

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval- Woodhaven Estates Section 4

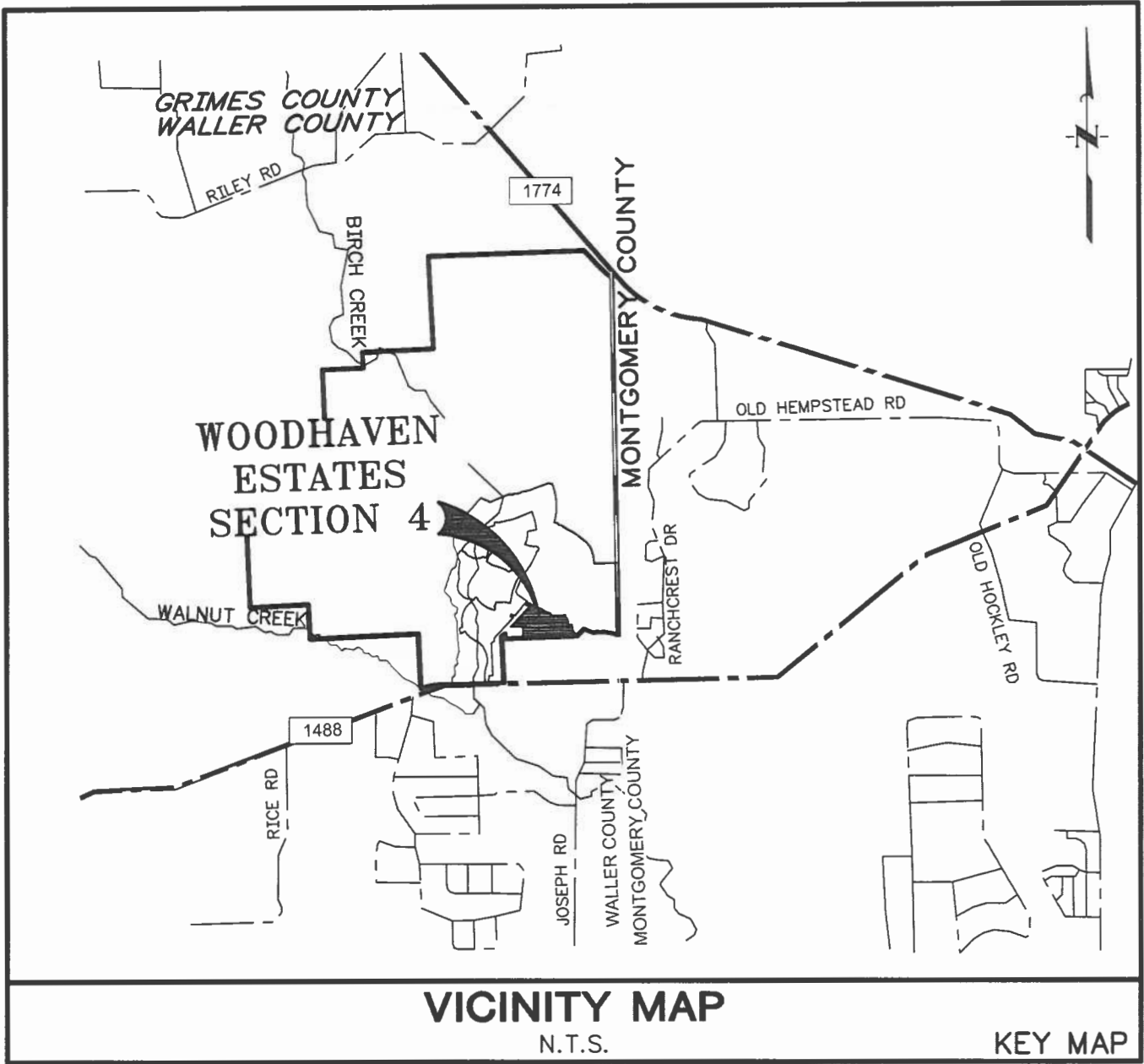
Date: September 17, 2025

Background

Final Plat of Woodhaven Estates Section 4 which consists of 36.79 acres will include 145 Lots, 5 Blocks and 3 Reserves in Precinct 2.

Staff Recommendation

Approve Plat and accept Construction Bond



**FINAL PLAT OF
WOODHAVEN
ESTATES**

SECTION 4
**A SUBDIVISION OF 36.79 ACRES OF LAND
OUT OF THE
WILLIAM HILLHOUSE SURVEY, A-136
WALLER COUNTY, TEXAS**

145 LOTS 3 RESERVES 5 BLOCKS
AUGUST 2025

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 4	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@gienmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-24290 & 10146100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1A OF 1			

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STATE OF TEXAS §
COUNTY OF WALLER §

A METES AND BOUNDS description of a certain 36.79 acre tract out of the William Hillhouse Survey, Abstract No. 136, in Waller County, Texas, being a portion of a called 722.09 acre tract conveyed by Special Warranty Deed to DRP TX 1, LLC recorded in File No. 2404338 of the Official Public Records of Waller County (OPRWC), said 36.79 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, South Central Zone (4204);

COMMENCING at a found 5/8-inch iron rod, marking the most southerly southeast corner of said 722.09 acre tract, and being in the north right-of-way line of FM 1488 as shown on TxDOT Map, Project No. S1452 (4) (100-foot wide right-of-way);

THENCE North 56°27'17" East, 2790.11 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), being common in a southeast line of said 722.09 acre tract and in a northwest line of Remington Forest East Road in the Final Plat of Remington Forest Subdivision, Section One recorded in Volume 681, Page 814 of the Deed Records of Waller County (DRWC), marking the most east corner and the POINT OF BEGINNING of the herein described subject tract;

THENCE along common lines of said 722.09 acre tract and said Remington Forest Subdivision, Section One, the following four (4) courses and distances:

- 1. South 43°49'45" West, 65.00 feet to a previously set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking a south exterior corner of said 722.09 acre tract, being common with the northeast corner of Lot 26, Block 4 of Remington Forest Subdivision;
- 2. South 88°12'45" West, 2210.29 feet to a previously set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 3. North 33°45'00" West, 40.47 feet to a previously set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 4. North 01°52'44" East, 236.67 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");

THENCE over and across said 722.09 acre tract, the following twenty-nine (29) courses and distances:

- 1. North 42°44'30" East, 1061.20 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 2. North 77°38'23" West, 33.28 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
- 3. Along said tangent curve to the right having a radius of 500.00 feet, an arc length of 67.83 feet, a delta angle of 07°46'21", and a chord bearing of North 73°45'13" West, 67.78 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 4. North 69°52'02" West, 17.86 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 5. North 20°07'58" East, 100.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 6. South 69°52'02" East, 17.86 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
- 7. Along said tangent curve to the right having a radius of 500.00 feet, an arc length of 67.83 feet, a delta angle of 07°46'21", and a chord bearing of South 65°58'52" East, 67.78 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 8. South 62°05'41" East, 79.95 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
- 9. Along said tangent curve to the left having a radius of 500.00 feet, an arc length of 67.83 feet, a delta angle of 07°46'21", and a chord bearing of South 65°58'52" East, 67.78 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 10. South 69°52'02" East, 68.10 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
- 11. Along said tangent curve to the right having a radius of 1230.00 feet, an arc length of 202.43 feet, a delta angle of 09°25'46", and a chord bearing of South 65°09'09" East, 202.20 feet to a set 5/8-inch

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DATE: AUGUST 2025

SCALE SCALE NTS

SHEET 1B OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 4

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-25290 & 10046100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.9000
CJamnik@quiddity.com

- iron rod (with cap stamped "Quiddity Eng");
12. South 60°26'02" East, 143.35 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
13. Along said tangent curve to the left having a radius of 820.00 feet, an arc length of 215.54 feet, a delta angle of 15°03'37", and a chord bearing of South 67°57'51" East, 214.92 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
14. South 14°30'21" West, 60.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the left;
15. Along said non-tangent curve to the left having a radius of 880.00 feet, an arc length of 403.44 feet, a delta angle of 26°16'03", and a chord bearing of South 88°37'41" East, 399.92 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
16. North 78°14'18" East, 101.07 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
17. South 11°45'42" East, 59.54 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
18. South 42°13'11" East, 105.96 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
19. South 10°17'52" East, 92.40 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
20. South 04°47'58" East, 125.08 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
21. North 65°36'25" East, 55.20 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
22. North 80°35'55" East, 63.18 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
23. South 52°38'52" East, 13.70 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
24. South 05°53'38" East, 106.37 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
25. South 29°13'09" West, 20.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the right;
26. Along said non-tangent curve to the right having a radius of 50.00 feet, an arc length of 63.47 feet, a delta angle of 72°44'06", and a chord bearing of South 24°24'48" East, 59.30 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
27. South 20°27'46" East, 61.60 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
28. Along said tangent curve to the left having a radius of 100.00 feet, an arc length of 44.87 feet, a delta angle of 25°42'29", and a chord bearing of South 33°19'00" East, 44.49 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
29. South 46°10'15" East, 78.88 feet to the POINT OF BEGINNING, CONTAINING 36.79 acres of land in Waller County, Texas filed in the offices of Quiddity in College Station, Texas.

LEGEND:

- AC "Acres"
- AE "Aerial Easement"
- BL "Building Line"
- C.C.F. "County Clerk's File"
- D.R.W.C.T. "Deed Records, Waller County, Texas"
- ESMT. "Easement"
- IRF "Found 5/8-inch Iron Rod with cap stamped "Quiddity"
- Maint. "Maintenance"
- No. "Number"
- O.P.R.W.C.T. . . . "Official Public Records, Waller County, Texas"
- ROW "Right-of-Way"
- STM SE "Storm Sewer Easement"
- SSE "Sanitary Sewer Easement"
- Sq. Ft. "Square Feet"
- UE "Utility Easement"
- VOL. __, PG. __ . . "Volume and Page"
- WLE "Waterline Easement"
- "Set 3/4-inch Iron Rod (with cap stamped "QUIDDITY ENG. PROPERTY CORNER") as Per Certification"
- ① "Block Number"
- "Street Name Break"

RESTRICTED RESERVE A Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.41 AC 17,988 Sq. Ft.	RESTRICTED RESERVE B Restricted to Open Space, Landscape, Incidental Utility Purposes Only 5.13 AC 223,600 Sq. Ft.
RESTRICTED RESERVE C Restricted to Drill Site Purposes Only 4.00 AC 174,240 Sq. Ft.	RESERVE TOTALS 9.54 AC 415,828 Sq. Ft.

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SCALE NTS			
SHEET 1C OF 1			

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GENERAL NOTES:

1. One-foot reserve (1' Reserve) dedicated to the public in fee as a buffer separation between the side of end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title shall thereto shall revert to and re-vest in the dedicator, his heirs, assigns or successors.
2. This tract lies within Shaded Zone "X" and UnShaded Zone "X" of the Flood Insurance Rate Map, Number 48473C0100E, dated February 18, 2009 for Waller County, Texas and incorporated areas. Unshaded Zone "X", defined as areas determined to be outside the 0.2% annual chance (500-year) floodplain. Shaded Zone "X", defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Quiddity assumes no liability as to the accuracy of the location of the flood zone limits.

3. Structures built on lots in the designated floodplain shall be elevated to two (2) feet or more above the 500-year floodplain elevation, in the 100-year floodplain. Within the 500-year, these structures must be elevated to one (1) foot above the 500-year floodplain elevation. No development permits will be issued in a Flood Hazard Area below the base flood elevation (B.F.E.). Contact the County Engineer's Office for specific information.
4. No structure in this subdivision shall be occupied until connected to a public sewer system or to an onsite wastewater system has been approved and permitted by Waller County Environmental Department.
5. No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.
6. Right-of-way easements for widening streets or improving drainage shall be maintained by the landowner until all street or drainage improvements are actually constructed on the property. The county has the right at any time to take possession of any street widening easement for construction, improvement or maintenance.
7. The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by the Commissioners Court. The Commissioners Court assumes no obligation to build or maintain any of the streets shown on the plat or constructing any of the bridges or drainage improvements. Upon completion of all obligations by the developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the public streets. The county will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets. The county assumes no responsibility for the accuracy of representations by other parties on the plat. Flood plain data, in particular, may change depending on subsequent development. The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the county. The property subdivided herein is further restricted in its use as specified under the terms and conditions of restrictions filed separately. A copy of said restrictions will be furnished by aforesaid DRP TX 1, LLC, a Delaware Limited Liability Company, to the purchaser of each and every lot in the subdivision prior to culmination of each sale include certification that the subdivider has complied with the requirements of section 232.032 and that:
- (a)the water quality and connections to the lots meet, or will meet, the minimum state standards;
 - (b)sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
 - (c)electrical connections provided to the lot meet, or will meet, the minimum state standards; and
 - (d)gas connections, if available, provided to the lot meet, or will meet, the minimum state standards.
8. TBM 50: Being a 3-inch aluminum disc set in a concrete monument marked "TBM-50 ELEV 255.97", Located on the north side of FM 1488, being 41.0 feet southwest of the southeast corner of Restricted Reserve "A-2" & "A-3" of the Partial Replat of Remington Forest, recorded in Volume 920, Page 202 of the Official Public Records of Waller County, conveyed to DRP TX 1, LLC, recorded in File No. 2404350 of Official Public Records of Waller County, also being 8.5 feet north of the edge of pavement of FM 1488.
9. Coordinates and bearings shown hereon are surface as based on the Texas State Plane Coordinate System (NAD83) South Central Zone (4204) with a surface adjustment factor of 1.0000353312 scaled from control point No. 1 having coordinates (X: 2966995.566, Y: 13991667.506).
10. All lots shall have a 10' back of lot building line measured from the lot line unless otherwise noted on the plat.
11. All pipelines and pipeline easements within the pipeline easements within the platted area are shown hereon.
12. With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by Charter Title Company, File No. 1076602300233, Dated June 24, 2025.

DATE: AUGUST 2025

SCALE NTS

SHEET 1D OF 1

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S69°52'02"E	17.86'
L2	S62°05'41"E	79.95'
L3	S69°52'02"E	68.10'
L4	S60°26'02"E	143.35'
L5	S14°30'21"W	60.00'
L6	N78°14'18"E	101.07'
L7	S11°45'42"E	59.54'
L8	S42°13'11"E	105.96'
L9	S10°17'52"E	92.40'
L10	S04°47'58"E	125.08'
L11	N65°36'25"E	55.20'
L12	N80°35'55"E	63.18'
L13	S52°38'52"E	13.70'
L14	S05°53'38"E	106.37'
L15	S29°13'09"W	20.00'
L16	S20°27'46"E	61.60'
L17	S46°10'15"E	78.88'
L18	S43°49'45"W	65.00'
L19	N33°45'00"W	40.47'
L20	N01°52'44"E	236.67'
L21	N42°44'30"E	1061.20'
L22	N77°38'23"W	33.28'
L23	N69°52'02"W	17.86'
L24	N20°07'58"E	100.00'
L25	N69°52'02"W	300.42'
L26	N60°26'02"W	143.26'
L27	N21°34'17"E	292.98'
L28	S01°47'15"E	181.06'
L29	N88°12'45"E	1251.16'

LINE TABLE		
LINE	BEARING	DISTANCE
L30	S43°12'45"W	4.75'
L31	S01°47'15"E	222.22'
L32	N28°54'42"E	46.23'
L33	S01°47'15"E	188.38'
L34	N84°27'02"E	94.21'
L35	S36°30'02"W	6.12'
L36	S12°17'31"E	5.00'
L37	N77°38'23"W	46.67'
L38	N69°52'02"W	68.10'
L39	S16°48'28"W	115.00'
L40	N58°07'08"E	15.02'
L41	S80°34'12"E	120.14'
L42	S88°10'51"E	129.55'
L43	N86°07'06"E	88.76'
L44	N76°20'27"E	88.66'
L45	S77°48'06"E	95.58'
L46	S79°39'05"W	108.63'
L47	N44°54'59"E	18.85'
L48	N61°02'16"W	83.69'
L49	N38°21'57"W	82.13'
L50	S00°00'35"W	220.11'
L51	N44°06'40"E	14.36'
L52	N88°12'45"E	108.94'
L53	N88°12'45"E	109.99'
L54	S48°15'37"E	14.50'
L55	N83°07'19"W	80.80'
L56	S69°56'35"E	114.36'
L57	N66°07'46"W	98.29'
L58	N61°49'51"W	90.35'

LINE TABLE		
LINE	BEARING	DISTANCE
L59	N58°26'35"W	120.84'
L60	N59°52'22"W	89.15'
L61	N63°53'13"W	34.48'
L62	N19°49'33"W	14.37'
L63	S24°14'08"W	109.79'
L64	S01°47'15"E	148.50'
L65	N01°01'32"W	45.00'
L66	N00°51'34"E	89.03'
L67	N09°50'46"E	87.01'
L68	N18°23'59"E	86.88'
L69	N26°14'28"E	116.92'
L70	S24°26'18"W	56.67'
L71	S19°25'00"W	45.58'
L72	S13°37'25"W	45.58'
L73	S07°49'50"W	45.58'
L74	S02°44'21"W	45.61'
L75	S01°47'15"E	50.70'
L76	N88°12'45"E	247.00'
L77	N16°55'52"E	118.55'
L78	S01°47'15"E	50.55'
L79	N88°12'45"E	193.59'
L80	N84°35'55"E	152.81'
L81	N86°18'54"E	225.74'
L82	S88°12'12"W	101.93'
L83	S01°47'16"E	5.01'
L84	S88°12'45"W	197.64'
L85	S88°12'45"W	197.64'
L86	N01°47'16"W	5.00'
L87	S88°12'44"W	100.86'

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SCALE NTS			
SHEET 1E OF 1			

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	500.00'	7°46'21"	67.83'	S65°58'52"E	67.78'	33.97'
C2	500.00'	7°46'21"	67.83'	S65°58'52"E	67.78'	33.97'
C3	1230.00'	9°25'46"	202.43'	S65°09'09"E	202.20'	101.44'
C4	820.00'	15°03'37"	215.54'	S67°57'51"E	214.92'	108.39'
C5	880.00'	26°16'03"	403.44'	S88°37'41"E	399.92'	205.33'
C6	50.00'	72°44'06"	63.47'	S24°24'48"E	59.30'	36.82'
C7	100.00'	25°42'29"	44.87'	S33°19'00"E	44.49'	22.82'
C8	500.00'	7°46'21"	67.83'	N73°45'13"W	67.78'	33.97'
C9	1200.00'	9°26'00"	197.57'	N65°09'02"W	197.35'	99.01'
C10	850.00'	15°03'37"	223.42'	N67°57'51"W	222.78'	112.36'
C11	300.00'	23°21'32"	122.31'	S09°53'31"W	121.46'	62.01'
C12	50.00'	90°00'00"	78.54'	S46°47'15"E	70.71'	50.00'
C13	600.00'	30°41'57"	321.48'	S13°33'44"W	317.65'	164.70'
C14	50.00'	79°01'41"	68.96'	S68°25'33"W	63.63'	41.24'
C15	1005.00'	13°37'02"	238.85'	N65°15'06"W	238.29'	119.99'
C16	600.00'	34°08'06"	357.46'	S15°16'48"W	352.20'	184.21'
C17	1045.00'	4°28'50"	81.72'	S60°41'00"E	81.70'	40.88'
C18	900.00'	32°37'33"	512.48'	S79°14'12"E	505.59'	263.40'
C19	50.00'	81°34'35"	71.19'	N54°45'40"W	65.33'	43.14'
C20	1500.00'	10°39'51"	279.19'	N08°38'27"W	278.79'	140.00'
C21	900.00'	10°30'17"	165.01'	N82°57'37"E	164.78'	82.73'
C22	25.00'	82°56'04"	36.19'	S63°02'19"W	33.11'	22.09'
C23	25.00'	94°39'00"	41.30'	S25°45'13"E	36.76'	27.12'
C24	25.00'	38°56'48"	16.99'	N64°58'38"E	16.67'	8.84'

DATE: AUGUST 2025

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CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C25	50.00'	161°27'37"	140.90'	N53°45'57"W	98.69'	306.34'
C26	25.00'	40°26'27"	17.65'	S06°44'38"W	17.28'	9.21'
C27	25.00'	86°40'40"	37.82'	S48°26'55"E	34.32'	23.59'
C28	25.00'	55°07'36"	24.05'	N54°05'13"E	23.14'	13.05'
C29	50.00'	92°41'45"	80.89'	S72°52'17"W	72.35'	52.41'
C30	50.00'	110°11'42"	96.16'	N67°03'07"E	82.01'	71.67'
C31	25.00'	41°16'22"	18.01'	N78°29'13"W	17.62'	9.41'
C32	25.00'	24°57'05"	10.89'	S75°44'13"W	10.80'	5.53'
C33	50.00'	139°54'09"	122.09'	S46°47'15"E	93.94'	137.01'
C34	25.00'	24°57'05"	10.89'	N10°41'18"E	10.80'	5.53'
C35	75.00'	79°01'41"	103.45'	S68°25'33"W	95.44'	61.86'
C36	25.00'	92°46'15"	40.48'	N67°57'25"E	36.20'	26.24'
C37	25.00'	90°05'01"	39.31'	N23°28'13"W	35.38'	25.04'
C38	500.00'	7°46'21"	67.83'	N73°45'13"W	67.78'	33.97'
C39	25.00'	88°16'56"	38.52'	N16°18'59"W	34.82'	24.26'
C40	25.00'	90°00'00"	39.27'	N43°12'45"E	35.36'	25.00'
C41	25.00'	94°21'01"	41.17'	S74°22'54"W	36.67'	26.97'
C42	25.00'	87°31'16"	38.19'	N22°11'21"W	34.58'	23.94'
C43	25.00'	90°00'00"	39.27'	N43°12'45"E	35.36'	25.00'
C44	25.00'	90°00'00"	39.27'	S46°47'15"E	35.36'	25.00'
C45	25.00'	85°50'25"	37.45'	S64°29'30"W	34.05'	23.25'
C46	25.00'	93°33'06"	40.82'	N41°26'12"E	36.43'	26.60'
C47	25.00'	90°00'00"	39.27'	S46°47'15"E	35.36'	25.00'

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DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 4	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-24290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1F2 OF 1			

STATE OF TEXAS §
COUNTY OF WALLER §

We, DRP TX 1, LLC, a Delaware Limited Liability Company, acting by and through Houdin Honarvar, Authorized Signer, owner of the 36.79 acre tract subdivided, in this plat of Woodhaven Estates Section 4, make subdivision of the property on behalf of the corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown and dedicated to the public, the streets, all alleys, parks and easements shown, and waive all claims for damages occasioned by the establishment of grades as approved for the streets or drainage easements to conform to the grades, and bind ourselves, our heirs successors and assigns to warrant and defend the title to the land so dedicated.

There is hereby granted to San Bernard Electric Cooperative, Inc. whose address is P.O. Box 1208, Bellville, Texas 77418, and to its successors, assigns and lessees, an unobstructed Utility Easement for electric, communication, and other utilities as may become available, consisting of all necessary or desirable equipment across, along, upon, over, above, and under lands within the boundaries of the subdivisions as described below.

1. There is a fifteen feet (15') unobstructed utility easement along all property lines adjacent to all existing publicly dedicated roads bordering the subdivision and public roads within the subdivision dedicated by this plat.
2. There is twenty feet (20') wide unobstructed utility easement for guy, being ten feet (10') on each side of the centerline of the guy and protruding five feet (5') past the point of where the anchor enters the earth.
3. San Bernard Electric Cooperative, Inc. is granted the right to build and maintain utilities on, across, along, upon, over, above and under all publicly dedicated road right-of-ways in this subdivision, in order to provided electric and other services to lots as it becomes necessary.
4. San Bernard Electric Cooperative, Inc. shall have the right to remove, cut down, and chemically treat with herbicides, all trees, shrubbery and vegetation within said easement and the right to remove, cut, and trim from time to time all dead, weak, leaning, or dangerous trees adjacent to and outside of said easement that are tall enough to strike the conductor and/or equipment in falling. San Bernard Electric Cooperative, Inc. will not be responsible for removing debris from vegetation growing outside their easements when cutting down week and leaning trees and brush outside the easement.
5. San Bernard Electric Cooperative, Inc. shall have the right to use and keep all of said easement area granted hereby free and clear of any and all obstructions, except fences that do not exceed eight feet (8') in height and do not interfere with the operation and replacement of San Bernard Electric Cooperative's facilities. San Bernard Electric Cooperative, Inc. shall have the right of ingress and egress to and from said right-of-way for the purpose of reclearing vegetation, constructing, reconstructing, rephasing, respanning, operating, inspecting, repairing, maintaining, replacing, adding, and removing said conductors, poles and equipment. Access for construction, maintenance, inspection and surveying of facilities may be done with, but not limited to vehicles, ATV, aerial drone, pedestrian, and other methods.
6. The Grantor, his successors, assigns, agents or licensees shall not have the right to cause or permit any obstacles except fences not to exceed eight feet (8') in height to be placed or constructed within said easements area without the express written consent of the Cooperative. Fences shall not be placed or constructed in any way that would prevent San Bernard Electric Cooperative, Inc. from exercising any rights and privileges expressed herein.
7. All above descriptions are further described and locations indicated on plat drawing.

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Woodhaven Estates Section 4 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

FURTHER, all of the property subdivided in the above and foregoing plat shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable at the option of Waller County, by Waller County, or any citizen thereof, by injunction as follows:

1. That drainage of septic tanks into roads, streets, alleys or public ditches, streams, ect., either directly or indirectly is strictly prohibited.
2. All stock animals, horses and fowl, shall be fenced in and not allowed to run at large in the subdivision.
3. Drainage structures under private drives shall have a new drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and three quarters (1-3/4) square feet (15" diameter pipe) reinforced concrete pipe, unless specified by the County Road Administrator or County Engineer. Culverts and bridges must be used for all driveway and/or walks, although dip-style driveways are encouraged where appropriate.
4. Property owners will obtain Development Permits/Permit Exemptions from the County Floodplain Administrator for all development.
5. There are no underground pipelines within the confines of the subdivision except as shown on the plat.
6. There shall be no sanitary sewer systems or any water well constructed within 50 feet of any lot line that does not adjoin with a public road.

IN TESTIMONY WHEREOF, the DRP TX 1, LLC, a Delaware Limited Liability Company, has caused these presents to be signed by Houdin Honarvar, Authorized

Signer thereunto authorize, this 2nd day of September, 2025.

DRP TX 1, LLC,
a Delaware Limited Liability Company

By: DW General Partner, LLC
Its Manager

By: Houdin Honarvar
Houdin Honarvar
Authorized Signer

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 4	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondedevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-24290 & 10046100 1802 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1G OF 1			

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STATE OF NEW YORK §
COUNTY OF Ny §

BEFORE ME, the undersigned authority, on this day personally appeared Houdin Honarvar, Authorized Signer, of DW General Partner, LLC, Manager of DRP TX 1, LLC, a Delaware Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2nd day of Sept, 2025

Josephine G. Cimino
Notary Public in and for the State of New York.

Josephine G. Cimino
Print Name

My commission expires: 7-5-2028

JOSEPHINE G CIMINO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CI0026551
Qualified in Nassau County
My Commission Expires 7-5-2028

Certificate of Surveyor

This is to certify that I, Christopher E. Curtis, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points will be set at completion of construction and that this plat correctly represents that survey made by me.

No Portion of this subdivision lies within the boundaries of any municipality's corporate city limits, or area of extra territorial jurisdiction.

No Portion of this subdivision lies within the boundaries of the 1% annual chance (100 year) floodplain as delineated on Waller County Community No 480640, Map No. 48473C0100E, Panel 0100, suffix "E" dated February 18, 2009.

No Portion of this subdivision lies within the boundary of the 0.2% annual chance (500 year) floodplain as delineated on Waller County Community No 480640, Map No. 48473C0100E, Panel 0100, suffix "E" dated February 18, 2009.



Christopher E. Curtis 8/26/25
Christopher E. Curtis
Registered Professional Land Surveyor
Texas Registration No. 6111

DATE: AUGUST 2025

SCALE SCALE NTS

SHEET 1H OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 4

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelpoment.com

ENGINEER/PLANNER/SURVEYOR:

 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com

I, J. Ross McCall, County Engineer of Waller County, Certify that the Plat of this subdivision complies with all existing rules and regulations of Waller County. No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

Date _____ J. Ross McCall, PE
County Engineer

STATE OF TEXAS §
COUNTY OF WALLER §

I, Debbie Hollan, County Clerk in and for Waller County, Texas do hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 20____, at _____ o'clock ____ M in File No. _____ of the Plat Records of said County. Witness my hand and seal of office, at Hempstead, Texas, the day and date last above written.

Debbie Hollan Waller
County, Texas

By: _____
Deputy

CERTIFICATE OF COMMISSIONERS COURT

APPROVED by the Commissioners' Court of Waller County, Texas, this _____ day of _____, 20____.

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

Walter E. Smith, P.E., RPLS
Commissioner, Precinct 2

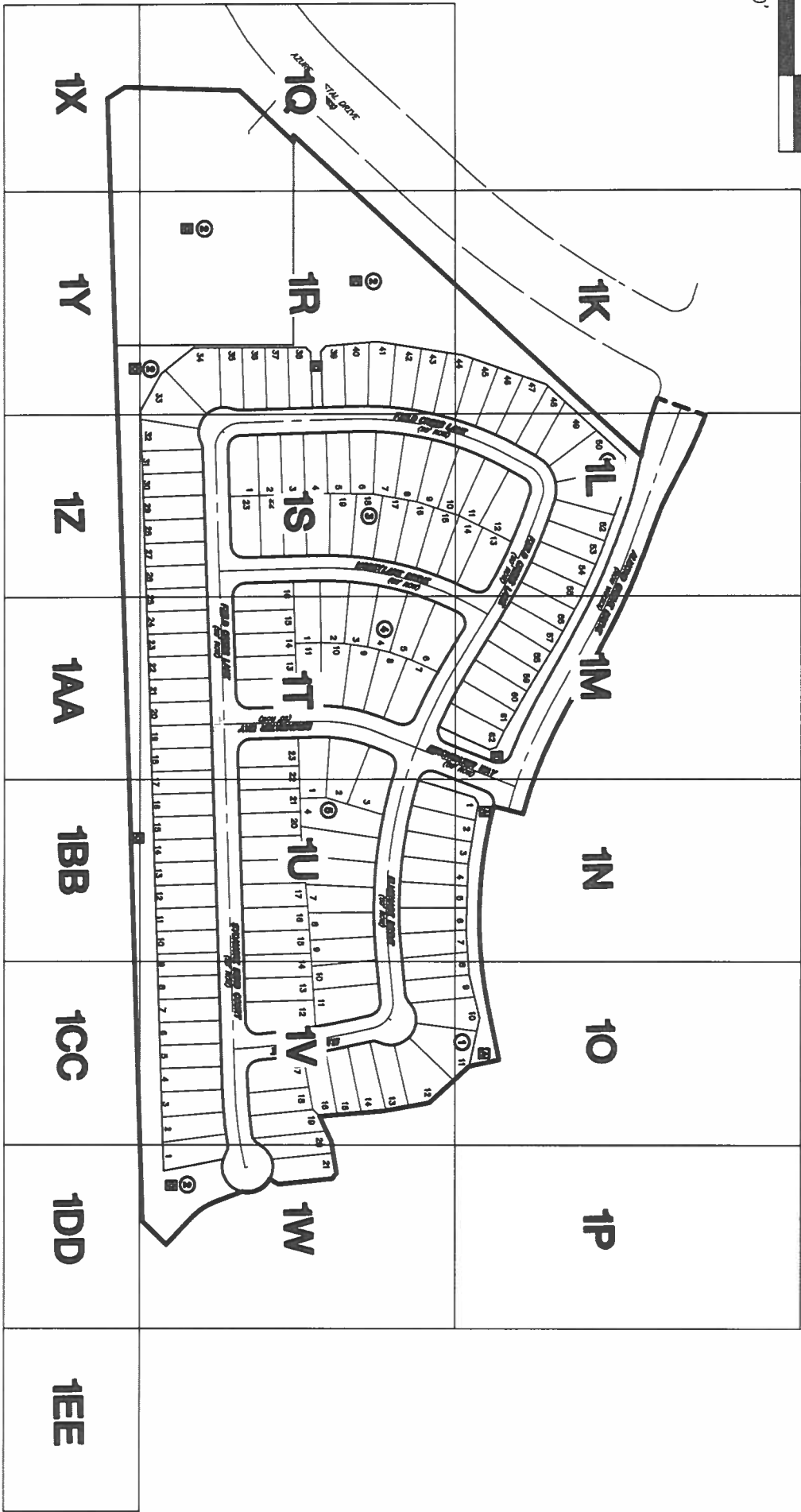
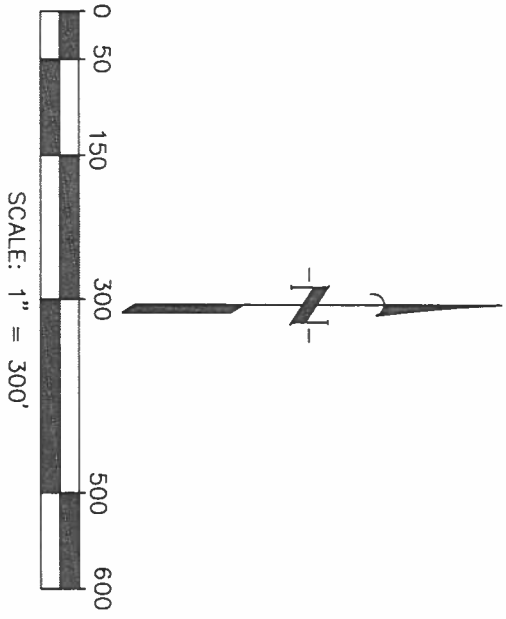
Kendric D. Jones
Commissioner, Precinct 3

Justin Beckendorff
Commissioner, Precinct 4

NOTE: Acceptance of the above plat by the Commissioners Court does not signify Waller County acceptance of the dedicated roads for integration into the County Road System. The developer is required to comply with Sections 5 and 6 of the current Waller County Subdivision and Development Regulations, in this regard.

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 4	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-29290 & 10046100 18b2 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 11 OF 1			

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DATE: AUGUST 2025

SCALE 1" = 300'

SHEET 1J OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 4

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:

 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-24290 & 10046100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.9000
CJamnik@quiddity.com

WOODHAVEN ESTATES SECTION 1

C.C.F. No. _____
O.P.R.W.C.T.

SPRING CROSS TRAIL
(ROW VARIES)

AZUL CRYSTAL DRIVE
(ROW VARIES)

5

E

L23

1' RESERVE
(SEE NOTE 1)

15' UE
C.C.F. No.
2504591
O.P.R.W.C.T.

L24

47

46

45

48.04'
3.88'
N61°05'18"W
132.86'
N65°09'56"W
127.98'
N69°07'58"W
124.79'
N73°06'04"W
125.20'
22.35'

DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1K OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 4

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

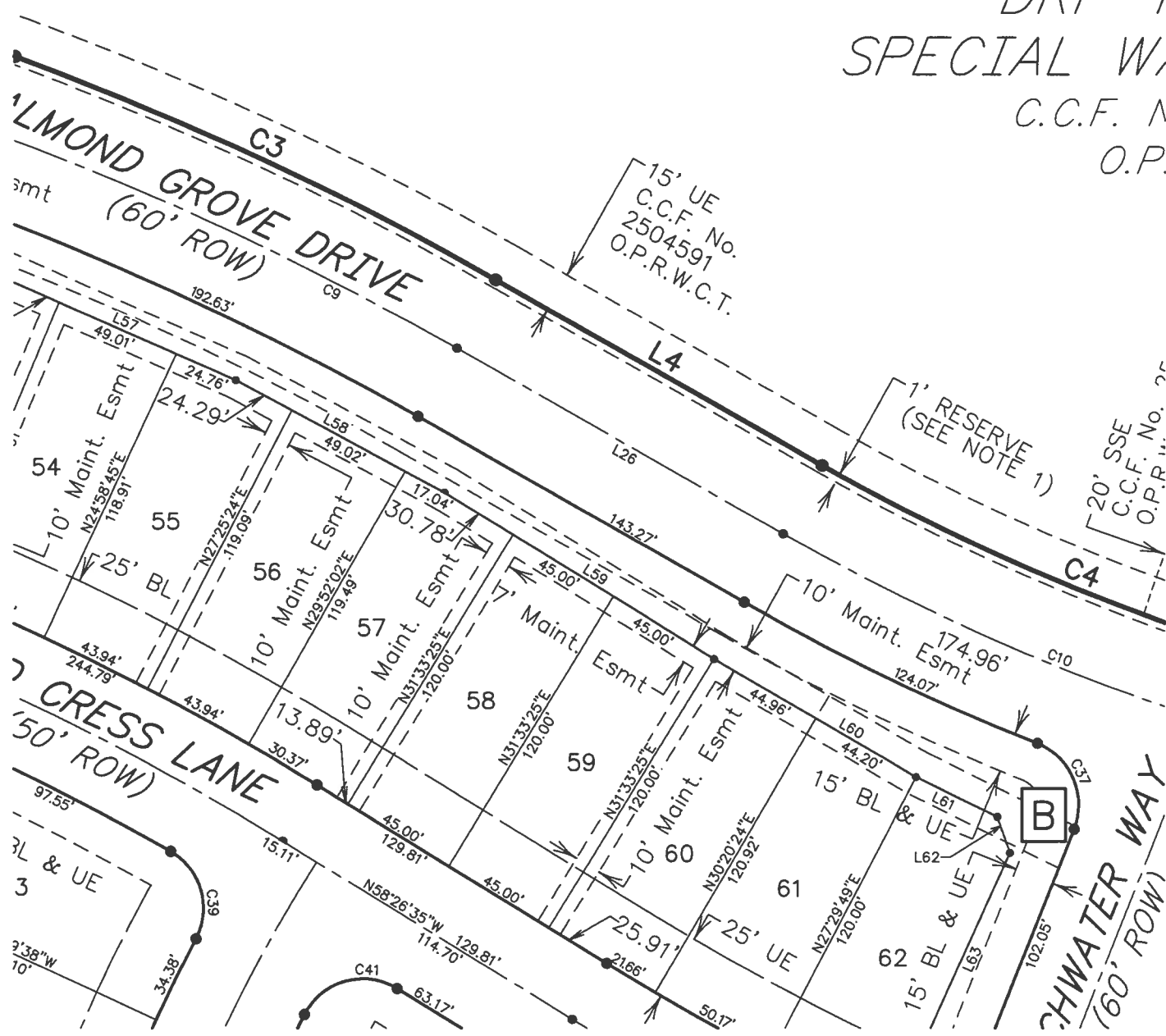
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. E-24290 & 1004b100
1842 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000
CJamnik@quiddity.com

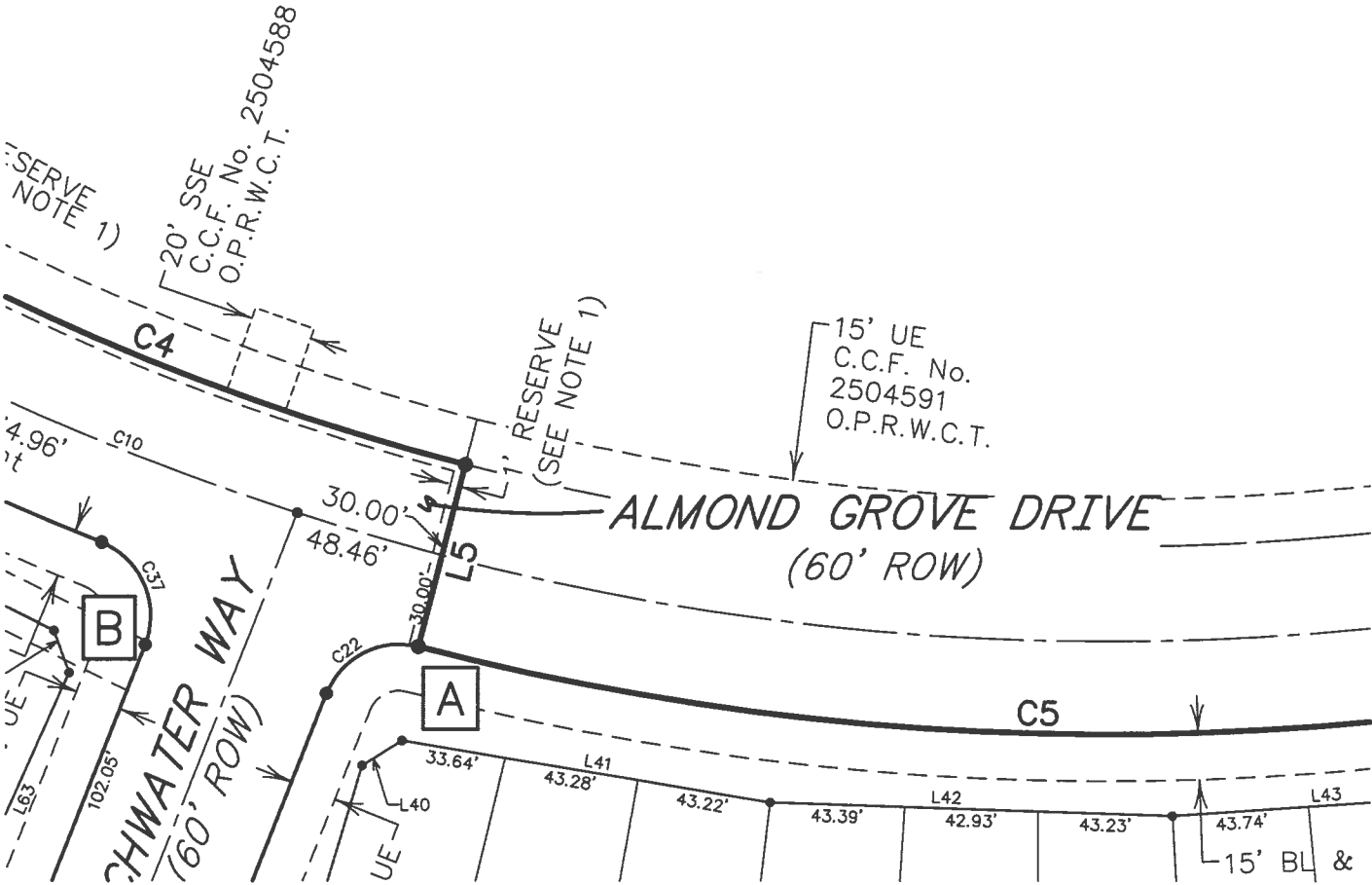
CALLED
DRP ;
SPECIAL W,
C.C.F. A
O.P.



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DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 4	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-25290 & 10046100 1802 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 409.731.8000 CJamnik@quiddity.com
SCALE 1"=60'			
SHEET 1M OF 1			

CALLED 772.09 AC
DRP TX 1, LLC,
SPECIAL WARRANTY DEED
C.C.F. No. 2404338
O.P.R.W.C.T.



DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1N OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 4

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-25290 & 1004b100
18b2 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000
CJamnik@quiddity.com

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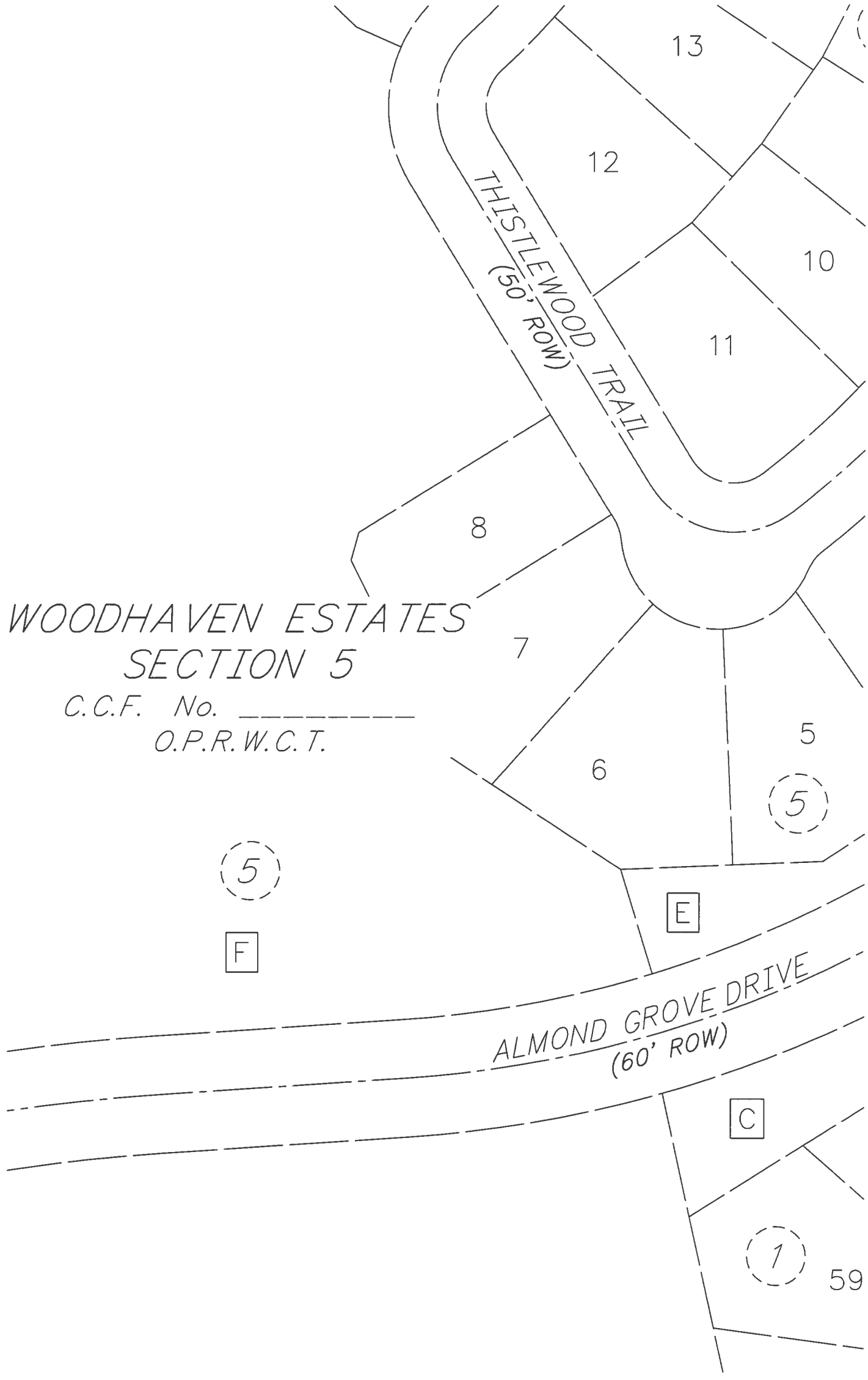
WOODHAVEN
SE
C.C.F.

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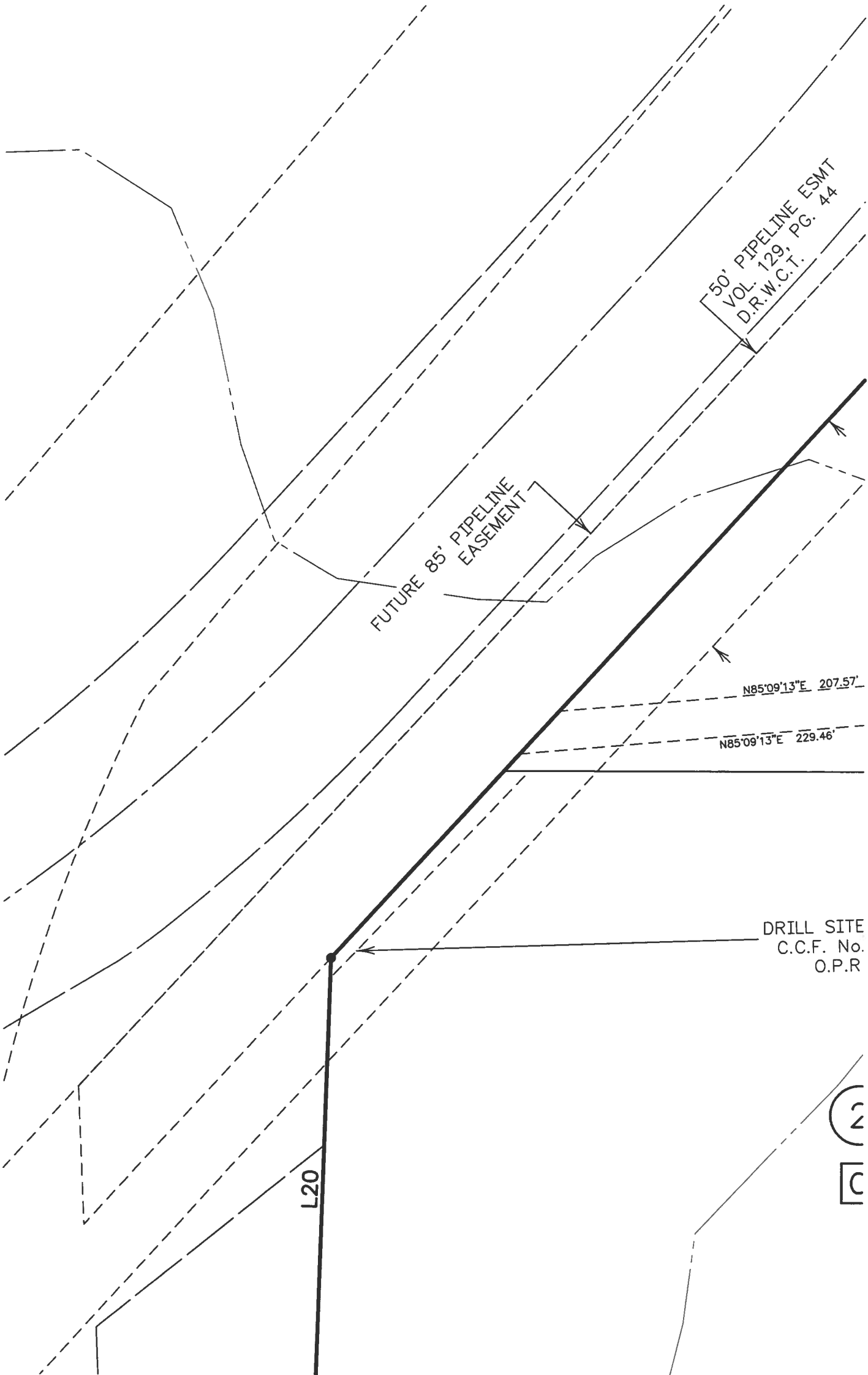
DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 4	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondedevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-24290 & 20046100 1802 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000 CJamnik@quiddity.com
SCALE 1"=60'			
SHEET 10 OF 1			

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SCALE 1"=60'			
SHEET 1P OF 1			

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C

DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1Q OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 4

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

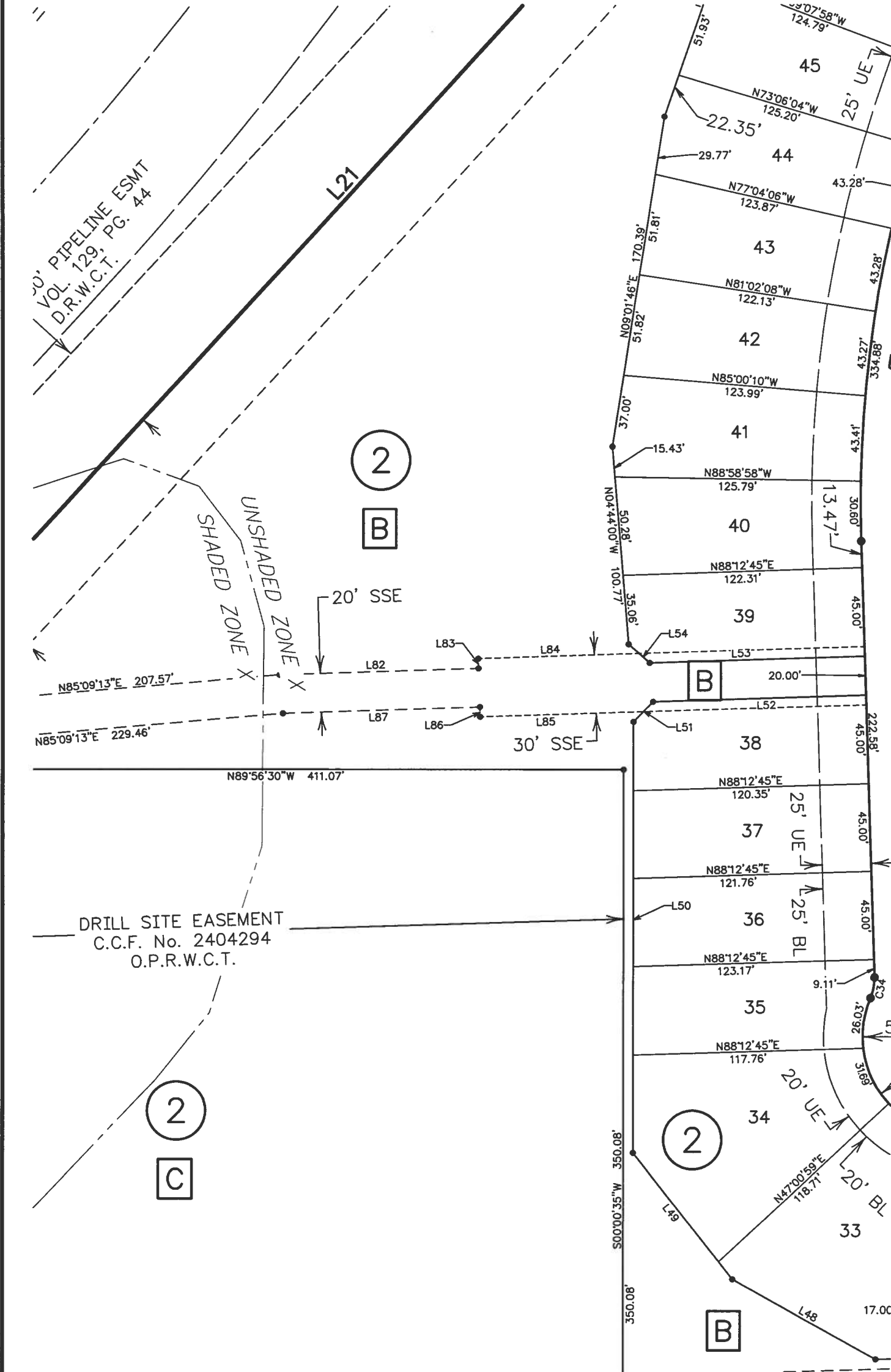
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

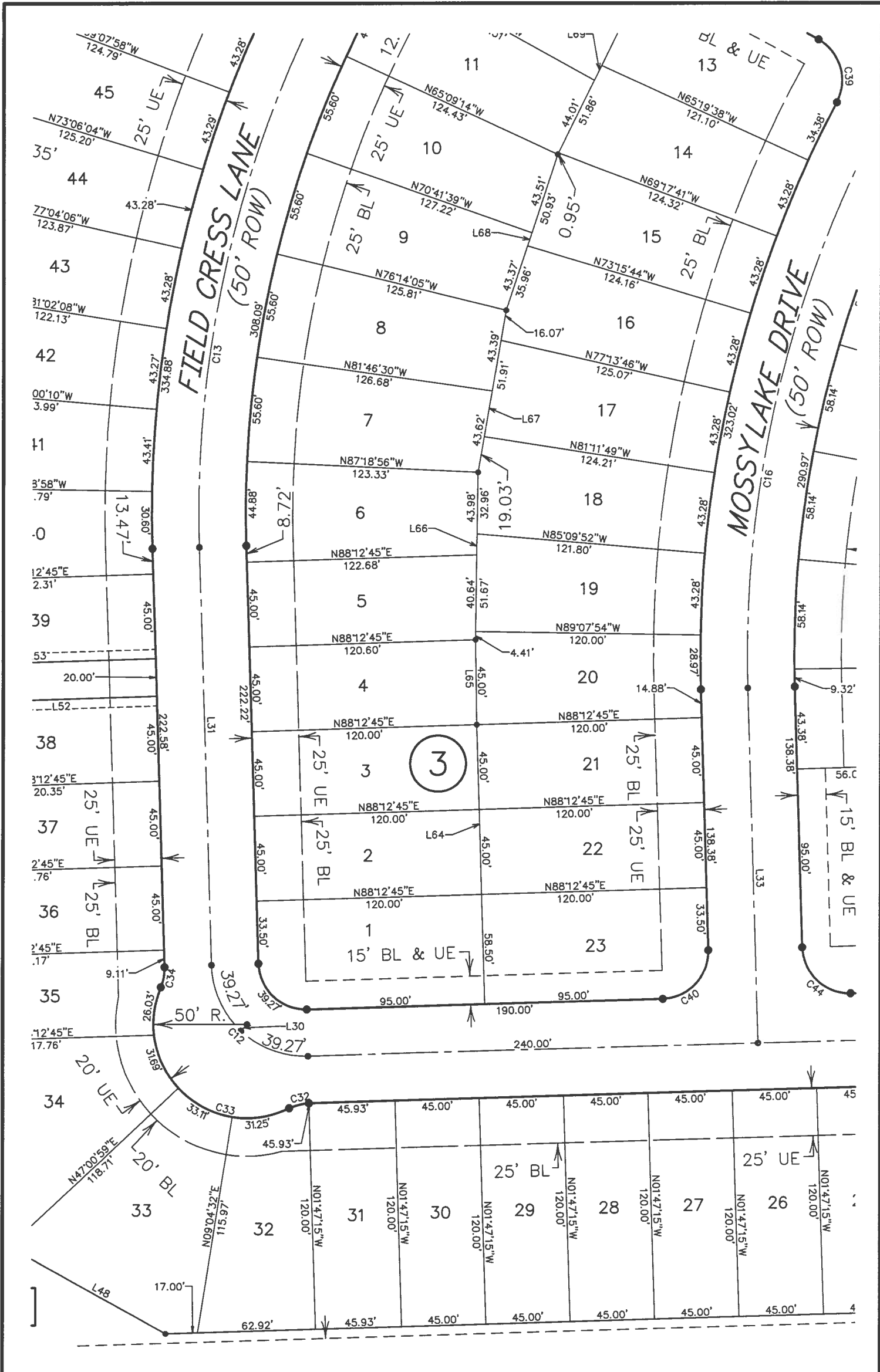
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com

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DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 4	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE 1"=60'			
SHEET 1R OF 1			

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DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1S OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 4

OWNER

DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@gienmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-24290 & 10046100
1842 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 479.741.8000
CJammik@quiddity.com

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DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1T OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 4

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

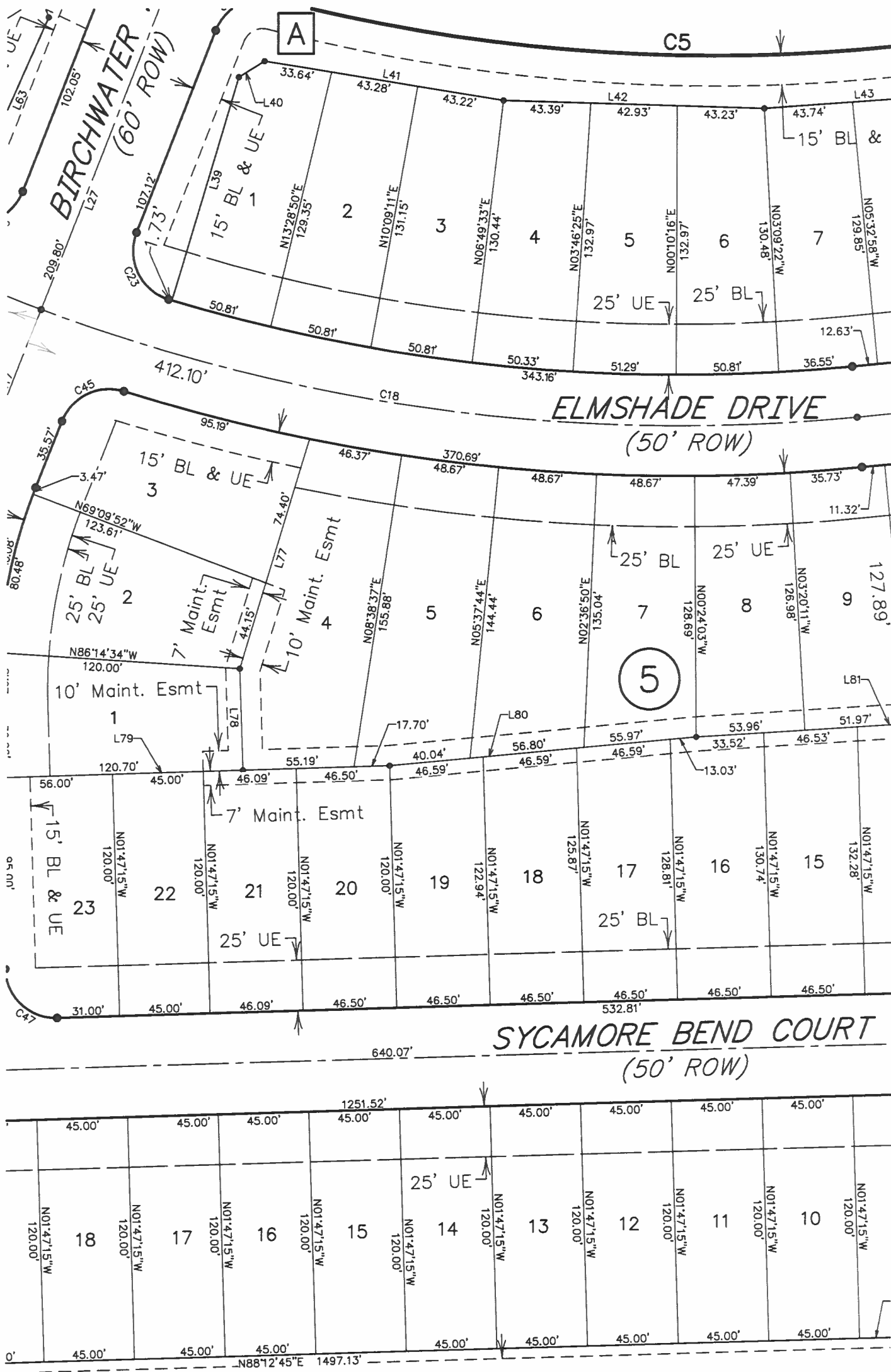
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-24290 & 10046100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com

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DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1U OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 4

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glennmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:



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CJamnik@quiddity.com

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DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1V OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 4

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
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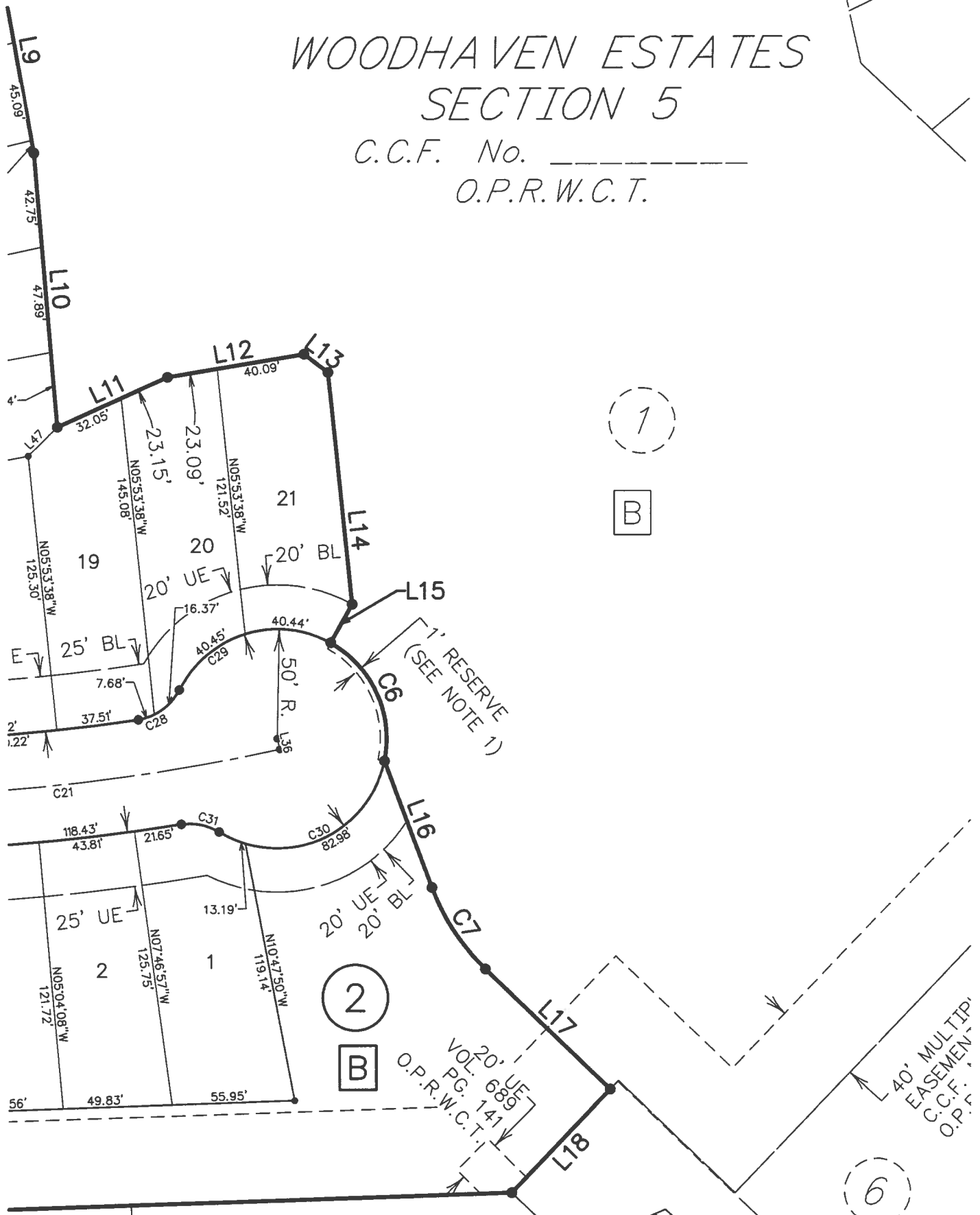
ENGINEER/PLANNER/SURVEYOR:



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CJamnik@quiddity.com

C.C.F. No. _____
O.P.R.W.C.T.



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SHEET 1W OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 4

OWNER
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a Delaware Limited Liability Company
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936.777.6600
HBibb@glenmondevelopment.com



QUIDDITY

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Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-24290 & 10046100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8800
CJamnik@quiddity.com

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DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1X OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 4

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

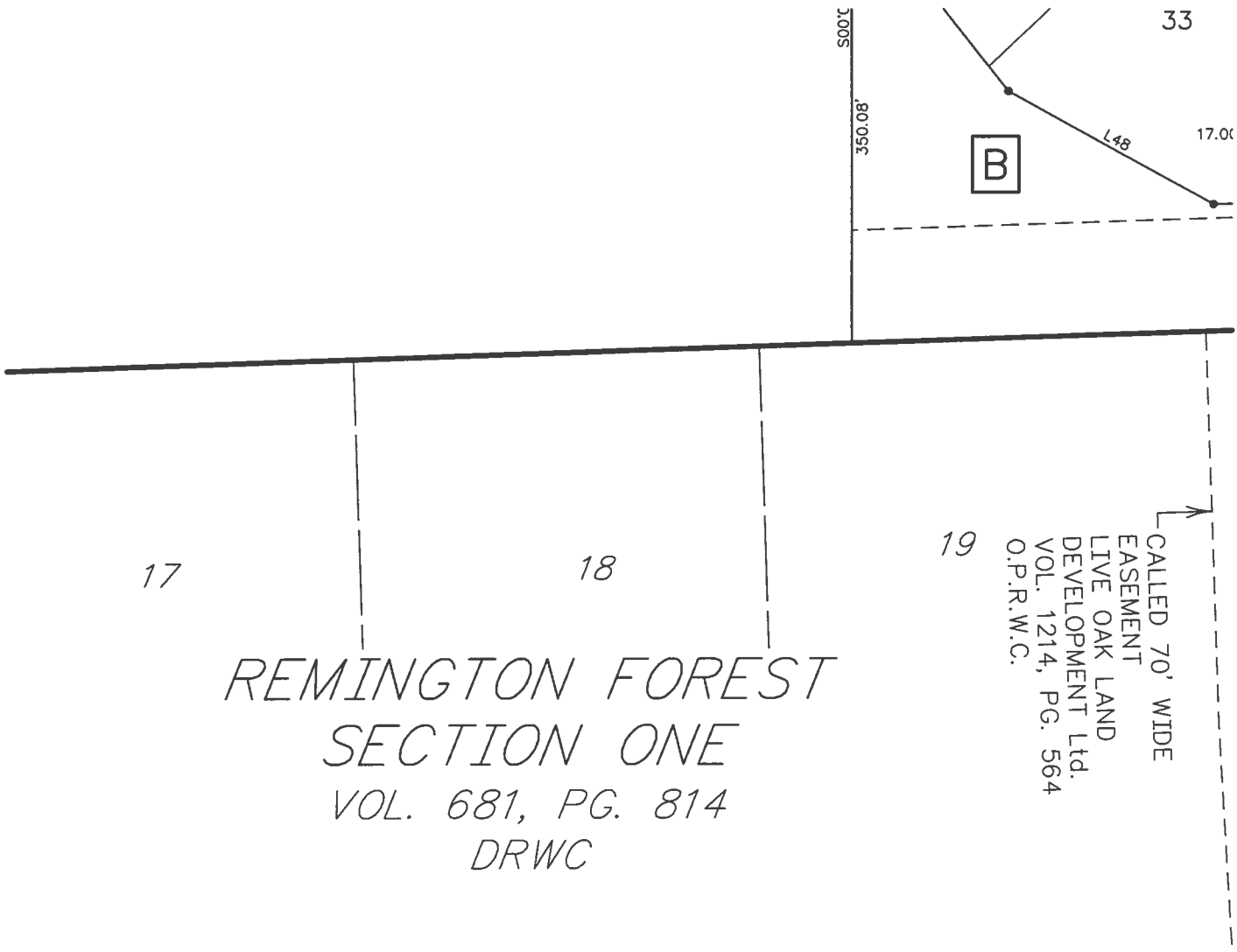
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

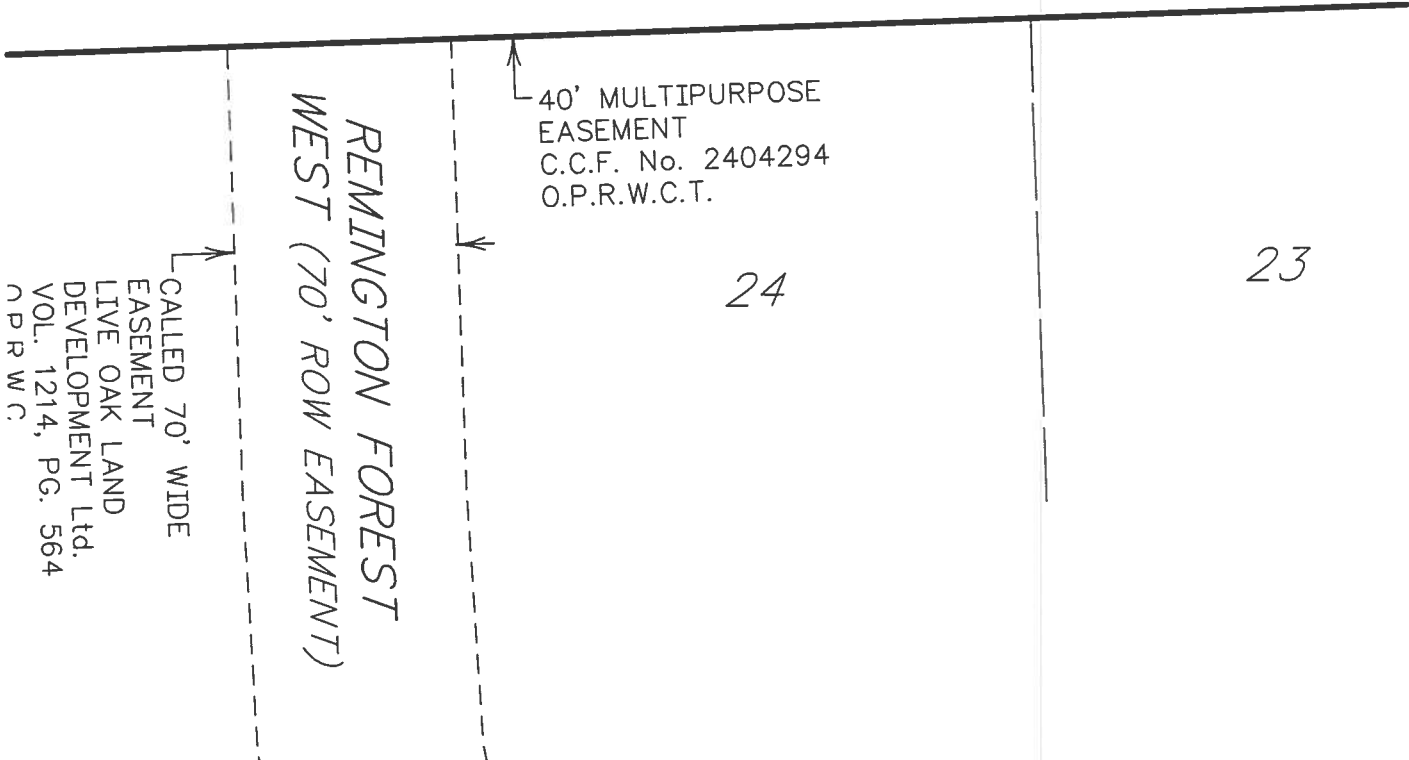
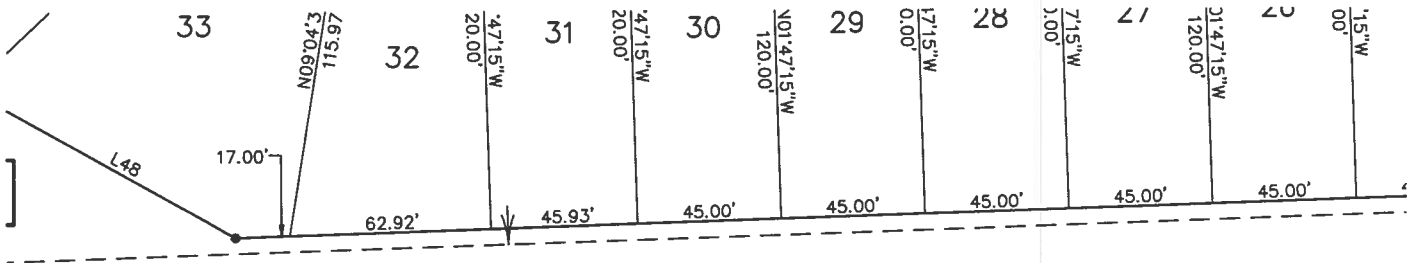
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REMINGTON FOREST
SECTION ONE
VOL. 681, PG. 814
DRWC

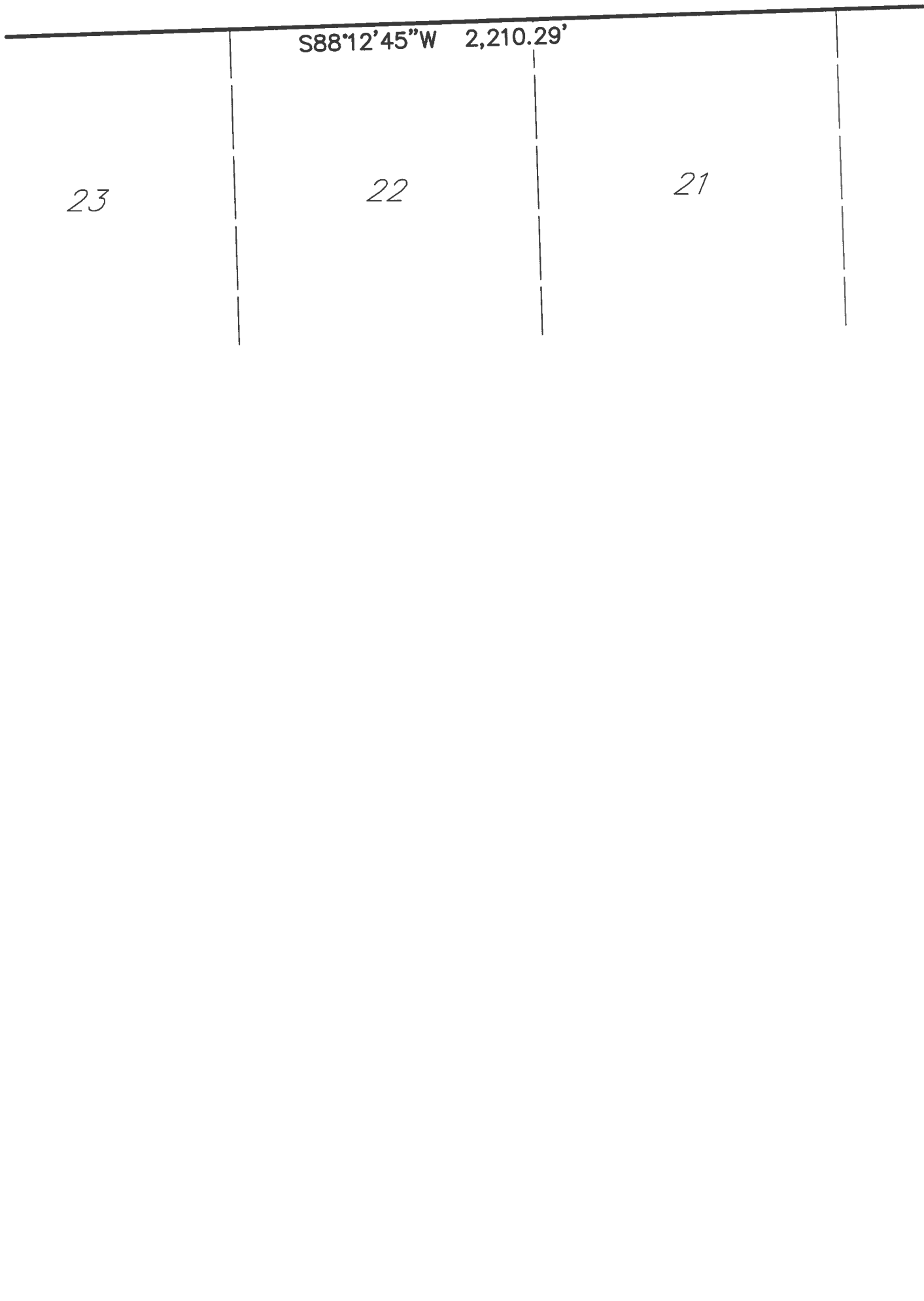
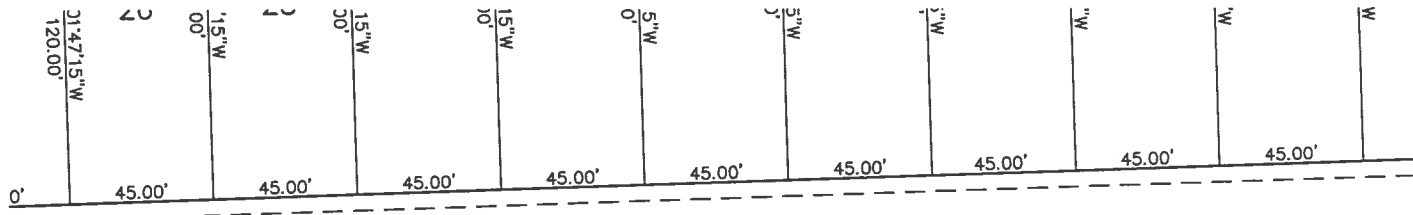
DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 4	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-25240 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000 CJamnik@quiddity.com
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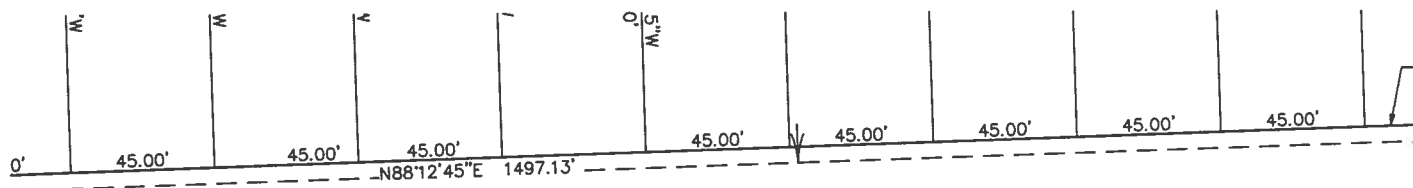
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SCALE 1"=60'			
SHEET 12 OF 1			

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SCALE 1"=60'			
SHEET 1AA OF 1			



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40' MULTIPURPOSE
EASEMENT
C.C.F. No. 2404294
O.P.R.W.C.T.

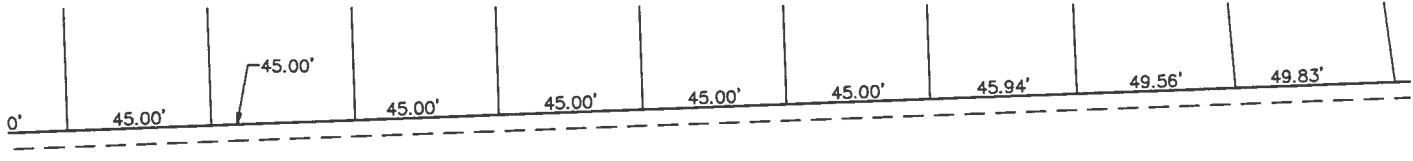
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DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 4	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
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SHEET 18B OF 1			



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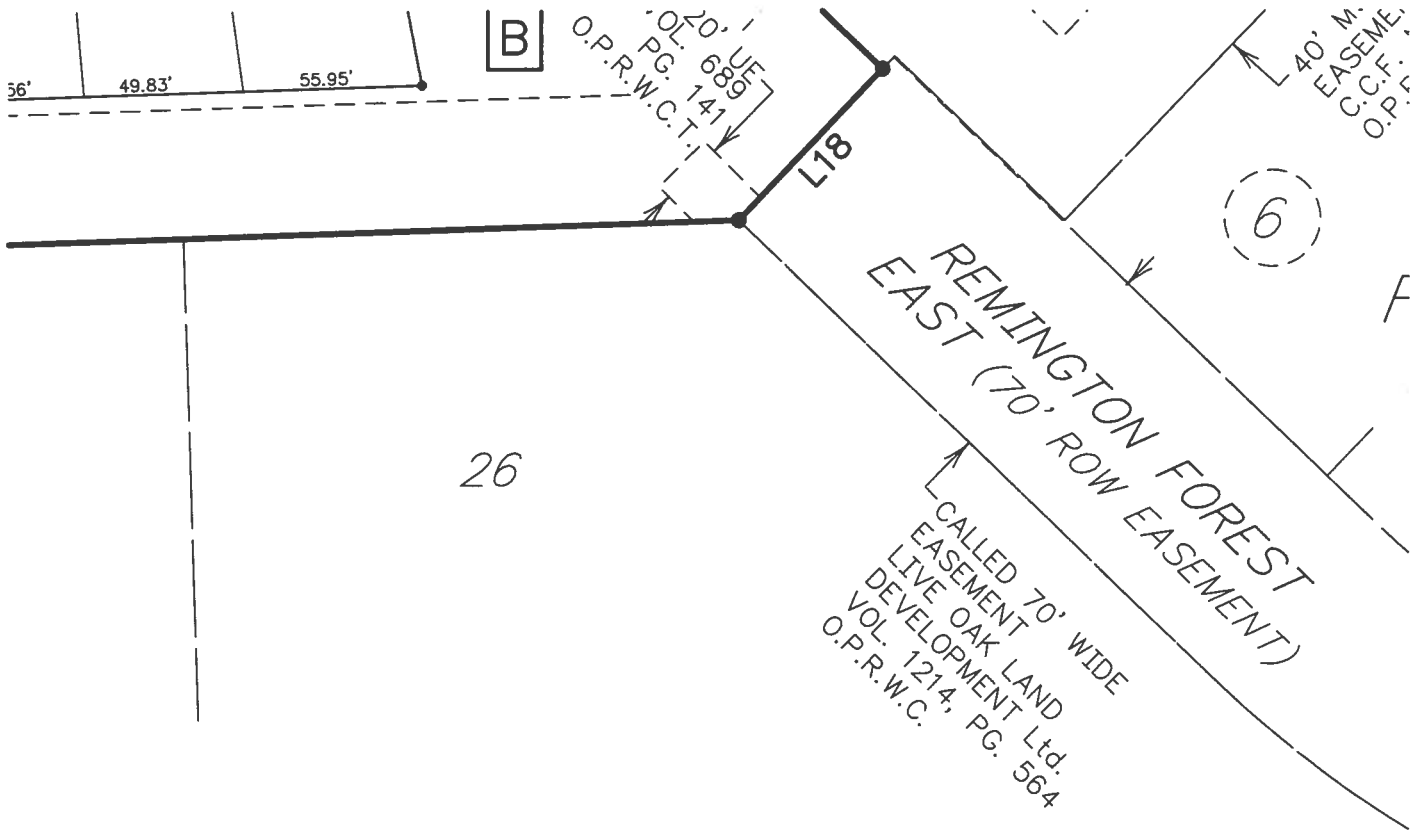
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SCALE 1"=60'			
SHEET 1CC OF 1			



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SHEET 1DD OF 1

FINAL PLAT OF
WOODHAVEN
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40' M.
EASEMENT
C.C.F. No.
O.P.R.W.C.T.

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REMINGTON FOREST
SECTION 1

VOL. 681, PG. 814
D.R.W.C.T.

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FOREST
EASEMENT)

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SCALE 1"=60'

SHEET 1EE OF 1

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ESTATES
SECTION 4

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