WALLER COUNTY
ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer

October 7, 2026

Christian Walker
2322 W Grand Pkwy N Suite 150
Katy, Tx
77449

Re: Sunterra Lakes North Section 4A – Substantial Completion /One-Year Warranty Period

Mr. Walker,

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 October 28, 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 October 28, 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,

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

Sunterra Lakes North Section 4A

Road Name	Precinct	Length		Right-of-Way	Pavement		Subdivision	Plat Recordation		Cost of
		Feet	Miles	Width	Type	Width		Date	Instrument No.	Construction
Whistling Duck Street	4	1200.00	0.23	60'	6" Concrete Pavement	28	Sunterra Lakes North	4/2/2026	2604514	$367,104.00
Night Heron Drive	4	1014.00	0.19	60'	6" Concrete Pavement	28	Sunterra Lakes North	4/2/2026	2604514	$310,202.88
Egret Marsh Drive	4	185.00	0.04	60'	6" Concrete Pavement	28	Sunterra Lakes North	4/2/2026	2604514	$ 56,595.20
Scissor Trail	4	261.00	0.05	80'	6" Concrete Pavement	62	Sunterra Lakes North	4/2/2026	2604514	$ 79,845.12
Swallow Glen Drive	4	113.00	0.02	60'	6" Concrete Pavement	28	Sunterra Lakes North	4/2/2026	2604514	$ 34,568.96
		2773.00	**0.53**							**$848,306.70**
										$ 305.92

CIVIL SITE DEVELOPMENT
REQUEST FOR FINAL INSPECTION

I, Christian Walker, 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
Construction of Water, Sanitary, Drainage, and Paving in Sunterra Lakes North Section 4A
(Description of Project)

Constructed at Scissor Trail, Brookshire, Texas, 77423
(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: Astro Sunterra Lakes North, LP on behalf of Waller County No. 60 B

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

Company Name: Bay Utilities LLC

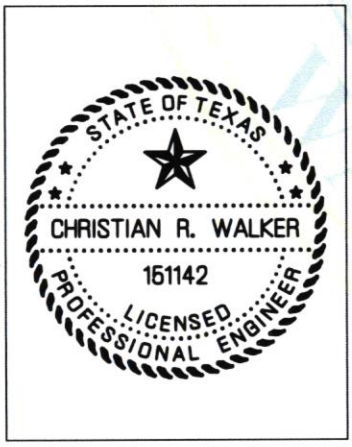
Address: 28411 Sweetgum Road

City, State: Magnolia, Texas

Contact Person: Derek Scardino

Phone: (281) 636-4883 Email: Derek@bayutilities.com

(Engineers Seal)



(Signature) 06/25/2026 (Date)

2322 W Grand Pkwy N suite 150
(Mailing Address)

Katy, TX, 77449
(City, State, Zip)

chwalker@quiddity.com
(Email)

832-280-8346
(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 10/08/26 **Date**