

February 25, 2026

J. Ross McCall, P.E.
County Engineer
Waller County Road & Bridge

Re: County Engineer's Letter of Recommendation for Variance Request for In-line Detention

Drainage Impact Analysis Entitled, "412-acre Hegar Springs Parkway Tract DIA."

Prepared by LJA Engineering, Inc. dated 02/09/2026

Waller Co. Review Number: 2025-1131 PD Job No.: 42397-01-011

Dear Mr. McCall:

Pape-Dawson Engineers has received and reviewed the above-referenced Drainage Impact Analysis (DIA) on behalf of Waller County. The submitted DIA pertains to a proposed residential development of approximately 412 acres and includes one existing in-line detention basin. No excavation or regrading of the basin is proposed. The only planned modification to the basin consists of improvements to the outfall structure. Based on our review, the County's variance request for in-line detention requirements have been satisfied. Therefore, we recommend that the variance be granted as presented. The report has been signed, dated, and sealed by a Professional Engineer licensed in the State of Texas and, as such, remains the responsibility of the engineer of record.

Sincerely,

Waller County

Pape-Dawson – County Reviewer



J. Stephen Wilcox, P.E., CFM
Vice President – Hydrology & Hydraulics

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