

WALLER COUNTY ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer



March 25, 2026

Neil A. Williams, P.E.
A & S Engineers, Inc.
10377 Stella Link Road
Houston, Texas 77025
713-942-2700

Re: Trails of Cochran Ranch Section 1 – Final Acceptance


Mr. Williams,

Our office has performed a Final Inspection on the above referenced project. Punch list items have been completed, and the roads appear to meet requirements as set forth in the latest version of the Waller County Subdivision and Development Regulations.

I will be recommending that the Waller County Commissioners Court accept the roads for maintenance.

If you have any questions, please let me know.

Sincerely,



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

Road Name	Precinct	Length		Right-of-Way Width	Pavement		Acceptance			Subdivision	Plat Recordation		Cost of Construction	Cost/LF	Comments
		Feet	Miles		Type	Width	Date	Volume	Page		Date	Instrument No.			
Saigon Street	3	1187.49	0.22	80-Foot	7" Rein. Conc.	32	2/20/2024			Trails at Cochran Ranch - Section 1	2/24/2024	2402254	\$ 344,305.69	\$ 289.94	
Fastboy Lane	3	1235.39	0.23	60-Foot	6" Rein. Conc.	28	2/20/2024			Trails at Cochran Ranch - Section 1	2/24/2024	2402254	\$ 305,173.42	\$ 247.03	
Tejas Trail	3	2361.86	0.45	60-Foot	6" Rein. Conc.	28	2/20/2024			Trails at Cochran Ranch - Section 1	2/24/2024	2402254	\$ 583,440.76	\$ 247.03	
Kingston Way	3	1161.77	0.22	60-Foot	6" Rein. Conc.	28	2/20/2024			Trails at Cochran Ranch - Section 1	2/24/2024	2402254	\$ 286,987.36	\$ 247.03	
Grayson Baw Lane	3	645.67	0.12	60-Foot	6" Rein. Conc.	28	2/20/2024			Trails at Cochran Ranch - Section 1	2/24/2024	2402254	\$ 159,497.26	\$ 247.03	
Kim Lane	3	378.86	0.07	60-Foot	6" Rein. Conc.	28	2/20/2024			Trails at Cochran Ranch - Section 1	2/24/2024	2402254	\$ 93,588.26	\$ 247.03	
		6971.04	1.32												

Total Cost
\$ 1,772,992.75