

WALLER COUNTY ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer



September 4, 2026

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

Re: Trails at Cochran Section 2 – Substantial Completion /One-Year Warranty Period

Mr. Dreahn,

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 September 16, 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 September 16, 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 a faint, larger blue ink signature that also appears to read "J. Ross McCall".

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

CIVIL SITE DEVELOPMENT REQUEST FOR FINAL INSPECTION

I, NEIL WILLIAMS, 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
TRAILS AT COCHRAN RANCH, SECTION 2

(Description of Project)

Constructed at 14294 COCHRAN ROAD, WALLER, Texas, 77484
(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: FASTBOY COCHRAN ROAD, LLC

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

Company Name: R CONSTRUCTION CIVIL, LLC

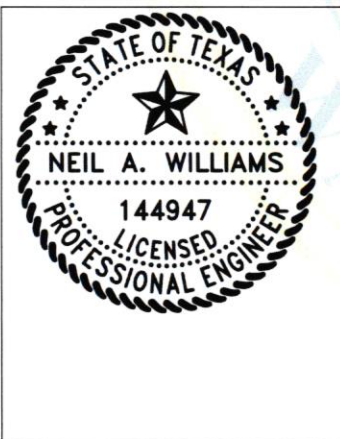
Address: 800 WILCREST, SUITE 360

City, State: HOUSTON, TEXAS, 77042

Contact Person: BRODY MAEDGEN

Phone: (713) 334-5757 Email: brody@rconstructioninc.com

(Engineers Seal)



[Signature]

09/02/2026

(Signature)

(Date)

10377 STELLA LINK RD

(Mailing Address)

HOUSTON, TEXAS, 77025

(City, State, Zip)

NAW@AS-ENGINEERS.COM

(Email)

(713) 942-2700

(Phone No.)

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

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

9/03/2026
Date

Trails at Cochran Ranch - Section 2

Road Name	Precinct	Length		Right-of-Way	Pavement		Subdivision	Plat Recordation		Cost of	Comments
		Feet	Miles		Type	Width		Date	Instrument No.	Construction	
Broken Fence Trail	3	126.50	0.02	80-Foot	7" Rein. Conc.	32	Trails at Cochran Ranch - Section 2	9/8/2025	2511203	\$ 27,071.00	
Echo Valley Drive	3	1143.17	0.22	60-Foot	6" Rein. Conc.	28	Trails at Cochran Ranch - Section 2	9/8/2025	2511203	\$ 244,638.38	
Lily Bay Drive	3	1144.33	0.22	60-Foot	6" Rein. Conc.	28	Trails at Cochran Ranch - Section 2	9/8/2025	2511203	\$ 244,886.62	
Haystack Hollow Lane	3	812.83	0.15	60-Foot	6" Rein. Conc.	28	Trails at Cochran Ranch - Section 2	9/8/2025	2511203	\$ 173,945.62	
Indigo Field Drive	3	373.33	0.07	60-Foot	6" Rein. Conc.	28	Trails at Cochran Ranch - Section 2	9/8/2025	2511203	\$ 79,892.62	
Rusted Spurway	3	1,090.50	0.21	60-Foot	6" Rein. Conc.	28	Trails at Cochran Ranch - Section 2	9/8/2025	2511203	\$ 233,367.00	
Navy Clouds Drive	3	893.25	0.17	60-Foot	6" Rein. Conc.	28	Trails at Cochran Ranch - Section 2	9/8/2025	2511203	\$ 191,155.50	
Jasmine Ridge Lane	3	472.08	0.09	60-Foot	6" Rein. Conc.	28	Trails at Cochran Ranch - Section 2	9/8/2025	2511203	\$ 101,025.12	
		6055.99	1.15							\$1,295,981.86	

\$ 214.00