

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval- Woodhaven West Section 1

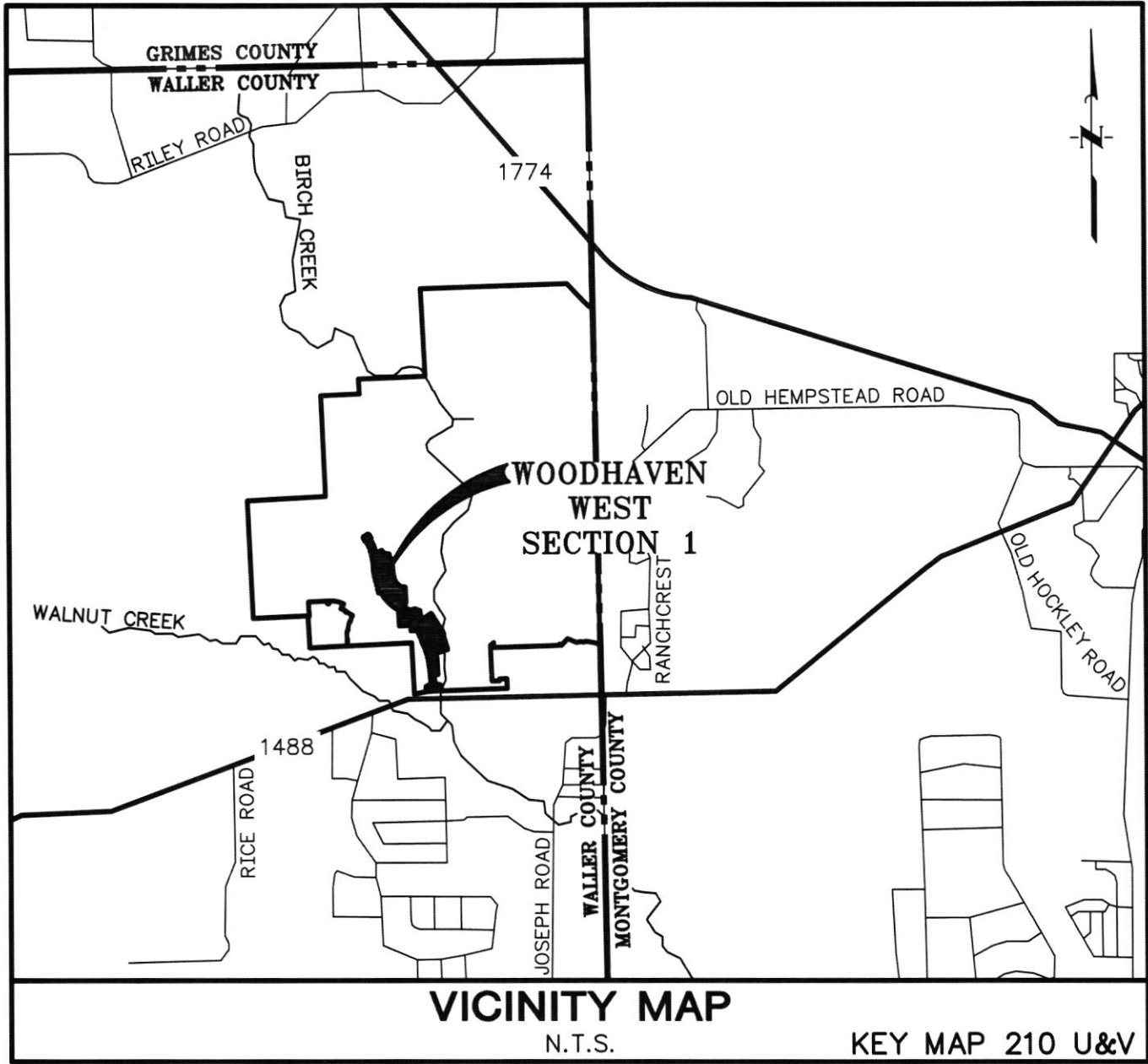
Date: July 8, 2026

Background

Final Plat of Woodhaven West Section 1 which consists of 40.91 acres will include 29 Lots, 6 Blocks and 7 Reserves in Precinct 2.

Staff Recommendation

Approve Plat and accept Construction Bond



VICINITY MAP
N.T.S. KEY MAP 210 U&V

FINAL PLAT OF WOODHAVEN WEST SECTION 1

A SUBDIVISION OF 40.91 ACRES OF LAND
OUT OF THE
W. ROGERSON SURVEY, A-245 and
D. WARREN SURVEY, A-394
WALLER COUNTY, TEXAS

29 LOTS 7 RESERVES 6 BLOCKS

MAY 2026

DATE: MAY 2026	FINAL PLAT OF WOODHAVEN WEST SECTION 1	OWNER 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 CJamnik@quiddity.com
SCALE NTS			
SHEET 1A OF 1			

K:\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plat.dwg Jun 17, 2026 - 10:42am CKJ

STATE OF TEXAS §
COUNTY OF WALLER §

A METES AND BOUNDS description of a certain 40.91 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 DRP TX 1, LLC, recorded in File No. 2607182 of the Official Public Records of Waller County (OPRWC), said 40.91 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 southwest corner of said 657.34 acre tract, the southeast corner of a called 27.500 acre tract conveyed by Special Warranty Deed to Hughes Magnolia LLC, recorded in Volume 1420, Page 522 of the OPRWC, and being in a non-tangent curve in the north right-of-way line and of FM 1488 as shown on TxDOT Map, Project No. S1452 (4) (100-foot wide right-of-way);

THENCE Along said non tangent curve to the right having a radius of 1959.86 feet, an arc length of 313.23 feet, a delta angle of 09°09'25", and a chord bearing of North 74°55'37" East, 312.89 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng") and the POINT OF BEGINNING of the herein described subject tract;

THENCE over and across said 657.34 acre tract, the following six (6) courses and distances:

- 1. North 01°59'15" West, 118.30 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 2. North 60°39'26" East, 147.48 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 3. North 04°55'16" West, 450.17 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
- 4. Along said tangent curve to the left having a radius of 1450.00 feet, an arc length of 437.55 feet, a delta angle of 17°17'22", and a chord bearing of North 13°33'58" West, 435.89 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 5. North 22°12'39" West, 537.11 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 6. North 87°13'42" West, 162.73 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng") being in the common line of said 657.34 acre tract and aforementioned 27.50 acre tract;

THENCE along the common line of said 657.34 and said 27.500 acre tract the following two (2) courses and distances:

- 1. North 02°47'56" West, 141.31 feet to a found 1-inch iron bar, marking the northeast corner of said 27.500 acre tract;
- 2. South 87°25'43" West, 292.94 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");

THENCE over and across said 657.34 acre tract, the following sixty-one (61) courses and distances:

- 1. THENCE North 02°30'37" West, 401.36 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 1260.00 feet, an arc length of 634.81 feet, a delta angle of 28°51'59", and a chord bearing of North 45°51'49" West, 628.11 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 30.00 feet, an arc length of 43.05 feet, a delta angle of 82°13'31", and a chord bearing of North 72°32'35" West, 39.45 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 550.00 feet, an arc length of 10.73 feet, a delta angle of 01°07'02", and a chord bearing of South 66°54'10" West, 10.73 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 5. North 22°32'19" West, 96.93 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 30.00 feet, an arc length of 44.63 feet, a delta angle of 85°13'50", and a chord bearing of North 18°10'36" East, 40.62 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the right;
- 7. Along said reverse curve to the right having a radius of 1260.00 feet, an arc length of 451.84 feet, a delta angle of 20°32'47", and a chord bearing of North 14°09'56" West, 449.42 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 8. North 03°53'32" West, 249.83 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
- 9. Along said tangent curve to the left having a radius of 1140.00 feet, an arc length of 493.60 feet, a delta angle of 24°48'28", and a chord bearing of North 16°17'47" West, 489.75 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 10. North 28°42'01" West, 34.53 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 47.12 feet, a delta angle of 90°00'00", and a chord bearing of North 73°42'01" West, 42.43 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 12. North 28°42'01" West, 100.00 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;
- 13. Along said non-tangent curve to the left having a radius of 30.00 feet, an arc length of 47.12 feet, a delta angle of 90°00'00", and a chord bearing of North 16°17'59" East, 42.43 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 14. North 61°17'59" East, 120.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the left, 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 of the Deed Records of Waller County (DRWC) bears: North 34°25'11" West, 3287.39 feet;
- 15. Along said non-tangent curve to the left having a radius of 30.00 feet, an arc length of 47.12 feet, a delta angle of 89°59'56", and a chord bearing of South 73°42'00" East, 42.43 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 16. South 28°42'01" East, 100.00 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;
- 17. Along said non-tangent curve to the left having a radius of 30.00 feet, an arc length of 47.12 feet, a delta angle of 90°00'00", and a chord bearing of South 16°17'59" West, 42.43 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 18. South 28°42'01" East, 34.53 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of

DATE: MAY 2026	FINAL PLAT OF WOODHAVEN WEST SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE SCALE NTS			
SHEET 1B OF 1			

K:\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plat.dwg Jun 15, 2026 - 2:20pm CKJ

K:\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plat.dwg Jun 15, 2026 - 2:21pm CKJ

- a tangent curve to the right;
19. Along said tangent curve to the right having a radius of 1260.00 feet, an arc length of 322.20 feet, a delta angle of 14°39'05", and a chord bearing of South 21°22'28" East, 321.33 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
20. North 71°26'40" East, 158.75 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 175.00 feet, an arc length of 201.45 feet, a delta angle of 65°57'18", and a chord bearing of South 61°53'44" East, 190.51 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
22. North 85°07'37" East, 19.36 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
23. South 04°52'23" East, 117.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
24. South 49°52'23" East, 14.14 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
25. North 85°07'37" East, 45.35 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
26. South 04°52'23" East, 390.27 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 500.00 feet, an arc length of 264.31 feet, a delta angle of 30°17'17", and a chord bearing of South 20°01'01" East, 261.25 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
28. South 35°09'39" East, 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 left;
29. Along said tangent curve to the left 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 South 63°33'40" East, 190.25 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
30. North 87°44'40" East, 35.14 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
31. South 01°57'42" East, 391.14 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
32. Along said tangent curve to the right having a radius of 200.00 feet, an arc length of 95.53 feet, a delta angle of 27°22'04", and a chord bearing of South 11°43'21" West, 94.63 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
33. South 25°24'23" West, 56.67 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the left;
34. Along said non-tangent curve to the left having a radius of 1140.00 feet, an arc length of 170.63 feet, a delta angle of 08°34'33", and a chord bearing of South 69°36'28" East, 170.47 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a compound curve to the left;
35. Along said compound curve to the left having a radius of 50.00 feet, an arc length of 48.81 feet, a delta angle of 55°55'58", and a chord bearing of North 78°08'17" East, 46.90 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the right;
36. Along said reverse curve to the right having a radius of 112.00 feet, an arc length of 158.76 feet, a delta angle of 81°12'59", and a chord bearing of South 89°13'12" East, 145.80 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the left;
37. Along said reverse curve to the left having a radius of 50.00 feet, an arc length of 43.88 feet, a delta angle of 50°17'08", and a chord bearing of South 73°45'16" East, 42.49 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng") marking the beginning of a compound curve to the left;
38. Along said compound curve to the left having a radius of 1140.00 feet, an arc length of 43.19 feet, a delta angle of 02°10'14", and a chord bearing of North 80°01'03" East, 43.18 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
39. South 12°05'41" East, 120.02 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the right;
40. Along said non-tangent curve to the right having a radius of 1260.00 feet, an arc length of 48.33 feet, a delta angle of 02°11'51", and a chord bearing of South 79°55'59" West, 48.32 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
41. South 08°58'05" East, 129.15 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
42. North 56°13'12" East, 146.12 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
43. South 61°16'29" 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;
44. Along said non-tangent curve to the right having a radius of 50.00 feet, an arc length of 34.50 feet, a delta angle of 39°32'02", and a chord bearing of North 48°29'32" East, 33.82 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
45. North 21°44'27" West, 20.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
46. North 28°15'18" East, 33.53 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
47. North 62°30'45" East, 125.80 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
48. South 71°25'49" East, 13.88 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
49. South 27°21'33" East, 207.69 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
50. South 25°41'52" East, 227.28 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
51. South 24°23'40" East, 26.38 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
52. South 24°10'38" East, 60.66 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
53. South 17°18'42" East, 484.04 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
54. South 03°49'12" West, 28.80 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
55. South 72°41'18" West, 312.96 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
56. South 12°50'46" East, 133.26 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
57. South 02°29'02" East, 415.46 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
58. South 75°50'31" West, 96.51 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
59. South 04°55'16" East, 206.47 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
60. South 75°31'39" East, 147.48 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
61. South 12°52'59" East, 130.53 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng") marking the southeast corner of the herein described tract, being in the north right-of-way line of aforementioned F.M. No. 1488;

THENCE along common lines of the herein described tract and the north right-of-way line of F.M. No. 1488 the following two (2) courses and distances:

1. South 88°12'07" West, 100.56 feet to a previously set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
2. Along said tangent curve to the left having a radius of 1959.86 feet, an arc length of 297.47 feet, a delta angle of 08°41'47", and a chord bearing of South 83°51'14" West, 297.18 feet to the POINT OF BEGINNING, CONTAINING 40.91 acres of land in Waller County, Texas filed in the offices of Quiddity in College Station, Texas.

DATE: MAY 2026	FINAL PLAT OF WOODHAVEN WEST SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1C OF 1			

K:\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plat.dwg Jun 15,2026 - 2:21pm CKJ

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	30.00'	89°59'56"	47.12'	S73°42'00"E	42.43'	30.00'
C2	30.00'	90°00'00"	47.12'	S16°17'59"W	42.43'	30.00'
C3	1260.00'	14°39'05"	322.20'	S21°22'28"E	321.33'	161.99'
C4	175.00'	65°57'18"	201.45'	S61°53'44"E	190.51'	113.55'
C5	500.00'	30°17'17"	264.31'	S20°01'01"E	261.25'	135.32'
C6	200.00'	56°48'02"	198.27'	S63°33'40"E	190.25'	108.14'
C7	200.00'	27°22'04"	95.53'	S11°43'21"W	94.63'	48.70'
C8	1140.00'	8°34'33"	170.63'	S69°36'28"E	170.47'	85.47'
C9	50.00'	55°55'58"	48.81'	N78°08'17"E	46.90'	26.55'
C10	112.00'	81°12'59"	158.76'	S89°13'12"E	145.80'	96.02'
C11	50.00'	50°17'08"	43.88'	S73°45'16"E	42.49'	23.47'
C12	1140.00'	2°10'14"	43.19'	N80°01'03"E	43.18'	21.60'
C13	1260.00'	2°11'51"	48.33'	S79°55'59"W	48.32'	24.17'
C14	50.00'	39°32'02"	34.50'	N48°29'32"E	33.82'	17.97'
C15	1959.86'	8°41'47"	297.47'	S83°51'14"W	297.18'	149.02'
C16	1450.00'	17°17'22"	437.55'	N13°33'58"W	435.89'	220.45'
C17	1260.00'	28°51'59"	634.81'	N45°51'49"W	628.11'	324.29'
C18	30.00'	82°13'31"	43.05'	N72°32'35"W	39.45'	26.18'
C19	550.00'	1°07'02"	10.73'	S66°54'10"W	10.73'	5.36'
C20	30.00'	85°13'50"	44.63'	N18°10'36"E	40.62'	27.60'
C21	1260.00'	20°32'47"	451.84'	N14°09'56"W	449.42'	228.37'
C22	1140.00'	24°48'28"	493.60'	N16°17'47"W	489.75'	250.73'
C23	30.00'	90°00'00"	47.12'	N73°42'01"W	42.43'	30.00'
C24	30.00'	90°00'00"	47.12'	N16°17'59"E	42.43'	30.00'
C25	1500.00'	17°17'22"	452.64'	N13°33'58"W	450.92'	228.05'
C26	1200.00'	16°06'39"	337.43'	N25°22'02"W	336.31'	169.83'
C27	1200.00'	8°18'34"	174.03'	N13°09'25"W	173.88'	87.17'
C28	300.00'	6°15'27"	32.76'	S30°17'38"E	32.75'	16.40'
C29	1200.00'	19°02'27"	398.79'	S12°41'25"E	396.96'	201.25'
C30	1200.00'	9°16'28"	194.24'	N83°31'05"E	194.03'	97.34'
C31	275.00'	19°48'19"	95.06'	S81°56'32"E	94.59'	48.01'
C32	1200.00'	68°08'50"	1427.27'	S37°57'57"E	1344.62'	811.66'
C33	500.00'	3°32'15"	30.87'	N62°33'38"E	30.87'	15.44'
C34	1200.00'	24°48'28"	519.57'	N16°17'47"W	515.52'	263.92'
C35	35.00'	87°33'28"	53.49'	N38°51'28"E	48.43'	33.54'
C36	190.00'	33°33'45"	111.30'	N27°37'22"W	109.71'	57.30'
C37	112.00'	7°52'12"	15.38'	S40°28'09"E	15.37'	7.70'
C38	50.00'	38°55'53"	33.97'	N55°59'59"W	33.32'	17.67'
C39	1260.00'	0°35'41"	13.08'	N81°19'45"E	13.08'	6.54'
C40	50.00'	44°34'29"	38.90'	S59°20'21"W	37.93'	20.49'

DATE: MAY 2026	FINAL PLAT OF WOODHAVEN WEST SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1D OF 1			

K:\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plat.dwg Jun 15,2026 -- 2:21pm CKJ

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C41	112.00'	8°52'02"	17.33'	N41°29'08"E	17.32'	8.68'
C42	50.00'	55°07'18"	48.10'	S18°21'30"W	46.27'	26.10'
C43	30.00'	90°00'00"	47.12'	S67°12'39"E	42.43'	30.00'
C44	25.00'	89°46'14"	39.17'	N22°54'14"E	35.28'	24.90'
C45	25.00'	48°11'23"	21.03'	N51°15'35"W	20.41'	11.18'
C46	50.00'	104°04'48"	90.83'	S23°18'53"E	78.84'	64.09'
C47	50.00'	132°45'56"	115.86'	N45°21'29"W	91.62'	114.35'
C48	25.00'	48°11'23"	21.03'	S03°04'13"E	20.41'	11.18'
C49	25.00'	46°53'43"	20.46'	S35°03'55"E	19.90'	10.84'
C50	50.00'	276°21'06"	241.16'	N79°39'46"E	66.68'	44.74'
C51	25.00'	49°34'03"	21.63'	N13°03'17"E	20.96'	11.54'
C52	25.00'	93°39'18"	40.86'	N65°23'00"W	36.46'	26.65'
C53	30.00'	90°00'00"	47.12'	S22°47'21"W	42.43'	30.00'
C54	35.00'	87°33'28"	53.49'	S48°42'01"E	48.43'	33.54'

DATE: MAY 2026	FINAL PLAT OF WOODHAVEN WEST SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1E OF 1			

K:\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plat.dwg Jun 15,2026 -- 2:22pm CKJ

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N61°17'59"E	120.00'
L2	S28°42'01"E	100.00'
L3	S28°42'01"E	34.53'
L4	N71°26'40"E	158.75'
L5	N85°07'37"E	19.36'
L6	S04°52'23"E	117.00'
L7	S49°52'23"E	14.14'
L8	N85°07'37"E	45.35'
L9	S35°09'39"E	19.86'
L10	N87°44'40"E	35.14'
L11	S25°24'23"W	56.67'
L12	S12°05'41"E	120.02'
L13	S08°58'05"E	129.15'
L14	N56°13'12"E	146.12'
L15	S61°16'29"E	20.00'
L16	N21°44'27"W	20.00'
L17	N28°15'18"E	33.53'
L18	N62°30'45"E	125.80'
L19	S71°25'49"E	13.88'
L20	S27°21'33"E	207.69'
L21	S25°41'52"E	227.28'
L22	S24°23'40"E	26.38'
L23	S24°10'38"E	60.66'

LINE TABLE		
LINE	BEARING	DISTANCE
L24	S03°49'12"W	28.80'
L25	S12°50'46"E	133.26'
L26	S75°50'31"W	96.51'
L27	S04°55'16"E	206.47'
L28	S75°31'39"E	147.48'
L29	S12°52'59"E	130.53'
L30	S88°12'07"W	100.56'
L31	N01°59'15"W	118.30'
L32	N60°39'26"E	147.48'
L33	S87°13'42"W	162.73'
L34	N02°47'56"W	141.31'
L35	N22°32'19"W	96.93'
L36	N28°42'01"W	34.53'
L37	N28°42'01"W	100.00'
L38	S67°47'21"W	374.30'
L39	N17°18'42"W	187.87'
L40	N33°25'21"W	50.86'
L41	S27°09'54"E	75.35'
L42	N03°10'12"W	6.83'
L43	S72°02'22"E	57.75'
L44	S60°47'31"W	60.73'
L45	N28°42'01"W	194.51'
L46	N61°17'59"E	180.12'

LINE TABLE		
LINE	BEARING	DISTANCE
L47	S67°47'21"W	127.84'
L48	S67°12'39"E	14.14'
L49	S22°12'39"E	52.57'
L50	N28°22'16"W	59.31'
L51	N30°53'33"W	59.32'
L52	N33°25'21"W	120.23'
L53	N45°54'59"W	61.88'
L54	N33°46'48"W	60.00'
L55	S11°13'12"W	14.14'
L56	S45°01'09"E	29.07'
L57	S10°37'35"W	29.23'
L58	S62°18'42"E	14.14'
L59	S17°18'42"E	58.00'
L60	S25°14'20"W	14.73'
L61	S67°47'21"W	116.10'

DATE: MAY 2026	FINAL PLAT OF WOODHAVEN WEST SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1F OF 1			

K:\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plat.dwg Jun 01, 2026 - 4:45pm CKJ

STATE OF TEXAS §
COUNTY OF WALLER §

We, DRP TX 1, LLC, a Delaware Limited Liability Company, acting by and through Houdin Honarvar, Authorized Signer owner of the 40.91 acre tract subdivided, in this plat of Woodhaven West Section 1, make subdivision of the property on behalf of the corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown and dedicated to the public, the streets, all alleys, parks and easements shown, and waive all claims for damages occasioned by the establishment of grades as approved for the streets or drainage easements to conform to the grades, and bind ourselves, our heirs successors and assigns to warrant and defend the title to the land so dedicated.

There is 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. 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 West Section 1 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

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

IN TESTIMONY WHEREOF, the DRP TX 1, LLC, a Delaware Limited Liability Company, has caused these presents to be signed by Houdin Honarvar, Authorized

Signer thereunto authorize, this 16th day of June, 2026

DRP TX 1, LLC,
a Delaware Limited Liability Company

By: DW General Partner, LLC
Its Manager

By: 
Houdin Honarvar
Authorized Signer

DATE: MAY 2026
SCALE NTS
SHEET 1G OF 1

FINAL PLAT OF
WOODHAVEN
WEST
SECTION 1

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

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

K:\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plat.dwg May 27,2026 2:07pm CKJ

STATE OF NEW YORK §
COUNTY OF New York §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16th day of June, 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



Certificate of Surveyor

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

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

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

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

Christopher E. Curtis 5/28/26
Christopher E. Curtis
Registered Professional Land Surveyor
Texas Registration No. 6111



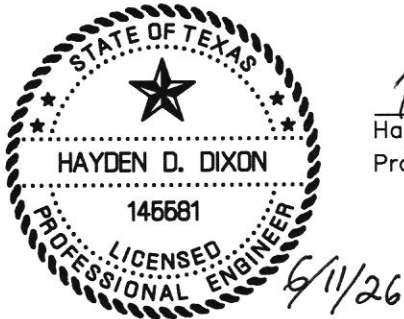
MAY 2026	FINAL PLAT OF WOODHAVEN WEST SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE SCALE NTS			
SHEET 1H OF 1			

I, J. Ross McCall, County Engineer of Waller County, Certify that the Plat of this subdivision complies with all existing rules and regulations of Waller County. No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

Date

J. Ross McCall, PE
County Engineer

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.



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

K:\29342\29342-0008-01 Woodhaven West Section 1 (Modal Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plat.dwg Jun 11, 2026 - 2:27pm CKJ

DATE: MAY 2026	FINAL PLAT OF WOODHAVEN WEST SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@andtejas.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 CJarnnik@quiddity.com
SCALE NTS			
SHEET 1I OF 1			

STATE OF TEXAS §
COUNTY OF WALLER §

I, Debbie Hollan, County Clerk in and for Waller County, Texas do hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 20____, at _____ o'clock ____ M in File No. _____ of the Plat Records of said County. Witness my hand and seal of office, at Hempstead, Texas, the day and date last above written.

Debbie Hollan Waller
County, Texas

By:
Deputy

CERTIFICATE OF COMMISSIONERS COURT

APPROVED by the Commissioners' Court of Waller County, Texas, this _____ day of _____, 20____.

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

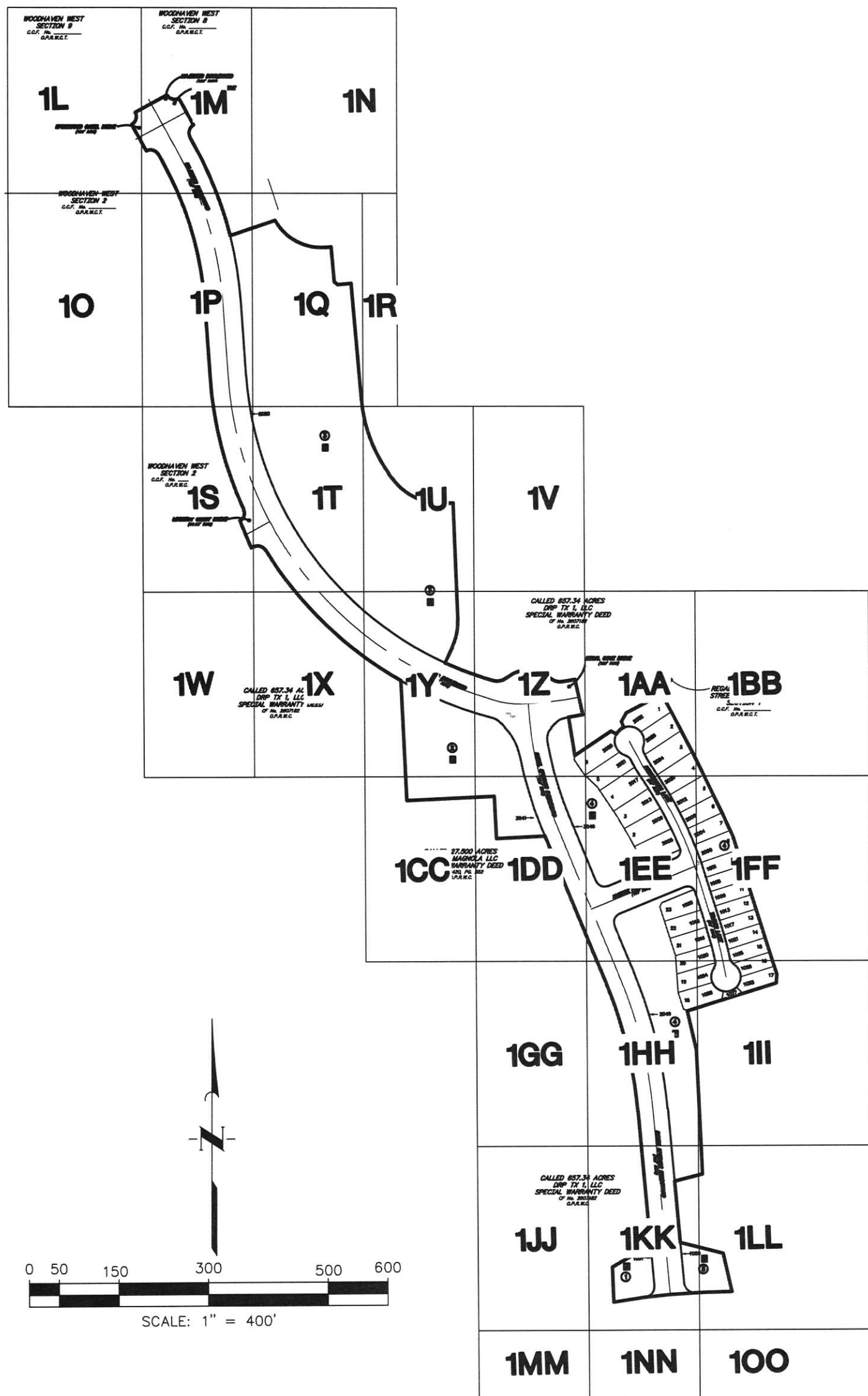
Walter E. Smith, P.E., RPLS
Commissioner, Precinct 2

Kendric D. Jones
Commissioner, Precinct 3

Justin Beckendorff
Commissioner, Precinct 4

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

DATE:MAY 2026	FINAL PLAT OF WOODHAVEN WEST SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1J OF 1			



DATE: MAY 2026

FINAL PLAT OF
WOODHAVEN
WEST
SECTION 1

OWNER

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

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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

28

FUTURE
WOODHAVEN WEST
SECTION 9

F

MAJESTIC BOULEVARD
(120' ROW)

38

3

34

35

36

37

SERENITY LANE
(50' ROW)

F

39

1' RESERVE
(SEE NOTE 1)

44

41

40

43

42

SPICEWOOD GABEL DRIVE
(100' ROW)

3

1' RESERVE
(SEE NOTE 1)

SPICEWOOD GABEL STREET
(60' ROW)

DATE: MAY 2026

SCALE NTS

SHEET 1L OF 1

FINAL PLAT OF
WOODHAVEN
WEST
SECTION 1

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

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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

X: 2,970,486.00
Y: 13,997,772.85

MAJESTIC BOULEVARD
(120', ROW)

MAJESTIC BOULEVARD
(120' ROW)

SAÑ SABA DRIVE
(100' ROW)

SAN SABA DRIVE
(100' ROW)

FUTU
WOODHAVE
SECTIC

MAJESTIC BOULEVARD
(120' ROW)

SHEET 1M OF 1

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

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

K:\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plat.dwg Jun 15, 2026 -- 3:04pm CKJ

4RD

RIVE

FUTURE
WOODHAVEN WEST
SECTION 7

TRAVIS CREEK CIRCLE
(50' ROW)

TRAVIS CREEK CIRCLE
(50' ROW)

DATE: MAY 2026

SCALE NTS

SHEET 1N OF 1

FINAL PLAT OF
WOODHAVEN
WEST
SECTION 1

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

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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

2

B

FUTURE
WOODHAVEN WEST
SECTION 2



K:\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plat.dwg Jun 15,2026 -- 3:04pm CKJ

DATE: MAY 2026	FINAL PLAT OF WOODHAVEN WEST SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 1006100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 10 OF 1			

K:\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plat.dwg Jun 15, 2026 - 3:04pm CKJ

PE
WEST
2

2

NE
CITE (1)

LEVAR
(W)

C34

C22

N03°53'32"W 249.83'

N03°53'32"W 249.83'

249.83'

223.35'

545.55'

2

DATE: MAY 2026

SCALE SCALE NTS

SHEET 1P OF 1

FINAL PLAT OF
WOODHAVEN
WEST
SECTION 1

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

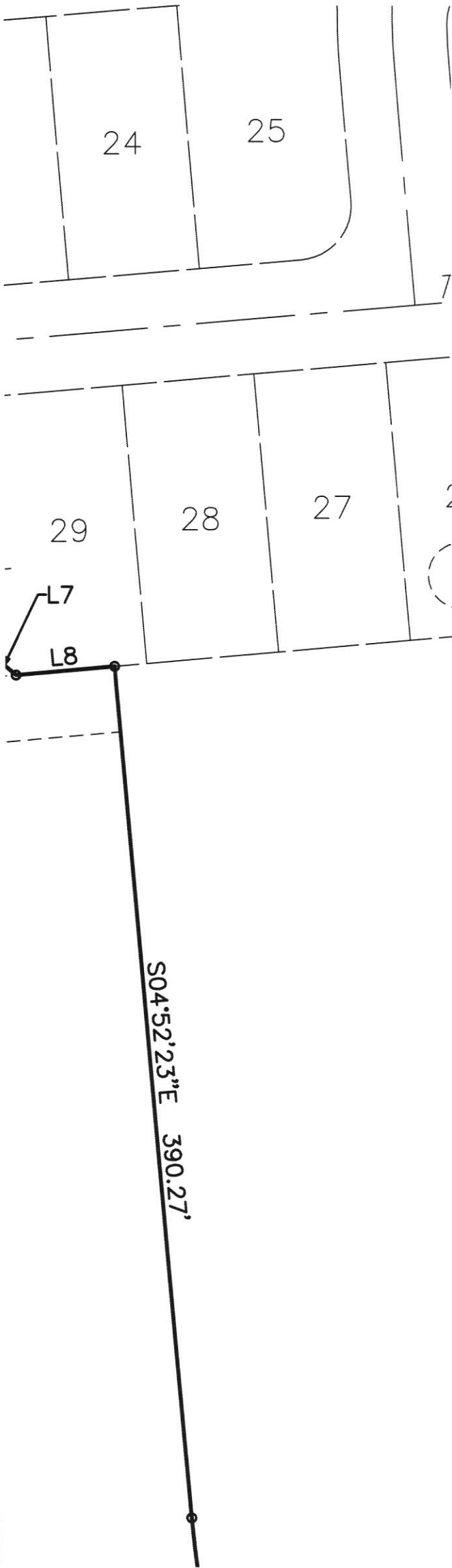
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-232290 & 10046100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com

K:\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plot.dwg Jun 15,2026 -- 3:05pm CKJ



DATE: MAY 2026
SCALE NTS
SHEET 1R OF 1

FINAL PLAT OF
WOODHAVEN
WEST
SECTION 1

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

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

2

B

1' RESERVE
(SEE NOTE 1)

C21

502.95'

FUTURE
WOODHAVEN WEST
SECTION 2

ACCESS EASEMENT &
UTILITY EASEMENT
INSTRUMENT NO. 2404346
& 2404347
O.P.R.W.C.T.

C20

LOOKOUT CREST DRIVE
(ROW VARIES)

LOOKOUT CREST DRIVE
(ROW VARIES)

1' RESERVE
(SEE NOTE 1)

C

DATE: MAY 2026

SCALE SCALE NTS

SHEET 1S OF 1

FINAL PLAT OF
WOODHAVEN
WEST
SECTION 1

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

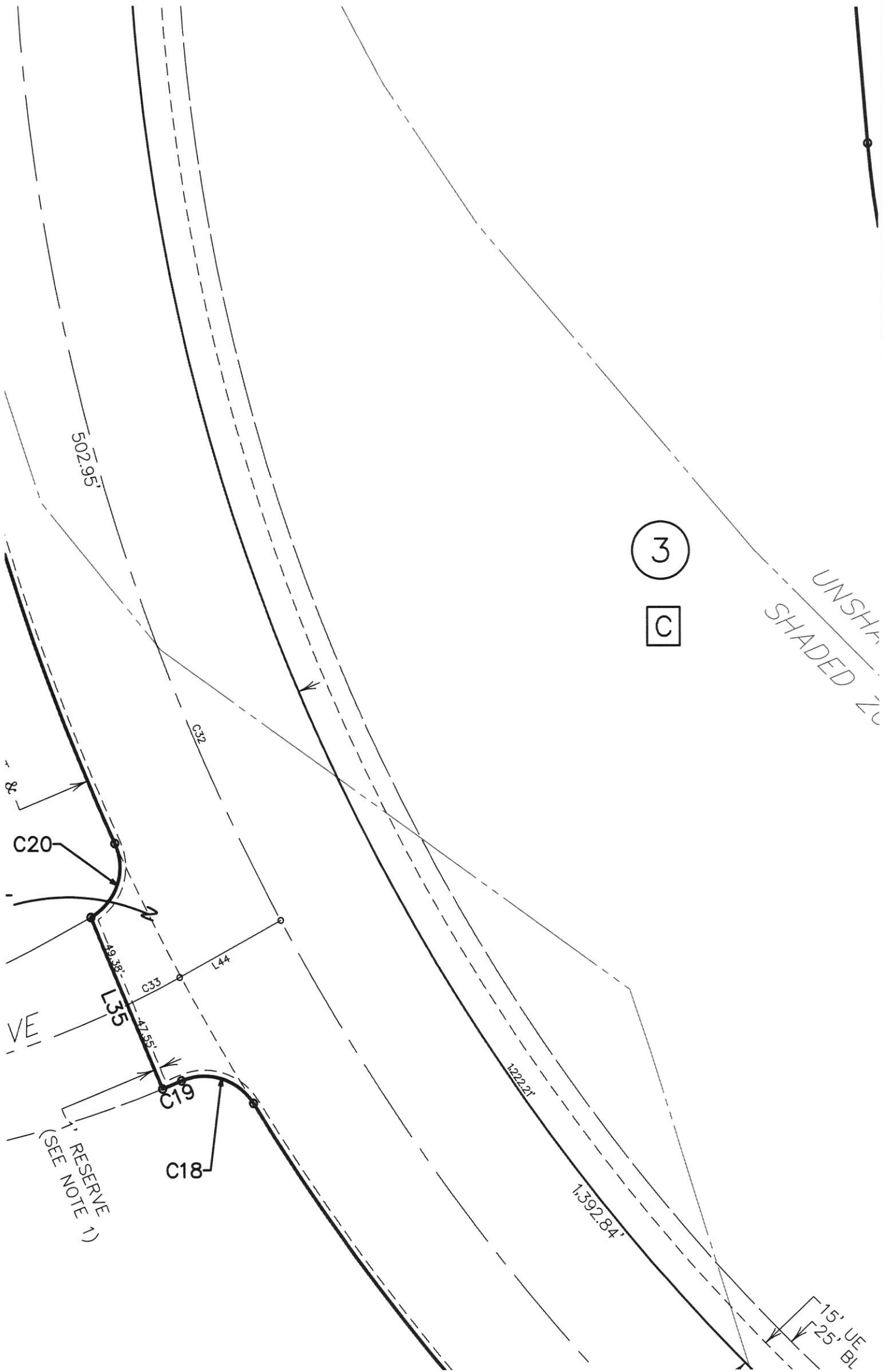
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

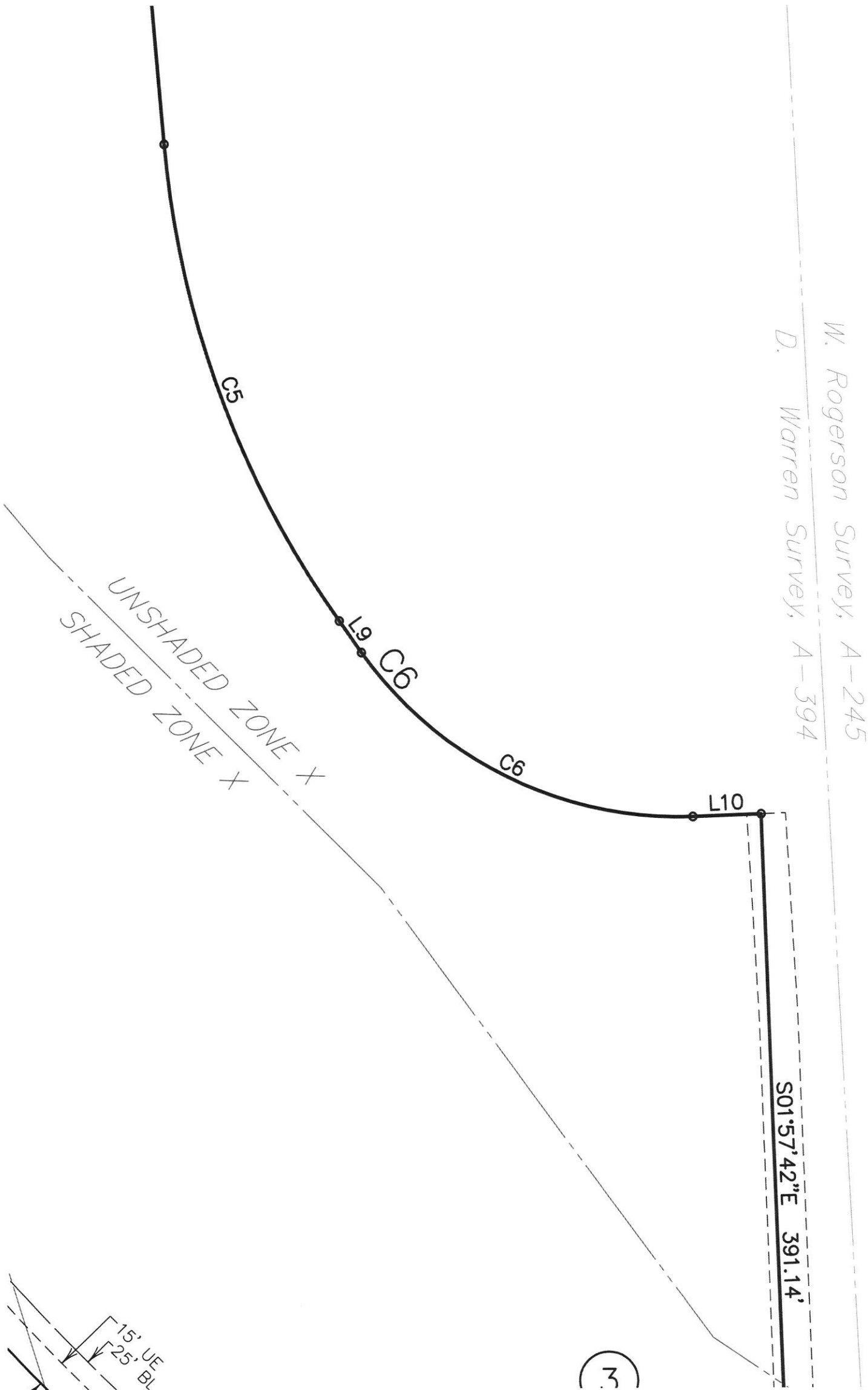
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com

K:\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plat.dwg Jun 15, 2026 -- 3:10pm CKJ



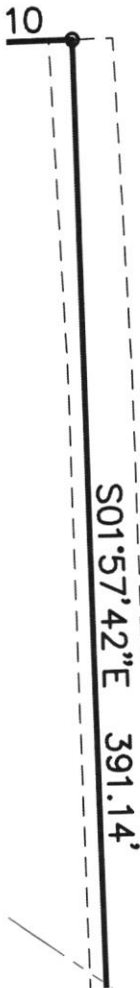
DATE: MAY 2026	FINAL PLAT OF WOODHAVEN WEST SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1T OF 1			

K:\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plat.dwg Jun 15,2026 -- 3:10pm CKJ



DATE:MAY 2026	FINAL PLAT OF WOODHAVEN WEST SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & L0046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1U OF 1			

K:\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plat.dwg Jun 15, 2026 -- 3:11pm CKJ



W. Rogerson Survey, A-245
D. Warren Survey, A-394

SHADED ZONE X

SHADED ZONE X
ZONE AE

DATE: MAY 2026

SCALE NTS

SHEET 1V OF 1

FINAL PLAT OF
WOODHAVEN
WEST
SECTION 1

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

ENGINEER/PLANNER/SURVEYOR:

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

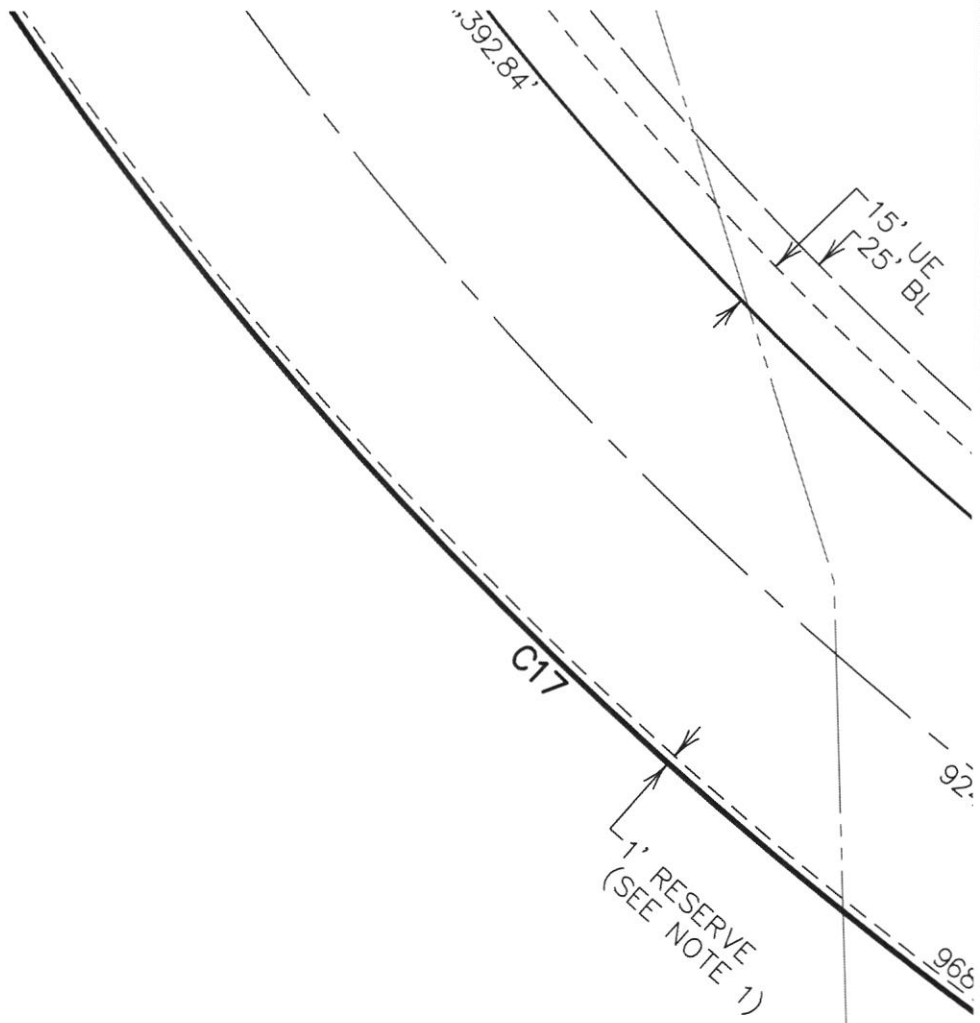
NE
1)

CAL
SPEC

K:\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plat.dwg Jun 15,2026 -- 3:12pm CKJ

DATE: MAY 2026	FINAL PLAT OF WOODHAVEN WEST SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE SCALE NTS			
SHEET 1W OF 1			

NOTE 1)



ACCESS EAS
UTILITY EAS
INSTRUMENT NO. 24
& 24C
O.P.R.W.

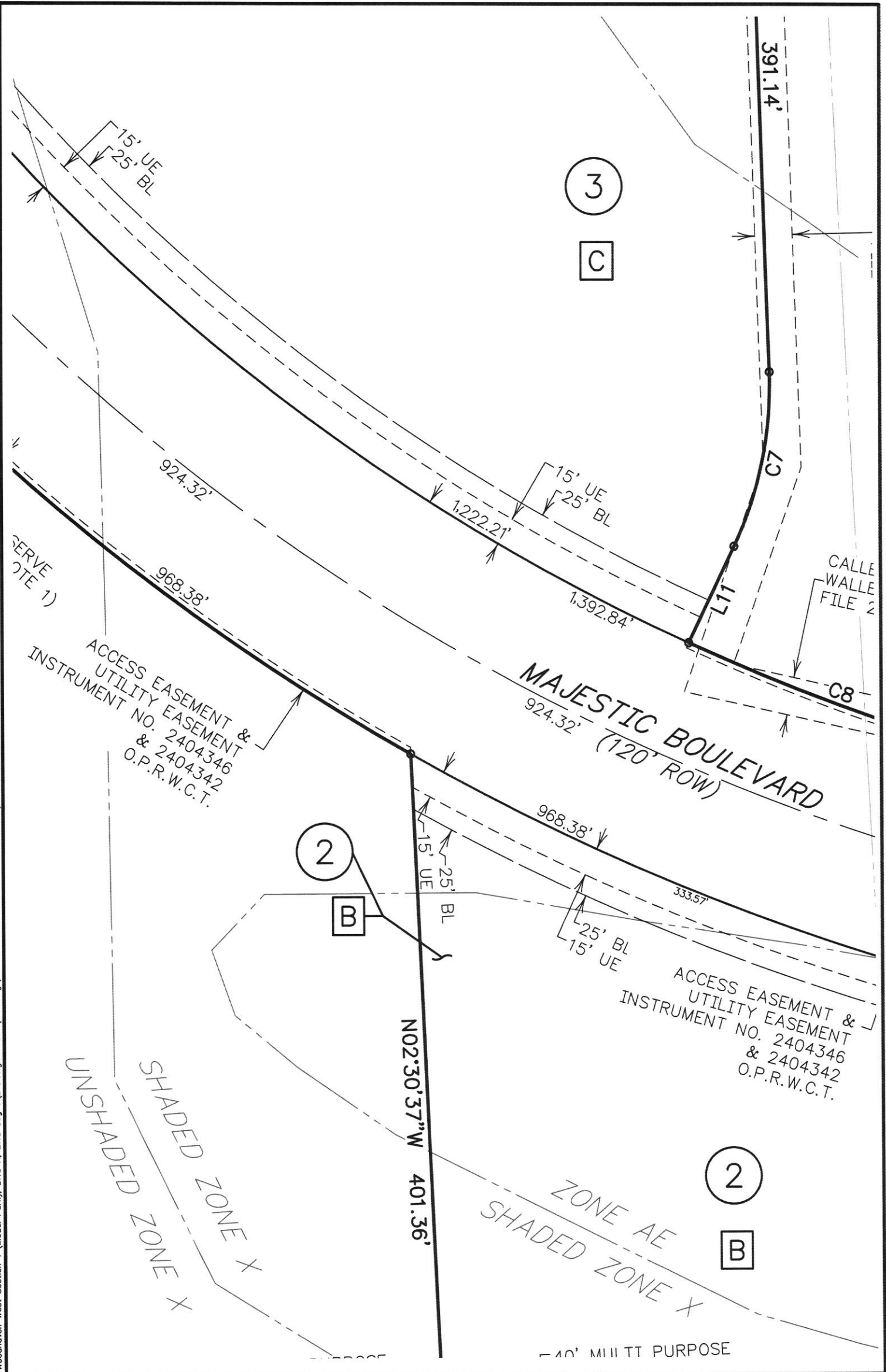
*CALLED 657.34 ACRES
DRP TX 1, LLC
SPECIAL WARRANTY DEED
CF No. 2607182
O.P.R.W.C.*

UNSHADED ZONE X
SHALL

K:\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plat.dwg Jun 15, 2026 - 3:12pm CKJ

DATE: MAY 2026	FINAL PLAT OF WOODHAVEN WEST SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1X OF 1			

K:\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plot.dwg Jun 15,2026 - 3:12pm CLKJ



DATE: MAY 2026

SCALE NTS

SHEET 1Y OF 1

FINAL PLAT OF
WOODHAVEN
WEST
SECTION 1

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

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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

CALLED 657.34 ,
DRP TX 1, L
SPECIAL WARRANT
CF No. 260718.
O.P.R.W.C.

CALLLED 1.5050 AC. SSE
WALLER COUNTY MUD NO. 20
FILE 2510716

CALLLED 1.5050 AC. SSE
WALLER COUNTY MUD NO. 20
FILE 2510716

1' RESERVE
(SEE NOTE 1)

ULEVARD

ESS EASEMENT &
ILITY EASEMENT
VT NO. 2404346
& 2404342
O.P.R.W.C.T.

2
B

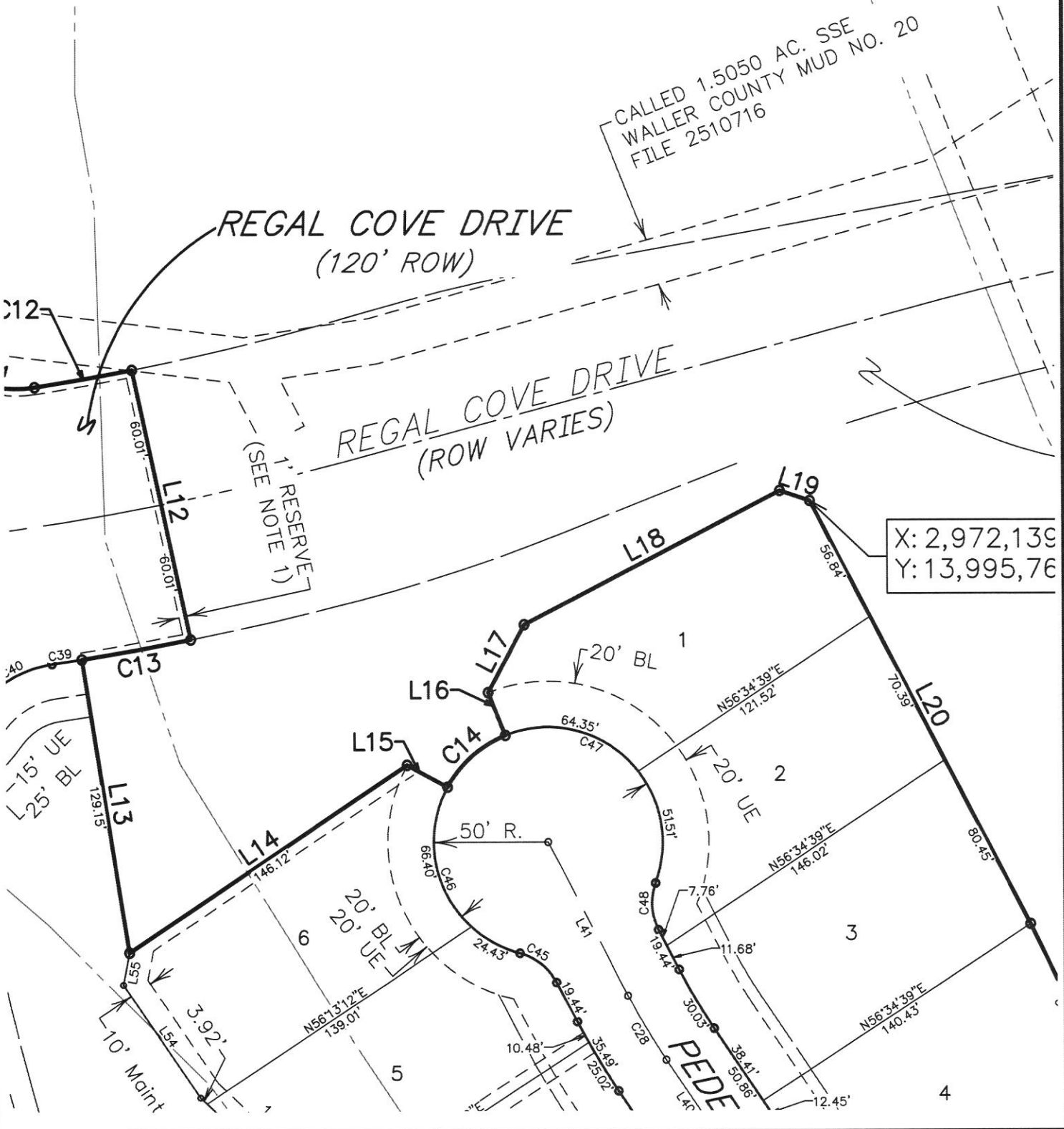
SE

ROYAL SPF

DATE: MAY 2026	FINAL PLAT OF WOODHAVEN WEST SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 12 OF 1			

K:\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plat.dwg Jun 15, 2026 - 3:12pm CKJ

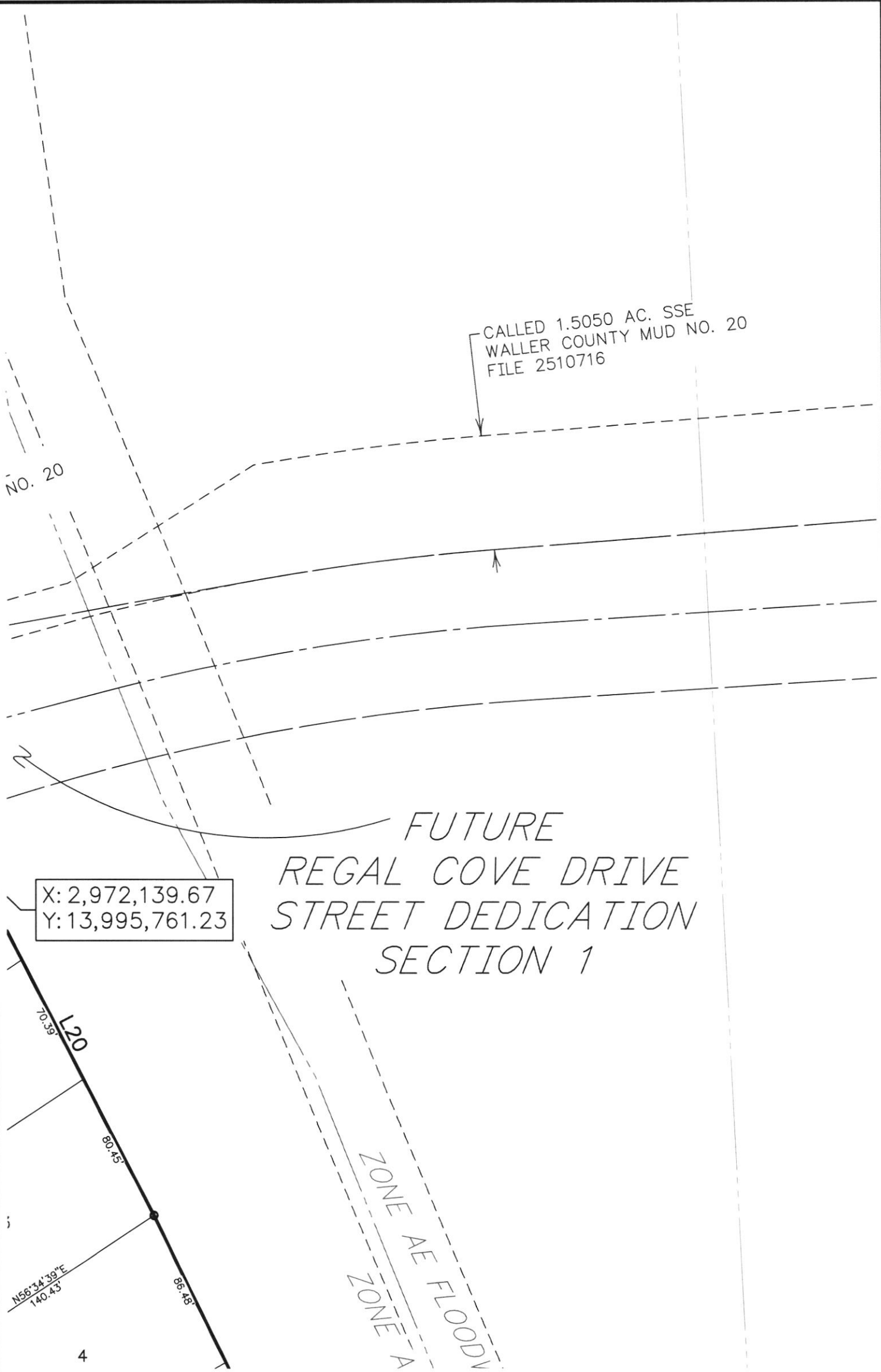
657.34 ACRES
TX 1, LLC
WARRANTY DEED
No. 2607182
J.P.R.W.C.



K:\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plot.dwg Jun 15, 2026 - 3:13pm CKJ

DATE: MAY 2026	FINAL PLAT OF WOODHAVEN WEST SECTION 1	OWNER 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 CJamnik@quiddity.com
SCALE NTS			
SHEET 1AA OF 1			

K:\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plat.dwg Jun 15, 2026 - 3:13pm CKJ

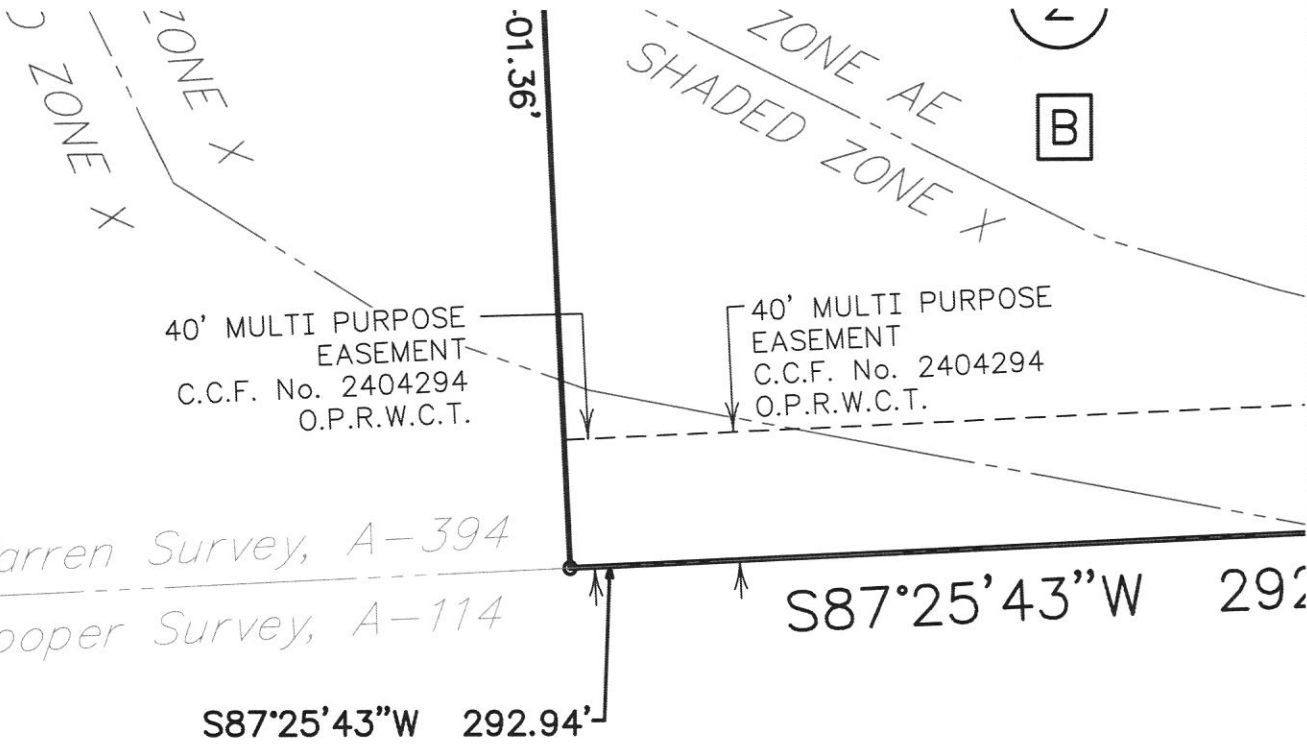


DATE: MAY 2026
SCALE NTS
SHEET 1BB OF 1

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

ENGINEER/PLANNER/SURVEYOR:

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

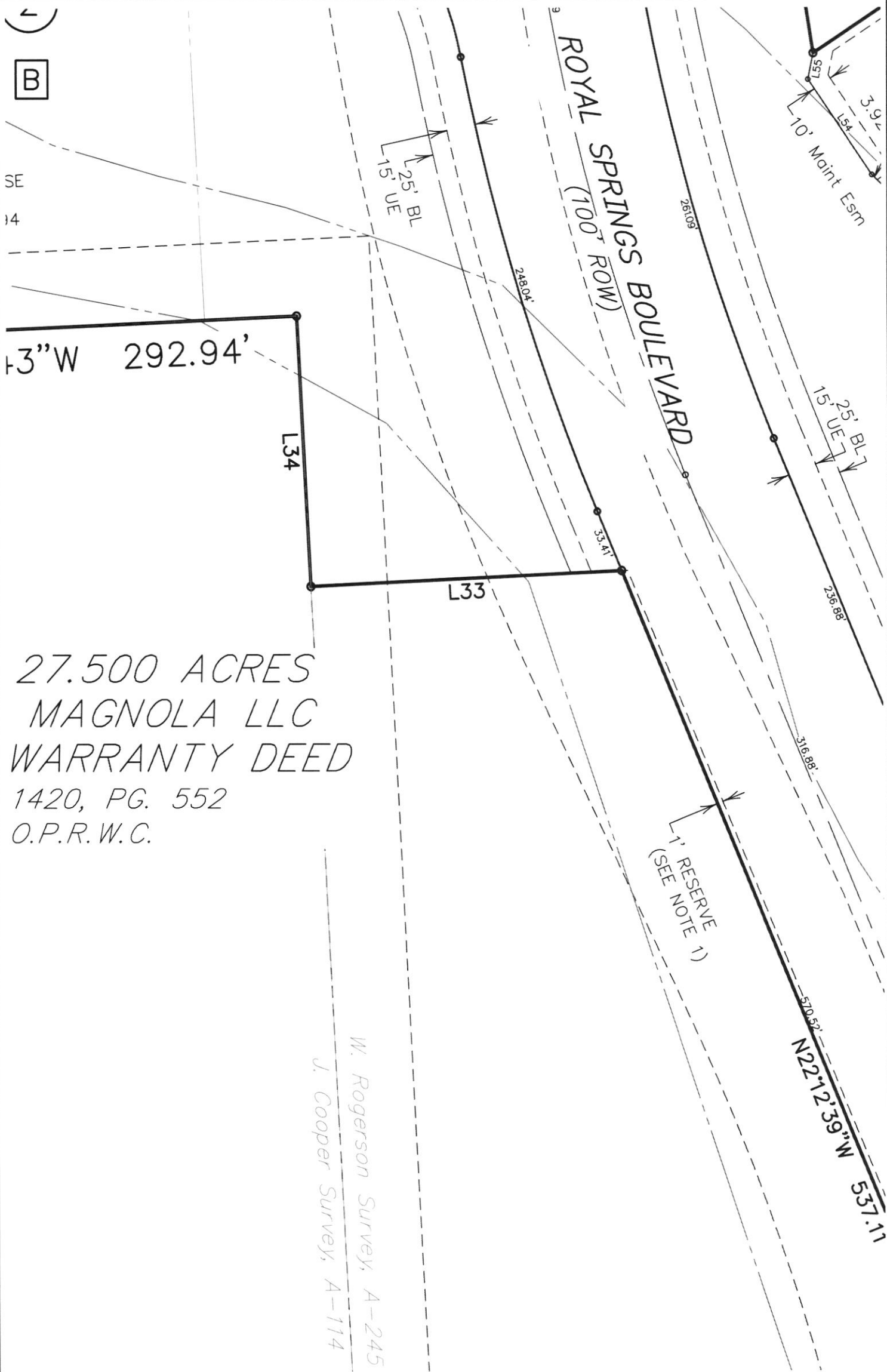


CALLED 27.500
 HUGHES MAGNOLIA
 SPECIAL WARRANT
 VOL. 1420, PG. 3
 O.P.R.W.C.

DATE: MAY 2026	FINAL PLAT OF WOODHAVEN WEST SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1CC OF 1			

K:\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plat.dwg Jun 15, 2026 - 3:13pm CKJ

K:\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plat.dwg Jun 15, 2026 -- 3:14pm CKJ



DATE: MAY 2026

SCALE NTS

SHEET 1DD OF 1

FINAL PLAT OF
WOODHAVEN
WEST
SECTION 1

OWNER

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

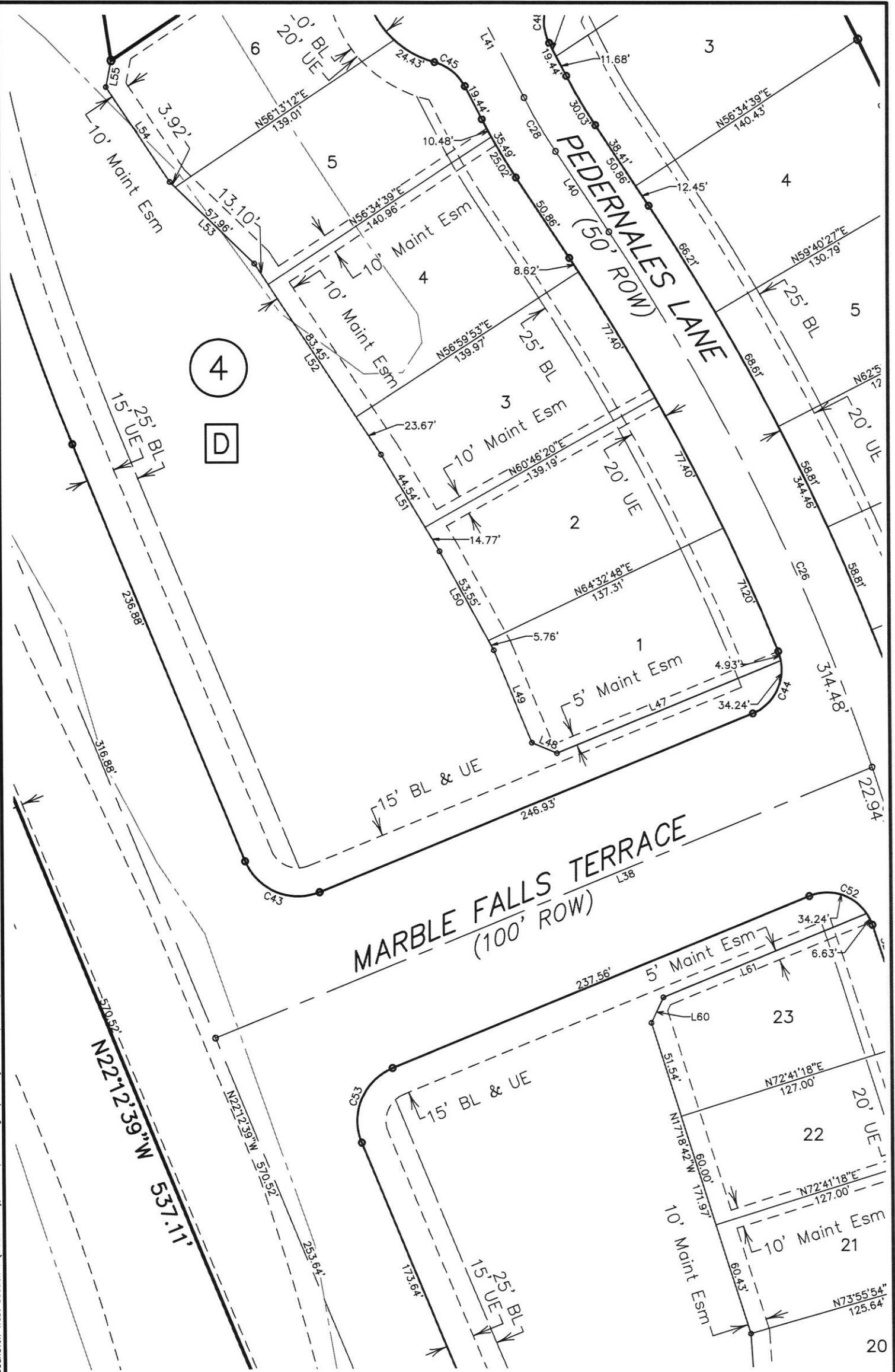
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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

K:\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plat.dwg Jun 15, 2026 -- 3:14pm CKJ



DATE: MAY 2026

SCALE NTS

SHEET 1EE OF 1

FINAL PLAT OF
WOODHAVEN
WEST
SECTION 1

OWNER

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

ENGINEER/PLANNER/SURVEYOR:

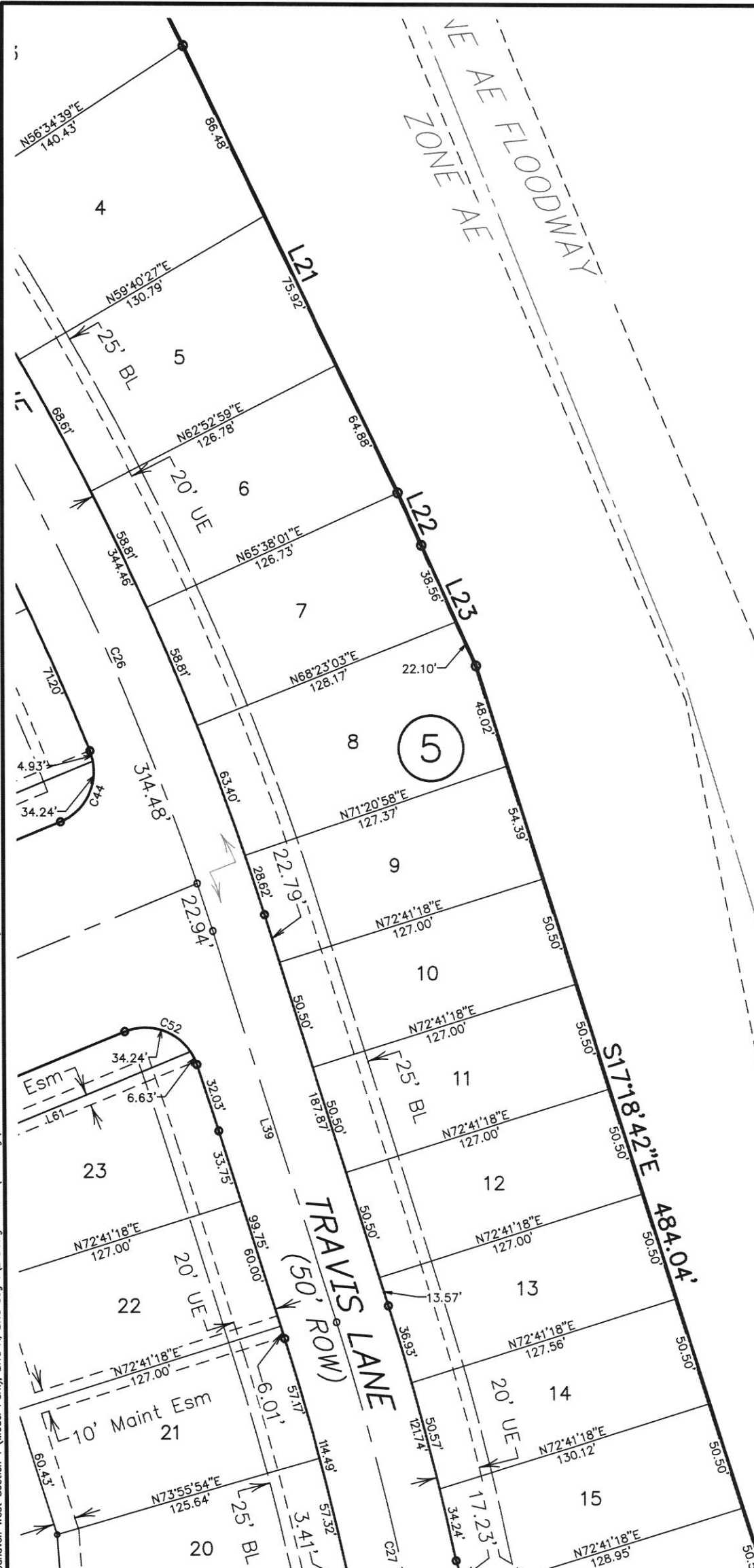


QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & L0046100

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

K:\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plat.dwg Jun 15, 2026 -- 3:14pm CKJ



DATE: MAY 2026	FINAL PLAT OF WOODHAVEN WEST SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1FF OF 1			

37.11

ACCESS EASEMENT &
UTILITY EASEMENT
INSTRUMENT NO. 2404346
& 2404342
O.P.R.W.C.T.

40' MULTI PURPOSE
EASEMENT
C.C.F. No. 2404294
O.P.R.W.C.T.

Survey, A-245

Survey, A-114

FINAL PLAT OF
WOODHAVEN
WEST
SECTION 1

OWNER
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
CJamnik@quiddity.com

DATE: MAY 2026

SCALE NTS

SHEET 1GG OF 1

K:\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plot.dwg Jun 15,2026 - 3:16pm CKJ

*CALLED 657.34
DRP TX 1,
SPECIAL WARRA
CF No. 2607
O.P.R.W.C*

X: 2,971,9
Y: 13,993,7

*FARM TO MA
TXD*

DATE: MAY 2026

SCALE NTS

SHEET 1J OF 1

FINAL PLAT OF
WOODHAVEN
WEST
SECTION 1

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

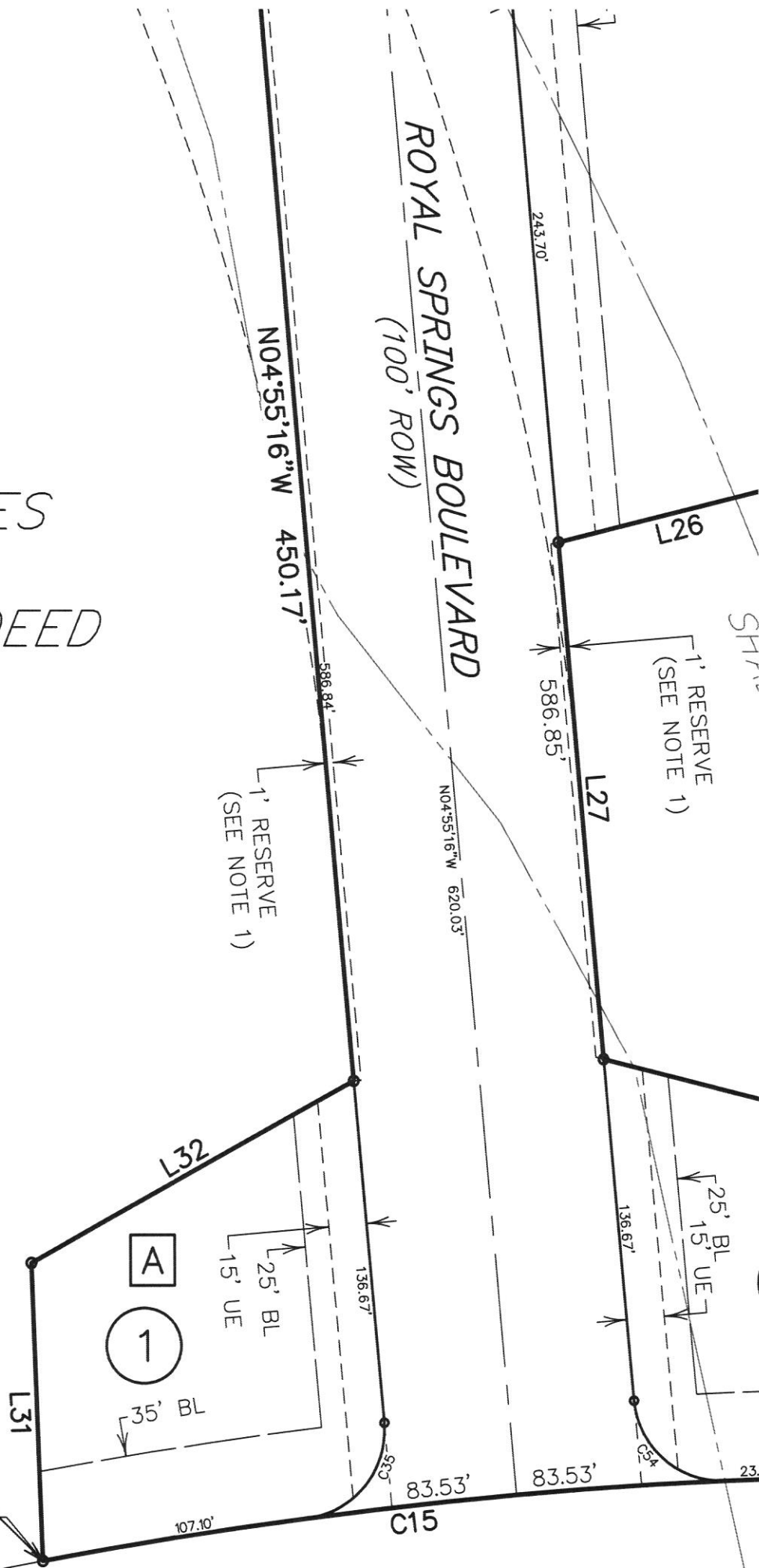
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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

657.34 ACRES
TX 1, LLC
WARRANTY DEED
F No. 2607182
O.P.R.W.C.



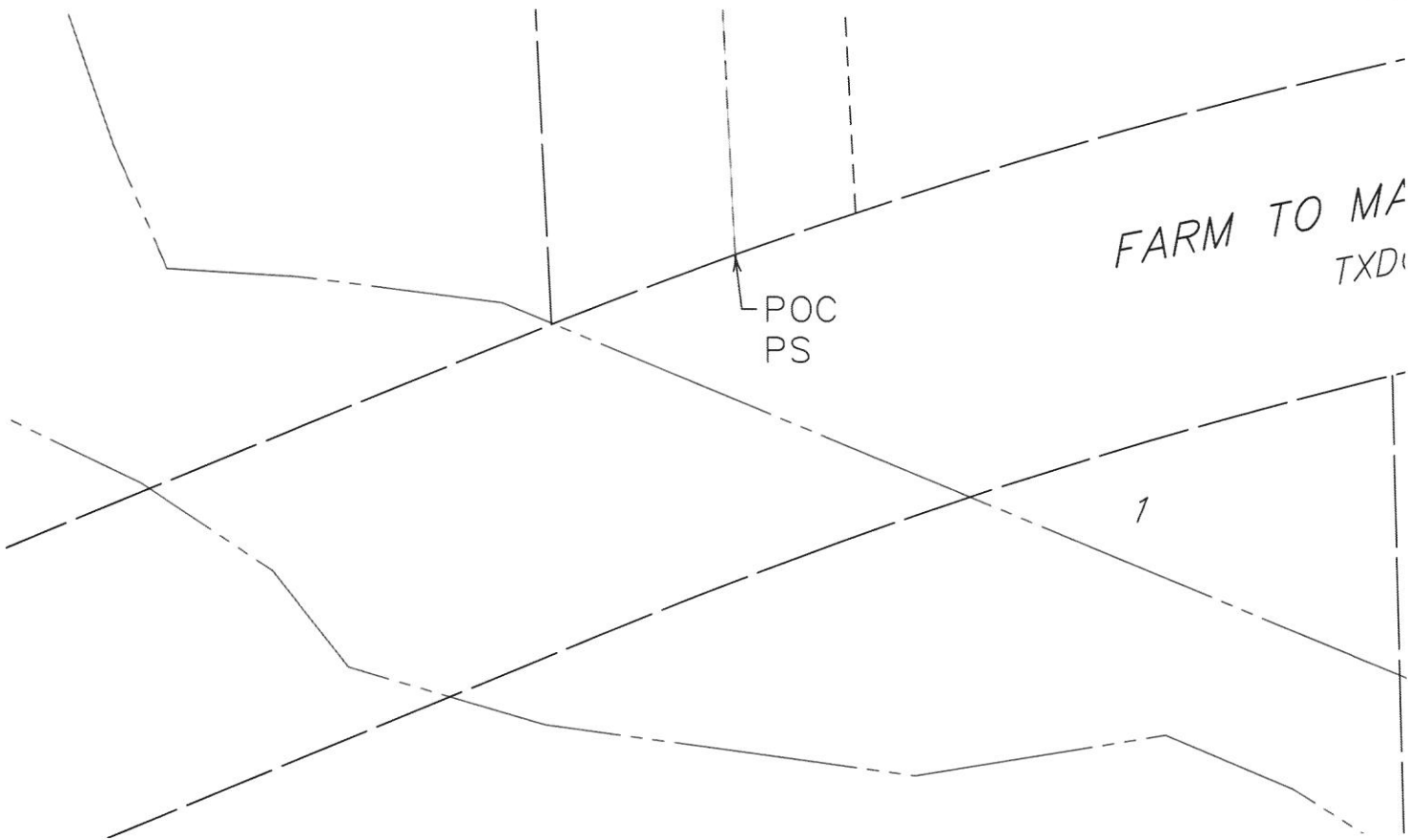
X: 2,971,960.42
Y: 13,993,735.25

ARM TO MARKET HIGHWAY 1488 (100' ROW)
TXDOT PROJECT No. S14252 (4)

DATE: MAY 2026	FINAL PLAT OF WOODHAVEN WEST SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. P-232190 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1KK OF 1			

K:\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plat.dwg Jun 15, 2026 - 3:16pm CKJ

K:\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 WHand STD -- Plat.dwg Jun 15,2026 -- 3:17pm CKJ



DATE:MAY 2026

SCALE NTS

SHEET 1MM OF 1

FINAL PLAT OF
WOODHAVEN
WEST
SECTION 1

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

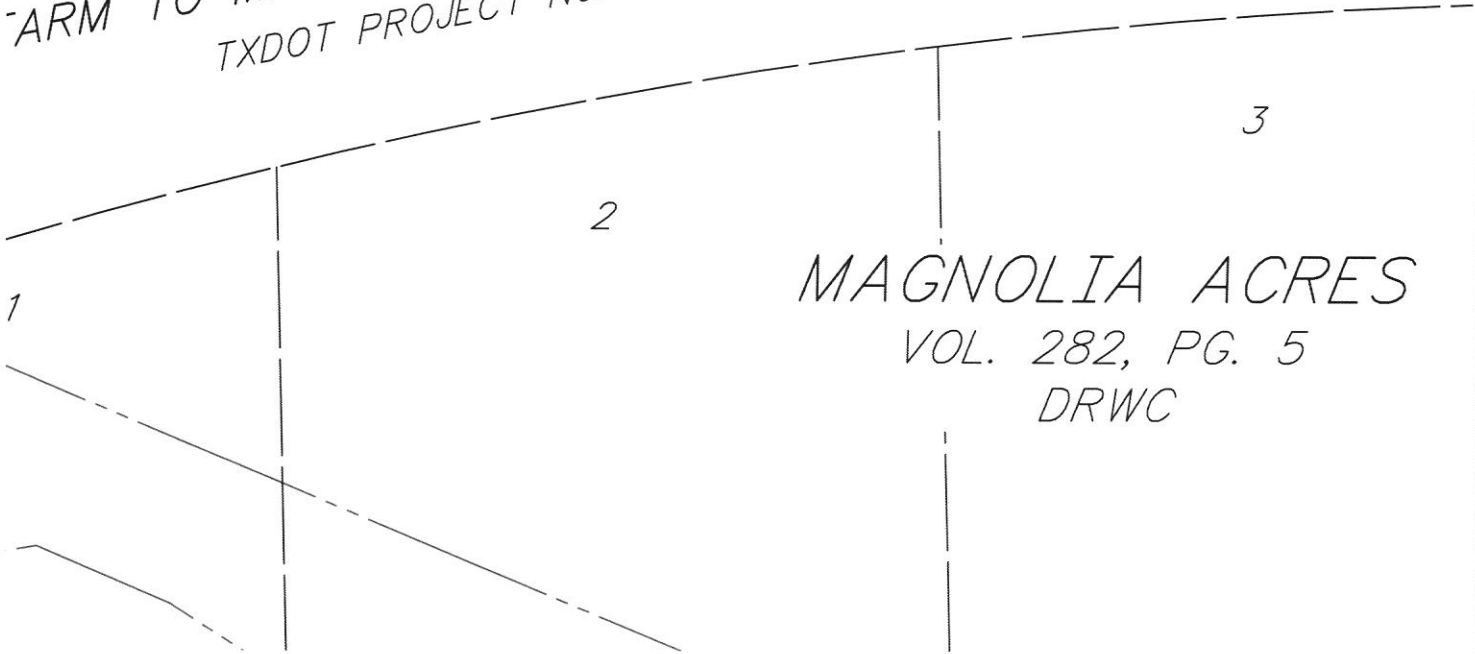
ENGINEER/PLANNER/SURVEYOR:



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
CJamnik@quiddity.com

ARM TO MARKET HIGHWAY 1488 (100' ROW)
TXDOT PROJECT No. S14252 (4)



MAGNOLIA ACRES
VOL. 282, PG. 5
DRWC

K:\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plat.dwg Jun 15, 2026 - 3:17pm CKJ

DATE: MAY 2026	FINAL PLAT OF WOODHAVEN WEST SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1NN OF 1			

K:\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plat.dwg Jun 15, 2026 - 3:17pm CKJ



DATE: MAY 2026	FINAL PLAT OF WOODHAVEN WEST SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 100 OF 1			