

WALLER COUNTY ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer



August 4, 2026

John R. Dreahn, P.E.
Quiddity
1575 Sawdust Road, Ste 400
The Woodlands, TX 77380
281-363-4039

Re: Woodhaven Estates Section 4 – Substantial Completion /One-Year Warranty Period

Mr. Dreahn,

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 August 19, 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 August 19, 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

CIVIL SITE DEVELOPMENT REQUEST FOR FINAL INSPECTION

I, John R. Dreahn, PE, 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 WS&D and Paving for Woodhaven Estates Section 4
(Description of Project)

Constructed at 24241 FM 1488, Magnolia, Texas, 77355
(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: 1605 Investments, LTD

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

Company Name: Dimas Bros. Construction LLC.

Address: 2003 Center Street

City, State: Richmond, TX 77469

Contact Person: Omar Dimas

Phone: 832-490-7969 Email: odimas@dimasbros.com

(Engineers Seal)



John R. Dreahn
(Signature)

04/09/2026
(Date)

1575 Sawdust Suite 400
(Mailing Address)

The Woodlands, Texas 77384
(City, State, Zip)

jdreahn@quiddity.com
(Email)

346-231-0866
(Phone No.)

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

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

8/5/26

Date

WOODHAVEN ESTATES SECTION 4											
Road Name	Precinct	Length		Right-of-Way	Pavement		Subdivision	Plat Recordation		Cost of	Comments
		Feet	Miles	Width	Type	Width		Date	Instrument No.	Construction	
FIELD CRESS LANE	2	1830.2	0.35	50'	6" Concrete Pavement	28	Woodhaven Estates	10/1/2025	2512351	\$400,913.14	
ELMSHADE DRIVE	2	856.69	0.16	50'	6" Concrete Pavement	28	Woodhaven Estates	10/1/2025	2512351	\$187,661.61	
MOSSY LAKE DRIVE	2	545.84	0.1	50'	6" Concrete Pavement	28	Woodhaven Estates	10/1/2025	2512351	\$119,568.59	
SYCAMORE BEND COURT	2	879.17	0.17	50'	6" Concrete Pavement	28	Woodhaven Estates	10/2/2025	2512352	\$192,585.95	
BIRCHWATER WAY	2	596.35	0.11	60'	6" Concrete Pavement	28	Woodhaven Estates	10/2/2025	2512352	\$130,633.02	
ALMOND GROVE DRIVE	2	864.68	0.16	60'	7" Concrete Pavement	41	Woodhaven Estates	10/2/2025	2512352	\$335,692.35	
	Internal	4708.25	0.89						Internal	\$1,220,774.15	
	Collector	864.68	0.16						Collector	\$335,692.35	
	Total	5572.93	1.06							\$1,556,466.50	