

WALLER COUNTY ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer



July 9, 2026

Tucker Novasad, PE
LJA Engineering, Inc.
1904 W. Grand Parkway North, Ste 100
Katy, Texas 77449
713-953-5200

Re: Serenada Sec 1 – Substantial Completion /One-Year Warranty Period

Mr. Novasad,

This formal notice is per your request to inspect the above-referenced project in order to begin the one (1) year maintenance period.

Inspectors from the Waller County Engineering Department concluded that all punch list items are completed.

The County will consider the maintenance period to start on the date of acceptance by the Waller County Commissioners Court of July 22, 2026. The road will be reviewed again in one (1) year to determine if any additional work is required before a motion for final acceptance of the road is submitted to the Waller County Commissioners' Court.

Please contact our office at engineeringinspection@wallercounty.us if maintenance of any road surface in this section is required during this warranty time period.

Contact us on or after the anniversary date of July 22, 2027, to schedule the Final Inspection.

If you have questions or require further information, please feel free to contact me at (979) 826-7670.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Ross McCall", is written over the printed name.

J. Ross McCall, P.E.
Waller County Engineer

Serenada Section 1														
Road Name	Precinct(s)	Location	Length		Right-of-Way Width	Pavement		Acceptance		Subdivision	Plat Recordation		Approx Cost	Comments
			Feet	Miles		Type	Width	Date	Volume		Page	Date		
Dogwood View Drive	3	Serenada Section 1 - Dogwood View Drive 1	500	0.0947	50	Concrete	28			Serenada Section 1	5/27/2028	2607526	\$ 335,280.00	2 lanes, two-way, 28' B-B
Dogwood View Drive	3	Serenada Section 1 - Dogwood View Drive 2	188.8	0.0350	50	Concrete	28			Serenada Section 1	5/27/2028	2607526	\$ 129,601.73	2 lanes, two-way, 28' B-B
Gardens End Way	3	Serenada Section 1 - Dogwood View Drive Baseline 2	489.4	0.0927	50	Concrete	28			Serenada Section 1	5/27/2028	2607526	\$ 328,172.08	2 lanes, two-way, 28' B-B
Gardens End Way	3	Serenada Section 1 - Dogwood View Drive Baseline 2-2	247.3	0.0469	50	Concrete	28			Serenada Section 1	5/27/2028	2607526	\$ 189,829.49	2 lanes, two-way, 28' B-B
Wild Honeyuckle Lane	3	Serenada Section 1 - Wild Honeyuckle Lane	601.3	0.11388256	50	Concrete	28			Serenada Section 1	5/27/2028	2607526	\$ 403,707.73	2 lanes, two-way, 28' B-B
Wild Honeyuckle Lane	3	Serenada Section 1 - Wild Honeyuckle Lane And Greenbank Ridge Drive	600	0.11363268	50	Concrete	28			Serenada Section 1	5/27/2026	2607326	\$ 402,336.00	2 lanes, two-way, 28' B-B
Greenbank Ridge Drive	3	Serenada Section 1 - Wild Honeyuckle Lane And Greenbank Ridge Drive	200	0.03787879	50	Concrete	24			Serenada Section 1	5/27/2026	2607526	\$ 124,112.00	2 lanes, two-way, 28' B-B
Greenbank Ridge Drive	3	Serenada Section 1 - Greenbank Ridge Drive	550	0.10418867	50	Concrete	28			Serenada Section 1	5/27/2026	2607526	\$ 368,606.00	2 lanes, two-way, 28' B-B
Greenbank Ridge Drive	3	Serenada Section 1 - Greenbank Ridge Drive 2	450	0.08527272	50	Concrete	28			Serenada Section 1	5/27/2028	2607526	\$ 301,732.00	2 lanes, two-way, 28' B-B
Greenbank Ridge Drive	3	Serenada Section 1 - Greenbank Ridge Drive 3	437.8	0.04201967	50	Concrete	28			Serenada Section 1	5/28/2028	2607526	\$ 283,571.17	2 lanes, two-way, 28' B-B
Pinewood View Way	3	Serenada Section 1 - Pinewood View Way	419.3	0.07841288	50	Concrete	28			Serenada Section 1	5/28/2028	2607526	\$ 281,188.81	2 lanes, two-way, 28' B-B
Pinewood View Way	3	Serenada Section 1 - Pinewood View Way 2	347.4	0.06484548	50	Concrete	28			Serenada Section 1	5/28/2028	2607526	\$ 228,589.74	2 lanes, two-way, 28' B-B
Dogwood View Drive	3	Serenada Section 1 - Meadowlark Way	348.2	0.06564987	50	Concrete	28			Serenada Section 1	5/28/2028	2607526	\$ 233,488.99	2 lanes, two-way, 28' B-B
Timber Ridge Lane	3	Serenada Section 1 - Timber Ridge Lane	305.2	0.05782197	50	Concrete	28			Serenada Section 1	5/28/2028	2607526	\$ 204,721.97	2 lanes, two-way, 28' B-B
Royal Road	3	Serenada Section 1 - Royal Road	700	0.13287578	60	Concrete	24			Serenada Section 1	5/28/2028	2607526	\$ 489,392.00	2 lanes, two-way, 24' B-B (Future boulevard, 2 24' lanes with 18' median)
Royal Road	3	Serenada Section 1 - Royal Road 2	613.8	0.11621212	60	Concrete	24			Serenada Section 1	5/28/2028	2607526	\$ 411,455.92	2 lanes, two-way, 24' B-B (Future boulevard, 2 24' lanes with 18' median)
Grand View Lane	3	Serenada Section 1 - Grand View Lane	177	0.03262273	60	Concrete	42			Serenada Section 1	5/28/2028	2607526	\$ 118,889.12	2 lanes, two-way, 42' B-B
Red Mulberry Way	3	Serenada Section 1 - Red Mulberry Way	45.4	0.00059845	50	Concrete	28			Serenada Section 1	5/28/2028	2607526	\$ 30,443.42	2 lanes, two-way, 28' B-B
Southgate Drive	3	Serenada Section 1 - Southgate Drive	231	0.04375	100	Concrete	30			Serenada Section 1	5/28/2028	2607526	\$ 154,899.36	2 divided lanes, one-way, 30' B-B, 18' Median
Neuman Road	3	Serenada Section 1 - Stahlknecht Road Left Turn Lane	851.2	0.16121212	60	Asphalt	11			Serenada Section 1	5/28/2028	2607526	\$ 570,780.87	33' E-E, 11' e-e-b-b lanes, 11' turn lane, 11' asphalt expansion
		Total Length	5298											
Paving (Total)		\$3,397,172.52												
WS&D (Total)		\$2,167,162.48												
		\$5,564,285.00												

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		Total Length	5298												
Paving (Total)		\$3,397,172.52													
WS&D (Total)		\$2,167,162.48													
		\$5,564,285.00													
		COST PER LF	\$879.49												

CIVIL SITE DEVELOPMENT REQUEST FOR FINAL INSPECTION

I, Tucker Novosad, hereby certify that I am a Registered Professional
(Name)

Engineer in the State of Texas. To the best of my knowledge, information and belief, the Project at
Water, Sanitary Sewer, Drainage Facilities and Alternate Paving & Appurtenances to serve Serenada Section 1
(Description of Project)

Constructed at 0 Stalknecht Road, Brookshire Texas, 77423
(Address) (City) (Zip Code)

was completed in conformance to the plans and specifications and, in my professional opinion, is in compliance with the Waller County Approved Plans and is ready for Final Inspection by the Waller County Engineer.

The Owner of this Project is: Maple Park Development, LLC

The General Contractor/Prime Contractor/Construction Manager for this project is:

Company Name: Allgood Construction Company, Inc.

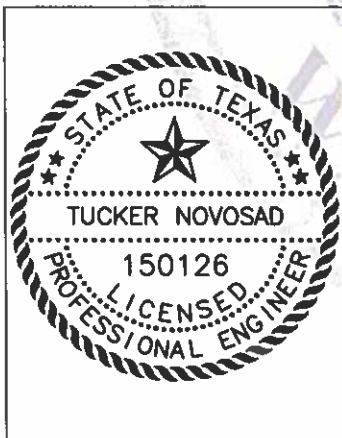
Address: 1702 Settegast Ranch Road

City, State: Richmond, Texas 77406

Contact Person: Cameron Moore, President

Phone: 713-504-7858 Email: cameron@allgoodconstruction.com

(Engineers Seal)



[Signature]

06-30-26

(Signature)

(Date)

166 Century Ct. Bldg. G, Suite 250

(Mailing Address)

College Station, TX 77840

(City, State, Zip)

tnovosad@lja.com

(Email)

832-613-9801

(Phone No.)

This project was Reviewed, Inspected and found to be in substantial compliance with Waller County Rules & Regulations. [Signature]

J. Ross McCall, P.E., Waller County Engineer

Date