

**From:** Lindsay Parsons <lparsons@tollbrothers.com>  
**Sent:** Tuesday, April 9, 2024 2:38 PM  
**To:** heffey01 <heffey01@gmail.com>  
**Cc:** Robert Burr <rbb@rossinburrllaw.com>; Scott Backman <sbackman@dmbblaw.com>  
**Subject:** RE: CCPOA Drainage Toll Brothers.pdf

Aaron,

Thank you for your letter dated April 3<sup>rd</sup>, 2024 detailing the involvement of Civil Solutions in the independent review of the engineering drainage plan and calculations for the Cypress Creek Golf Course redevelopment. We appreciate the Cypress Creek Property Owners' Association (CCPOA) Board of Directors' proactive approach in ensuring that the neighborhood's concerns are thoroughly considered and addressed. The involvement of a respected local engineering firm to consult and advise on these matters demonstrates a commitment to community welfare, which we commend.

We would like to reiterate that the contribution of \$10,000 from Toll Brothers was proposed with the intent of providing a peer review of our drainage plans and calculations to ensure compliance and effectiveness, rather than re-engineering the system. Our focus remains on verifying that our proposed plans are sound and that they meet the necessary standards without duplicating efforts and incurring additional costs.

At this juncture, Toll Brothers will maintain the original commitment of \$10,000 for the peer review. We believe this amount is sufficient for a thorough review by qualified professionals to assess the risks and validate our designs.

We understand the CCPOA has estimated the cost for the independent review to be around \$30,000. However, it is important to clarify that our contribution is specifically allocated to peer review and not to underwrite the entire cost of a new design or to replicate existing work. We trust that the expertise of Civil Solutions will efficiently facilitate this review within the scope of the funds provided.

We are open to ongoing dialogue and will consider the CCPOA's request in light of any new information that may arise from the initial peer review process. We encourage the CCPOA to reach out should there be substantial findings that necessitate further discussion after we submit our preliminary plans and calculations and Civil Solutions reviews them.

Please feel free to contact us if there are any questions or if further clarification is needed regarding the scope and intent of our offered contribution. We look forward to working together towards a solution that is in the best interest of all parties involved.

Thank You,

Lindsay  
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