

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval- Woodhaven Estates Section 3

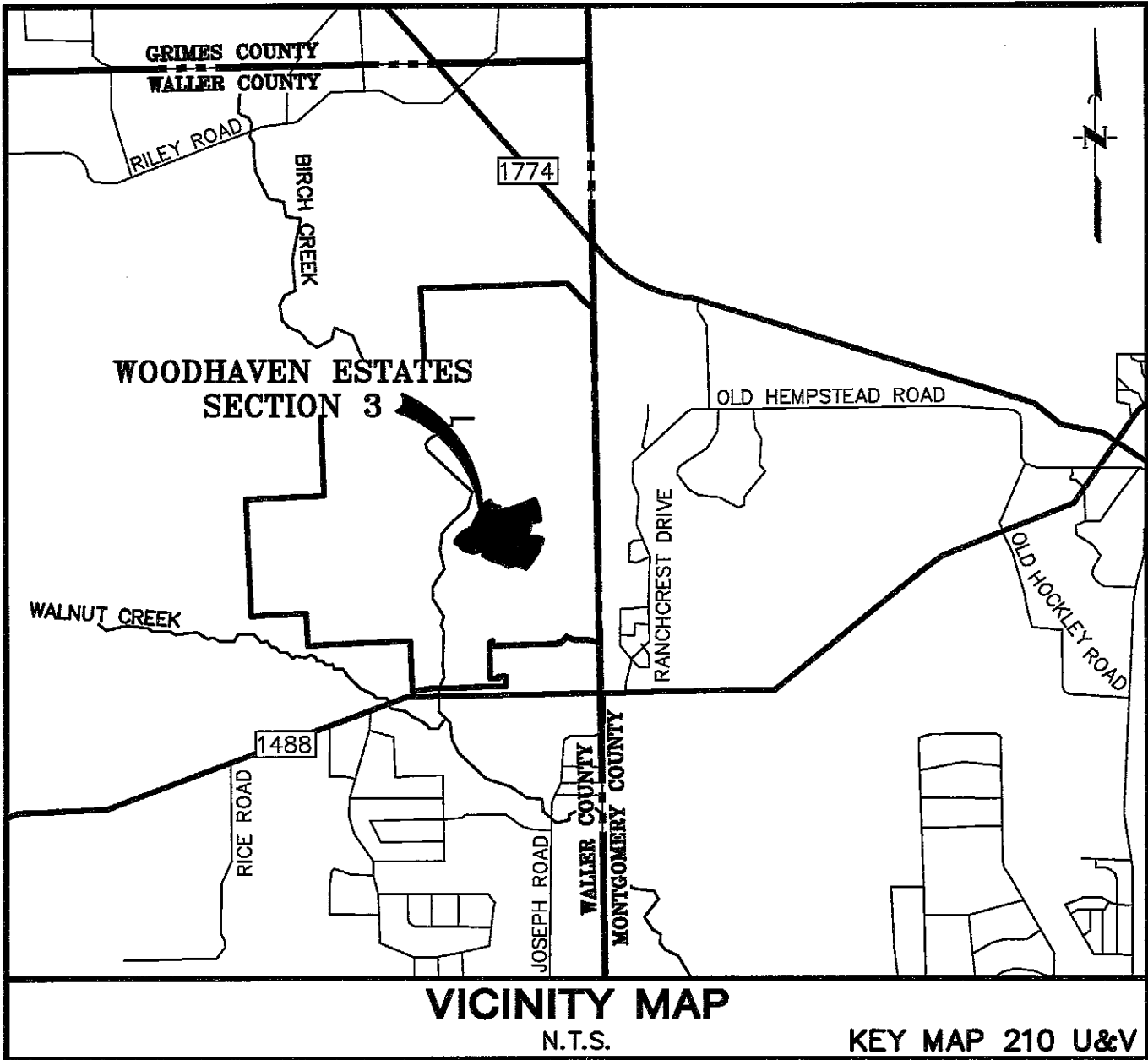
Date: September 17, 2025

Background

Final Plat of Woodhaven Estates Section 3 which consists of 94.90 acres will include 309 Lots, 12 Blocks and 10 Reserves in Precinct 2.

Staff Recommendation

Approve Plat and accept Construction Bond



FINAL PLAT OF WOODHAVEN ESTATES SEC 3

A SUBDIVISION OF 94.90 ACRES OF LAND
OUT OF THE
WILLIAM HILLHOUSE SURVEY, A-136
WALLER COUNTY, TEXAS

309 LOTS 10 RESERVES 12 BLOCKS

AUGUST 2025

DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1A OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware Limited Liability Company
520 Madison Avenue, 21st Floor
NEW YORK, NY 10022
936.777.6600
HBibb@glenmandevelopment.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-52350 & M0046100
1862 Rock Prairie Rd, Suite 200, College Station TX, 77945 979.751.8000

rvillarreal@quiddity.com

STATE OF TEXAS §
COUNTY OF WALLER §

A METES AND BOUNDS description of a certain 94.90 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 94.90 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 16°24'48" East, 4311.03 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking a south corner, the POINT OF BEGINNING of the herein described subject tract;

THENCE over and across said 722.09 acre tract, the following sixty (60) courses and distances:

1. North 55°18'30" West, 120.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the right;
2. Along said non-tangent curve to the right having a radius of 30.00 feet, an arc length of 46.73 feet, a delta angle of 89°15'12", and a chord bearing of South 79°20'08" West, 42.15 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the left;
3. Along said reverse curve to the left having a radius of 395.00 feet, an arc length of 299.70 feet, a delta angle of 43°28'19", and a chord bearing of North 77°46'26" West, 292.56 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the right;
4. Along said reverse curve to the right 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 North 63°55'37" West, 29.09 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
5. South 61°39'21" 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;
6. Along said non-tangent curve to the left 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 North 29°46'11" West, 14.68 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
7. South 58°48'16" West, 115.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
8. North 85°35'22" West, 16.26 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
9. North 49°59'01" West, 99.50 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
10. North 65°12'06" West, 178.21 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
11. North 71°21'50" West, 239.07 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
12. North 72°49'23" West, 167.90 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
13. North 58°51'45" West, 244.45 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;
14. Along said non-tangent curve to the right 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 North 21°54'10" East, 268.27 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
15. 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 right;
16. Along said 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 73°29'09" East, 42.43 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
17. South 61°30'51" East, 1.76 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
18. North 28°29'09" 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;
19. Along said non-tangent curve to the right 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 North 14°32'13" West, 43.87 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
20. North 57°33'34" West, 60.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the left;
21. Along said non-tangent curve to the left 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 South 32°09'51" West, 8.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the right;
22. Along said reverse curve to the right 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 South 75°11'13" West, 41.15 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
23. North 61°30'51" West, 1.52 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
24. South 28°29'09" 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;
25. 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 South 16°30'51" East, 42.43 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
26. 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;
27. Along said tangent curve to the left 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 South 24°49'36" West, 157.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
28. North 68°49'57" West, 115.68 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
29. South 68°32'10" West, 127.78 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
30. South 83°05'32" West, 128.04 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
31. North 79°44'11" West, 123.78 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
32. North 67°19'46" West, 100.84 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
33. North 64°38'13" West, 123.14 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
34. South 86°53'57" West, 13.27 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
35. North 44°39'18" West, 118.70 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
36. North 00°37'03" 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 right;
37. Along said non-tangent curve to the right 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 North 50°38'40" West, 62.58 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
38. South 78°05'37" West, 20.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
39. North 50°48'40" West, 114.08 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");

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DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Avenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. P-02290 & L2046190 1862 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.781.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 1B OF 1			

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40. North 07°10'43" West, 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, Page 124 of the Deed Records of Waller County (DRWC) bears: North 70°31'40" West, 4813.70 feet;
41. North 36°27'14" East, 222.21 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
42. North 47°43'35" East, 118.31 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
43. North 52°33'11" East, 112.25 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
44. North 64°20'09" East, 135.64 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
45. North 56°22'28" East, 143.80 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
46. North 32°40'36" East, 145.37 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
47. North 17°46'53" East, 82.41 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
48. North 28°36'19" East, 114.02 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
49. North 28°16'36" East, 585.92 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
50. North 61°18'08" East, 187.97 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
51. South 28°57'15" East, 30.57 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;
52. Along said non-tangent curve to the left having a radius of 325.00 feet, an arc length of 354.27 feet, a delta angle of 62°27'19", and a chord bearing of South 60°26'18" East, 336.99 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
53. South 00°00'00" East, 135.57 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
54. North 83°42'19" East, 151.60 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
55. North 68°38'32" East, 120.87 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
56. North 82°35'19" East, 149.14 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
57. North 75°06'37" East, 119.33 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
58. North 70°28'39" East, 130.22 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
59. North 66°42'30" East, 50.05 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
60. North 68°15'23" East, 582.88 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, 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;

THENCE Along said common line, and along said non-tangent curve to the right having a radius of 1950.00 feet, an arc length of 711.47 feet, a delta angle of 20°54'17", and a chord bearing of South 13°42'30" East, 707.53 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");

THENCE over and across said 722.09 acre tract, the following eleven (11) courses and distances:

1. South 78°36'55" West, 338.03 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
2. South 03°30'56" West, 153.71 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
3. South 10°19'42" West, 147.88 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
4. South 21°05'44" West, 206.25 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
5. South 69°09'13" East, 24.63 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
6. Along said tangent curve to the left having a radius of 1470.00 feet, an arc length of 91.38 feet, a delta angle of 03°33'42", and a chord bearing of South 70°56'04" East, 91.36 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a compound curve to the left;
7. Along said compound curve to the left having a radius of 500.00 feet, an arc length of 80.01 feet, a delta angle of 09°10'05", and a chord bearing of South 77°17'57" East, 79.92 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
8. South 81°53'00" East, 74.64 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
9. Along said tangent curve to the right having a radius of 500.00 feet, an arc length of 68.98 feet, a delta angle of 07°54'15", and a chord bearing of South 77°55'52" East, 68.92 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
10. South 73°58'45" East, 11.26 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
11. Along said tangent curve to the left having a radius of 30.00 feet, an arc length of 43.72 feet, a delta angle of 83°30'07", and a chord bearing of North 64°16'11" East, 39.95 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 said 883.45 acre tract;

THENCE along common lines of said 722.09 acre tract and said 883.45 acre tract, the following three (3) courses and distances:

1. South 74°42'33" East, 120.24 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the left;
2. Along said non-tangent curve to the left having a radius of 30.00 feet, an arc length of 43.94 feet, a delta angle of 83°55'31", and a chord bearing of South 26°42'28" East, 40.12 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 500.00 feet, an arc length of 25.72 feet, a delta angle of 02°56'51", and a chord bearing of South 67°11'48" East, 25.72 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");

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

1. South 17°55'23" West, 90.99 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the left;
2. Along said non-tangent curve to the left having a radius of 30.00 feet, an arc length of 47.04 feet, a delta angle of 89°50'17", and a chord bearing of South 63°00'15" West, 42.37 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 2060.00 feet, an arc length of 597.68 feet, a delta angle of 16°37'25", and a chord bearing of South 26°23'50" West, 595.59 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
4. South 34°42'32" West, 384.39 feet to the POINT OF BEGINNING, CONTAINING 94.90 acres of land in Waller County, Texas filed in the offices of Quiddity in College Station, Texas.

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SCALE 1"=80'			
SHEET 1B2 OF 1			

LEGEND

- AC "Acres"
- AE "Aerial Easement"
- BL "Building Line"
- CF "Clerk's File"
- ESMT "Easement"
- No. "Number"
- MAINT. "Maintenance"
- 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
0.27 AC
11,922 Sq. Ft.

RESTRICTED RESERVE [B]
Restricted to Open Space,
Landscape and Incidental
Utility Purposes Only
0.57 AC
24,871 Sq. Ft.

RESTRICTED RESERVE [C]
Restricted to Open Space,
Landscape and Incidental
Utility Purposes Only
2.04 AC
88,899 Sq. Ft.

RESTRICTED RESERVE [D]
Restricted to Open Space,
Landscape and Incidental
Utility Purposes Only
0.36 AC
15,745 Sq. Ft.

RESTRICTED RESERVE [E]
Restricted to Drainage and
Detention and Incidental
Utility Purposes Only
9.99 AC
434,948 Sq. Ft.

RESTRICTED RESERVE [F]
Restricted to Open Space,
Landscape and Incidental
Utility Purposes Only
0.37 AC
16,106 Sq. Ft.

RESTRICTED RESERVE [G]
Restricted to Open Space,
Landscape and Incidental
Utility Purposes Only
0.36 AC
15,550 Sq. Ft.

RESTRICTED RESERVE [H]
Restricted to Open Space,
Landscape and Incidental
Utility Purposes Only
0.59 AC
25,853 Sq. Ft.

RESTRICTED RESERVE [I]
Restricted to Open Space,
Landscape and Incidental
Utility Purposes Only
0.33 AC
14,563 Sq. Ft.

RESTRICTED RESERVE [J]
Restricted to Open Space,
Landscape and Incidental
Utility Purposes Only
0.42 AC
18,455 Sq. Ft.

RESERVE TOTAL
15.30 AC
666,468 Sq. Ft.

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SCALE 1"=60'			
SHEET 1C OF 1			

GENERAL NOTES

1. One-foot reserve (1' Reserve) dedicated to the public in fee as a buffer separation between the side of end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title shall thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2. According to Map No. 48473C0100E of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Waller County, dated February 18, 2009, the subject tract is situated within Unshaded Zone "X", defined as areas determined to be outside the 0.2% annual chance (500-year) floodplain, Shaded Zone "X", defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood, Zone "AE", defined as special flood hazard areas subject to inundation by the 1% annual chance (100-year) flood with base flood elevations determined, and Floodway Areas in Zone "AE", defined as a channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

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

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

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

K:\28166\28166-0015-01 WH East Sec 3\2 Design Phase\Planning\Woodhaven Section 3 - PLAT.dwg Sep 03,2025 9:19am TM

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Avenue, 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-22280 & 01061510 1862 Road: Prairie Rd, Suite 300, College Station TX, 77845 979.731.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 1D OF 1			

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 94.90 acre tract subdivided, in this plat of Woodhaven Estates Section 3, 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, out 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 toads 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, all of the property subdivided in the above and foregoing plat shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable at the option of Waller County, by Waller County, or any citizen thereof, by injunction as follows:

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

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision Woodhaven Estates Section 3 where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and to hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, DRP TX 1, LLC, a Delaware limited liability company has caused these presents to be signed by Houdin Honarvar, its Authorized Signer, thereunto authorize, this 2nd day of September, 2025.

DRP TX 1, LLC
a Delaware limited liability company

By: DW General Partner, LLC
Its: Manager

By: *Houdin Honarvar*
Houdin Honarvar
Authorized Signatory

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Avenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@gienmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-25290 & 110447102 1212 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8020 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 1E 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, 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 2nd day of Sept, 2025

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

Josephine G. Cimino
Print Name

My commission expires: 7-5-2028

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

Certificate of Surveyor

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

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

A Portion of this subdivision 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 8/26/25
Christopher E. Curtis
Registered Professional Land Surveyor
Texas Registration No. 6111

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Avenue, 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 & 10046200 1862 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 1F OF 1			

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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: _____

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

Kendric D. Jones
Commissioner, Precinct 3

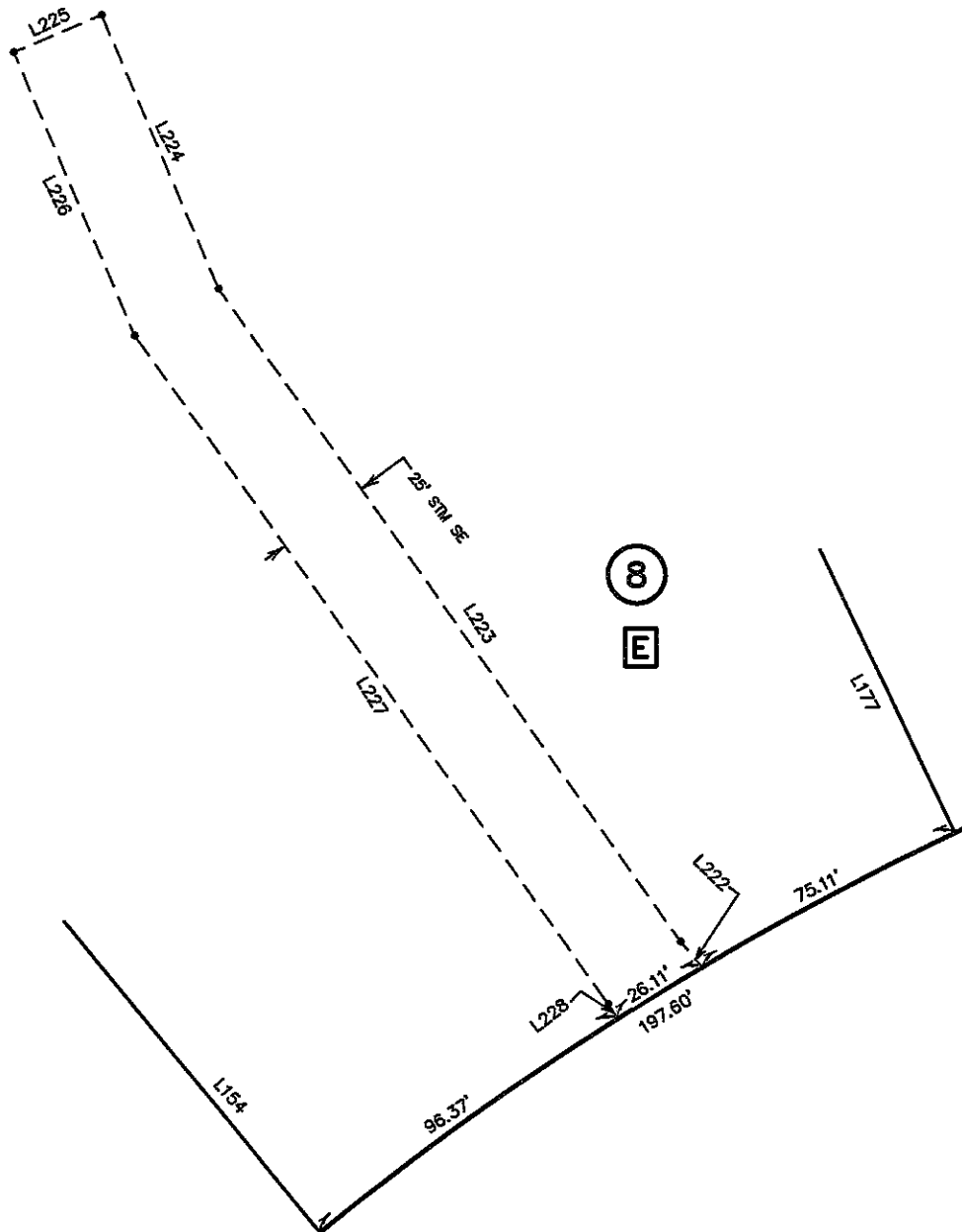
Walter E. Smith
Commissioner, Precinct 2

Justin Beckendorff
Commissioner, Precinct 4

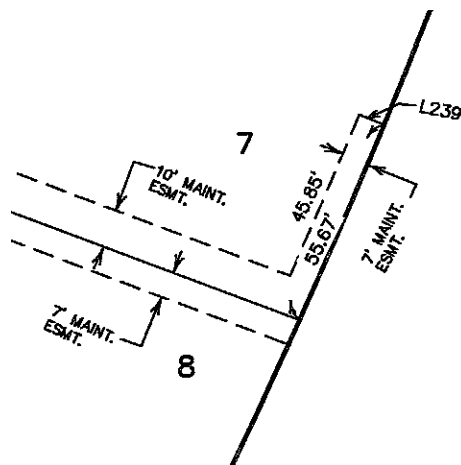
NOTE: Acceptance of the above plat by the Commissioners Court does not signify Waller County acceptance of the dedicated roads for integration into the County Road System. The developer is required to comply with Sections 5 and 6 of the current Waller County Subdivision and Development Regulations, in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

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Avenue, 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. P-52950 & R0046100 1862 Hook Prairie Rd, Suite 200, College Station TX, 77845 979.751.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 1G OF 1			

SCALE: 1"=20'



SCALE: 1"=20'



SHEET 1H OF 1

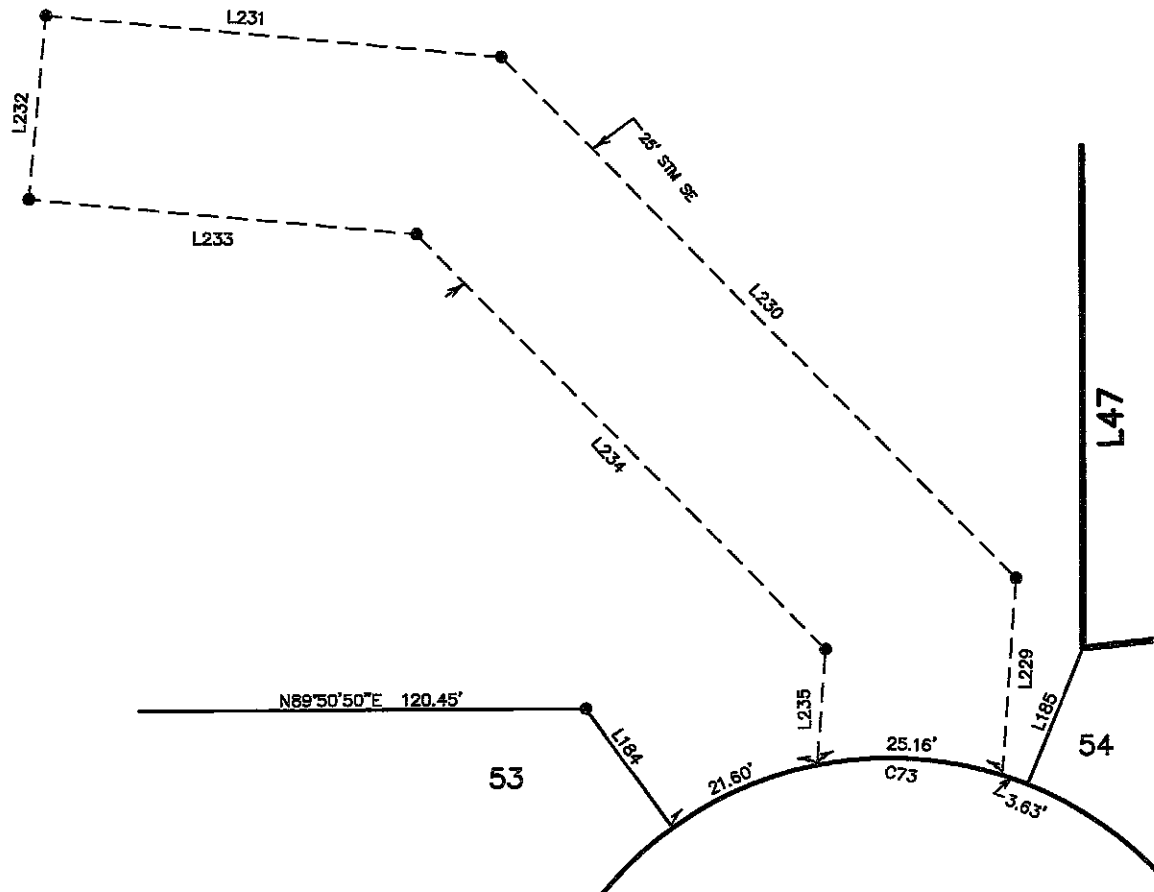
OWNER/DEVELOPER:
DRP TX 1, LLC
 a Delaware Limited Liability Company
 520 Madison Avenue, 21st Floor
 NEW YORK, NY 10022
 936.777.6600
 HBibb@glenmondevelopment.com

QUIDDITY

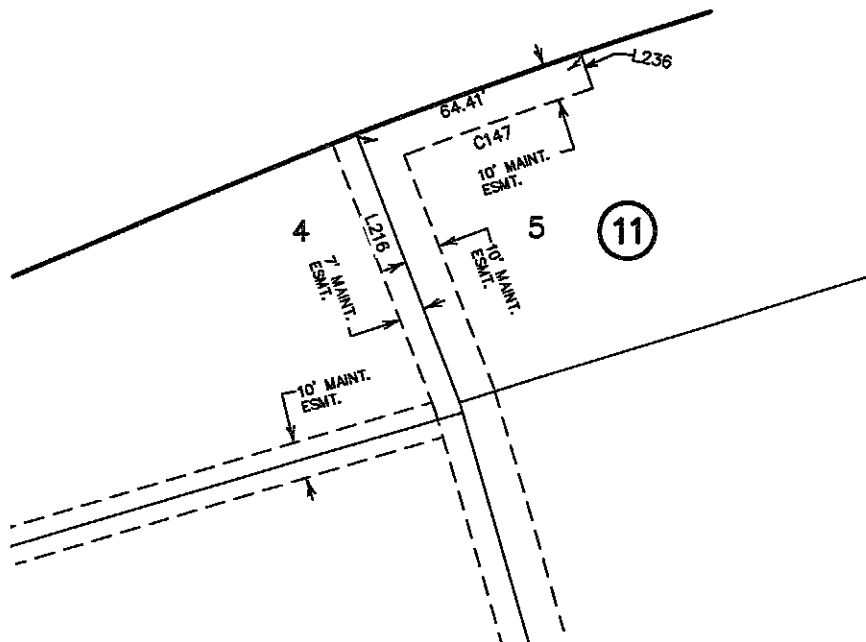
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10045100
2 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000

rvillarreal@quiddity.com

SCALE: 1"=20'



SCALE: 1"=20'



SHEET 11 OF 1

**FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3**

DRP TX 1, LLC
a Delaware Limited Liability Company
520 Madison Avenue, 21st Floor
NEW YORK, NY 10022
936.777.6600
HBibb@calenmondevelopment.com

QUIDDITY

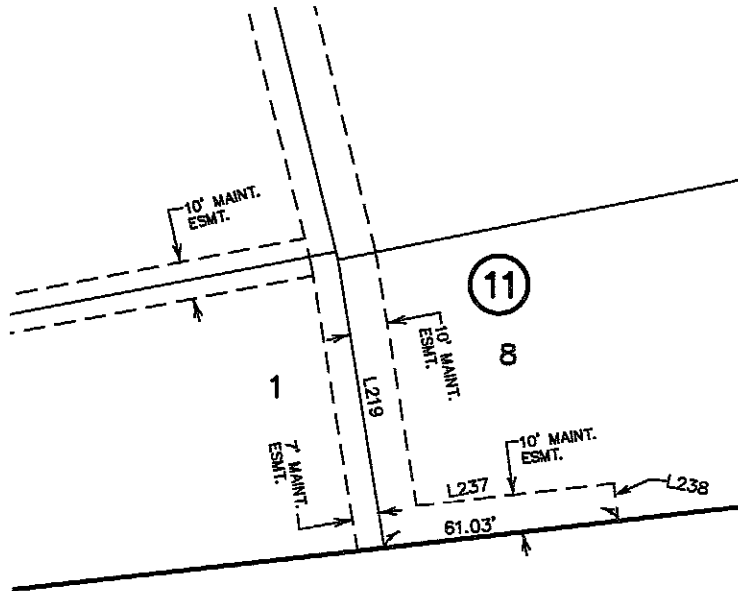
Quality Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1962 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000

rvillarreal@quiddity.com

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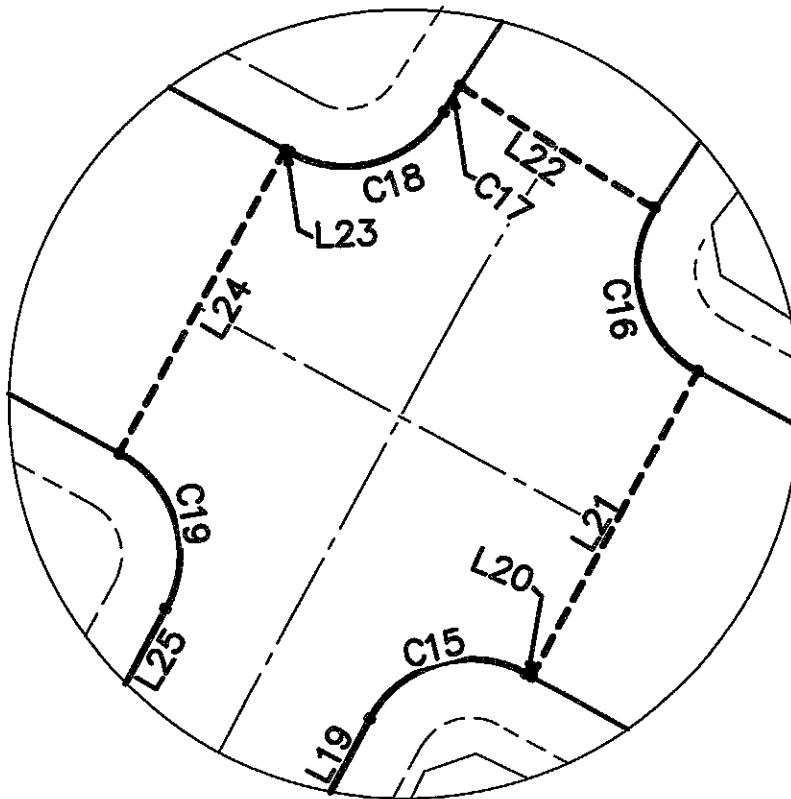
INSET DETAIL D

SCALE: 1"=20'



INSET DETAIL F

SCALE: 1"=20'



DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1J OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware Limited Liability Company
520 Madison Avenue, 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-02220 & L0040100
1862 Rock Prairie Rd, Suite 200, College Station TX, 77948 979.731.8000

rvillarreal@quiddity.com

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S03°30'56"W	153.71'
L2	S10°19'42"W	147.88'
L3	S21°05'44"W	206.25'
L4	S69°09'13"E	24.63'
L5	S81°53'00"E	74.64'
L6	S73°58'45"E	11.26'
L7	S74°42'33"E	120.24'
L8	S17°55'23"W	90.99'
L9	N55°18'30"W	120.00'
L10	S61°39'21"W	50.00'
L11	S58°48'16"W	115.00'
L12	N85°35'22"W	16.26'
L13	N49°59'01"W	99.50'
L14	N65°12'06"W	178.21'
L15	N71°21'50"W	239.07'
L16	N72°49'23"W	167.90'
L17	N58°51'45"W	160.11'
L18	N58°51'45"W	84.34'
L19	N28°29'09"E	29.46'
L20	S61°30'51"E	1.76'
L21	N28°29'09"E	90.00'
L22	N57°33'34"W	60.00'
L23	N61°30'51"W	1.52'
L24	S28°29'09"W	90.00'
L25	S28°29'09"W	29.46'
L26	N68°49'57"W	115.68'
L27	S68°52'10"W	127.78'
L28	S83°05'32"W	128.04'
L29	N79°44'11"W	123.78'
L30	N67°19'46"W	100.84'
L31	N64°38'13"W	123.14'
L32	S86°53'57"W	13.27'
L33	N44°39'18"W	118.70'
L34	N00°37'03"E	20.00'
L35	S78°05'37"W	20.00'
L36	N50°48'40"W	114.08'
L37	N07°10'43"W	14.48'
L38	N36°27'14"E	222.21'
L39	N47°43'35"E	118.31'

LINE TABLE		
LINE	BEARING	DISTANCE
L63	N20°50'47"E	490.00'
L64	S69°09'13"E	383.07'
L65	N73°58'45"W	382.66'
L66	N15°17'27"E	106.81'
L67	N34°42'32"E	326.44'
L68	N10°55'47"E	198.23'
L69	S32°17'17"W	4.76'
L70	N47°30'49"W	9.29'
L71	S20°48'16"E	147.72'
L72	N67°26'39"E	196.33'
L73	N26°55'10"E	5.98'
L74	S52°22'05"E	4.06'
L75	S83°28'58"W	249.67'
L76	S61°30'51"E	155.52'
L77	S44°01'42"E	105.72'
L78	N65°27'55"W	5.00'
L79	N63°10'24"E	120.95'
L80	N28°29'09"E	208.44'
L81	N61°30'51"W	8.00'
L82	N58°18'36"W	322.68'
L83	N31°41'24"E	270.00'
L84	N13°55'10"W	105.32'
L85	N14°05'39"E	80.23'
L86	N26°22'09"E	139.81'
L87	N71°05'40"E	14.21'
L88	N10°12'25"W	13.44'
L89	N37°33'10"E	102.78'
L90	N44°22'30"E	95.42'
L91	N49°43'22"E	69.40'
L92	N57°13'34"E	100.97'
L93	N64°44'08"E	75.15'
L94	N68°55'42"E	81.57'
L95	N76°22'07"E	89.11'
L96	N83°21'46"E	103.73'
L97	S88°36'51"E	104.34'
L98	S80°28'04"E	112.43'
L99	S71°10'18"E	84.86'
L100	N25°09'46"W	13.89'
L101	N20°50'47"E	114.63'

DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1K OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware Limited Liability Company
520 Madison Avenue, 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-25220 & L1046519
1862 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.791.8000

rvillarreal@quiddity.com

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L39	N47°43'35"E	118.31'
L40	N52°33'11"E	112.25'
L41	N64°20'09"E	135.64'
L42	N56°22'28"E	143.80'
L43	N32°40'36"E	145.37'
L44	N17°46'53"E	82.41'
L45	N28°36'19"E	114.02'
L46	N61°18'08"E	187.97'
L47	S00°00'00"E	135.57'
L48	N83°42'19"E	151.60'
L49	N68°38'32"E	120.87'
L50	N82°35'19"E	149.14'
L51	N75°06'37"E	119.33'
L52	N70°28'39"E	130.22'
L53	N66°42'30"E	50.05'
L54	N68°15'23"E	582.88'
L55	S78°36'55"W	338.03'
L56	S72°03'22"E	162.02'
L57	S72°37'02"W	3.79'
L58	S61°30'51"E	135.88'
L59	N69°09'13"W	518.34'
L60	N69°09'13"W	398.69'
L61	S35°05'11"E	3.56'
L62	N69°09'13"W	559.60'

L101	N20°50'47"E	114.63'
L102	N65°50'47"E	14.14'
L103	N72°40'44"W	97.30'
L104	N55°08'58"W	76.16'
L105	N28°04'03"W	109.59'
L106	N22°15'27"E	161.75'
L107	N25°38'42"E	180.40'
L108	N29°04'08"E	125.25'
L109	N33°39'50"E	133.63'
L110	N36°25'16"E	153.78'
L111	N75°37'40"E	73.46'
L112	S56°02'09"E	13.30'
L113	N70°28'37"E	13.16'
L114	S60°40'06"E	111.97'
L115	S24°09'13"E	14.14'
L116	N20°50'47"E	114.82'
L117	N15°29'35"E	70.67'
L118	N25°11'58"E	59.27'
L119	N29°25'02"E	58.78'
L120	N44°28'53"E	55.45'
L121	N65°05'28"E	55.45'
L122	N85°42'03"E	55.45'
L123	S74°19'12"E	57.42'
L124	N69°09'13"W	490.20'

DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1L OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware Limited Liability Company
520 Madison Avenue, 21st Floor
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. P-037090 & L-00045102
1862 Rock Prairie Rd, Suite 200, College Station, TX, 77945 979.731.8000

rvillarreal@quiddity.com

K:\28166\28166-0015-01 WH East Sec 3\2 Design Phase\Planning\Woodhaven Section 3 - PLAT.dwg Sep 03,2025 -- 9:38am RV

LINE TABLE		
LINE	BEARING	DISTANCE
L125	S20°51'35"W	77.46'
L126	N24°20'21"E	61.39'
L127	N27°40'26"E	61.39'
L128	N31°18'42"E	61.10'
L129	N38°18'29"E	63.45'
L130	N46°18'15"E	63.45'
L131	N54°18'01"E	63.45'
L132	N62°17'47"E	63.45'
L133	N70°17'33"E	63.45'
L134	N78°17'19"E	63.45'
L135	N86°17'05"E	63.45'
L136	S85°43'09"E	63.45'
L137	S77°53'37"E	60.74'
L138	S70°33'03"E	70.14'
L139	N69°09'13"W	449.20'
L140	N56°15'22"W	113.18'
L141	S09°18'58"E	13.66'
L142	N37°37'27"E	83.71'
L143	N46°14'44"E	33.96'
L144	N59°25'28"E	140.19'
L145	N73°32'44"E	14.16'
L146	S01°33'13"W	20.00'
L147	S67°11'16"W	20.00'
L148	N17°08'44"W	14.30'
L149	N27°13'23"E	76.70'
L150	N48°20'47"E	62.14'
L151	S31°41'24"W	116.59'
L152	N57°01'23"W	103.04'
L153	N28°03'49"W	110.90'
L154	S39°10'27"E	106.18'
L155	N02°37'55"E	112.97'
L156	N33°45'41"E	90.07'
L157	N77°43'33"E	14.40'
L158	N58°18'36"W	115.00'
L159	S58°18'36"E	112.24'
L160	N31°57'56"E	207.14'
L161	N52°50'31"E	45.23'
L162	N68°43'45"E	45.06'
L163	N79°30'12"E	45.41'
L164	S76°26'40"E	91.84'
L165	S50°41'16"E	47.49'

LINE TABLE		
LINE	BEARING	DISTANCE
L187	N00°07'51"E	59.14'
L188	S07°13'29"E	134.52'
L189	N03°34'29"W	118.47'
L190	N04°47'03"E	120.25'
L191	S46°02'31"E	156.75'
L192	S16°27'15"E	190.66'
L193	S11°38'12"E	200.07'
L194	S02°15'31"E	174.02'
L195	N06°31'02"W	143.61'
L196	S89°45'34"E	153.34'
L197	S66°18'08"E	176.68'
L198	S73°55'49"E	114.09'
L199	S30°16'38"E	14.47'
L200	N13°22'33"E	116.18'
L201	N04°35'05"W	70.01'
L202	N10°00'35"E	102.55'
L203	N10°42'19"W	70.30'
L204	N02°00'09"W	118.16'
L205	S34°28'44"E	13.76'
L206	N86°49'35"W	106.44'
L207	N52°02'31"E	20.00'
L208	N20°33'32"W	26.89'
L209	N12°44'27"W	128.97'
L210	N08°05'33"W	117.91'
L211	N04°38'09"W	118.19'
L212	N00°59'28"W	59.42'
L213	N05°45'29"E	59.41'
L214	N11°12'29"E	49.39'
L215	S34°05'48"E	14.07'
L216	N20°58'24"W	77.50'
L217	N15°39'38"W	67.40'
L218	N13°54'45"W	67.46'
L219	S09°04'00"E	76.16'
L220	S61°26'38"E	191.32'
L221	S34°05'48"W	14.50'
L222	S40°41'22"E	8.80'
L223	S35°09'16"E	210.73'
L224	S23°03'31"E	78.31'
L225	N66°56'29"E	25.00'
L226	N23°03'31"W	80.96'
L227	N35°09'16"W	215.92'

DATE: AUGUST 2025

SCALE 1"=80'

SHEET 1M OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware Limited Liability Company
520 Madison Avenue, 21st Floor
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No.: F-25250 & L0045100
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rvillarreal@quiddity.com

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L166	S31°52'09"E	86.76'
L167	N39°41'41"W	78.66'
L168	N51°12'56"W	159.23'
L169	N67°07'11"W	74.33'
L170	N06°47'39"E	114.88'
L171	N51°05'24"E	14.31'
L172	S84°36'51"E	49.15'
L173	S89°39'40"E	118.22'
L174	N83°53'05"E	118.22'
L175	N76°47'21"E	112.59'
L176	S81°17'17"E	92.64'
L177	S25°32'02"E	82.28'
L178	S39°34'29"E	112.48'
L179	S10°19'15"E	230.38'
L180	S02°29'56"E	109.46'
L181	S08°30'50"E	125.85'
L182	N00°09'10"W	115.00'
L183	N44°50'50"E	14.14'
L184	S35°43'52"E	20.00'
L185	S22°00'30"W	20.00'
L186	N11°39'08"E	78.25'

L228	N32°31'18"W	4.62'
L229	S03°59'00"W	26.73'
L230	S44°19'30"E	99.17'
L231	S84°35'22"E	61.63'
L232	N05°24'38"E	25.00'
L233	N84°35'22"W	52.47'
L234	N44°19'30"W	78.80'
L235	N03°59'00"E	15.78'
L236	N18°28'18"W	10.00'
L237	S83°28'58"W	51.46'
L238	S06°31'02"E	10.00'
L239	S67°36'56"E	7.00'
L240	N66°04'31"W	77.40'
L241	S73°58'45"E	12.66'

DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1N OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

OWNER/DEVELOPER:
DRP TX 1, LLC
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938.777.6600
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ENGINEER/PLANNER/SURVEYOR:



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Texas Board of Professional Engineers and Land Surveyors
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CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1950.00'	20°54'17"	711.47'	N13°42'30"W	707.53'	359.73'
C2	1470.00'	3°33'42"	91.38'	S70°56'04"E	91.36'	45.70'
C3	500.00'	9°10'05"	80.01'	S77°17'57"E	79.92'	40.09'
C4	500.00'	7°54'15"	68.98'	N77°55'52"W	68.92'	34.54'
C5	30.00'	83°30'07"	43.72'	N64°16'11"E	39.95'	26.78'
C6	30.00'	83°55'31"	43.94'	S26°42'28"E	40.12'	26.98'
C7	500.00'	2°56'51"	25.72'	N67°11'48"W	25.72'	12.86'
C8	30.00'	89°50'17"	47.04'	S63°00'15"W	42.37'	29.92'
C9	2060.00'	16°37'25"	597.68'	N26°23'50"E	595.59'	300.96'
C10	30.00'	89°15'12"	46.73'	N79°20'08"E	42.15'	29.61'
C11	395.00'	43°28'19"	299.70'	N77°46'26"W	292.56'	157.48'
C12	25.00'	71°09'56"	31.05'	S63°55'37"E	29.09'	17.89'
C13	295.00'	2°51'05"	14.68'	N29°46'11"W	14.68'	7.34'
C14	1170.00'	13°09'58"	268.86'	S21°54'10"W	268.27'	135.02'
C15	30.00'	90°00'00"	47.12'	S73°29'09"W	42.43'	30.00'
C16	30.00'	93°57'17"	49.19'	S14°32'13"E	43.87'	32.15'
C17	830.00'	0°33'09"	8.00'	S32°09'51"W	8.00'	4.00'
C18	30.00'	86°35'52"	45.34'	N75°11'13"E	41.15'	28.27'
C19	30.00'	90°00'00"	47.12'	N16°30'51"W	42.43'	30.00'
C20	1230.00'	7°19'06"	157.11'	S24°49'36"W	157.00'	78.66'
C21	50.00'	77°28'33"	67.61'	S50°38'40"E	62.58'	40.11'
C22	3415.00'	0°30'46"	30.57'	S28°57'15"E	30.57'	15.28'
C23	325.00'	62°27'19"	354.27'	S60°26'18"E	336.99'	197.04'
C24	320.00'	33°24'21"	186.57'	N45°02'50"W	183.94'	96.02'
C25	1800.00'	10°18'22"	323.77'	N66°54'11"W	323.34'	162.32'
C26	1200.00'	7°40'33"	160.76'	S68°13'06"E	160.64'	80.50'
C27	50.00'	84°29'10"	73.73'	S22°08'14"E	67.23'	45.41'
C28	1200.00'	11°18'12"	236.74'	S25°45'27"W	236.35'	118.75'
C29	600.00'	79°26'14"	831.87'	S71°07'40"W	766.82'	498.46'
C30	50.00'	90°16'14"	78.78'	N24°01'06"W	70.88'	50.24'
C31	1800.00'	16°06'04"	505.83'	N29°10'03"E	504.16'	254.59'
C32	50.00'	73°37'42"	64.25'	N74°01'56"E	59.92'	37.42'
C33	50.00'	77°33'58"	67.69'	S72°03'48"W	62.64'	40.18'
C34	900.00'	9°28'24"	148.81'	S28°32'37"W	148.64'	74.57'
C35	1000.00'	13°23'34"	233.75'	S23°45'16"W	233.22'	117.41'
C36	300.00'	80°23'44"	420.95'	S70°38'55"W	387.26'	253.50'
C37	800.00'	78°24'21"	1094.75'	S71°38'36"W	1011.31'	652.53'
C38	1500.00'	4°49'32"	126.33'	S71°33'59"E	126.30'	63.20'
C39	600.00'	1°54'09"	19.92'	N73°01'41"W	19.92'	9.96'
C40	2000.00'	19°25'05"	677.82'	N25°00'00"E	674.58'	342.19'
C41	1200.00'	37°20'02"	781.92'	N83°17'40"W	768.16'	405.41'
C42	50.00'	89°51'55"	78.42'	S57°01'43"E	70.63'	49.88'

DATE: AUGUST 2025

SCALE 1"=60'

SHEET 10 OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware Limited Liability Company
520 Madison Avenue, 21st Floor
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:



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Texas Board of Professional Engineers and Land Surveyors
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C43	1500.00'	16°25'48"	430.14'	S03°52'52"E	428.66'	216.55'
C44	2000.00'	10°45'08"	375.32'	S01°26'42"E	374.77'	188.21'
C45	50.00'	76°23'21"	66.66'	S42°07'33"W	61.83'	39.34'
C46	2000.00'	12°52'34"	449.46'	N73°52'56"E	448.52'	225.68'
C47	1200.00'	18°58'05"	397.26'	N05°24'19"W	395.45'	200.47'
C48	1500.00'	5°30'45"	144.32'	S70°12'02"W	144.26'	72.22'
C49	50.00'	87°55'31"	76.73'	N63°04'50"W	69.42'	48.22'
C50	1500.00'	10°15'03"	268.37'	N13°59'32"W	268.01'	134.54'
C51	50.00'	92°20'59"	80.59'	N37°18'29"E	72.15'	52.09'
C52	1200.00'	32°01'12"	670.63'	N04°35'39"W	661.93'	344.32'
C53	50.00'	103°57'24"	90.72'	N63°23'39"E	78.78'	63.95'
C54	320.00'	104°16'54"	582.42'	N83°49'51"E	505.29'	411.66'
C55	500.00'	9°58'53"	87.11'	N49°01'08"W	87.00'	43.66'
C56	600.00'	38°38'19"	404.62'	S43°51'15"W	397.00'	210.34'
C57	600.00'	12°59'47"	136.10'	S33°47'53"E	135.81'	68.34'
C58	450.00'	34°41'16"	272.44'	N45°49'47"E	268.29'	140.54'
C59	50.00'	90°00'00"	78.54'	N13°18'36"W	70.71'	50.00'
C60	25.00'	24°12'58"	10.57'	N76°20'29"W	10.49'	5.36'
C61	50.00'	141°01'37"	123.07'	S17°56'09"E	94.27'	141.30'
C62	25.00'	31°54'55"	13.93'	N36°37'12"E	13.75'	7.15'
C63	25.00'	87°06'15"	38.01'	N17°57'44"W	34.45'	23.77'
C64	25.00'	85°55'11"	37.49'	N75°31'33"E	34.07'	23.28'
C65	25.00'	90°00'00"	39.27'	N65°50'47"E	35.36'	25.00'
C66	25.00'	90°00'00"	39.27'	N24°09'13"W	35.36'	25.00'
C67	25.00'	85°18'14"	37.22'	N53°34'53"E	33.88'	23.03'
C68	25.00'	94°20'07"	41.16'	N36°14'17"W	36.67'	26.97'
C69	25.00'	25°43'41"	11.23'	S65°13'16"W	11.13'	5.71'
C70	50.00'	139°51'10"	122.04'	S57°43'00"E	93.93'	136.83'
C71	25.00'	24°21'36"	10.63'	N00°01'48"E	10.55'	5.40'
C72	25.00'	47°08'53"	20.57'	N21°20'26"W	20.00'	10.91'
C73	50.00'	276°21'42"	241.17'	N86°44'02"W	66.68'	44.74'
C74	25.00'	49°17'05"	21.50'	S26°48'16"W	20.85'	11.47'

DATE: AUGUST 2025

SCALE 1"=80'

SHEET 1P OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware Limited Liability Company
520 Madison Avenue, 21st Floor
NEW YORK, NY 10022
936.777.6600
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ENGINEER/PLANNER/SURVEYOR:



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CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C75	25.00'	92°06'51"	40.19'	N40°45'23"E	36.00'	25.94'
C76	25.00'	24°30'20"	10.69'	N08°29'14"W	10.61'	5.43'
C77	50.00'	126°16'04"	110.19'	S42°23'38"W	89.21'	98.70'
C78	25.00'	25°24'44"	11.09'	S87°10'42"E	11.00'	5.64'
C79	25.00'	90°46'46"	39.61'	N24°35'07"E	35.59'	25.34'
C80	25.00'	91°45'05"	40.03'	S66°40'48"E	35.89'	25.78'
C81	25.00'	24°21'36"	10.63'	N60°45'44"E	10.55'	5.40'
C82	50.00'	136°40'28"	119.27'	N63°04'50"W	92.94'	125.88'
C83	25.00'	24°21'36"	10.63'	S06°55'24"E	10.55'	5.40'
C84	25.00'	24°21'36"	10.63'	S20°57'16"E	10.55'	5.40'
C85	50.00'	141°34'07"	123.54'	N37°38'59"E	94.43'	143.45'
C86	25.00'	24°57'05"	10.89'	N84°02'30"W	10.80'	5.53'
C87	25.00'	87°38'45"	38.24'	S39°39'36"W	34.62'	23.99'
C88	25.00'	22°00'06"	9.60'	S00°59'18"W	9.54'	4.86'
C89	50.00'	149°17'27"	130.28'	N64°37'59"E	96.43'	182.09'
C90	25.00'	23°29'03"	10.25'	N52°27'49"W	10.18'	5.20'
C91	25.00'	92°38'42"	40.42'	S57°15'07"W	36.16'	26.18'
C92	25.00'	85°18'14"	37.22'	S31°43'20"E	33.88'	23.03'
C93	30.00'	90°45'10"	47.52'	N28°36'10"W	42.70'	30.40'
C94	500.00'	7°54'15"	68.98'	S70°01'38"E	68.92'	34.54'
C95	500.00'	7°13'23"	63.03'	N69°41'12"W	62.99'	31.56'
C96	25.00'	90°00'00"	39.27'	S65°50'47"W	35.36'	25.00'
C97	25.00'	90°00'00"	39.27'	S24°09'13"E	35.36'	25.00'
C98	25.00'	26°19'27"	11.49'	S82°18'56"E	11.39'	5.85'
C99	50.00'	150°19'17"	131.18'	N20°19'02"W	96.66'	188.72'
C100	25.00'	33°27'27"	14.60'	S38°06'53"W	14.39'	7.51'
C101	25.00'	28°12'37"	12.31'	S23°09'19"W	12.19'	6.28'
C102	50.00'	144°26'14"	126.05'	N81°16'07"E	95.22'	155.91'
C103	25.00'	42°38'28"	18.61'	N47°49'59"W	18.18'	9.76'
C104	25.00'	90°29'36"	39.49'	S18°11'08"E	35.51'	25.22'
C105	25.00'	88°06'53"	38.45'	N63°53'11"E	34.77'	24.19'
C106	25.00'	90°00'00"	39.27'	N24°09'13"W	35.36'	25.00'
C107	25.00'	90°00'00"	39.27'	N65°50'47"E	35.36'	25.00'
C108	25.00'	90°00'00"	39.27'	S65°50'47"W	35.36'	25.00'
C109	25.00'	83°29'41"	36.43'	N69°05'56"E	33.29'	22.31'
C110	25.00'	90°00'00"	39.27'	S24°09'13"E	35.36'	25.00'
C111	25.00'	99°48'48"	43.55'	N19°14'49"W	38.25'	29.70'
C112	25.00'	21°02'22"	9.18'	S58°38'02"E	9.13'	4.64'
C113	50.00'	147°17'38"	128.54'	S58°14'20"W	95.95'	170.40'
C114	25.00'	46°28'51"	20.28'	N07°49'57"E	19.73'	10.74'
C115	25.00'	86°37'22"	37.80'	N70°09'26"E	34.30'	23.57'
C116	25.00'	92°05'01"	40.18'	S26°00'51"E	35.99'	25.93'
C117	25.00'	83°03'35"	36.24'	S47°03'27"E	33.15'	22.14'

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Avenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-25290 & 10046100 2662 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.721.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 10 OF 1			

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C118	25.00'	92°54'57"	40.54'	N58°48'20"W	36.24'	26.31'
C119	25.00'	49°34'03"	21.63'	N26°08'08"E	20.96'	11.54'
C120	50.00'	276°21'06"	241.16'	S87°15'23"E	66.68'	44.74'
C121	25.00'	46°53'43"	20.46'	S21°59'04"E	19.90'	10.84'
C122	25.00'	84°37'40"	36.93'	S29°37'12"W	33.66'	22.76'
C123	25.00'	94°31'55"	41.25'	N65°17'23"W	36.73'	27.06'
C124	25.00'	85°49'53"	37.45'	S24°31'43"W	34.05'	23.24'
C125	25.00'	87°46'09"	38.30'	S52°37'57"E	34.66'	24.05'
C126	25.00'	82°44'17"	36.10'	S77°07'00"W	33.05'	22.02'
C127	25.00'	100°17'15"	43.76'	S82°21'00"W	38.38'	29.95'
C128	25.00'	56°11'43"	24.52'	S02°26'57"W	23.55'	13.35'
C129	50.00'	116°15'58"	101.46'	N32°29'05"E	84.93'	80.43'
C130	50.00'	81°40'34"	71.28'	S28°55'54"W	65.39'	43.22'
C131	25.00'	40°32'09"	17.69'	N49°30'06"E	17.32'	9.23'
C132	25.00'	39°20'45"	17.17'	N08°48'46"E	16.83'	8.94'
C133	50.00'	275°17'24"	240.24'	N53°12'54"W	67.37'	45.58'
C134	25.00'	55°56'39"	24.41'	S56°27'28"W	23.45'	13.28'
C135	25.00'	86°47'44"	37.87'	S14°54'43"E	34.35'	23.64'
C136	25.00'	21°40'24"	9.46'	S69°08'48"E	9.40'	4.79'
C137	50.00'	148°15'05"	129.37'	N05°51'27"W	96.19'	175.83'
C138	25.00'	36°34'41"	15.96'	S49°58'45"W	15.69'	8.26'
C139	25.00'	93°12'16"	40.67'	S14°54'43"E	36.33'	26.44'
C140	25.00'	91°05'55"	39.75'	S02°52'40"E	35.69'	25.48'
C141	25.00'	85°09'00"	37.15'	N74°15'06"W	33.83'	22.97'
C142	25.00'	45°40'33"	19.93'	N12°19'40"W	19.41'	10.53'
C143	50.00'	276°16'04"	241.09'	N52°22'34"E	66.74'	44.81'
C144	25.00'	51°02'21"	22.27'	S60°14'17"E	21.54'	11.93'
C145	25.00'	92°56'38"	40.55'	S13°58'13"W	36.25'	26.32'
C146	25.00'	84°15'39"	36.77'	S79°33'35"W	33.54'	22.61'
C147	1465.00'	2°06'39"	53.97'	S70°28'23"W	53.97'	26.99'

DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1R OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

OWNER/DEVELOPER:
DRP TX 1, LLC
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520 Madison Avenue, 21st Floor
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HBibb@glenmondedevelopment.com

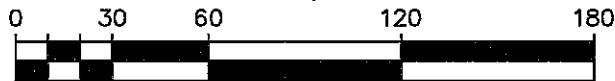
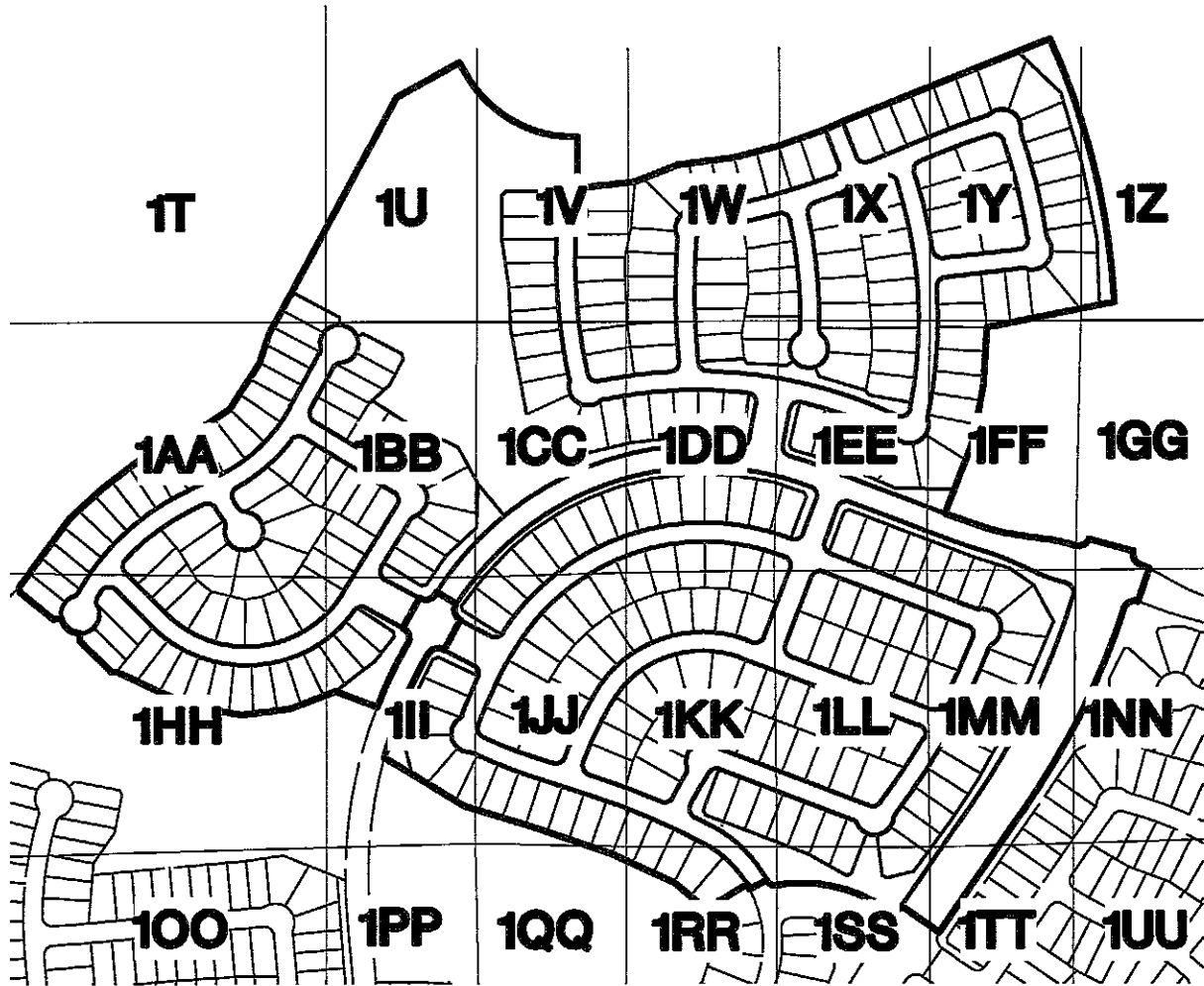
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-252250 & 10046100
1861 Rock Prairie Rd, Suite 200, College Station, TX 77845 979.731.8900

rvillarreal@quiddity.com



SCALE: 1" = 60'

DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1S OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware Limited Liability Company
520 Madison Avenue, 21st Floor
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:

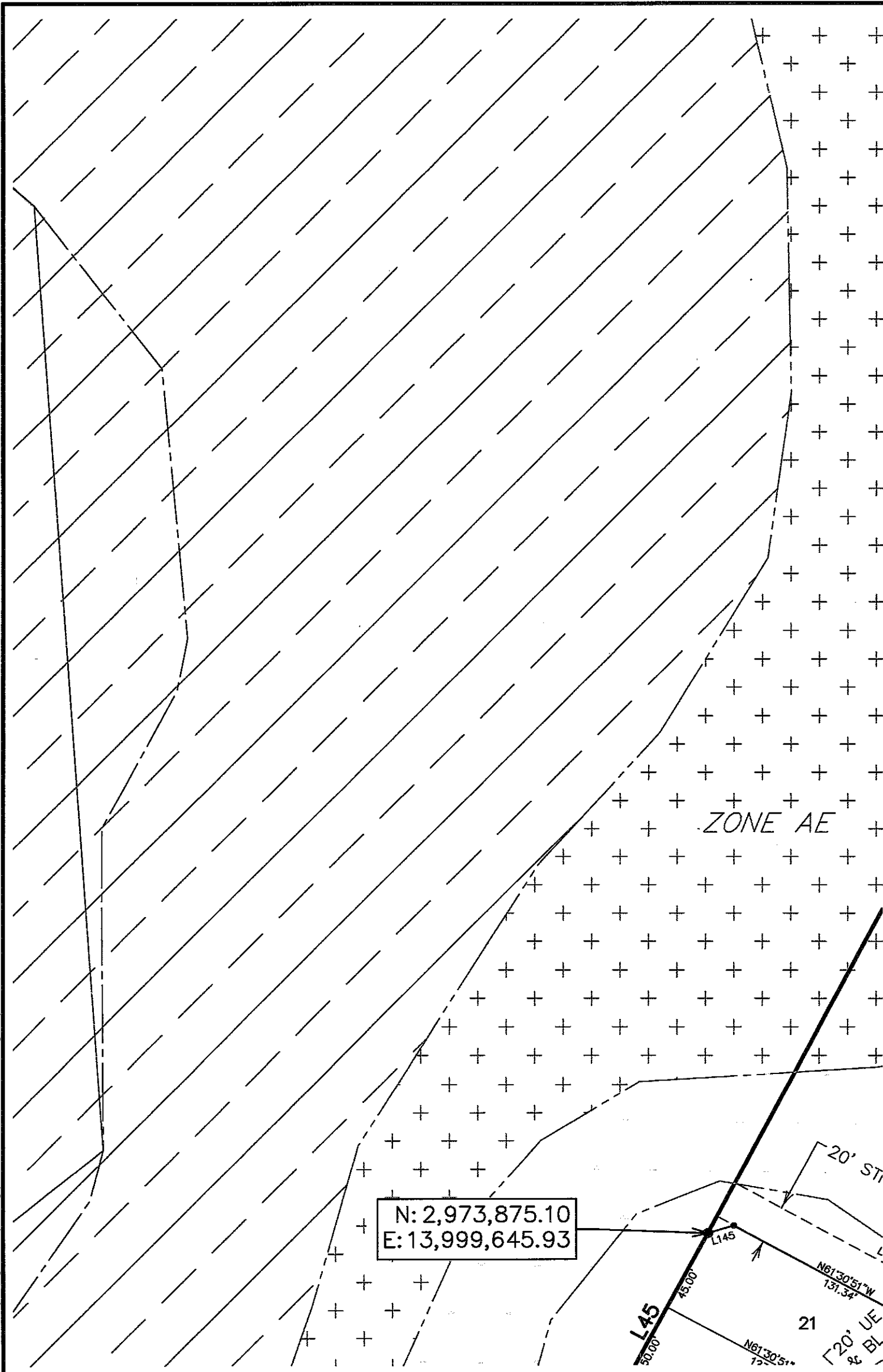


QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-223850 & 10046100
1862 Rock Prairie Rd, Suite 200, College Station TX, 77940 979.751.8000

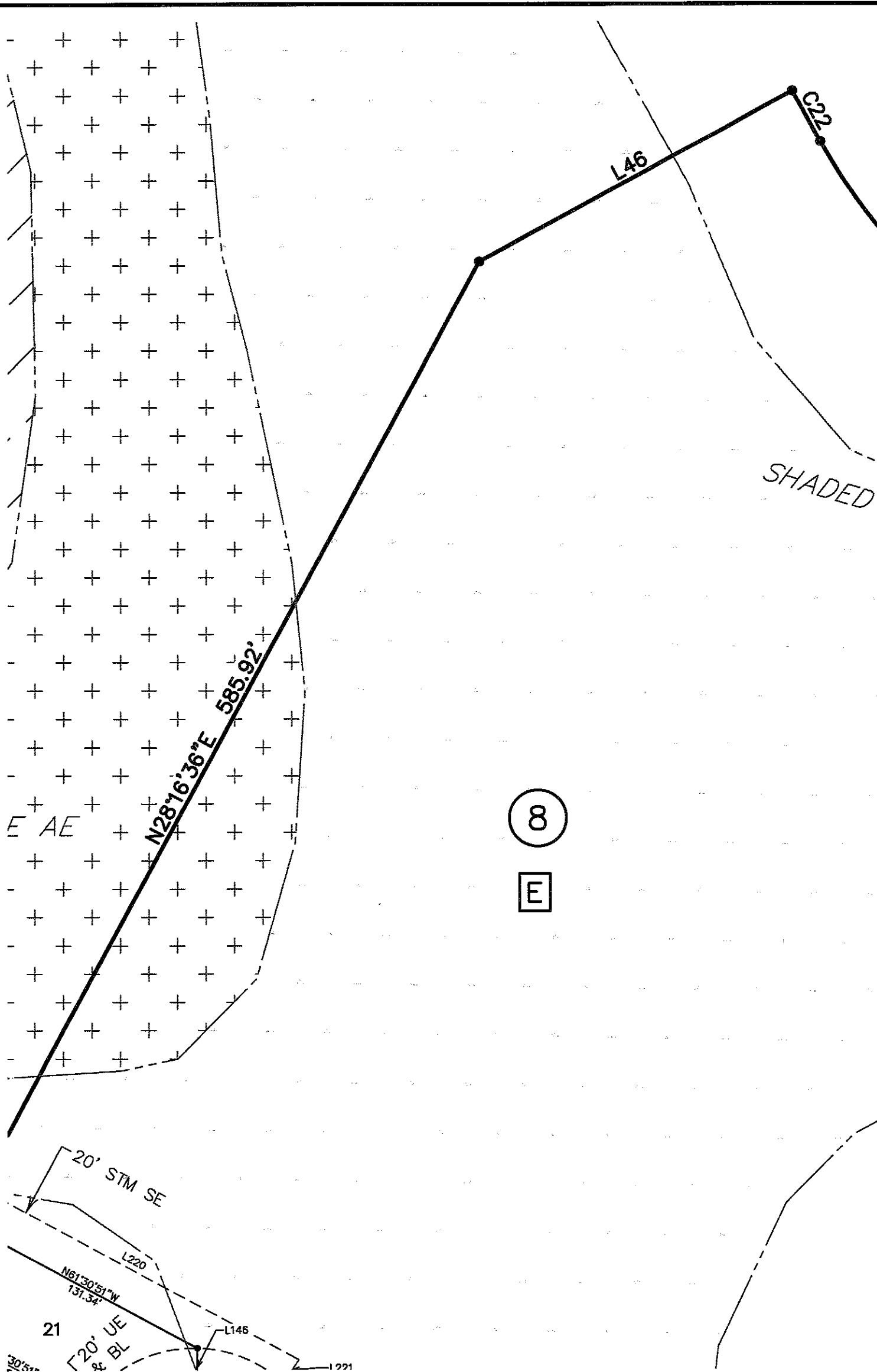
rvillarreal@quiddity.com

K:\28166\28166-0015-01 WH East Sec 3\2 Design Phases\Planning\Woodhaven Section 3 - PLAT.dwg Sep 03,2025 -- 9:46am tvl



DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Avenue, 21st Floor NEW YORK, NY 10022 938.777.6600 HBibb@glennmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-32290 & 30045100 1802 Rock Prairie Rd, Suite 205, College Station TX, 77948 979.781.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 1T OF 1			

K:\28166\28166-0015-01 WH East Sec 3\2 Design Phase\Planning\Woodhaven Section 3 - PLAT.dwg Sep 03,2025 -- 9:46am rvl



DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1U OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

OWNER/DEVELOPER:

DRP TX 1, LLC
a Delaware Limited Liability Company
520 Madison Avenue, 21st Floor
NEW YORK, NY 10022
936.777.6600
HBibb@glendondevelopment.com

ENGINEER/PLANNER/SURVEYOR:

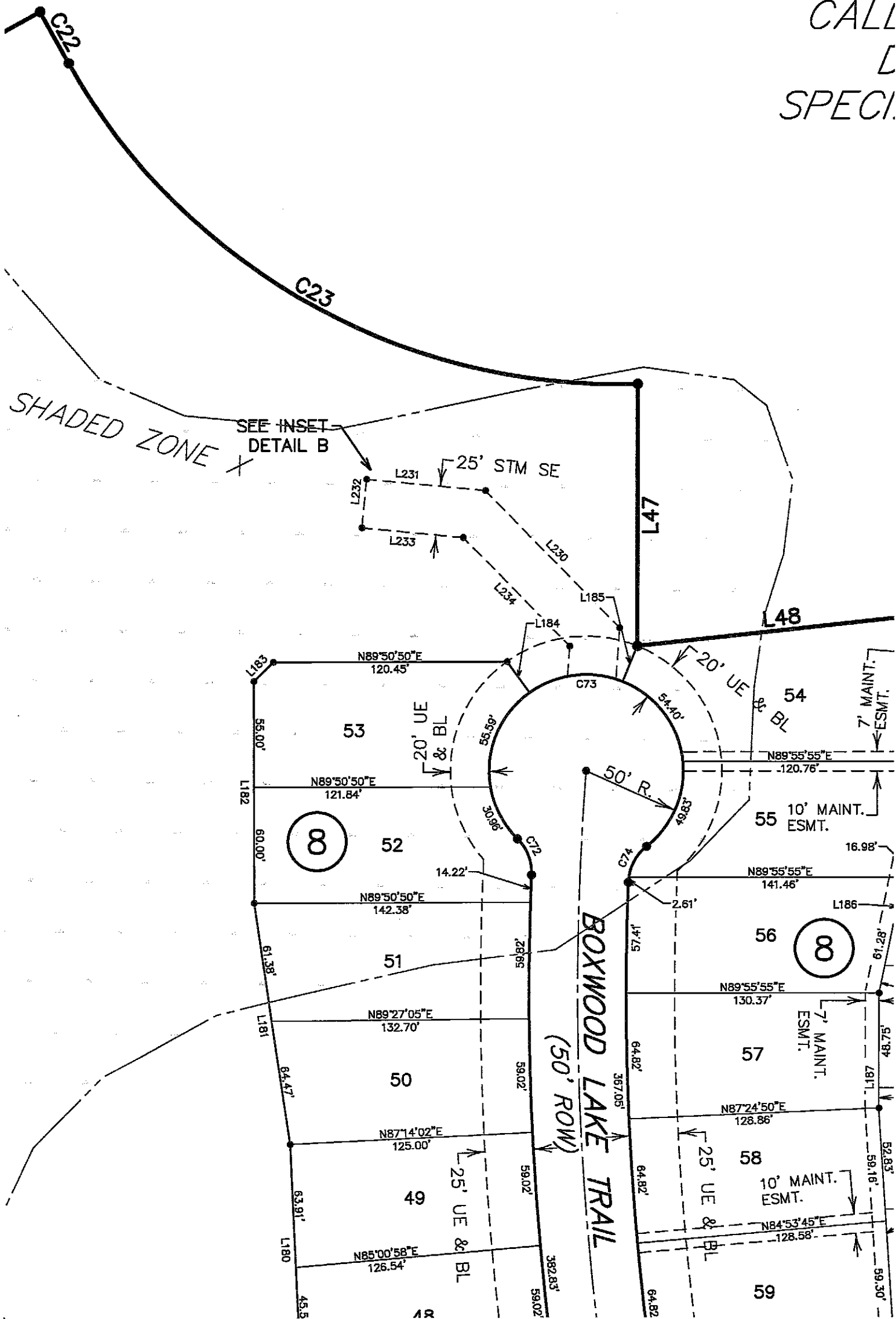


QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-15290 & L20046100
1602 Rock Prairie Rd, Suite 200, College Station TX, 77945 979.781.8000

rvillarreal@quiddity.com

CALL
L
SPECI.



DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1V OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware Limited Liability Company
520 Madison Avenue, 21st Floor
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:

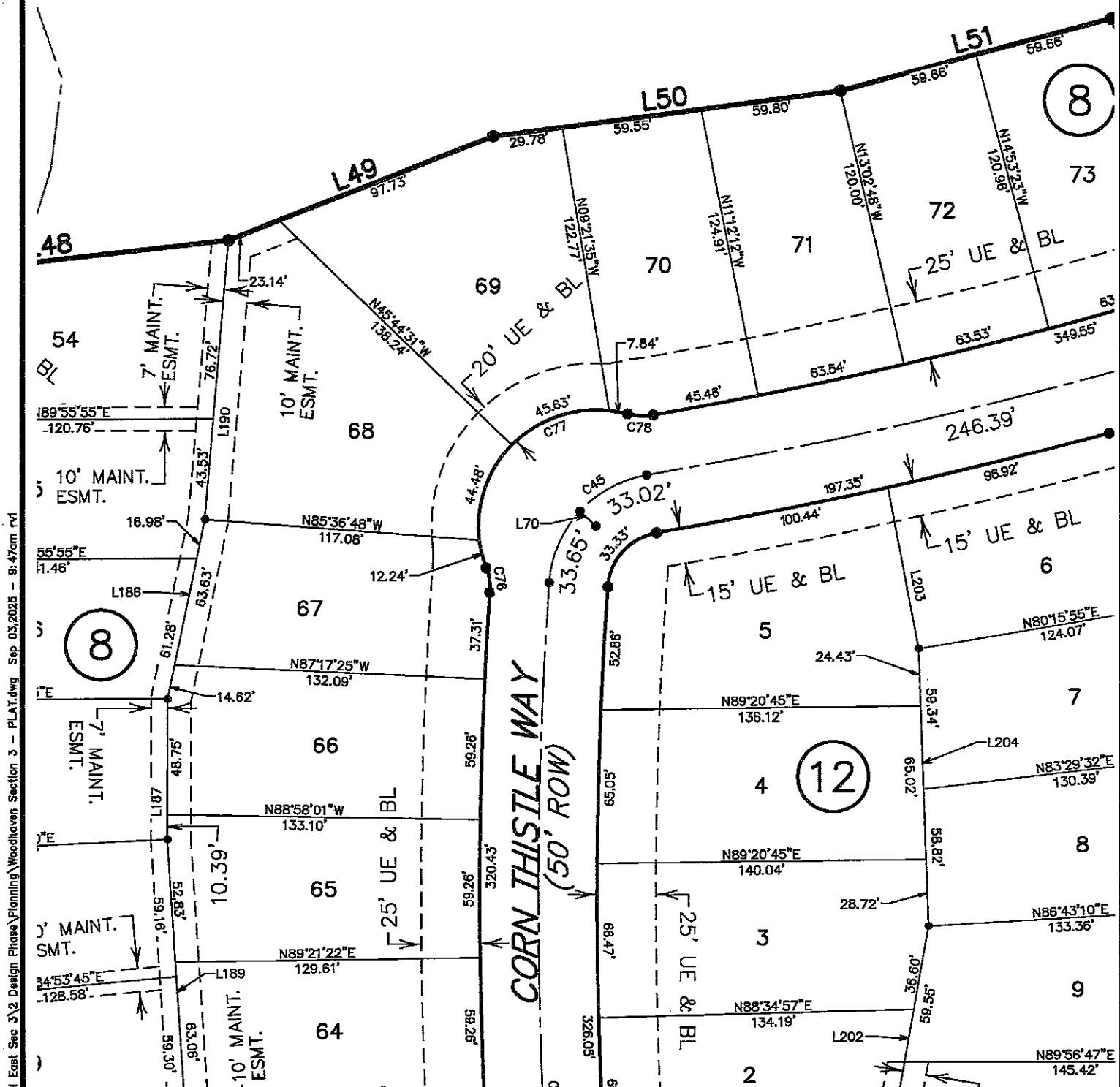


QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-32990 & 30046103
1892 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000

rvillarreal@quiddity.com

CALLED 722.09 ACRES
DRP TX 1, L.L.C.
SPECIAL WARRANTY DEED
CF No. 2404338
O.P.R.W.C.T.



DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1W OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware Limited Liability Company
520 Madison Avenue, 21st Floor
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelo.com

ENGINEER/PLANNER/SURVEYOR:

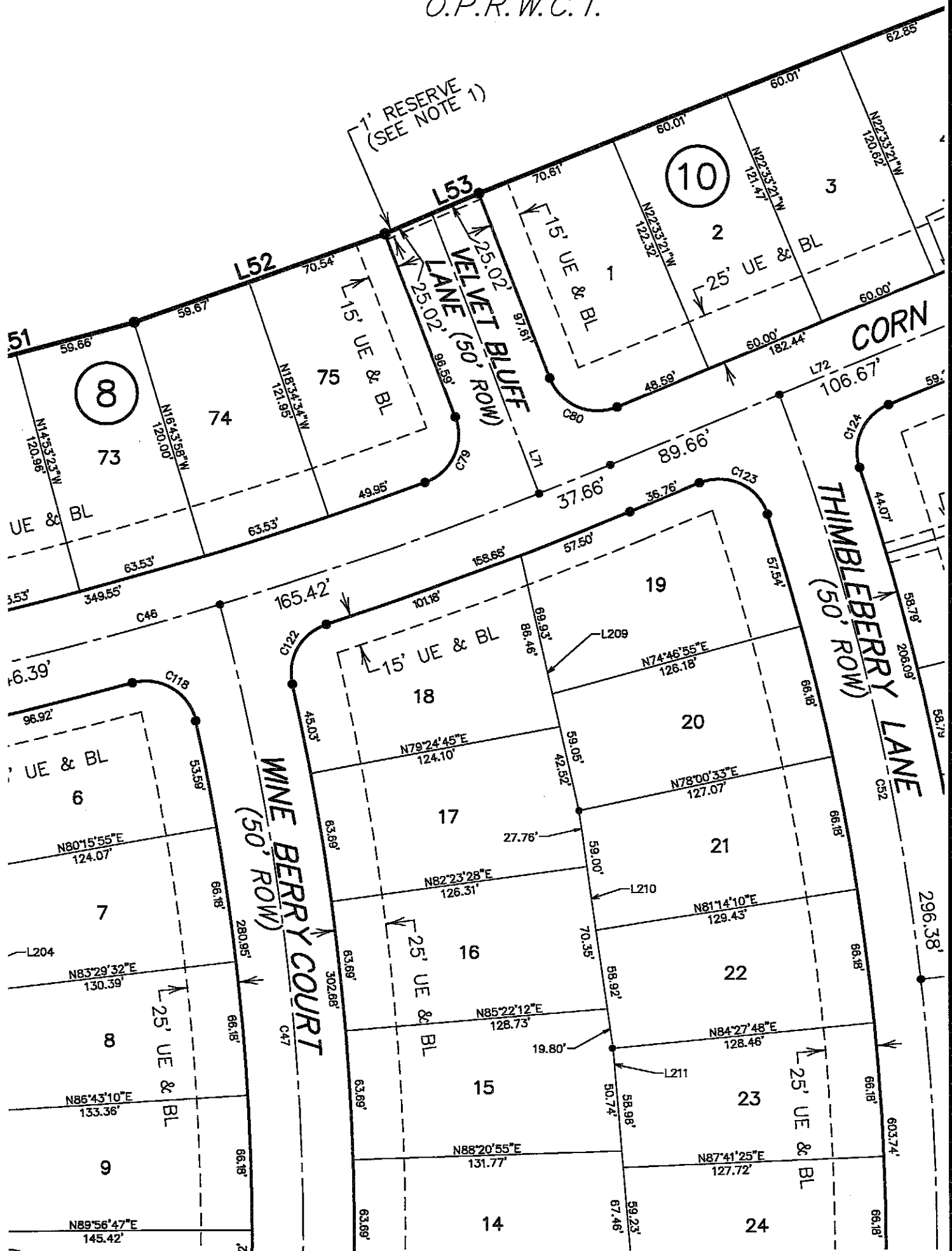


QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. E-28290 & 20046100
1882 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000

rvillarreal@quiddity.com

CALLLED 722.09 ACRES
DRP TX 1, L.L.C.
SPECIAL WARRANTY DEED
CF No. 2404338
O.P.R.W.C.T.



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DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1X OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware Limited Liability Company
520 Madison Avenue, 21st Floor
NEW YORK, NY 10022
936.777.6600
HBibb@glennmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:

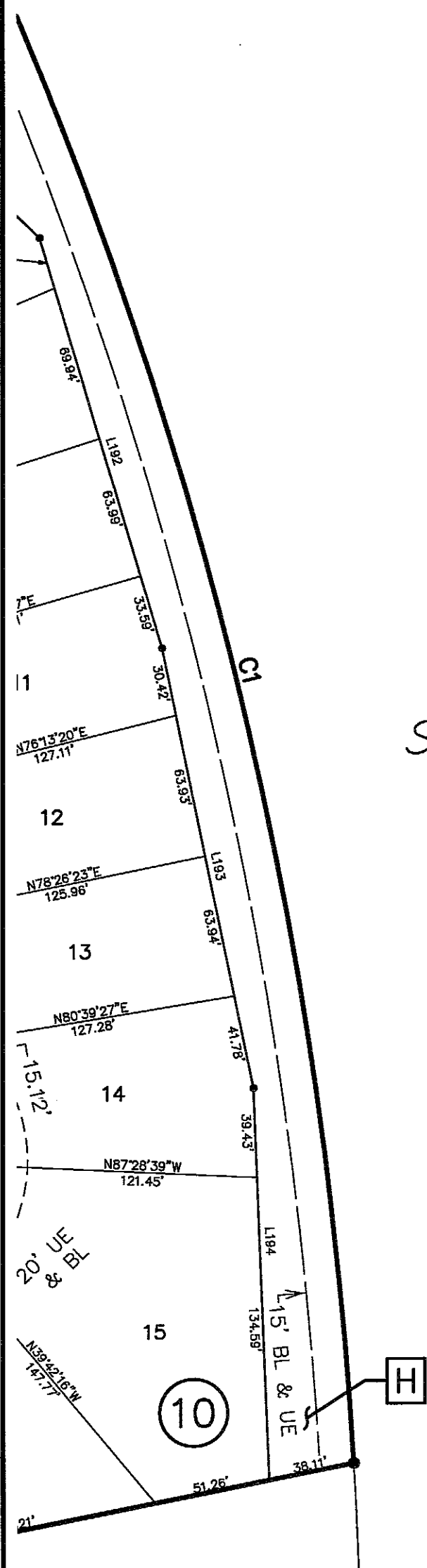


QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. E-28290 & L-0046100
2852 Road, Prairie Rd, Suite 200, College Station TX, 77805 979.791.8000

rvillarreal@quiddity.com

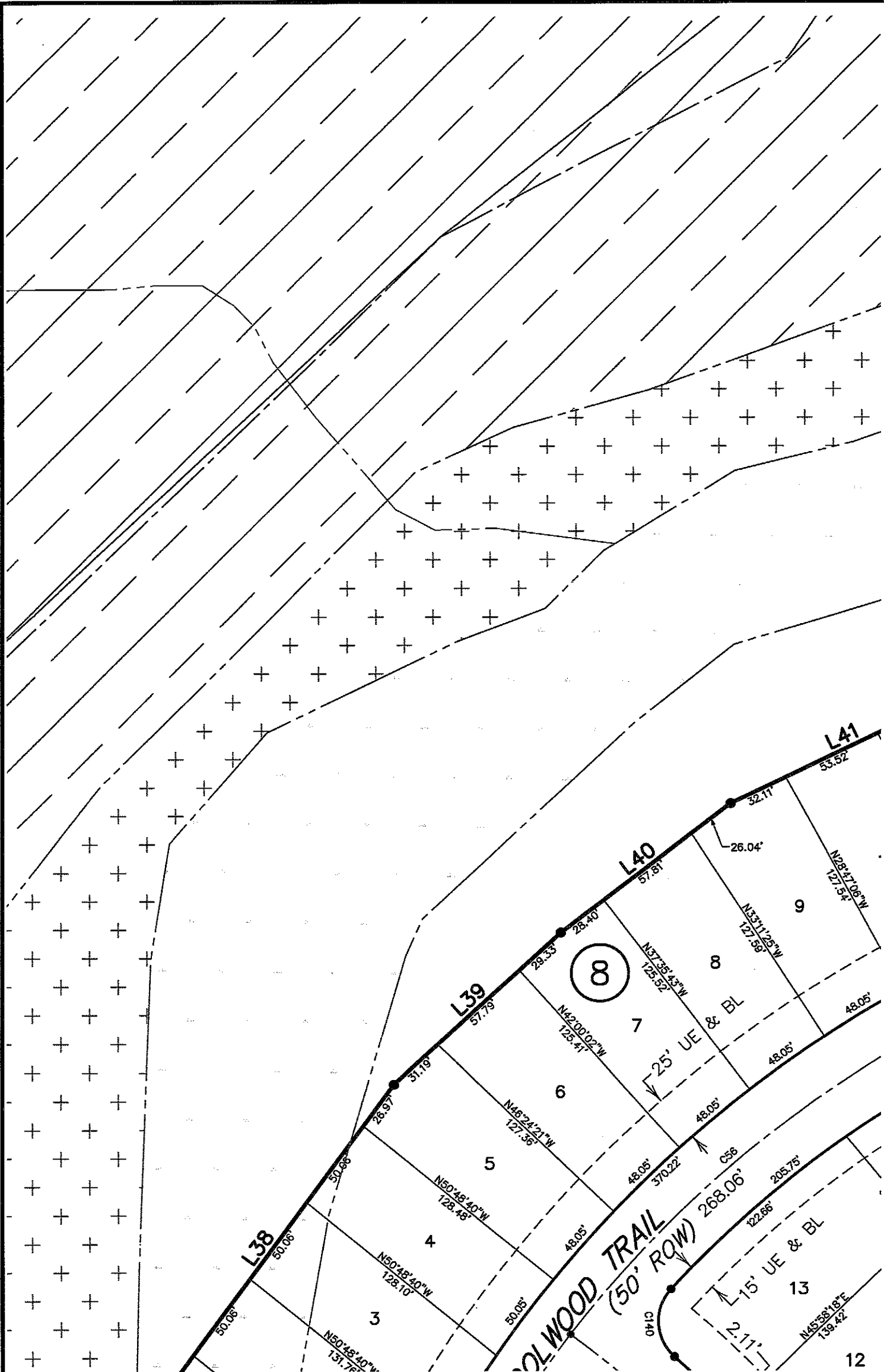
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*CALLED 883.45 ACRES
1605 INVESTMENTS
SPECIAL WARRANTY DEED
WITH VENDOR'S LIEN
CF No. 2404340
O.P.R.W.C.T.*

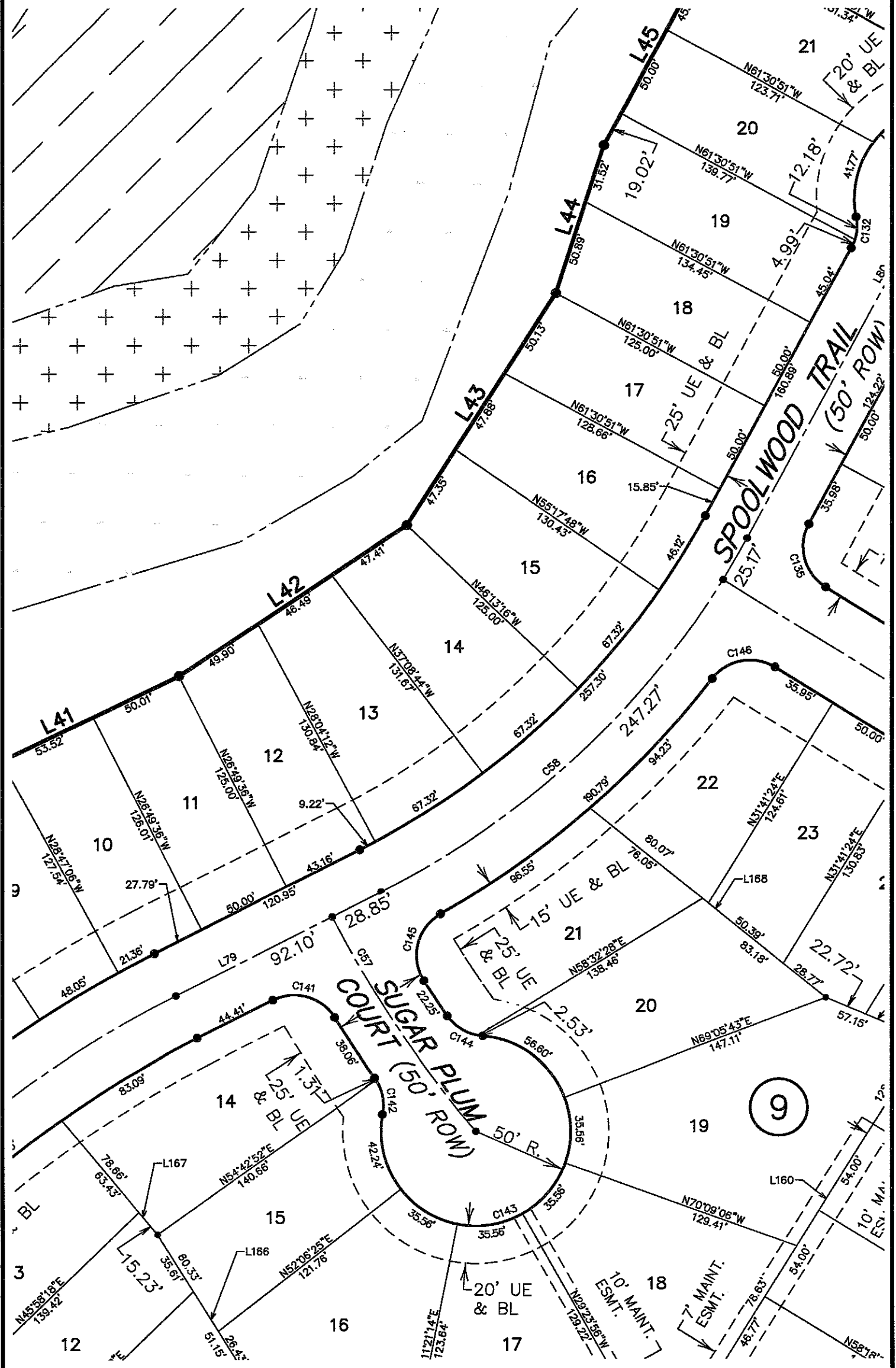
DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Avenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-25900 & 10065100 1862 Rock Prairie Rd, Suite 200, College Station TX, 77945 979.741.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 12 OF 1			

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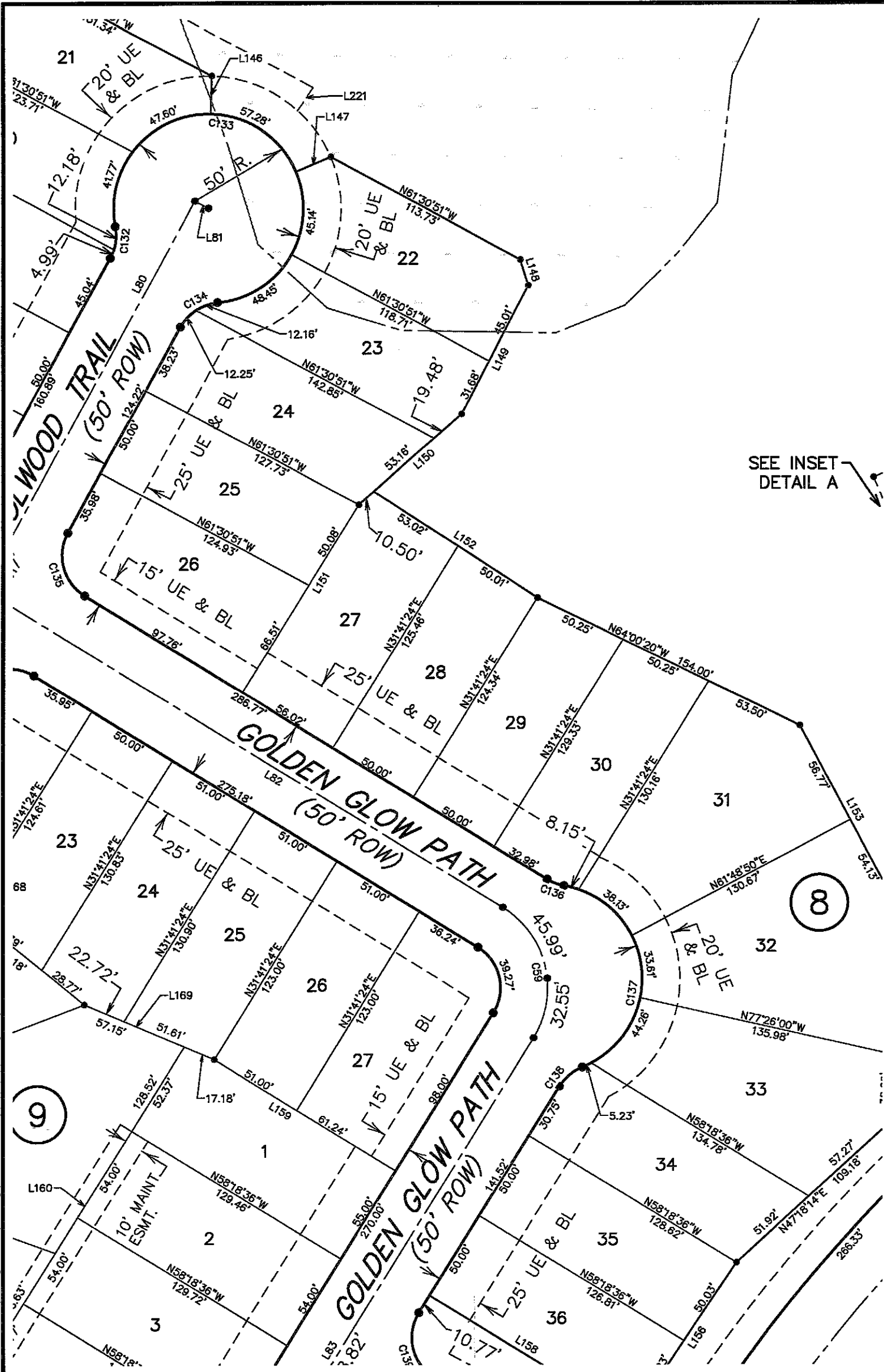
DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Avenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-22909 & 20093202 1862 Hook Prairie Rd, Suite 200, College Station, TX, 77845 979.781.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 1AA OF 1			

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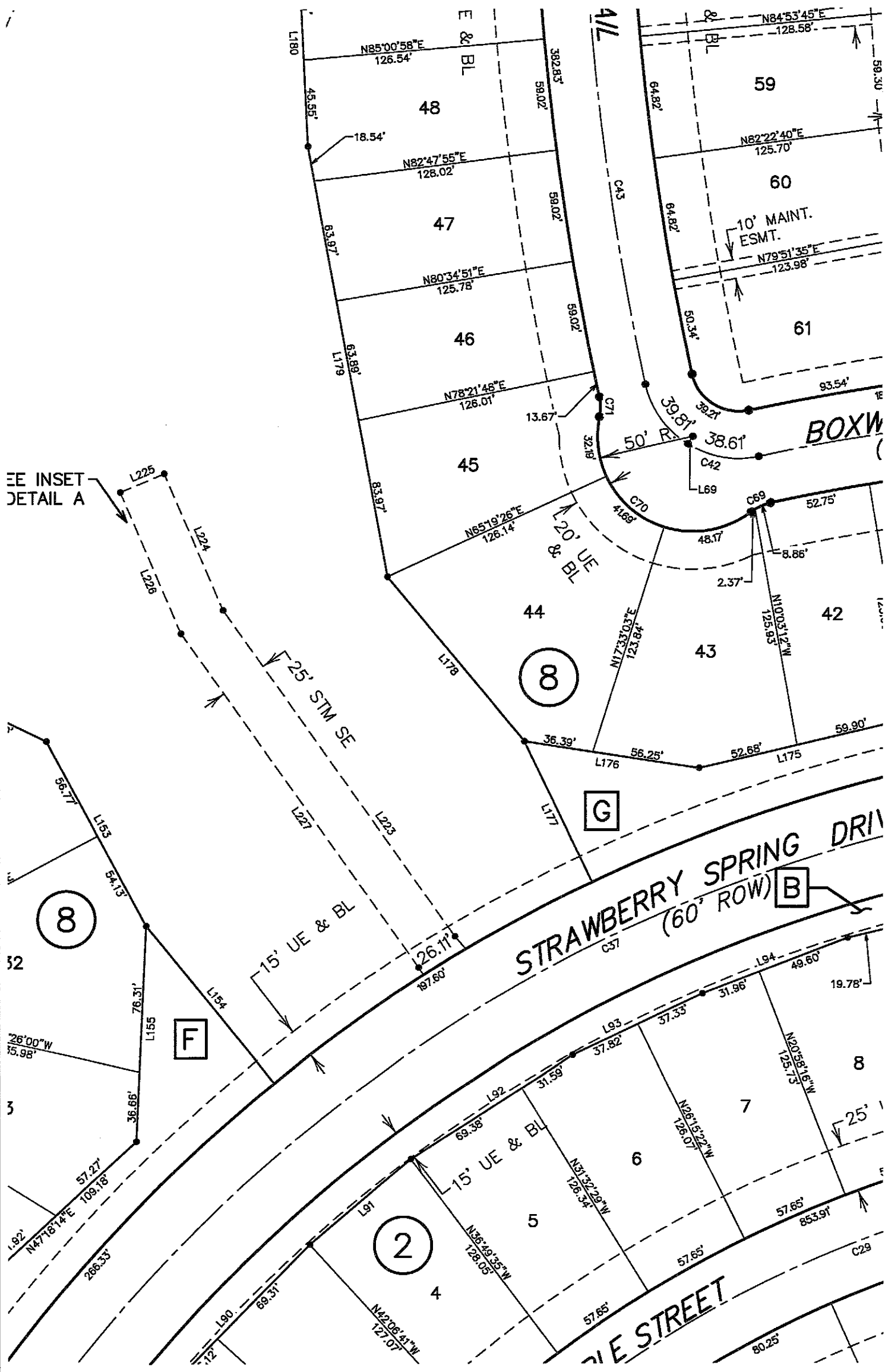
DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Avenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glennmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 30046103 1862 Rock Prairie Rd, Suite 203, College Station TX, 77945 979.731.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 1BB OF 1			

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DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Avenue, 21st Floor NEW YORK, NY 10022 938.777.6800 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F20230 & D0045109 1802 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 1CC OF 1			

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DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1DD OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware Limited Liability Company
520 Madison Avenue, 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-252293 & L0063103
1562 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000
rvillarreal@quiddity.com



DATE: AUGUST 2025

SCALE 1"=60'

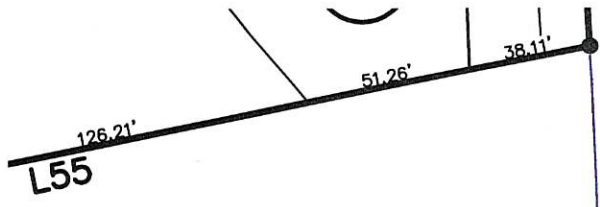
SHEET 1GG OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

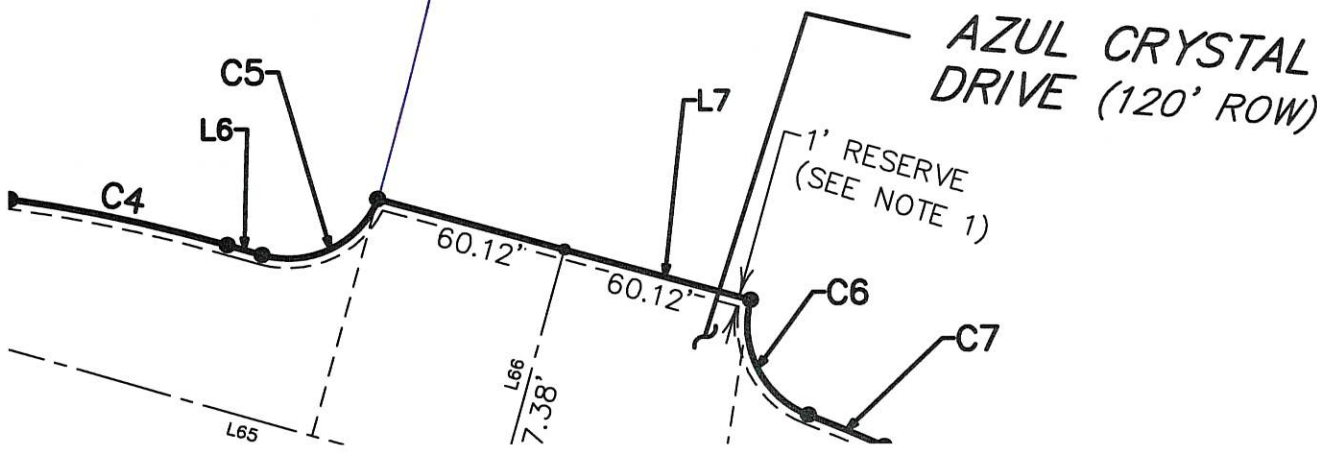
OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware Limited Liability Company
520 Madison Avenue, 21st Floor
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:

 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-29290 & 20045100
3862 Rock Prairie Rd, Suite 200, College Station, TX, 77845 979.781.8000
rvillarreal@quiddity.com



2.09 ACRES
1, L.L.C.
WARRANTY DEED
2404338
W.C.T.



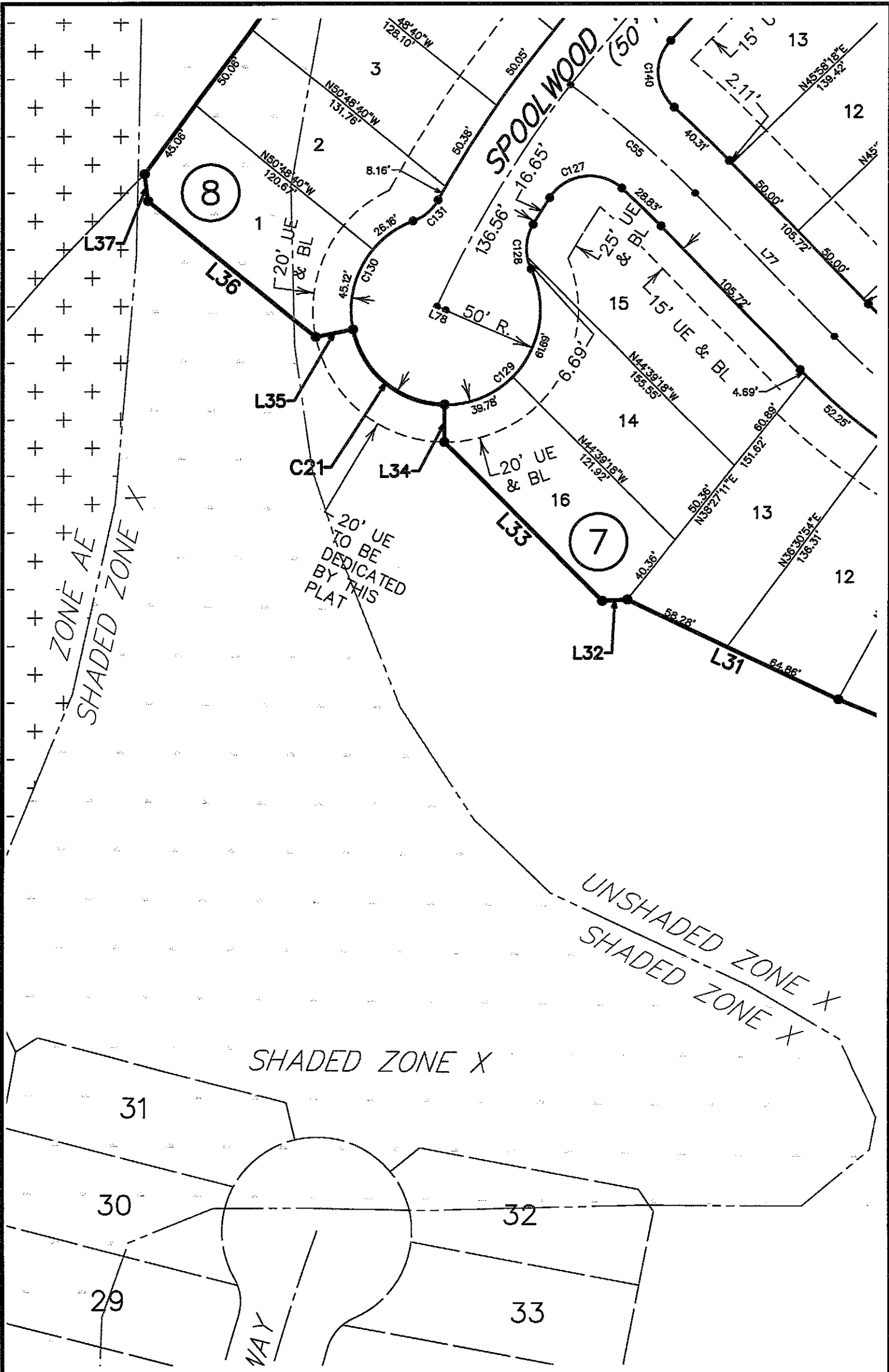
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DATE: AUGUST 2025
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SHEET 1HH OF 1

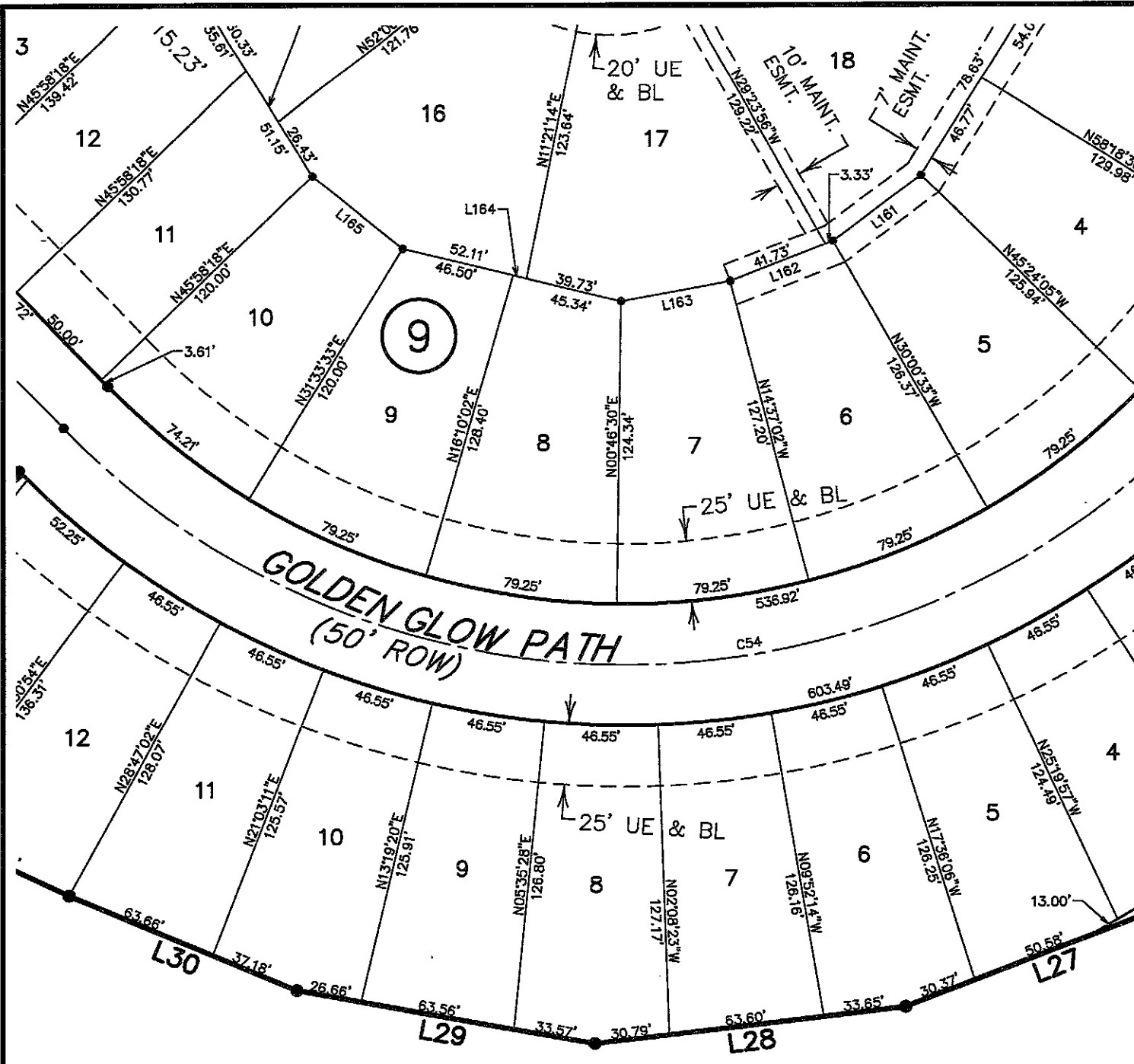
FINAL PLAT OF WOODHAVEN ESTATES SEC 3	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Avenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com
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ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-33250 & 10046100 1862 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000	rvillarreal@quiddity.com
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DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Avenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. E-20200 & L0046100 1882 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 111 OF 1			



6

D

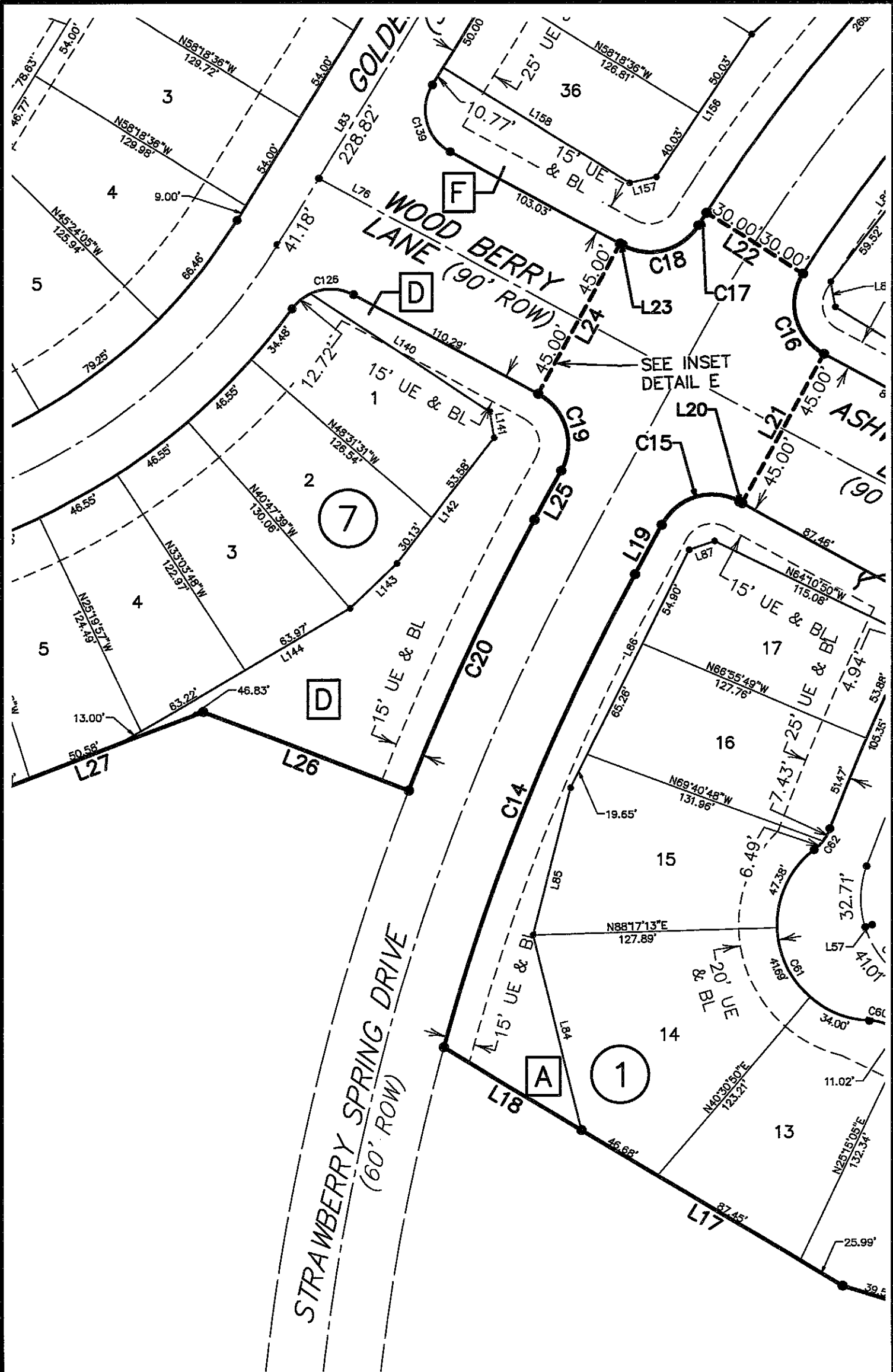
WOODHAVEN
ESTATES
SECTION 2

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

K:\28166\28166-015-01 WH East Sec 3\2 Design Phase\Planning\Woodhaven Section 3 - PLAT.dwg Sep 03,2025 - 10:00am rvl

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Avenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glendondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23226 & L0046200 1882 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 1JJ OF 1			

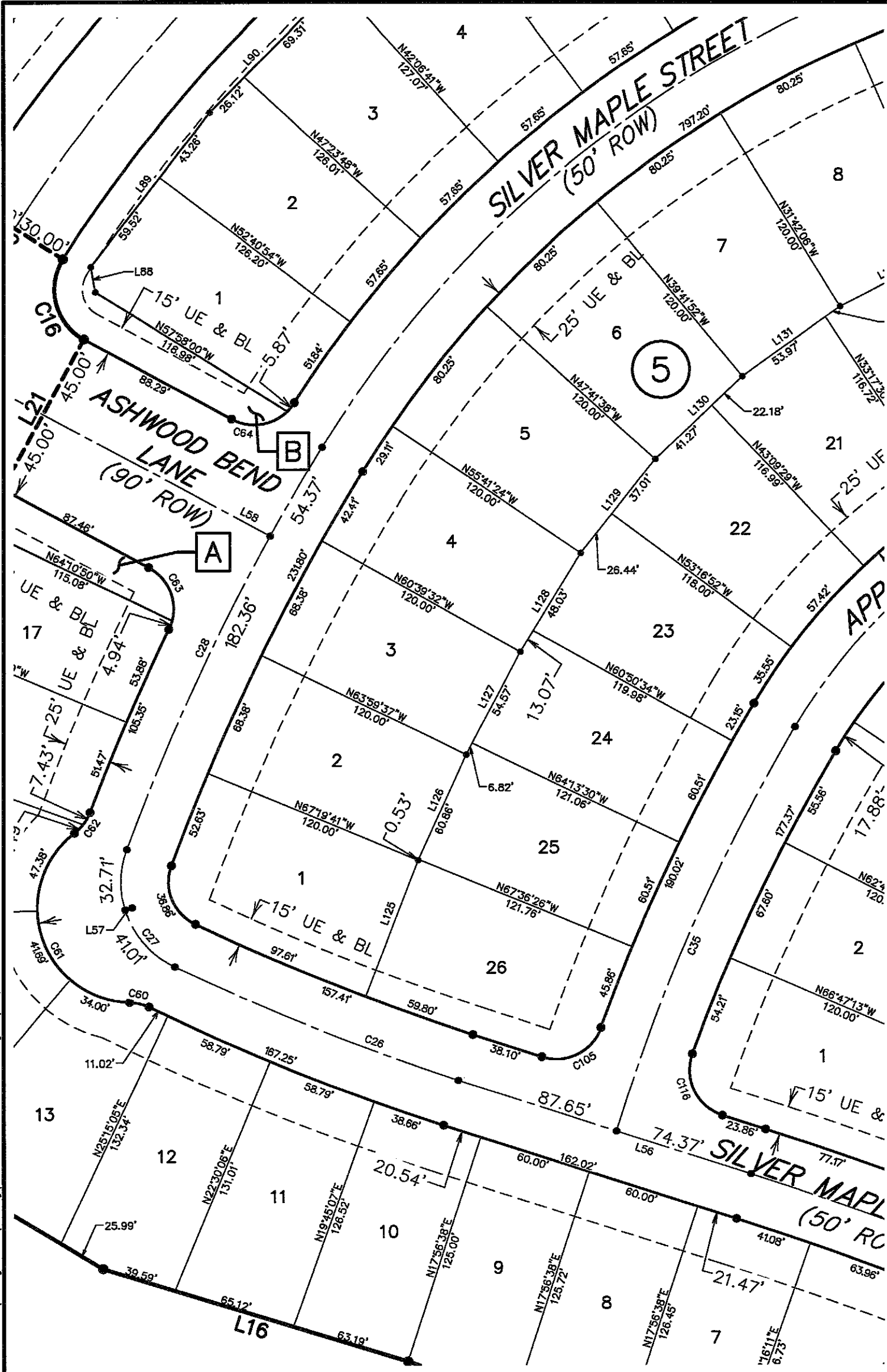
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DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Avenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-22920 & 10065100 1862 Rock Prairie Rd, Suite 200, College Station TX 77845 979.731.8000
SCALE 1"=60'			
SHEET 1KK OF 1			

rvillarreal@quiddity.com

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DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1LL OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware Limited Liability Company
520 Madison Avenue, 21st Floor
NEW YORK, NY 10022
938.777.6600
HBibb@glenmondevelpment.com

ENGINEER/PLANNER/SURVEYOR:

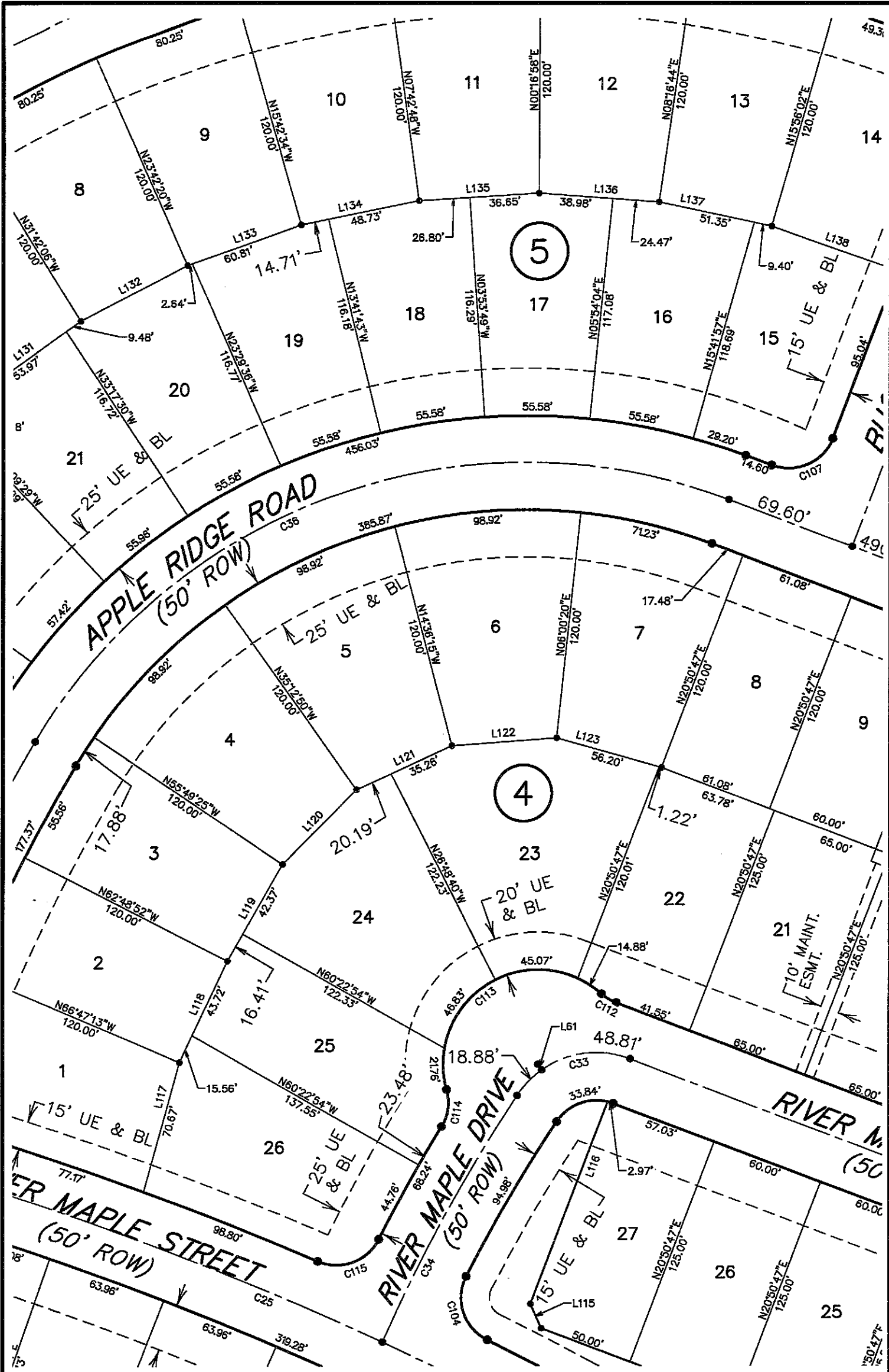


QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. E-23220 & L-208610
1802 Rock Prairie Rd, Suite 200, College Station, TX 77845 979.732.8000

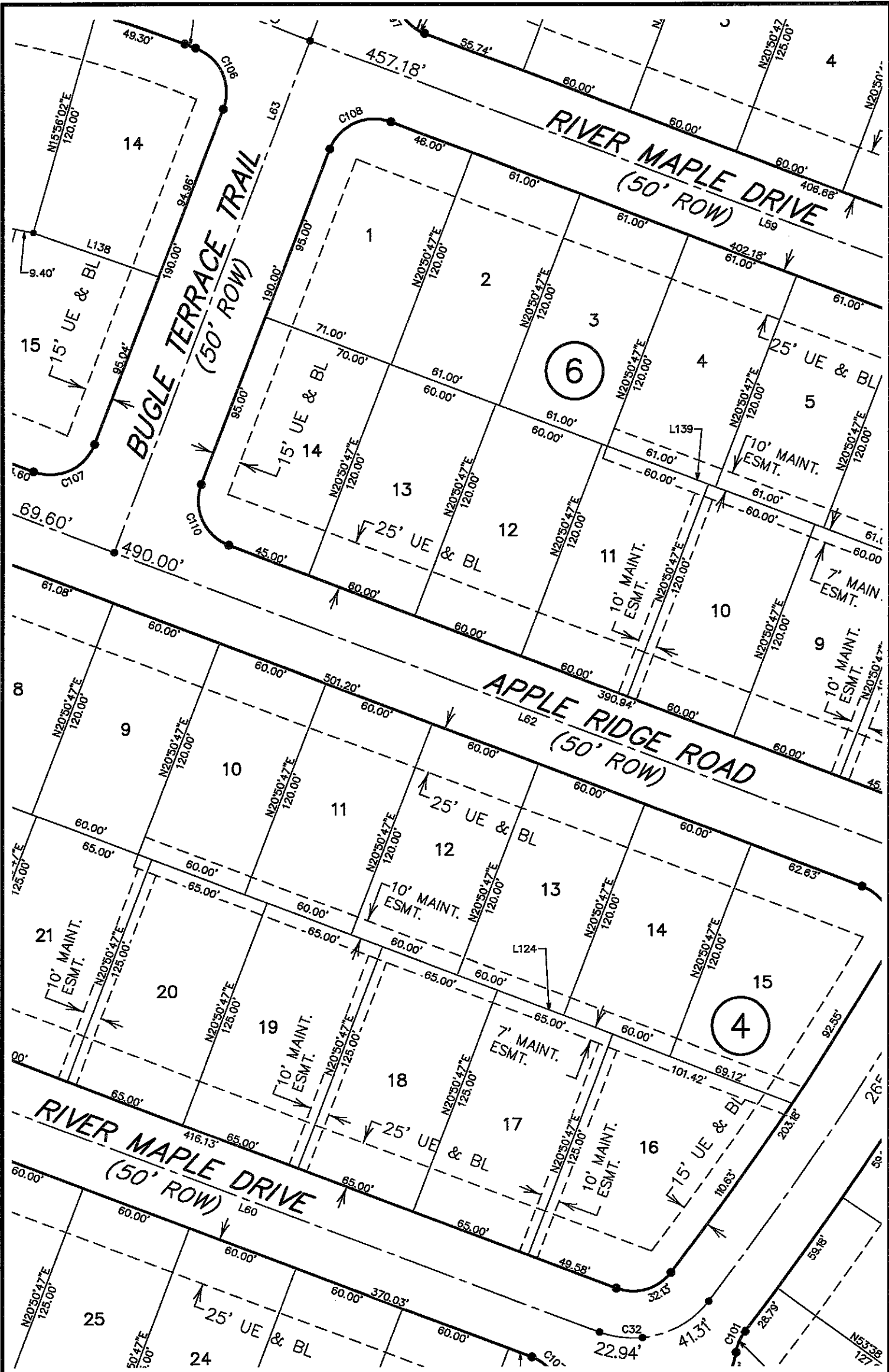
rvillarreal@quiddity.com

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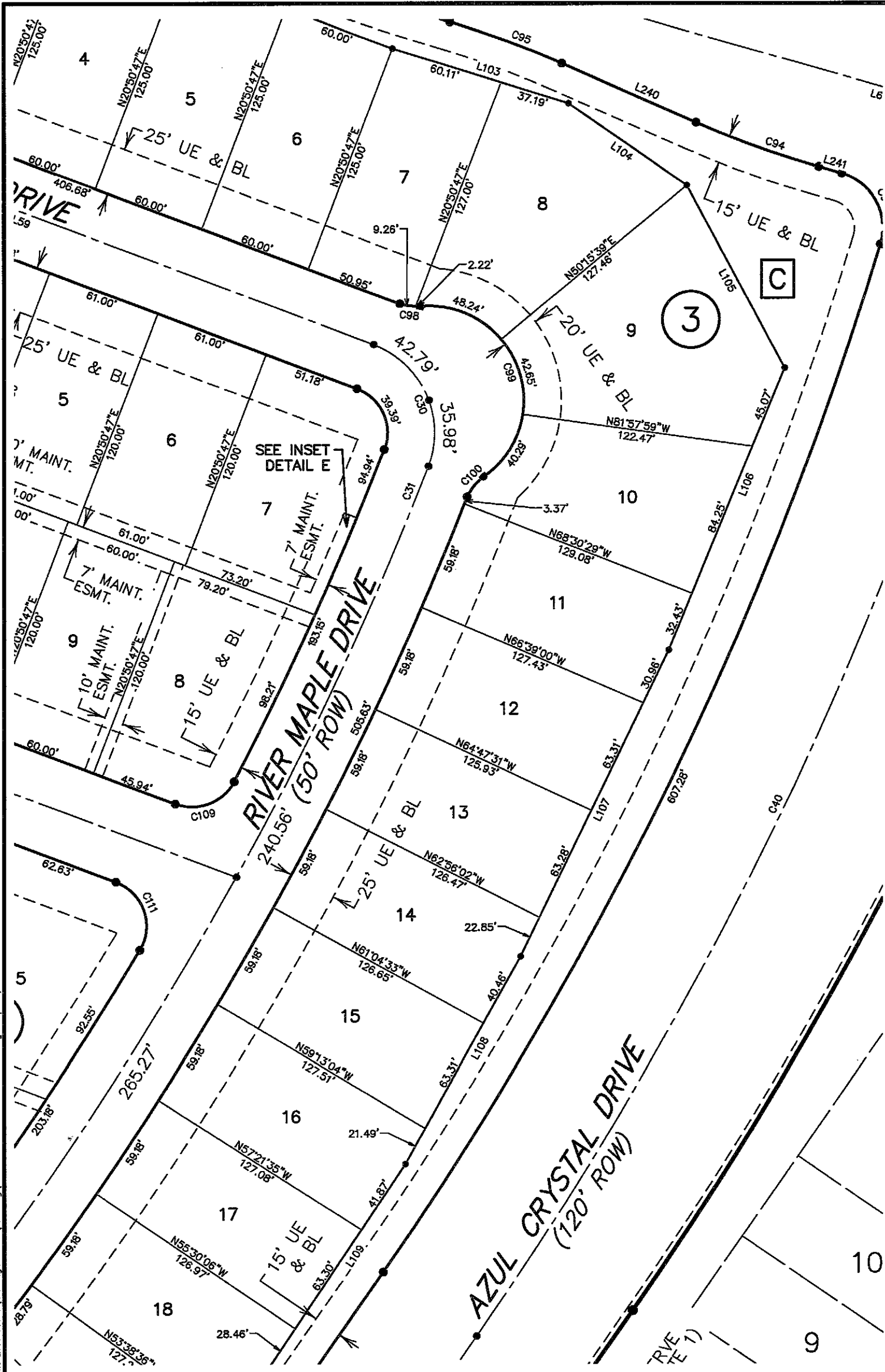
DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Avenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-23290 & S0946300 1862 Rock Prairie Rd., Suite 202, College Station TX, 77845 979.731.8000
SCALE 1"=60'			
SHEET 1MM OF 1			
		rvillarreal@quiddity.com	

K:\28166\28166-0015-01 WH East Sec 3\2 Design Phase\Planning\Woodhaven Section 3 - PLAT.dwg Sep 03,2025 - 10:02am v1



DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Avenue, 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 Registrations No. E-252495 & S-00045000 1362 Rock Prairie Rd, Suite 200, College Station TX, 77945 979.721.8000
SCALE 1"=60'			
SHEET 1NN OF 1			
		rvillarreal@quiddity.com	

K:\28166\28166-0015-01 WH East Sec 3\2 Design Phase\Planning\Woodhaven Section 3 - PLAT.dwg Sep 03,2025 -- 10:02am rvl



DATE: AUGUST 2025

SCALE 1"=60'

SHEET 100 OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware Limited Liability Company
520 Madison Avenue, 21st Floor
NEW YORK, NY 10022
936.777.6600
HBibb@glennmondevelopment.com

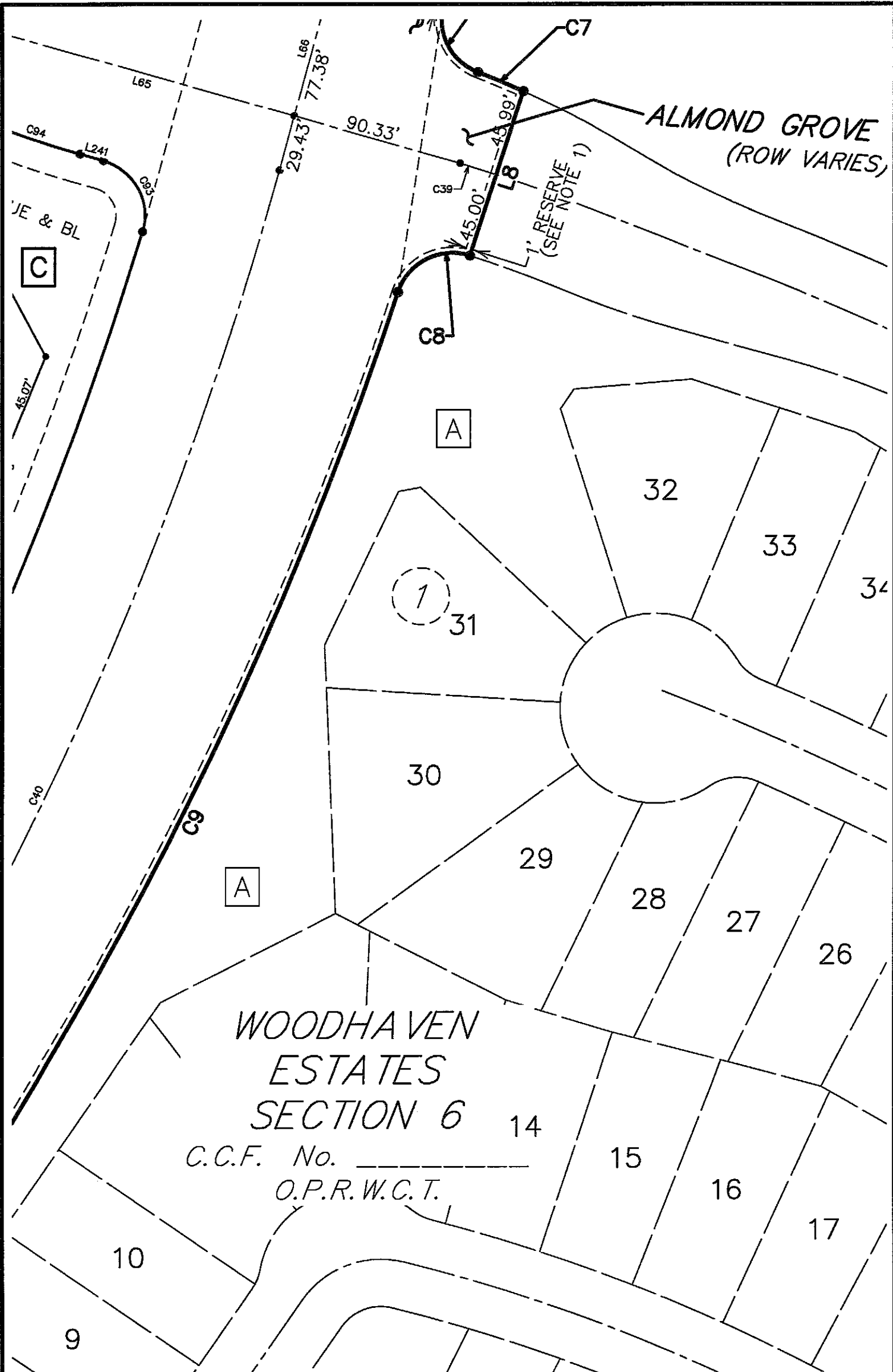
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. E-23280 & S-00145100
1862 Road Prairie Rd, Suite 200, College Station TX, 77815 979.791.8000

rvillarreal@quiddity.com



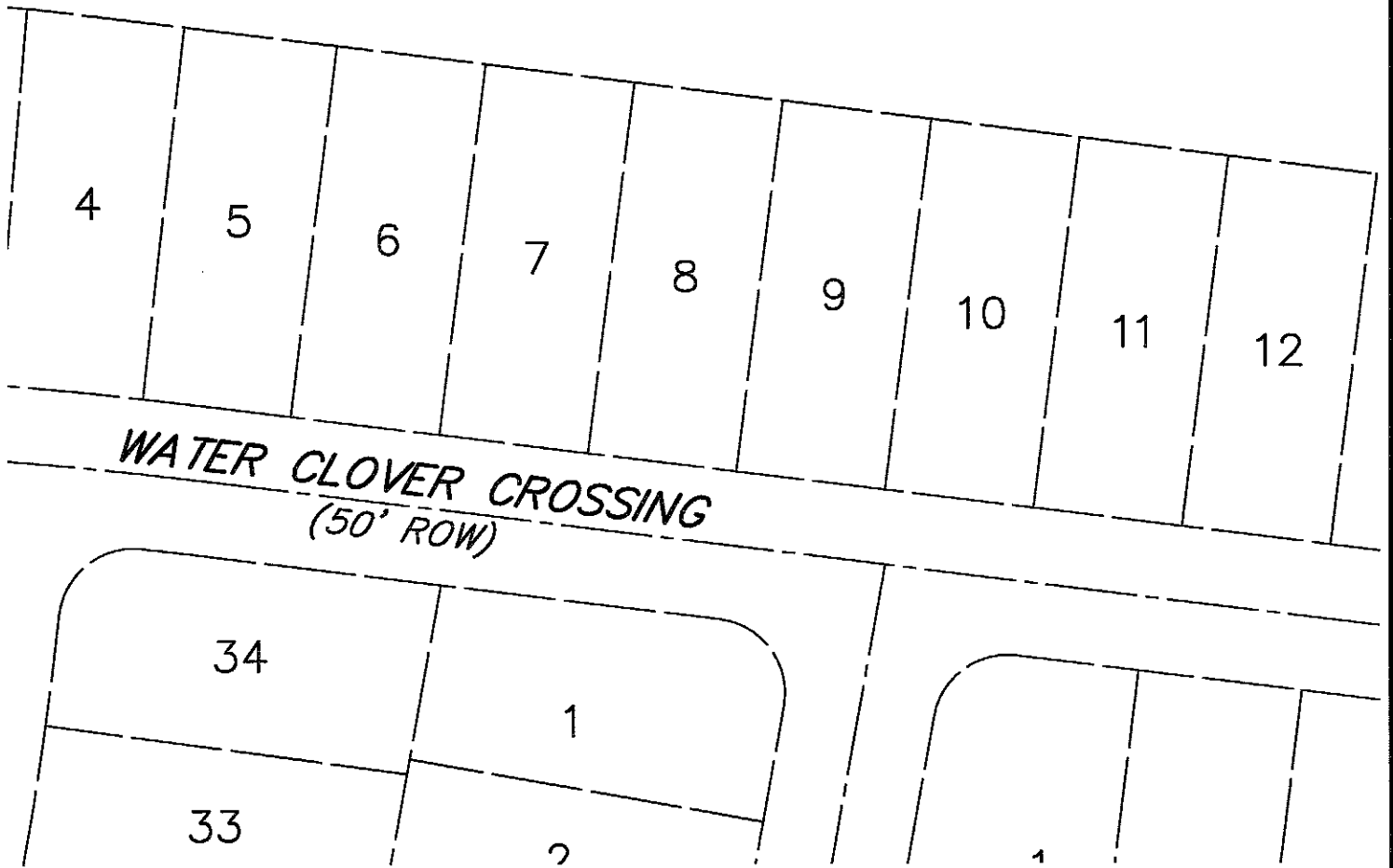
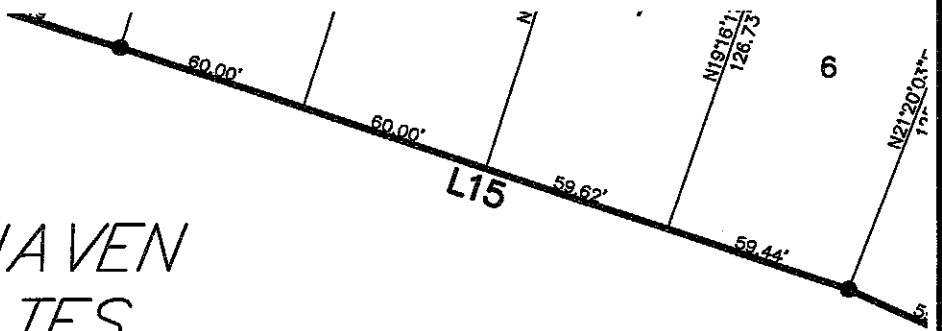
DATE: AUGUST 2025

WOODHAVEN
ESTATES
SECTION 2

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

7

1



DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1NN OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware Limited Liability Company
520 Madison Avenue, 21st Floor
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

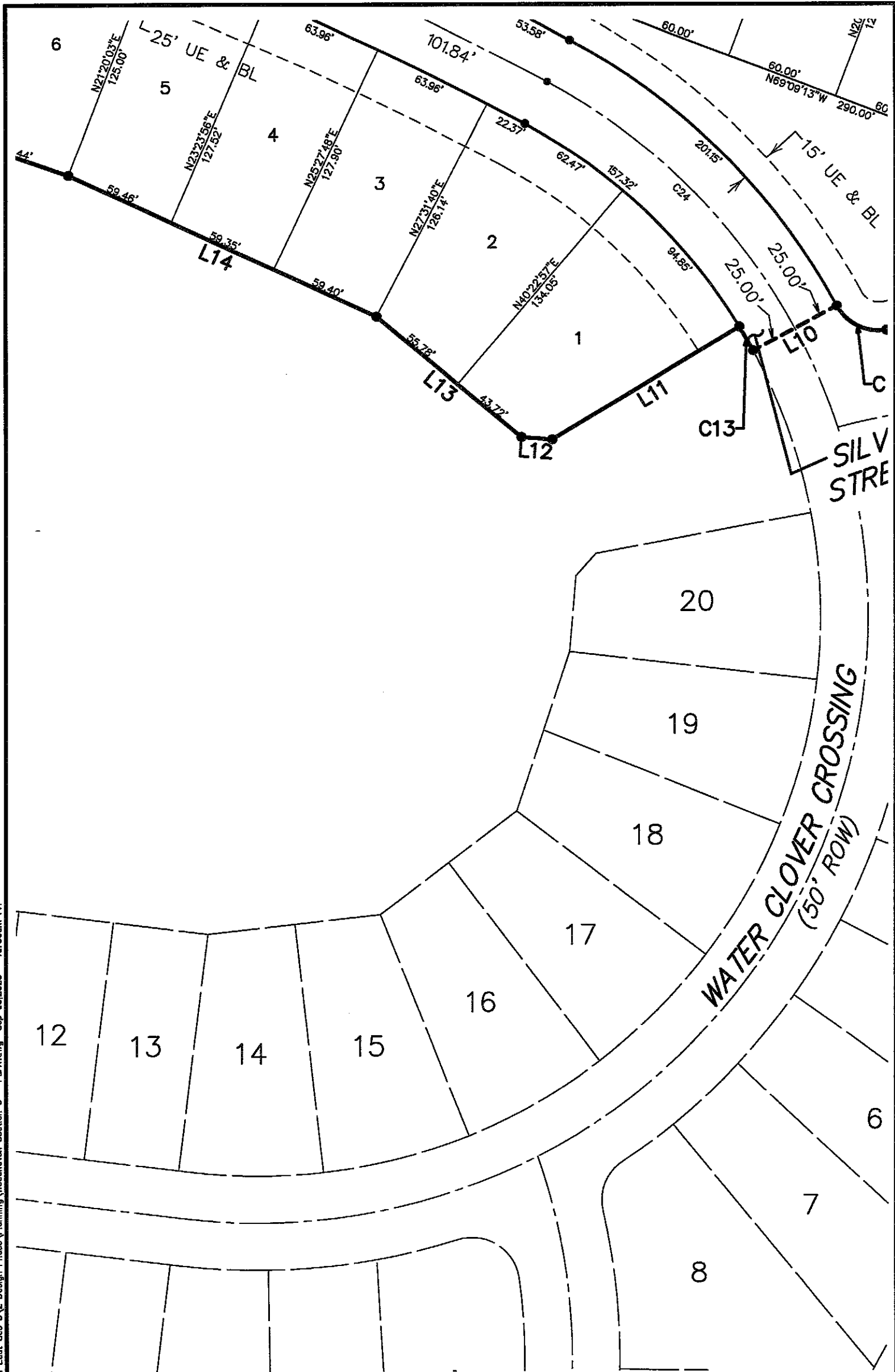
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-25904 & J-20451-00
3862 Rock Prairie Rd, Suite 200, College Station TX 77845 979.731.8000

rvillarreal@quiddity.com



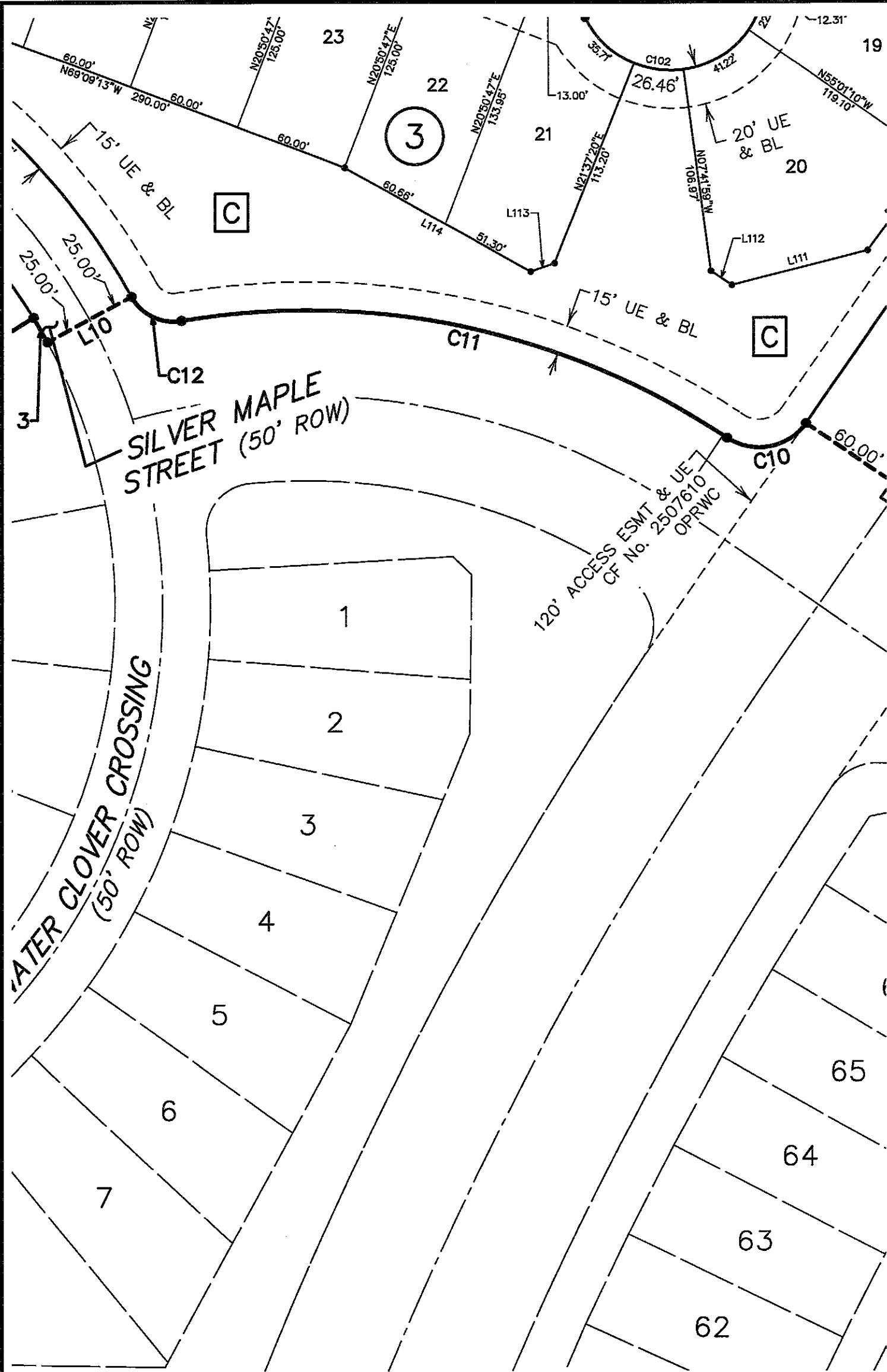
DATE: AUGUST 2025

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

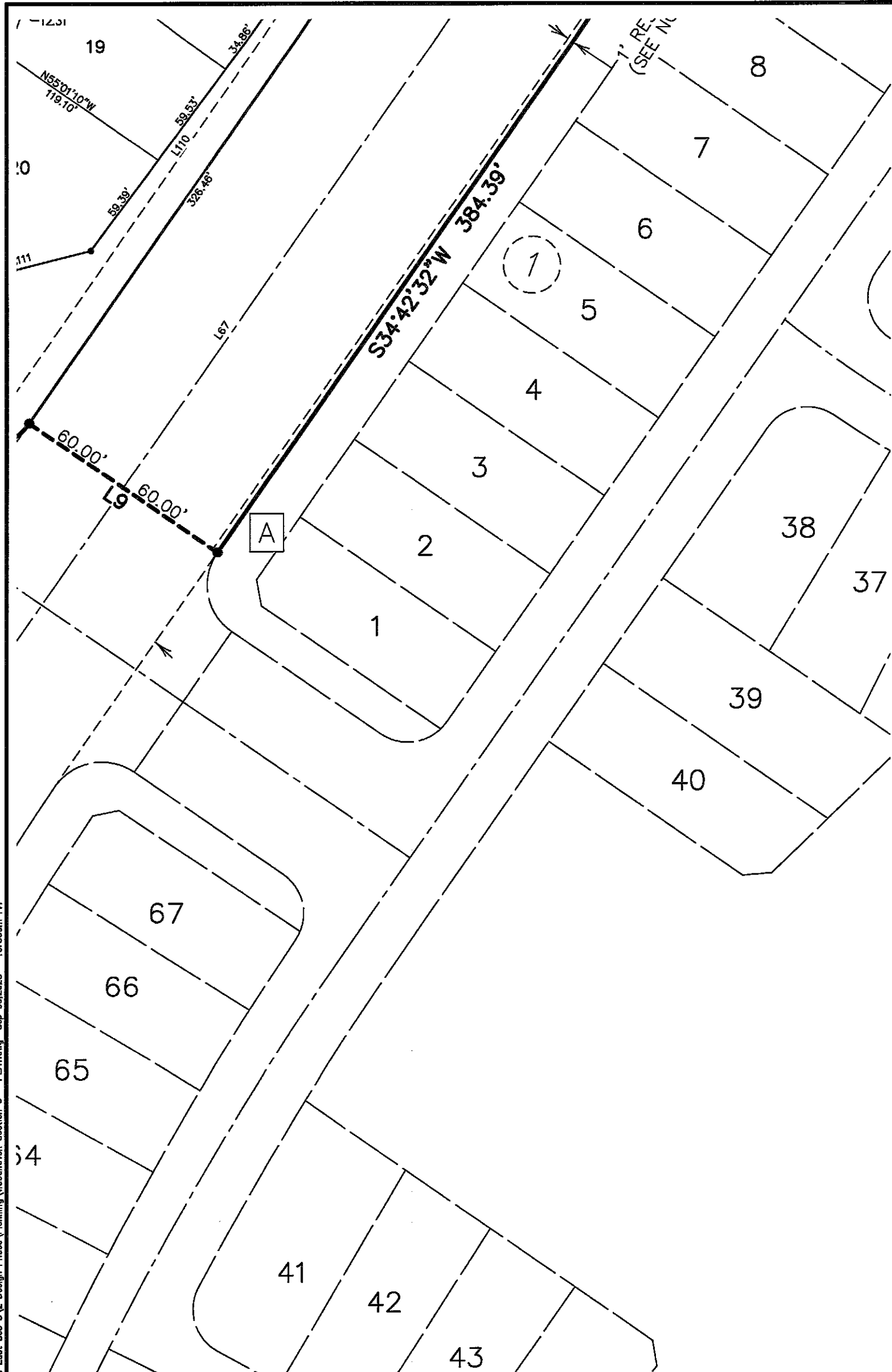
ENGINEER/PLANNER/SURVEYOR:

rvillarreal@quiddity.com

K:\28166\28166-0015-01 WH East Sec 3\2 Design Phase\Planning\Woodhaven Section 3 - PLAT.dwg Sep 03,2025 - 10:56am rvl



DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Avenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. E-23180 & 2006100 1867 Hook Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 1PP OF 1			



DATE: AUGUST 2025

SCALE 1"=60'

SHEET 100 OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware Limited Liability Company
520 Madison Avenue, 21st Floor
NEW YORK, NY 10022
936.777.6600
HBibb@glensmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:

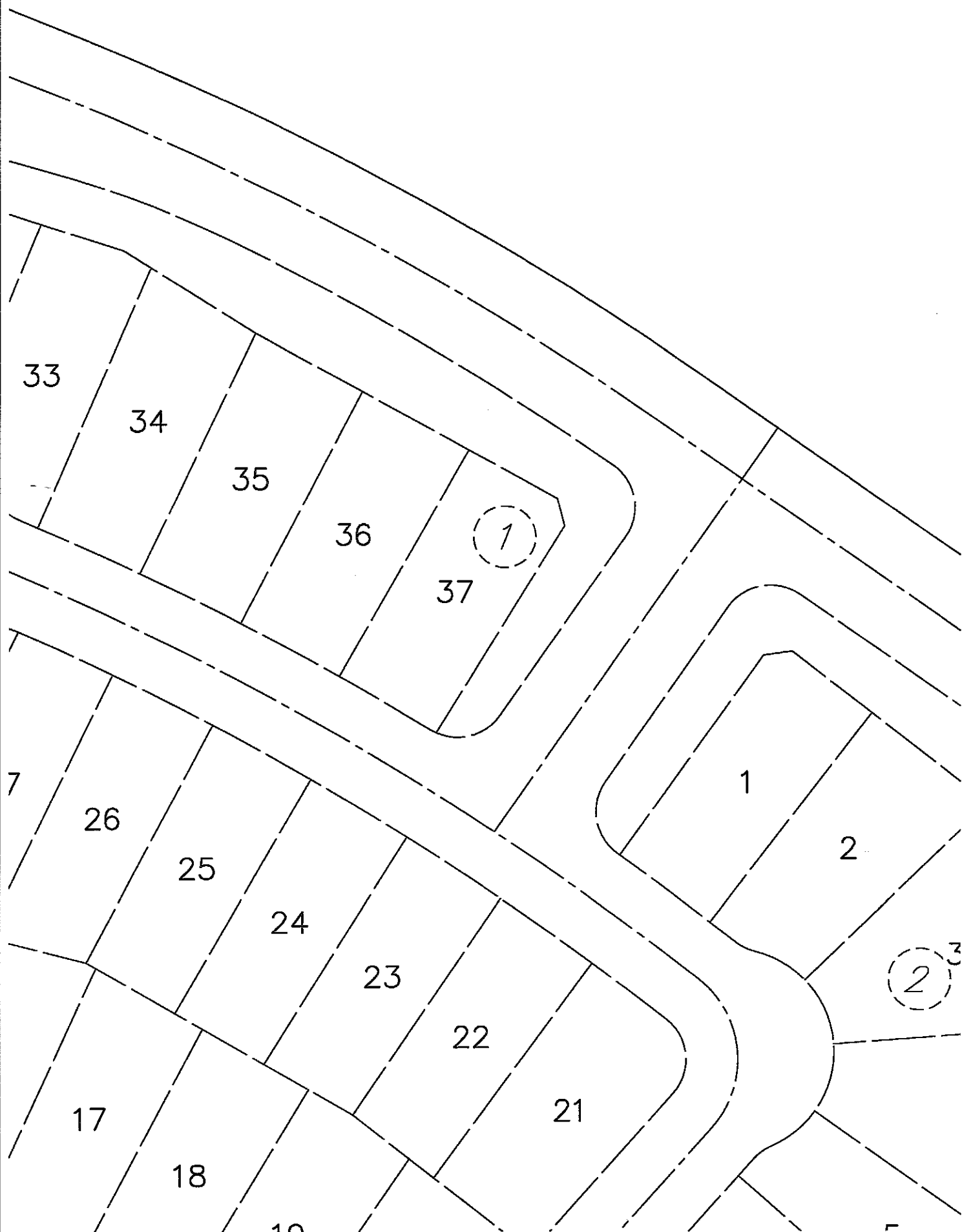


QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046103
1862 Rock Prairie Rd. Suite 200, College Station, TX 77845 979.731.8000

rillarreal@quiddity.com

7 GROVE DRIVE
(LOW VARIES)



DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1RR OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware Limited Liability Company
520 Madison Avenue, 21st Floor
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F425290 & T0046100
1802 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.791.8000

rvillarreal@quiddity.com