

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval- Woodhaven Estates Section 2

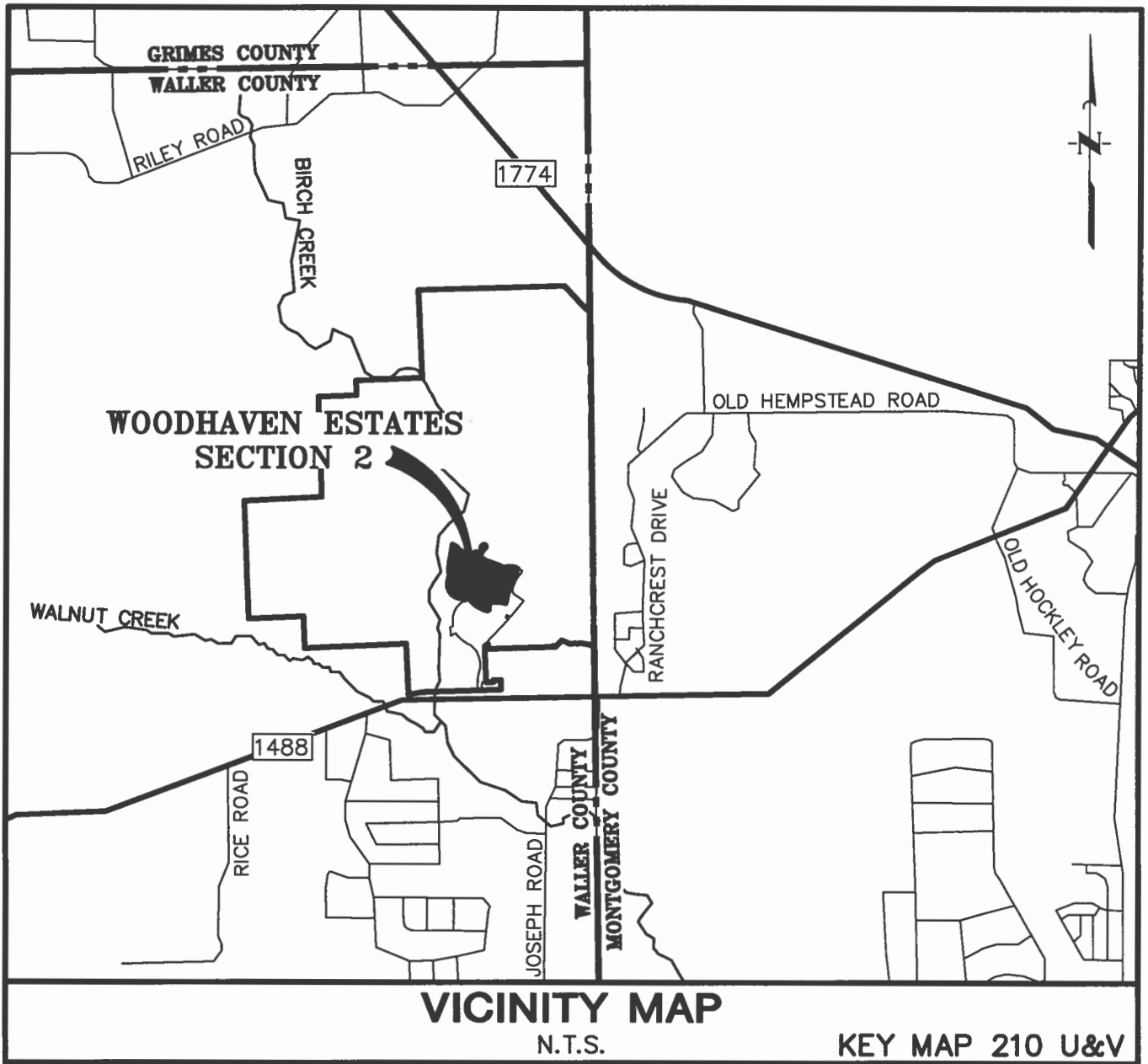
Date: September 17, 2025

Background

Final Plat of Woodhaven Estates Section 2 which consists of 76.16 acres will include 249 Lots, 8 Blocks and 9 Reserves in Precinct 2.

Staff Recommendation

Approve Plat and accept Construction Bond



FINAL PLAT OF WOODHAVEN ESTATES SECTION 2

A SUBDIVISION OF 76.16 ACRES OF LAND
OUT OF THE
WILLIAM HILLHOUSE SURVEY, A-136
WALLER COUNTY, TEXAS

249 LOTS

9 RESERVES

8 BLOCKS

JUNE 2025

DATE: JUNE 2025

SCALE NTS

SHEET 1A OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 2

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware limited liability company
520 Madison Avenue, 21st floor
New York, NY 10022
936.777.600
hbibb@jenmontdevelopment.com



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Rd. Suite 200 • College Station, TX 77845 • 979.731.80
rvillarreal@quiddity.com

STATE OF TEXAS §
COUNTY OF WALLER §

A METES AND BOUNDS description of a certain 76.16 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 76.16 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 12°26'35" East, 3081.59 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking a southeast corner and the POINT OF BEGINNING of the herein described subject tract;

THENCE over and across said 722.09 acre tract, the following eighty-one (81) courses and distances:

- 1. North 77°33'30" West, 76.43 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 2. North 77°12'14" West, 117.78 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 3. South 88°03'27" West, 109.26 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 4. South 78°05'10" West, 52.19 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 5. North 82°58'14" West, 129.44 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 6. North 79°33'46" West, 60.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 7. South 10°26'14" West, 101.68 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
- 8. Along said tangent curve to the right 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 South 58°12'51" West, 37.03 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 9. South 15°59'27" West, 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;
- 10. Along said non-tangent curve to the left 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 South 74°13'55" East, 9.53 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;
- 11. Along said non-tangent curve to the right 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 South 32°00'31" East, 33.74 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 12. South 10°26'14" West, 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 right;
- 13. Along said tangent curve to the right 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 South 57°05'41" West, 36.36 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a compound curve to the right;
- 14. Along said compound curve to the right 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 North 57°46'37" West, 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 right;
- 15. Along said compound curve to the right 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 North 06°38'26" East, 35.93 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 16. North 38°26'46" 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 right;
- 17. Along said non-tangent curve to the right 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 North 83°15'35" West, 35.47 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 18. South 51°54'39" 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 right;
- 19. Along said non-tangent curve to the right 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 South 06°55'36" West, 35.36 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 20. South 51°55'36" West, 76.44 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 21. North 38°04'24" West, 88.02 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 22. South 81°30'20" West, 40.72 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 23. North 83°06'09" West, 127.97 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 24. North 68°58'57" West, 122.56 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 25. North 52°26'53" West, 132.97 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 26. North 37°47'56" West, 123.55 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 27. North 22°37'42" West, 133.13 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 28. North 06°00'24" West, 123.92 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 29. North 06°23'00" East, 100.75 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 30. North 17°47'35" East, 106.63 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 31. North 08°30'32" East, 94.82 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 32. North 05°50'09" West, 182.78 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 33. North 02°58'58" East, 135.80 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 34. North 06°52'29" East, 184.65 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 35. North 10°28'12" East, 122.80 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 36. North 25°21'49" West, 281.64 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 37. North 41°04'01" East, 211.14 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 38. North 43°56'47" East, 70.98 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 39. South 07°10'43" East, 14.48 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), from which a found 8-inch treated fence post, marking a north interior corner of a called 657.34 acre tract conveyed by Special Warranty Deed to DDSMK, Ltd. recorded in File No. 2406474 OPRWC and the southeast corner of a called 229 acre tract conveyed by Deed to Lone Star Development Company recorded in Volume 72,

DATE: JUNE 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 2	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware limited liability company 520 Madison Avenue, 21st floor New York, NY 10022 936.777.600 hbibb@glenmontdevelopment.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd. Suite 200 • College Station, TX 77845 • 979.731.8000 rvillarreal@quiddity.com
SCALE NTS			
SHEET 1B OF 1			

Page 124 of the Deed Records of Waller County (DRWC) bears: North 70°31'40" West, 4813.70 feet;
40. South 50°48'40" East, 114.08 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
41. North 78°05'37" East, 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 left;
42. Along said non-tangent curve to the left having a radius of 50.00 feet, an arc length of 67.61 feet, a delta angle of 77°28'33", and a chord bearing of South 50°38'40" East, 62.58 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
43. South 00°37'03" West, 20.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
44. South 44°39'18" East, 118.70 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
45. North 86°53'57" East, 13.27 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
46. South 64°38'13" East, 123.14 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
47. South 67°19'46" East, 100.84 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
48. South 79°44'11" East, 123.78 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
49. North 83°05'32" East, 128.04 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
50. North 68°52'10" East, 127.78 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
51. South 68°49'57" East, 115.68 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;
52. Along said non-tangent curve to the right having a radius of 1230.00 feet, an arc length of 157.11 feet, a delta angle of 07°19'06", and a chord bearing of North 24°49'36" East, 157.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
53. North 28°29'09" East, 29.46 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
54. Along said 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 North 16°30'51" West, 42.43 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
55. North 28°29'09" East, 90.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
56. South 61°30'51" East, 1.52 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
57. Along said tangent curve to the left having a radius of 30.00 feet, an arc length of 45.34 feet, a delta angle of 86°35'52", and a chord bearing of North 75°11'13" East, 41.15 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the right;
58. Along said reverse curve to the right having a radius of 830.00 feet, an arc length of 8.00 feet, a delta angle of 00°33'09", and a chord bearing of North 32°09'51" East, 8.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
59. South 57°33'34" 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;
60. Along said non-tangent curve to the left having a radius of 30.00 feet, an arc length of 49.19 feet, a delta angle of 93°57'17", and a chord bearing of South 14°32'13" East, 43.87 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
61. South 28°29'09" West, 90.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
62. North 61°30'51" West, 1.76 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
63. Along said 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 73°29'09" West, 42.43 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
64. South 28°29'09" West, 29.46 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
65. Along said tangent curve to the left having a radius of 1170.00 feet, an arc length of 268.86 feet, a delta angle of 13°09'58", and a chord bearing of South 21°54'10" West, 268.27 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
66. South 58°51'45" East, 244.45 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
67. South 72°49'23" East, 167.90 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
68. South 71°21'50" East, 239.07 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
69. South 65°12'06" East, 178.21 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
70. South 49°59'01" East, 99.50 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
71. South 85°35'22" East, 16.26 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
72. North 58°48'16" East, 115.00 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;
73. Along said non-tangent curve to the right having a radius of 295.00 feet, an arc length of 14.68 feet, a delta angle of 02°51'05", and a chord bearing of South 29°46'11" East, 14.68 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
74. North 61°39'21" 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;
75. Along said non-tangent curve to the left having a radius of 25.00 feet, an arc length of 31.05 feet, a delta angle of 71°09'56", and a chord bearing of South 63°55'37" East, 29.09 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the right;
76. Along said reverse curve to the right having a radius of 395.00 feet, an arc length of 297.30 feet, a delta angle of 43°07'25", and a chord bearing of South 77°56'52" East, 290.33 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
77. South 33°36'50" 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 right;
78. Along said non-tangent curve to the right 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 South 11°18'38" East, 42.48 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the left;
79. Along said reverse curve to the left 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 South 22°11'34" West, 826.47 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
80. South 10°37'14" West, 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;
81. Along said tangent curve to the right 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 South 11°31'52" West, 61.65 feet to the POINT OF BEGINNING,
CONTAINING 76.16 acres of land in Waller County, Texas filed in the offices of Quiddity in College Station, Texas.

DATE: JUNE 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 2	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware limited liability company 520 Madison Avenue, 21st floor New York, NY 10022 936.777.600 hbibb@glenmontdevelopment.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 • 979.731.8000 rvillarreal@quiddity.com
SCALE NTS			
SHEET 1B2 OF 1			

GENERAL NOTES

- 1. One-foot reserve (1' Reserve) dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of street where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and re-vest in the dedicator, his heirs, assigns or successors.
- 2. This subdivision is proposed for single-family residential, detention and other related uses.
- 3. The radius on all block corners is 25 feet, unless otherwise noted.
- 4. This plat was prepared from information furnished by Charter Title Company, File No. 10766023233, Dated June 16, 2025.
- 5. 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).
- 6. Structures built on lots in the designated flood plain 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 level. 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.
- 7. No structure in this subdivision shall be occupied until connected to a public sewer system.
- 8. No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.
- 9. 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.

- 10. 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.
- 11. 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.
- 12. No pipelines and/or pipeline easements exist within the boundaries of this plat.
- 13. In a subdivision that is not served by fire hydrants as part of a centralized water system certified by the Texas Commission on Environmental Quality as meeting minimum standards for water utility service, the Commissioners Court may require a limited fire suppression system that requires a developer to construct:
 - 1. For a subdivision of fewer than 50 houses, 2,500 gallons of storage; or
 - 2. For a subdivision of 50 or more houses, 2,500 gallons of storage with a centralized water system or 5,000 gallons of storage.
- 14. 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.
- 15. All lots shall have a 10' back of lot building line measured from the lot line unless otherwise noted on the plat.

DATE: JUNE 2025

SCALE NTS

SHEET 1C OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 2

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware limited liability company
520 Madison Avenue, 21st floor
New York, NY 10022
936.777.600
hbibb@glenmontdevelopment.com



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
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rvillarreal@quiddity.com

LEGEND

- AC "Acres"
- AE "Aerial Easement"
- BL "Building Line"
- C.C.F. "County Clerk's File"
- ESMT "Easement"
- 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"
- 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 Open Space,
Landscape, and Incidental
Utility Purposes Only
1.33 AC
57,990 Sq. Ft.

RESTRICTED RESERVE [B]
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.82 AC
35,652 Sq. Ft.

RESTRICTED RESERVE [C]
Restricted to Open Space,
Landscape, and Incidental
Utility
Purposes Only
0.08 AC
3,420 Sq. Ft.

RESTRICTED RESERVE [D]
Restricted to Detention
Purposes Only
8.88 AC
386,690 Sq. Ft.

RESTRICTED RESERVE [E]
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.48 AC
21,018 Sq. Ft.

RESTRICTED RESERVE [F]
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.24 AC
10,334 Sq. Ft.

RESTRICTED RESERVE [G]
Restricted to Open Space,
Landscape, and Incidental
Utility
Purposes Only
0.21 AC
9,259 Sq. Ft.

RESTRICTED RESERVE [H]
Restricted to Open Space,
Landscape, and Incidental
Utility
Purposes Only
0.05 AC
2,321 Sq. Ft.

RESTRICTED RESERVE [I]
Restricted to Detention
Purposes and Incidental
Utilities Only
9.84 AC
428,789 Sq. Ft.

RESERVE TOTAL
21.93 AC
955,446 Sq. Ft.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S57°33'34"E	60.00'
L2	S28°29'09"W	90.00'
L3	N61°30'51"W	1.76'
L4	S28°29'09"W	29.46'
L5	S72°49'23"E	167.90'
L6	S71°21'50"E	239.07'
L7	S65°12'06"E	178.21'
L8	S49°59'01"E	99.50'
L9	S85°35'22"E	16.26'
L10	N58°48'16"E	115.00'
L11	N61°39'21"E	50.00'
L12	S33°36'50"W	90.00'
L13	N77°33'30"W	76.43'
L14	N77°12'14"W	117.78'
L15	S88°03'27"W	109.26'
L16	S78°05'10"W	52.19'
L17	N82°58'14"W	129.44'
L18	N79°33'46"W	60.00'
L19	S10°26'14"W	101.68'
L20	S15°59'27"W	50.00'
L21	S10°26'14"W	91.92'
L22	N38°26'46"W	60.00'
L23	S51°54'39"W	60.00'
L24	S51°55'36"W	76.44'
L25	N38°04'24"W	88.02'
L26	S81°30'20"W	40.72'
L27	N83°06'09"W	127.97'
L28	N68°58'57"W	122.56'
L29	N52°26'53"W	132.97'
L30	N37°47'56"W	123.55'
L31	N22°37'42"W	133.13'
L32	N06°00'24"W	123.92'
L33	N06°23'00"E	100.75'
L34	N17°47'35"E	106.63'

LINE TABLE		
LINE	BEARING	DISTANCE
L35	N08°30'32"E	94.82'
L36	N05°50'09"W	182.78'
L37	N02°58'58"E	135.80'
L38	N06°52'29"E	184.65'
L39	N10°28'12"E	122.80'
L40	N43°56'47"E	70.98'
L41	S07°10'43"E	14.48'
L42	S50°48'40"E	114.08'
L43	N78°05'37"E	20.00'
L44	S00°37'03"W	20.00'
L45	S44°39'18"E	118.70'
L46	N86°53'57"E	13.27'
L47	S64°38'13"E	123.14'
L48	S67°19'46"E	100.84'
L49	S79°44'11"E	123.78'
L50	N83°05'32"E	128.04'
L51	N68°52'10"E	127.78'
L52	S68°49'57"E	115.68'
L53	S28°29'09"W	29.46'
L54	N28°29'09"E	90.00'
L55	S61°30'51"E	1.52'
L56	S05°07'51"E	225.56'
L57	S28°29'09"W	128.42'
L58	S61°30'51"E	121.76'
L59	N38°04'24"W	76.75'
L60	N16°10'43"E	91.45'
L61	S05°07'51"E	107.36'
L62	N84°52'09"E	477.61'
L63	N39°52'09"E	4.75'
L64	S05°07'51"E	198.87'
L65	N45°37'40"W	8.08'
L66	N88°03'24"W	111.84'
L67	S83°23'19"W	4.25'
L68	N82°54'11"W	430.39'

LINE TABLE		
LINE	BEARING	DISTANCE
L69	N10°11'39"E	154.20'
L70	N10°26'14"E	155.63'
L71	S43°32'32"E	10.53'
L72	S10°37'14"W	106.45'
L73	S85°06'31"E	132.93'
L74	S13°27'23"W	189.44'
L75	S46°16'52"E	13.66'
L76	N00°37'34"E	83.91'
L77	S35°11'49"E	13.21'
L78	S07°49'46"W	91.89'
L79	S81°40'15"E	120.84'
L80	S86°15'40"E	60.55'
L81	S84°17'18"E	113.41'
L82	N86°25'54"E	78.64'
L83	S76°00'44"E	105.85'
L84	S87°18'49"E	154.62'
L85	N08°02'49"E	139.81'
L86	N10°11'39"E	109.48'
L87	N10°48'17"E	49.72'
L88	N12°50'44"E	49.63'
L89	N14°56'39"E	49.63'
L90	N17°02'34"E	49.63'
L91	N19°08'28"E	49.63'
L92	N21°14'23"E	49.63'
L93	N23°59'23"E	49.62'
L94	N26°51'07"E	41.72'
L95	N27°31'40"E	54.22'
L96	N24°58'02"E	54.51'
L97	N11°48'40"E	64.36'
L98	S56°45'40"E	69.45'
L99	S65°53'58"E	100.76'
L100	S73°15'45"E	109.41'
L101	N15°15'51"E	114.25'
L102	S60°35'51"W	14.06'

LINE TABLE		
LINE	BEARING	DISTANCE
L103	N74°04'09"W	80.48'
L104	N68°15'45"W	97.90'
L105	N64°40'52"W	111.08'
L106	N59°26'50"W	106.17'
L107	N54°06'44"W	80.62'
L108	N51°47'07"W	87.35'
L109	N35°18'49"W	75.26'
L110	N14°24'29"W	73.51'
L111	N25°25'21"E	93.86'
L112	N43°22'58"E	89.29'
L113	N32°54'40"E	98.54'
L114	N27°31'56"E	98.54'
L115	N22°09'11"E	98.54'
L116	N16°46'27"E	98.54'
L117	N11°23'43"E	98.54'
L118	N07°07'13"E	39.29'
L119	S51°34'05"W	14.28'
L120	N83°59'03"W	114.68'
L121	N42°01'47"E	15.89'
L122	N04°37'54"E	40.01'
L123	N18°16'18"E	88.87'
L124	N52°42'05"E	90.24'
L125	N83°34'12"E	91.15'
L126	N86°34'48"W	81.51'
L127	N89°32'20"W	109.08'
L128	N01°56'36"E	124.49'
L129	S83°05'43"E	14.14'
L130	N41°54'19"E	62.62'
L131	N36°41'37"E	60.72'
L132	N31°33'45"E	57.82'
L133	N30°31'42"E	56.61'
L134	N24°32'01"E	90.04'
L135	N81°49'34"E	98.12'
L136	S04°32'36"W	157.72'

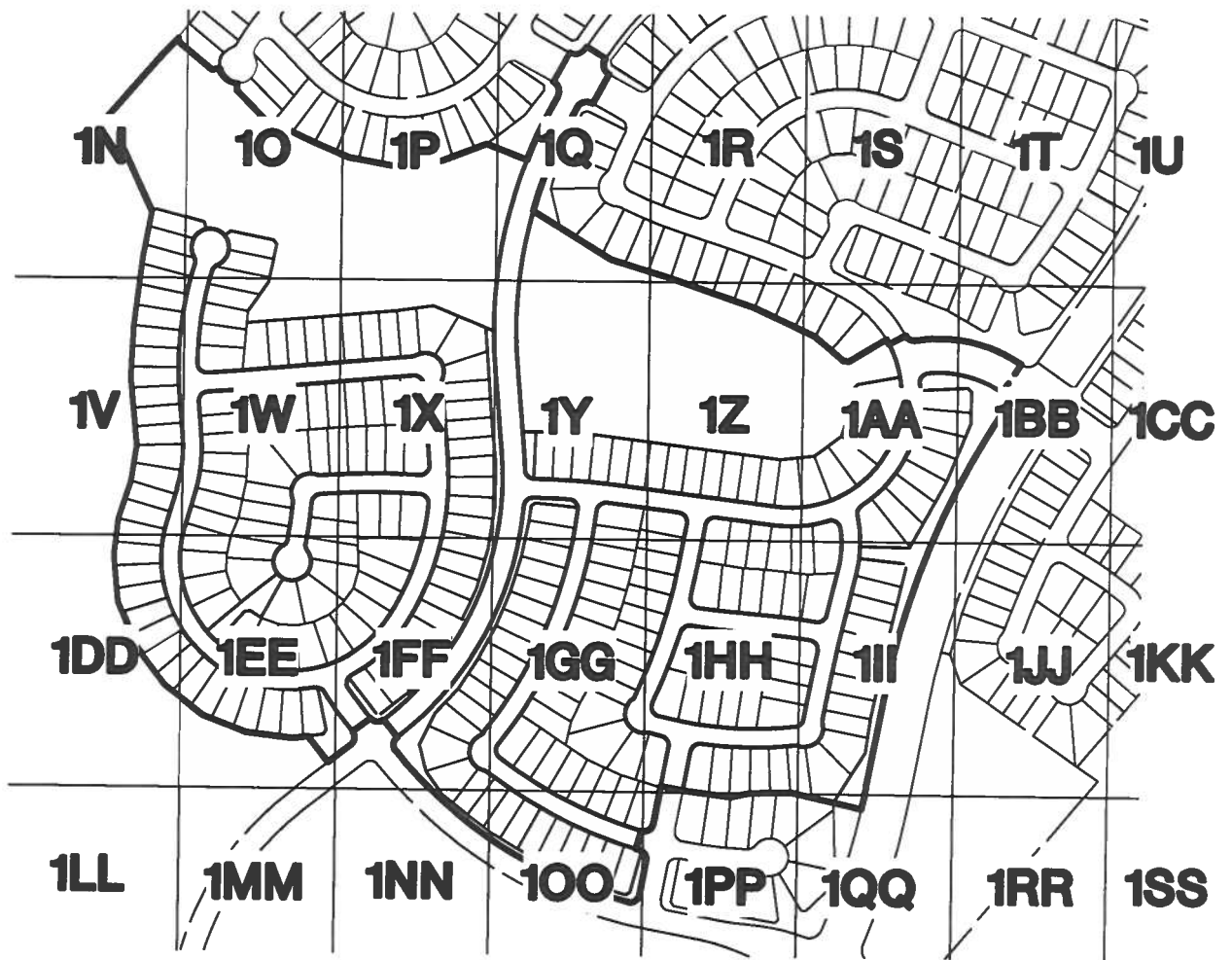
LINE TABLE		
LINE	BEARING	DISTANCE
L137	N33°57'50"W	14.13'
L138	S50°47'54"W	20.00'
L139	N05°07'51"W	140.18'
L140	S02°45'03"W	104.21'
L141	S11°03'23"W	100.06'
L142	S21°44'08"W	54.05'
L143	S11°12'34"W	46.80'
L144	S02°16'38"W	46.58'
L145	S18°39'30"E	46.96'
L146	S33°39'00"E	46.96'
L147	N82°27'46"E	15.04'
L148	N56°19'04"W	37.37'
L149	N71°26'22"W	47.37'
L150	N86°33'40"W	47.37'
L151	N78°19'02"E	47.37'
L152	N63°15'38"E	46.96'
L153	N48°16'17"E	47.02'
L154	N35°43'11"E	48.28'
L155	N14°24'32"E	50.06'
L156	N01°46'34"W	209.77'
L157	N86°32'23"E	57.59'
L158	S87°15'18"E	114.74'
L159	N85°42'31"W	119.08'
L160	N89°23'45"E	111.35'
L161	N86°47'47"E	150.08'
L162	N84°52'09"E	106.94'
L163	N78°20'42"E	55.36'
L164	N70°41'38"E	56.73'
L165	N34°48'01"E	13.72'
L166	N81°30'20"E	40.72'
L167	N57°34'54"E	13.61'
L168	S13°21'13"E	20.00'
L169	S65°43'03"W	0.37'
L170	S74°57'06"W	289.79'

LINE TABLE		
LINE	BEARING	DISTANCE
L171	N15°02'54"W	30.00'
L172	S74°57'06"W	289.79'
L173	N75°18'24"W	179.16'
L174	N71°16'39"W	20.34'
L175	N19°20'21"W	52.70'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	30.00'	93°57'17"	49.19'	S14°32'13"E	43.87'	32.15'
C2	30.00'	90°00'00"	47.12'	S73°29'09"W	42.43'	30.00'
C3	1170.00'	13°09'58"	268.86'	S21°54'10"W	268.27'	135.02'
C4	295.00'	2°51'05"	14.68'	S29°46'11"E	14.68'	7.34'
C5	25.00'	71°09'56"	31.05'	S63°55'37"E	29.09'	17.89'
C6	395.00'	43°07'25"	297.30'	S77°56'52"E	290.33'	156.09'
C7	30.00'	90°09'03"	47.20'	S11°18'38"E	42.48'	30.08'
C8	2060.00'	23°08'39"	832.12'	S22°11'34"W	826.47'	421.81'
C9	1940.00'	1°49'15"	61.66'	S11°31'52"W	61.65'	30.83'
C10	25.00'	95°33'13"	41.69'	S58°12'51"W	37.03'	27.55'
C11	1225.00'	0°26'44"	9.53'	S74°13'55"E	9.53'	4.76'
C12	25.00'	84°53'31"	37.04'	S32°00'31"E	33.74'	22.86'
C13	25.00'	93°18'53"	40.72'	S57°05'41"W	36.36'	26.49'
C14	1170.00'	36°56'31"	754.37'	N57°46'37"W	741.37'	390.82'
C15	25.00'	91°53'35"	40.10'	N06°38'26"E	35.93'	25.84'
C16	25.00'	90°22'22"	39.43'	N83°15'35"W	35.47'	25.16'
C17	25.00'	90°00'00"	39.27'	S06°55'36"W	35.36'	25.00'
C18	50.00'	77°28'33"	67.61'	S50°38'40"E	62.58'	40.11'
C19	1230.00'	7°19'06"	157.11'	N24°49'36"E	157.00'	78.66'
C20	30.00'	90°00'00"	47.12'	N16°30'51"W	42.43'	30.00'
C21	30.00'	86°35'52"	45.34'	N75°11'13"E	41.15'	28.27'
C22	830.00'	0°33'09"	8.00'	S32°09'51"W	8.00'	4.00'
C23	850.00'	56°41'06"	840.94'	N23°12'41"E	807.06'	458.49'
C24	1200.00'	33°37'00"	704.07'	S11°40'39"W	694.01'	362.49'
C25	800.00'	3°57'17"	55.22'	S30°27'47"W	55.21'	27.62'
C26	300.00'	16°16'33"	85.22'	S29°56'07"E	84.93'	42.90'
C27	325.00'	154°21'45"	875.59'	S61°00'10"E	633.80'	1428.33'
C28	400.00'	21°18'34"	148.77'	N05°31'26"E	147.91'	75.25'
C29	900.00'	25°26'58"	399.76'	S07°35'38"W	396.48'	203.23'
C30	1500.00'	4°43'45"	123.81'	N87°14'01"E	123.77'	61.94'
C31	50.00'	90°00'00"	78.54'	N50°07'51"W	70.71'	50.00'
C32	700.00'	37°09'47"	454.03'	N13°27'02"E	446.12'	235.33'
C33	1800.00'	10°10'44"	319.78'	N89°51'22"W	319.36'	160.31'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C34	50.00'	80°17'53"	70.07'	S44°54'19"W	64.48'	42.18'
C35	1200.00'	7°51'18"	164.51'	N08°41'01"E	164.38'	82.39'
C36	400.00'	9°47'02"	68.30'	N36°55'27"E	68.22'	34.24'
C37	1800.00'	5°09'13"	161.91'	N85°28'47"W	161.85'	81.01'
C38	1200.00'	34°28'05"	721.89'	N21°01'08"E	711.06'	372.24'
C39	50.00'	91°17'30"	79.67'	S07°23'35"E	71.50'	51.14'
C40	1200.00'	20°58'13"	439.20'	S63°31'27"E	436.75'	222.08'
C41	1500.00'	14°40'17"	384.10'	N17°31'48"E	383.05'	193.10'
C42	50.00'	100°08'09"	87.39'	S25°12'08"E	76.68'	59.73'
C43	1000.00'	21°44'38"	379.50'	S86°08'32"E	377.23'	192.06'
C44	50.00'	72°21'55"	63.15'	N46°48'12"E	59.04'	36.57'
C45	2235.00'	2°50'08"	110.62'	S12°02'19"W	110.60'	55.32'
C46	600.00'	10°13'28"	107.07'	S79°59'47"E	106.93'	53.68'
C47	1800.00'	5°40'38"	178.36'	N82°16'12"W	178.28'	89.25'
C48	325.00'	32°35'07"	184.83'	N02°50'11"W	182.35'	94.99'
C49	320.00'	125°26'28"	700.60'	N34°22'35"E	568.82'	620.54'
C50	350.00'	48°39'44"	297.26'	N80°43'02"W	288.41'	158.26'
C51	25.00'	90°38'47"	39.55'	S39°05'59"W	35.55'	25.28'
C52	25.00'	69°10'56"	30.19'	S21°48'02"W	28.39'	17.24'
C53	25.00'	24°57'05"	10.89'	S01°51'18"E	10.80'	5.53'
C54	50.00'	121°48'16"	106.29'	N46°34'18"E	87.38'	89.84'
C55	25.00'	24°04'25"	10.50'	N84°33'47"W	10.43'	5.33'
C56	25.00'	86°59'51"	37.96'	S53°56'10"W	34.42'	23.72'
C57	25.00'	86°59'51"	37.96'	N33°03'41"W	34.42'	23.72'
C58	25.00'	28°39'51"	12.51'	N85°04'16"W	12.38'	6.39'
C59	50.00'	150°14'28"	131.11'	S24°16'57"E	96.65'	188.19'
C60	25.00'	28°39'51"	12.51'	N36°30'22"E	12.38'	6.39'
C61	25.00'	93°05'50"	40.62'	N36°21'16"W	36.30'	26.39'
C62	25.00'	86°54'10"	37.92'	S53°38'44"W	34.39'	23.68'
C63	25.00'	99°30'37"	43.42'	N57°46'14"W	38.16'	29.54'
C64	25.00'	85°38'20"	37.37'	N56°16'33"E	33.98'	23.17'
C65	25.00'	93°33'47"	40.82'	S33°15'32"E	36.44'	26.61'
C66	25.00'	83°33'41"	36.46'	S59°00'52"W	33.31'	22.34'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C67	25.00'	93°44'23"	40.90'	N34°16'34"W	36.49'	26.69'
C68	25.00'	24°12'58"	10.57'	N65°01'53"W	10.49'	5.36'
C69	50.00'	141°06'25"	123.14'	S06°35'09"E	94.30'	141.62'
C70	25.00'	25°43'41"	11.23'	N51°06'13"E	11.13'	5.71'
C71	25.00'	93°04'49"	40.61'	N40°16'24"W	36.29'	26.38'
C72	25.00'	90°18'38"	39.41'	S51°18'24"W	35.45'	25.14'
C73	25.00'	87°37'35"	38.23'	S48°07'49"W	34.62'	23.99'
C74	25.00'	95°30'47"	41.68'	S14°30'06"W	37.01'	27.53'
C75	25.00'	24°57'05"	10.89'	S07°20'41"W	10.80'	5.53'
C76	50.00'	139°54'09"	122.09'	N50°07'51"W	93.94'	137.01'
C77	25.00'	24°57'05"	10.89'	N72°23'36"E	10.80'	5.53'
C78	25.00'	92°39'15"	40.43'	S46°01'04"E	36.16'	26.19'
C79	25.00'	50°02'50"	21.84'	S41°40'47"W	21.15'	11.67'
C80	50.00'	276°19'48"	241.14'	N71°27'42"W	66.70'	44.76'
C81	25.00'	46°28'51"	20.28'	N06°23'11"W	19.73'	10.74'
C82	25.00'	71°41'17"	31.28'	N64°40'08"W	29.28'	18.06'
C83	25.00'	91°22'14"	39.87'	N40°39'12"W	35.78'	25.61'
C84	25.00'	46°53'43"	20.46'	S13°27'08"E	19.90'	10.84'
C85	50.00'	276°21'06"	241.16'	S78°43'26"E	66.68'	44.74'
C86	25.00'	49°34'03"	21.63'	N34°40'05"E	20.96'	11.54'
C87	25.00'	25°43'41"	11.23'	N07°50'02"W	11.13'	5.71'
C88	50.00'	130°19'43"	113.73'	S44°27'59"W	90.75'	108.03'
C89	25.00'	24°27'24"	10.67'	S82°35'51"E	10.59'	5.42'
C90	25.00'	97°18'00"	42.46'	N44°50'48"E	37.53'	28.41'
C91	25.00'	92°44'52"	40.47'	S41°14'35"W	36.19'	26.23'
C92	25.00'	86°02'20"	37.54'	S45°02'14"E	34.11'	23.33'



SCALE: 1" = 500'

DATE: JUNE 2025

SCALE NTS

SHEET 1J OF 1

**FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 2**

OWNER/DEVELOPER:

DRP TX 1, LLC
a Delaware limited liability company
520 Madison Avenue, 21st floor
New York, NY 10022
936.777.600
hbibb@glenmontdevelopment.com



QUIDDITY

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

STATE OF TEXAS §
COUNTY OF WALLER §

We, DRP TX 1, LLC, a Delaware limited liability company, acting by and through Houdin Honarvar, Its Authorized Signer, owner of the 76.16 acre tract subdivided, in this plat of Woodhaven Estates Section 2, 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. When 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 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 2 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 quarter (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, the DRP TX 1, LLC, a Delaware limited liability company, 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: JUNE 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 2	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware limited liability company 520 Madison Avenue, 21st floor New York, NY 10022 936.777.600 hbibb@glenmontdevelopment.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd. Suite 200 • College Station, TX 77845 • 979.731.8000 rvillarreal@quiddity.com
SCALE NTS			
SHEET 1K OF 1			

STATE OF NEW YORK §
COUNTY OF N.Y. §

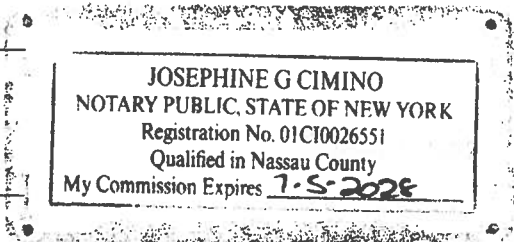
BEFORE ME, the undersigned authority, on this day personally appeared Houdin Honarvar, Its Authorized Signer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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

Christopher E. Curtis 6/23/25

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



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SCALE NTS			
SHEET 1L OF 1			

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

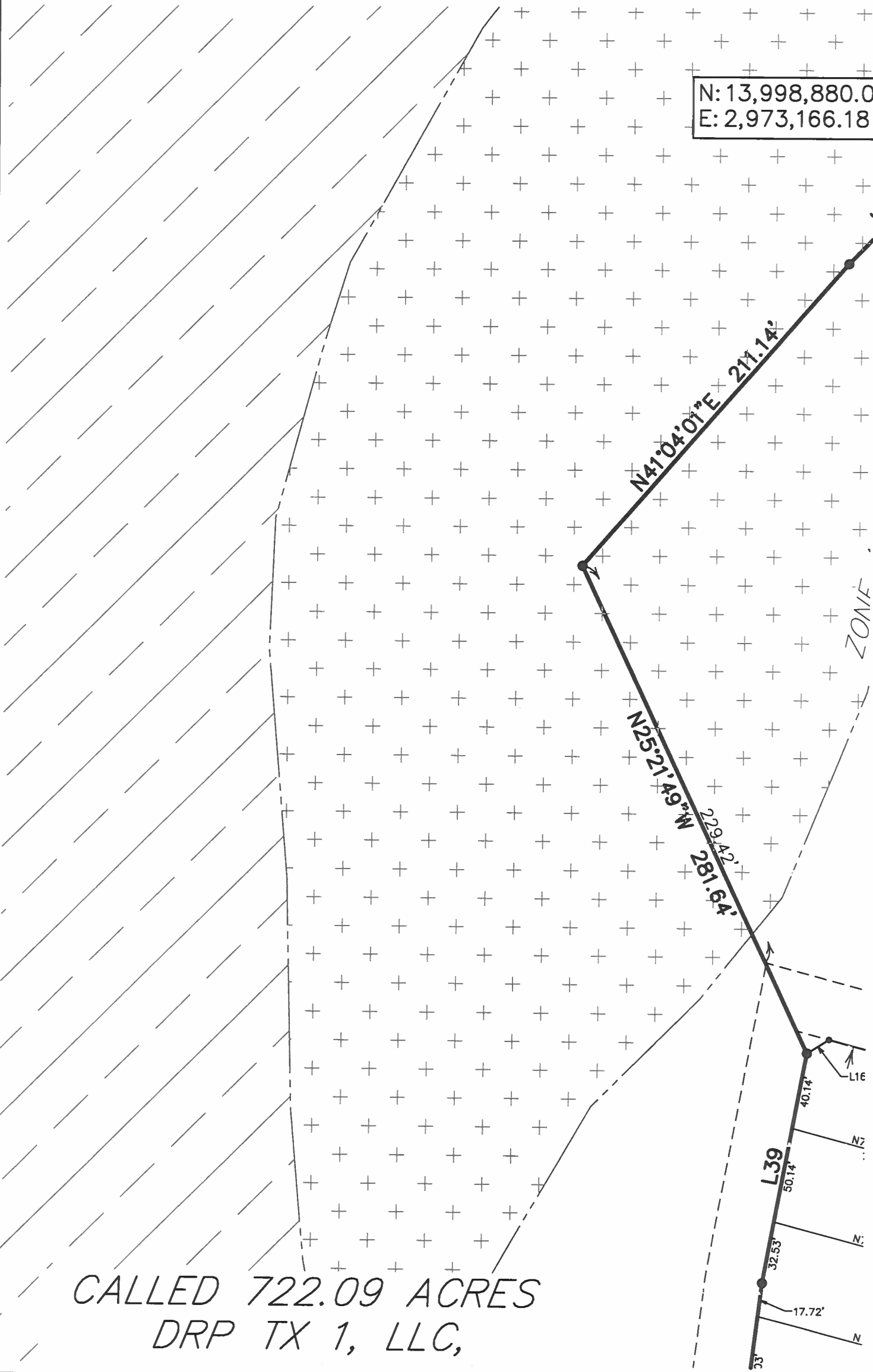
Kendric D. Jones
Commissioner, Precinct 3

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.

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SCALE NTS			
SHEET 1M OF 1			

N: 13,998,880.0
E: 2,973,166.18



*CALLED 722.09 ACRES
DRP TX 1, LLC,*

DATE: JUNE 2025

SCALE 1"=60'

SHEET 1N OF 1

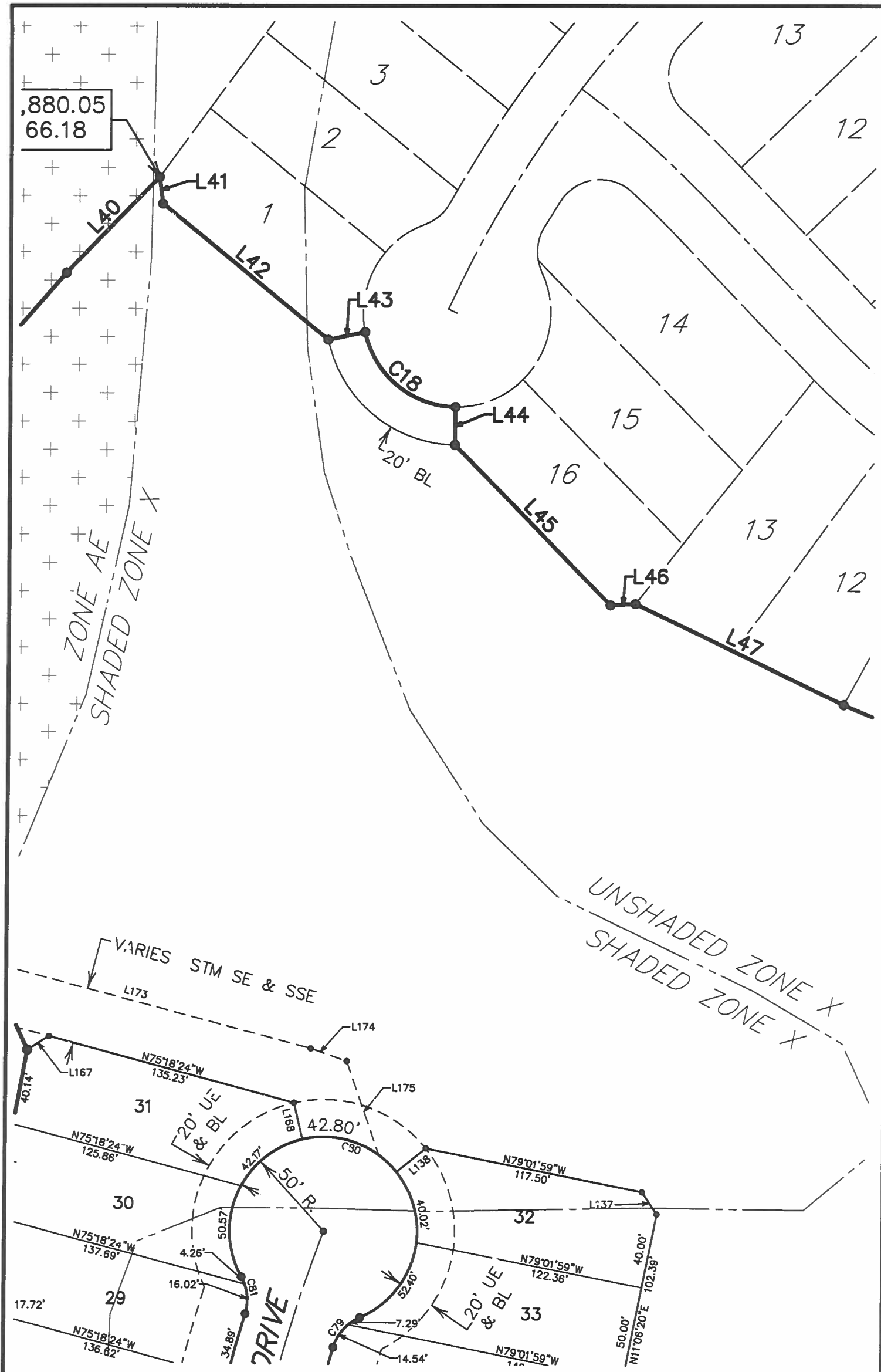
FINAL PLAT OF
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936.777.600
hblbb@glenmontdevelopment.com

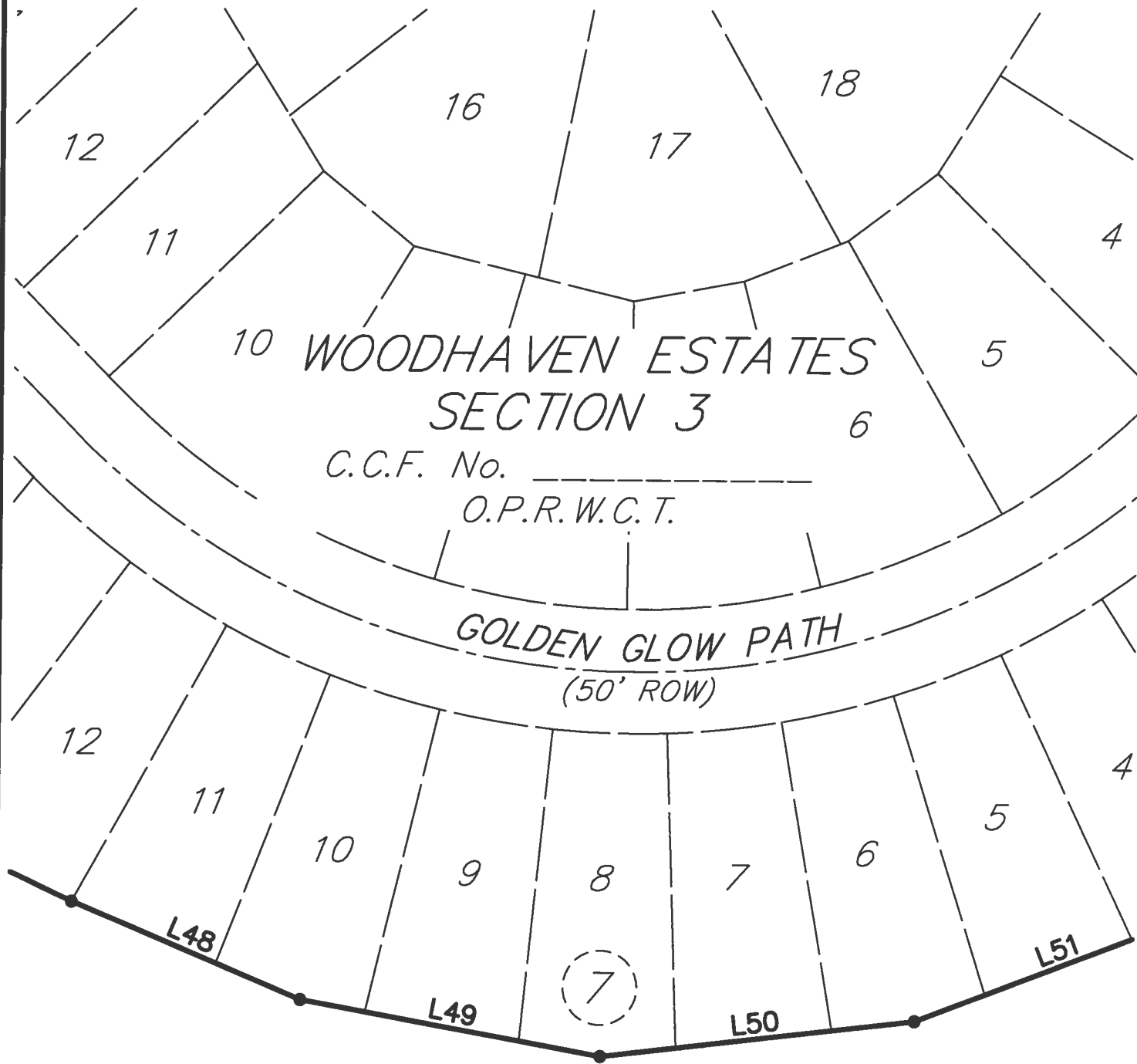


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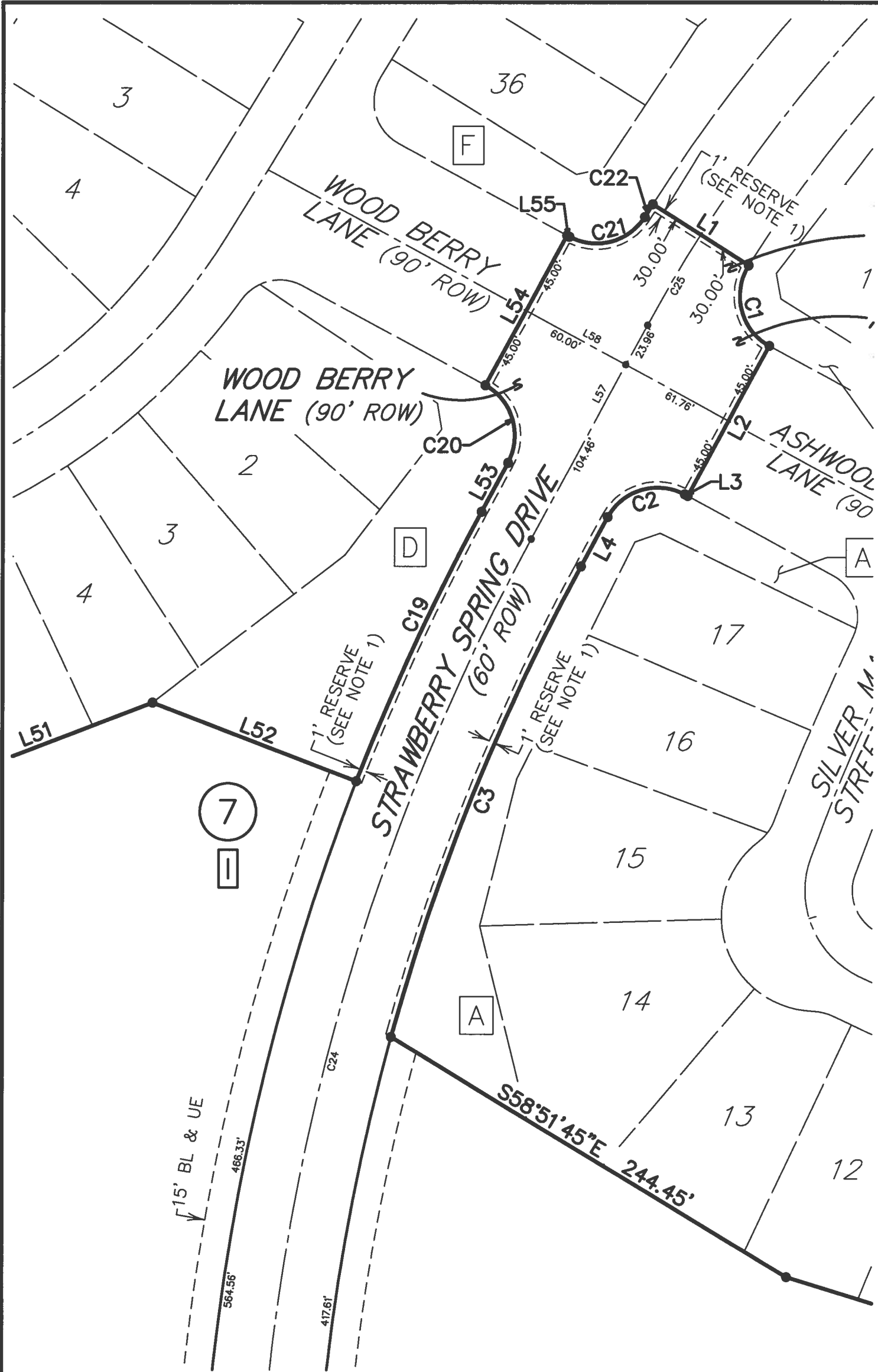


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SCALE 1"=60'			
SHEET 10 OF 1			

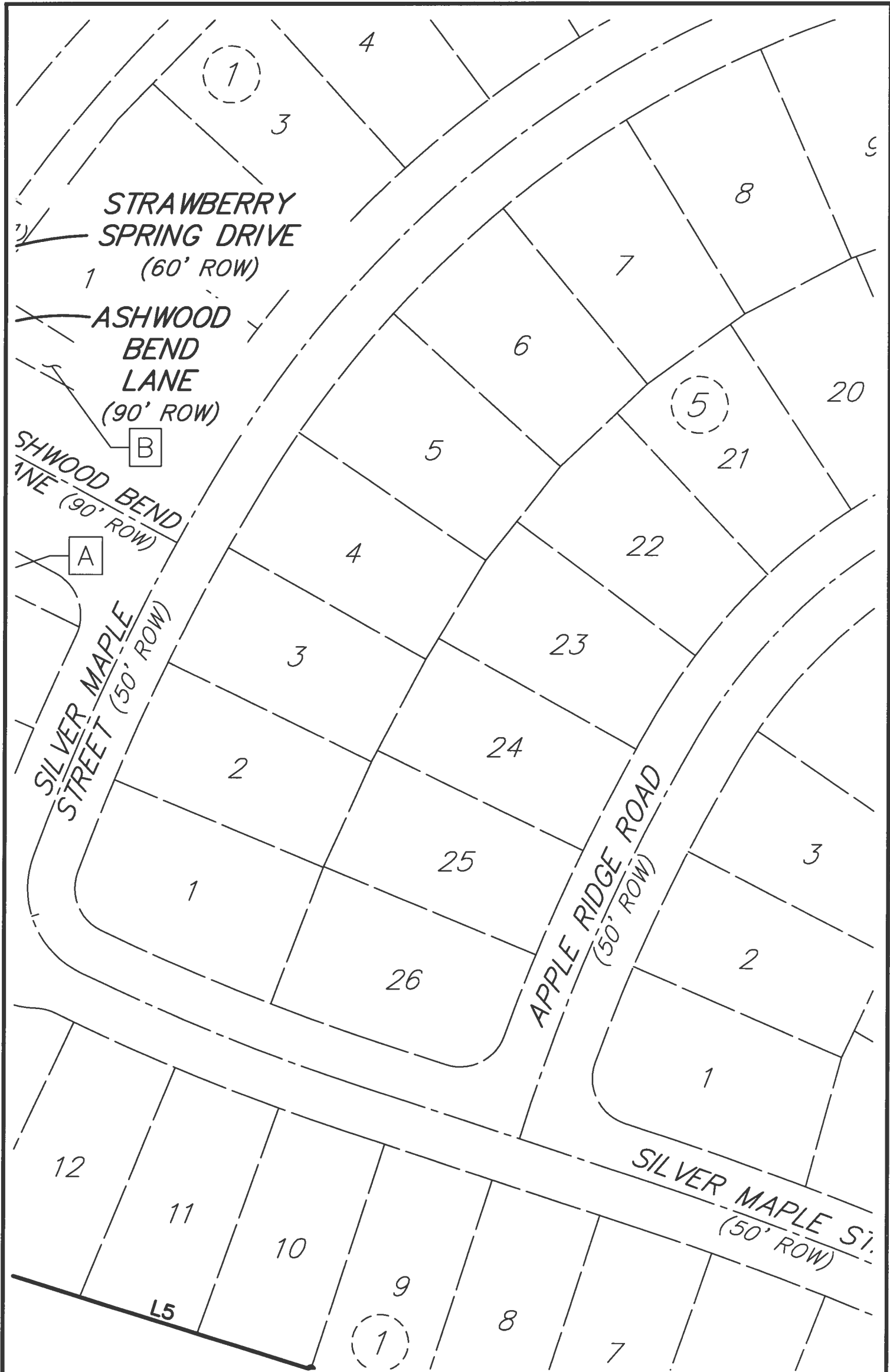


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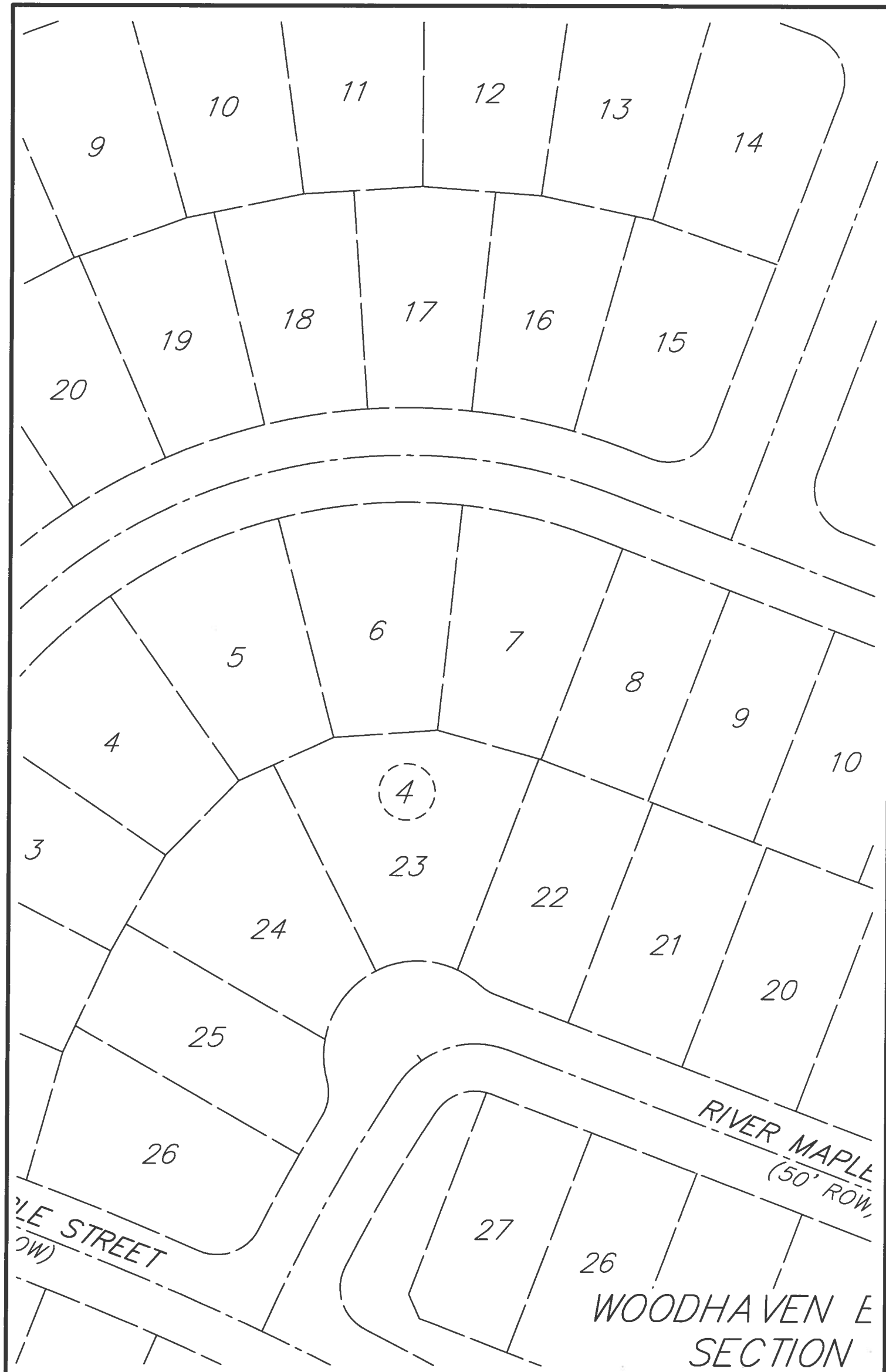
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SCALE 1"=80'			
SHEET 1P OF 1			



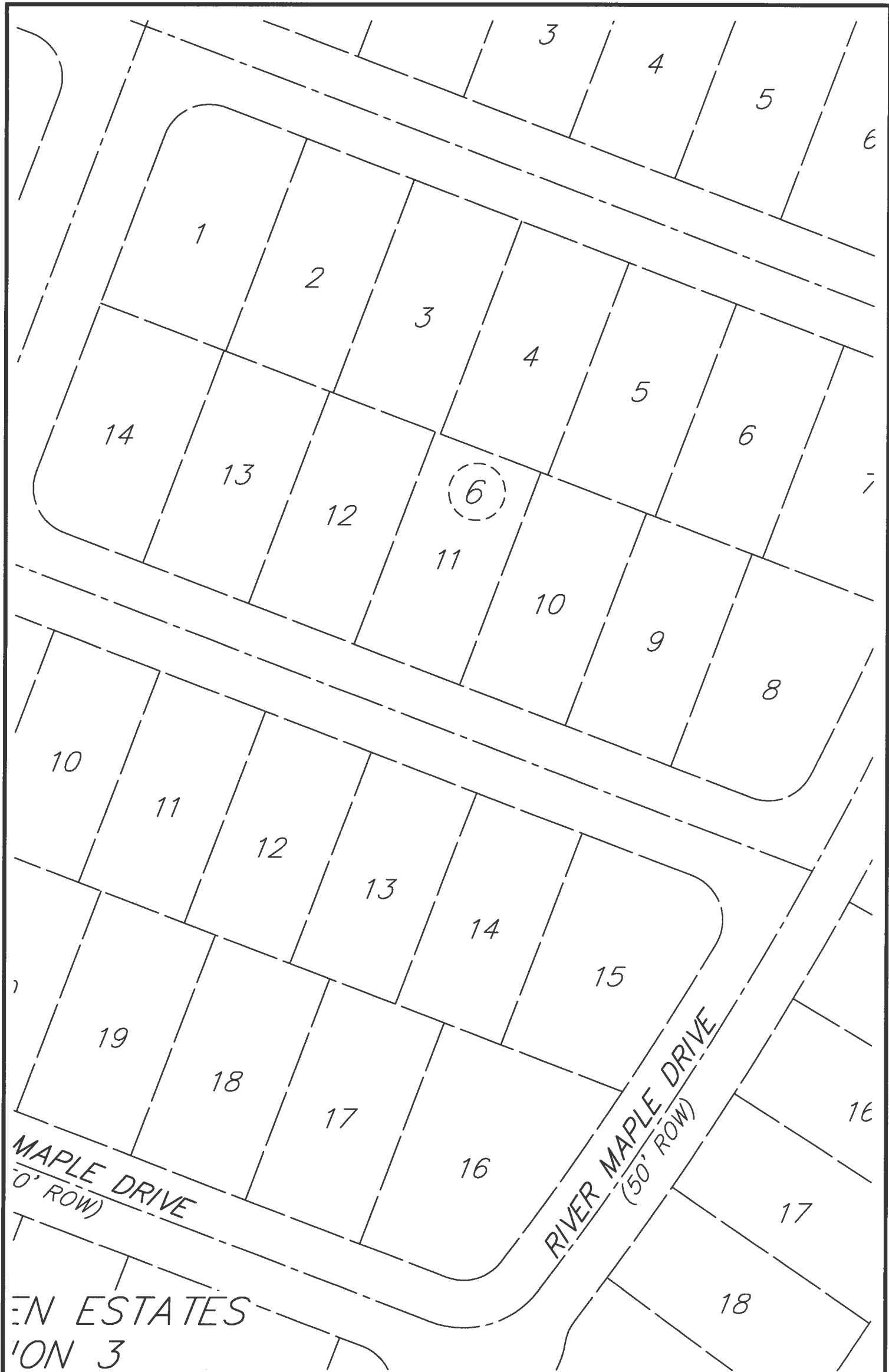
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SHEET 1Q OF 1			



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SCALE 1"=60'			
SHEET 1R OF 1			



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SCALE 1"=60'			
SHEET 1S OF 1			



DATE: JUNE 2025

SCALE 1"=60'

SHEET 11 OF 1

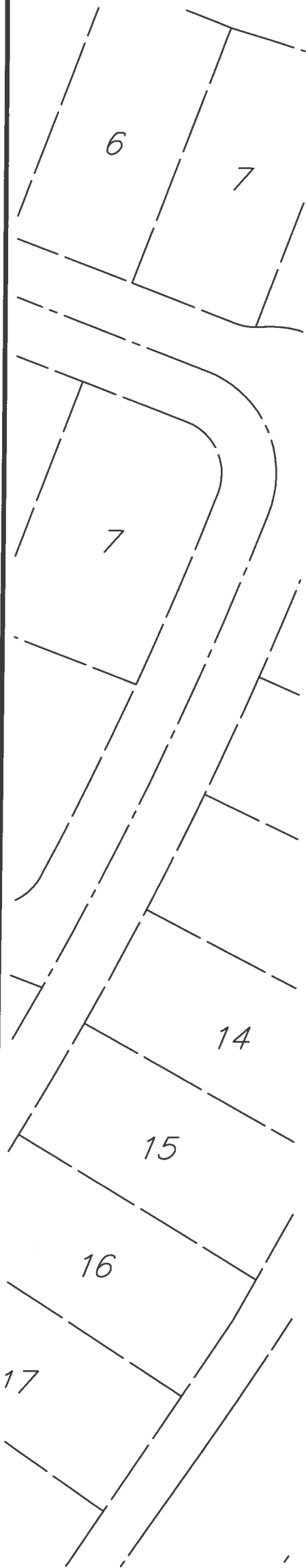
FINAL PLAT OF
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hbibb@glenmontdevelopment.com



QUIDDITY

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DATE: JUNE 2025

SCALE 1"=60'

SHEET 1U OF 1

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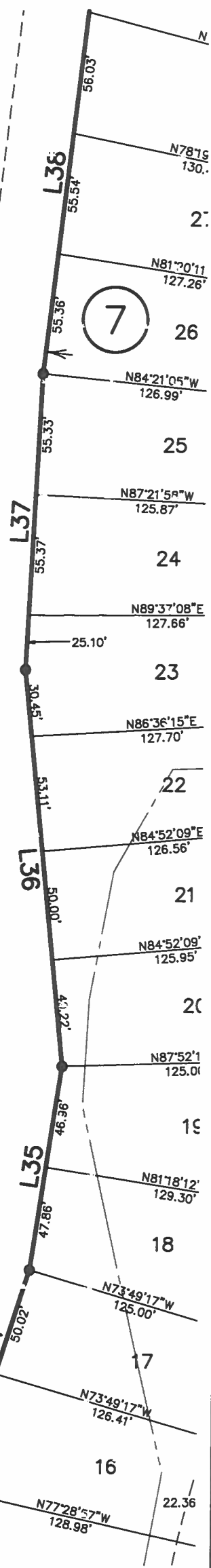
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
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1862 Rock Prairie Rd. Suite 200 • College Station, TX 77845 • 979.731.8000

DRP TX 1, LLC, SPECIAL WARRANTY DEED

C.C.F. No. 2404338

O.P.R.W.C.T.

30' STM SE & SSE
C.C.F. No.
O.P.R.W.C.T.



DATE: JUNE 2025

SCALE 1"=60'

SHEET 1V OF 1

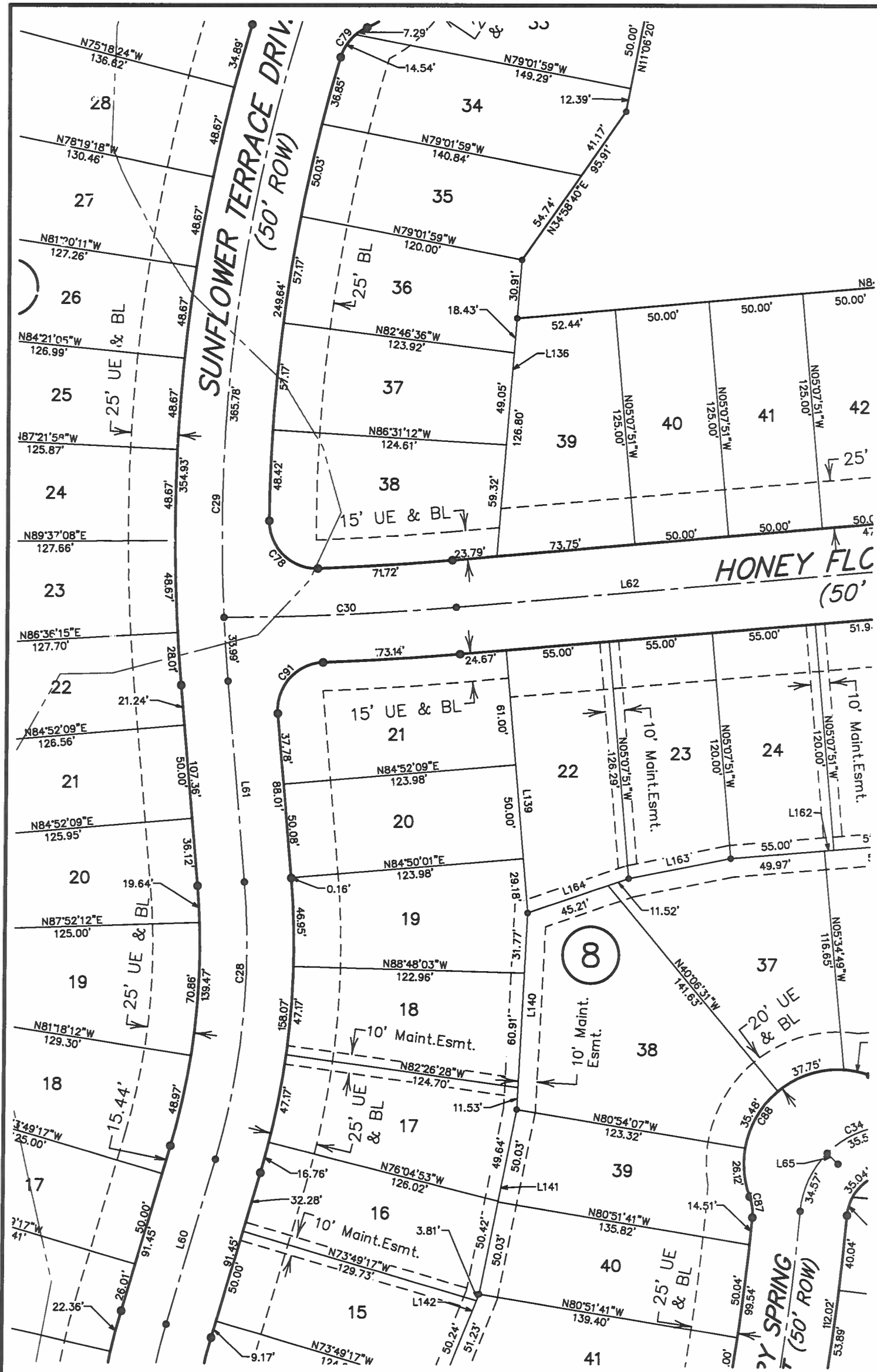
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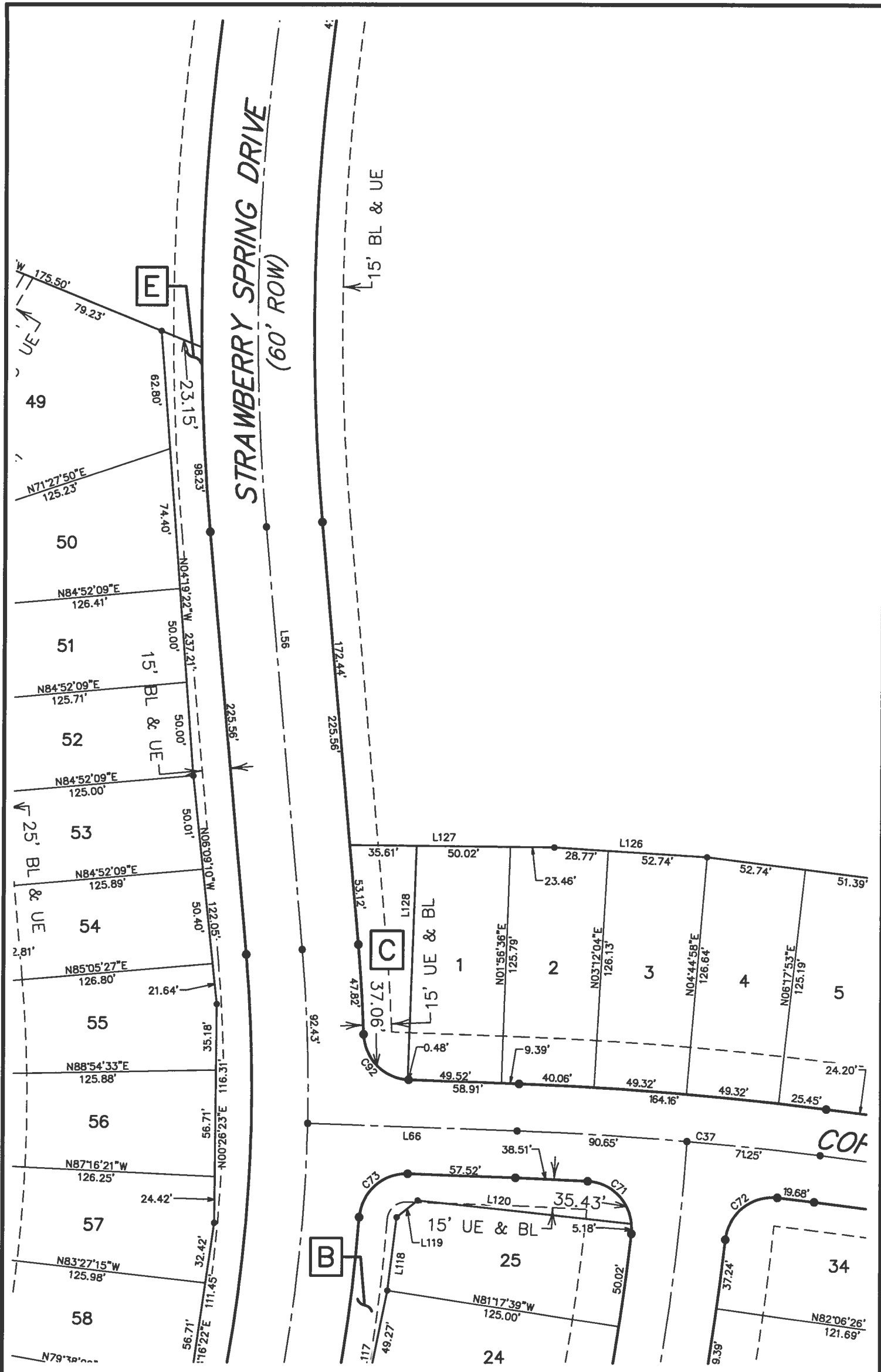


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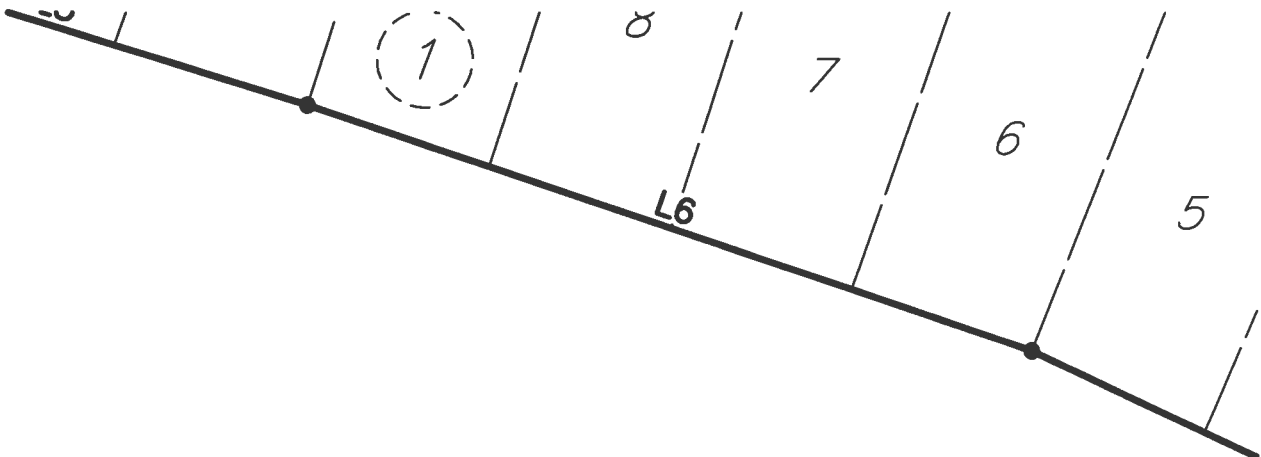
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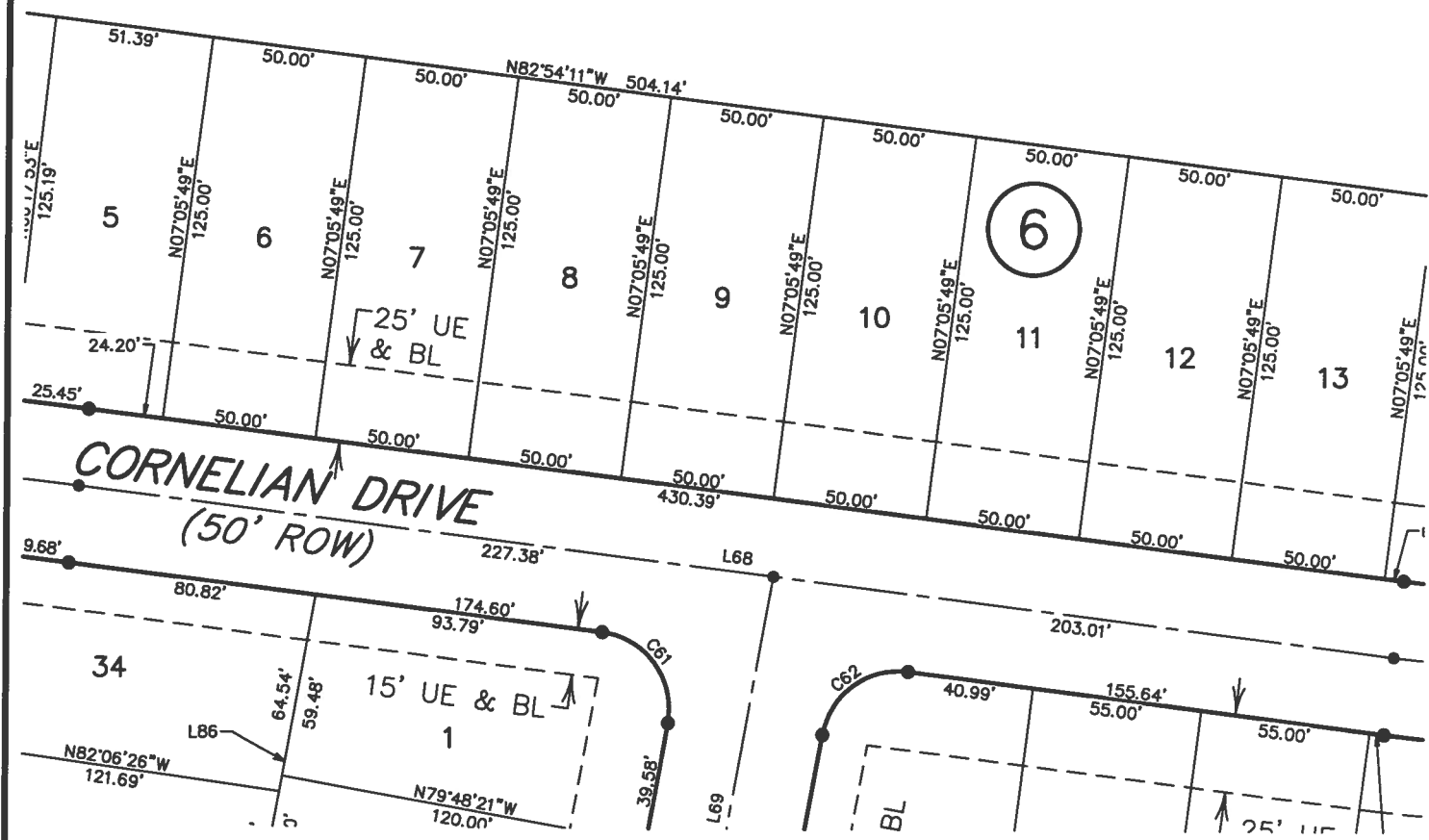
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SCALE 1"=80'			
SHEET 1W OF 1			



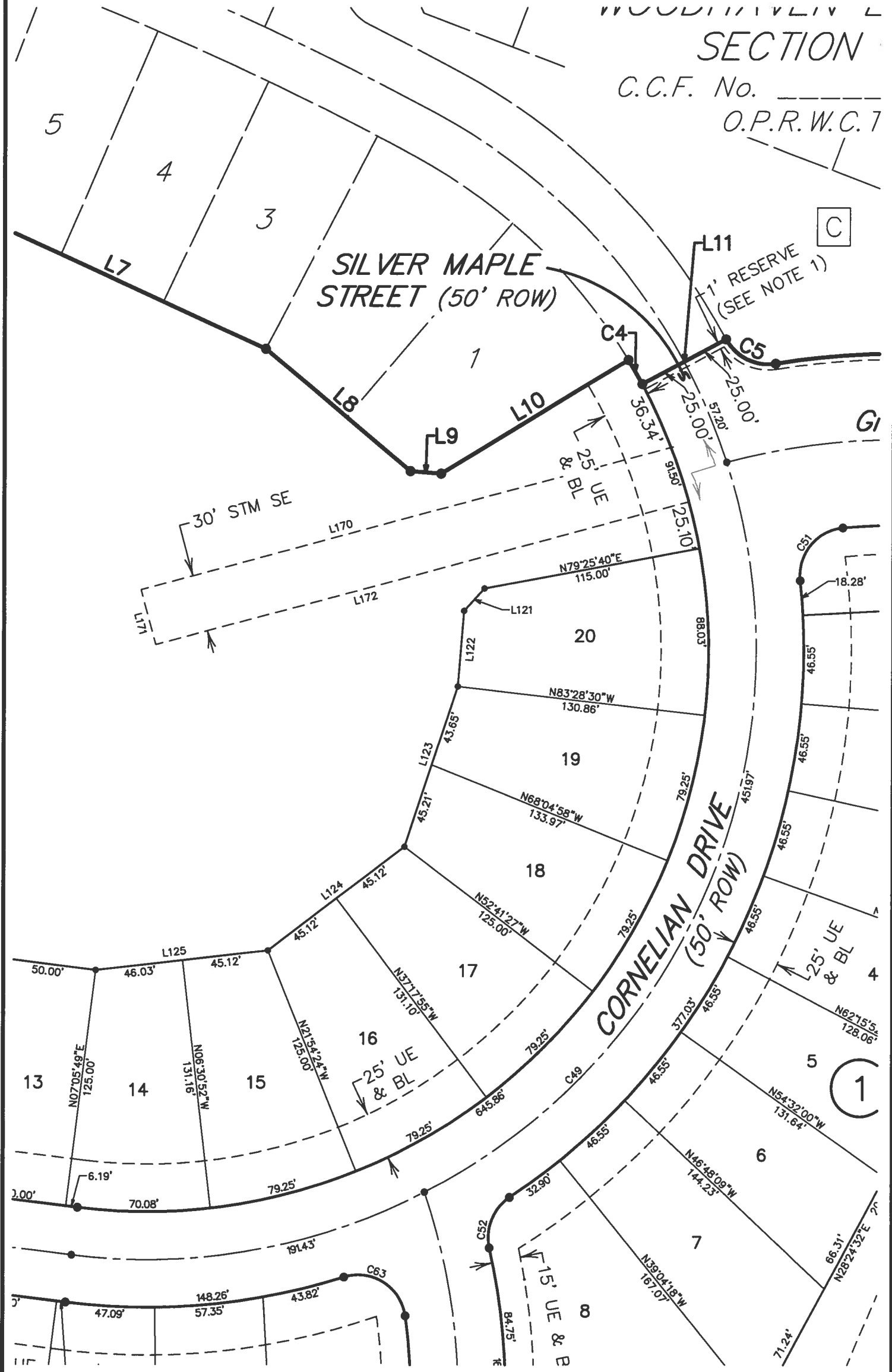
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SCALE 1"=80'			
SHEET 1Y OF 1			



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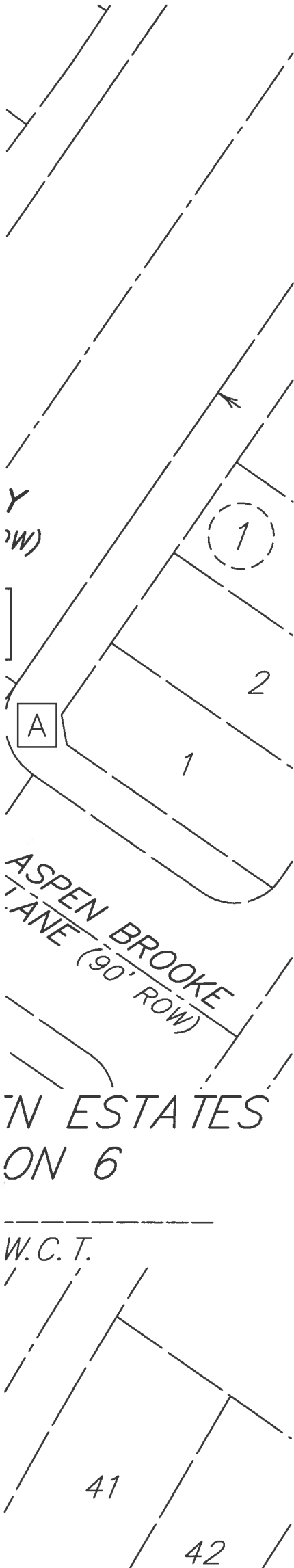


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SCALE 1"=60'			
SHEET 12 OF 1			



DATE: JUNE 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 2	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware limited liability company 520 Madison Avenue, 21st floor New York, NY 10022 936.777.600 hbibb@glenmontdevelopment.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd. Suite 200 • College Station, TX 77845 • 979.731.8000
SCALE 1"=60'			
SHEET 1AA OF 1			

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
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DATE: JUNE 2025

SCALE 1"=80'

SHEET 100 OF 1

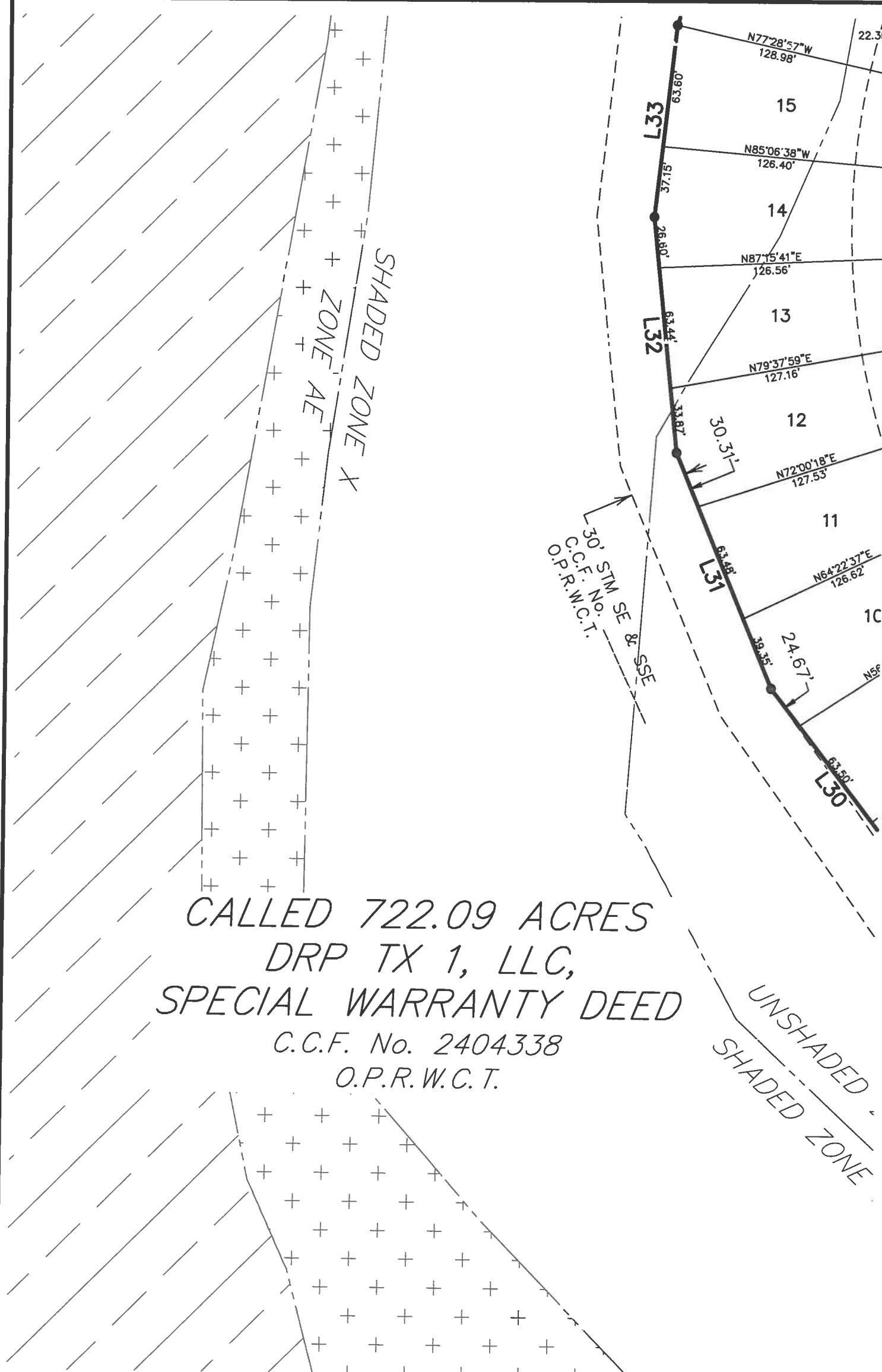
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hbibb@glenmontdevelopment.com



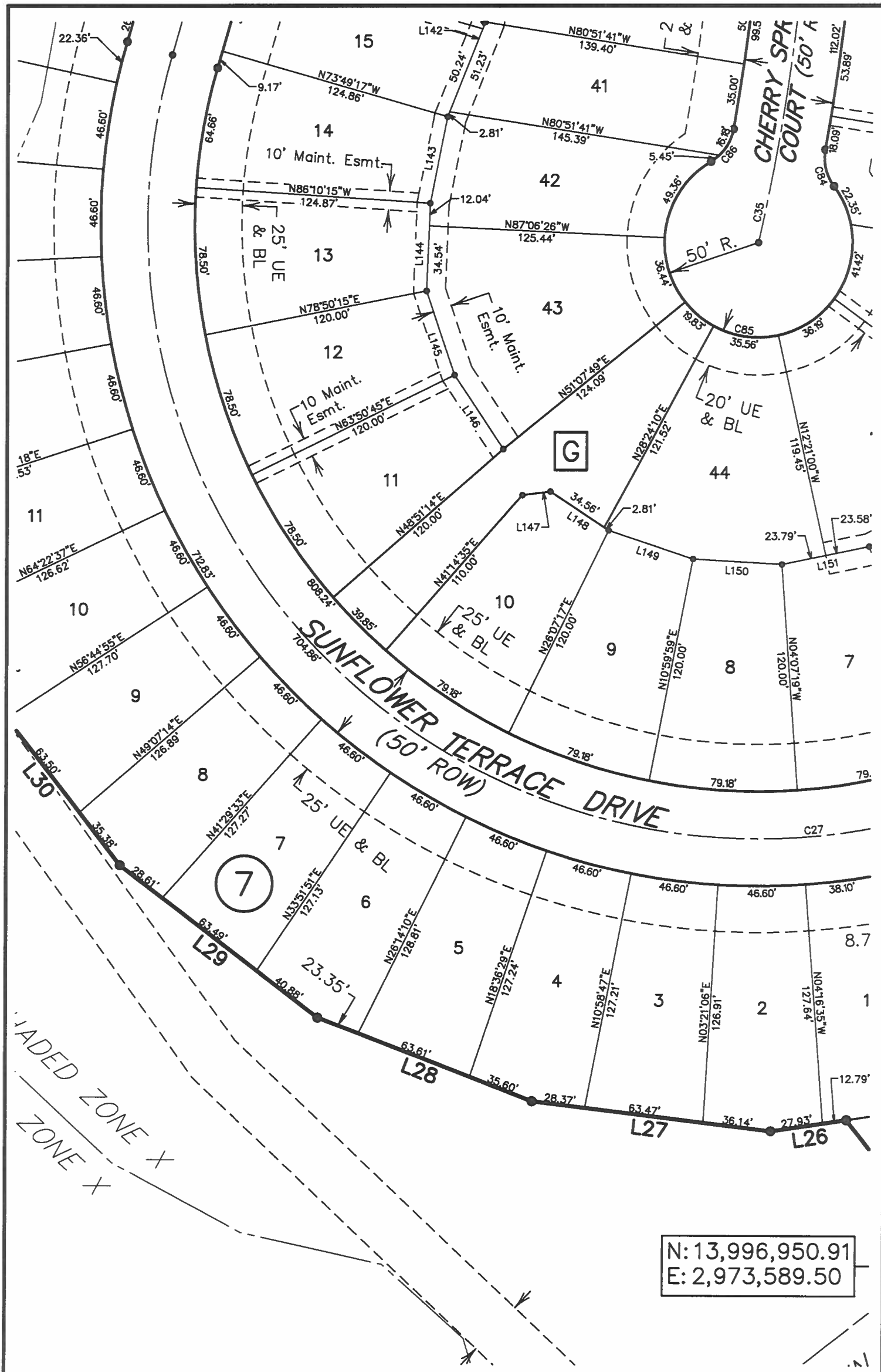
QUIDDITY

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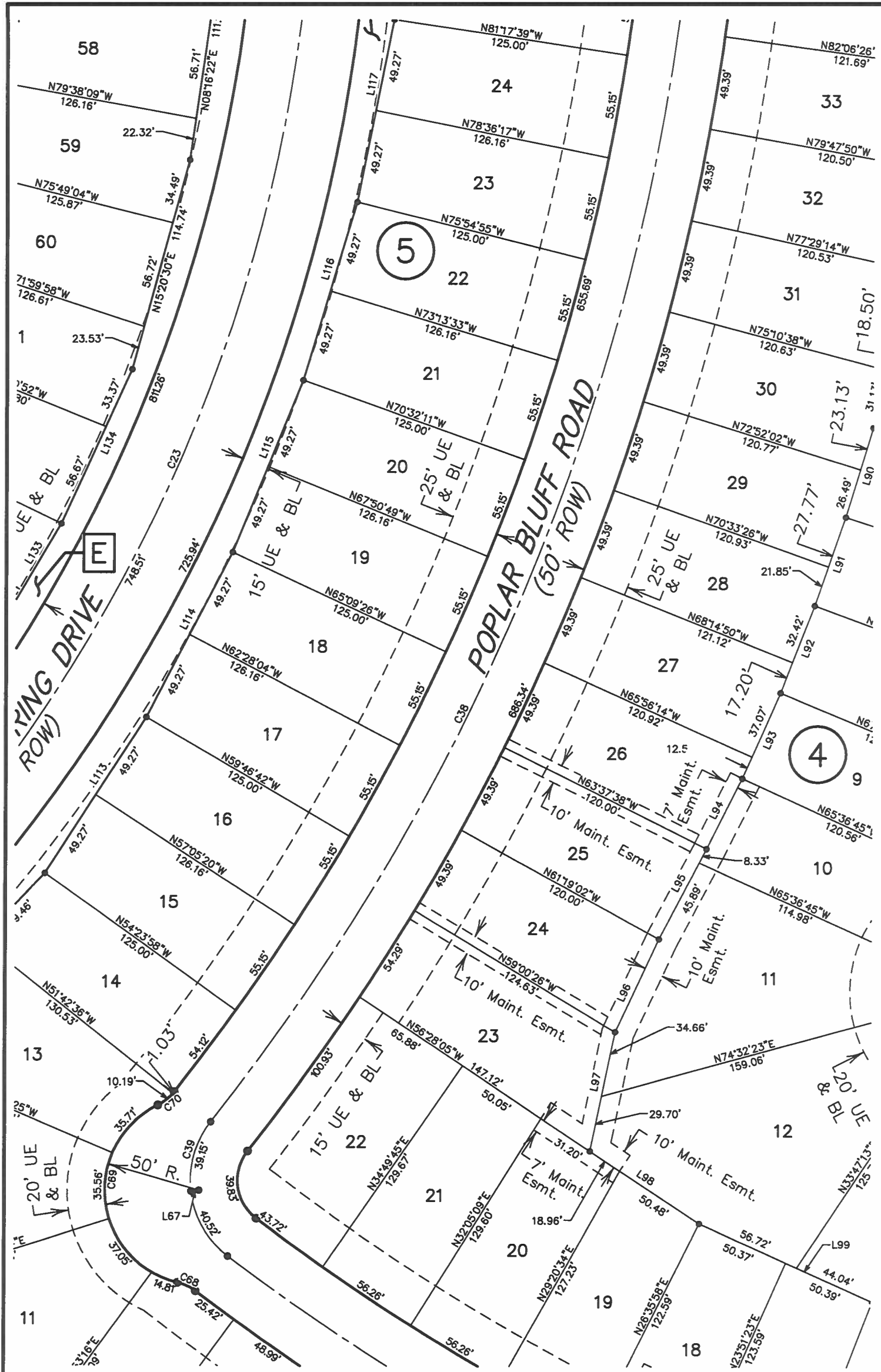


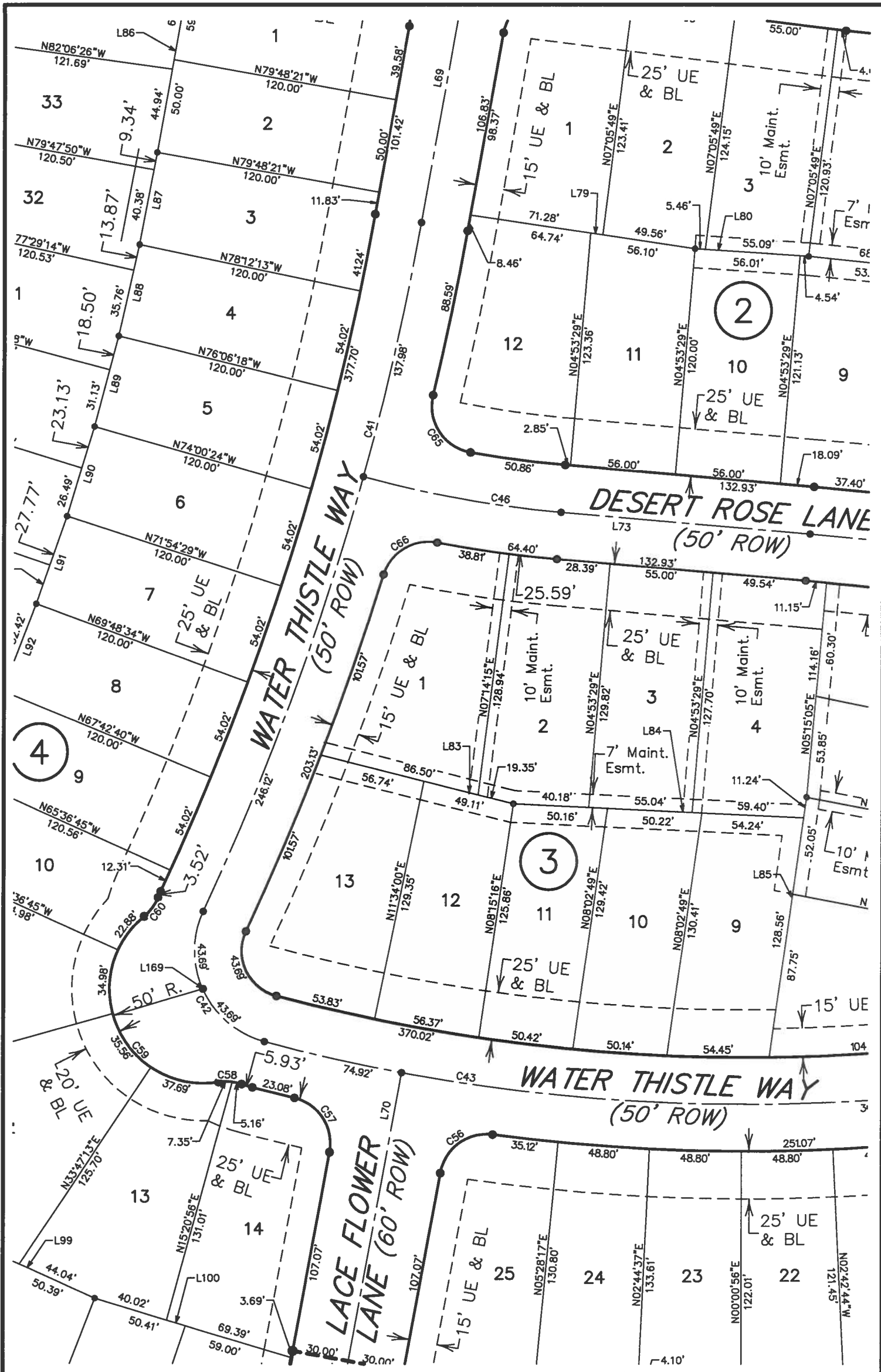
CALLED 722.09 ACRES
DRP TX 1, LLC,
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SHEET 1DD OF 1			

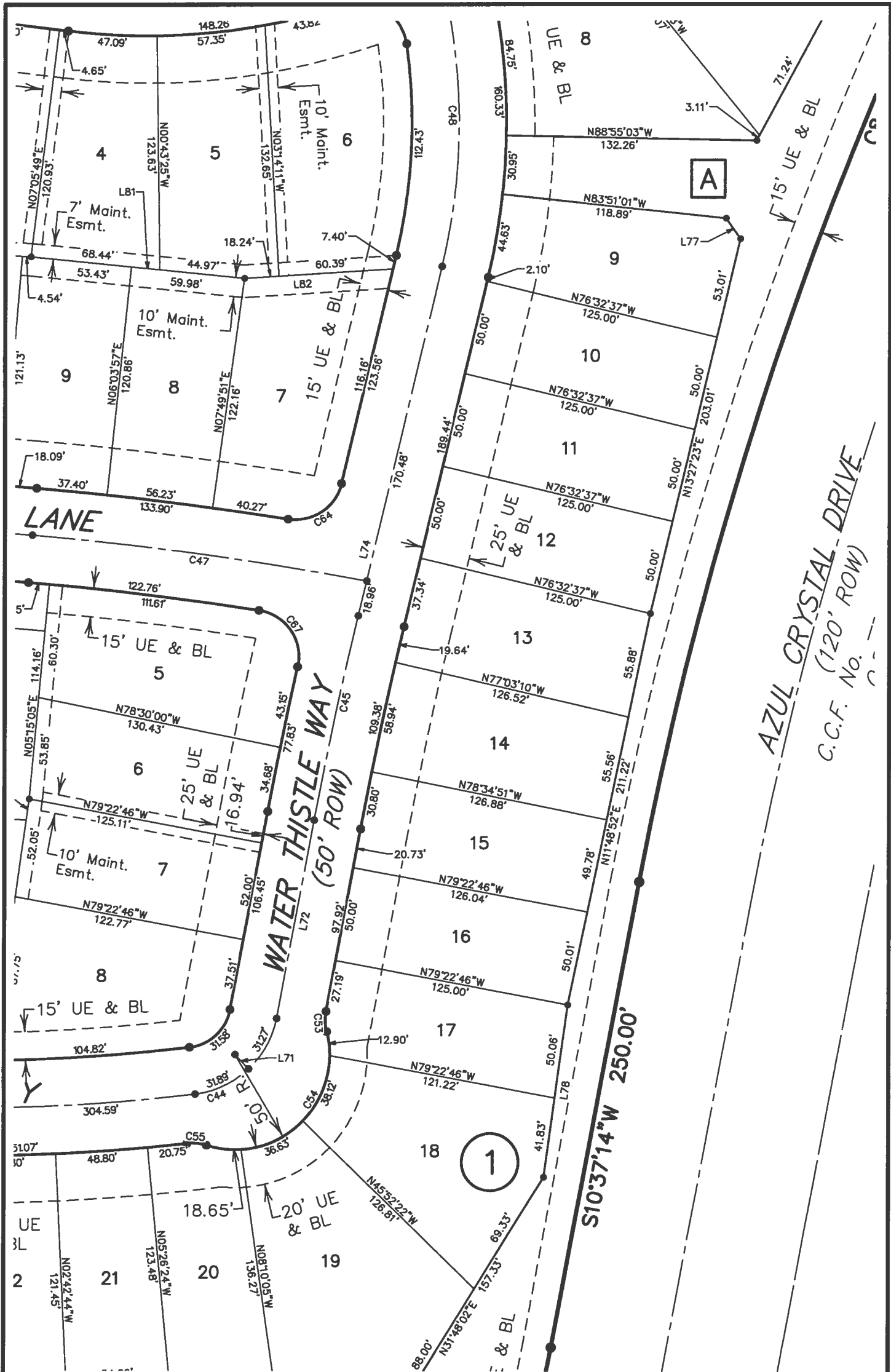


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SCALE 1"=80'			
SHEET 1EE OF 1			

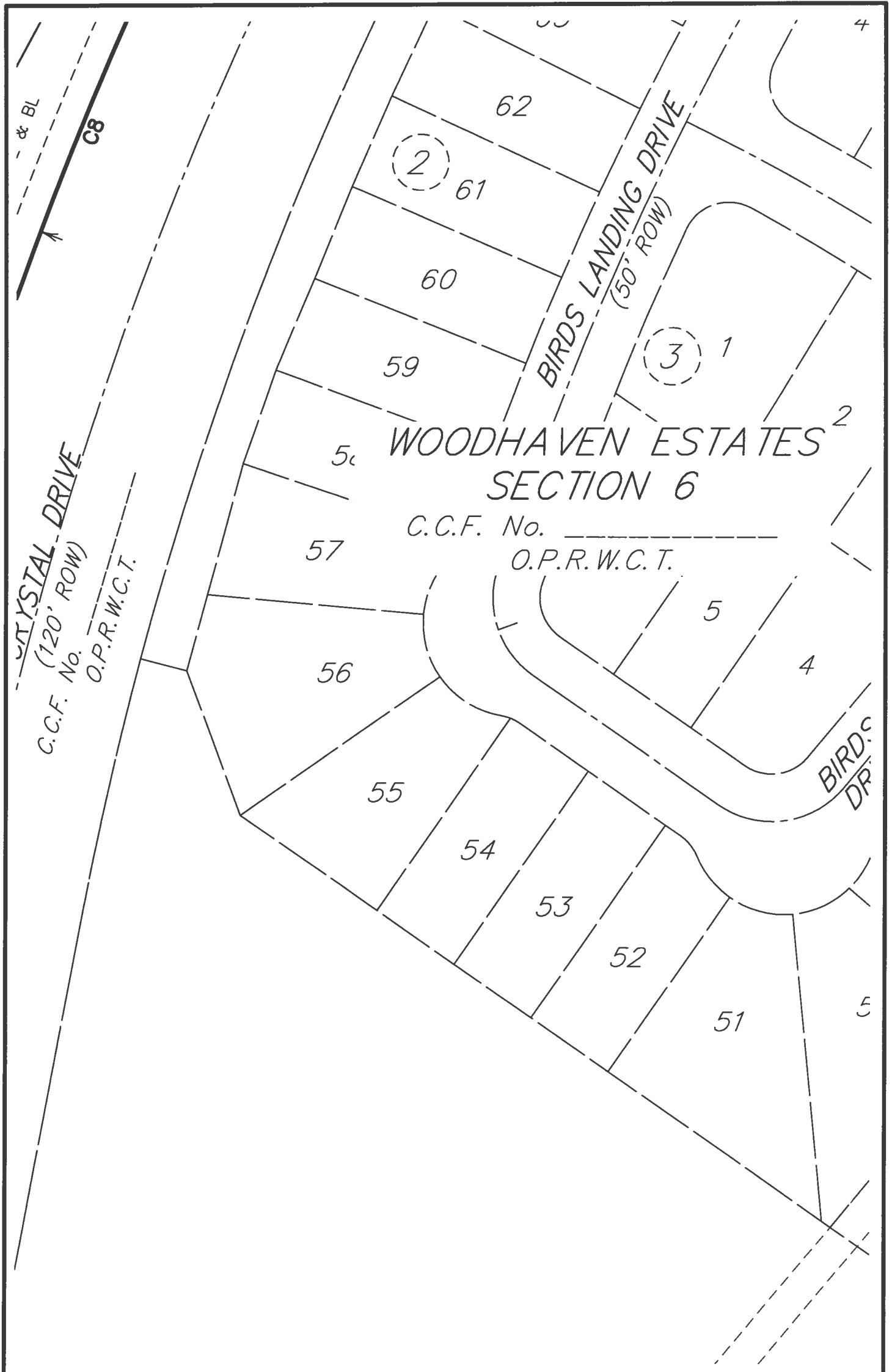




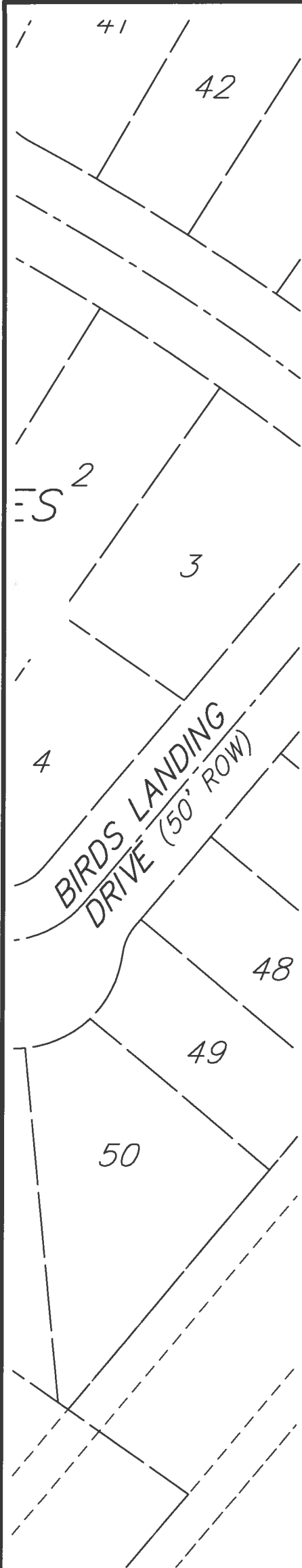
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SCALE 1"=60'			
SHEET 1HH OF 1			



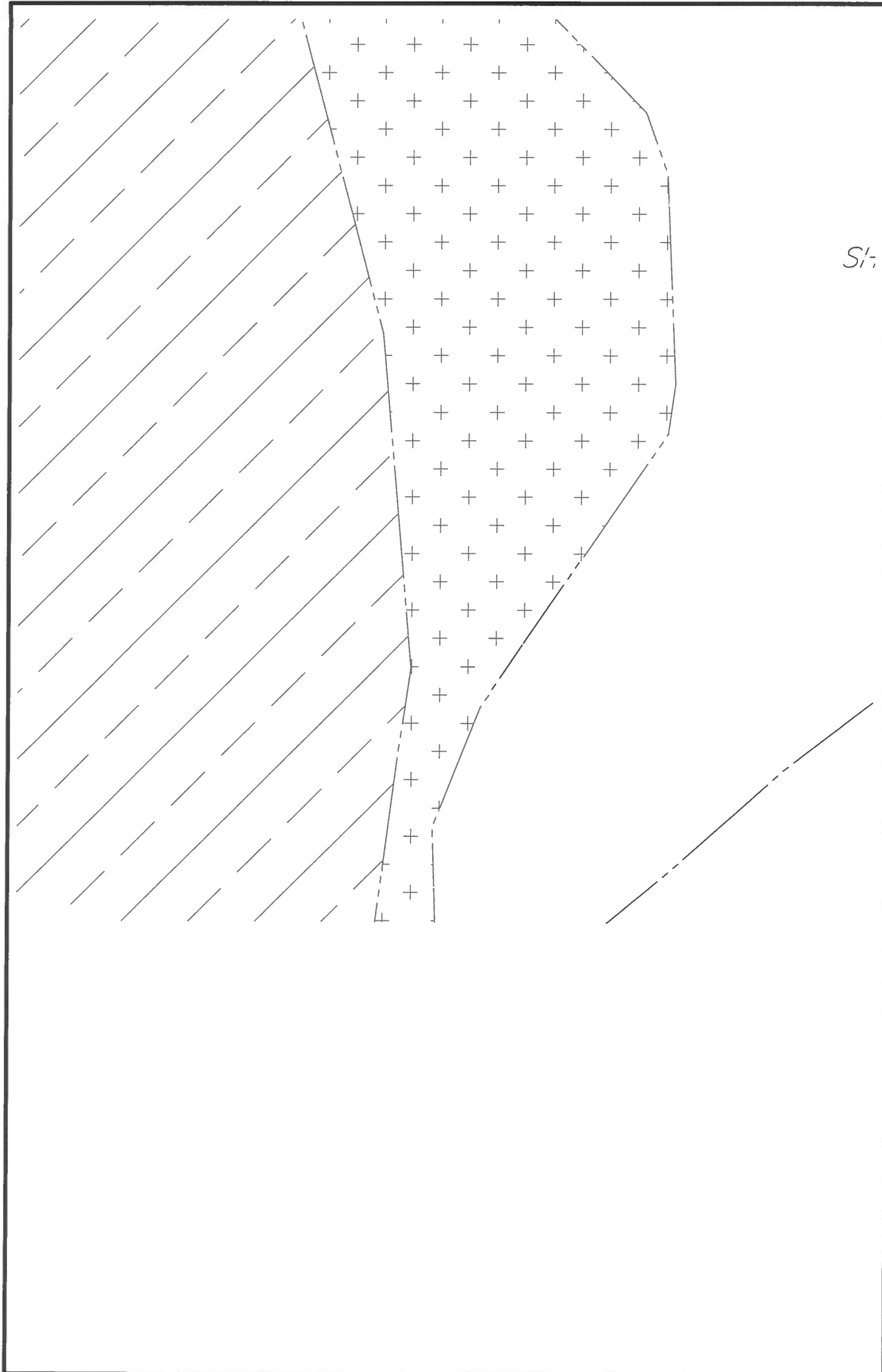
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SHEET 111 OF 1			



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SCALE 1"=60'			
SHEET 1J OF 1			

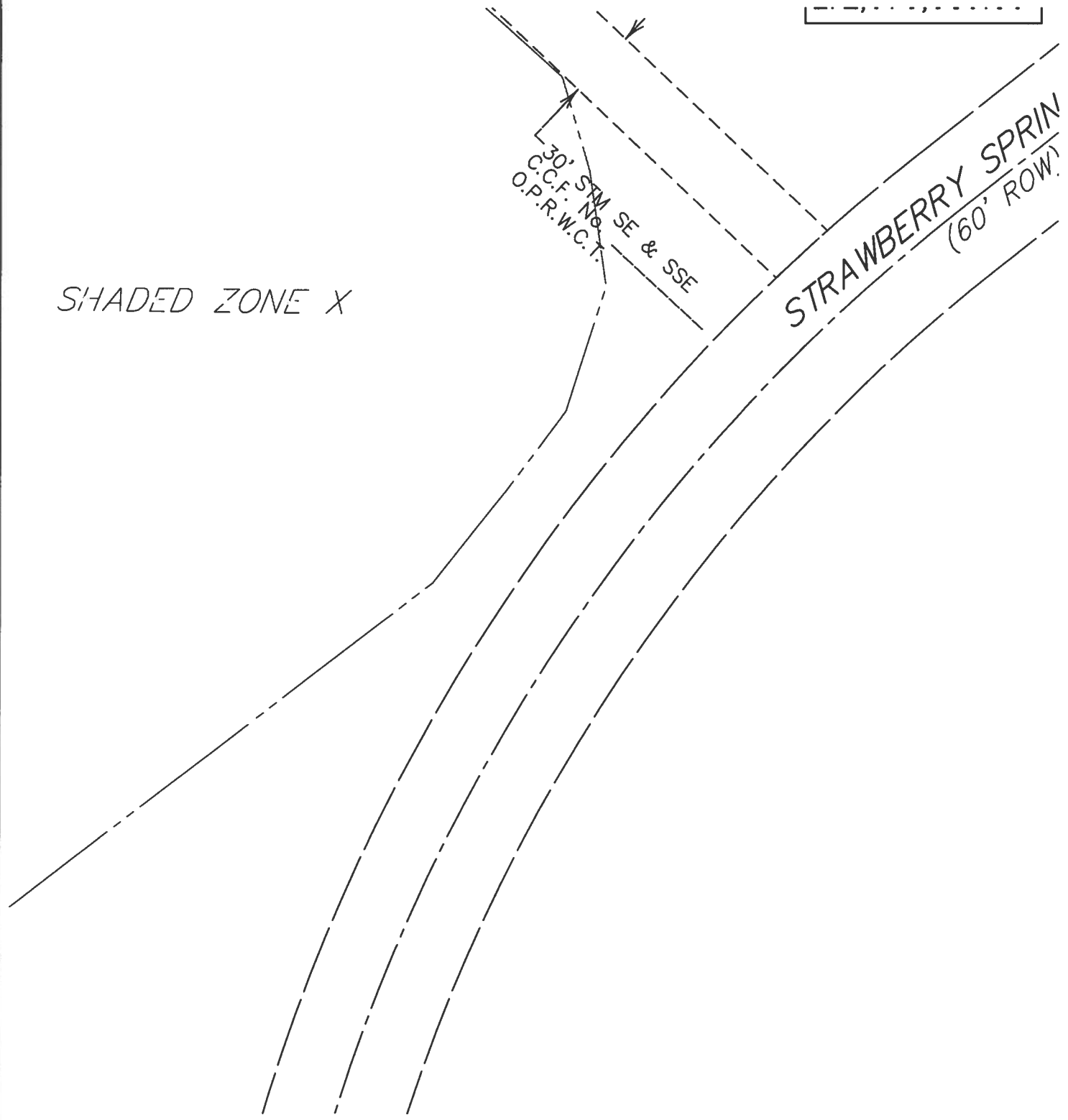


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SCALE 1"=60'			
SHEET 1KK OF 1			



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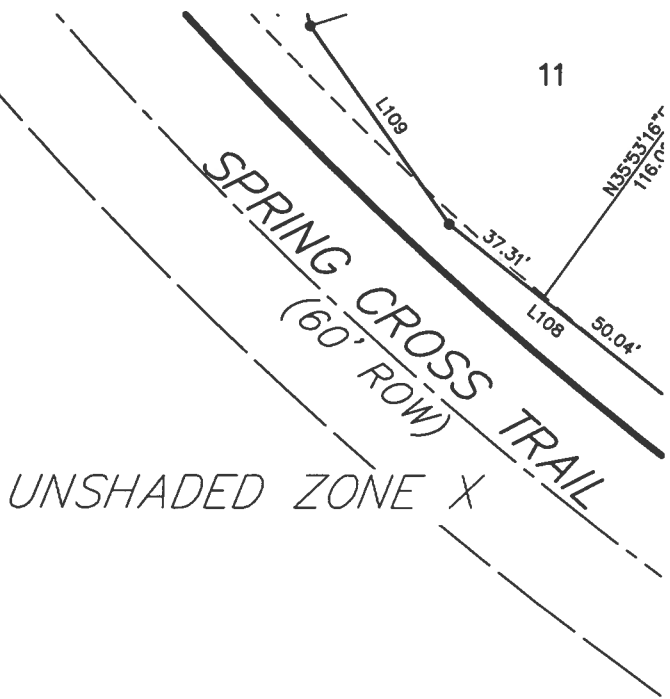
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SCALE 1"=60'			
SHEET 1MM OF 1			

SPRING DRIVE
(50' ROW)

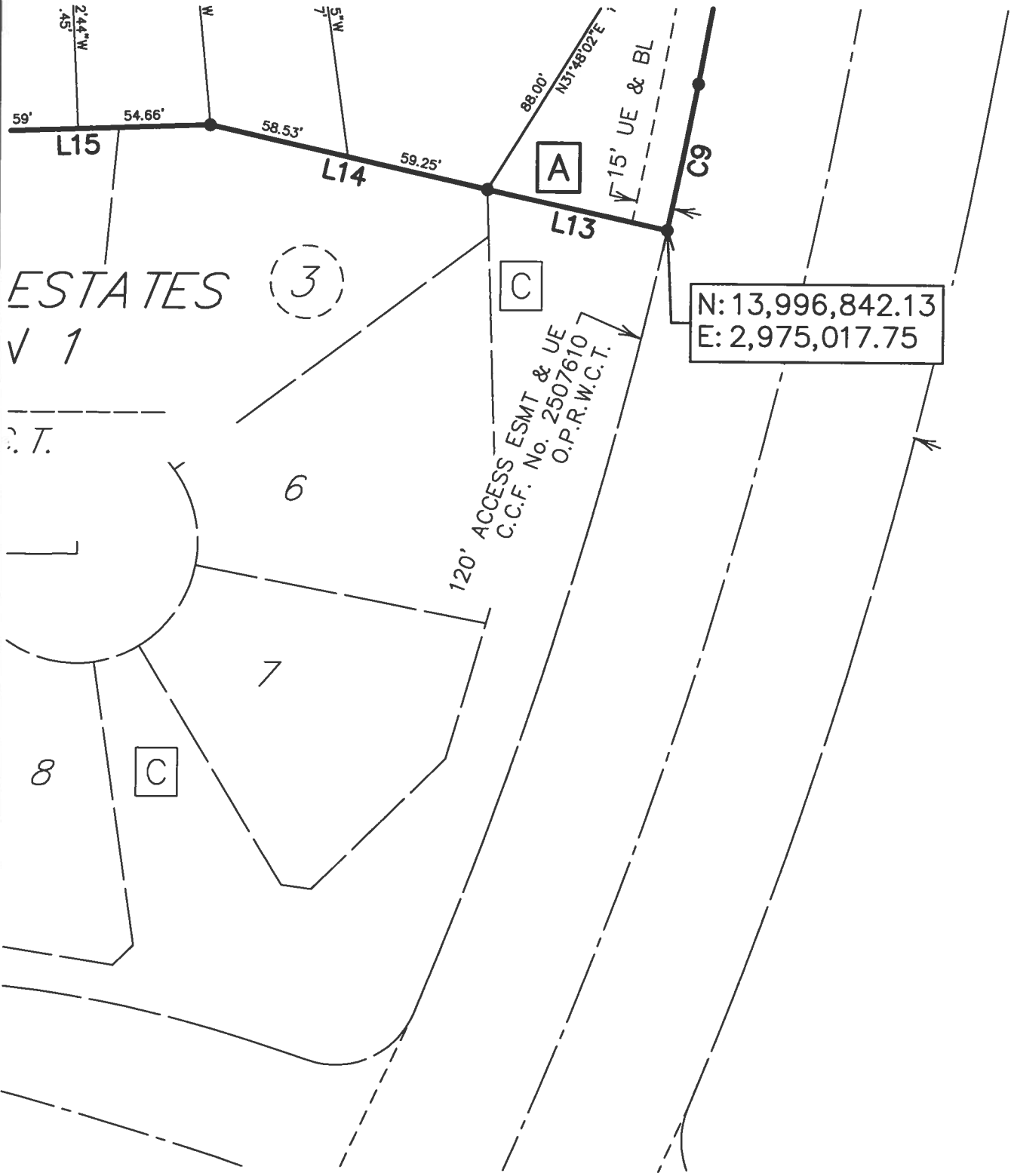
CORN FLOW
LANE (90' ROW)



2

B

DATE: JUNE 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 2	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware limited liability company 520 Madison Avenue, 21st floor New York, NY 10022 936.777.600 hbibb@glenmontdevelopment.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd. Suite 200 • College Station, TX 77845 • 979.731.8000
SCALE 1"=60'			
SHEET 1NN OF 1			



DATE: JUNE 2025

SCALE 1"=60'

SHEET 1QQ OF 1

FINAL PLAT OF
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