WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval- Woodhaven Estates WWTP NO. 1

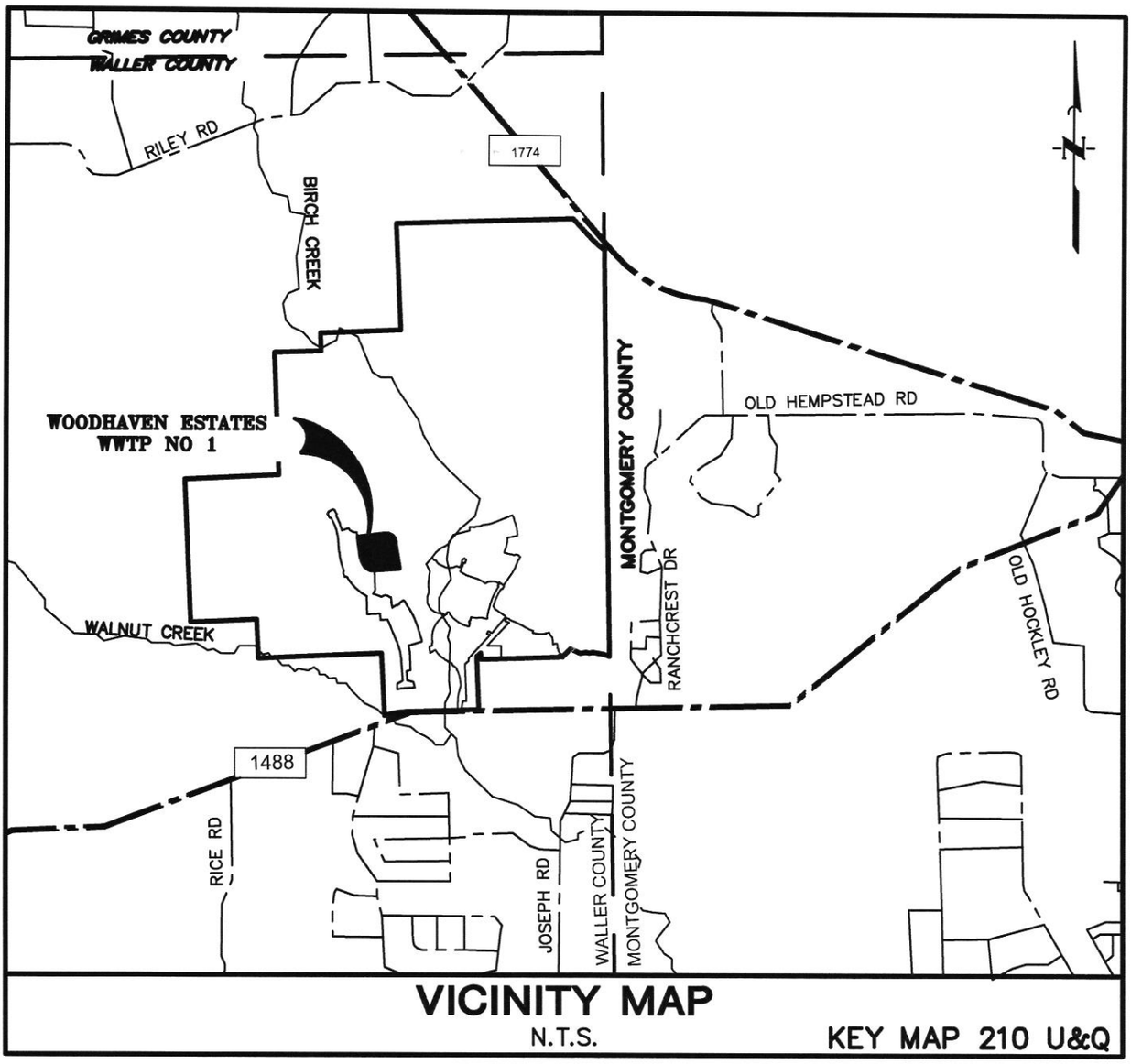
Date: October 28, 2026

Background

Final Plat of Woodhaven Estates WWTP NO. 1 which consists of 13.37 acres will include 1 Block and 1 Reserve in Precinct 2.

Staff Recommendation

Approve Plat



VICINITY MAP

N.T.S.

KEY MAP 210 U&Q

FINAL PLAT OF
WOODHAVEN ESTATES
WWTP NO 1

A SUBDIVISION OF 13.37 ACRES OF LAND
OUT OF THE
DANIEL WARREN SURVEY, A-394 &
WILLIAM ROGERSON SURVEY, A-245
WALLER COUNTY, TEXAS

1 RESERVE **1 BLOCK**

SEPTEMBER 2026

DATE: SEPTEMBER 2026 SCALE NTS SHEET 1A OF 1	FINAL PLAT OF WOODHAVEN ESTATES WWTP NO 1	DRP TX 1, LLC a Delaware limited liability company 520 MADISON AVE, 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@landtejas.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 dmorales@quiddity.com

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STATE OF TEXAS §

COUNTY OF WALLER §

A METES AND BOUNDS description of a certain 13.37 acre tract out of the Daniel Warren Survey, Abstract No. 394 and the William Rogerson Survey, Abstract No. 245, in Waller County, Texas, being a portion of a called 657.34 acre tract conveyed by Special Warranty Deed to DDSMK, Ltd. recorded in File No. 2406474 of the Official Public Records of Waller County (OPRWC), said 13.37 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 a called 722.09 acre tract conveyed by Special Warranty Deed to DRP TX 1, LLC recorded in File No. 2404338 OPRWC, 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 over and across said 722.09 acre tract and aforementioned 657.34 acre tract, the following nine (9) courses and distances:

1. North 42°29'59" West, 3523.45 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the southeast corner and the POINT OF BEGINNING of the herein described subject tract;
2. South 87°44'40" West, 569.13 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;
3. Along said non-tangent curve to the right having a radius of 200.00 feet, an arc length of 198.27 feet, a delta angle of 56°48'02", and a chord bearing of North 63°33'40" West, 190.25 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
4. North 35°09'39" West, 19.86 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
5. Along said tangent curve to the right having a radius of 500.00 feet, an arc length of 264.31 feet, a delta angle of 30°17'17", and a chord bearing of North 20°01'01" West, 261.25 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
6. North 04°52'23" West, 390.27 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 said 657.34 acre tract and the southeast corner of a called 229 acre tract conveyed by Deed to Lone Star Development Company recorded in Volume 72, Page 124 DRWC, bears North 36°30'08" West, 4156.47 feet;
7. North 85°07'37" East, 587.75 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
8. Along said tangent curve to the right having a radius of 200.00 feet, an arc length of 306.82 feet, a delta angle of 87°53'50", and a chord bearing of South 50°55'28" East, 277.60 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
9. South 06°58'33" East, 592.20 feet to the POINT OF BEGINNING, CONTAINING 13.37 acres of land in Waller County, Texas, as shown on Drawing No. 20240 filed in the offices of Quiddity in College Station, Texas.

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	200.00'	56°48'02"	198.27'	N63°33'40"W	190.25'	108.14'
C2	500.00'	30°17'17"	264.31'	N20°01'01"W	261.25'	135.32'
C3	200.00'	87°53'50"	306.82'	S50°55'28"E	277.60'	192.79'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N35°09'39"W	19.86'

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DATE: SEPTEMBER 2026

SCALE NTS

SHEET 1B OF 1

FINAL PLAT OF WOODHAVEN ESTATES WWTP NO 1

DRP TX 1, LLC
a Delaware limited liability company
520 MADISON AVE, 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
jwadley@landtejas.com

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

LEGEND

AC . . . . . "Acres"
C.C.F. . . . . "County Clerk's File"
D.R.W.C.T. . . . . "Deed Records, Waller County, Texas"
ESMT . . . . . "Easement"
No. . . . . "Number"
O.P.R.W.C.T. . . . "Official Public Records, Waller County, Texas"
ROW . . . . . "Right-of-Way"
Sq. Ft. . . . . "Square Feet"
VOL._, PG._ . . . "Volume and Page"
WLE . . . . . "Waterline Easement"
(1). . . . . "Block Number"
● . . . . . "Set 5/8-inch Iron Rod (with cap stamped "Quiddity Eng. Property Corner") as Per Certification"

RESTRICTED RESERVE **A**
Restricted to Wastewater Treatment Plant Purposes & Incidental Utility Purposes Only
13.37 AC
582,566 Sq. Ft.

GENERAL NOTES

1. 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 that 1 foot or with drainage areas less than 1 square mile; 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.
2. This plat was prepared from information furnished by Charter Title Company, File No. 1076602300233 – Tract 1A East, Dated August 3, 2026.
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 DPR 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. No pipelines and/or pipeline easements exist within the boundaries of this plat.
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).

DATE: SEPTEMBER 2026	FINAL PLAT OF WOODHAVEN ESTATES WWTP NO 1	**DRP TX 1, LLC** **a Delaware limited liability company** 520 MADISON AVE, 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@landtejas.com	**ENGINEER/PLANNER/SURVEYOR:**
SCALE NTS			
SHEET 1C OF 1			

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

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STATE OF TEXAS §

COUNTY OF WALLER §

We, DRP TX 1, LLC, a Delaware limited liability company, by DW General Partner, LLC, its Manager, acting by and through Houdin Honarvar, Authorized Signatory, owner of the 13.37 acre tract subdivided, in this plat of Woodhaven Estates WWTP No 1, make subdivision of the property on behalf of the corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown and dedicated to the public, the streets, all alleys, parks and easements shown, and waive all claims for damages occasioned by the establishment of grades as approved for the streets or drainage easements to conform to the grades, and bind ourselves, our heirs successors and assigns to warrant and defend the title to the land so dedicated.

There is here by 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. Where noted on the plat, 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 WWTP No 1 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

FURTHER, all of the property subdivided in the above and foregoing plat shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable at the option of Waller County, by Waller County, or any citizen thereof, by injunction as follows:

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

IN TESTIMONY WHEREOF, the DRP TX 1, LLC, a Delaware limited liability company, by DW General Partner, LLC, its Manager, has caused these presents to be signed by Houdin Honarvar, Authorized Signatory, thereunto authorize this 10th day of September, 2026.

DRP TX 1, LLC,
a Delaware limited liability company

By: DW General Partner, LLC
its Manager

By: Houdin Honarvar
Houdin Honarvar
Authorized Signatory

DATE: SEPTEMBER 2026 SCALE NTS SHEET 1D OF 1	FINAL PLAT OF WOODHAVEN ESTATES WWTP NO 1	DRP TX 1, LLC a Delaware limited liability company 520 MADISON AVE, 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@landtejas.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 dmorales@quiddity.com

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STATE OF NEW YORK §

COUNTY OF New York §

BEFORE ME, the undersigned authority, on this day personally appeared Houdin Honarvar, Authorized Signatory 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 10th day of September, 2026

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. 01C10026551
Qualified in Nassau County
My Commission Expires 7-5-2028

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

Certificate of Surveyor

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

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

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

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

STATE OF TEXAS
REGISTERED
CHRISTOPHER E. CURTIS
6111
PROFESSIONAL
LAND SURVEYOR

9/3/26

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

I, Hayden D. Dixon, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements for Waller County and is in compliance with the County's regulations and with all generally accepted engineering standards.

STATE OF TEXAS
HAYDEN D. DIXON
145581
LICENSED
PROFESSIONAL ENGINEER

Hayden D. Dixon, P.E.
Professional Engineer No. 145581

DATE: SEPTEMBER 2026	FINAL PLAT OF WOODHAVEN ESTATES WWTP NO 1	DRP TX 1, LLC a Delaware limited liability company 520 MADISON AVE, 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@landtejas.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 dmorales@quiddity.com
SCALE NTS			
SHEET 1E OF 1			

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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 _____ , 202_, 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 _____, 202_.

_____

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

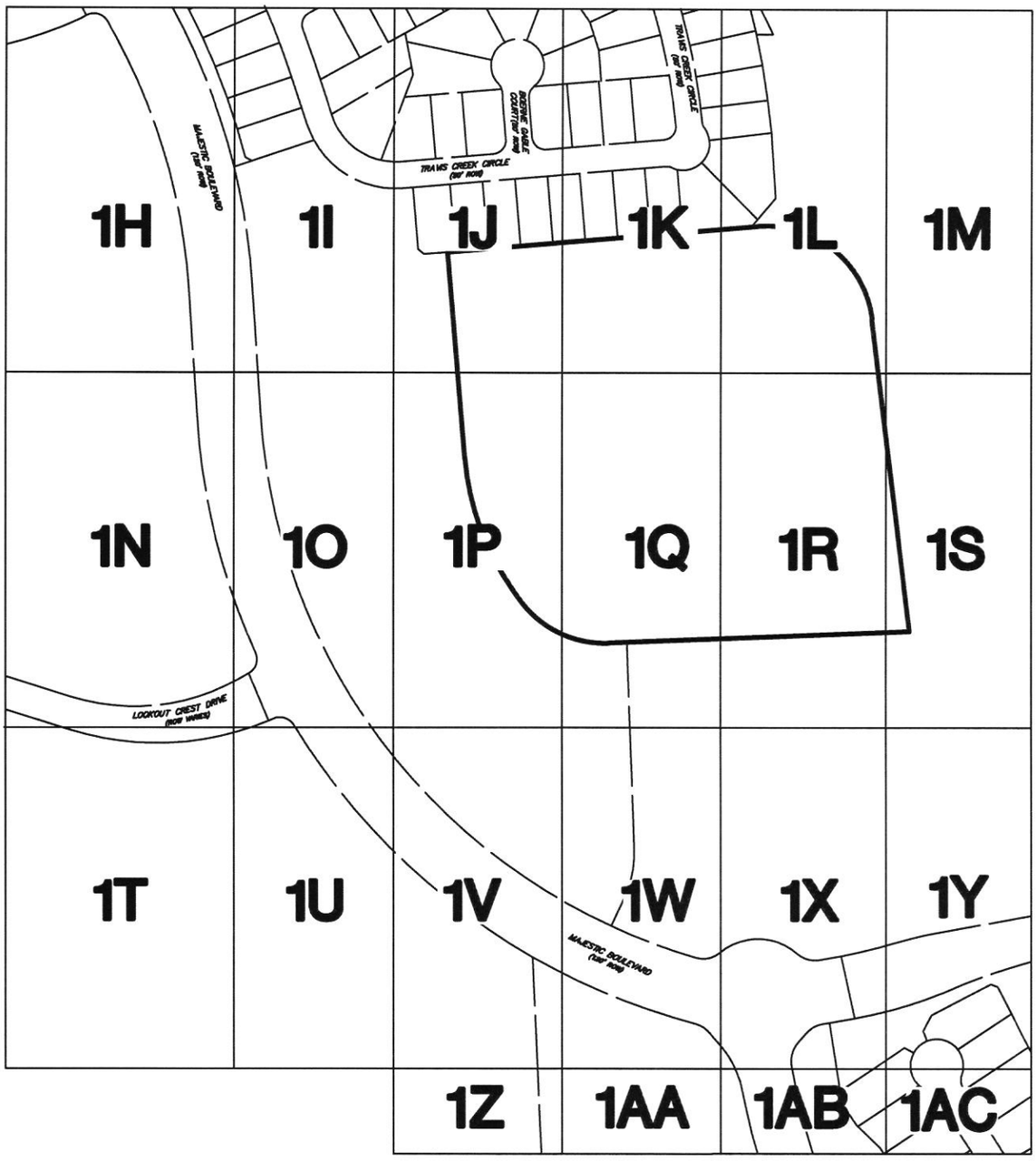
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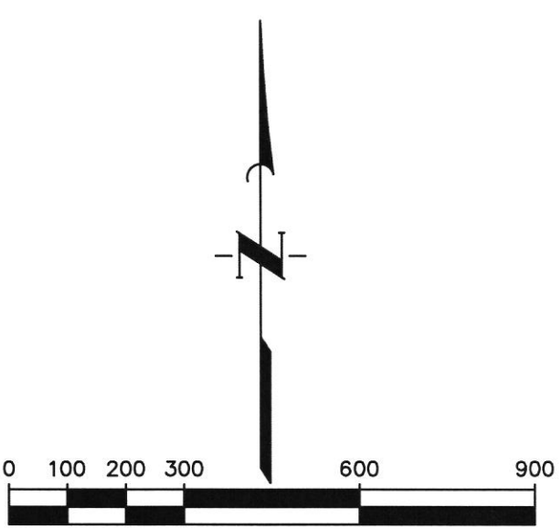
Justin Beckendorff
Commissioner, Precinct 4

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

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SCALE NTS			
SHEET 1F OF 1			

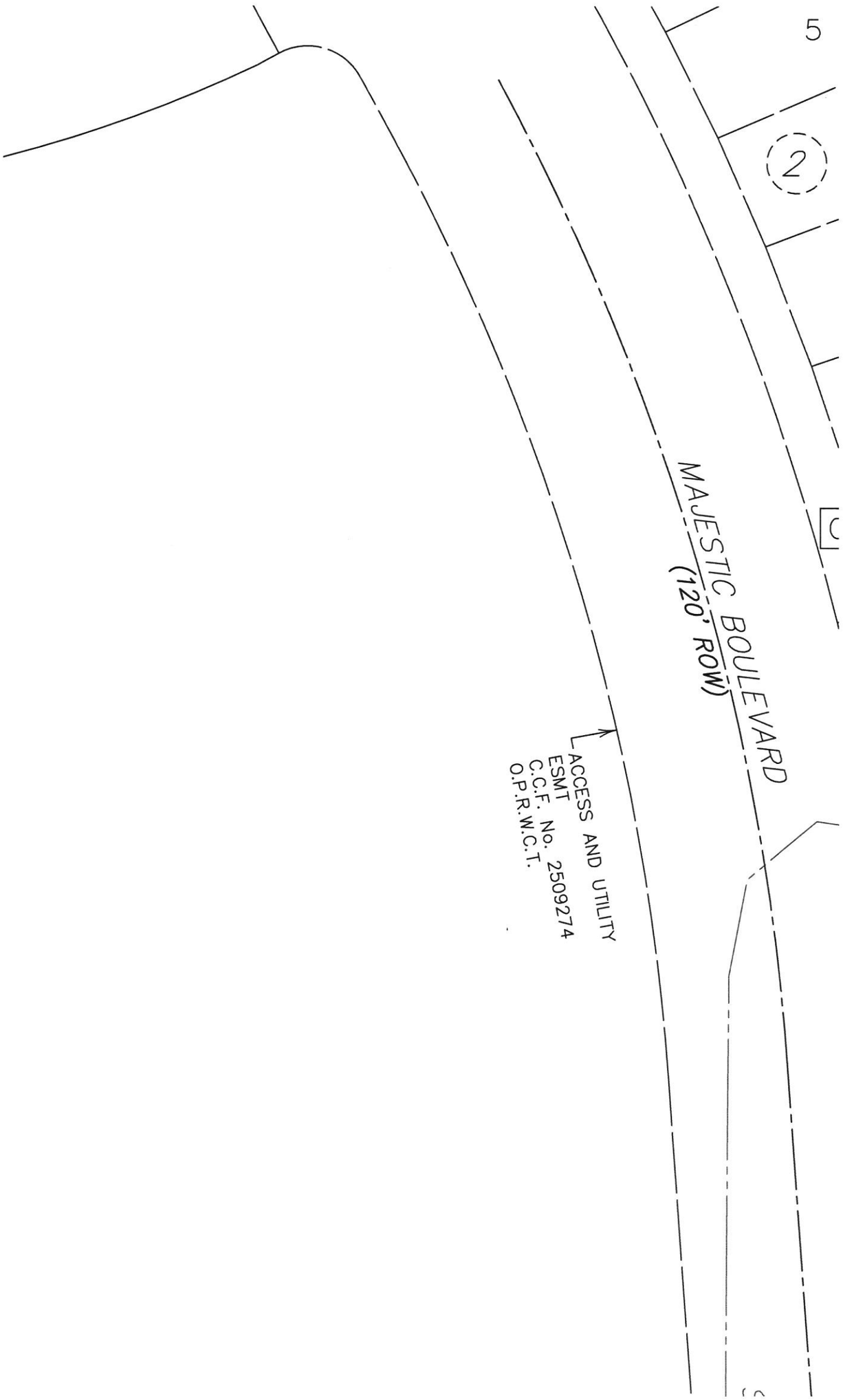




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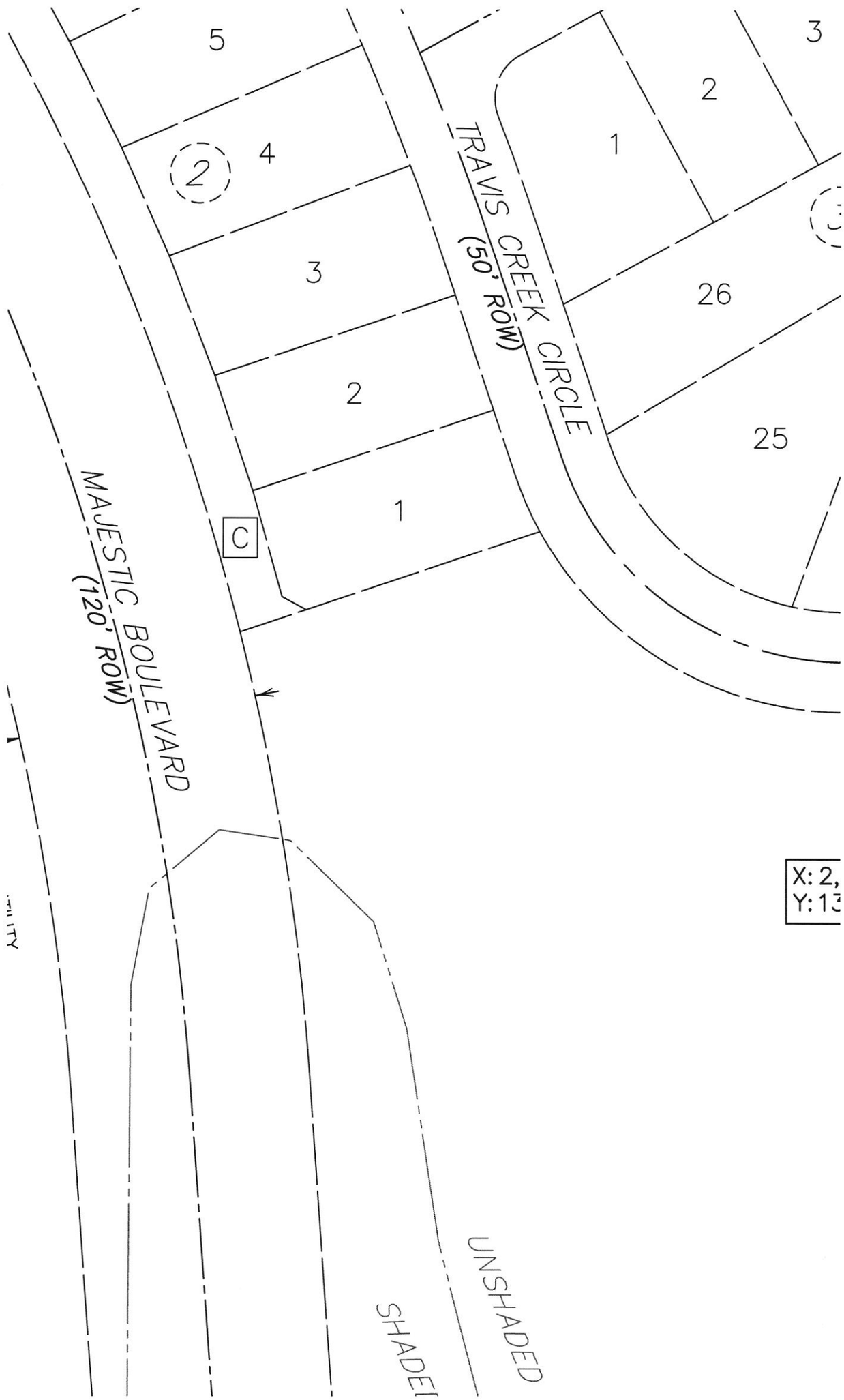
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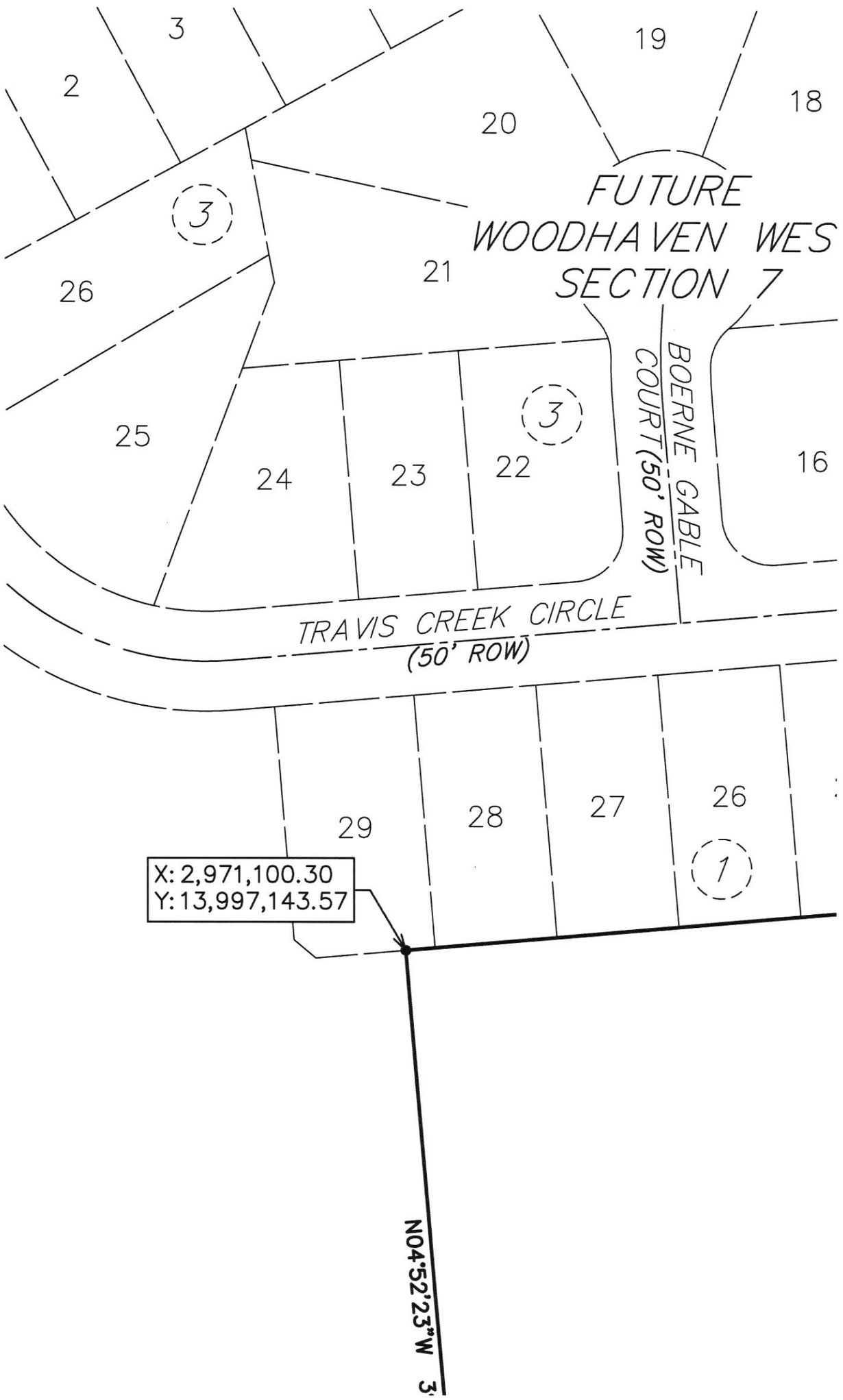
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SCALE NTS			
SHEET 1H OF 1			

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DATE: SEPTEMBER 2026 SCALE NTS SHEET 11 OF 1	FINAL PLAT OF WOODHAVEN ESTATES WWTP NO 1	DRP TX 1, LLC a Delaware limited liability company 520 MADISON AVE, 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@landtejas.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 dmorales@quiddity.com

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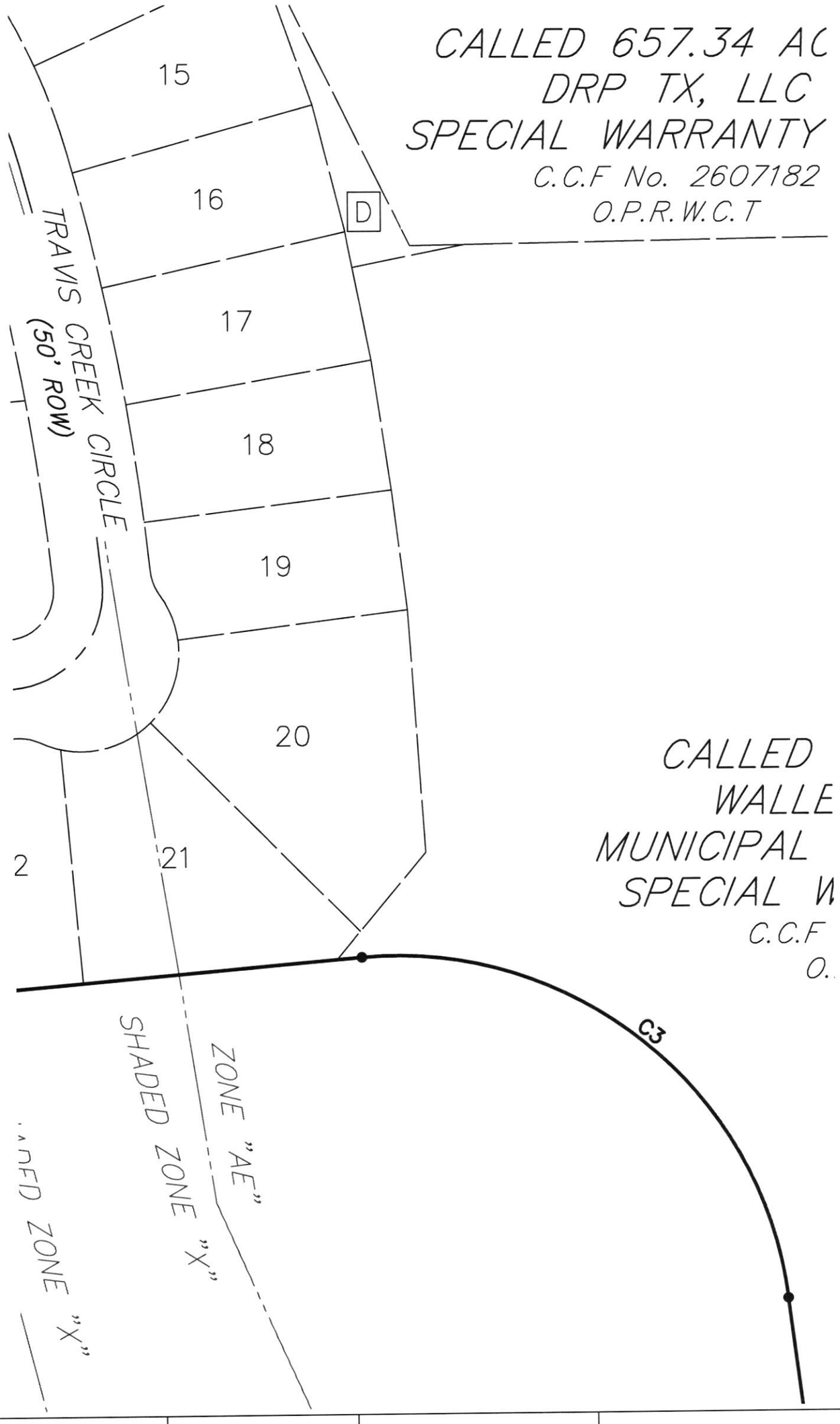
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SCALE NTS			
SHEET 1J OF 1			

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DATE: SEPTEMBER 2026	FINAL PLAT OF WOODHAVEN ESTATES WWTP NO 1	DRP TX 1, LLC a Delaware limited liability company 520 MADISON AVE, 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@landtejas.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 dmorales@quiddity.com
SCALE NTS			
SHEET 1K OF 1			

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DATE: SEPTEMBER 2026 SCALE NTS SHEET 1L OF 1	FINAL PLAT OF WOODHAVEN ESTATES WWTP NO 1	DRP TX 1, LLC a Delaware limited liability company 520 MADISON AVE, 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@landtejas.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 dmorales@quiddity.com

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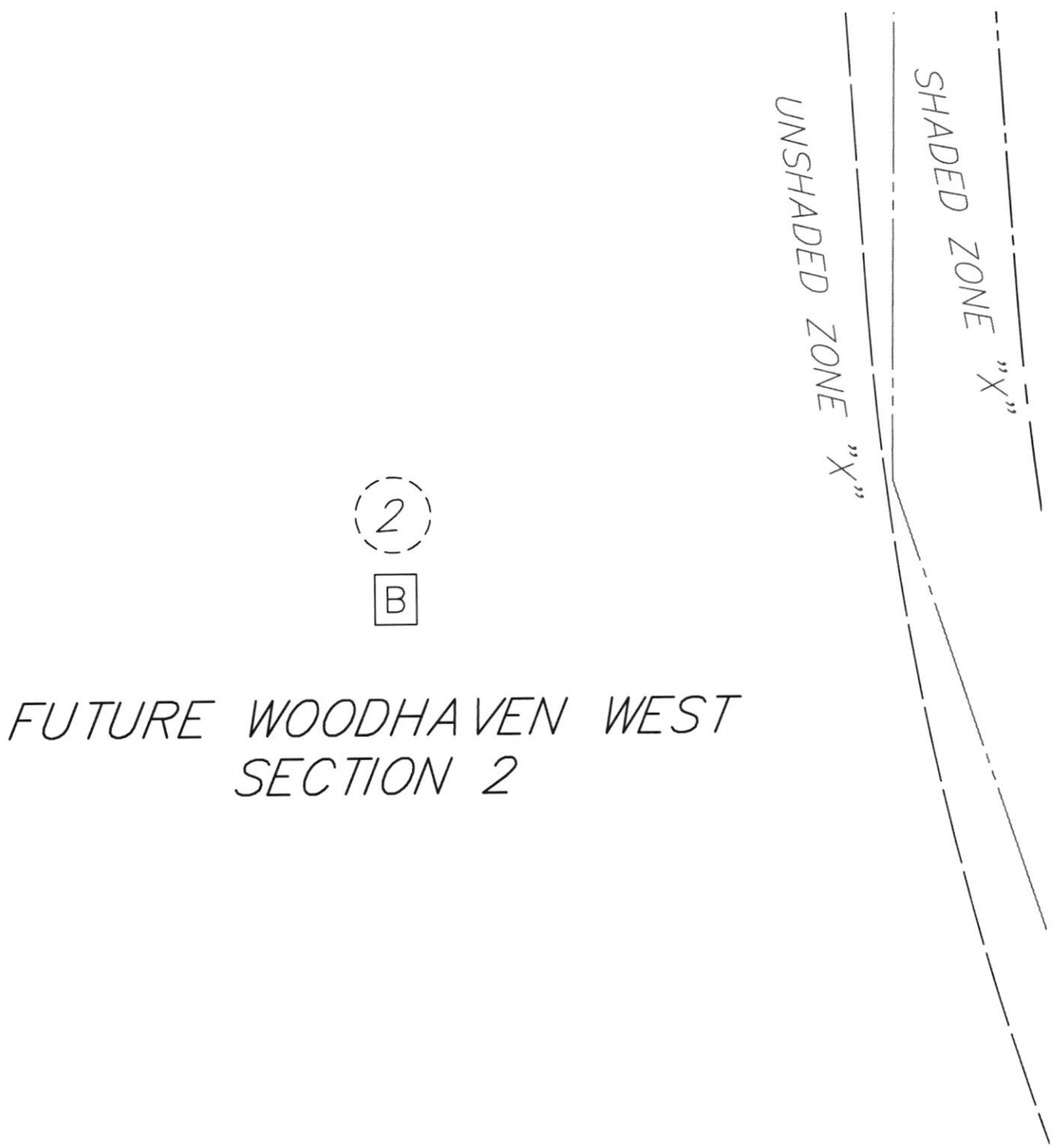
CALLED 657.34 ACRES
DRP TX, LLC
SPECIAL WARRANTY DEED
C.C.F No. 2607182
O.P.R.W.C.T

CALLED 25.18 ACRES
WALLER COUNTY
MUNICIPAL DISTRICT No. 20
SPECIAL WARRANTY DEED
C.C.F No. 2612274
O.P.R.W.C.T

C3

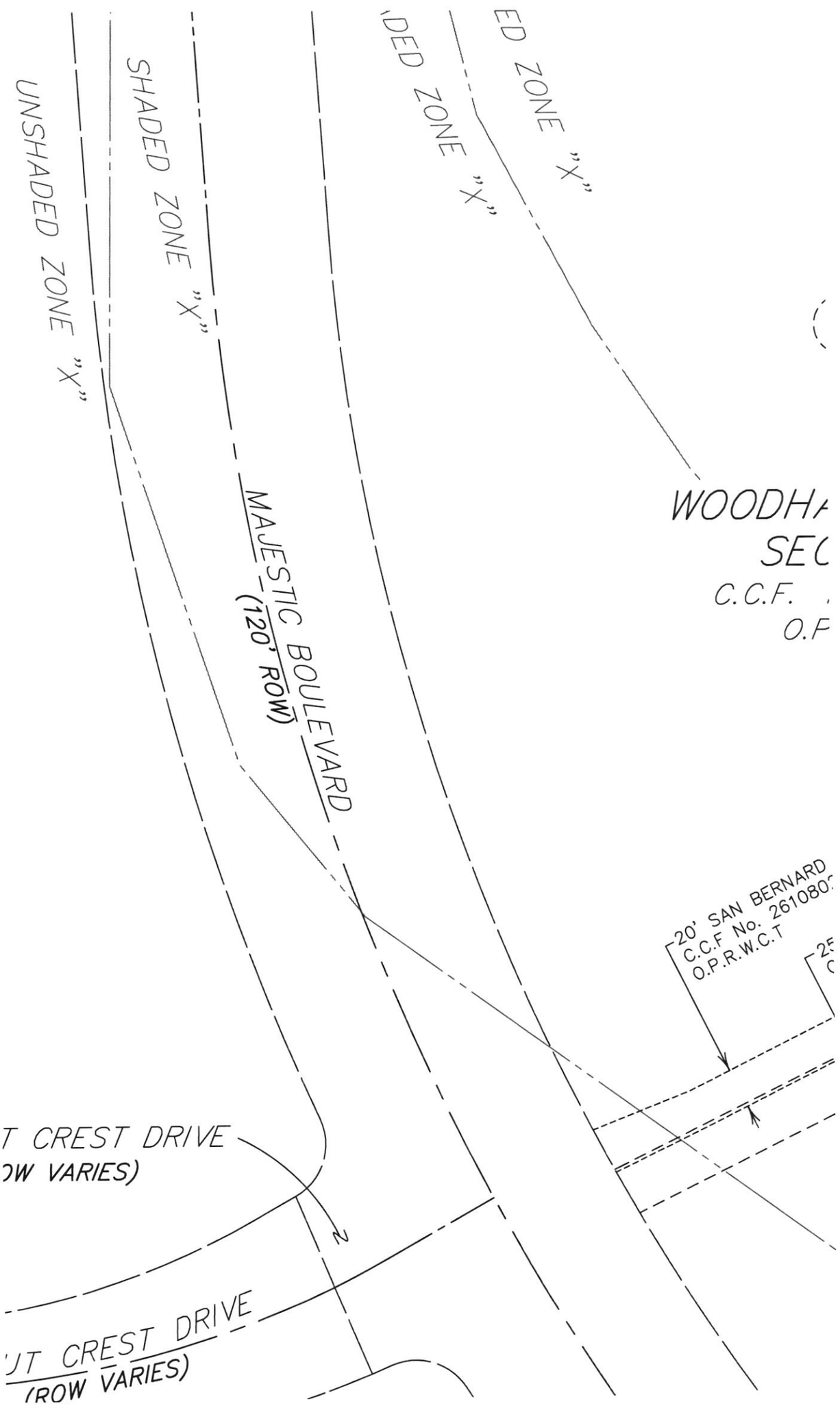
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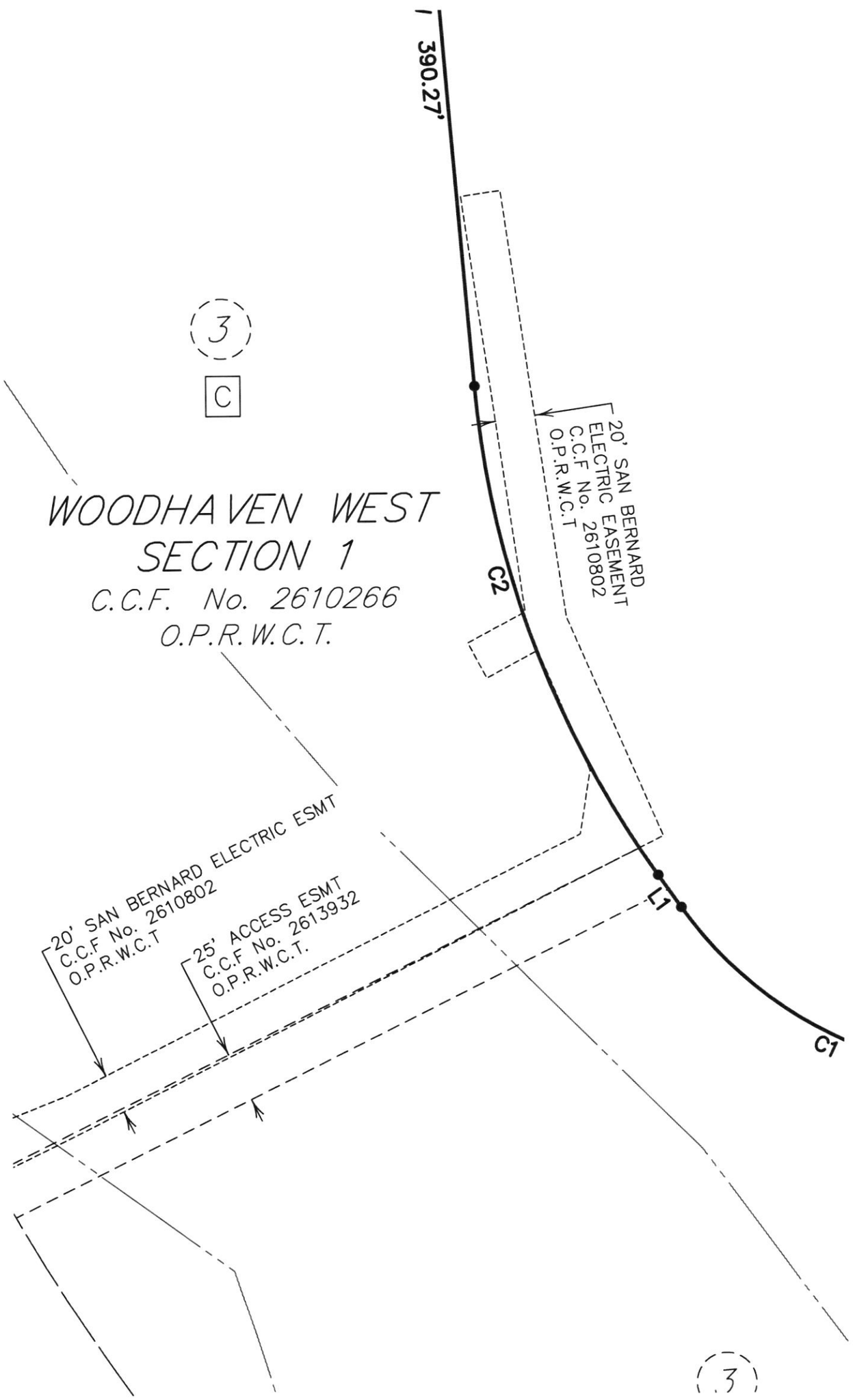
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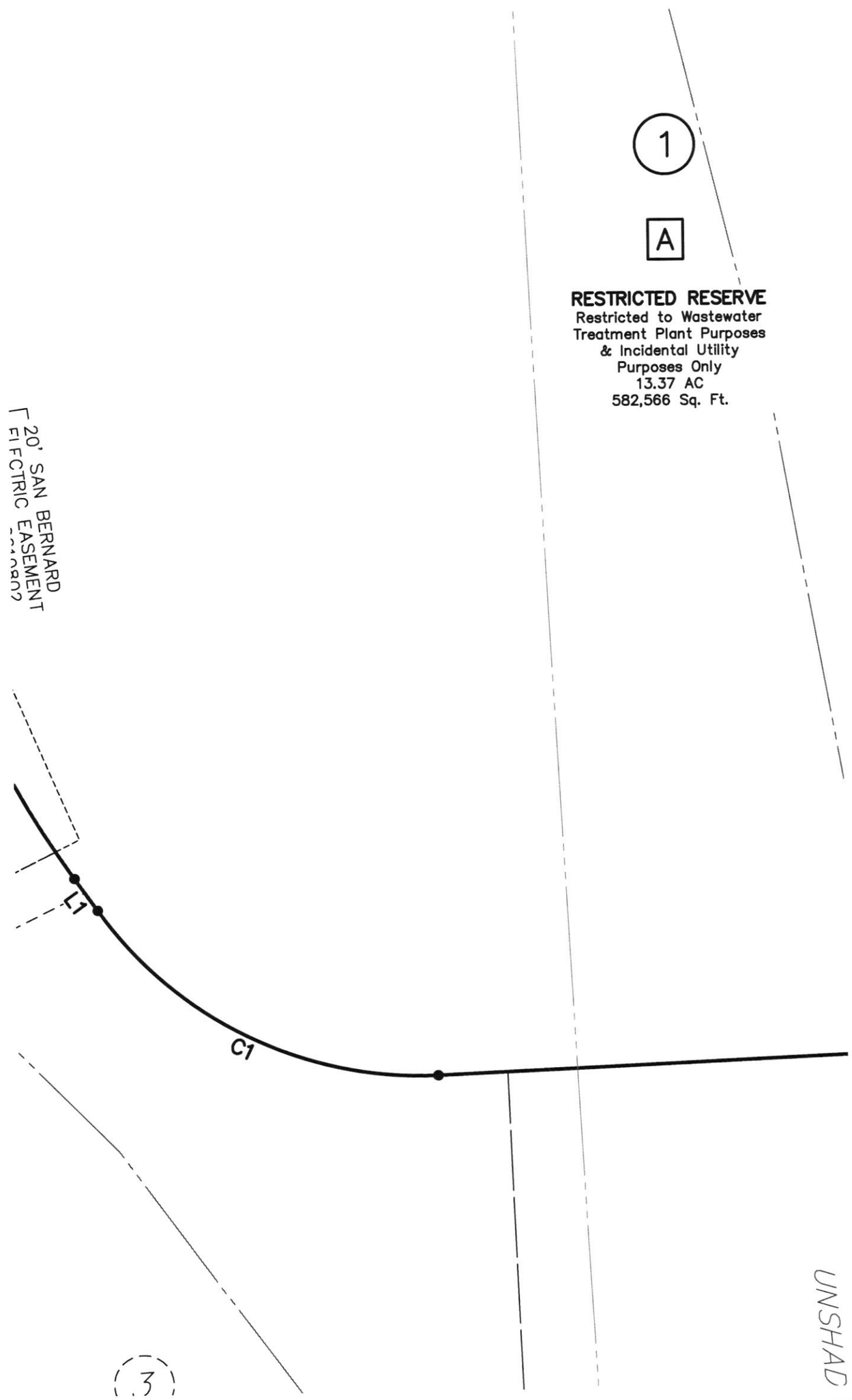
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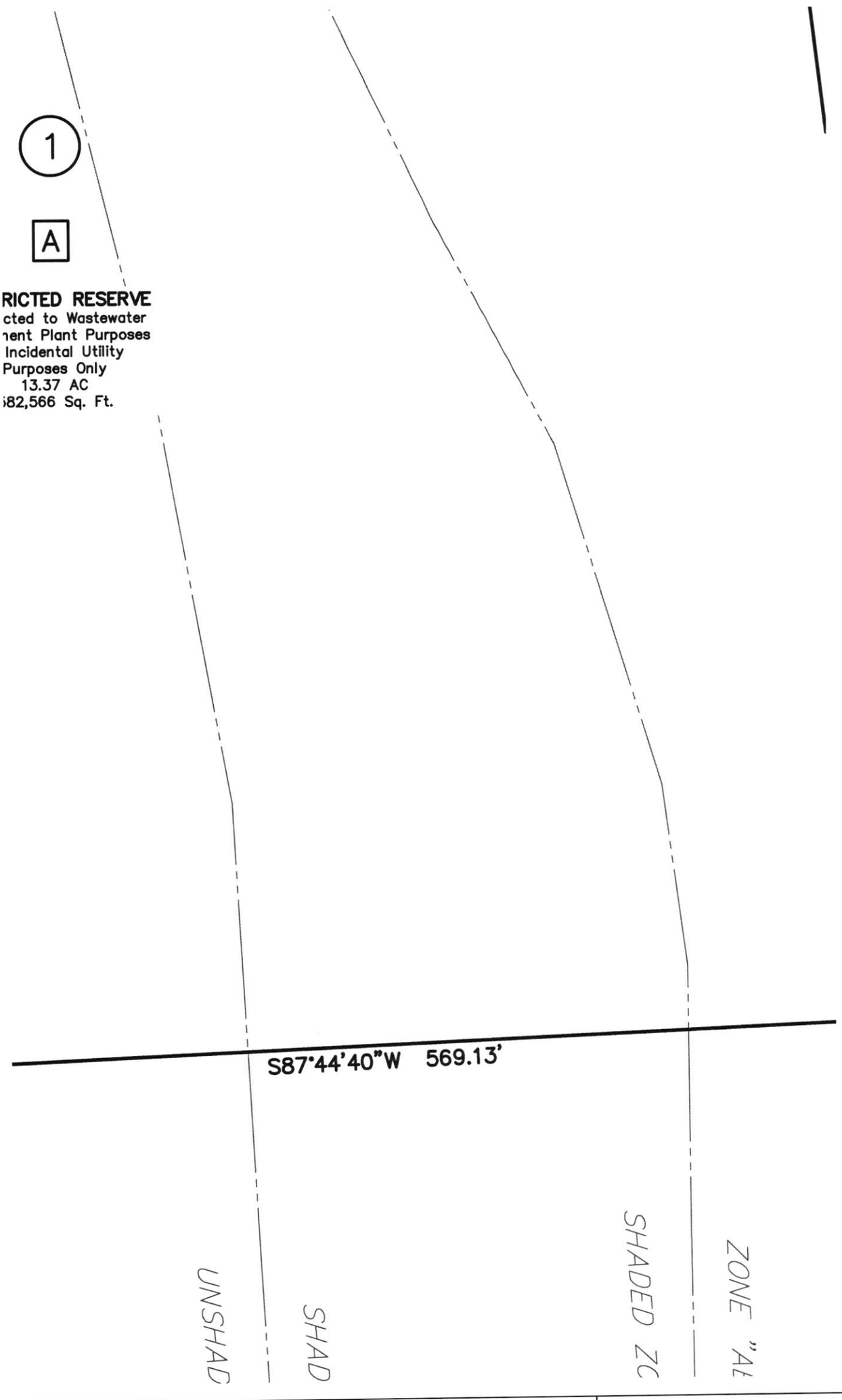
DATE: SEPTEMBER 2026	FINAL PLAT OF WOODHAVEN ESTATES WWTP NO 1	DRP TX 1, LLC a Delaware limited liability company 520 MADISON AVE, 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@landtejas.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 dmorales@quiddity.com
SCALE NTS			
SHEET 1P OF 1			

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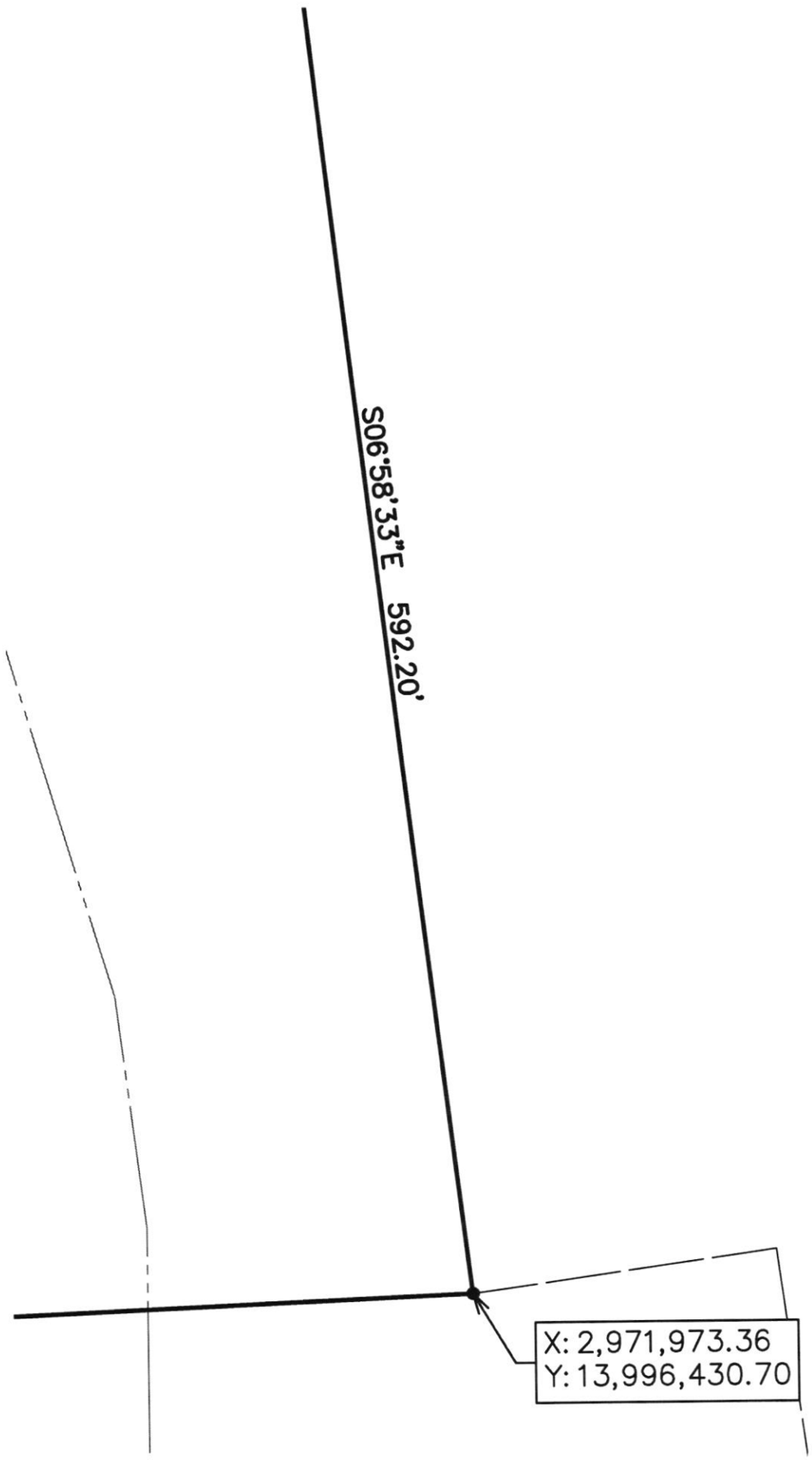
DATE: SEPTEMBER 2026 SCALE NTS SHEET 10 OF 1	FINAL PLAT OF WOODHAVEN ESTATES WWTP NO 1	DRP TX 1, LLC a Delaware limited liability company 520 MADISON AVE, 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@landtejas.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 dmorales@quiddity.com

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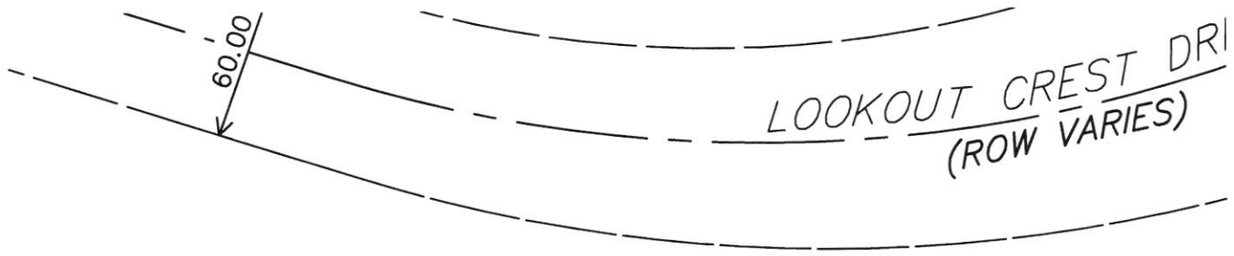
DATE: SEPTEMBER 2026	FINAL PLAT OF WOODHAVEN ESTATES WWTP NO 1	DRP TX 1, LLC a Delaware limited liability company 520 MADISON AVE, 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@landtejas.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 dmorales@quiddity.com
SCALE NTS			
SHEET 1R OF 1			

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DATE: SEPTEMBER 2026 SCALE NTS SHEET 1S OF 1	FINAL PLAT OF WOODHAVEN ESTATES WWTP NO 1	DRP TX 1, LLC a Delaware limited liability company 520 MADISON AVE, 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@landtejas.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 dmorales@quiddity.com

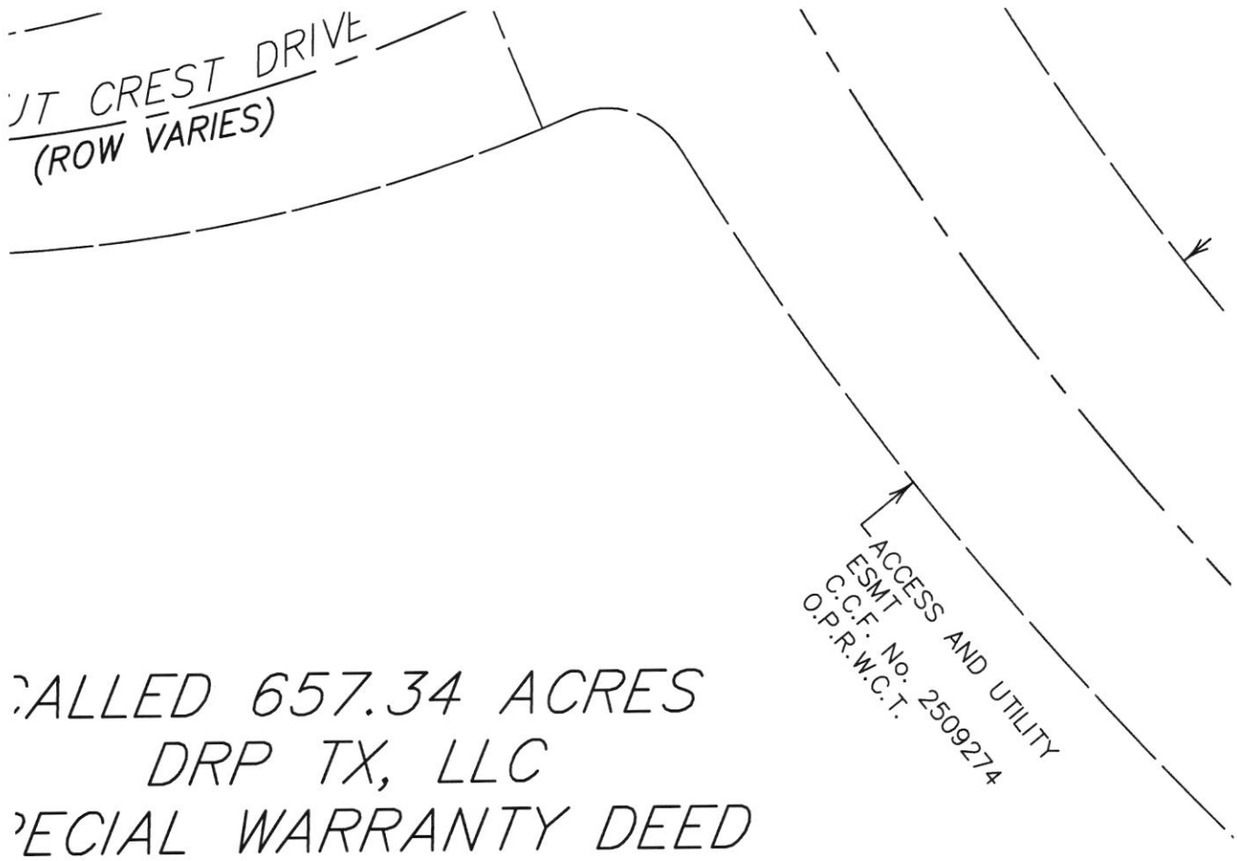
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CALLED 65
DRP
SPECIAL WA.
C.F No.
O.P.I

DATE: SEPTEMBER 2026 SCALE NTS SHEET 1T OF 1	FINAL PLAT OF WOODHAVEN ESTATES WWTP NO 1	DRP TX 1, LLC a Delaware limited liability company 520 MADISON AVE, 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@landtejas.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 dmorales@quiddity.com

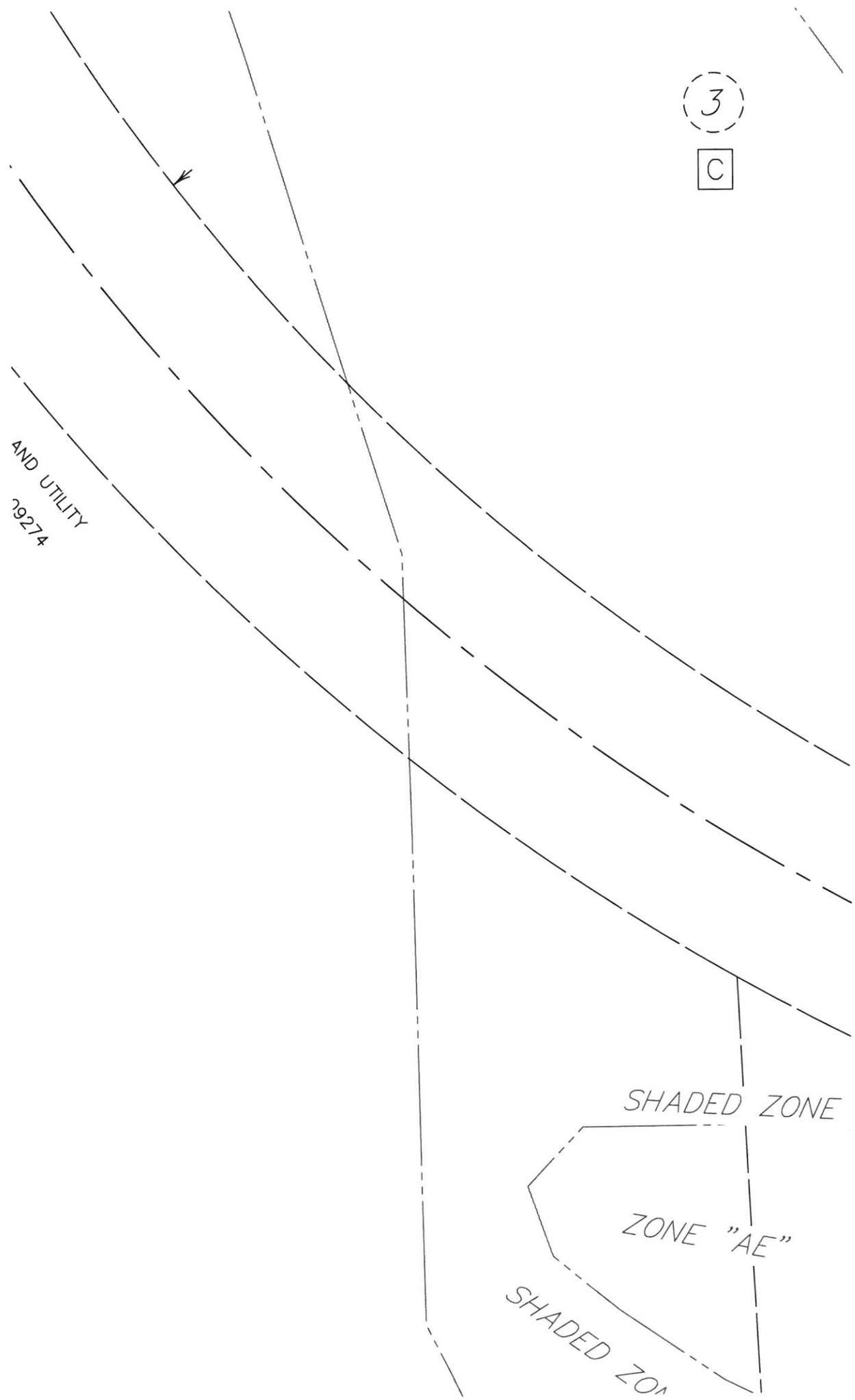
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CALLED 657.34 ACRES
DRP TX, LLC
SPECIAL WARRANTY DEED
C.F No. 2607182
O.P.R.W.C.T

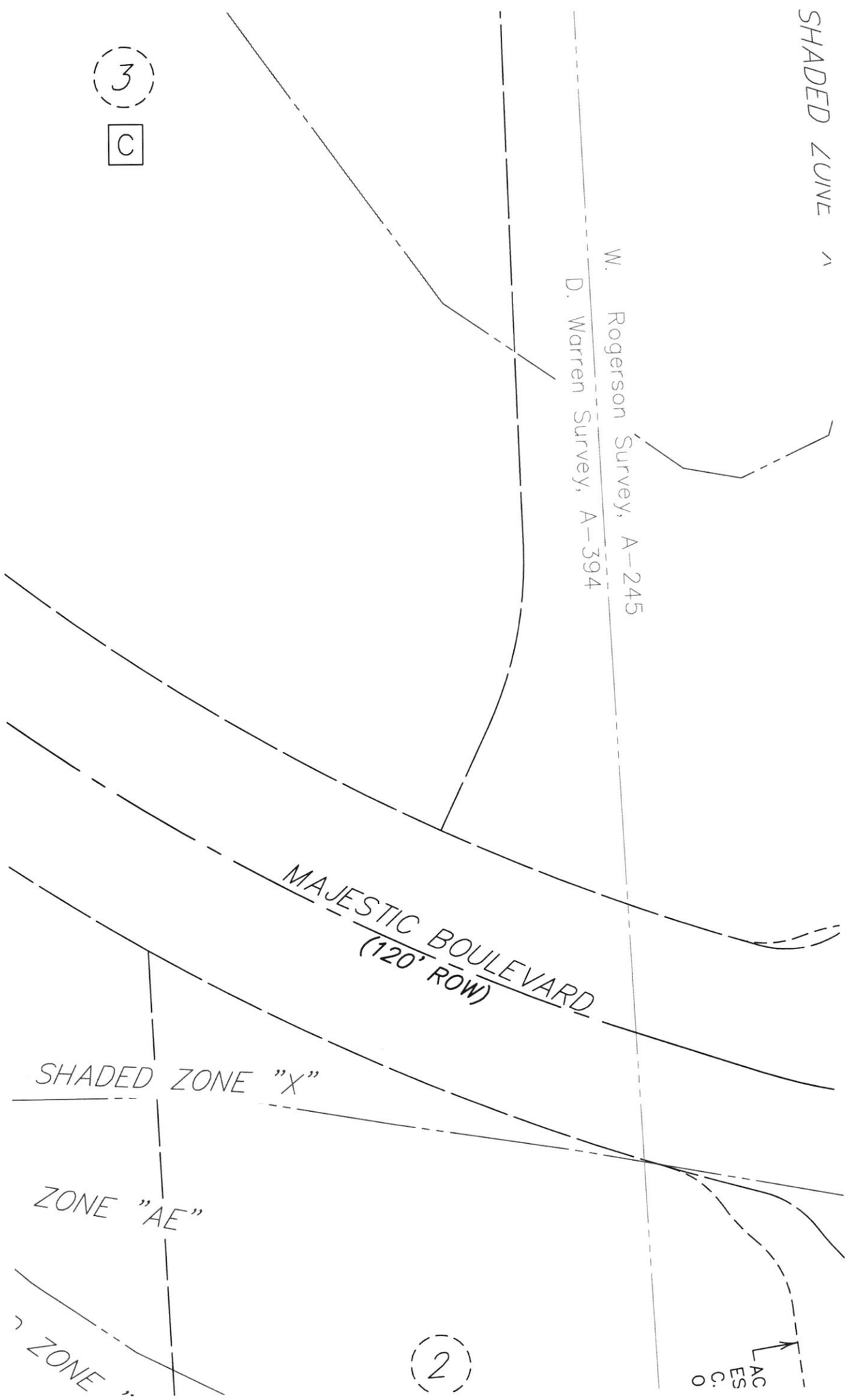
DATE: SEPTEMBER 2026 SCALE NTS SHEET 1U OF 1	FINAL PLAT OF WOODHAVEN ESTATES WWTP NO 1	DRP TX 1, LLC a Delaware limited liability company 520 MADISON AVE, 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@landtejas.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 dmorales@quiddity.com

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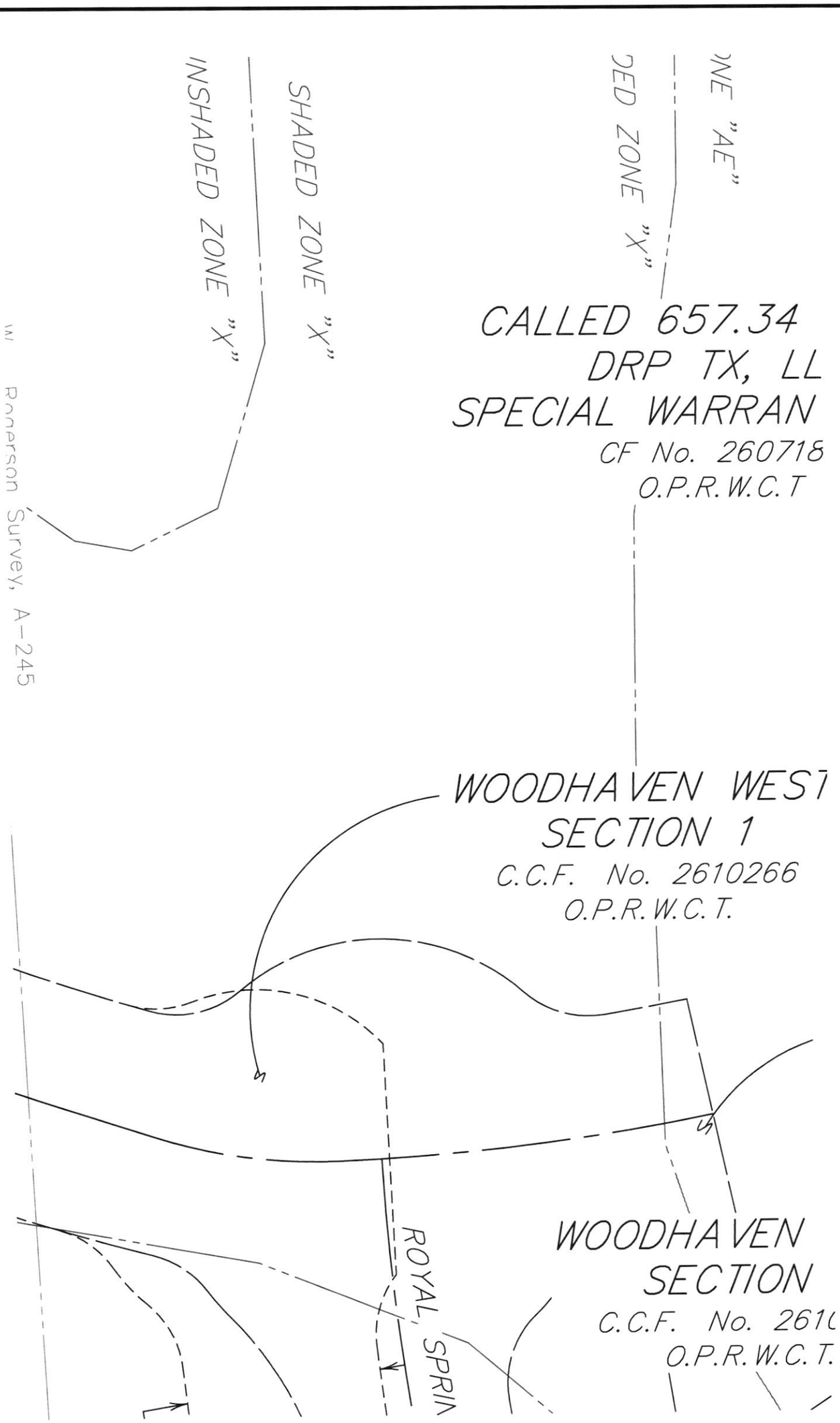
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DATE: SEPTEMBER 2026 SCALE NTS SHEET 1W OF 1	FINAL PLAT OF WOODHAVEN ESTATES WWTP NO 1	DRP TX 1, LLC a Delaware limited liability company 520 MADISON AVE, 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@landtejas.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 dmorales@quiddity.com

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DATE: SEPTEMBER 2026 SCALE NTS SHEET 1X OF 1	FINAL PLAT OF WOODHAVEN ESTATES WWTP NO 1	DRP TX 1, LLC a Delaware limited liability company 520 MADISON AVE, 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@landtejas.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 dmorales@quiddity.com

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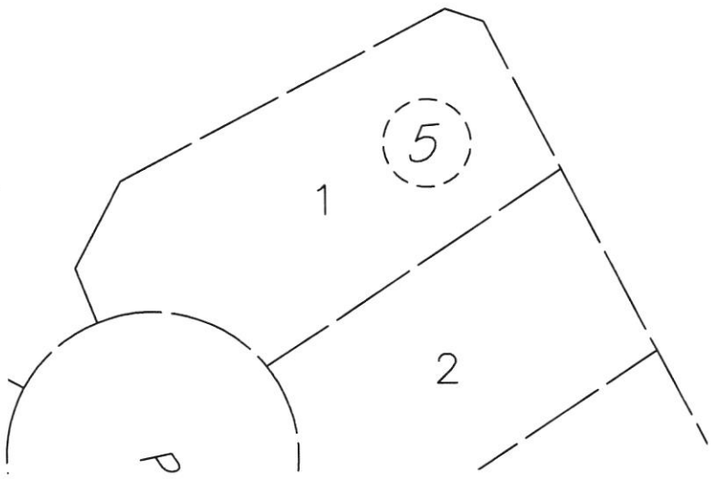
)ED ZONE "X"

ED 657.34 ACRES
DRP TX, LLC
IL WARRANTY DEED
CF No. 2607182
O.P.R.W.C.T

'AVEN WEST
CTION 1
No. 2610266
P.R.W.C.T.

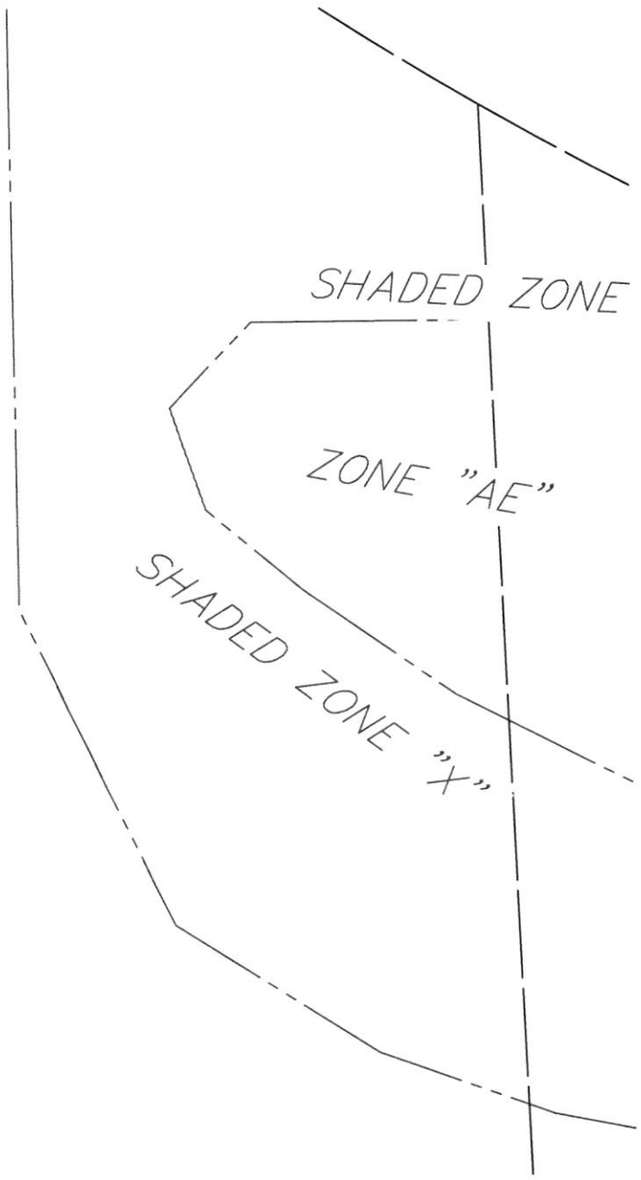
REGAL COVE DRIVE
(80' ROW)

)ODHAVEN WEST
SECTION 1
C.C.F. No. 2610266
O.P.R.W.C.T.



DATE: SEPTEMBER 2026 SCALE NTS SHEET 1Y OF 1	FINAL PLAT OF WOODHAVEN ESTATES WWTP NO 1	DRP TX 1, LLC a Delaware limited liability company 520 MADISON AVE, 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@landtejas.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 dmorales@quiddity.com

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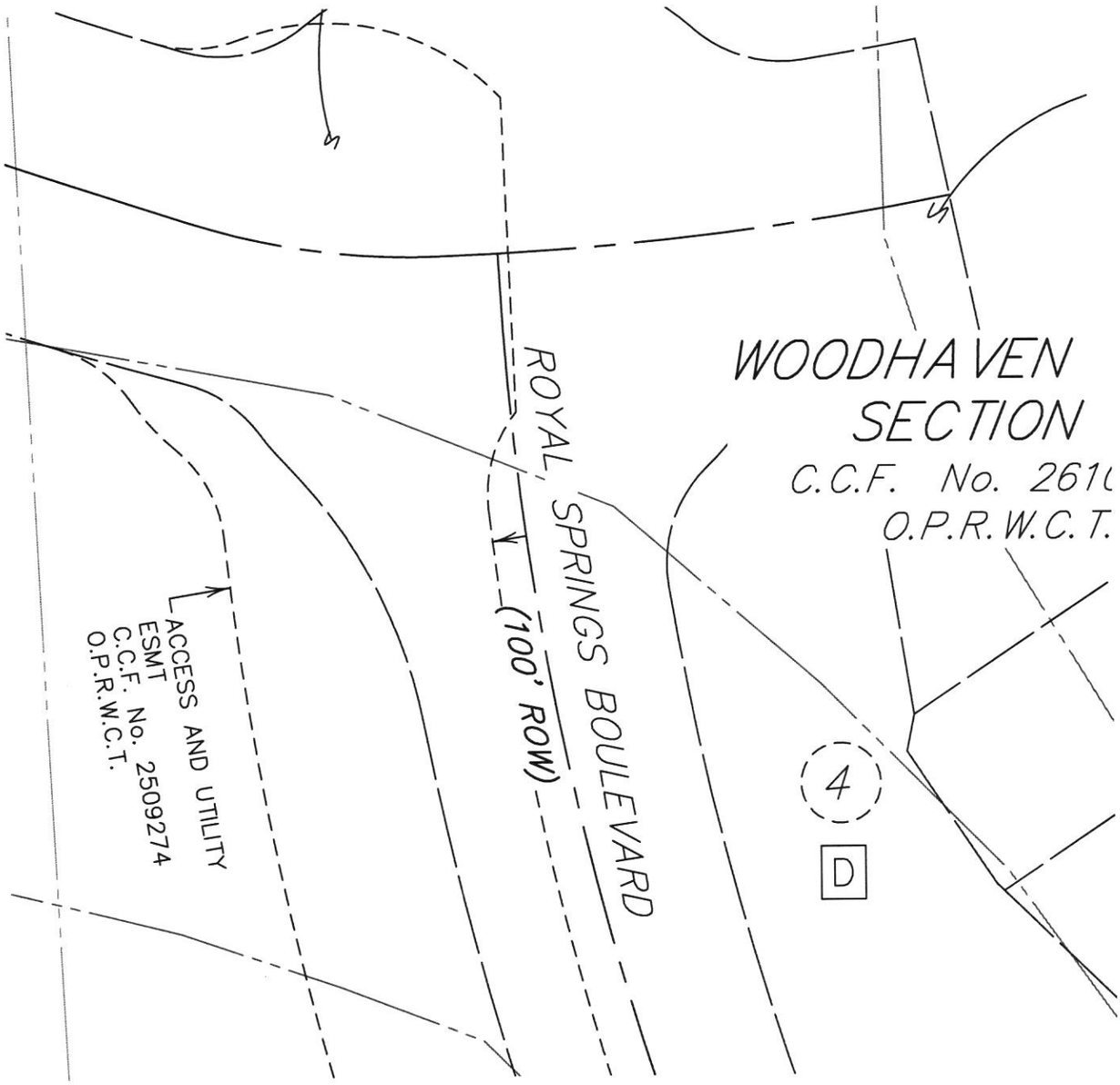
DATE: SEPTEMBER 2026 SCALE NTS SHEET 1Z OF 1	FINAL PLAT OF WOODHAVEN ESTATES WWTP NO 1	DRP TX 1, LLC a Delaware limited liability company 520 MADISON AVE, 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@landtejas.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 dmorales@quiddity.com

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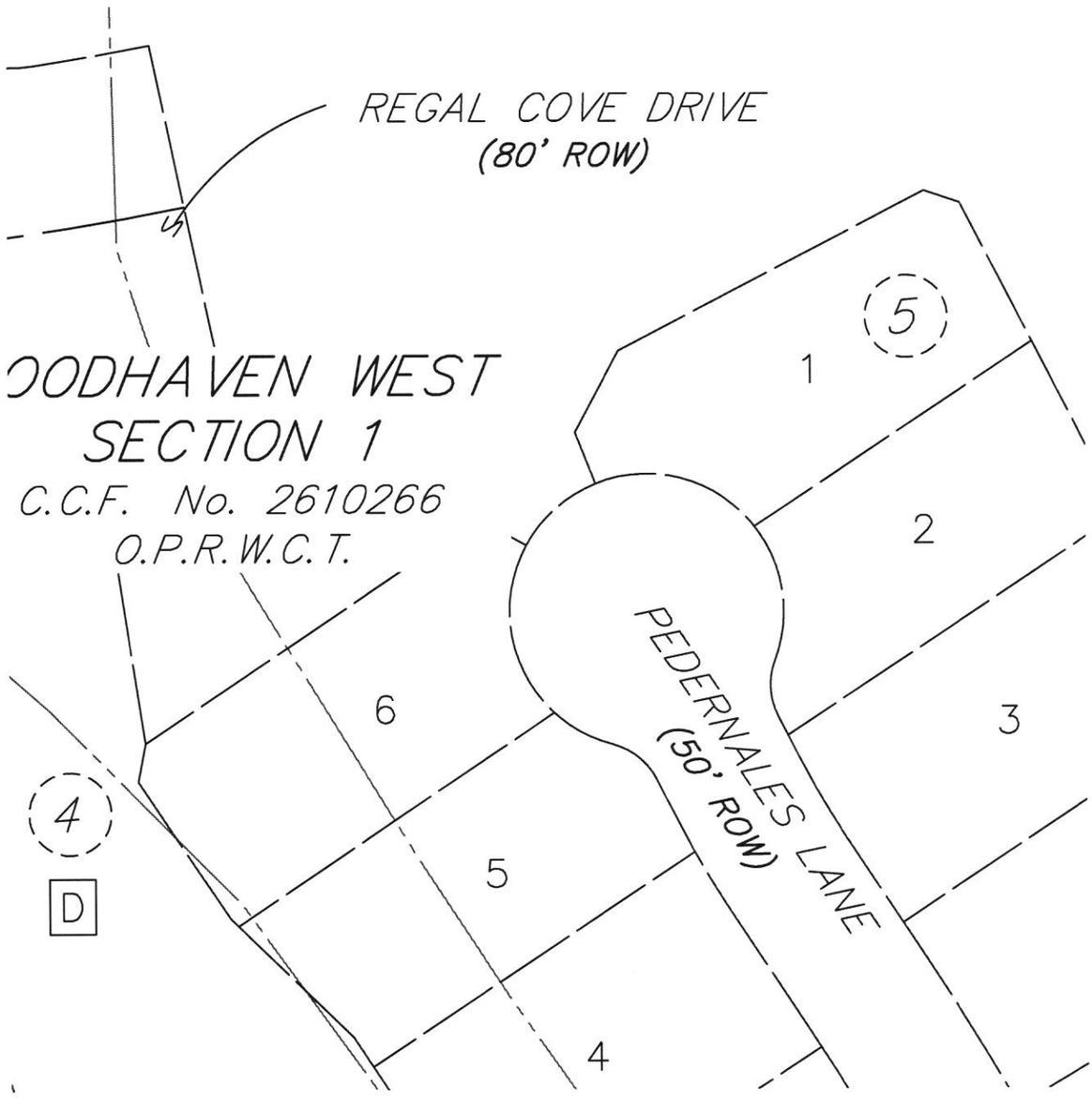
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DATE: SEPTEMBER 2026	FINAL PLAT OF WOODHAVEN ESTATES WWTP NO 1	DRP TX 1, LLC a Delaware limited liability company 520 MADISON AVE, 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@landtejas.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 dmorales@quiddity.com
SCALE NTS			
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DATE: SEPTEMBER 2026 SCALE NTS SHEET 1AC OF 1	FINAL PLAT OF WOODHAVEN ESTATES WWTP NO 1	DRP TX 1, LLC a Delaware limited liability company 520 MADISON AVE, 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@landtejas.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 dmorales@quiddity.com

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