

Exhibit D
Variances from Waller County
S & D Regulations
Sandhill Reserve Subdivision

Prepared for:
Aqu Hockley Project, LLC

Prepared by:



September 2025

APPROVED VARIANCES

1. On _____, 2025 the Waller County Commissioners Court approved the following variance for AQU HOCKLEY PROJECT, LLC for the Sandhill Reserve Subdivision:

Variance from: Waller County Subdivision and Development Regulations, Appendix A – 3.4.7, requiring minimum lot size of 50 feet in width at the right-of-way line (50 feet in width at building line for lots on cul-de-sacs).

Approved Variance: Lot widths shall be measured at the front building line for all types of lots.

2. On _____, 2025 the Waller County Commissioners Court approved the following variance for AQU HOCKLEY PROJECT, LLC for the Sandhill Reserve Subdivision:

Variance from: Waller County Subdivision and Development Regulations, Appendix A – 3.4.15, requiring front building lines to be twenty-five (25) feet. Side street building lines required to be fifteen (15) feet on local streets, twenty-five (25) feet on collector streets, and thirty-five (35) feet on arterial streets.

Approved Variance: The minimum front building line for lots along knuckles and cul-de-sacs shall be twenty (20) feet. Minimum side building lines for corner lots shall be ten (10) feet on local streets. In the case of a garage facing a side street to obtain access, the garage shall have a minimum setback of 20 feet.

3. On _____, 2025 the Waller County Commissioners Court approved the following variance for AQU HOCKLEY PROJECT, LLC for the Sandhill Reserve Subdivision:

Variance from: Waller County Subdivision and Development Regulations, Appendix A – 4.3.5, requiring a minimum design speed to be thirty-five (35) MPH for local streets and requiring a minimum centerline radius of six hundred and fifty (650) feet.

Approved Variance: Minimum centerline radius allowed shall be two hundred and fifty (250) feet for local street curves and 50 feet for knuckles.

4. On _____, 2025 the Waller County Commissioners Court approved the following variance for AQU HOCKLEY PROJECT, LLC for the Sandhill Reserve Subdivision:

Variance from: Waller County Subdivision and Development Regulations, Appendix A – 4.3.4, requiring cul-de-sacs to have a minimum right-of-way of seventy (70) feet radius with a minimum paving radius of fifty (50) feet.

Approved Variance: The minimum right-of-way radius for cul-de-sacs shall be sixty (60) feet with a minimum paving radius of fifty (50) feet to the back of curb.

5. On _____, 2025 the Waller County Commissioners Court approved the following variance for AQU HOCKLEY PROJECT, LLC for the Sandhill Reserve Subdivision:

Variance from: Waller County Subdivision and Development Regulations Appendix A – 4.3.1, requiring a minimum right-of-way of sixty (60) feet in urban (curb and gutter) developments.

Approved Variance: The minimum right-of-way width shall be fifty (50) feet for local streets with 28 feet of pavement from the back-of-curb to the back-of-curb.

6. On _____, 2025 the Waller County Commissioners Court approved the following variance for Aqu Hockley Project, LLC for the Sandhill Reserve Subdivision:

Variance from: Waller County Subdivision and Development Regulations, Appendix A – 3.2, requiring a maximum block length of 1,500 feet.

Approved Variance: The maximum block length for collectors and local streets shall be 1,800 feet. The block length between the two access points from Margerstadt Road shall not exceed approximately 2,200 feet.