

WALLER COUNTY ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer



June 22, 2026

John R Dreahn, P.E.
Quiddity
1575 Sawdust Road, Ste 400
The Woodlands, Texas 77380
281-363-4039

**Re: Wood Haven (Grand Magnolia) Sec 5 – Substantial Completion/One-Year
Warranty Period**

Mr. Dreahn,

This formal notice is per your request to inspect the above referenced project in order to begin the one (1) year maintenance period.

Inspectors from the Waller County Engineering Department concluded that all punch list items are completed.

The County will consider the maintenance period to start on the date of acceptance by the Waller County Commissioners Court of July 8, 2026. The road will be reviewed again in one (1) year to determine if any additional work is required before a motion for final acceptance of the road is submitted to the Waller County Commissioners' Court.

Please contact our office at engineeringinspection@wallercounty.us if maintenance of any road surface in this section is required during this warranty time period.

Contact us on or after the anniversary date of July 8, 2026, to schedule the Final Inspection.

If you have questions or require further information, please feel free to contact me at (979) 826-7670.

Sincerely,

J. Ross McCall, P.E.
Waller County Engineer

WOODHAVEN ESTATES SECTION 5											
Road Name	Precinct	Length		Right-of-Way	Pavement		Subdivision	Plat Recordation		Cost of	Comments
		Feet	Miles	Width	Type	Width		Date	Instrument No.	Construction	
MOSSY GLADE DRIVE	2	1309.37	0.25	50'	6" Concrete Pavement	28	Woodhaven Estates	10/1/2025	2512355	\$377,667.34	
PINK PETAL LANE	2	228.56	0.04	50'	6" Concrete Pavement	28	Woodhaven Estates	10/1/2025	2512355	\$65,924.56	
LOST PINES LANE	2	607.3	0.12	50'	6" Concrete Pavement	28	Woodhaven Estates	10/1/2025	2512355	\$175,166.21	
CANOPY VIEW COURT	2	314.26	0.06	50'	6" Concrete Pavement	28	Woodhaven Estates	10/1/2025	2512355	\$90,643.39	
OWLS NEST ROAD	2	293.22	0.06	50'	6" Concrete Pavement	28	Woodhaven Estates	10/1/2025	2512355	\$84,574.73	
SYCAMORE SHORELINE DRIVE	2	1288.4	0.24	50'	6" Concrete Pavement	28	Woodhaven Estates	10/1/2025	2512355	\$371,619.62	
THISTLEWOOD TRAIL	2	1100.04	0.21	50'	6" Concrete Pavement	28	Woodhaven Estates	10/1/2025	2512355	\$317,289.37	
WINTERBERRY LANE	2	208.48	0.04	50'	6" Concrete Pavement	28	Woodhaven Estates	10/1/2025	2512355	\$60,132.80	
CARMEL GARDENS LANE	2	407.58	0.08	50'	6" Concrete Pavement	28	Woodhaven Estates	10/1/2025	2512355	\$117,560.09	
PRIMROSE GABLE DRIVE	2	547.72	0.1	50'	6" Concrete Pavement	28	Woodhaven Estates	10/1/2025	2512355	\$157,981.29	
OAK SHADE CIRCLE	2	1491.87	0.28	50'	6" Concrete Pavement	28	Woodhaven Estates	10/1/2025	2512355	\$430,306.62	
WALNUT GROVE DRIVE	2	56.73	0.01	50'	6" Concrete Pavement	28	Woodhaven Estates	10/1/2025	2512355	\$16,362.88	
ALMOND GROVE DRIVE	2	3482.45	0.66	60'	6" Concrete Pavement	28	Woodhaven Estates	10/1/2025	2512355	\$914,471.00	
NEW EVERGREEN TRAIL	2	209.06	0.04	60'	7" Concrete Pavement	41/28	Woodhaven Estates	10/1/2025	2512355	\$60,300.09	
	Internal	8062.59	1.53						Internal	\$2,325,529.00	
	Collector	3482.45	0.66						Collector	\$914,471.00	
	Total	11545.04	2.19						Total	\$3,240,000.00	

CIVIL SITE DEVELOPMENT REQUEST FOR FINAL INSPECTION

I, John R. Dreahn, PE, hereby certify that I am a Registered Professional
(Name)

Engineer in the State of Texas. To the best of my knowledge, information and belief, the Project at
Construction of WS&D and Paving for Woodhaven Estates Section 5

(Description of Project)

Constructed at 24241 FM 1488, Magnolia, Texas, 77355
(Address) (City) (Zip Code)

was completed in conformance to the plans and specifications and, in my professional opinion, is in compliance with the Waller County Approved Plans and is ready for Final Inspection by the Waller County Engineer.

The Owner of this Project is: 1605 Investments, LTD

The General Contractor/Prime Contractor/Construction Manager for this project is:

Company Name: Dimas Bros. Construction LLC.

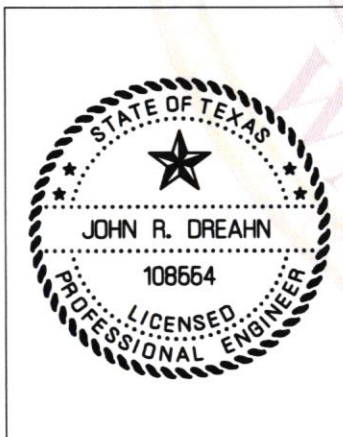
Address: 2003 Center Street

City, State: Richmond, TX 77469

Contact Person: Omar Dimas

Phone: 832-490-7969 Email: odimas@dimasbros.com

(Engineers Seal)



John R. Dreahn
(Signature)

04/09/2026
(Date)

1575 Sawdust Suite 400
(Mailing Address)

The Woodlands, Texas 77384
(City, State, Zip)

jdreahn@quiddity.com
(Email)

346-231-0866
(Phone No.)

This project was Reviewed, Inspected and found to be in substantial compliance with Waller County Rules & Regulations.

J. Ross McCall
J. Ross McCall, P.E., Waller County Engineer

6/22/26
Date