

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval- Woodhaven Estates Section 1

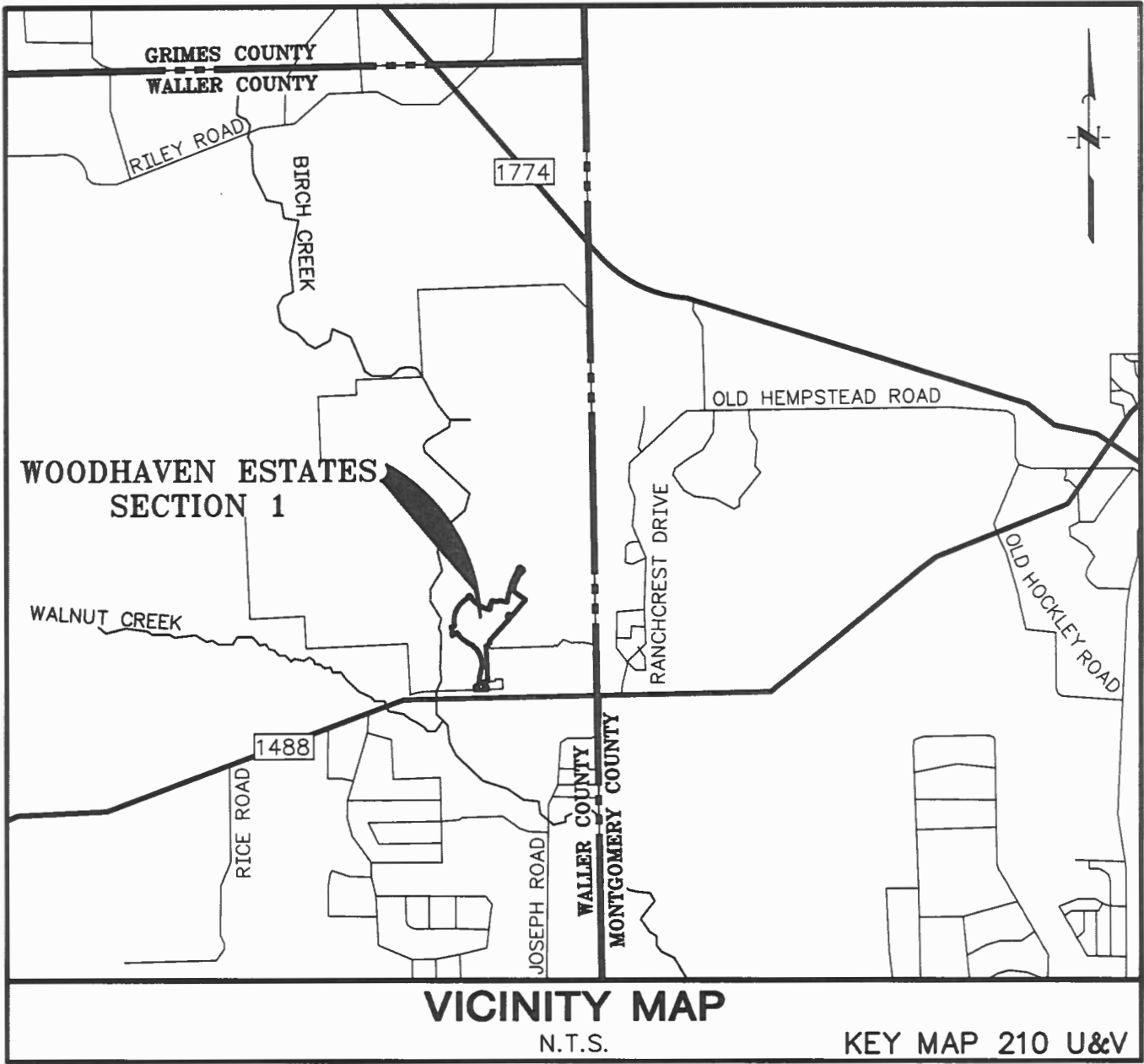
Date: September 17, 2025

Background

Final Plat of Woodhaven Estates Section 1 which consists of 70.78 acres will include 12 Lots, 7 Blocks and 7 Reserves in Precinct 2.

Staff Recommendation

Approve Plat and accept Construction Bond



**FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1**

**A SUBDIVISION OF 70.78 ACRES OF LAND
OUT OF THE
WILLIAM HILLHOUSE SURVEY, A-136
WALLER COUNTY, TEXAS**

12 LOTS 7 RESERVES 7 BLOCKS
JULY 2025

DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	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 Registrant on Nos. F 23290 & 10046100 18 2 8c 4 Paine Road, Suite 200 College Station TX 77845 979 731 8000 CJamn'k@qu'dd'ty.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 70.78 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 70.78 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 along the common line of said 722.09 acre tract and said north right-of-way line of FM 1488, the following two (2) courses and distances:

- 1. South 88°12'07" West, 33.12 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the most southerly southeast corner and the POINT OF BEGINNING of the herein described subject tract;
- 2. South 88°12'07" West, 408.95 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 seventy-three (73) courses and distances:

- 1. North 01°47'17" West, 118.30 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 2. North 60°51'24" East, 147.25 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 3. North 01°55'33" West, 58.43 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
- 4. Along said tangent curve to the right having a radius of 1000.00 feet, an arc length of 331.47 feet, a delta angle of 18°59'30", and a chord bearing of North 07°34'13" East, 329.95 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 5. North 17°03'58" East, 151.37 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
- 6. Along said tangent curve to the left having a radius of 450.00 feet, an arc length of 140.76 feet, a delta angle of 17°55'21", and a chord bearing of North 08°06'17" East, 140.19 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a compound curve to the left;
- 7. Along said compound curve to the left having a radius of 940.00 feet, an arc length of 421.77 feet, a delta angle of 25°42'30", and a chord bearing of North 13°42'38" West, 418.24 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 8. North 26°33'53" West, 29.23 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 9. North 32°18'49" West, 57.92 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
- 10. Along said tangent curve to the right having a radius of 1025.00 feet, an arc length of 48.38 feet, a delta angle of 02°42'17", and a chord bearing of North 30°57'41" West, 48.38 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the left;
- 11. Along said reverse curve to the left having a radius of 190.00 feet, an arc length of 105.50 feet, a delta angle of 31°48'49", and a chord bearing of North 45°30'57" West, 104.15 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the right;
- 12. Along said reverse curve to the right having a radius of 126.00 feet, an arc length of 90.75 feet, a delta angle of 41°15'53", and a chord bearing of North 40°47'25" West, 88.80 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the left;
- 13. Along said reverse curve to the left having a radius of 65.00 feet, an arc length of 58.47 feet, a delta angle of 51°32'15", and a chord bearing of North 45°55'36" West, 56.52 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 14. North 71°41'44" West, 40.53 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
- 15. Along said tangent curve to the right having a radius of 266.00 feet, an arc length of 39.86 feet, a delta angle of 08°35'05", and a chord bearing of North 67°24'11" West, 39.82 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 16. North 63°06'39" West, 37.87 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
- 17. Along said tangent curve to the right having a radius of 126.00 feet, an arc length of 5.44 feet, a delta angle of 02°28'33", and a chord bearing of North 61°52'22" West, 5.44 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a compound curve to the right;
- 18. Along said compound curve to the right having a radius of 516.00 feet, an arc length of 56.65 feet, a delta angle of 06°17'27", and a chord bearing of North 57°29'22" West, 56.63 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 19. North 54°20'38" West, 37.62 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
- 20. Along said tangent curve to the left having a radius of 484.00 feet, an arc length of 41.80 feet, a delta angle of 04°56'56", and a chord bearing of North 56°49'06" West, 41.79 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the right;
- 21. Along said reverse curve to the right having a radius of 830.00 feet, an arc length of 439.89 feet, a delta angle of 30°21'59", and a chord bearing of North 44°05'48" West, 434.76 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 22. South 61°05'09" West, 33.23 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 23. South 74°26'03" West, 138.85 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");

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- 24.North 04°11'41" West, 156.89 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 25.North 15°33'55" West, 80.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 26.North 74°26'05" East, 90.24 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
- 27.Along said tangent curve to the left having a radius of 30.00 feet, an arc length of 44.89 feet, a delta angle of 85°43'59", and a chord bearing of North 31°34'05" East, 40.82 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the right;
- 28.Along said reverse curve to the right having a radius of 829.15 feet, an arc length of 915.48 feet, a delta angle of 63°15'41", and a chord bearing of North 20°19'56" East, 869.68 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 29.North 51°55'36" East, 207.17 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
- 30.Along said tangent curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, a delta angle of 90°00'00", and a chord bearing of North 06°55'36" East, 35.36 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 31.North 51°54'39" East, 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;
- 32.Along said non-tangent curve to the left having a radius of 25.00 feet, an arc length of 39.43 feet, a delta angle of 90°22'22", and a chord bearing of South 83°15'35" East, 35.47 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 33.South 38°26'46" East, 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;
- 34.Along said non-tangent curve to the left having a radius of 25.00 feet, an arc length of 40.10 feet, a delta angle of 91°53'35", and a chord bearing of South 06°38'26" West, 35.93 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a compound curve to the left;
- 35.Along said compound curve to the left having a radius of 1170.00 feet, an arc length of 754.37 feet, a delta angle of 36°56'31", and a chord bearing of South 57°46'37" East, 741.37 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a compound curve to the left;
- 36.Along said compound curve to the left having a radius of 25.00 feet, an arc length of 40.72 feet, a delta angle of 93°18'53", and a chord bearing of North 57°05'41" East, 36.36 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 37.North 10°26'14" East, 91.92 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
- 38.Along said tangent curve to the left having a radius of 25.00 feet, an arc length of 37.04 feet, a delta angle of 84°53'31", and a chord bearing of North 32°00'31" West, 33.74 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 39.Along said reverse curve to the right having a radius of 1225.00 feet, an arc length of 9.53 feet, a delta angle of 00°26'44", and a chord bearing of North 74°13'55" West, 9.53 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 40.North 15°59'27" East, 50.00 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;
- 41.Along said non-tangent curve to the left having a radius of 25.00 feet, an arc length of 41.69 feet, a delta angle of 95°33'13", and a chord bearing of North 58°12'51" East, 37.03 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 42.North 10°26'14" East, 101.68 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 43.South 79°33'46" East, 60.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 44.South 82°58'14" East, 129.44 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 45.North 78°05'10" East, 52.19 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 46.North 88°03'27" East, 109.26 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 47.South 77°12'14" East, 117.78 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 48.South 77°33'30" East, 76.43 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;
- 49.Along said non-tangent curve to the left having a radius of 1940.00 feet, an arc length of 61.66 feet, a delta angle of 01°49'15", and a chord bearing of North 11°31'52" East, 61.65 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 50.North 10°37'14" East, 250.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
- 51.Along said tangent curve to the right having a radius of 2060.00 feet, an arc length of 832.12 feet, a delta angle of 23°08'39", and a chord bearing of North 22°11'34" East, 826.47 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the left;
- 52.Along said reverse curve to the left having a radius of 30.00 feet, an arc length of 47.20 feet, a delta angle of 90°09'03", and a chord bearing of North 11°18'38" West, 42.48 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 53.North 33°36'50" East, 90.00 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;
- 54.Along said non-tangent curve to the right having a radius of 395.00 feet, an arc length of 2.40 feet, a delta angle of 00°20'54", and a chord bearing of South 56°12'43" East, 2.40 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the left;
- 55.Along said reverse curve to the left having a radius of 30.00 feet, an arc length of 46.73 feet, a delta angle of 89°15'12", and a chord bearing of North 79°20'08" East, 42.15 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 56.South 55°18'30" East, 120.00 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;
- 57.Along said non-tangent curve to the left having a radius of 30.00 feet, an arc length of 47.12 feet, a delta angle of 90°00'00", and a chord bearing of South 10°17'28" East, 42.43 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");

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SCALE NTS

SHEET 1C OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

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-23290 & 10046100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com

- 58.South 34°30'43" West, 90.00 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;
- 59.Along said non-tangent curve to the left having a radius of 30.00 feet, an arc length of 47.66 feet, a delta angle of 91°01'54", and a chord bearing of South 79°11'35" West, 42.81 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a compound curve to the left;
- 60.Along said compound curve to the left having a radius of 1940.00 feet, an arc length of 639.71 feet, a delta angle of 18°53'35", and a chord bearing of South 24°13'51" West, 636.82 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 61.South 75°12'57" East, 25.40 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 62.South 20°23'46" East, 82.02 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 63.South 55°17'28" East, 450.28 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 64.South 40°00'13" West, 721.22 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 65.North 62°05'41" West, 62.88 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
- 66.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 North 65°58'52" West, 67.78 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 67.North 69°52'02" West, 17.86 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 68.South 20°07'58" West, 100.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 69.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 left;
- 70.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 73°45'13" East, 67.78 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 71.South 77°38'23" East, 33.28 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 72.South 42°44'30" West, 1061.20 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 73.South 01°52'44" West, 95.92 feet to a found 5/8-inch iron rod, marking an east exterior angle of the herein described subject tract, being common with a south interior corner of said 722.09 acre tract and the north corner of Reserve "G", Block 1 of the Final Plat of Remington Forest Subdivision, Section One recorded in Volume 681, Page 814 of the Deed Records of Waller County (DRWC);

THENCE along common lines of said 722.09 acre tract and said Remington Forest Subdivision, the following two (2) courses and distances:

1. South 51°26'45" West, 148.53 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
2. South 02°23'12" East, 1235.91 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking a southeast corner of the herein described subject tract;

THENCE over and across said 722.09 acre tract, the following four (4) courses and distances:

1. South 87°27'44" West, 130.02 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;
2. Along said non-tangent curve to the left having a radius of 627.75 feet, an arc length of 95.59 feet, a delta angle of 08°43'29", and a chord bearing of South 11°18'53" West, 95.50 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
3. South 59°51'29" East, 143.03 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
4. South 01°47'17" East, 102.74 feet to the POINT OF BEGINNING, CONTAINING 70.78 acres of land in Waller County, Texas filed in the offices of Quiddity in College Station, Texas.

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SCALE NTS

SHEET 1D OF 1

FINAL PLAT OF
WOODHAVEN
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SECTION 1

OWNER
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Legend:

- AC "Acre"
- BL. "Building Line"
- ESMT "Easement"
- CF "Clerk's File"
- DRWC "Deed Records Waller County"
- No. "Number"
- OPRWC "Official Public Records of Waller County"
- ORWC "Official Records of Waller County"
- ROW "Right-of-Way"
- Sq. Ft. "Square Feet"
- SSE "Sanitary Sewer Easement"
- STM SE "Storm Sewer Easement"
- UE "Utility Easement"
- VOL. __, PG. __ . . . "Volume and page"
- WLE "Waterline Easement"
- ① "Block Number"
- "Set 3/4-inch iron rod with Cap Stamped "Quiddity Eng. Property Corner" as Per Certification
- └─ "Street name break"

RESTRICTED RESERVE [A]
Restricted to Lift Station
Purposes Only
0.50 AC
21,793 Sq. Ft.

UNRESTRICTED RESERVE [B]
33.53 AC
1,460,679 Sq. Ft.

RESTRICTED RESERVE [C]
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.77 AC
33,345 Sq. Ft.

RESTRICTED RESERVE [D]
Restricted to Water Plant
Purposes Only
5.79 AC
252,252 Sq. Ft.

RESTRICTED RESERVE [E]
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
5.38 AC
234,429 Sq. Ft.

RESTRICTED RESERVE [F]
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.42 AC
18,418 Sq. Ft.

RESTRICTED RESERVE [G]
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.45 AC
19,398 Sq. Ft.

RESERVE TOTAL
46.84 AC
2,040,314 Sq. Ft.

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SCALE NTS			
SHEET 1E OF 1			

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 revest in the dedicator, his heirs, assigns or successors.
2. According to Map No. 48473C0100E of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Waller County, dated February 18, 2009, the subject tract is situated within 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, Zone "AE", defined as special flood hazard areas subject to inundation by the 1% annual chance (100-year) flood with base flood elevations determined, and Floodway Areas in Zone "AE", defined as a channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

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.

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DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	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 NTS			
SHEET 1F OF 1			

STATE OF TEXAS §
COUNTY OF WALLER §

We, DRP TX 1, LLC, a Delaware Limited Liability Company, by DW General Partner, LLC, its Manager, acting by and through Houdin Honarvar, Authorized Signatory, owner of the 70.78 acre tract subdivided, in this plat of Woodhaven Estates Section 1, 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 subdivision 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. Where noted on the plat, there is a 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 provide 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 weak 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 easement 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 1 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 one quarters (1-1/4) 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 Flood Plain 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, We, DRP TX 1, LLC, a Delaware Limited Liability Company, by DW General Partner, LLC, its Manager, has caused these presents to be signed by

Houdin Honarvar, Authorized Signatory thereunto authorize, this 9th day of July, 2025.

DRP TX 1, LLC,
a Delaware Limited Liability Company

By: DW General Partner, LLC,
its Manager

By: Houdin Honarvar
Houdin Honarvar
Authorized Signatory

DATE: JULY 2025

SCALE NTS

SHEET 1G OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

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

ENGINEER/PLANNER/SURVEYOR:

 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
150 Venture Drive, Suite 100 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com

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STATE OF NEW YORK §
COUNTY OF N.Y. §

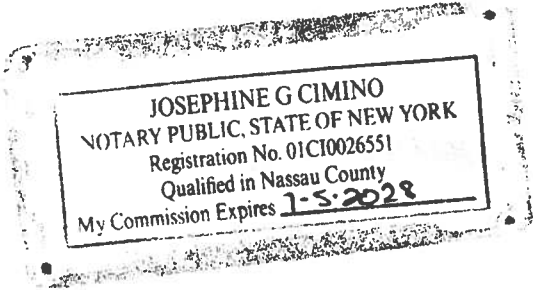
BEFORE ME, the undersigned authority, on this day personally appeared Houdin Honarvar, Authorized Signer, of DW General Partner, LLC, Manager of DRP TX 1, LLC, a Delaware Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of July, 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



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.

A 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.

A 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
Christopher E. Curtis
Registered Professional Land Surveyor
Texas Registration No. 6111

DATE: JULY 2025

SCALE SCALE NTS

SHEET 1H OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

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-23290 & 10046100
150 Venture Drive, Suite 100 • 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: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	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 & 100461100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1I OF 1			

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CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1,000.00'	18°59'30"	331.47'	N07°34'13"E	329.95'	167.27'
C2	450.00'	17°55'21"	140.76'	N08°06'17"E	140.19'	70.96'
C3	940.00'	25°42'30"	421.77'	N13°42'38"W	418.24'	214.50'
C4	1,025.00'	2°42'17"	48.38'	N30°57'41"W	48.38'	24.20'
C5	190.00'	31°48'49"	105.50'	N45°30'57"W	104.15'	54.15'
C6	126.00'	41°15'53"	90.75'	N40°47'25"W	88.80'	47.44'
C7	65.00'	51°32'15"	58.47'	N45°55'36"W	56.52'	31.38'
C8	266.00'	8°35'05"	39.86'	N67°24'11"W	39.82'	19.97'
C9	126.00'	2°28'33"	5.44'	N61°52'22"W	5.44'	2.72'
C10	516.00'	6°17'27"	56.65'	N57°29'22"W	56.63'	28.36'
C11	484.00'	4°56'56"	41.80'	N56°49'06"W	41.79'	20.92'
C12	830.00'	30°21'59"	439.89'	N44°05'48"W	434.76'	225.24'
C13	30.00'	85°43'59"	44.89'	N31°34'05"E	40.82'	27.85'
C14	829.15'	63°15'41"	915.48'	N20°19'56"E	869.68'	510.71'
C15	25.00'	90°00'00"	39.27'	N06°55'36"E	35.36'	25.00'
C16	25.00'	90°22'22"	39.43'	S83°15'35"E	35.47'	25.16'
C17	25.00'	91°53'35"	40.10'	S06°38'26"W	35.93'	25.84'
C18	1,170.00'	36°56'31"	754.37'	S57°46'37"E	741.37'	390.82'
C19	25.00'	93°18'53"	40.72'	N57°05'41"E	36.36'	26.49'
C20	25.00'	84°53'31"	37.04'	N32°00'31"W	33.74'	22.86'
C21	1,225.00'	0°26'44"	9.53'	N74°13'55"W	9.53'	4.76'
C22	25.00'	95°33'13"	41.69'	N58°12'51"E	37.03'	27.55'
C23	1,940.00'	1°49'15"	61.66'	N11°31'52"E	61.65'	30.83'
C24	2,060.00'	23°08'39"	832.12'	N22°11'34"E	826.47'	421.81'
C25	30.00'	90°09'03"	47.20'	N11°18'38"W	42.48'	30.08'
C26	395.00'	0°20'54"	2.40'	S56°12'43"E	2.40'	1.20'
C27	30.00'	89°15'12"	46.73'	N79°20'08"E	42.15'	29.61'
C28	30.00'	90°00'00"	47.12'	S10°17'28"E	42.43'	30.00'
C29	30.00'	91°01'54"	47.66'	S79°11'35"W	42.81'	30.55'
C30	1,940.00'	18°53'35"	639.71'	S24°13'51"W	636.82'	322.78'
C31	500.00'	7°46'21"	67.83'	N65°58'52"W	67.78'	33.97'
C32	500.00'	7°46'21"	67.83'	S73°45'13"E	67.78'	33.97'
C33	627.75'	8°43'29"	95.59'	S11°18'53"W	95.50'	47.89'
C34	1,500.00'	14°26'44"	378.19'	S03°45'57"W	377.19'	190.10'
C35	1,500.00'	10°54'52"	285.74'	N05°47'38"E	285.31'	143.30'
C36	1,000.00'	26°54'05"	469.52'	N13°06'51"W	465.22'	239.17'
C37	800.00'	7°49'51"	109.34'	S67°46'48"E	109.25'	54.76'
C38	800.00'	115°47'29"	1616.75'	S05°58'08"E	1355.33'	1275.10'
C39	850.00'	0°22'22"	5.53'	N51°44'25"E	5.53'	2.77'
C40	1,200.00'	41°31'00"	869.52'	S58°49'53"E	850.62'	454.84'
C41	1,200.00'	16°57'44"	355.25'	S82°29'25"E	353.96'	178.94'
C42	2,000.00'	9°43'21"	339.38'	N74°43'43"W	338.97'	170.10'
C43	1,000.00'	20°51'08"	363.94'	N53°10'04"E	361.93'	184.01'

DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	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 NTS			
SHEET 1J OF 1			

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CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C44	2,000.00'	32°07'16"	1121.24'	N26°40'52"E	1106.61'	575.78'
C45	2,000.00'	24°05'18"	840.84'	S22°39'53"W	834.66'	426.72'
C46	350.00'	1°05'42"	6.69'	N55°50'19"W	6.69'	3.34'
C47	30.00'	84°59'57"	44.51'	N63°03'57"W	40.54'	27.49'
C48	25.00'	89°56'08"	39.24'	S34°31'50"E	35.34'	24.97'
C49	25.00'	54°36'38"	23.83'	N64°39'23"E	22.94'	12.91'
C50	50.00'	275°43'12"	240.61'	N04°47'21"W	67.09'	45.24'
C51	25.00'	41°39'06"	18.17'	N67°45'18"W	17.78'	9.51'
C52	25.00'	90°03'33"	39.30'	S55°28'01"W	35.37'	25.03'
C53	25.00'	90°01'38"	39.28'	S34°34'34"E	35.36'	25.01'
C54	500.00'	4°17'30"	37.45'	S81°44'08"E	37.44'	18.74'
C55	500.00'	11°26'17"	99.82'	N78°09'45"W	99.65'	50.07'
C56	2,050.00'	0°49'05"	29.27'	N72°02'04"W	29.27'	14.63'
C57	35.00'	85°54'14"	52.48'	N65°25'21"E	47.70'	32.58'
C58	35.00'	92°05'56"	56.26'	S23°49'04"E	50.40'	36.31'
C59	35.00'	83°14'12"	50.85'	S68°30'52"W	46.49'	31.09'
C60	1,060.00'	8°57'10"	165.63'	N47°13'05"E	165.46'	82.98'
C61	270.00'	7°43'55"	36.44'	N55°33'38"E	36.41'	18.25'
C62	980.00'	5°28'05"	93.53'	S56°41'33"W	93.49'	46.80'
C63	110.00'	80°31'24"	154.59'	S13°41'49"W	142.18'	93.16'
C64	525.00'	3°10'47"	29.13'	N24°58'30"W	29.13'	14.57'
C65	1,060.00'	15°37'35"	289.10'	N18°45'06"W	288.20'	145.45'
C66	1,000.00'	26°09'19"	456.49'	N02°08'21"E	452.54'	232.29'
C67	1,000.00'	1°09'55"	20.34'	S14°38'03"W	20.34'	10.17'
C68	1,000.00'	7°15'24"	126.65'	S04°56'58"W	126.57'	63.41'
C69	50.00'	93°15'03"	81.38'	S45°18'16"E	72.69'	52.92'
C70	50.00'	89°59'45"	78.54'	N43°04'20"E	70.71'	50.00'
C71	180.00'	36°25'54"	114.45'	S89°54'41"E	112.53'	59.24'
C72	270.00'	6°36'16"	31.12'	N74°59'52"W	31.11'	15.58'
C73	480.00'	0°44'36"	6.23'	S77°55'42"E	6.23'	3.11'
C74	600.00'	22°43'50"	238.03'	S66°11'29"E	236.48'	120.60'
C75	234.00'	6°59'15"	28.54'	S51°19'56"E	28.52'	14.29'
C76	25.00'	88°52'28"	38.78'	N83°38'09"W	35.01'	24.51'
C77	500.00'	12°58'48"	113.27'	N73°01'26"W	113.03'	56.88'
C78	500.00'	6°36'21"	57.65'	S69°50'13"E	57.62'	28.86'
C79	1,950.00'	0°55'09"	31.28'	N72°40'49"W	31.28'	15.64'
C80	35.00'	99°50'39"	60.99'	N22°17'55"W	53.56'	41.60'
C81	940.00'	9°53'33"	162.30'	N47°41'17"E	162.10'	81.35'
C82	230.00'	14°30'58"	58.27'	N58°40'55"E	58.12'	29.29'
C83	520.00'	2°20'45"	21.29'	S64°46'01"W	21.29'	10.65'
C84	55.00'	42°47'48"	41.08'	N84°59'32"E	40.13'	21.55'
C85	126.00'	34°31'04"	75.91'	S89°07'54"W	74.77'	39.15'

DATE: JULY 2025

SCALE NTS

SHEET 1K OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

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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Registration No. E 23790 & 10046100
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CJamnik@quiddity.com

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N01°47'17"W	118.30'
L2	N60°51'24"E	147.25'
L3	N01°55'33"W	58.43'
L4	N26°33'53"W	29.23'
L5	N32°18'49"W	57.92'
L6	N71°41'44"W	40.53'
L7	N63°06'39"W	37.87'
L8	N54°20'38"W	37.62'
L9	S61°05'09"W	33.23'
L10	S74°26'03"W	138.85'
L11	N04°11'41"W	156.89'
L12	N15°33'55"W	80.00'
L13	N74°26'05"E	90.24'
L14	N51°55'36"E	207.17'
L15	N51°54'39"E	60.00'
L16	S38°26'46"E	60.00'
L17	N10°26'14"E	91.92'
L18	N15°59'27"E	50.00'
L19	N10°26'14"E	101.68'
L20	S79°33'46"E	60.00'
L21	S82°58'14"E	129.44'
L22	N78°05'10"E	52.19'
L23	N88°03'27"E	109.26'
L24	S77°12'14"E	117.78'
L25	S77°33'30"E	76.43'
L26	N10°37'14"E	250.00'
L27	N33°36'50"E	90.00'
L28	S55°18'30"E	120.00'
L29	S34°30'43"W	90.00'
L30	S75°12'57"E	25.40'
L31	S20°23'46"E	82.02'
L32	S55°17'28"E	450.28'
L33	N62°05'41"W	62.88'

LINE TABLE		
LINE	BEARING	DISTANCE
L34	N69°52'02"W	17.86'
L35	S20°07'58"W	100.00'
L36	S69°52'02"E	17.86'
L37	S77°38'23"E	33.28'
L38	S01°52'44"W	95.92'
L39	N51°26'45"E	148.53'
L40	S87°27'44"W	130.02'
L41	S59°51'29"E	143.03'
L42	S01°47'38"E	102.74'
L43	N88°12'07"E	408.96'
L44	S10°59'19"W	80.77'
L45	S11°15'04"W	94.93'
L46	S26°33'53"E	323.42'
L47	S71°41'44"E	223.08'
L48	S74°26'05"W	147.84'
L49	S51°55'36"W	311.99'
L50	N38°04'24"W	85.36'
L51	N10°26'14"E	350.89'
L52	S00°58'17"E	5.00'
L53	N79°35'23"W	131.96'
L54	N69°52'02"W	126.21'
L55	N63°35'38"E	178.23'
L56	N42°44'30"E	280.56'
L57	N10°37'14"E	250.00'
L58	N34°42'32"E	115.59'
L59	S55°17'28"E	174.62'
L60	S79°35'23"E	138.01'
L61	N83°52'53"W	68.88'
L62	N69°52'02"W	13.17'
L63	S59°25'36"W	43.19'
L64	S53°57'30"W	68.75'
L65	S26°33'53"E	11.94'
L66	N23°23'07"W	75.57'

LINE TABLE		
LINE	BEARING	DISTANCE
L67	N26°33'53"W	29.78'
L68	S10°56'18"E	155.18'
L69	N15°13'00"E	145.86'
L70	N01°55'33"W	135.83'
L71	S71°41'44"E	12.38'
L72	S78°18'00"E	27.59'
L73	S54°49'34"E	16.63'
L74	S79°30'50"E	142.73'
L75	N66°32'02"W	41.92'
L76	N51°25'26"E	67.88'
L77	N65°56'24"E	41.70'
L78	N63°35'38"E	46.65'
L79	S01°58'29"E	163.12'
L80	N16°10'33"E	74.67'
L81	N45°25'59"E	77.29'
L82	S82°58'13"E	12.42'
L83	N31°22'25"W	115.12'
L84	N08°48'37"W	117.81'
L85	N45°12'35"E	12.83'
L86	S81°02'46"E	114.85'
L87	S84°28'08"E	65.40'
L88	S80°09'37"E	93.35'
L89	N34°53'02"W	14.07'
L90	N10°23'33"E	115.00'
L91	N15°33'56"W	19.76'
L92	N74°15'25"E	46.50'
L93	N15°50'19"W	25.26'
L94	N74°26'05"E	5.20'
L95	S74°28'27"W	41.58'
L96	S15°33'55"E	104.10'
L97	S74°17'17"W	53.90'
L98	S15°33'55"E	34.68'

DATE: JULY 2025

SCALE NTS

SHEET 1L OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

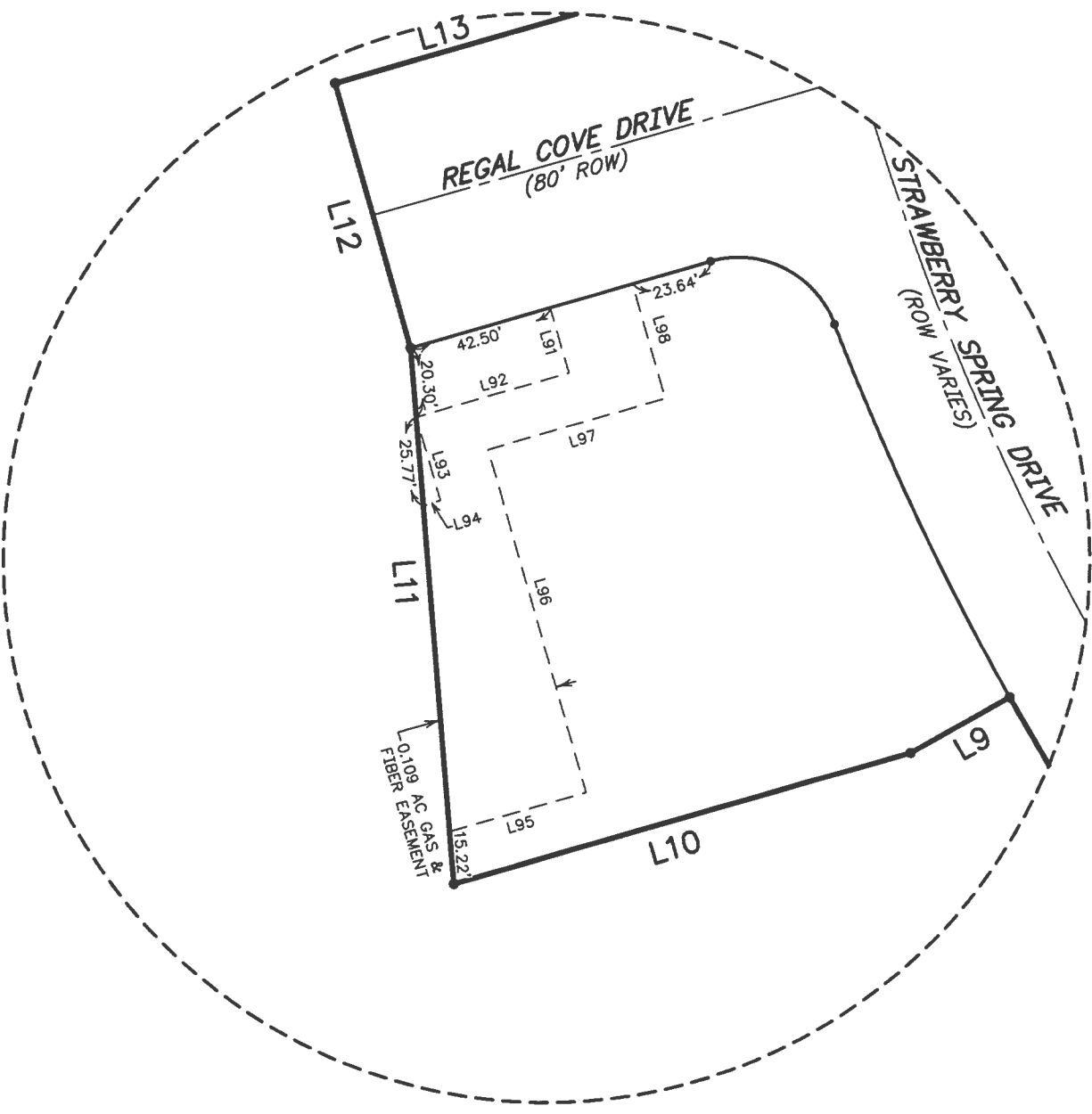
OWNER
DRP TX 1, LLC
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520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:



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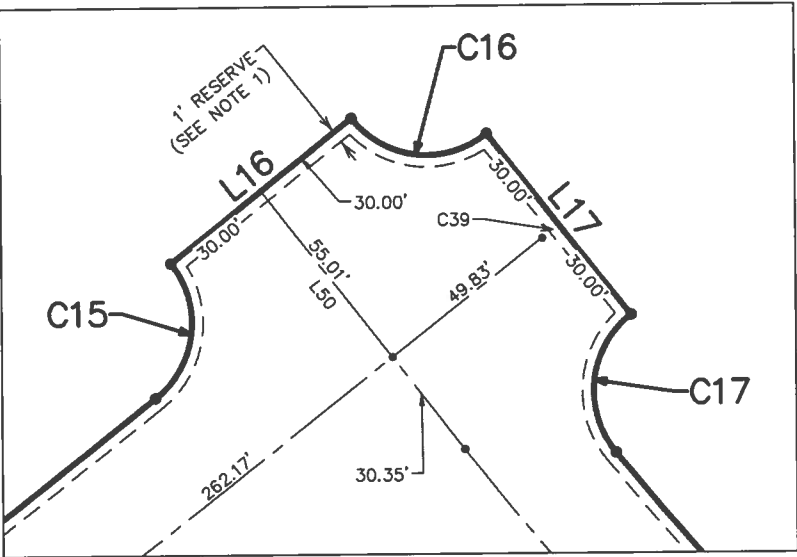
INSET DETAIL "A"

SCALE: 1"=50'

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DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	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 1L OF 1			

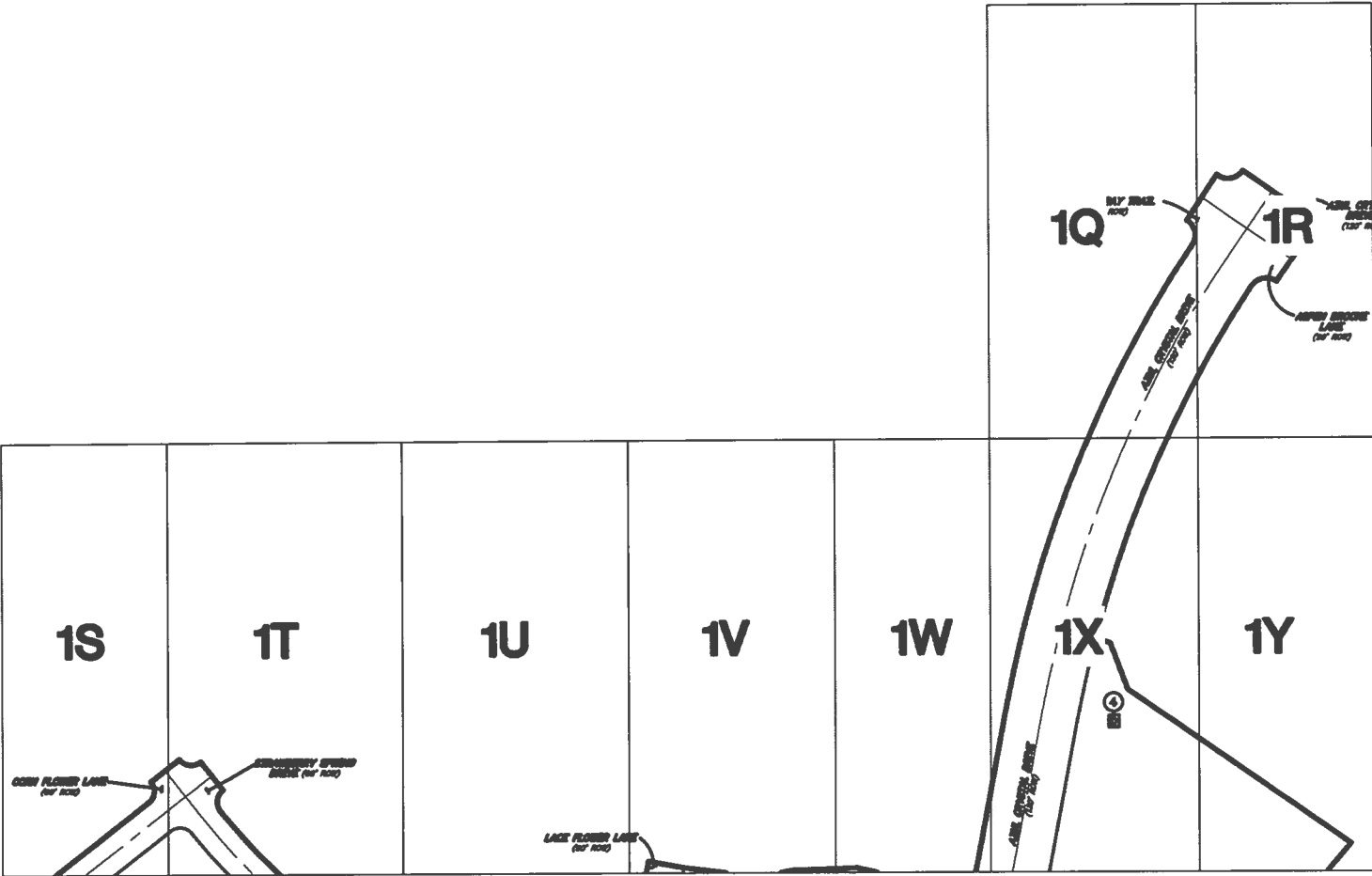
INSET DETAIL B
SCALE: 1" = 50'



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FINAL PLAT OF
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SECTION 1

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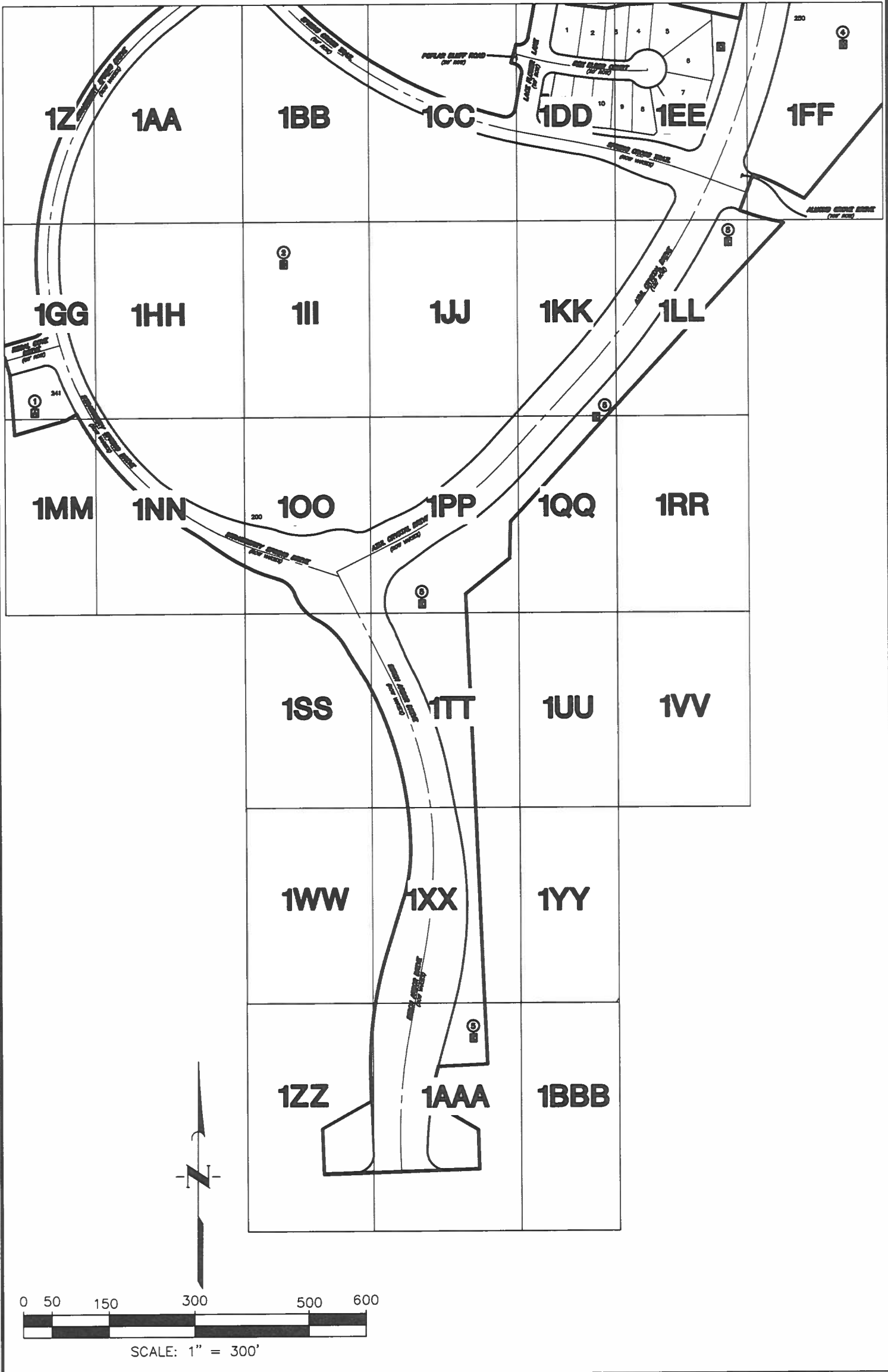
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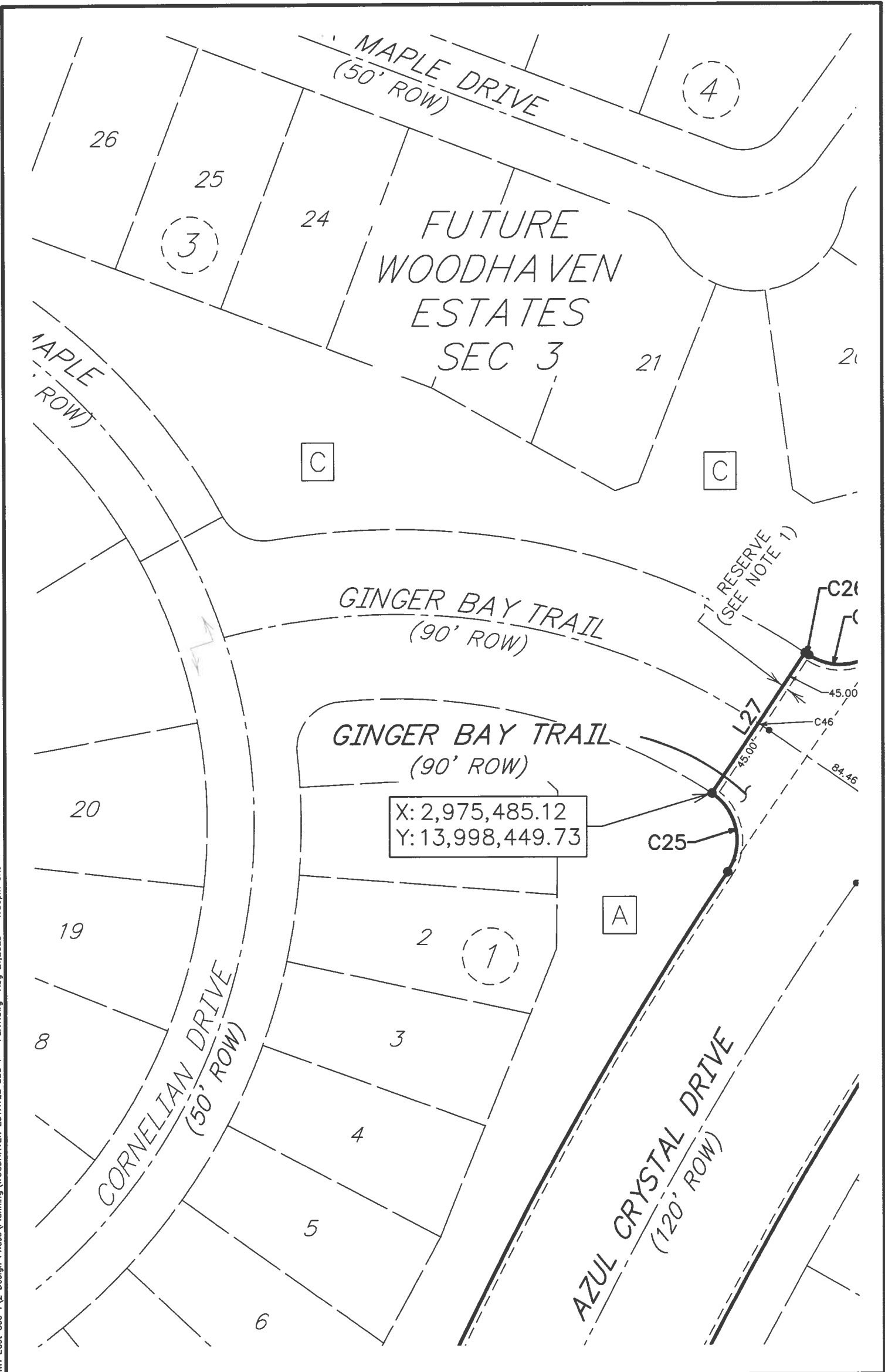
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SCALE NTS			
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DATE: JULY 2025

SCALE 1"=60'

SHEET 1Q OF 1

FINAL PLAT OF
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ESTATES
SECTION 1

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520 MADISON AVE., 21ST FLOOR
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HBibb@glenmondevelopment.com

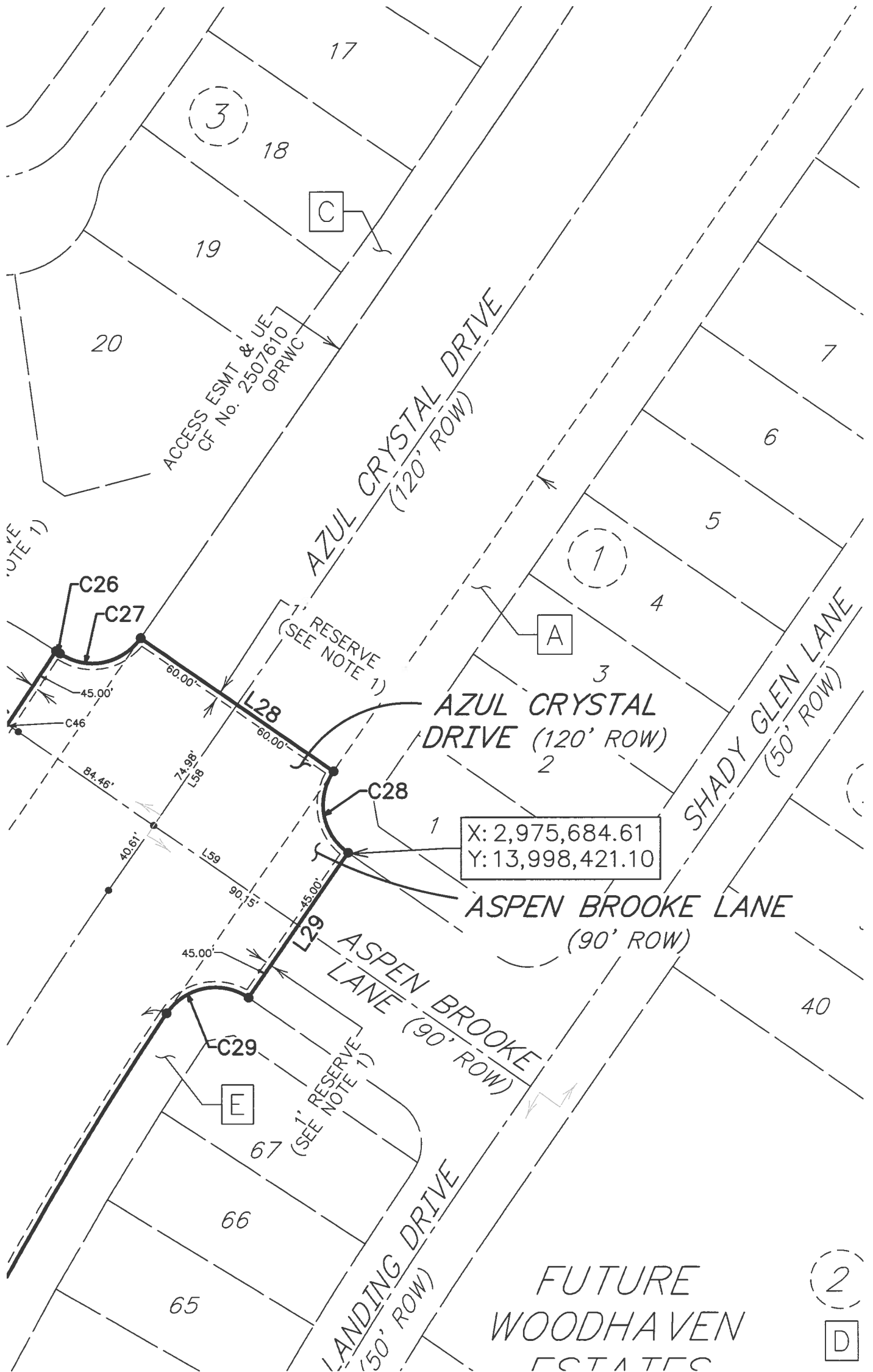
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SHEET 1R OF 1

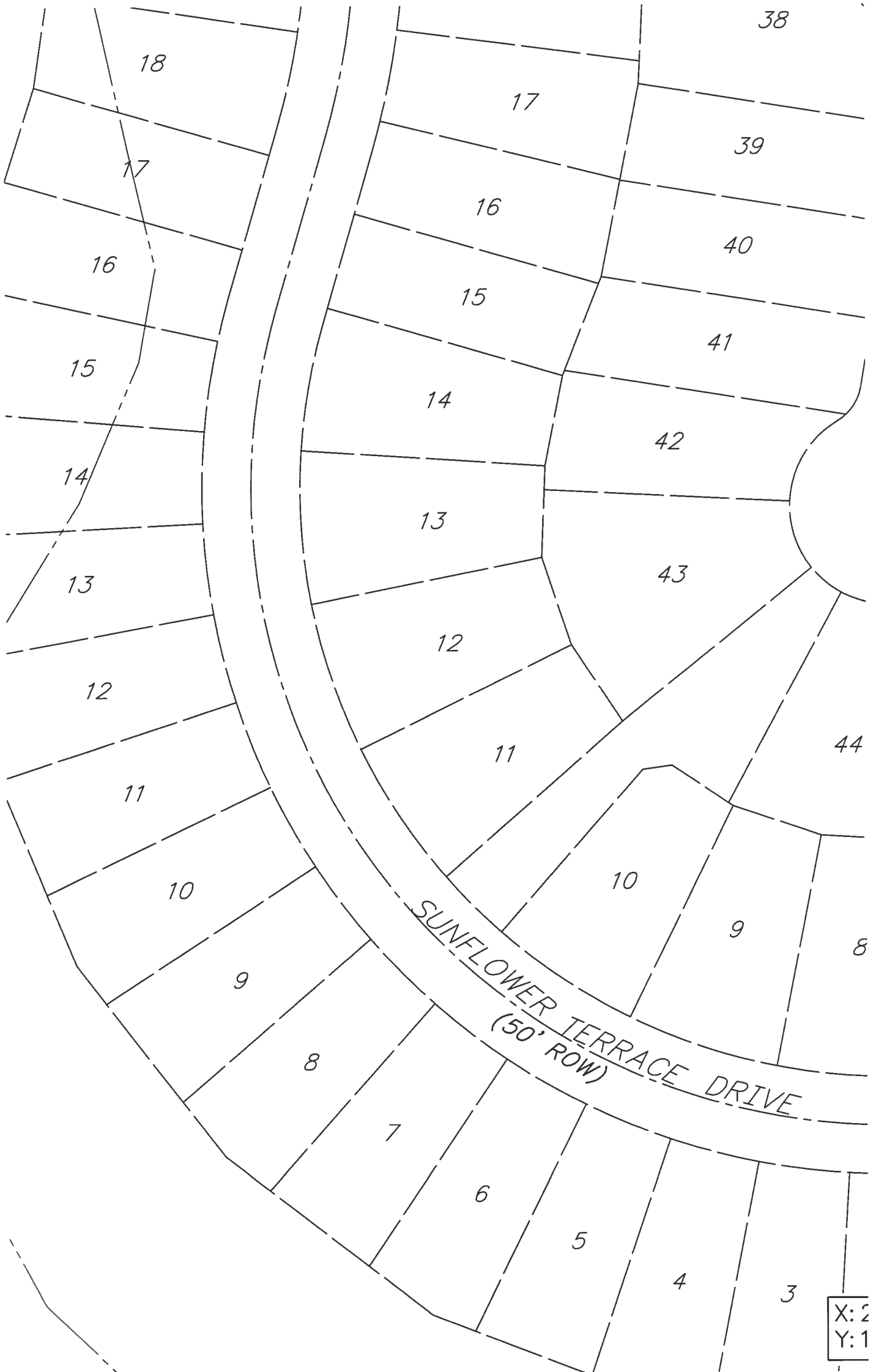
FINAL PLAT OF
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ESTATES
SECTION 1

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520 MADISON AVE., 21ST FLOOR
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FINAL PLAT OF
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38

CHERRY SPRING COURT
(50' ROW)

CHERRY SPRING
COURT (50' ROW)

HONEY FLOWER DRIVE
(50' ROW)

49

50

51

52

47

1

2

46

3

45

4

44

5

6

64

8

7

65

66

67

68

STRA
D

CORN
FLOWER
DRIVE
(60' ROW)

RESERVE
(SEE NOTE 1)

C16

L15

X: 2,973,759.00
Y: 13,997,527.67

B

DATE: JULY 2025

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SHEET 1T OF 1

FINAL PLAT OF
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ESTATES
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SHEET 1U OF 1

FINAL PLAT OF
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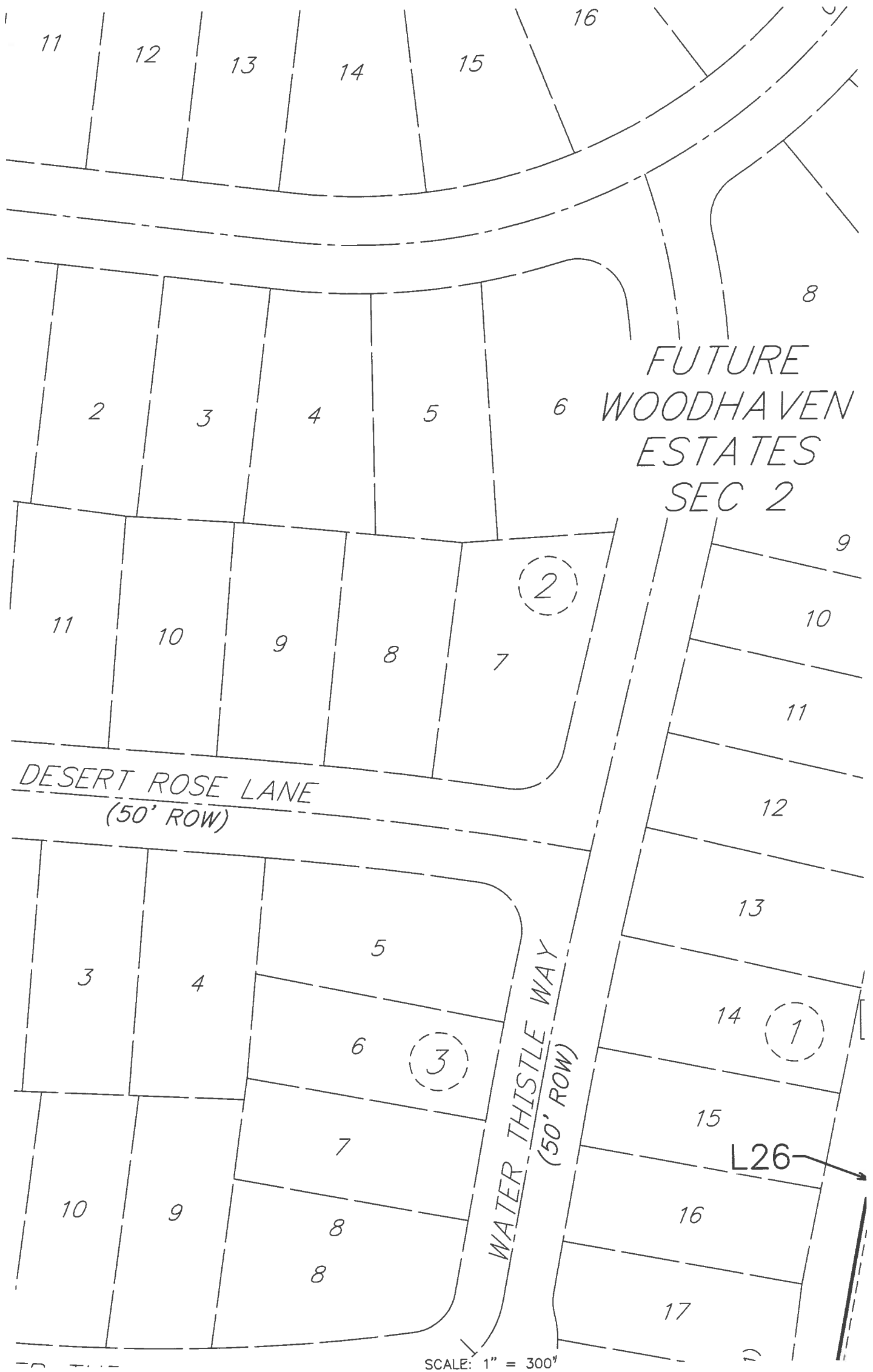
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SCALE NTS			
SHEET 1V OF 1			



DATE: JULY 2025

SCALE NTS

SHEET 1W OF 1

FINAL PLAT OF
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SECTION 1

OWNER

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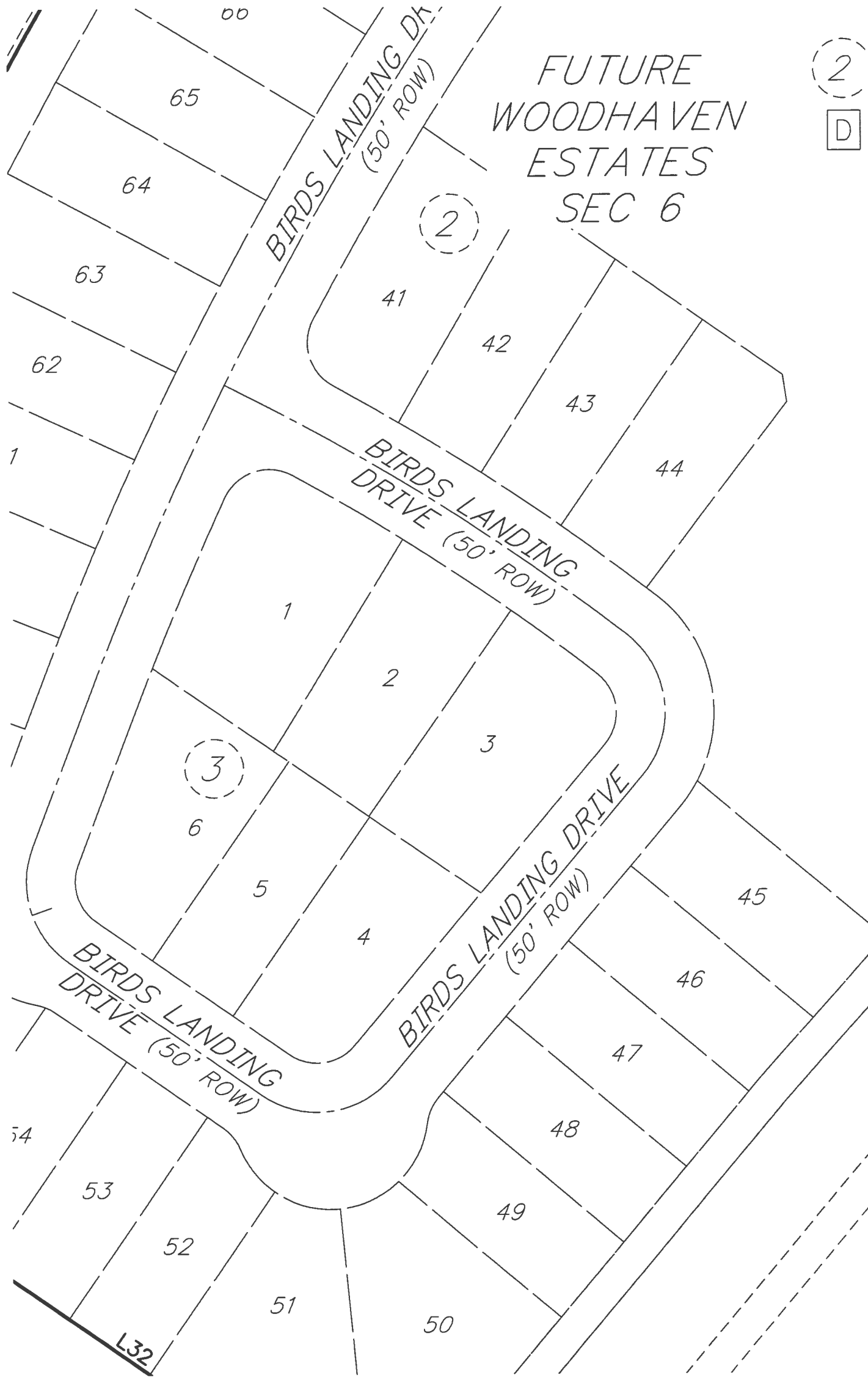
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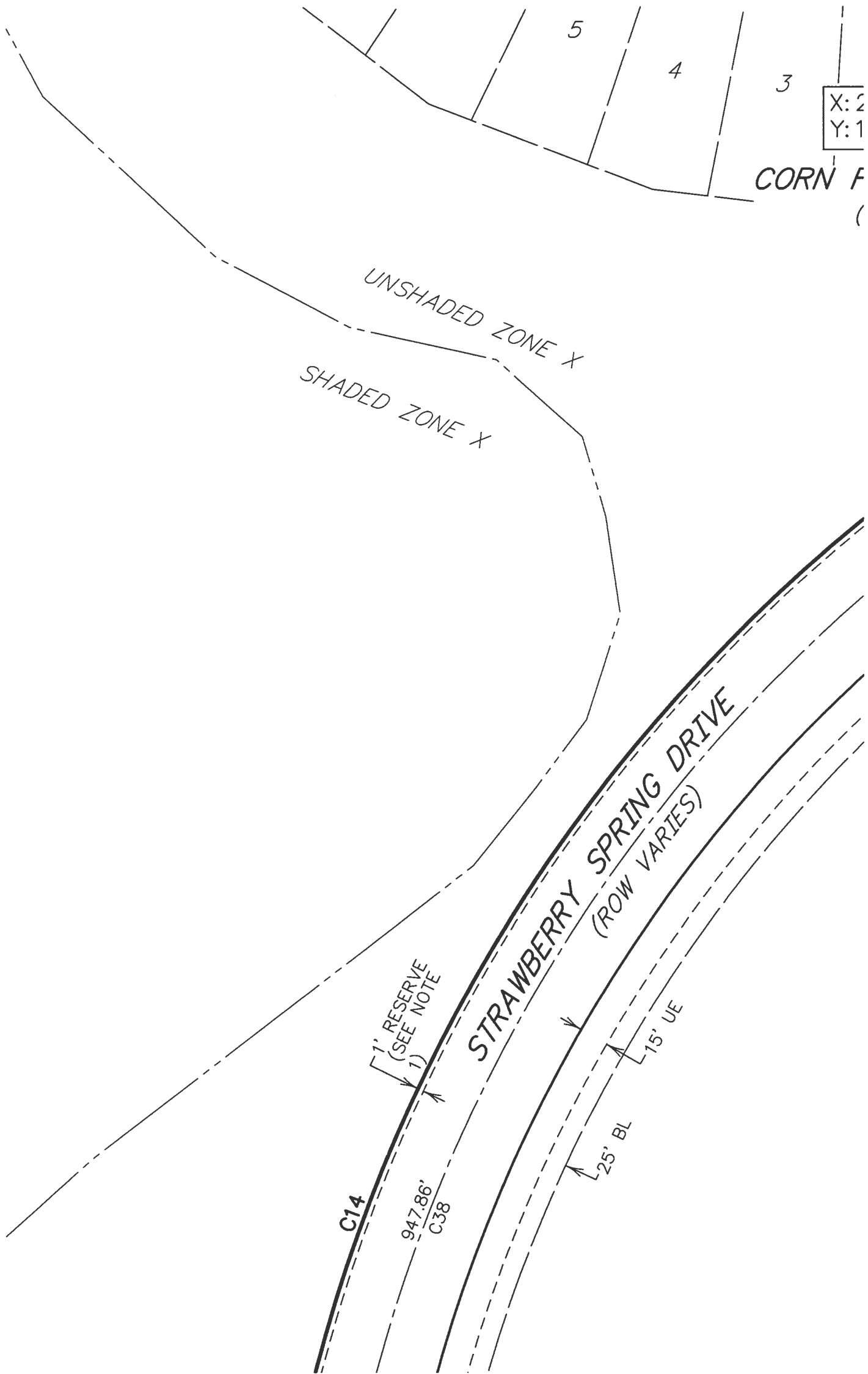
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SCALE 1"=60'			
SHEET 1Y OF 1			

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DATE: JULY 2025

SCALE NTS

SHEET 12 OF 1

FINAL PLAT OF
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520 MADISON AVE., 21ST FLOOR
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HBibb@glenmondevelopment.com

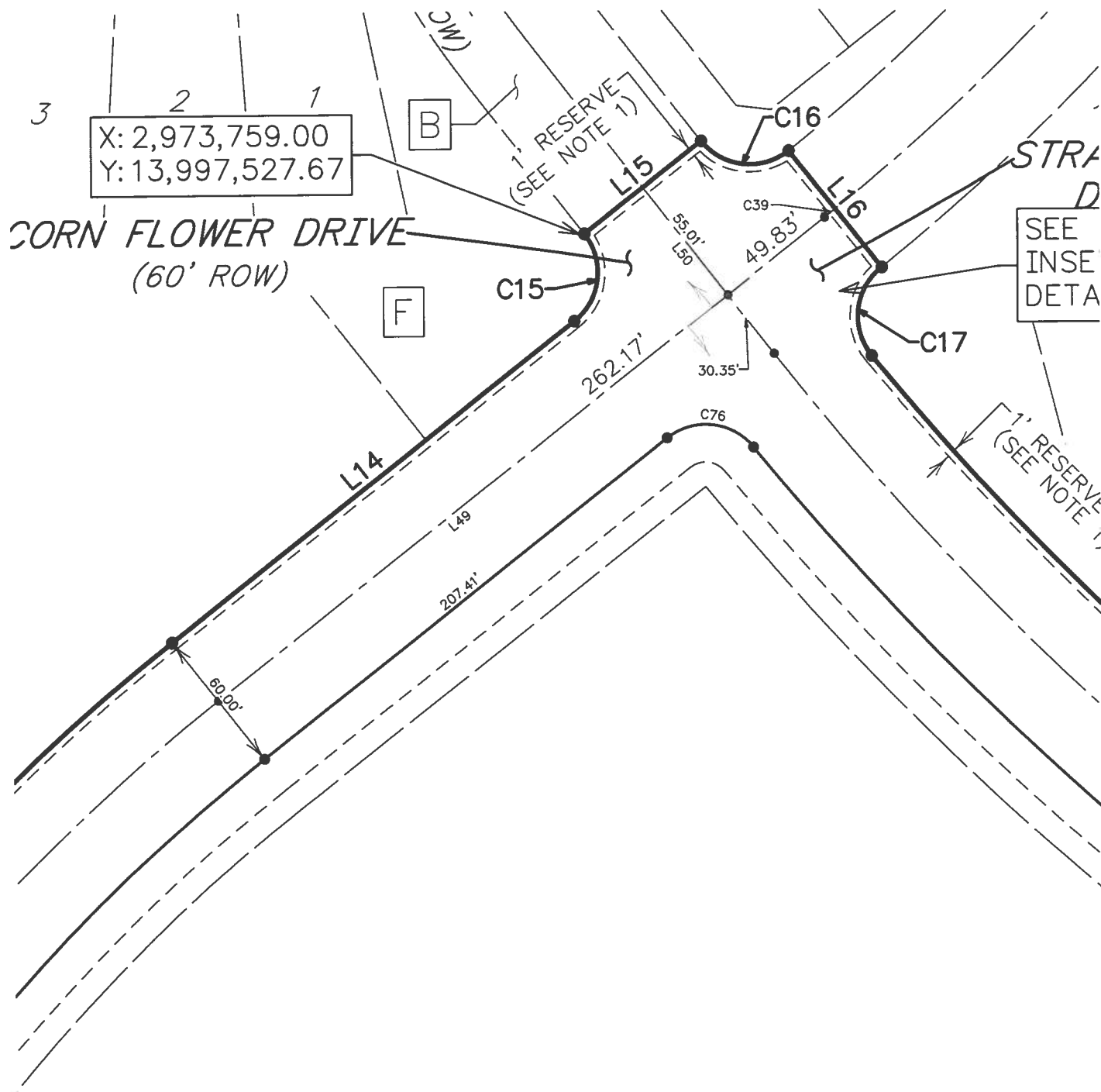
ENGINEER/PLANNER/SURVEYOR:



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DATE: JULY 2025

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SHEET 1AA OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

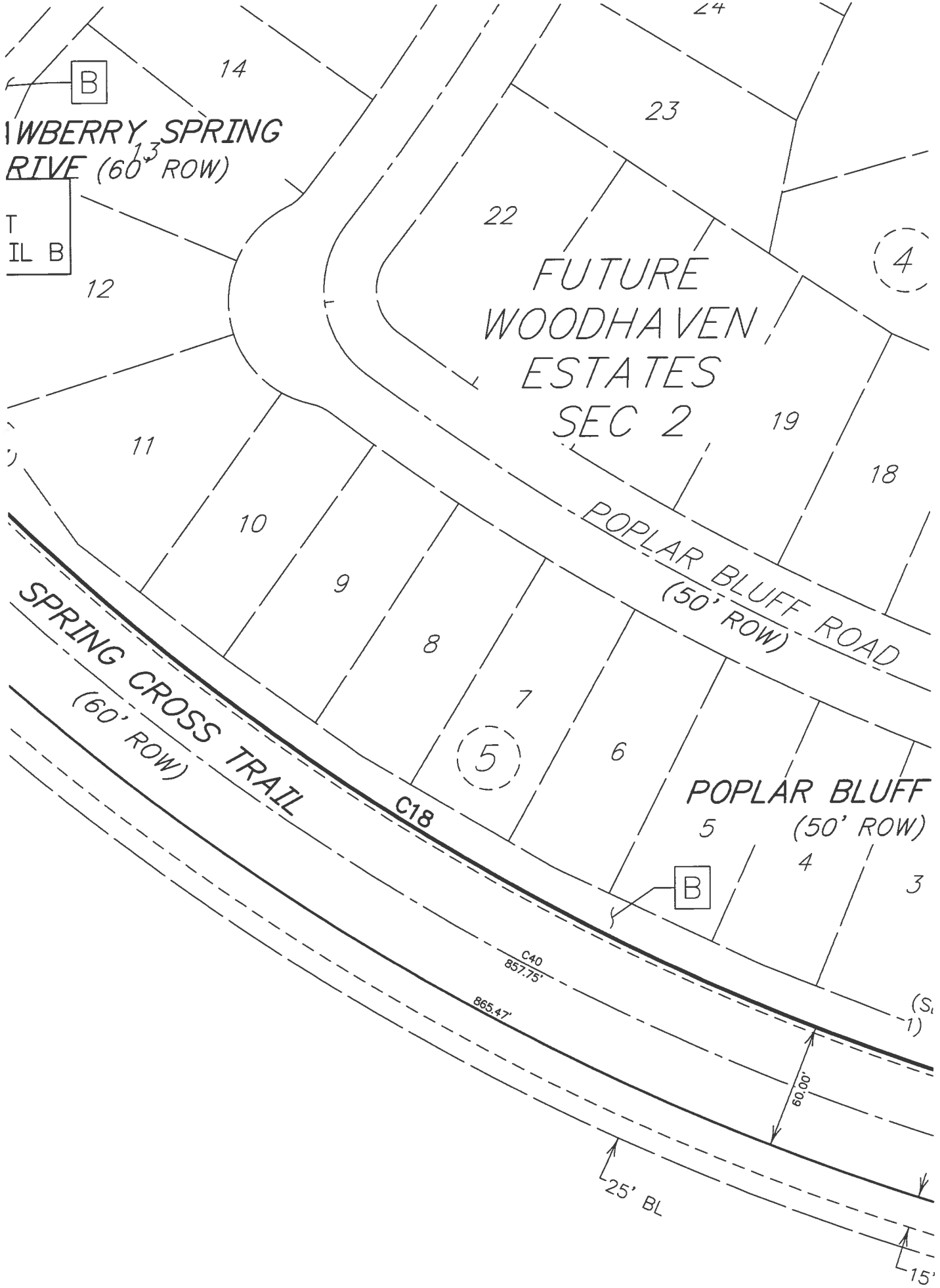
OWNER
DRP TX 1, LLC
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NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:



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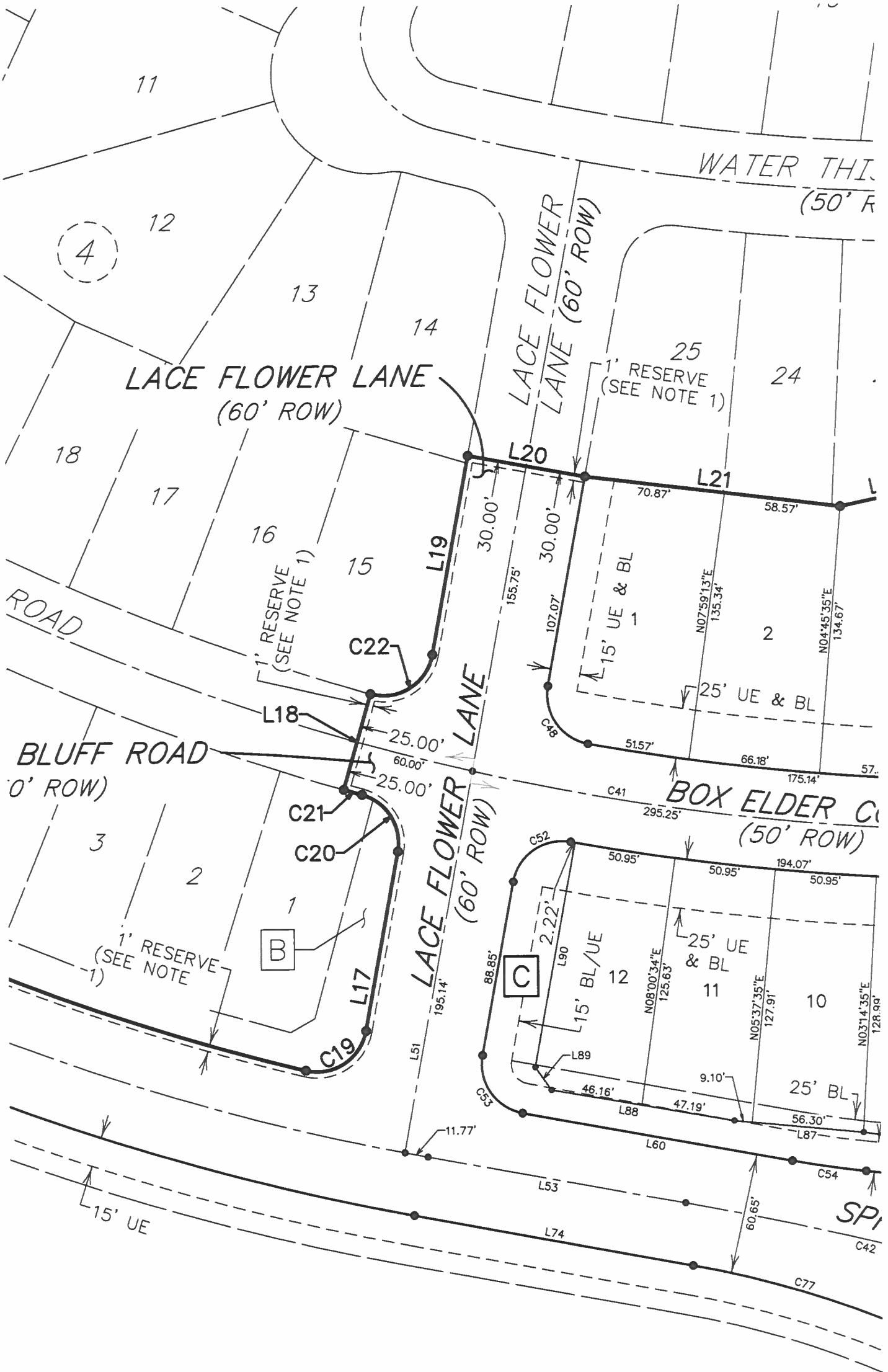
Quiddity Engineering, LLC
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Registration Nos. F-23290 & 10046100
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DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 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 NTS			
SHEET 1BB OF 1			

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DATE: JULY 2025

SCALE NTS

SHEET 1CC OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

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

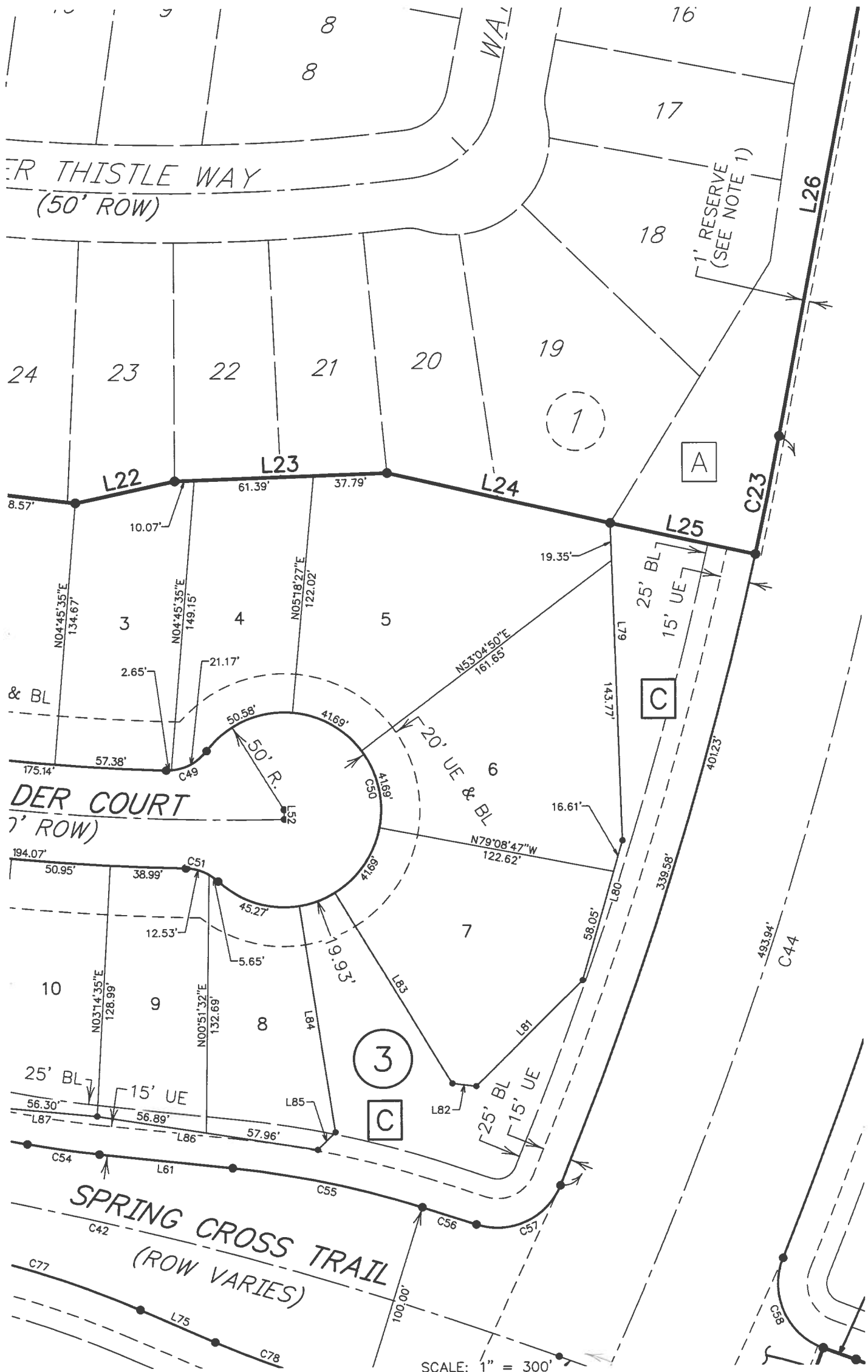
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QUIDDITY

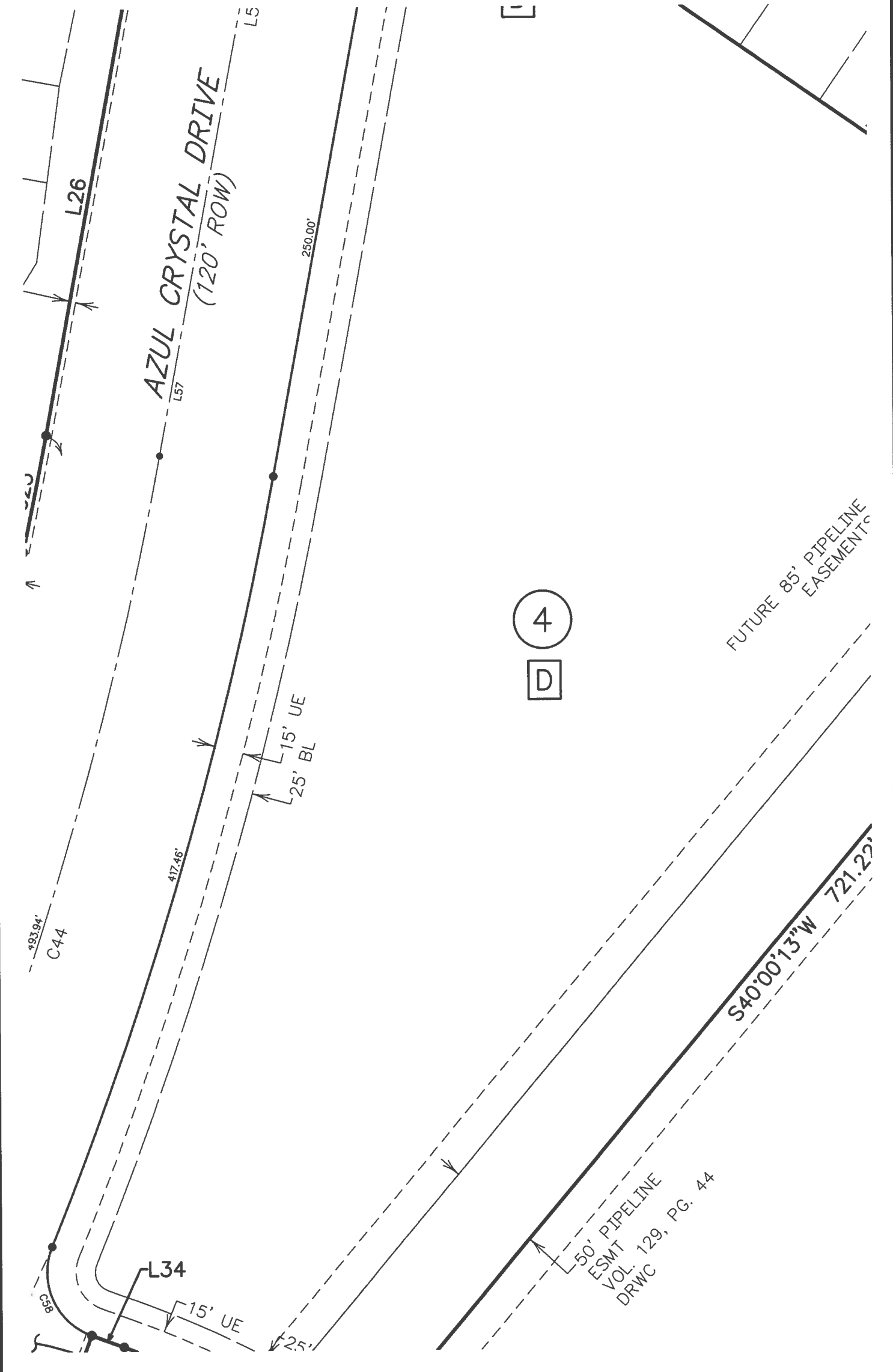
Quiddity Engineering, LLC
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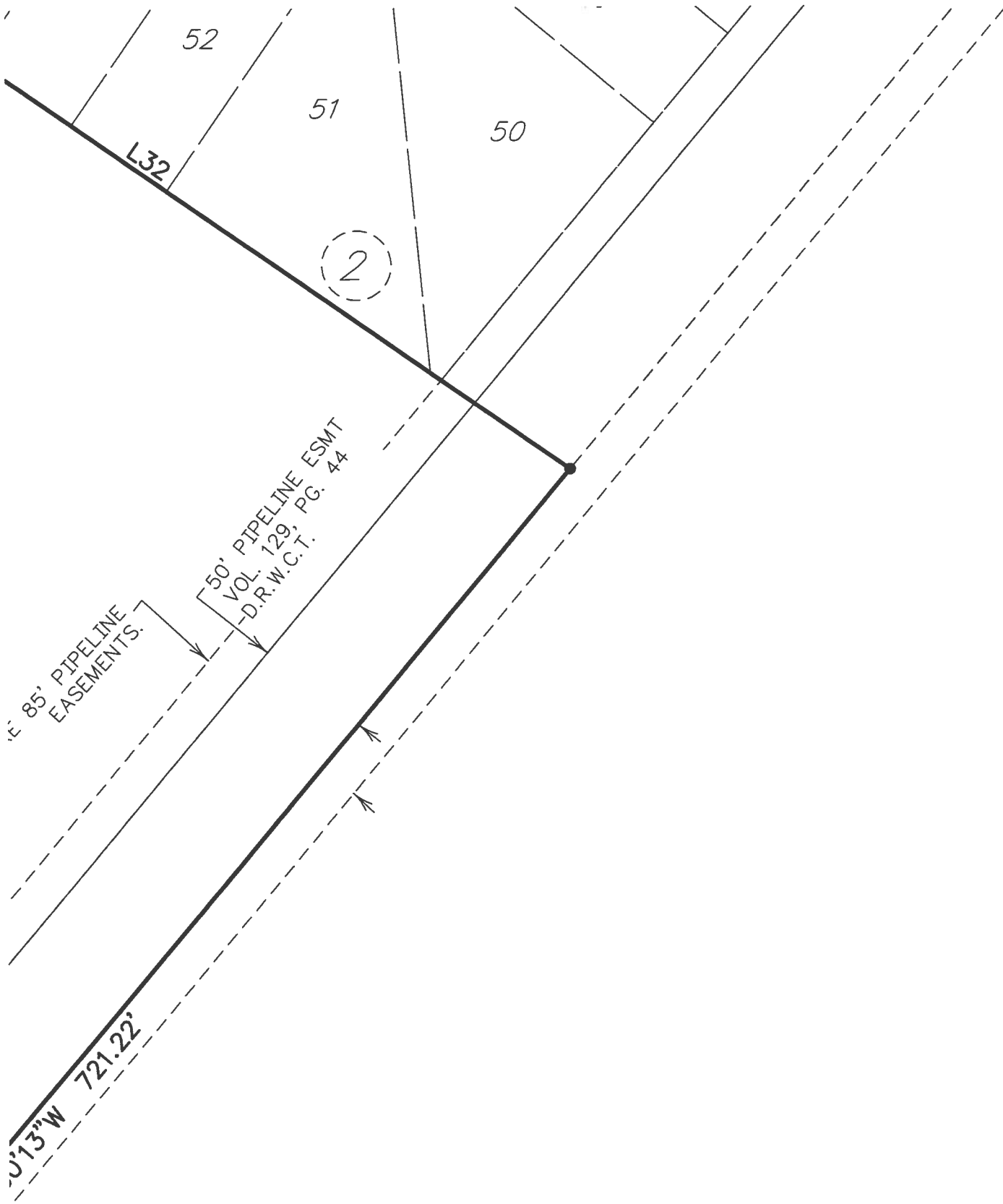
DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers 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 NTS			
SHEET 1DD OF 1			

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DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	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 1EE OF 1			

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DATE: JULY 2025

SCALE 1"=60'

SHEET 1FF OF 1

FINAL PLAT OF
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ESTATES
SECTION 1

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936.777.6600
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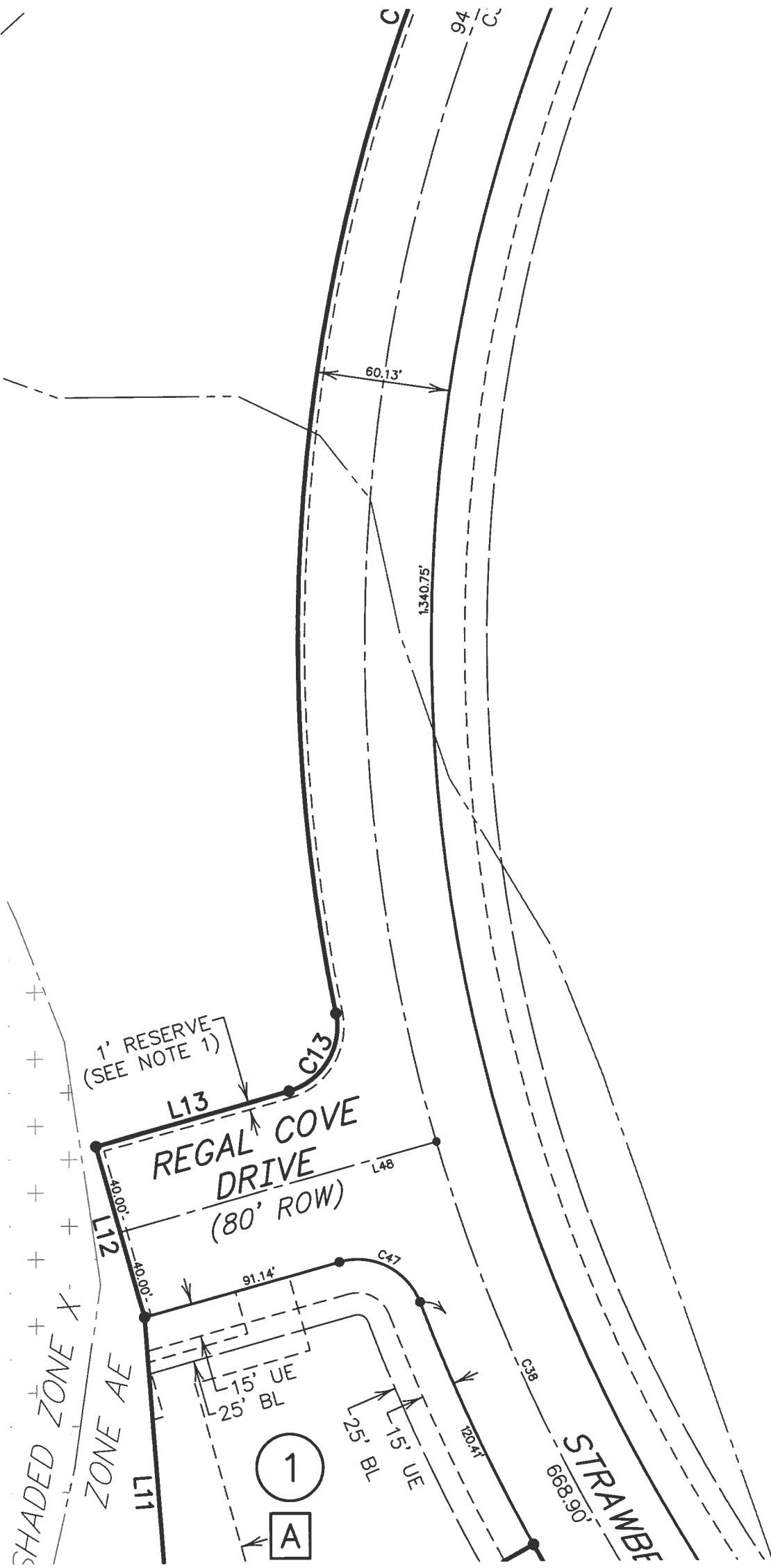
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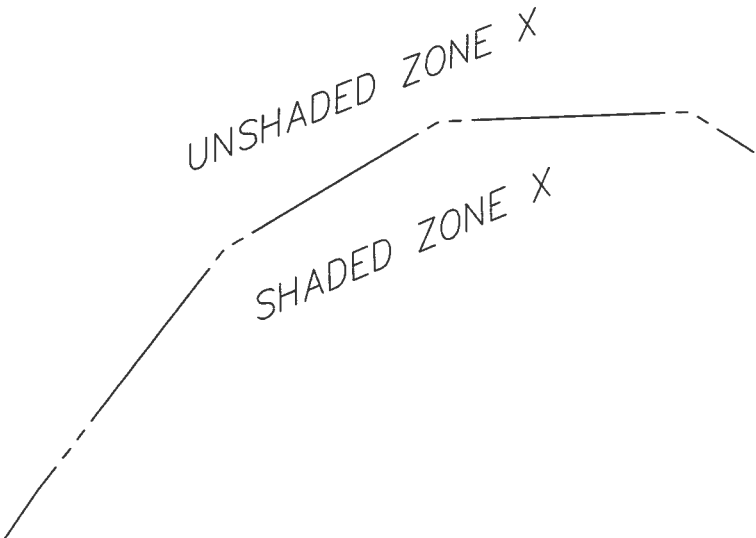
DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers 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: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	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: JULY 2025

SCALE NTS

SHEET 1II OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

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

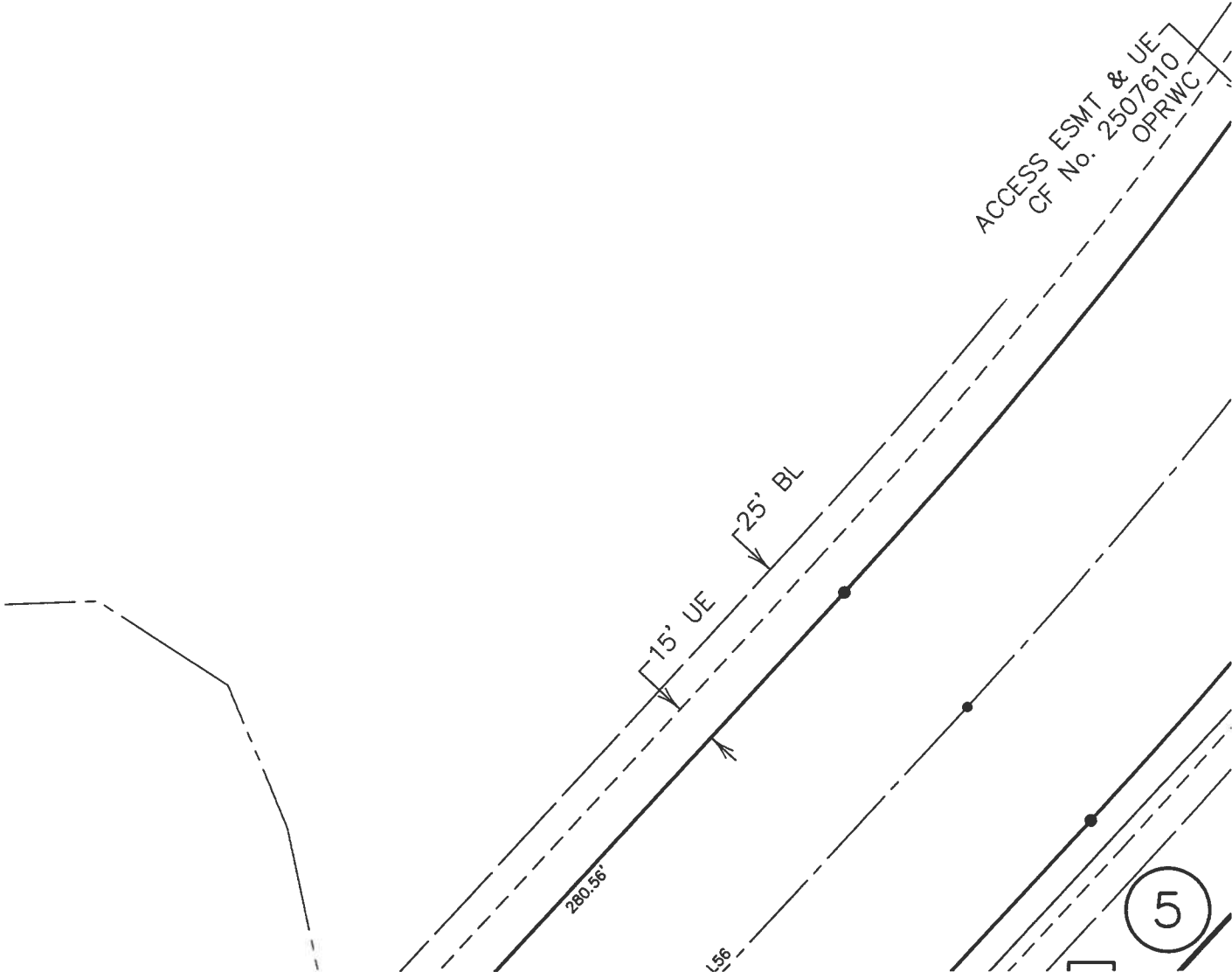
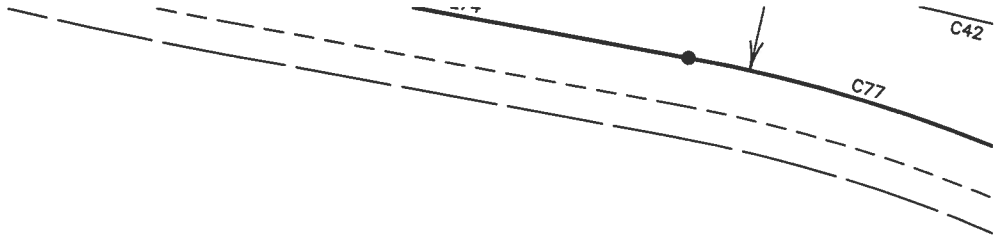
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

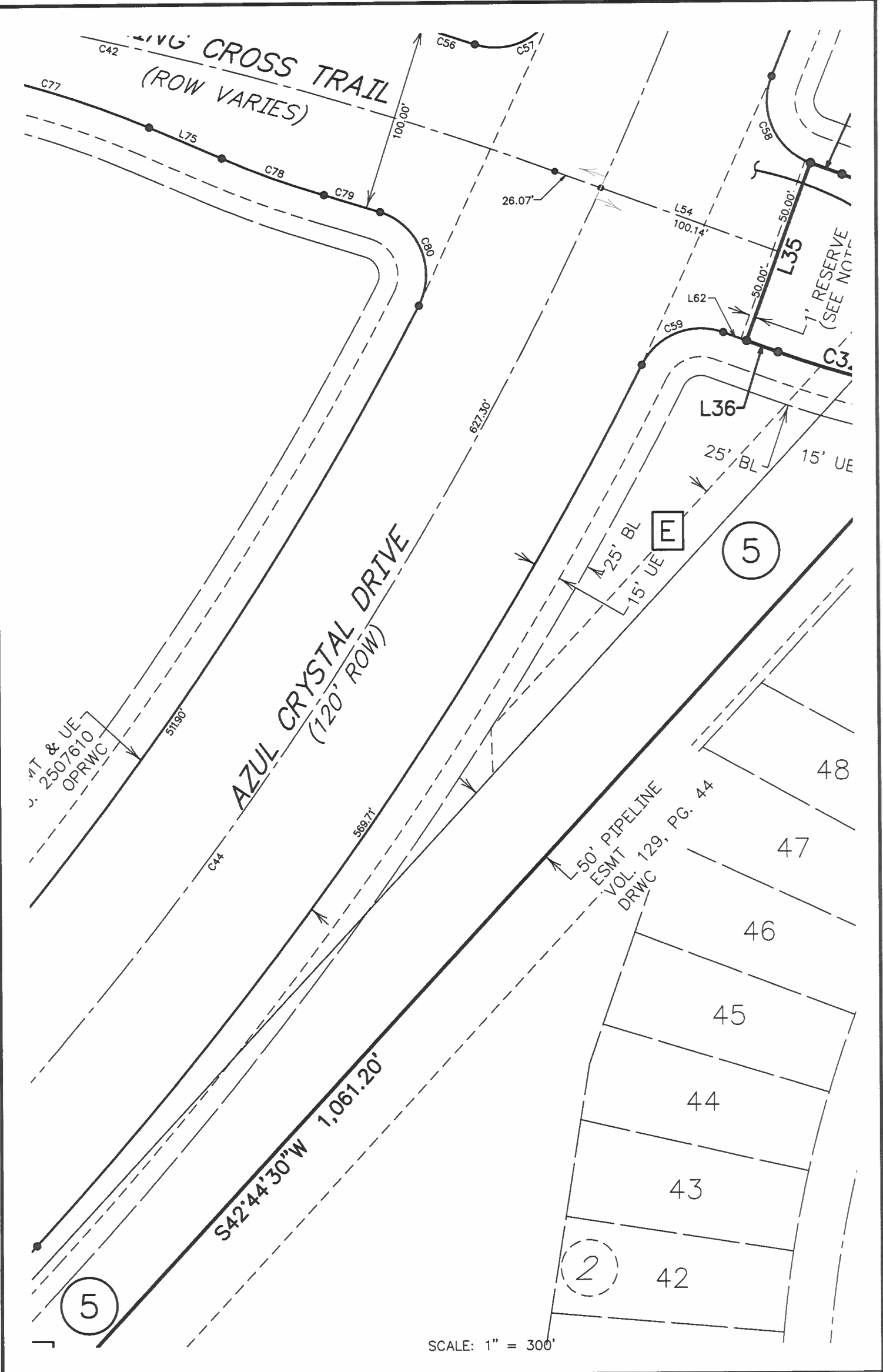
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com

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DATE: JULY 2025

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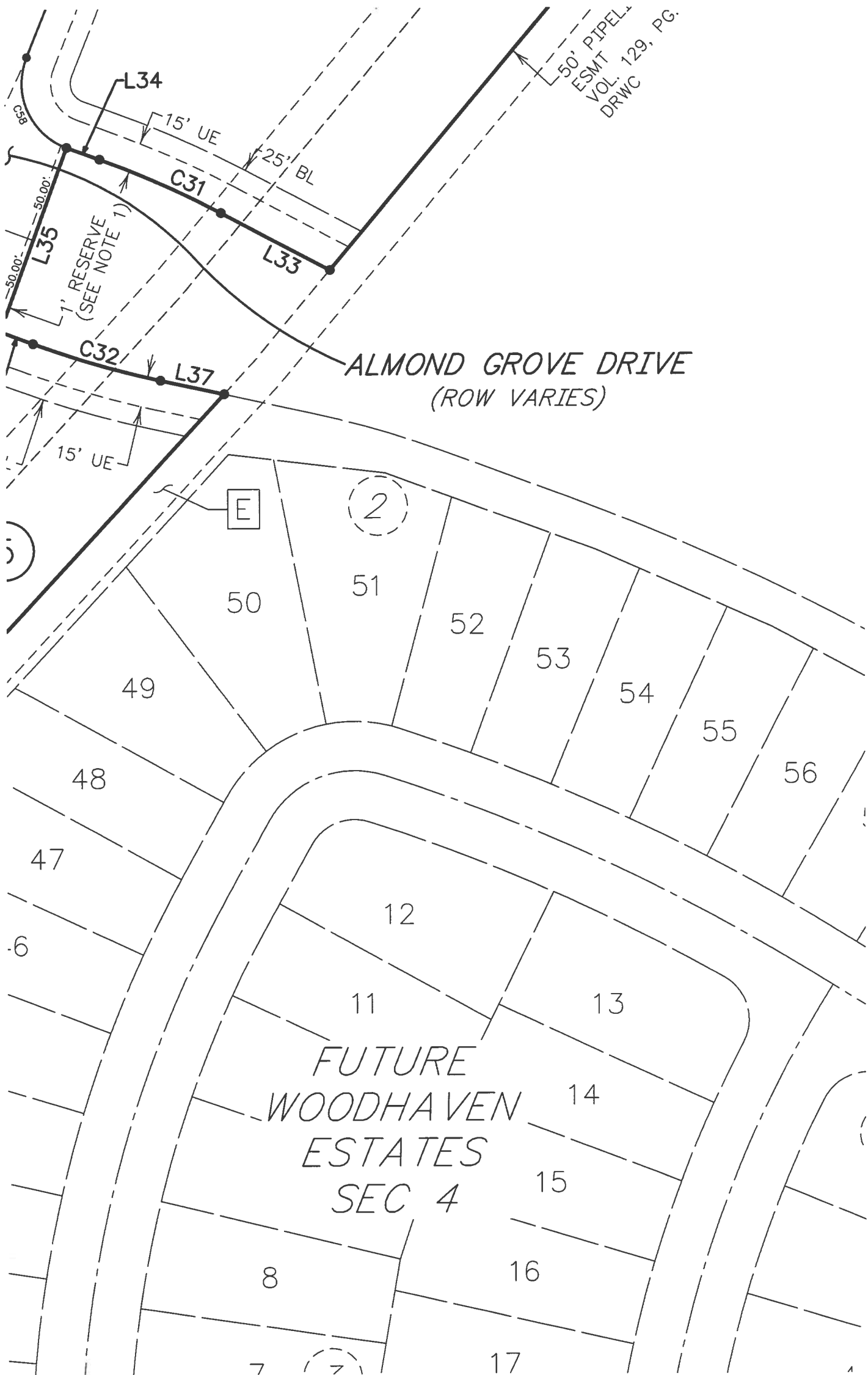
SHEET 1KK OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

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

ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
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Texas Board of Professional Engineers and Land Surveyors
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1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
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DATE: JULY 2025

SCALE 1"=60'

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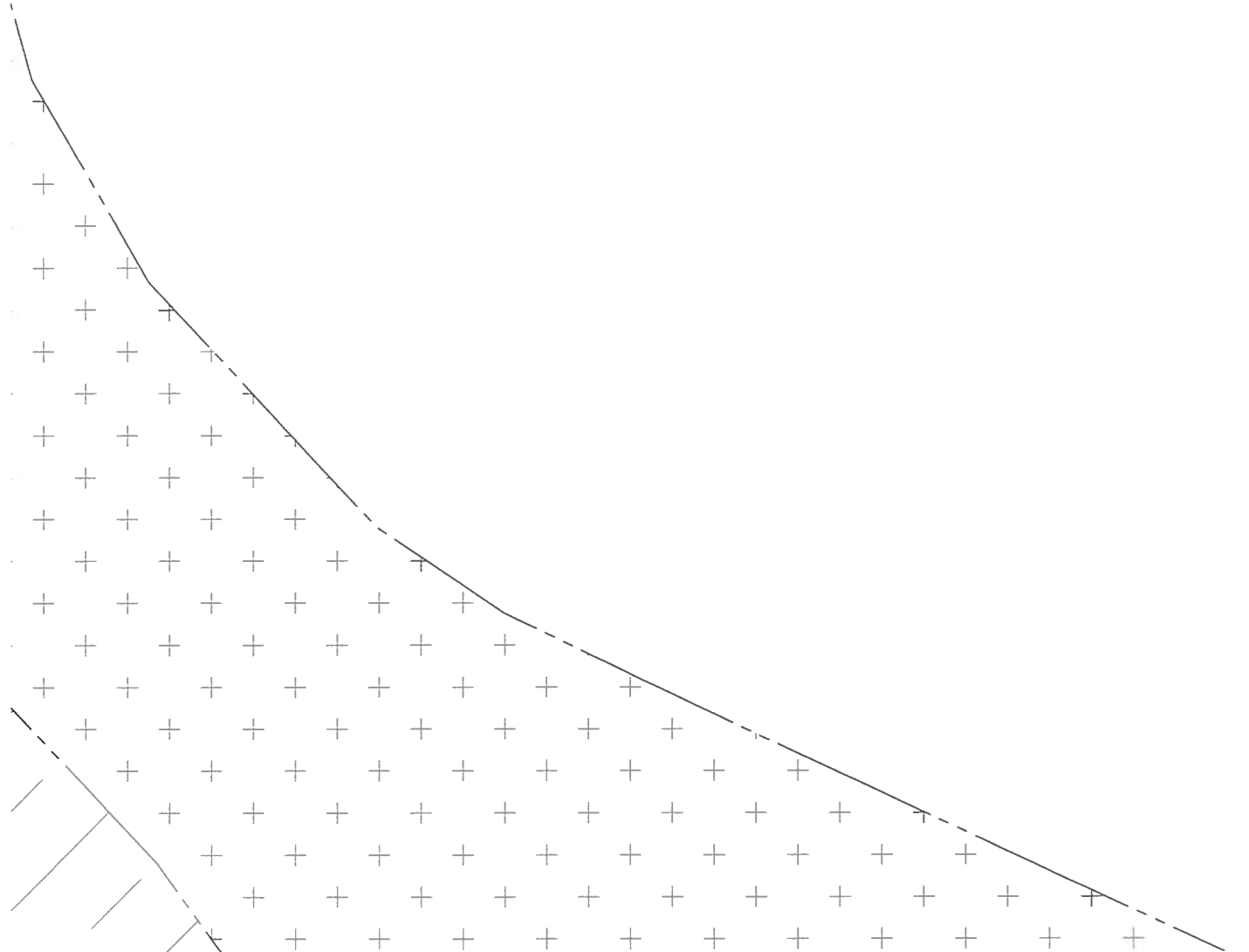
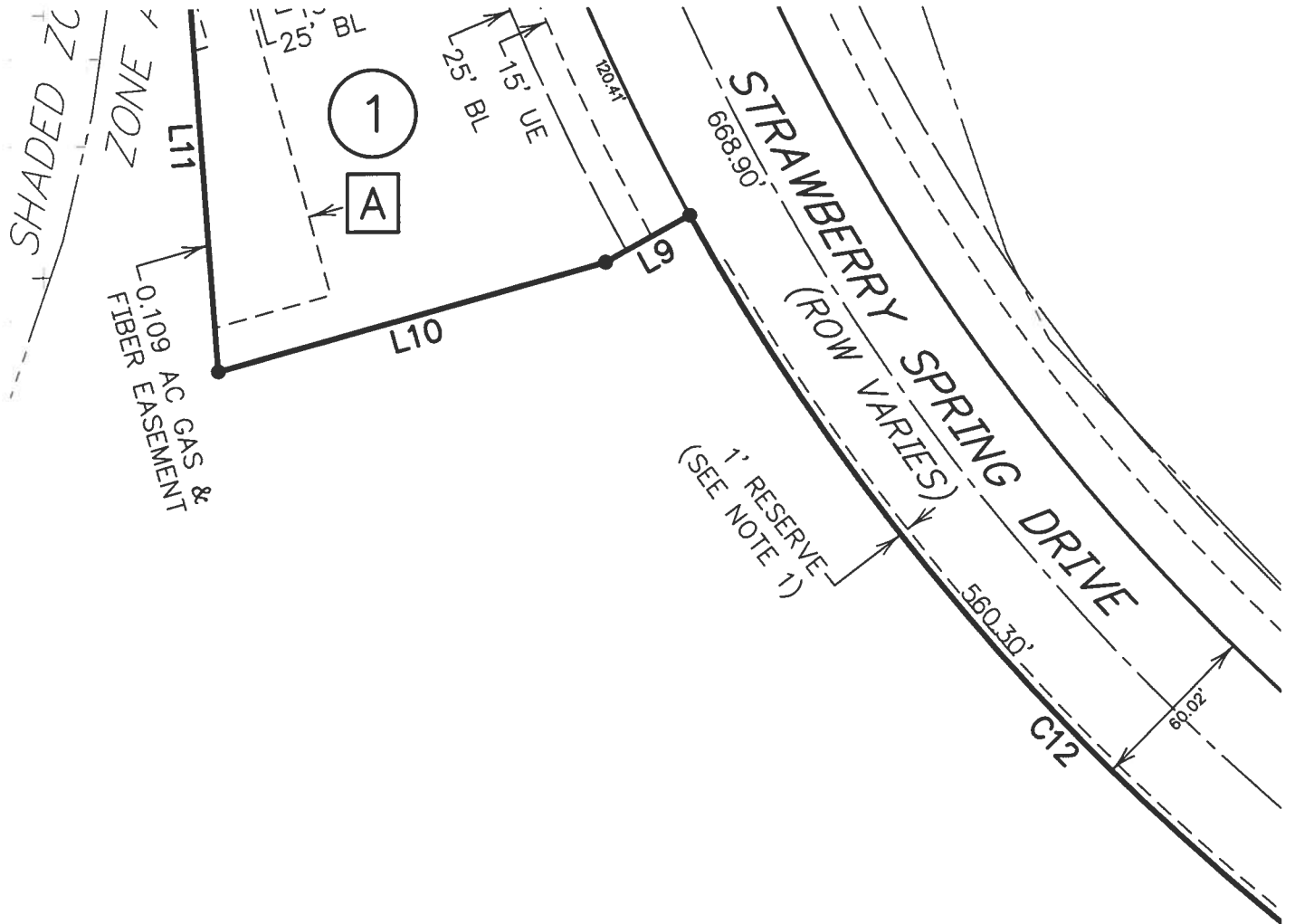
FINAL PLAT OF
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ESTATES
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OWNER
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520 MADISON AVE., 21ST FLOOR
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DATE: JULY 2025

SCALE NTS

SHEET 1MM OF 1

FINAL PLAT OF
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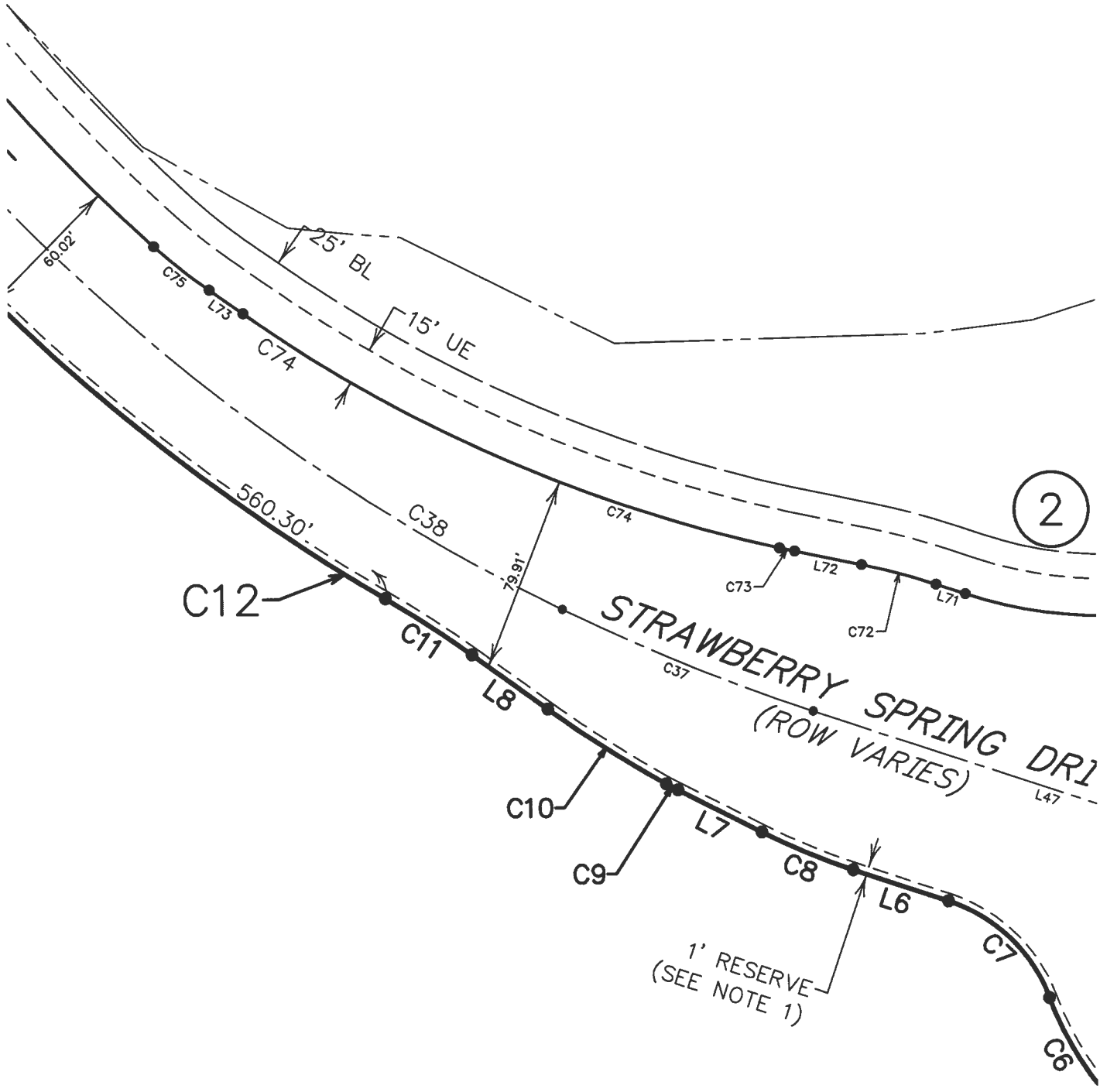
ENGINEER/PLANNER/SURVEYOR:



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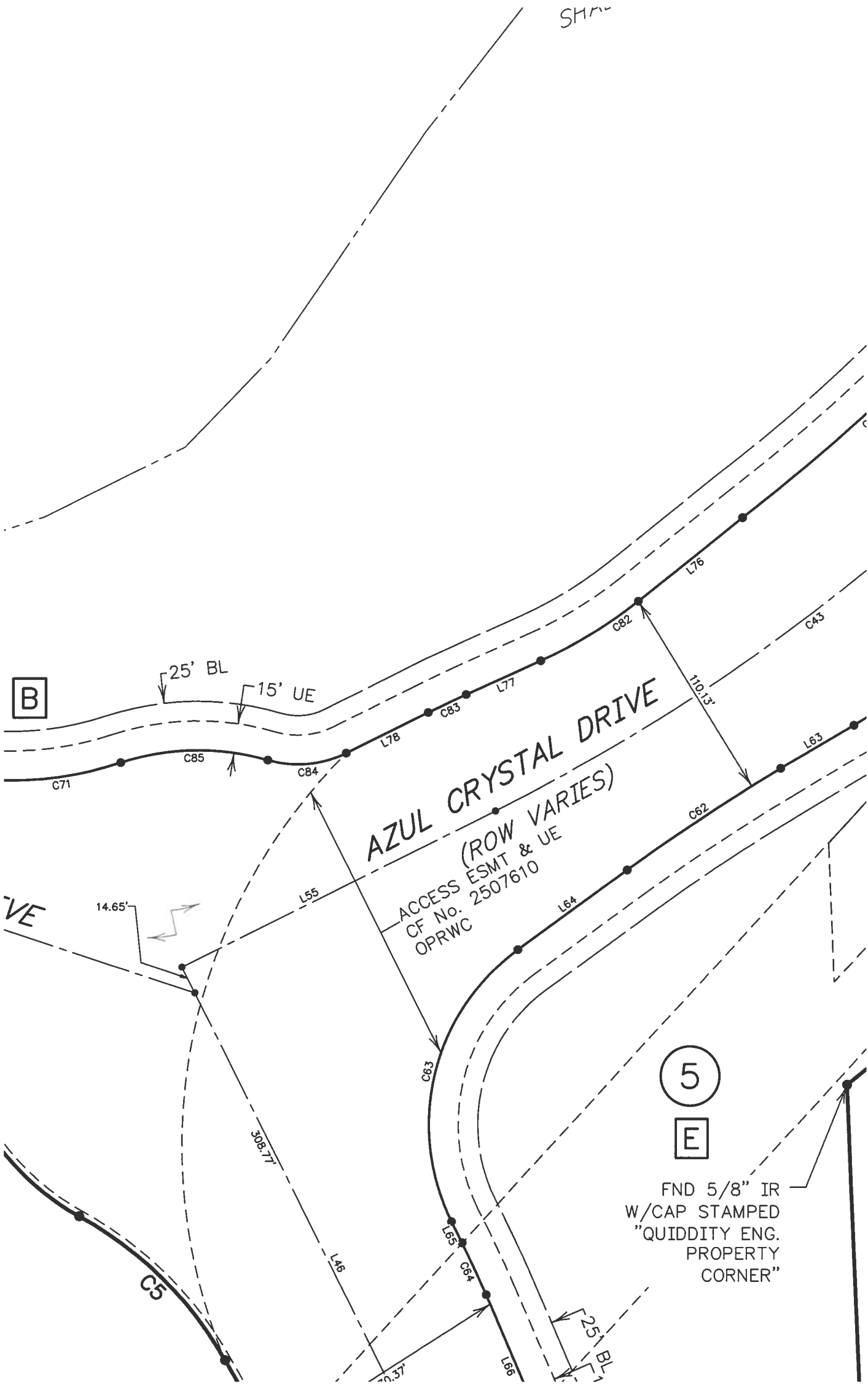
FINAL PLAT OF
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SECTION 1

OWNER
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520 MADISON AVE., 21ST FLOOR
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DATE: JULY 2025

SCALE NTS

SHEET 100 OF 1

FINAL PLAT OF
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SECTION 1

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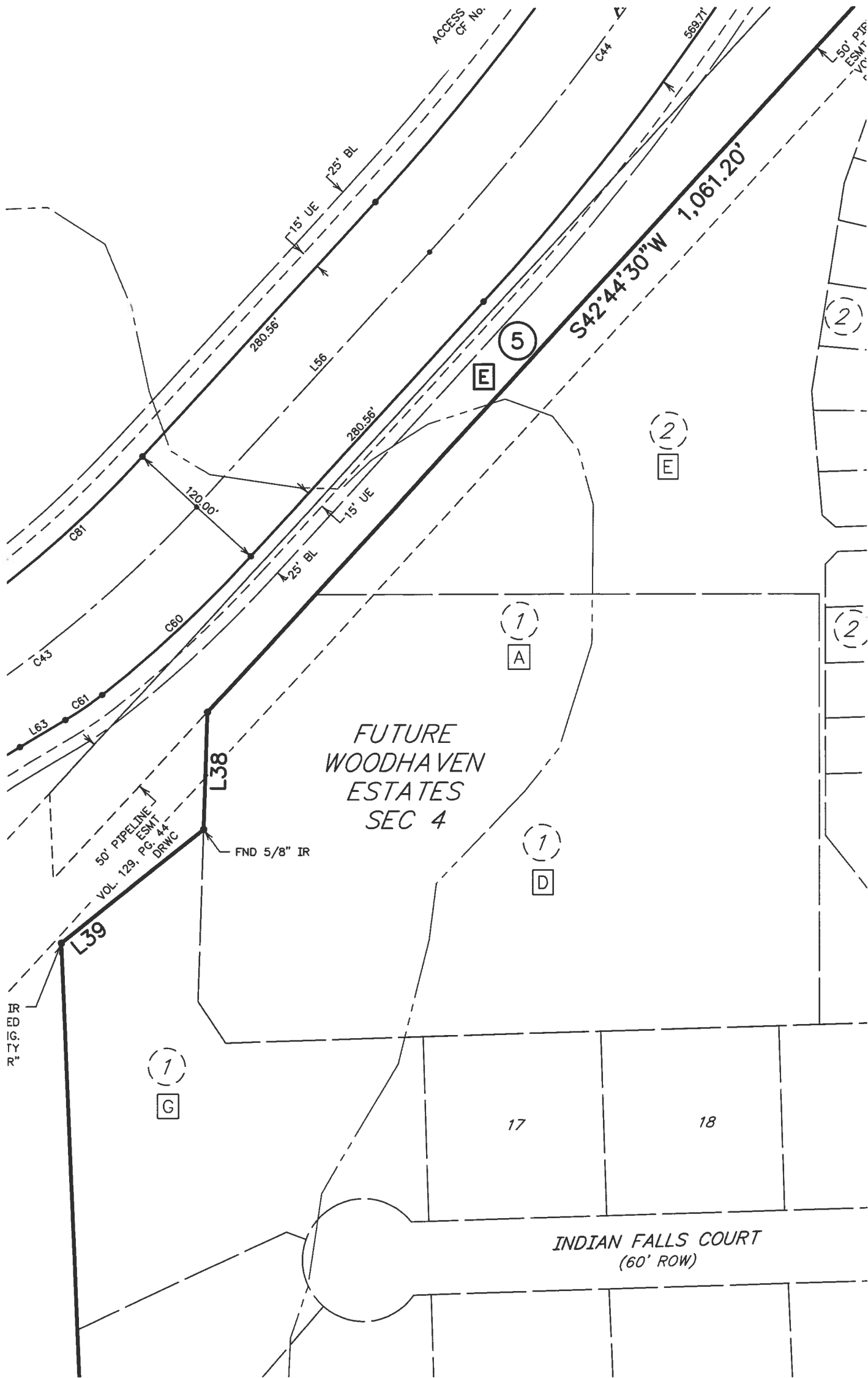
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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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: JULY 2025

SCALE NTS

SHEET 1PP OF 1

FINAL PLAT OF
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SECTION 1

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DRP TX 1, LLC
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520 MADISON AVE., 21ST FLOOR
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936.777.6600
HBibb@glenmondevelopment.com

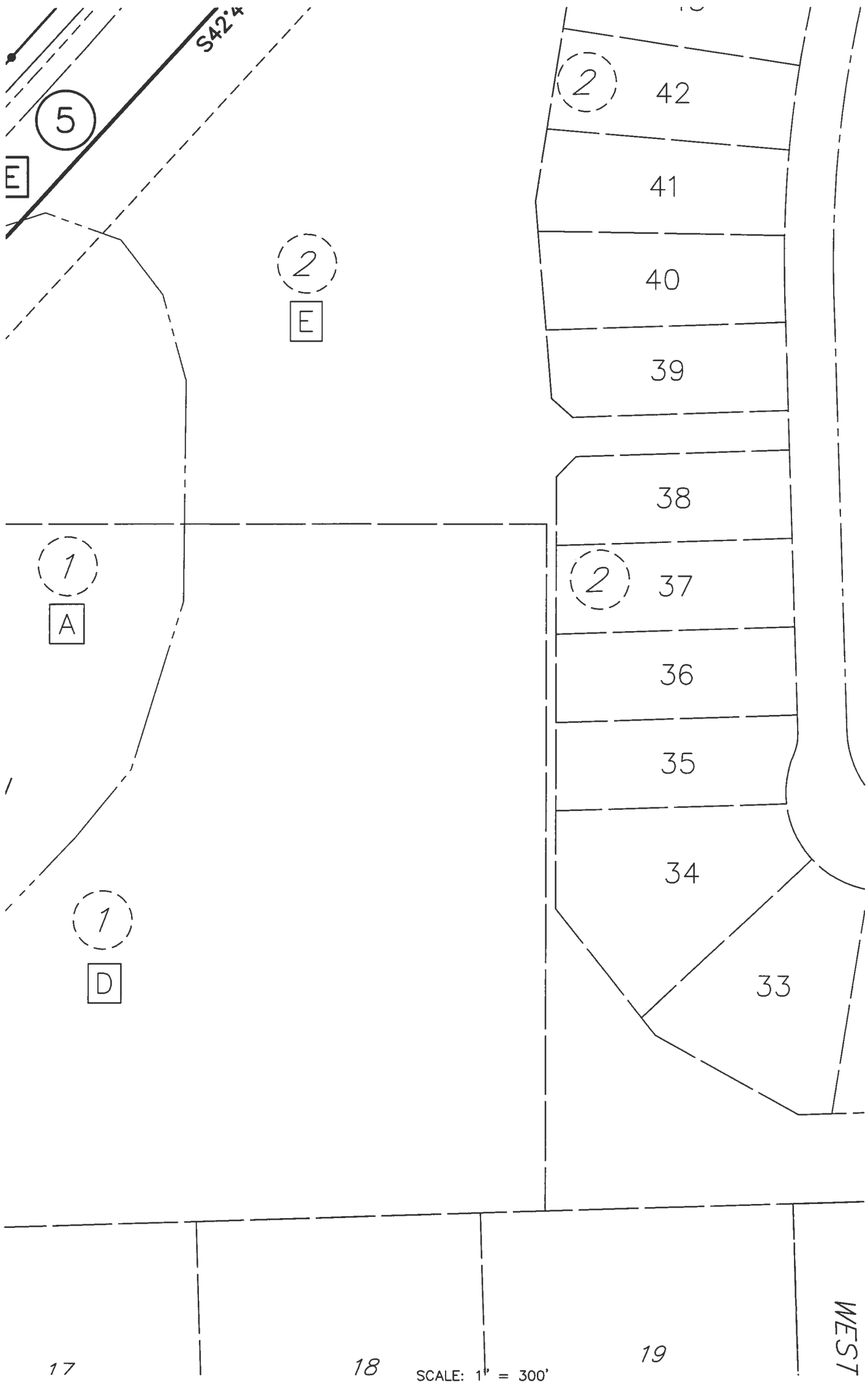
ENGINEER/PLANNER/SURVEYOR:



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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: JULY 2025

SCALE NTS

SHEET 1QQ OF 1

FINAL PLAT OF
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ESTATES
SECTION 1

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520 MADISON AVE., 21ST FLOOR
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ENGINEER/PLANNER/SURVEYOR:



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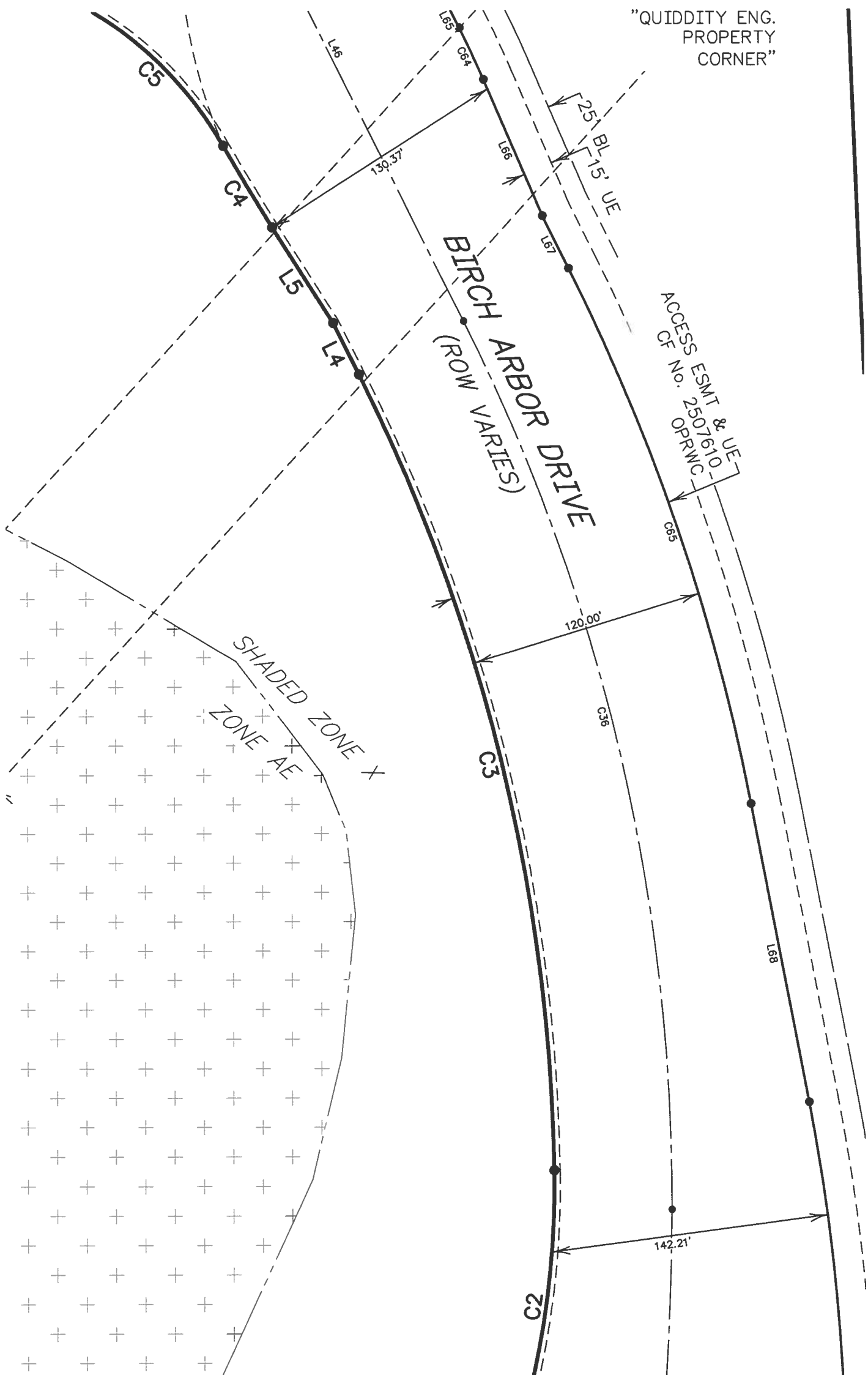
Quiddity Engineering, LLC
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*CALLLED 772.09 ACRES
DRP TX 1, L.L.C.
SPECIAL WARRANTY DEED
CF No. 2404338
OPRWC*

*FUTURE 85' PIPELINE
EASEMENTS:*

DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	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: JULY 2025

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UNSHADED ZONE X

REMITING
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(60')

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DATE: JULY 2025

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SHEET 1UU OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

OWNER

DRP TX 1, LLC
a Delaware Limited Liability Company
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HBibb@glendondevelopment.com

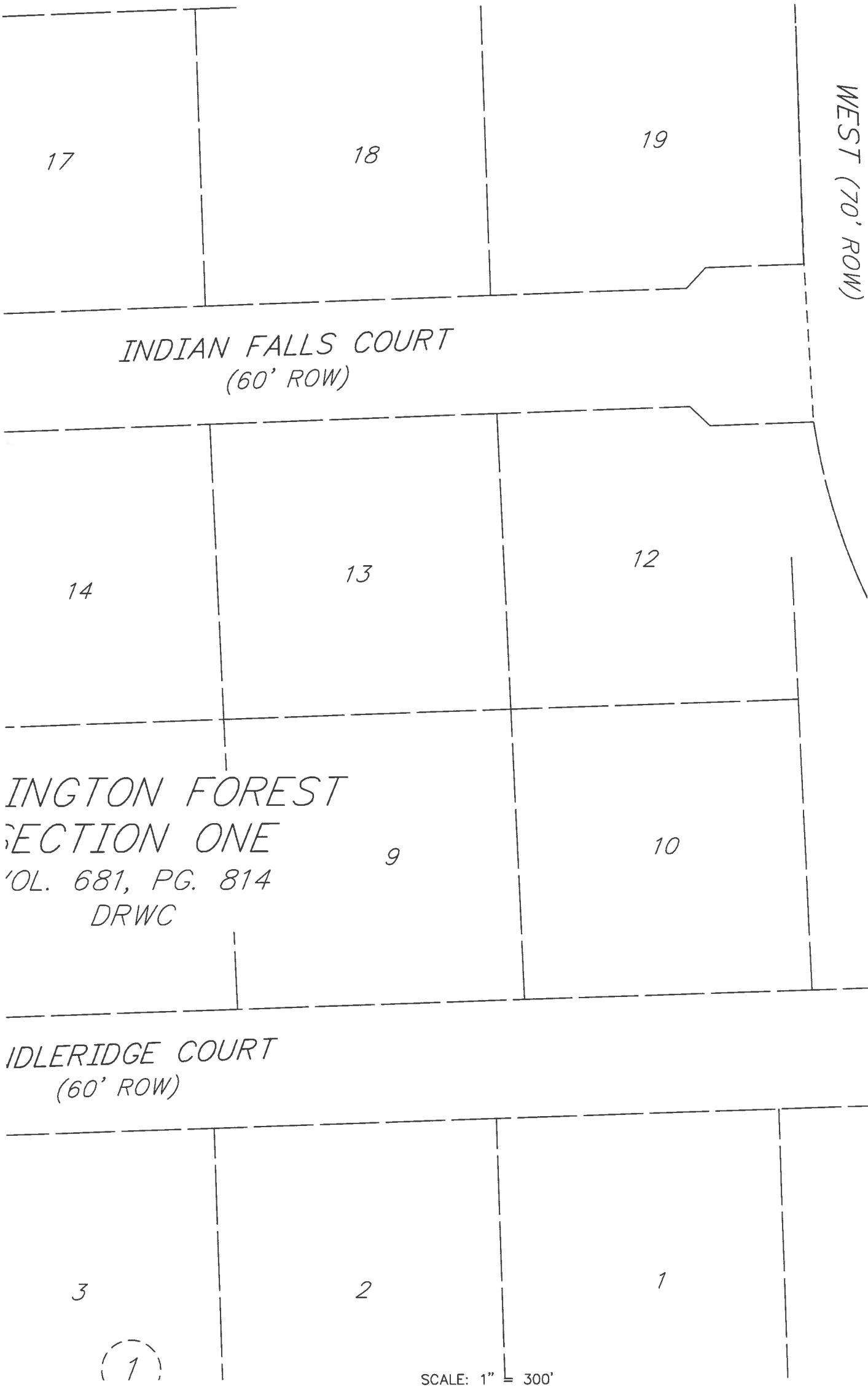
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DATE: JULY 2025

SCALE NTS

SHEET 1VV OF 1

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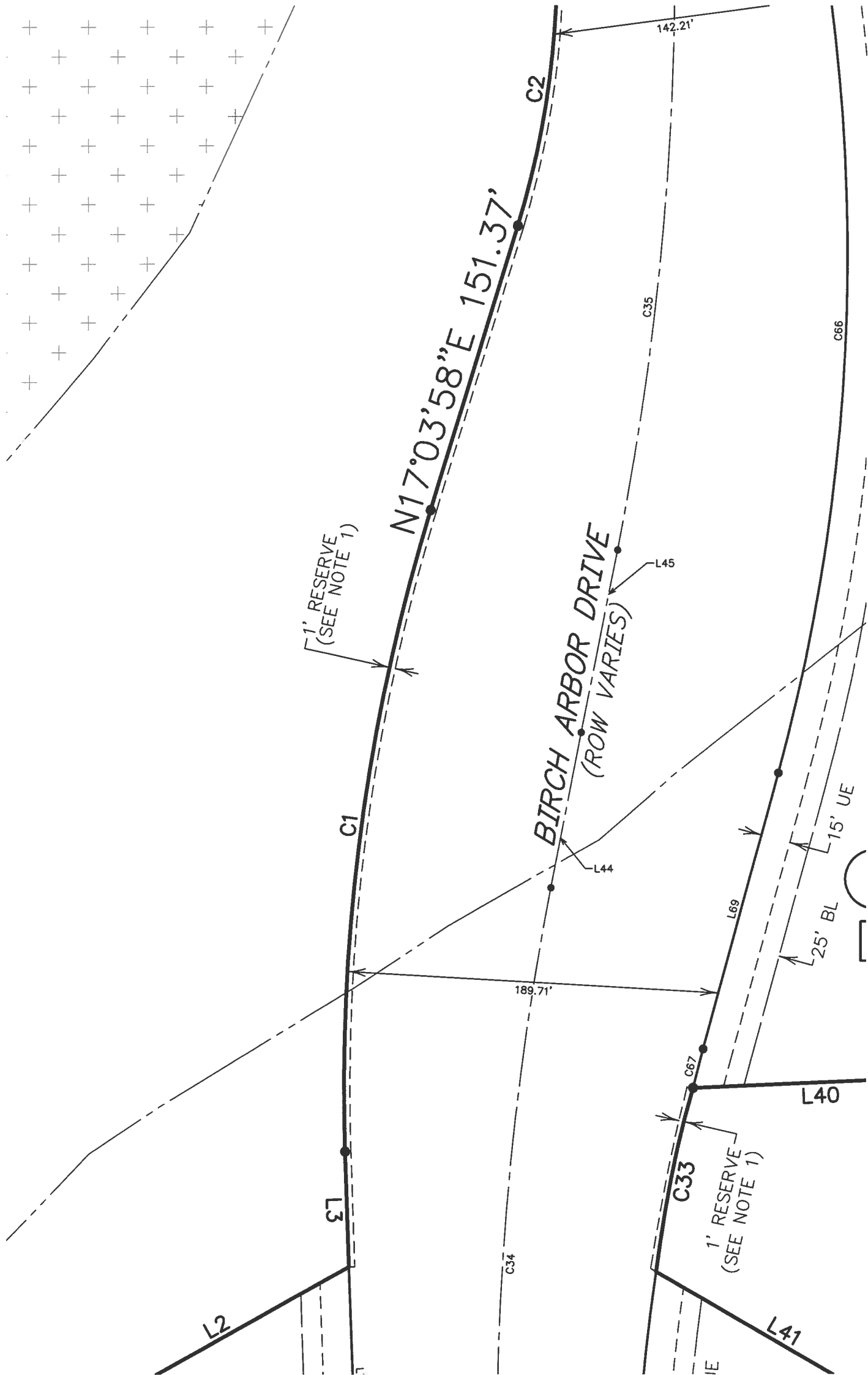
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SCALE NTS

SHEET 1WW OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

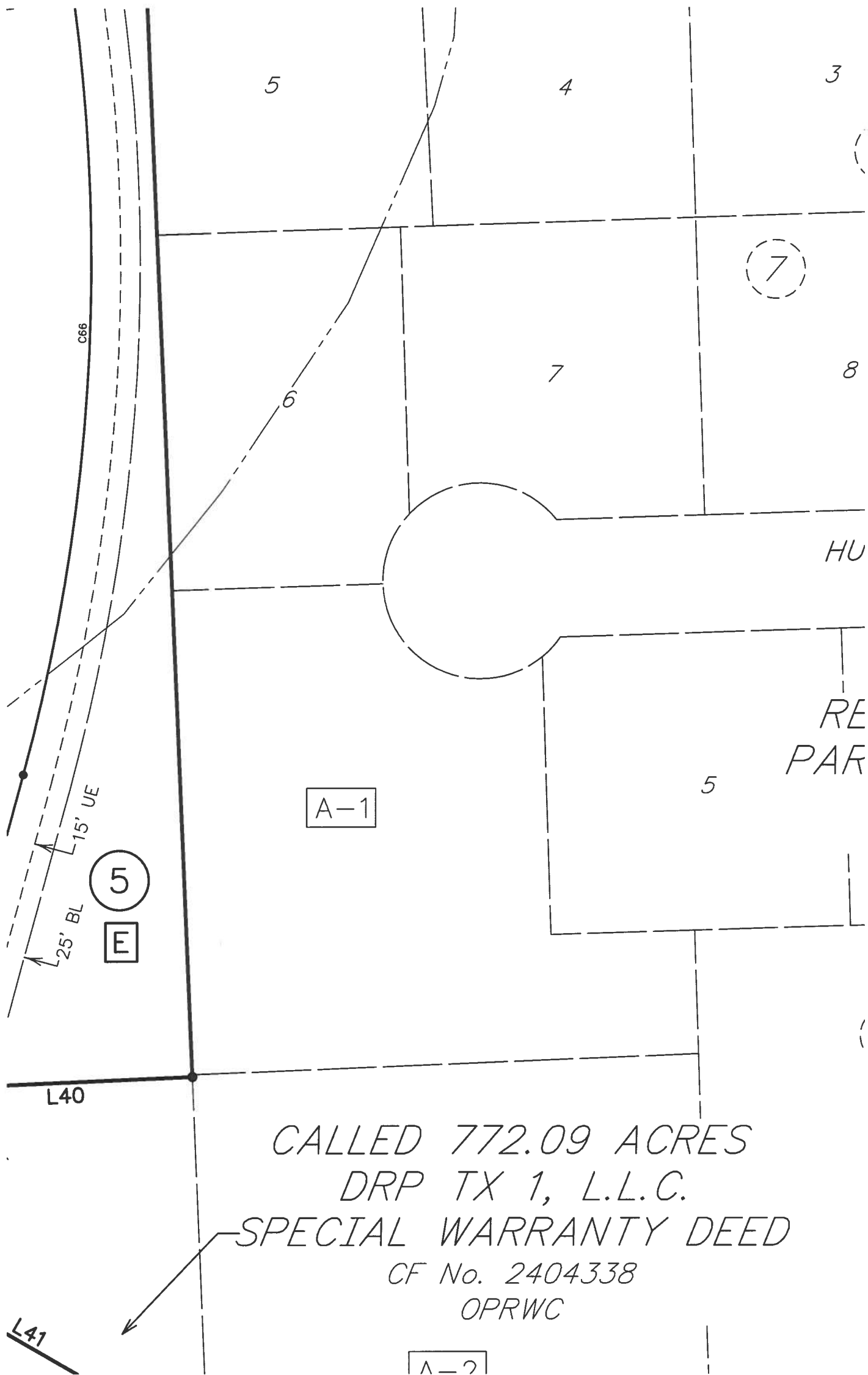
OWNER
DRP TX 1, LLC
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NEW YORK, NY 10022
936.777.6600
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1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com



DATE: JULY 2025

SCALE NTS

SHEET 1XX OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

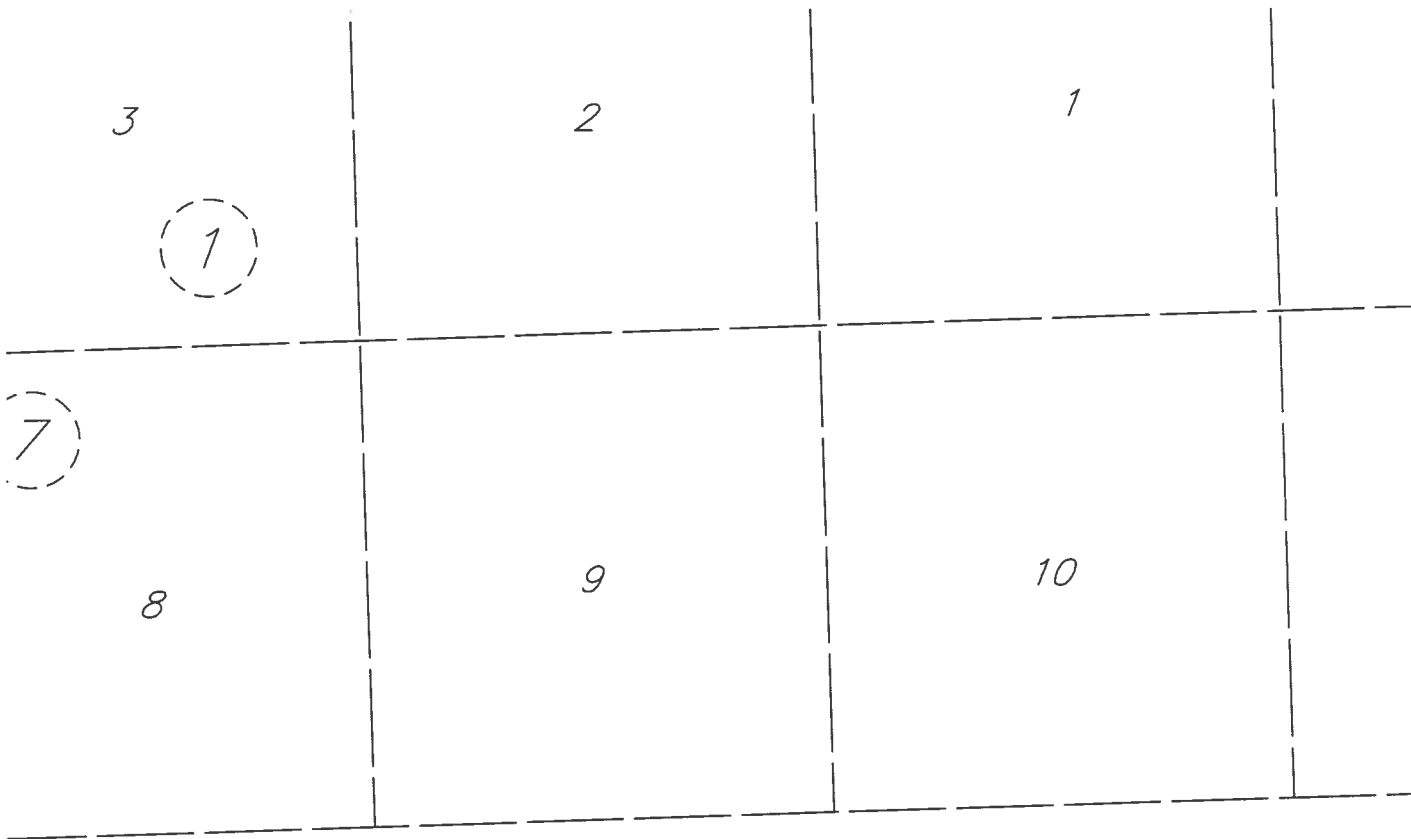
OWNER
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NEW YORK, NY 10022
936.777.6600
HBibb@glensmondevelopment.com

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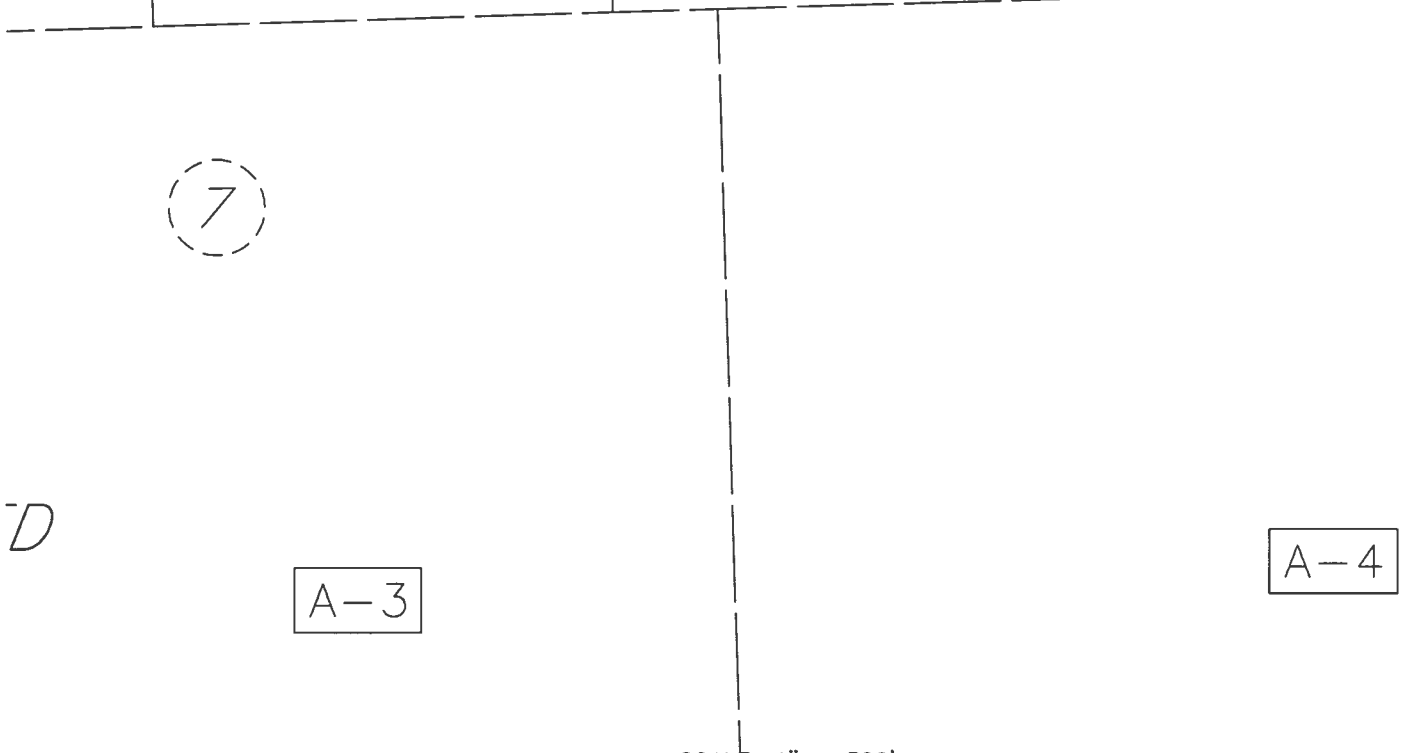
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Registration Nos. F-23290 & 10046100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com



HUNTING TRAIL
(60' ROW)

REMINGTON FOREST
PARTIAL REPLAT No. 1
VOL. 920, PG. 202
DRWC



SCALE: 1" = 300'

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DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	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 NTS			
SHEET 1YY OF 1			

X: 2973,498.15
Y: 13,994,316.03

W. HILLHOUSE SURVEY, A-136
W. ROGERSON SURVEY, A-245

FARM TO MARKET HIGHWAY 14,
TXDOT PROJECT No. S14252

10

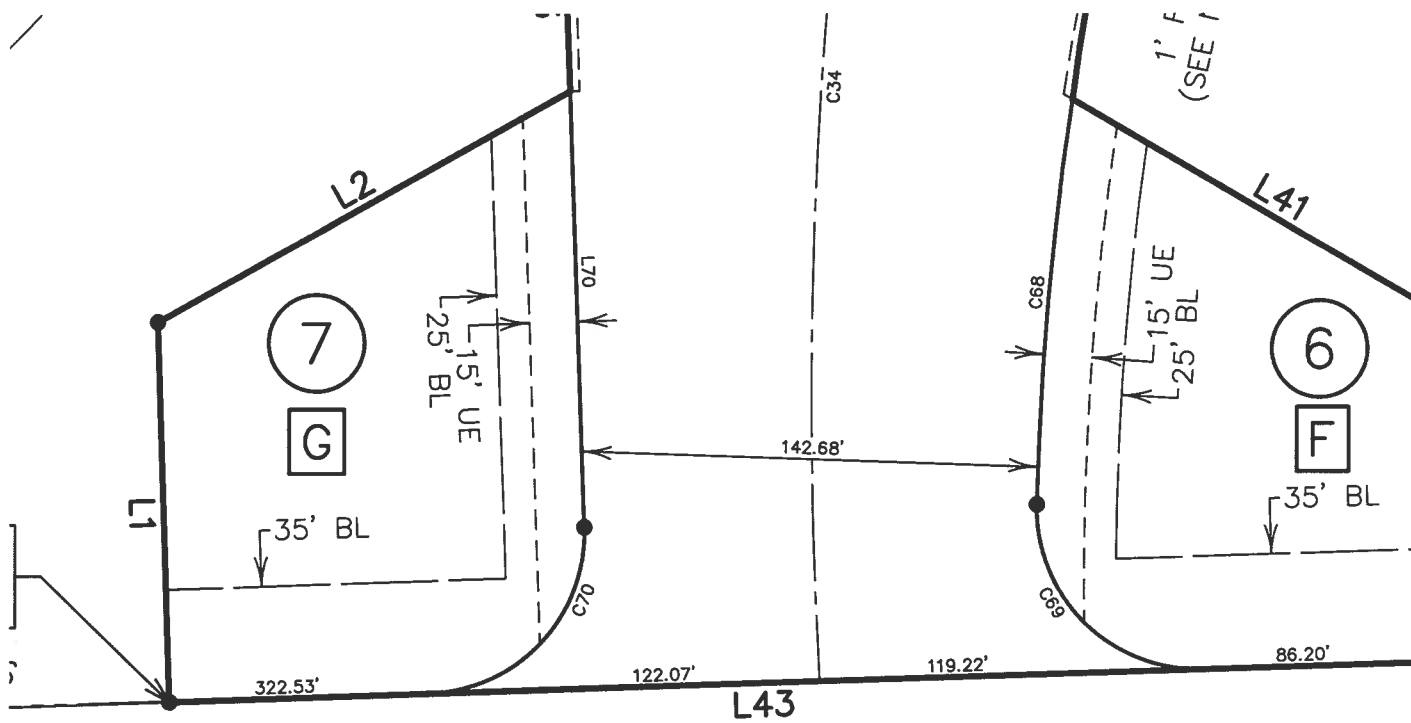
11

MAGNOLIA ACRES
VOL. 282, PG. 5
DRWC

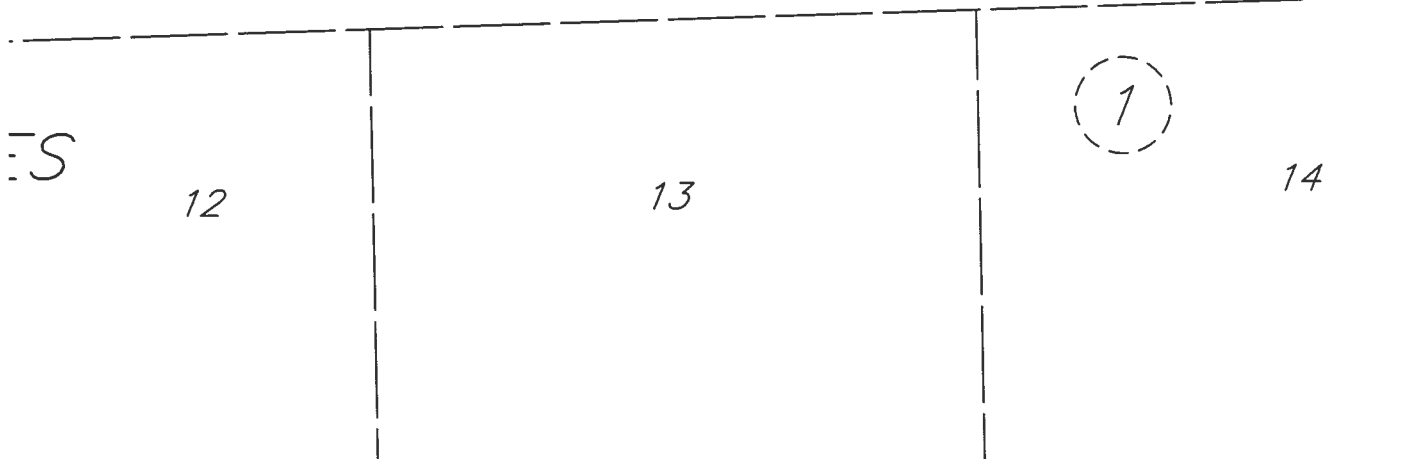
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88 (100' ROW)
(4)



DATE: JULY 2025

SCALE NTS

SHEET 1AAA OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

OWNER

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1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com

SPECIAL WARRANTY DEED

CF No. 2404338

OPRWC

A-2

X: 2,974,339.35
Y: 13,994,323.60

6

F

35' BL

L42

86.20'

W. FREDERICK
SURVEY,
A-245
W. ROGERSON
SURVEY,
A-245

14

DATE: JULY 2025

SCALE NTS

SHEET 188B OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

OWNER
DRP TX 1, LLC
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