

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval- Woodhaven Estates Section 6

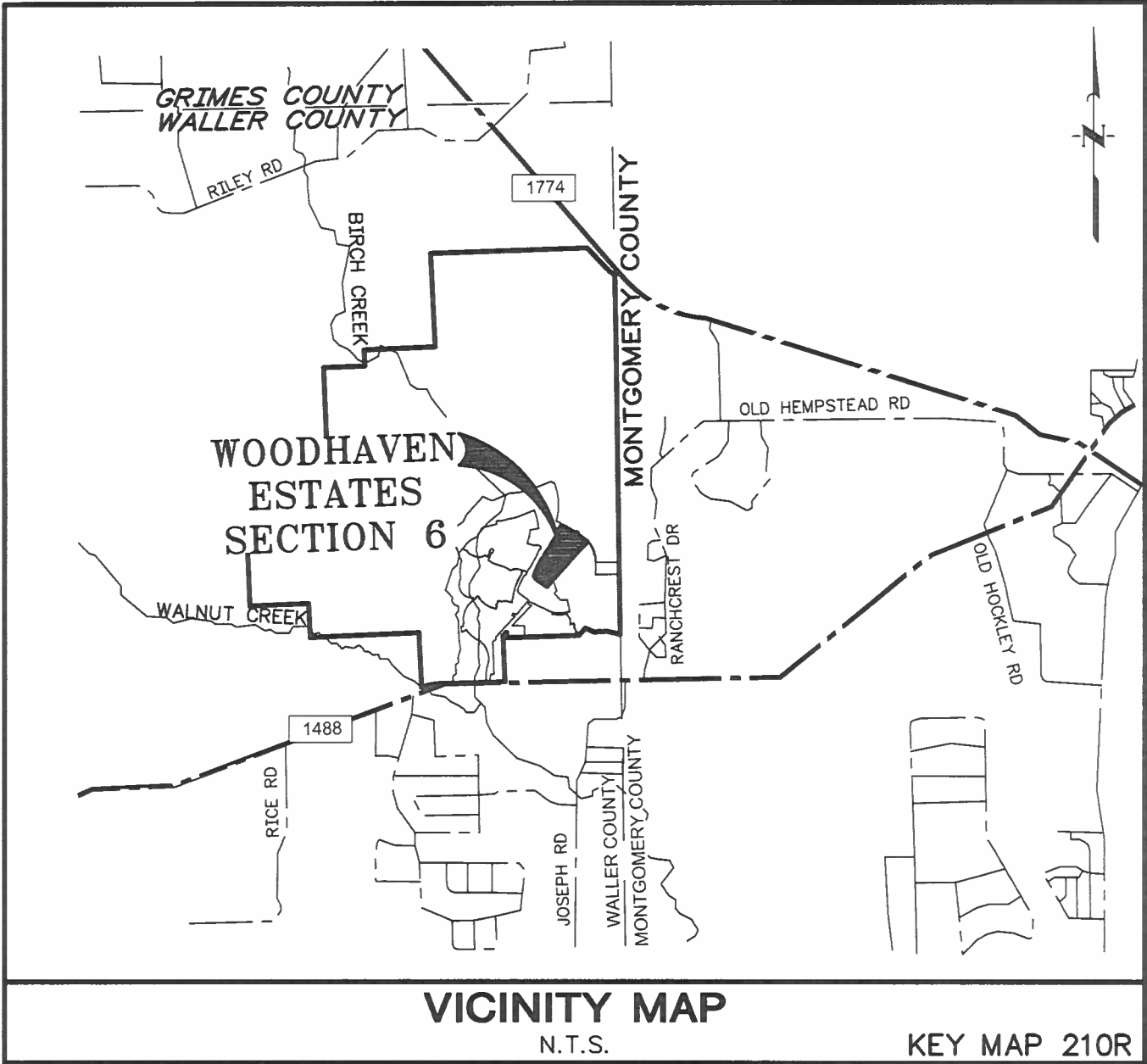
Date: September 17, 2025

Background

Final Plat of Woodhaven Estates Section 6 which consists of 34.64 acres will include 110 Lots, 3 Blocks and 5 Reserves in Precinct 2.

Staff Recommendation

Approve Plat and accept Construction Bond



**FINAL PLAT OF
WOODHAVEN
ESTATES**

**SECTION 6
A SUBDIVISION OF 34.64 ACRES OF LAND
OUT OF THE
WILLIAM HILLHOUSE SURVEY, A-136
WALLER COUNTY, TEXAS**

110 LOTS 5 RESERVES 3 BLOCKS
JULY 2025

DATE: JULY 2025

SCALE NTS

SHEET 1A OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 6

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

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 100M6100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000
CJamnik@quiddity.com

STATE OF TEXAS §
COUNTY OF WALLER §

A METES AND BOUNDS description of a certain 34.64 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 34.64 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 22°43'34" East, 3351.12 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the south corner and the POINT OF BEGINNING of the herein described subject tract;

THENCE over and across said 722.09 acre tract, the following sixteen (16) courses and distances:

1. North 55°17'28" West, 450.28 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
2. North 20°23'46" West, 82.02 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
3. North 75°12'57" West, 25.40 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;
4. Along said non-tangent curve to the right 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 North 24°13'51" East, 636.82 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a compound curve to the right;
5. Along said compound curve to the right 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 North 79°11'35" East, 42.81 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
6. North 34°30'43" 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;
7. Along said non-tangent curve to the right 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 10°17'28" West, 42.43 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
8. North 34°42'32" East, 384.39 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
9. Along said tangent curve to the left having a radius of 2060.00 feet, an arc length of 597.68 feet, a delta angle of 16°37'25", and a chord bearing of North 26°23'50" East, 595.59 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the right;
10. Along said reverse curve to the right having a radius of 30.00 feet, an arc length of 47.04 feet, a delta angle of 89°50'17", and a chord bearing of North 63°00'15" East, 42.37 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
11. North 17°55'23" East, 90.99 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), being in a common line of said 722.09 acre tract and a called 883.45 acre tract conveyed by Special Warranty Deed with Vendor's Lien to 1605 Investments, LTD. recorded in File No. 2404340 OPRWC, 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, Page 124 of the Deed Records of Waller County (DRWC) bears: North 78°13'55" West, 7654.39 feet, and marking the beginning of a non-tangent curve to the right;

THENCE along common lines of said 722.09 acre tract and said 883.45 acre tract, the following four (4) courses and distances:

1. Along said non-tangent curve to the right having a radius of 500.00 feet, an arc length of 63.33 feet, a delta angle of 07°15'27", and a chord bearing of South 62°05'39" East, 63.29 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the left;
2. Along said reverse curve to the left having a radius of 500.00 feet, an arc length of 87.64 feet, a delta angle of 10°02'35", and a chord bearing of South 63°29'13" East, 87.53 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the right;
3. Along said reverse curve to the right having a radius of 1530.00 feet, an arc length of 356.88 feet, a delta angle of 13°21'53", and a chord bearing of South 61°49'34" East, 356.08 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
4. South 55°07'45" East, 449.23 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the east corner of the herein described subject tract, and marking the beginning of a tangent curve to the right;

THENCE over and across said 722.09 acre tract, the following five (5) courses and distances:

1. Along said tangent curve to the right having a radius of 630.00 feet, an arc length of 48.29 feet, a delta angle of 04°23'29", and a chord bearing of South 52°56'00" East, 48.27 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
2. South 43°08'58" West, 260.84 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
3. South 59°16'28" West, 36.83 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
4. South 41°42'32" West, 1393.90 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
5. South 40°00'13" West, 296.62 feet to the POINT OF BEGINNING, CONTAINING 34.64 acres of land in Waller County, Texas filed in the offices of Quiddity in College Station, Texas.

K:\28166\28166-0018-01 WH East Sec 6\2 Design Phase\Planning\Woodhaven Sec 6 - PLAT.dwg Aug 21, 2025 - 2:18pm CKJ

DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 6	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-24290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000 CJamnik@quiddity.com
SCALE SCALE NTS			
SHEET 1B OF 1			

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

- GENERAL NOTES:
- 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 revest in the dedicator, his heirs, assigns or successors.
 - This subdivision is proposed for single-family residential, detention and other related uses.
 - The radius on all block corners is 25 feet, unless otherwise noted.
 - This plat was prepared from information furnished by Charter Title Company, File No. 1076602300233, Dated June 16, 2025.
 - 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).
 - 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.
 - No structure in this subdivision shall be occupied until connected to a public sewer system.
 - No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.
 - 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

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.

- 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.
- 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.
- No pipelines and/or pipeline easements exist within the boundaries of this plat.
- 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:
 - For a subdivision of fewer than 50 houses, 2,500 gallons of storage; or
 - For a subdivision of 50 or more houses, 2,500 gallons of storage with a centralized water system or 5,000 gallons of storage.
- 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.
- 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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SCALE NTS			
SHEET 1C OF 1			

K:\28166\28166-0018-01 WH East Sec 6\2 Design Phase\Planning\Woodhaven Sec 6 -- PLAT.dwg Aug 21,2025 -- 2:19pm CKJ

RESTRICTED RESERVE [A]

Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
1.55 AC
67,484 Sq. Ft.

RESTRICTED RESERVE [B]

Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.37 AC
16,041 Sq. Ft.

RESTRICTED RESERVE [C]

Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
2.99 AC
130,220 Sq. Ft.

RESTRICTED RESERVE [D]

Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
4.21 AC
183,327 Sq. Ft.

RESTRICTED RESERVE [E]

Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.43 AC
18,760 Sq. Ft.

RESERVE TOTALS

9.55 AC
415,832 Sq. Ft.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S43°08'58"W	260.84'
L2	S59°16'28"W	36.83'
L3	S40°00'13"W	296.62'
L4	N20°23'46"W	82.02'
L5	N75°12'57"W	25.40'
L6	N34°30'43"E	90.00'
L7	N17°55'23"E	90.99'
L8	S55°17'28"E	144.85'
L9	S34°42'32"W	643.13'
L10	N20°44'51"E	72.93'
L11	S70°21'56"W	10.62'
L12	S55°17'28"E	119.65'
L13	S40°00'13"W	200.53'
L14	S64°18'33"E	109.66'
L15	N20°57'02"W	11.25'
L16	S00°10'59"E	2.08'
L17	N41°42'30"E	206.64'
L18	N85°12'58"E	3.52'
L19	N21°22'39"E	10.00'
L20	S34°52'15"W	208.38'
L21	N68°30'31"W	109.88'
L22	S55°07'45"E	449.23'
L23	S74°29'36"E	58.67'

LINE TABLE		
LINE	BEARING	DISTANCE
L24	N68°30'31"W	28.80'
L25	S55°17'28"E	114.50'
L26	N10°17'28"W	14.14'
L27	N62°54'57"W	100.33'
L28	N72°59'13"W	58.35'
L29	N75°40'32"W	112.98'
L30	N60°07'25"W	147.95'
L31	N51°53'37"W	108.59'
L32	N79°28'26"E	11.78'
L33	S33°55'33"W	12.48'
L34	S71°56'26"E	90.12'
L35	S57°49'58"E	74.94'
L36	S14°50'39"E	13.79'
L37	N31°34'12"E	117.99'
L38	S35°34'07"W	118.85'
L39	N81°39'31"E	13.87'
L40	N59°16'28"E	37.70'
L41	N58°20'54"W	155.40'
L42	S51°54'05"E	63.85'
L43	S56°50'08"E	97.05'
L44	S69°41'14"E	114.81'
L45	S59°32'36"E	110.10'
L46	N48°17'30"W	3.78'

LINE TABLE		
LINE	BEARING	DISTANCE
L47	N86°30'45"E	17.03'
L48	S48°41'00"E	64.84'
L49	N85°12'54"E	15.43'
L50	N08°54'35"W	13.81'
L51	S04°08'38"E	13.93'
L52	N15°06'51"E	41.91'
L53	N15°06'03"E	72.33'
L54	N19°11'16"E	52.87'
L55	N23°03'27"E	52.66'
L56	N22°08'03"E	52.60'
L57	N23°42'37"E	52.68'
L58	N25°17'14"E	52.69'
L59	N26°51'49"E	52.70'
L60	N28°26'27"E	52.71'
L61	N30°01'07"E	52.73'
L62	N31°36'16"E	52.77'
L63	N33°05'40"E	42.74'
L64	N78°48'26"E	13.97'
L65	N55°28'47"W	114.35'
L66	S55°22'57"E	203.73'
L67	N51°30'53"W	67.60'

DATE: JULY 2025

SCALE NTS

SHEET 1D OF 1

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CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	500.00'	7°15'27"	63.33'	S62°05'39"E	63.29'	31.71'
C2	500.00'	10°02'35"	87.64'	S63°29'13"E	87.53'	43.93'
C3	1530.00'	13°21'53"	356.88'	S61°49'34"E	356.08'	179.26'
C4	630.00'	4°23'29"	48.29'	S52°56'00"E	48.27'	24.15'
C5	1940.00'	18°53'35"	639.71'	N24°13'51"E	636.82'	322.78'
C6	30.00'	91°01'54"	47.66'	N79°11'35"E	42.81'	30.55'
C7	30.00'	90°00'00"	47.12'	N10°17'28"W	42.43'	30.00'
C8	2060.00'	16°37'25"	597.68'	N26°23'50"E	595.59'	300.96'
C9	30.00'	89°50'17"	47.04'	N63°00'15"E	42.37'	29.92'
C10	1750.00'	13°57'41"	426.43'	S27°43'42"W	425.37'	214.28'
C11	50.00'	76°02'19"	66.36'	S17°16'18"E	61.59'	39.09'
C12	50.00'	84°42'19"	73.92'	N82°21'23"E	67.37'	45.58'
C13	50.00'	92°17'52"	80.54'	N06°08'43"W	72.11'	52.05'
C14	1200.00'	11°34'11"	242.32'	N58°04'44"W	241.91'	121.57'
C15	600.00'	13°22'13"	140.01'	S57°37'27"E	139.70'	70.33'
C16	600.00'	22°56'26"	240.23'	N52°50'20"W	238.63'	121.75'
C17	50.00'	69°24'40"	60.57'	S69°24'52"W	56.94'	34.63'
C18	900.00'	22°20'53"	351.04'	N64°42'21"W	348.82'	177.78'
C19	50.00'	84°45'35"	73.97'	N84°05'18"E	67.40'	45.62'
C20	50.00'	93°38'49"	81.72'	N05°06'54"W	72.92'	53.29'
C21	1500.00'	16°41'02"	436.78'	N60°16'50"W	435.24'	219.95'
C22	600.00'	3°34'06"	37.37'	N70°17'34"W	37.36'	18.69'
C23	1500.00'	13°21'52"	349.88'	N61°49'35"W	349.09'	175.74'
C24	600.00'	4°11'48"	43.95'	N53°01'50"W	43.94'	21.98'
C25	25.00'	90°00'00"	39.27'	N79°42'32"E	35.36'	25.00'
C26	25.00'	24°57'05"	10.89'	N22°14'00"E	10.80'	5.53'
C27	50.00'	118°52'32"	103.74'	S69°11'44"W	86.11'	84.67'
C28	25.00'	23°58'46"	10.46'	S63°21'23"E	10.39'	5.31'
C29	25.00'	59°00'51"	25.75'	S84°20'38"W	24.63'	14.15'
C30	50.00'	274°16'03"	239.34'	S11°58'14"W	68.03'	46.41'
C31	25.00'	36°01'48"	15.72'	S48°54'39"E	15.46'	8.13'

DATE: JULY 2025

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CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C32	25.00'	86°34'52"	37.78'	N78°09'41"E	34.28'	23.55'
C33	25.00'	90°12'52"	39.36'	N10°14'10"W	35.42'	25.09'
C34	1470.00'	8°20'37"	214.06'	N59°30'55"W	213.88'	107.22'
C35	500.00'	10°48'23"	94.30'	N69°05'25"W	94.16'	47.29'
C36	500.00'	5°59'06"	52.23'	S71°30'04"E	52.20'	26.14'
C37	555.00'	3°34'06"	34.56'	N70°17'34"W	34.56'	17.29'
C38	25.00'	90°00'00"	39.27'	S79°52'15"W	35.36'	25.00'
C39	25.00'	89°21'02"	38.99'	S09°48'16"E	35.15'	24.72'
C40	25.00'	24°21'36"	10.63'	S63°59'49"E	10.55'	5.40'
C41	50.00'	142°50'12"	124.65'	N04°45'31"W	94.79'	148.73'
C42	25.00'	24°57'05"	10.89'	S54°11'03"W	10.80'	5.53'
C43	25.00'	24°57'05"	10.89'	S29°13'58"W	10.80'	5.53'
C44	50.00'	144°24'06"	126.01'	N88°57'29"E	95.21'	155.74'
C45	25.00'	35°38'23"	15.55'	N36°39'40"W	15.30'	8.04'
C46	25.00'	90°27'56"	39.47'	S10°31'26"E	35.50'	25.20'
C47	25.00'	45°40'33"	19.93'	S69°20'13"E	19.41'	10.53'
C48	50.00'	276°16'04"	241.09'	N45°57'32"E	66.74'	44.81'
C49	25.00'	51°02'21"	22.27'	N21°25'36"W	21.54'	11.93'
C50	25.00'	89°36'22"	39.10'	S79°30'43"W	35.23'	24.83'
C51	25.00'	89°54'25"	39.23'	S16°33'42"E	35.33'	24.96'
C52	25.00'	32°47'25"	14.31'	S23°36'31"W	14.11'	7.36'
C53	50.00'	150°17'09"	131.15'	N82°21'23"E	96.66'	188.48'
C54	25.00'	32°47'25"	14.31'	N38°53'45"W	14.11'	7.36'
C55	25.00'	24°57'05"	10.89'	N67°46'00"W	10.80'	5.53'
C56	50.00'	122°01'46"	106.49'	S19°13'40"E	87.47'	90.26'
C57	25.00'	21°02'22"	9.18'	N31°16'02"E	9.13'	4.64'
C58	25.00'	89°39'08"	39.12'	N10°27'54"W	35.25'	24.85'
C59	25.00'	93°37'13"	40.85'	S71°49'46"W	36.45'	26.63'

DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 6	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondedevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-25290 & 10046100 1842 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.751.8000 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, acting by and through Houdin Honarvar, Authorized Signer, owner of the 34.64 acre tract subdivided, in this plat of Woodhaven Estates Section 6, make subdivision of the property on behalf of the corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown and dedicated to the public, the streets, all alleys, parks and easements shown, and waive all claims for damages occasioned by the establishment of grades as approved for the streets or drainage easements to conform to the grades, and bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

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

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

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Woodhaven Estates Section 6 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, the DRP TX 1, LLC, a Delaware Limited Liability Company, has caused these presents to be signed by Houdin Honarvar, Authorized

Signer thereunto authorize, this 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 Signer

DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 6	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 150 Venture Drive, Suite 100 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1G OF 1			

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STATE OF NEW YORK §
COUNTY OF NY §

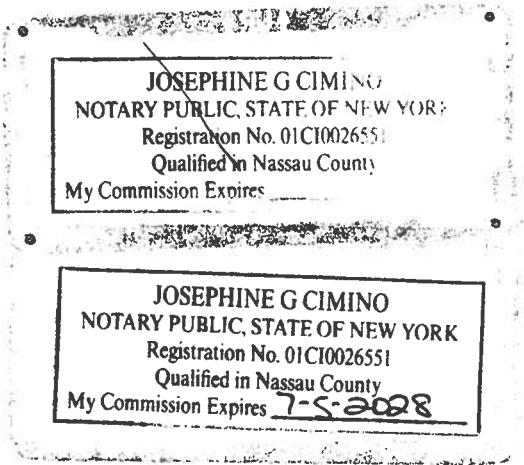
BEFORE ME, the undersigned authority, on this day personally appeared Houdin Honarvar, Authorized Signer, of DW General Partner, LLC, Manager of DRP TX 1, LLC, a Delaware Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 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.

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

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



Christopher E. Curtis 7/3/25
Christopher E. Curtis
Registered Professional Land Surveyor
Texas Registration No. 6111

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SHEET 1H 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

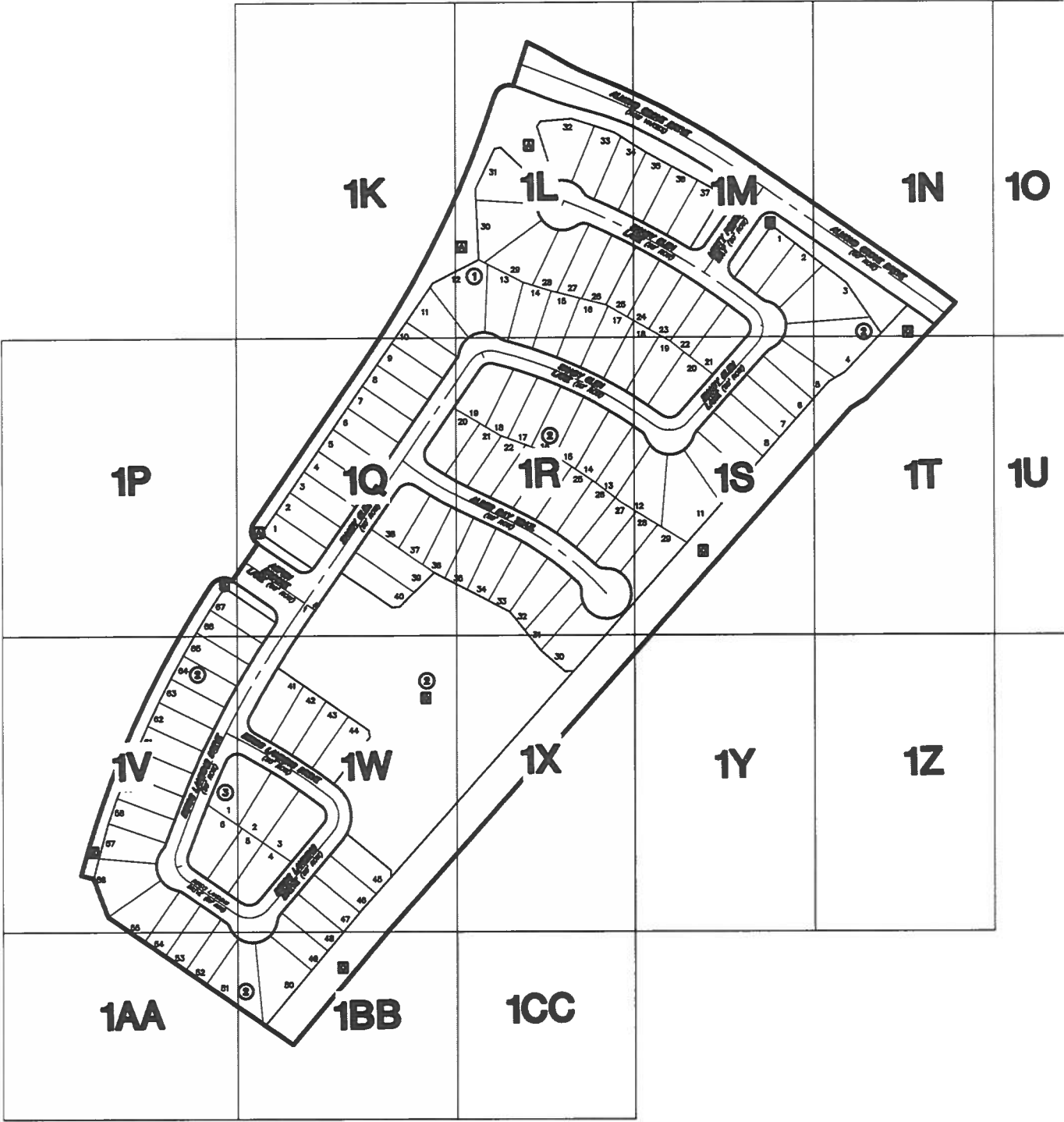
Kendric D. Jones
Commissioner, Precinct 3

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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SHEET 11 OF 1			

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SCALE: 1" = 300'

DATE: JULY 2025

SCALE NTS

SHEET 1J OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 6

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

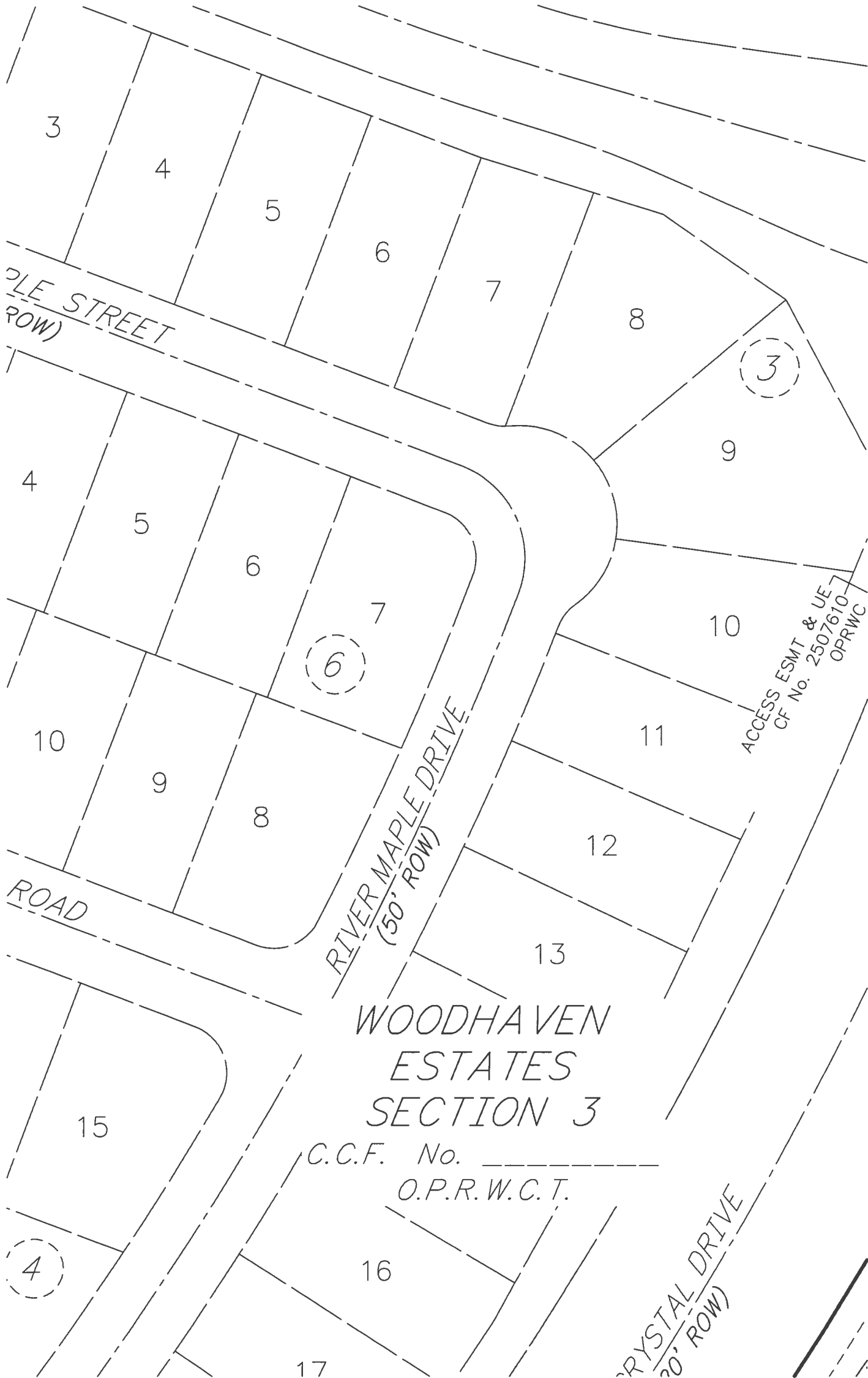
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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Registration Nos. F-24290 & 10046100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000
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DATE: JULY 2025

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SHEET 1K OF 1

FINAL PLAT OF
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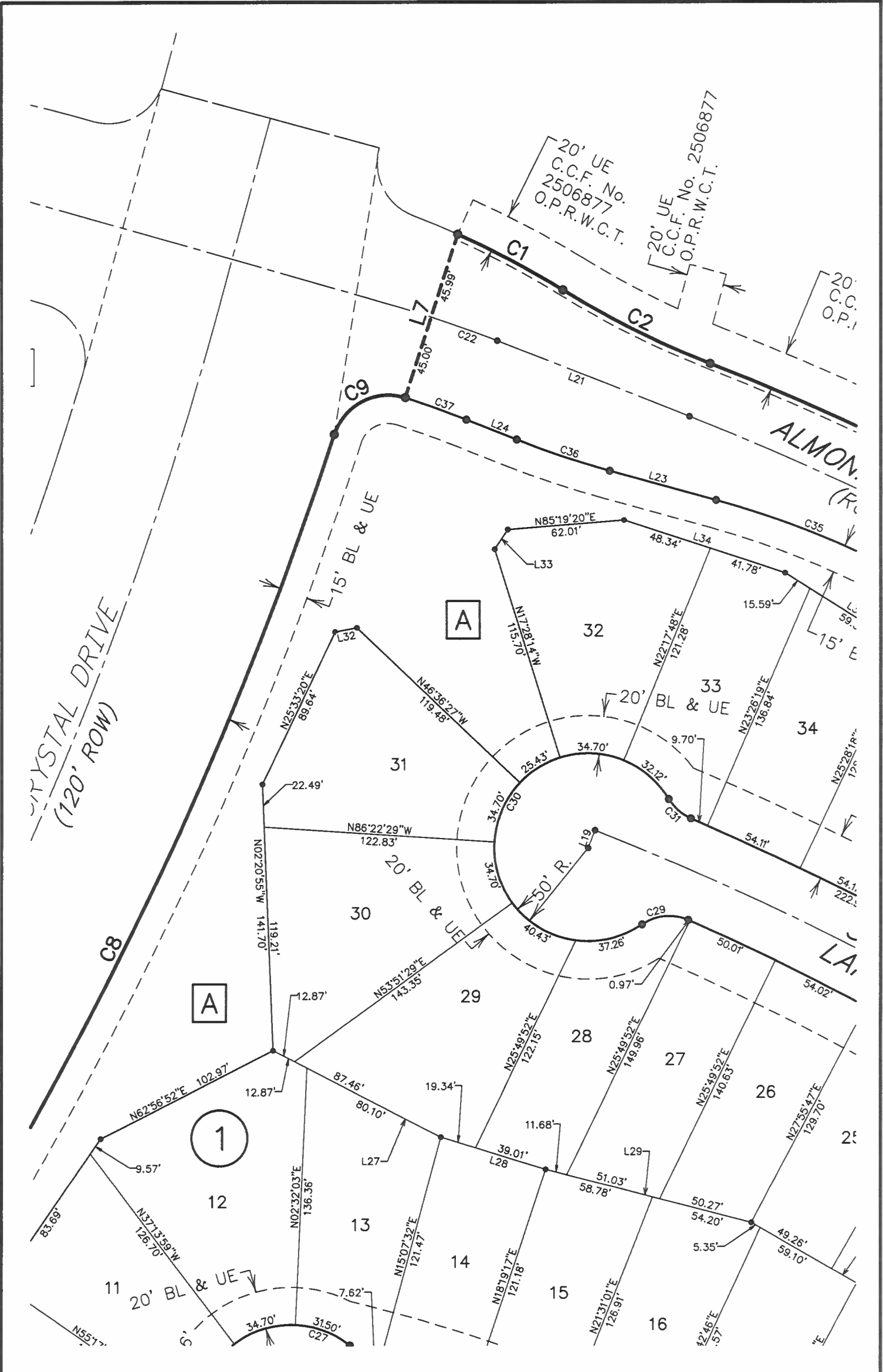
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

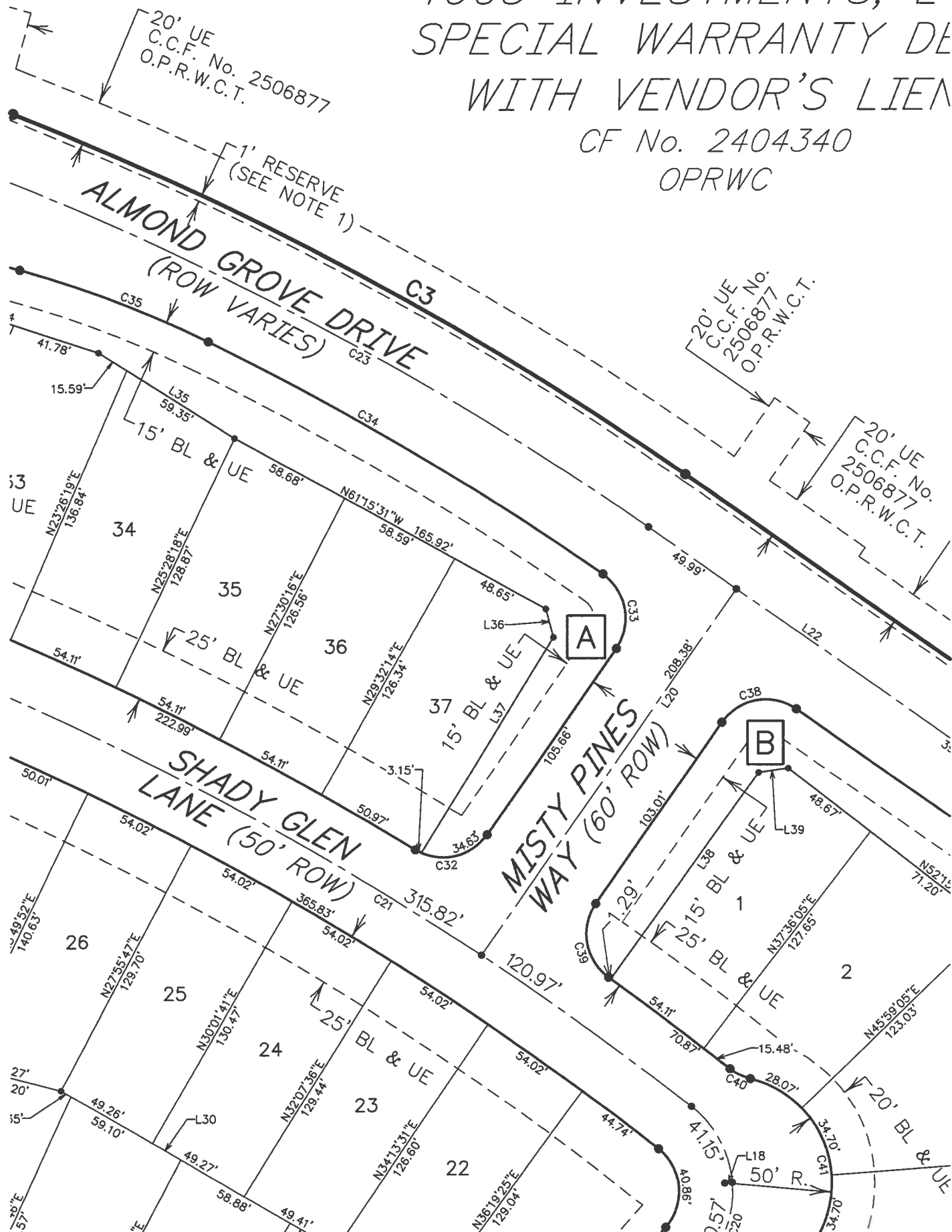
Quiddity Engineering, LLC
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Registration Nos. F-24290 & 10046100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000
CJamnik@quiddity.com

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DATE: JULY 2025

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SHEET 1M OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 6

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:

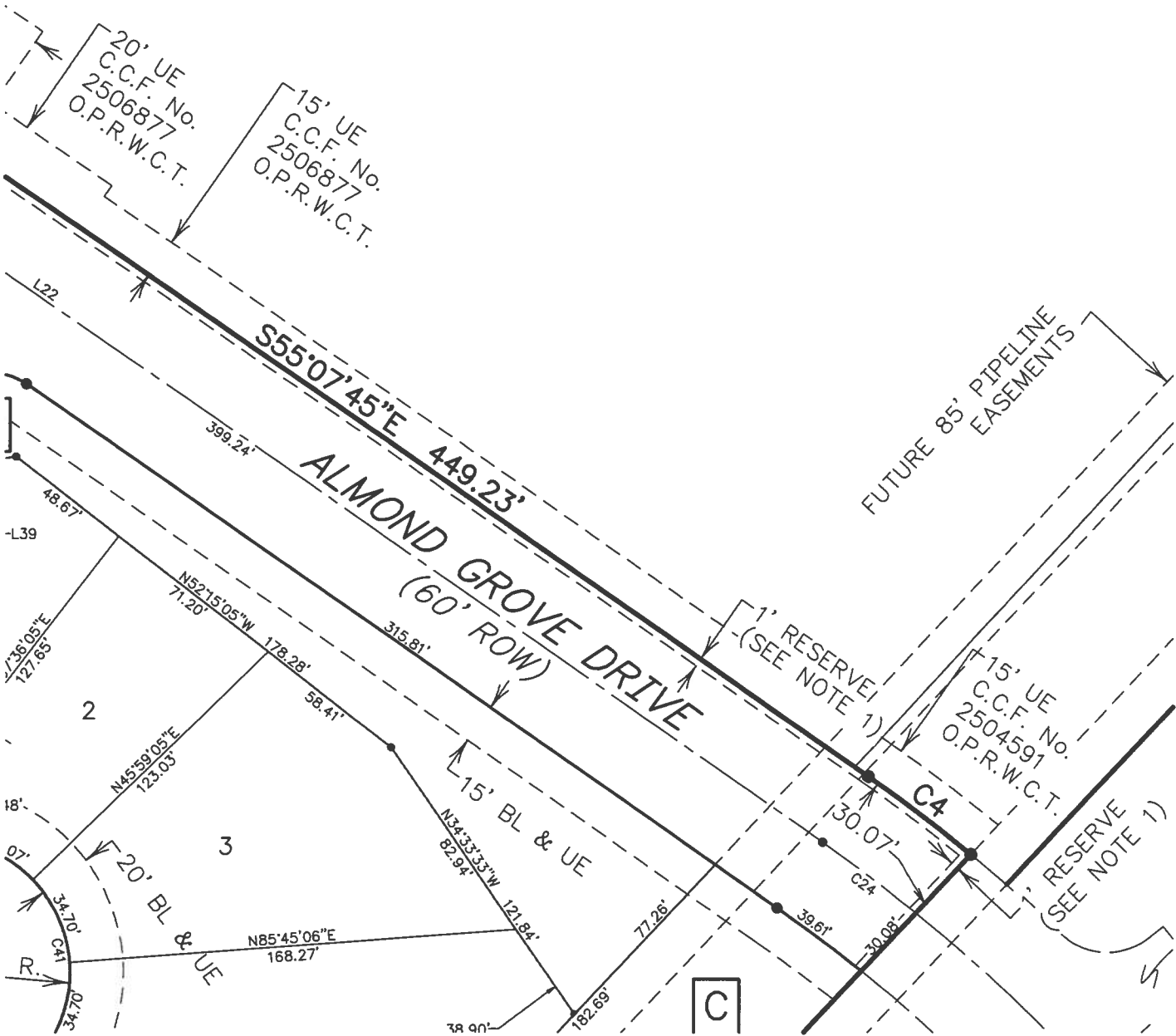


QUIDDITY

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CJamnik@quiddity.com

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DATE: JULY 2025

SCALE NTS

SHEET 1N OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 6

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
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936.777.6600
HBibb@glenmondevelopment.com

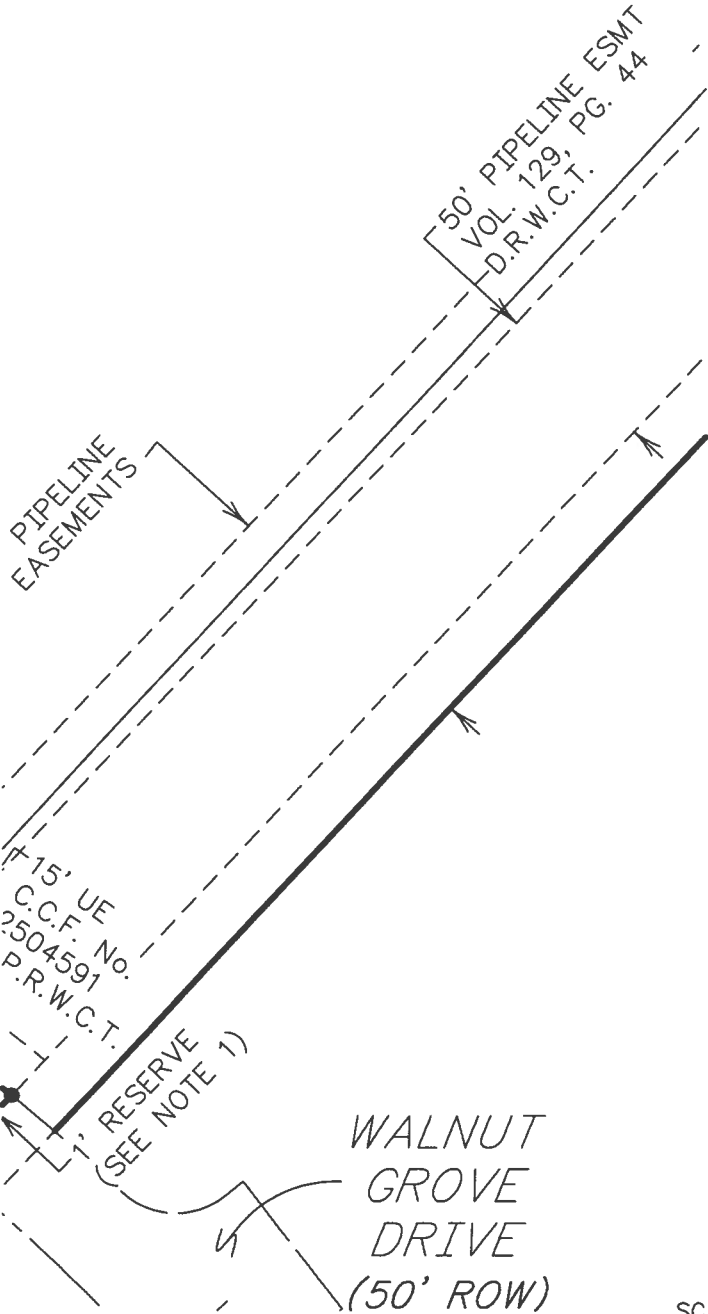
ENGINEER/PLANNER/SURVEYOR:



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Registration Nos. E-24290 & 10046100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000
CJamnik@quiddity.com

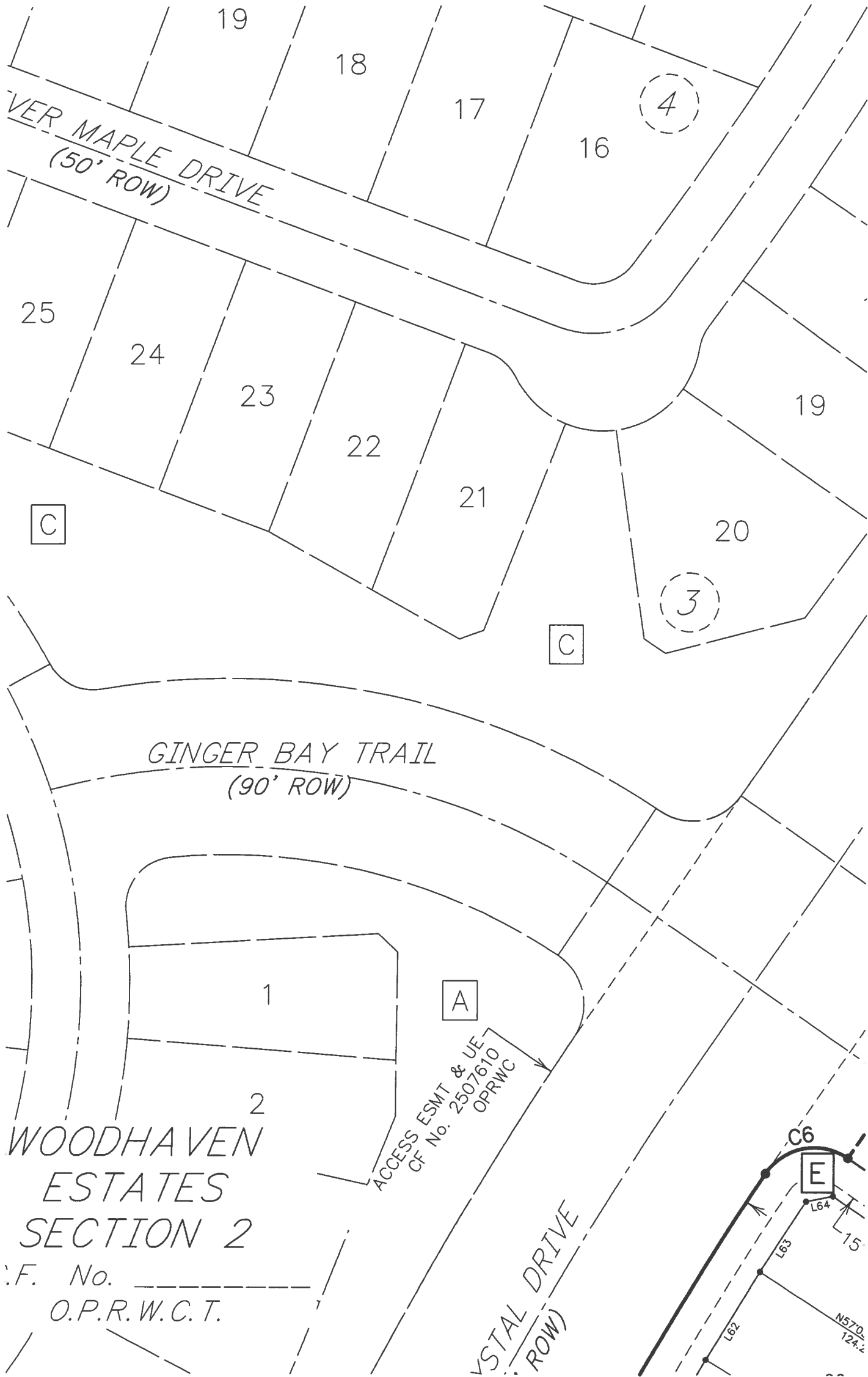
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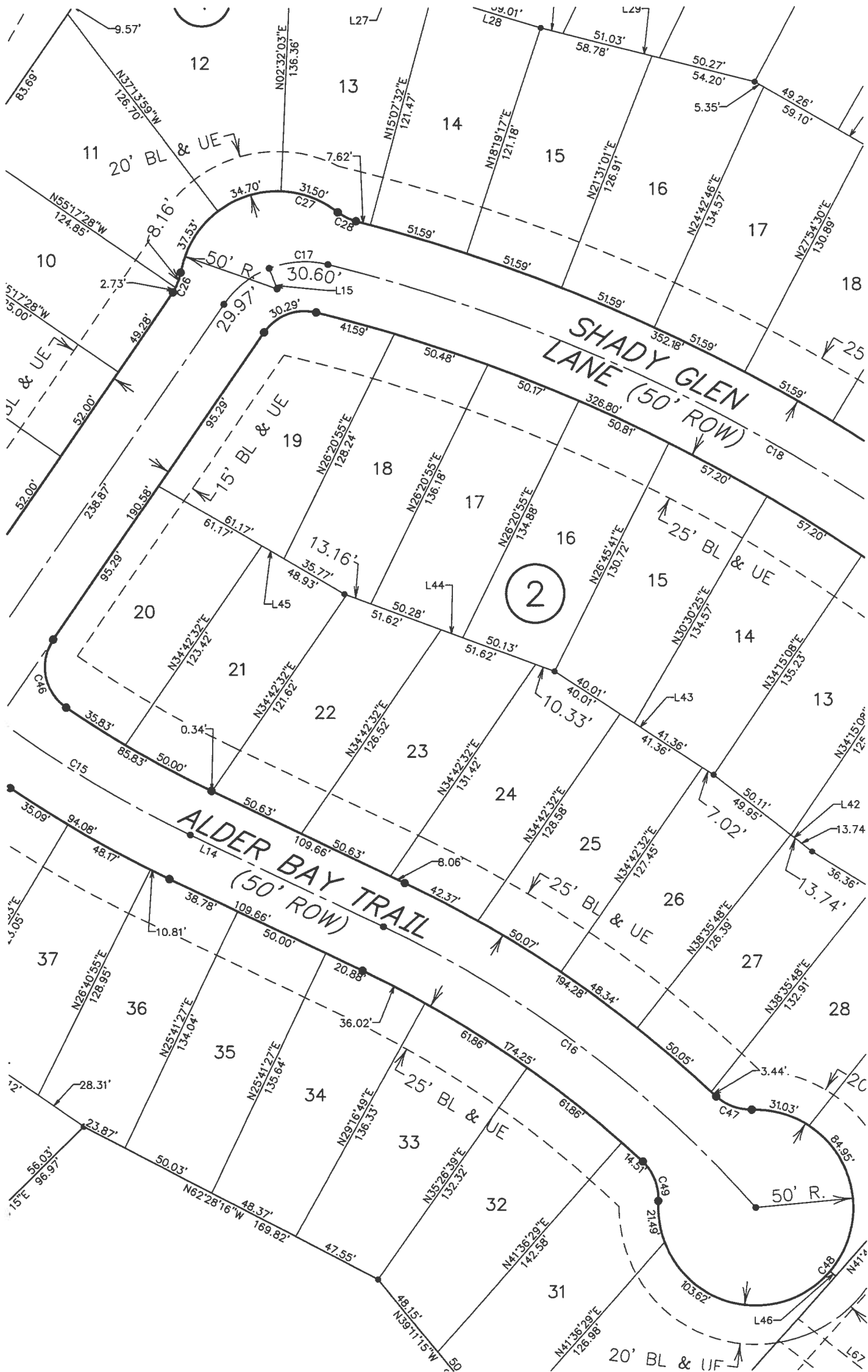
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SHEET 10 OF 1			

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DATE: JULY 2025

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SHEET 1R OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 6

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

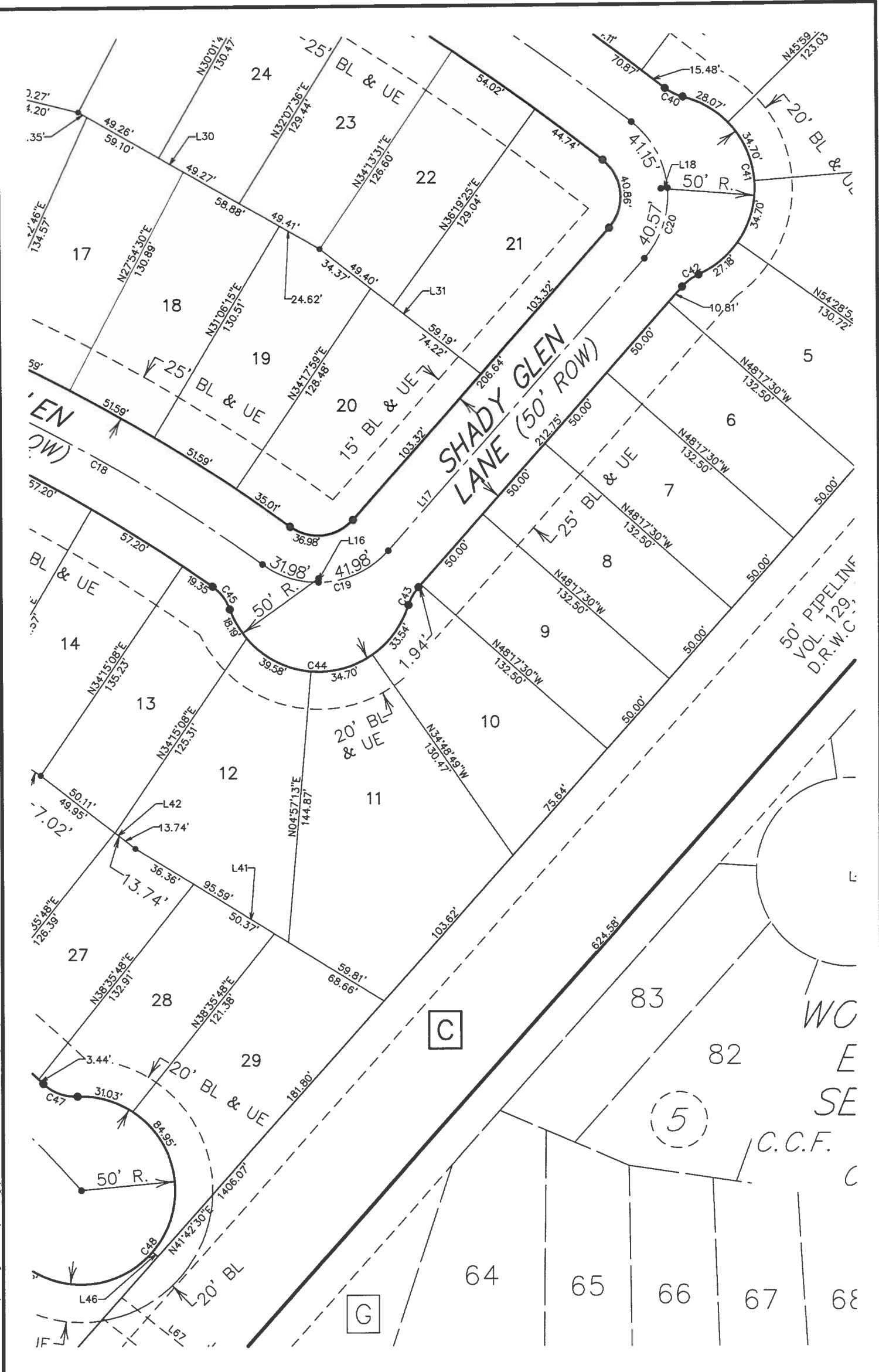
ENGINEER/PLANNER/SURVEYOR:



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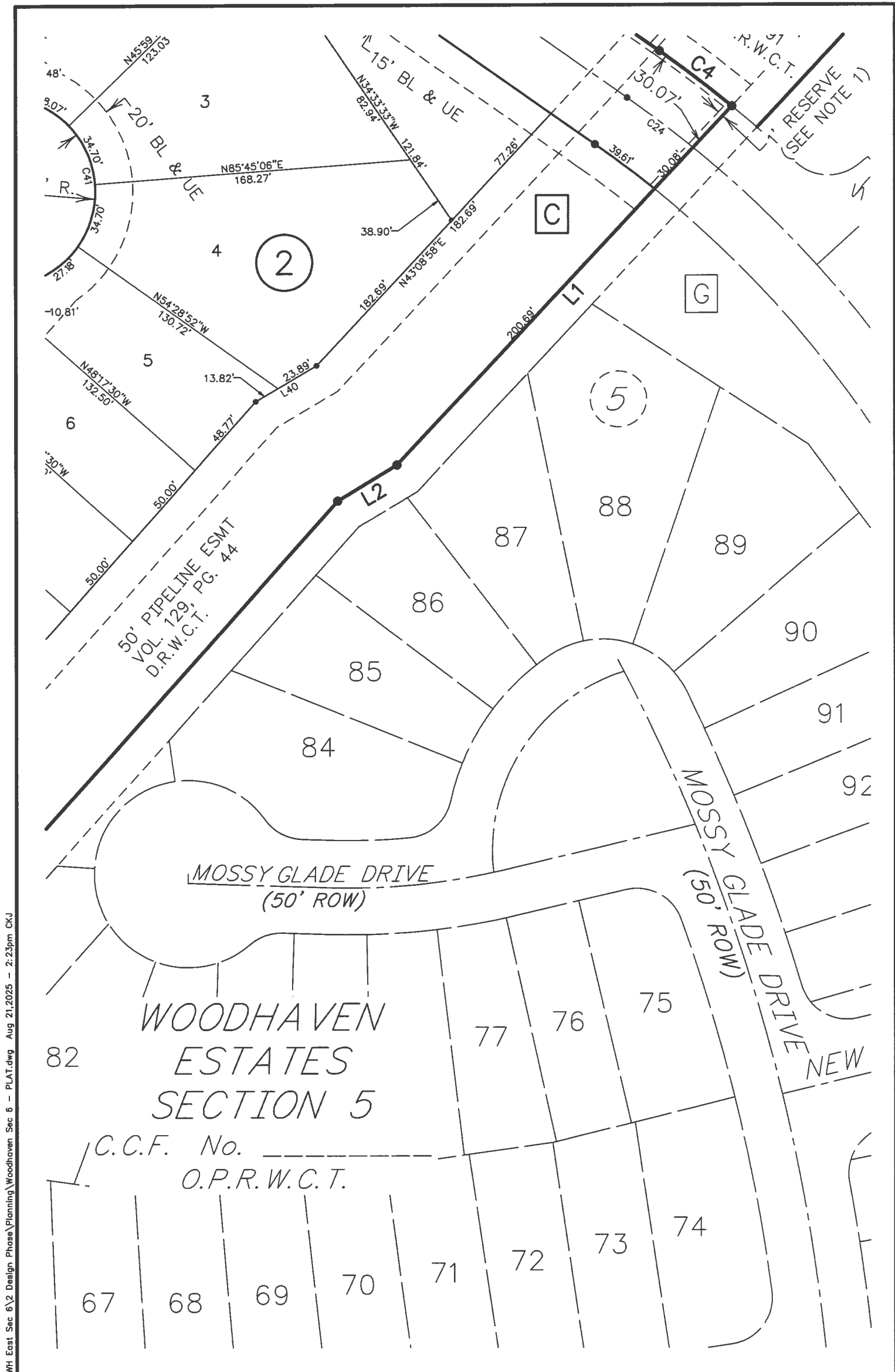
OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:



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DATE: JULY 2025

FINAL PLAT OF
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SECTION 6

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NEW YORK, NY 10022
936.777.6600
HBibb@glenmondeveloement.com

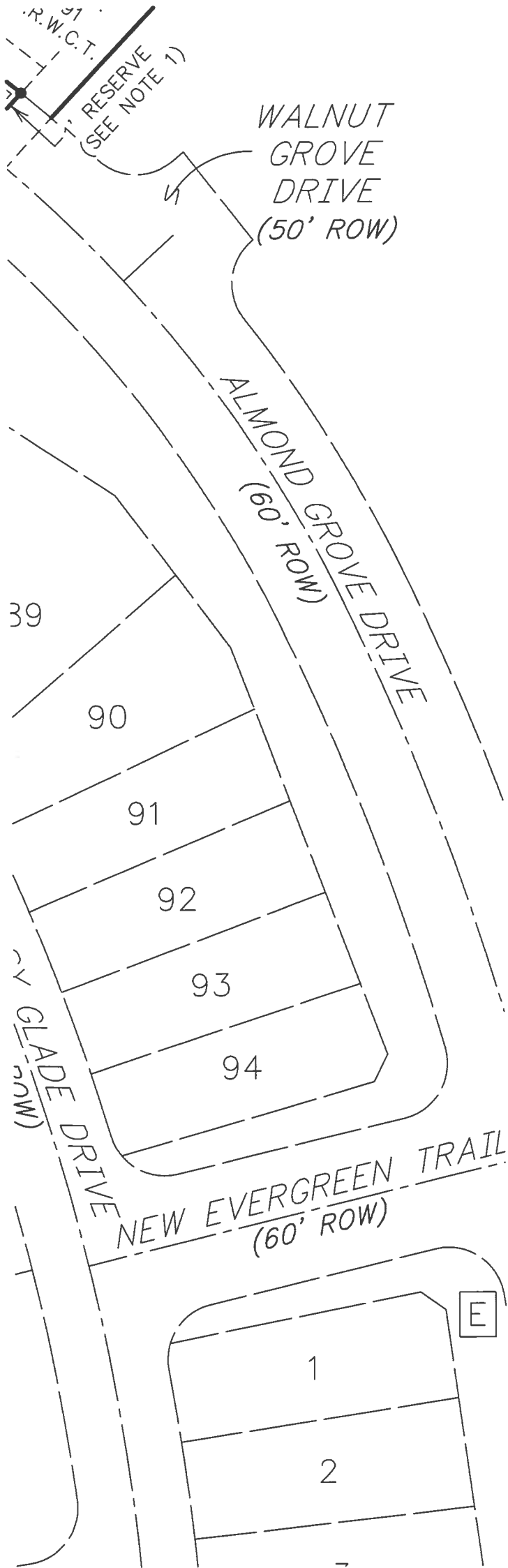
ENGINEER/PLANNER/SURVEYOR:



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1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000
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DATE: JULY 2025

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SHEET 1U OF 1

FINAL PLAT OF
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DRP TX 1, LLC
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NEW YORK, NY 10022
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ENGINEER/PLANNER/SURVEYOR:



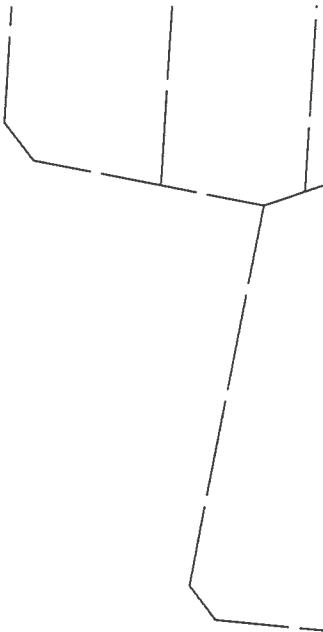
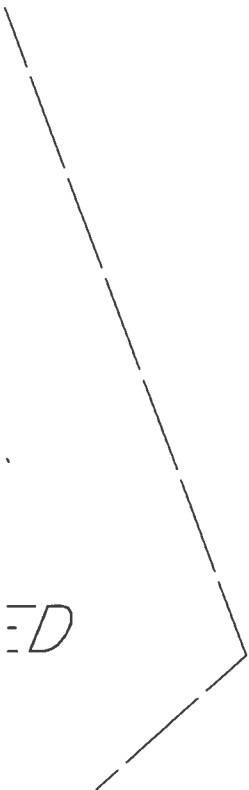
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1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com

ESTATES
SECTION 5
C.C.F. No. _____
O.P.R.W.C.T.

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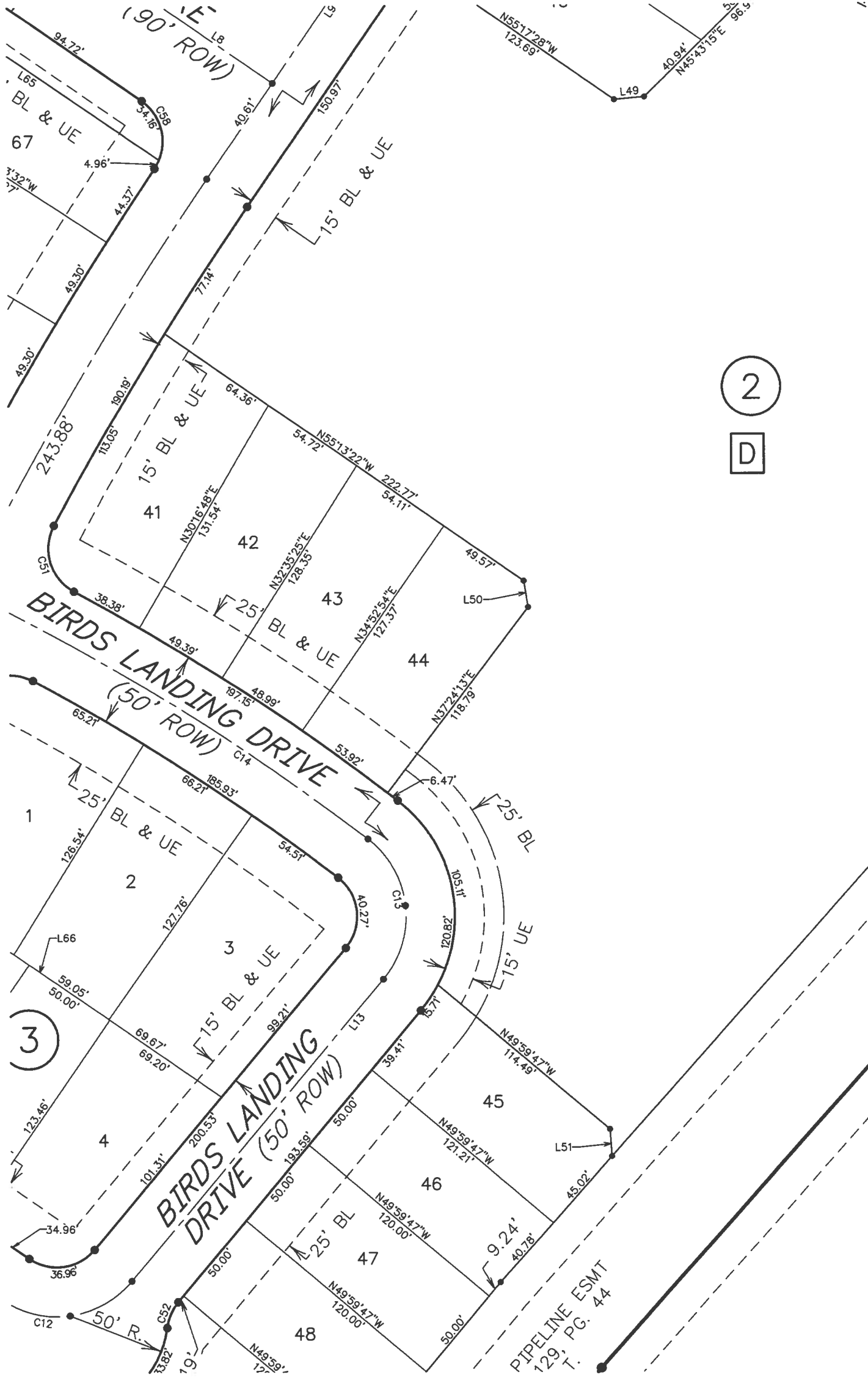
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DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 6	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity 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 • 979.741.8000 CJamnik@quiddity.com
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SHEET 1CC OF 1			

ENGINEER/PLANNER/SURVEYOR:

 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. E-24590 & L0046100
18th & Rock Prairie Road, Suite 100 • College Station, TX 77845 • 979 751-8000
CJammnik@quiddity.com

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DATE: JULY 2025
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FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 6

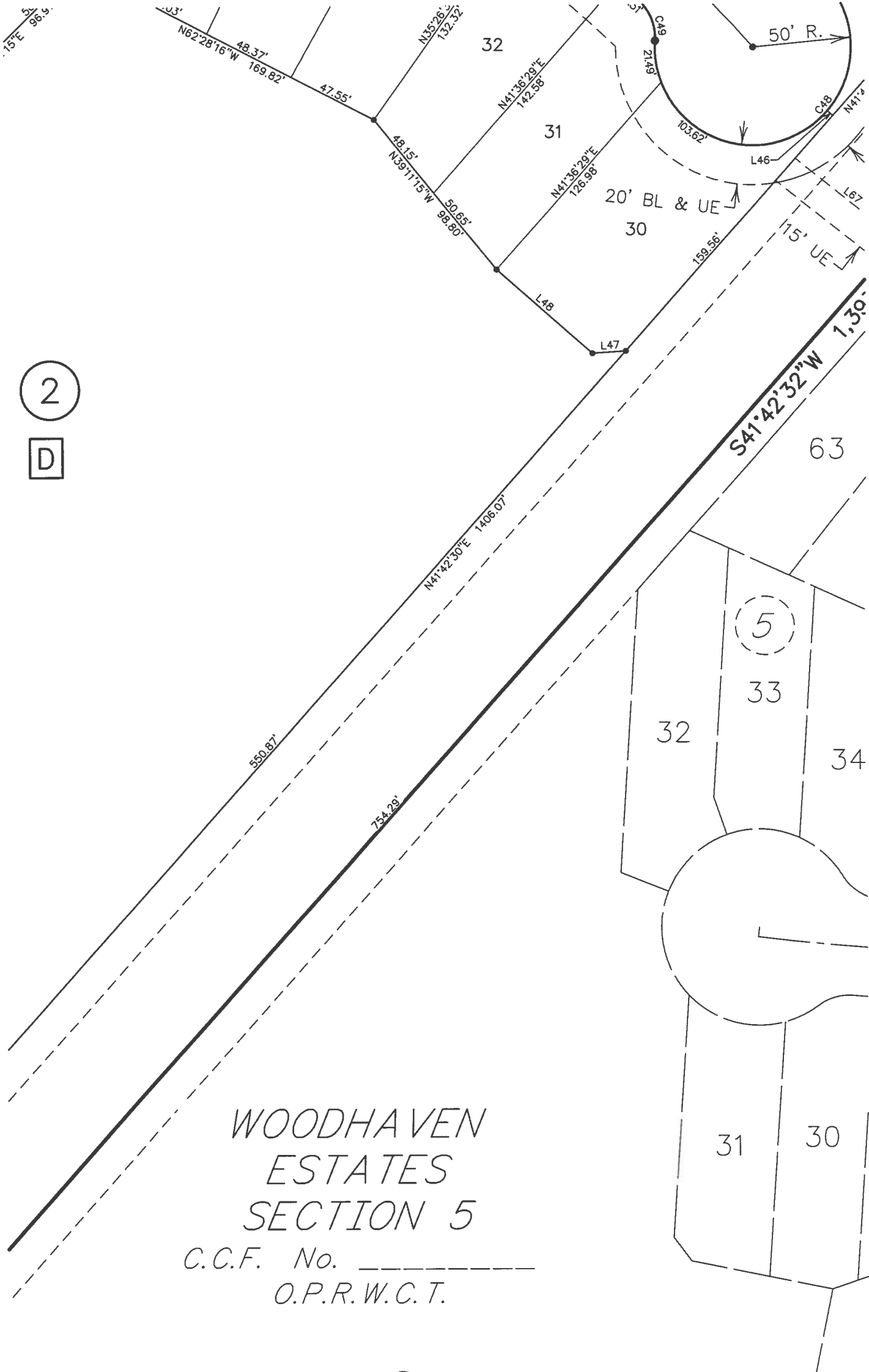
OWNER
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Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979 741 8000
CJamnik@quiddity.com

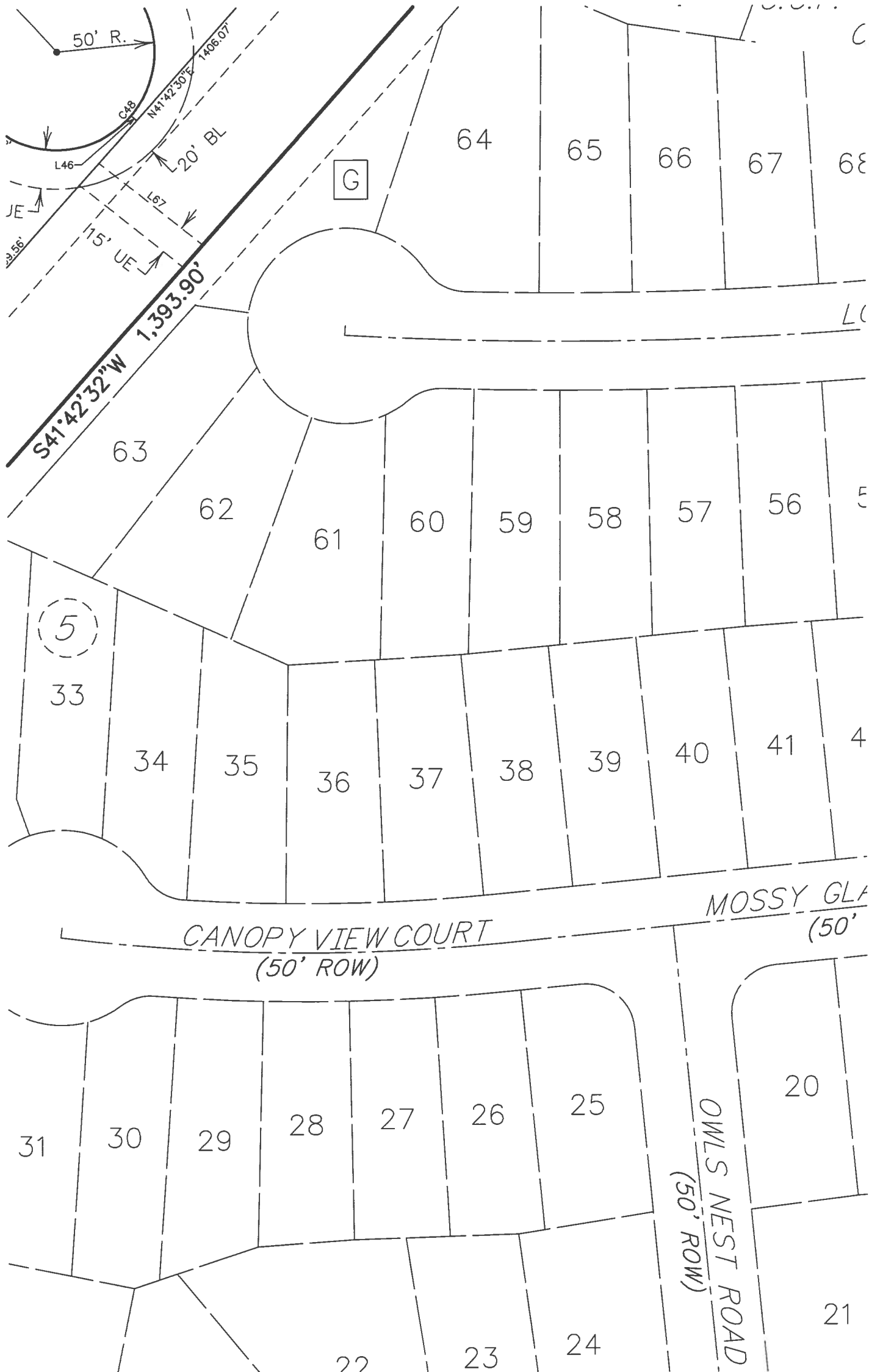
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WOODHAVEN
ESTATES
SECTION 5
C.C.F. No. _____
O.P.R.W.C.T.

DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 6	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-25290 & 10096100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000 CJamnik@quiddity.com
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SHEET 1X OF 1			

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DATE: JULY 2025

SCALE NTS

SHEET 1Y OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 6

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

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-24290 & 10046100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000
CJamnik@quiddity.com



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DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 6	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-24290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 12 OF 1			

AZUL CRYSTAL DRIVE
(120' ROW)

CALLED 772.09 ACRES
DRP TX 1, L.L.C.
SPECIAL WARRANTY DEED
CF No. 2404338
OPRWC

FUTURE 85' PIPELINE
EASEMENTS

50' PIPELINE ESMT
VOL. 129, PG. 44
D.R.W.C.T.

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DATE: JULY 2025

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SHEET 1AAA OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 6

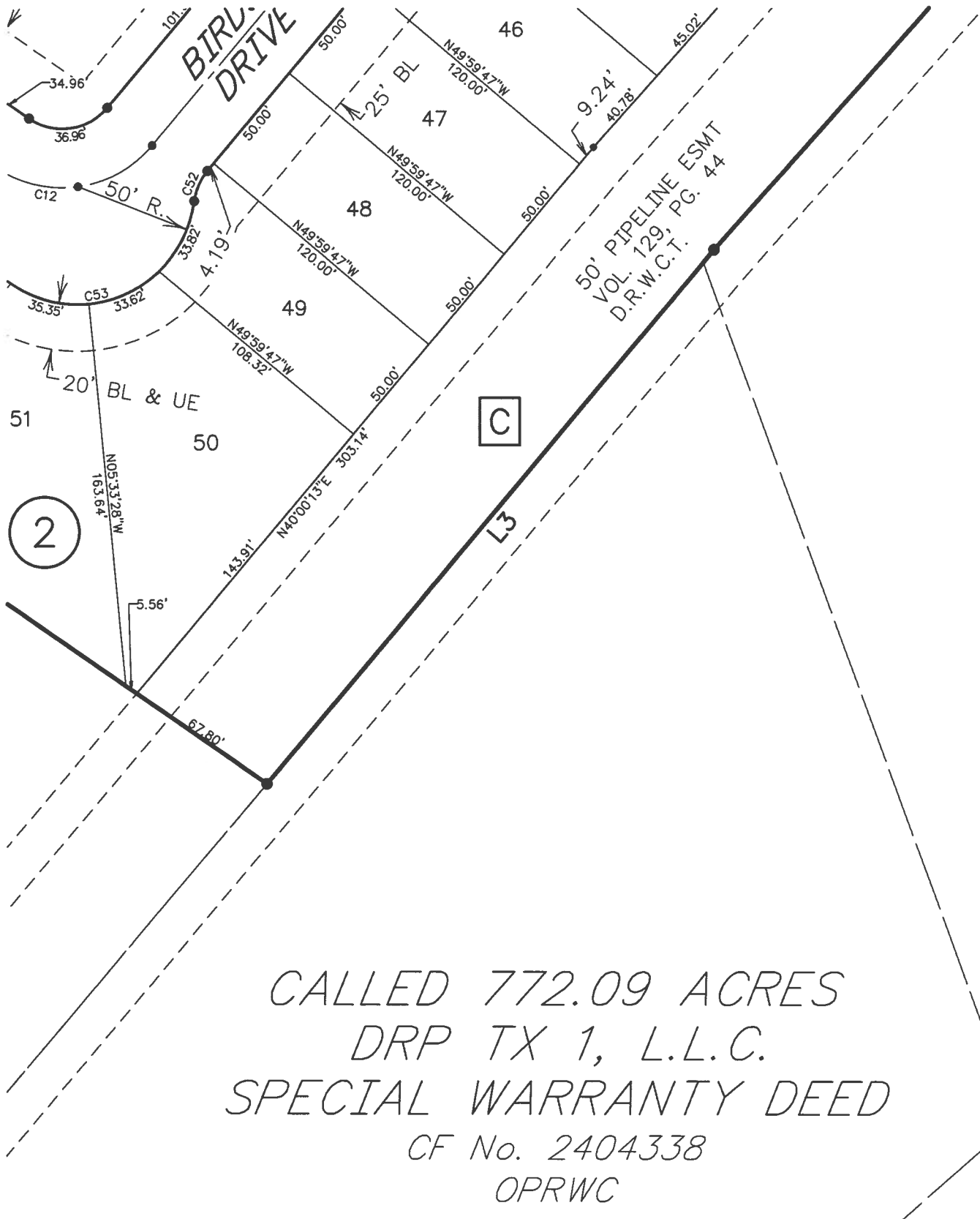
OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@gienmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 6	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelpoment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-24290 & L0046100 1842 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000 CJamnik@quiddity.com
SCALE NTS			
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