

LAND DEVELOPMENT



PAPE-DAWSON

STATEMENT OF QUALIFICATIONS

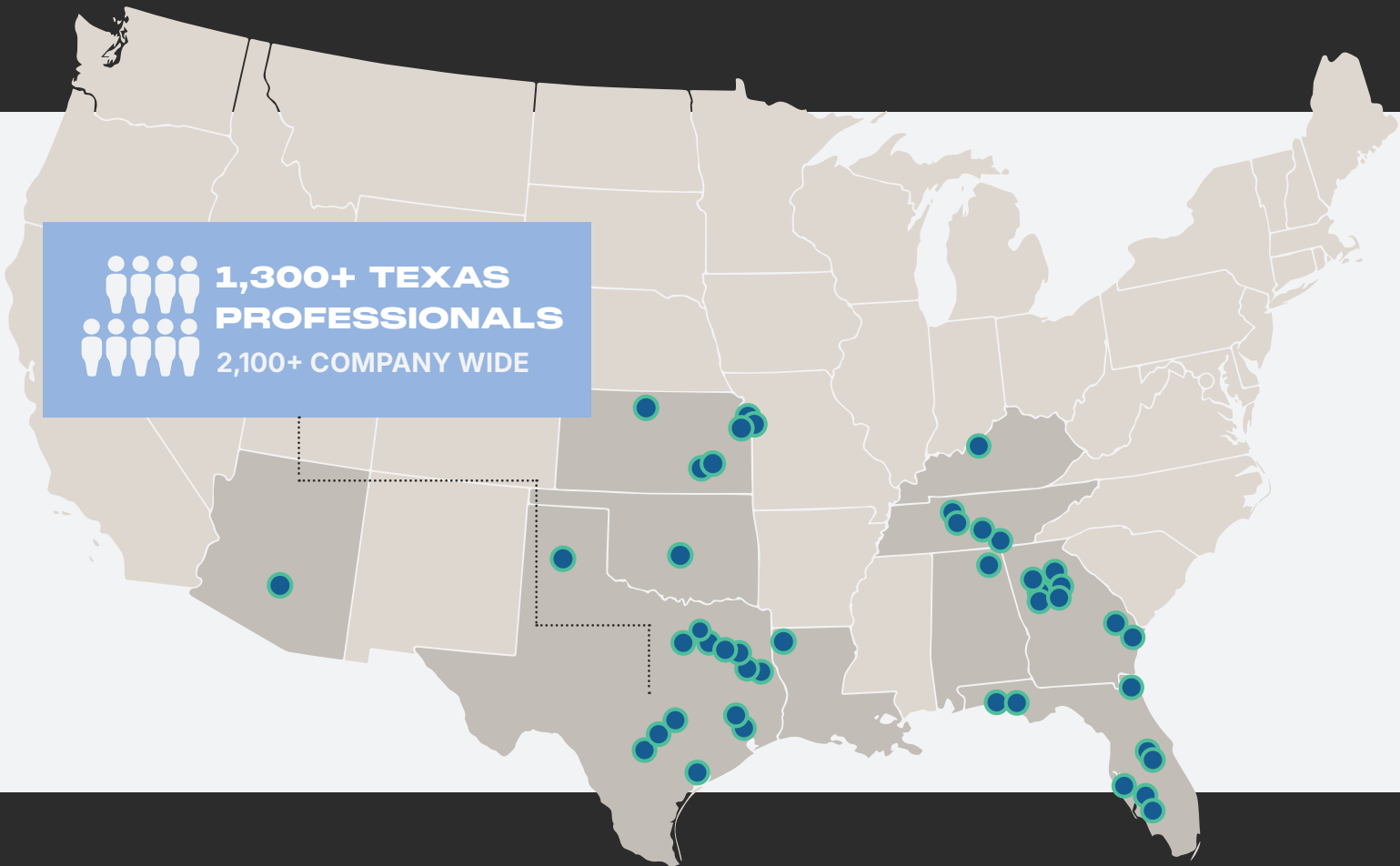
MARCH 2026

WHO WE ARE

At Pape-Dawson, we're about more than engineering. We are diligent, hardworking problem solvers with a passion for making a difference not only through our work, but also through our commitment to being community partners.

Our engineers, surveyors, planners, landscape architects, environmental scientists, archaeologists, data analysts, and construction management professionals work closely with clients and each other to deliver award-winning infrastructure and development projects that positively impact our communities.

We are proud to contribute to critical infrastructure improvement projects, thoughtful master planned communities, industrial sites, educational campuses, healthcare facilities, and retail and commercial developments that improve quality of life.



AREAS OF SERVICE



Pape-Dawson offers clients a full spectrum of services under one roof, providing a streamlined and efficient experience from project inception to completion.

LAND DEVELOPMENT

Pape-Dawson specializes in the planning and design of office, retail, hospitality, industrial, education, single-family, and multi-family developments. We serve our clients at every step of the development process. Whether it is conducting feasibility or traffic studies, or helping navigate the intricacies of platting, our team has the experience to keep projects moving forward.

LAND PLANNING

Pape-Dawson partners with clients to ensure creative land plans make economic and social sense. We ask important questions early on, carefully considering factors such as site access, visibility, accessibility, amenities, and impact, to achieve satisfaction for end users. Our goal is to understand our clients' overall vision for development, identify alternatives, and create comprehensive designs that optimize land use.

LANDSCAPE ARCHITECTURE

Incorporating research into design, our team excels in producing landscape architecture that creates harmony between natural and manmade elements. Our designs are focused on visual aesthetics and sustainability, as we work to create thoughtful spaces that serve today's needs while respecting our land's resources for tomorrow.

TRANSPORTATION

Pape-Dawson uses a comprehensive approach to transportation development, from planning to construction. We develop safe and efficient transportation systems by maintaining acute familiarity with local, state, and federal requirements, and through our commitment to serve as a partner to project stakeholders. From roadways, intersections, and signals to ADA compliance, sidewalks, transit, and traffic studies, our breadth and scope of experience spans a broad range of specialties.

WATER & WASTEWATER

For more than half a century, Pape-Dawson has provided water and wastewater solutions to state and local government agencies, utility companies, and private developments. From collection and treatment to supply and distribution, our experienced team is dedicated to tackling water challenges with thoughtful planning, innovative technologies, and efficient project management tools.

STORMWATER

We are leaders in large-scale flood risk studies and utilize hydrologic and hydraulic models as a baseline for proposed infrastructure improvements. Pape-Dawson addresses the needs of urban drainage and river management by analyzing and creating plans for water cycle management, flood control, and sustainability. Our team has decades of experience performing hydrologic investigations, channel design, floodplain analysis, permitting, and more.

AREAS OF SERVICE



SURVEYING & GEOSPATIAL

Pape-Dawson's survey department conducts thousands of boundary, topographic, and improvement surveys every year. Our experience with a wide range of challenging projects equips us with a comprehensive understanding of regulations and best practices, as well as the versatility to select and apply the most appropriate surveying techniques to expertly address each client's needs. Our UAV and mobile mapping capabilities allow us to quickly and accurately map areas for site design, construction management, and asset inventory by land or air.

AVIATION PLANNING & DESIGN

Our highly-skilled aviation team has completed projects for airports across the nation, from small general aviation airports to medium hub commercial service airports. Whether meeting the needs of the recreational flying community, acting as an economic catalyst for the region, or accommodating corporate aircraft, our team is dedicated to helping aviation clients meet their unique goals.

STRUCTURAL

Focusing on longevity and resilience, Pape-Dawson delivers comprehensive structural designs, inspections, and rehabilitations. Our structural team specializes in detailed bridge designs encompassing a variety of beam and girder types crafted in steel and concrete. Our seasoned staff brings unmatched proficiency in the structural components of infrastructure projects, including water and wastewater treatment plants, lift and pump stations, steel control buildings, concrete masonry unit buildings, drainage outfalls, and erosion protection.

GEOGRAPHIC INFORMATION SYSTEMS (GIS)

Pape-Dawson uses GIS to collect, manage, display, and analyze data in real time as we identify the geographic relationships that impact a project. Our planners, designers, and project managers use GIS for site selection analysis, planning and zoning, flood analysis, traffic mapping, utility and infrastructure management, asset tracking, project tracking, 3D mapping, and 3D analysis to help ensure each project is a success.

ENVIRONMENTAL

Pape-Dawson's experience evaluating environmental resources, coupled with our familiarity with regulatory requirements, enables us to protect the environment while keeping projects moving forward. Minimizing client risk, our professional biologists, geologists, archaeologists, environmental scientists, and engineers guide clients through complex environmental regulations from initial constraints analysis to construction monitoring.

PROJECT DELIVERY

Pape-Dawson has extensive experience delivering large, complex infrastructure programs. We plan ahead, assemble the right team, and develop customized processes to fit unique program requirements. Our cost-effective collaboration and project control tools maintain transparent communication across teams and expedite the decision-making process. From startup to delivery, we effectively maintain critical program elements such as cost and schedule.

SELECTED EXPERIENCE

SINGLE-FAMILY RESIDENTIAL



Mustang Lakes

MUSTANG LAKES

[Celina, TX](#)

Mustang Lakes is a large-scale, master-planned residential community encompassing over 1,000 acres in Celina, Texas. The development program includes approximately 3,000 residential lots, two amenity centers, two school sites, and designated commercial

parcels. The project required comprehensive civil engineering services to support phased residential development, municipal infrastructure expansion, and regional drainage compliance within a rapidly growing North Texas market.

RICHWOODS

[Frisco, TX](#)

Richwoods is a 506-acre, 1,667-lot, gated community in Frisco. Our planning and engineering teams collaborated to develop the master plan and design documents. Richwoods features an internal ring road that connects residents with neighborhood parks, schools, landscaping, and an amenity center to minimize traffic circulation in front of the community's homes. Each gated entry into the project has its own unique visual character with varying landscaping, pavement types, and guardhouse structures.



Richwoods

SELECTED EXPERIENCE

SINGLE-FAMILY RESIDENTIAL



CAMBRIDGE CROSSING

Celina, TX

Our team led planning efforts for this 455-acre master planned community consisting of mixed-use, residential, and school sites. The project consisted of more than 1,000 residential lots, off-site water and sanitary sewer, and a master drainage study.

MORNINGSTAR NORTH

Parker County, TX

Morningstar North is an extension of a well-established community in Parker County, located in the ETJ of Fort Worth. This development consists of 1,300 residential lots on 350 acres. Pape-Dawson provided engineering services for multiple developers, and consultants across seven different phases of development. This project required extensive analysis of FEMA regulated floodplains for both Parker County and the City of Fort Worth.

LONE STAR AT LIBERTY TRAILS

Denton County, TX

Lone Star is a master planned community consisting of approximately 1,700 residential lots, an amenity center, and room for future commercial development.

Pape-Dawson prepared detailed studies related to water and wastewater, floodplain mitigation and development, and a traffic impact analysis. These studies allowed us to expand the footprint of the existing development and work with the city to provide the necessary infrastructure that will allow for future development within this project and the surrounding areas.

In addition to the single-family development, our team designed roadway improvements for the SH 114 corridor, including turn lanes and median openings, and the two main collector roads.

Pape-Dawson also serves as the district engineer for the Brookfield Water Control and Improvement District of Denton County, which owns and maintains the infrastructure for this development. Our expertise in establishing and serving municipal districts has provided additional funding for developers and brought resources to areas that were not readily available for development previously.

SELECTED EXPERIENCE

SINGLE-FAMILY RESIDENTIAL



PATRIOT ESTATES

Venus, TX

Pape-Dawson is the civil engineer responsible for the design and construction administration of Patriot Estates – a 1,050-lot residential project. The design included a 21" sanitary sewer interceptor and two collector roads that bifurcate the site north-south and

east-west. The site also required FEMA floodplain reclamation to increase the developable property acreage. Additionally, we led utility coordination with Enverest, Atmos, and Energy Transfer.

LONGHORN ESTATES

Parker County, TX

Longhorn Estates is a master planned community consisting of approximately 1,050 residential lots, multiple parks, an amenity center, and future land for commercial growth. Pape-Dawson assisted the developer through a thoughtful zoning process which allowed us to craft a land plan that catered to the

residents in the surrounding areas, while also providing higher density areas for growth. The project required extensive offsite water and wastewater improvements, as well as improvements to existing roadways that did not currently meet city standards.

SELECTED EXPERIENCE

MULTI-FAMILY RESIDENTIAL



Cypress Creek (Waxahachie)

CYPRESS CREEK

Waxahachie, TX

Multiple jurisdictions were involved in this project including the parks department, public works, and the Texas Department of Transportation. The 168-unit garden-style project included an extension of River Oaks Boulevard and the new construction of Cypress Creek Boulevard. A hike and bike trail was also constructed that connected the development to public streets and the City of Waxahachie park trail system. A hydraulic timing study proved that detention would adversely affect drainage downstream, so it was removed from the plans and allowed for additional building.

BLUEBONNET RIDGE

Ennis, TX

Pape-Dawson served as the engineer for this unique 264-unit multi-family development along IH 45. This project required a significant amount of off-site public roadway design and coordination with adjacent property owners and the City of Ennis for easement and ROW acquisition. The project site had very little fall, so the grading and drainage design proved to be especially challenging. The design included a retention pond in the middle of the site with a water feature to serve as an amenity for residents and solve drainage issues. Other amenities include a business center, playground, dog park, fitness center, and pool overlooking the pond.

CABANA MULTIFAMILY

Dallas, TX

Pape-Dawson is providing civil engineering services for this redevelopment project in the Dallas Design District. The mixed-income housing project will include an 11-story tower with 153 units, a four-story tower with 22 units, and a multilevel parking garage. Design for this project included site grading, paving, drainage and utilities. A public water main had to be routed in the TxDOT right-of-way to provide adequate fire coverage for the front of the building. Other public improvements included parking, sidewalks, and pedestrian-friendly access along Slocum Street in the rear of the facility.



Bluebonnet Ridge

SELECTED EXPERIENCE

MULTI-FAMILY RESIDENTIAL

MARIPOSA APARTMENT HOMES AT HARRIS ROAD

Arlington, TX

In order to develop this site, the property had to go through zoning with the City of Arlington. This process included conceptual civil engineering plans with a detention pond that were used to develop the final construction documents. The detention pond had to be oversized to accommodate for flow going off-site in

other direction. The pond included retaining walls, and an off-site drainage channel in an easement had to be coordinated and negotiated with the adjacent property owner. This project site was over 12 acres, and this development added 180 affordable senior living units to the community.



Mariposa Apartment Homes at Harris Road

CYPRESS CREEK

Joshua, TX

Pape-Dawson served as the civil engineer for this 181-unit apartment complex, providing feasibility reports for the Texas Department of Housing & Community Affairs (TDHCA), planning, and surveying. We also provided civil engineering services, local representation, and construction management assistance for the community. The development includes a clubhouse, a pool, and onsite amenities for residents. Due to the site topography and other utility constraints, the entryway had to be located so access worked within the Joshua Station community. Our team's design successfully met a complex set of ADA/TAS requirements.

MARIPOSA APARTMENT HOMES AT SPRING HOLLOW

Saginaw, TX

Mariposa Apartment Homes at Spring Hollow is an active adult community with 181 units comprised of 18 apartment buildings ranging from 1-story 4-plex units, and a 3-story building with attached clubhouse facilities. Pape-Dawson provided all civil design for the 14-acre site consisting of a storm drainage system, water and wastewater facilities, and grading necessary to construct the project. We represented the developer at all Planning and Zoning hearings and City Council hearings to get the project through the City of Saginaw development process, acting as the local liaison for the developer.

SELECTED EXPERIENCE

INDUSTRIAL



CORE5 LOGISTICS CENTER

Hutchins, TX

Pape-Dawson served as the civil engineer for public roadway and utility improvements to serve a 762,000 SF cross-dock warehouse. Vanderbilt Road and Della Road were 16'-wide asphalt roads in need of replacement. We also led coordination efforts with the City of Hutchins Economic Development Committee to receive tax incentives for public improvements. We designed approximately 1,950 LF of 24'-wide 8" pavement for Vanderbilt Road and Della Road, and a left-turn lane median cut in Wintergreen Road. Additionally, approximately 1,100 LF of 12" water line was constructed as a parallel line to provide water service for the development and adjacent properties.

NIAGARA BOTTLING

Lancaster, TX

Pape-Dawson provided surveying and civil engineering services for a 1.2 million-SF manufacturing and distribution facility for the production of flavored beverages and purified drinking water. The project required traffic impact analysis, turn lane improvements, on-site detention, new utility connections, and coordinated landscape enhancements to meet City requirements. Pape-Dawson also managed site permitting and worked closely with city staff throughout design and approvals to support successful project delivery.

COTTON SWAB MANUFACTURING SITE

Ennis, TX

Pape-Dawson provided civil design services for a manufacturing facility on a 42.70-acre site. The project included private and public manufacturing infrastructure improvements and progressed from re-zoning through final permitting. Services included

platting, pond design, site grading, drainage, paving, utilities, and permitting coordination. The project also required off-site water and sanitary sewer extensions and was coordinated with City staff, TxDOT, and other project stakeholders.

SELECTED EXPERIENCE

COMMERCIAL/RETAIL

JIFFY LUBE STATEWIDE EXPANSION PROGRAM

Various Regions in Texas

Pape-Dawson performed civil engineering services on 24 locations for this client. Our scope of service has included: concept planning, site investigation report preparation, OPC, project schedule, construction

documents, entitlement, permit coordination and construction administration. Projects have included new locations in the Houston, North Texas, Austin, and South Texas regions and in Oklahoma.



LIVING SPACES

Frisco, TX

Pape-Dawson provided civil engineering, surveying, and permitting services for this 15-acre Living Spaces project. Our services included a tree and topographic survey, conceptual planning and site layout, preliminary plan, platting, drainage, easements, permitting, and construction phase services. This particular project required two (2) right turn deceleration lanes and one (1) left turn lane with median opening for the City of Frisco. TxDOT reviewed and approved a right turn deceleration lane to provide access to the proposed development.

We provided a similar scope of service for another Living Spaces site in Fort Worth.

QUICK SERVE RESTAURANTS

Various Locations in North Texas

Our team has provided site design services for various quick serve restaurants across North Texas. Our typical services include site grading, erosion control, water and sanitary sewer services, paving, storm drainage facilities, platting, and coordinating with City staff for necessary approvals. Our projects include sites across the Metroplex for:

- Starbucks
- Wendy's
- Whataburger
- Dutch Bros Coffee
- McDonalds

SELECTED EXPERIENCE

COMMERCIAL/RETAIL



REGAL THEATRE BENDERS LANDING

Spring, TX

Pape-Dawson provided civil engineering services for the 24-screen, 190,000-SF Regal Theatre and 32,000-SF of retail and restaurant buildings at Benders Landing. Our team’s responsibilities included site dimensional control, erosion and sedimentation control plans,

sanitary sewer layout, grading and drainage plans, and coordination with subconsultants. We also prepared detailed plans for water distribution in accordance with County and local utility district standards.

7-ELEVEN

Fort Worth, TX

Our team provided site design services for this 1.91-acre site, located at Sendera Ranch Boulevard and Canyon Way. Our services included site grading,

erosion control, water and sanitary sewer services, paving, and storm drainage facilities to serve the site. We also designed an off-site access drive.

TEAM ORG CHART



CHRISTINE GRAYGOR, P.E.
Managing Principal, North Texas



SAM KNIGHT, P.E.
Managing Vice President,
Fort Worth



COLIN HELFFRICH, P.E.
Vice President



BRANDON O'DONALD, P.E.
Vice President



ROB SINGER, P.E.
Vice President, Commercial
Land Development



MATT GILBERSTON, P.E.
Associate Vice President



THOMAS MOSS, P.E.
Associate Vice President



MICHELLE LASA, P.E.
Associate Vice President



MATT MALY, P.E.
Associate Vice President



DAVID GREER, P.E.
Associate Vice President



JONATHAN NEWSOM, P.E.
Principal Engineer

ERIK BJORNSTROM, P.E.

Senior Project Manager

LANCE STEWART, P.E.

Senior Project Manager

**CHRISTOPHER HERNANDEZ,
P.E.**

Senior Project Manager

ANDREA SAAVEDRA, P.E.

Senior Project Manager

MICAL STEPHENSON, P.E.

Senior Project Manager

KEVIN MURPHY, P.E.

Senior Project Manager

AJ ROSCOE, P.E.

Project Manager

HEUNICE ZATARAIN, P.E.

Project Manager

EDGAR MOLINA, P.E.

Project Manager

GABBY VILLALOVOS, P.E.

Project Manager

AWARDS

ENGINEERING NEWS RECORD

#69 in Top 500 U.S. Design Firms, 2025
 #56 in Top 100 Pure Designers, 2025
 #122 in Top 150 Global Design Firms, 2025

ENGINEERING NEWS RECORD – TX & SOUTHEAST

#11 in Top Design Firms, 2025
 #6 in Texas, 2025
 #9 in Tennessee, 2025
 #2 in Commercial, 2025

SAN ANTONIO BUSINESS JOURNAL

#1 Engineering Firm, 2025
 #1 Engineering Firm, 2024

AUSTIN BUSINESS JOURNAL

#11 Engineering Firm, 2025
 #11 Engineering Firm, 2024

DALLAS BUSINESS JOURNAL

#7 Engineering Firm, 2025
 #13 Engineering Firm, 2024

HOUSTON BUSINESS JOURNAL

#8 Engineering Firm, 2025
 #11 Engineering Firm, 2024

ACEC TEXAS ENGINEERING EXCELLENCE AWARDS

Gold Award, 2024
 National Recognition Award, 2024
Bexar County/TxDOT–State Highway 211
 Silver Award, 2023
UTSA–Roadrunner Athletics Center for Excellence
 Gold Award, 2022
 Eminent Conceptor Award, 2022
Vista Ridge Regional Water Supply Project

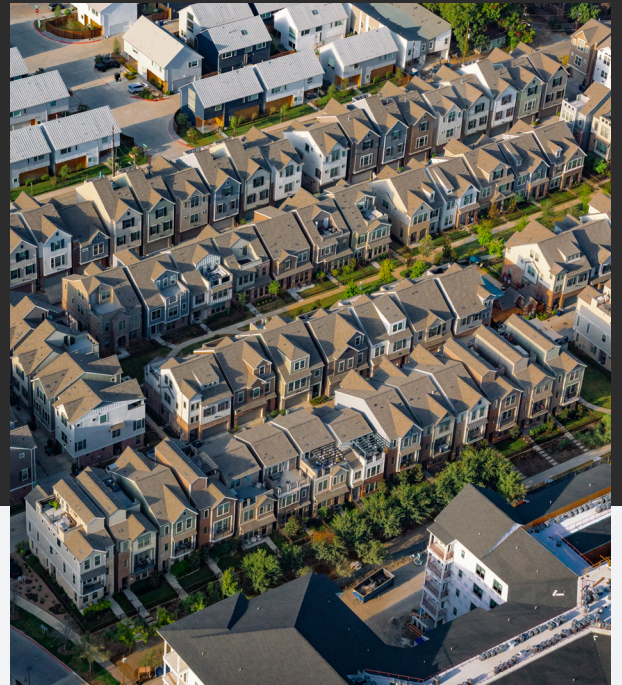
AMERICAN PUBLIC WORK ASSOCIATION TEXAS CHAPTER

Transportation Project of the Year, 2023
Bexar County/TxDOT–State Highway 211
 Transportation Project of the Year, 2022
City of New Braunfels–Elizabeth Avenue

PSMJ RESOURCES

Circle of Excellence Award, 2025
Awarded to top 20% of firms based on outstanding achievements in profitability, staff growth, and turnover.





DALLAS

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