WALLER COUNTY
ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer

September 22, 2026

Ron J Dechert. PE
Costello Engineering & Surveying
2107 Citywest Blvd.,
Houston. TX 77042
713-783-7788

Re: Lakeview Section 1 – Private Road Final Acceptance

To Whom It May Concern,

Our office has performed a Substantial Inspection on the above-referenced project, and the roads appear to meet requirements as set forth in the latest version of the Waller County Subdivision and Development Regulations.

These roads are considered to be Final in construction and are finally completed.

These roads will **not** be accepted into our Waller County Maintained Road System at this time.

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	Pavement		Subdivision	Plat Recordation		Cost of	Comments
		Feet	Miles	Width	Type	Width		Date	Instrument No.	Construction	
Lake Breeze Drive		1268.86	0.24	70-Foot	6" Rein. Conc.	22	Lakeview - Section 1	2/15/2023	2301798	$ 117,557.55	Private ROW
Falcon Cove		620.34	0.12	70-Foot	6" Rein. Conc.	22	Lakeview - Section 1	2/15/2023	2301798	$ 240,455.35	Private ROW
		1889.20	**0.36**							$ 358,012.90	

CIVIL SITE DEVELOPMENT
REQUEST FOR FINAL INSPECTION

I, Ron Dechert, 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
Lakeview Phase 1
(Description of Project)

Constructed at 11502 FM 362, 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: Prairie Legacy Partners, Inc

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

Company Name: Precise Services, Inc.

Address: 22337 Sandy Lane

City, State: Porter, Texas 77365

Contact Person: Alberto Lopez

Phone: 281-354-5685 Email: alberto.lopez@preciseservicesinc.com

(Engineers Seal)

9/16/2024

STATE OF TEXAS
RON J. DECHERT
96544
LICENSED
PROFESSIONAL ENGINEER

Ron J Dechert
(Signature)

09-16-2024
(Date)

2107 CityWest Blvd, 3rd Floor
(Mailing Address)

Houston, Texas 77042
(City, State, Zip)

rdechert@pape-dawson.com
(Email)

713-428-2400
(Phone No.)

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

J. Ross McCall

9/22/26

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

PRAIRIE LEGACY PARTNERS, INC.
800 Bering Drive, Suite 350
Houston, Texas 77057

August 7, 2026

Waller County Engineering
c/o Mr. J. Ross McCall P. E.
775 Business 290 East
Hempstead, TX 77445

Dear Mr. McCall,

The purpose of this letter is to confirm that the portion of Lake Breeze Drive that lies within Section 1 of the Lakeview development is a private road due, as provided on the Lakeview, Sec 1 plat recorded at File No. 2301798 of the Real Property Records of Waller County.

Sincerely,
PRAIRIE LEGACY PARTERS

Kirk Pfeffer
President