December 17, 2025, HDR met with Mrs. Leslie Appling (8205 & 8209 Mallie Court) regarding erosion issues and concerns along the drainage ravine traversing her properties and 8201 Mallie Court (Leman Family). The ravine/gully is experiencing significant erosion which has undermined some of the erosion control measures previously performed by 8201 Mallie Court. Also, the S-shape configuration of the ravine has further exacerbated the erosion issues herein to the point that several tree roots have been exposed and pose a safety/risk issue of falling trees at any time. The City can request Harris County Flood Control District (HCFCD) assistance in removing these high-risk of falling trees.
- At the request of the City, HDR is currently using LiDAR data to perform a preliminary evaluation of the existing conditions of the ravine and to estimate the volume of riprap that would be needed to mitigate the erosion issues along this ravine the Appling and Leman Families are experiencing.

If there are any questions concerning the information contained in this report, we will be glad to discuss them with you.

Sincerely,

HDR Engineering, Inc.



Efrain Him, P.E.

City Engineer for City of Hilshire Village

cc: Files (10420677)