NOTICE OF MEETING
WALLER COUNTY, TEXAS
REGULAR SESSION

Wednesday, October 01, 2025 at 9:00 AM

Waller County Joe Kuciemba Annex, Hempstead, Texas

AGENDA

NOTICE is hereby given that the Commissioners Court of Waller County, Texas, will meet at the date and time listed above at its meeting place at:

Waller County Joe Kuciemba Annex
425 FM 1488
Hempstead, Texas 77445

Said meeting will be a regular meeting for the purpose of transacting the business of the County and to **discuss and take possible action on the agenda items listed below:**

CALL TO ORDER

1. Approval of Agenda.

PUBLIC COMMENT

CONSENT AGENDA

Items identified within the Consent Agenda are of a routine nature and will be passed with one vote without being discussed separately. If a member of the court or public requests that a particular item be discussed, that agenda item will be pulled from the Consent Agenda and discussed as part of the regular agenda at the appropriate time. One vote will approve the remaining items on the Consent Agenda.

2. Approval of Minutes.

3. Request by County Treasurer for Approval of Payroll Disbursements.

4. Request by County Auditor to Approve and/or Ratify 2025 Budget Adjustments and Departmental Line-Item Transfers.

5. Request by County Engineer to accept a Formal Notice by A T & T for Fiber Optic Lines and road bore within right of way of College Ave. Project # 2025-2140.

6. Request by County Engineer to accept a Formal Notice by A T & T for Hand Holes, Conduit, and Fiber Optic Lines within the right of way of Blinka Rd. Project # 2025-1687.

7. Request by County Engineer to accept a Formal Notice by Centric for Fiber Optic Lines within the right of way of Wilson Rd, Adams Flat Rd. and Betka Rd. Project # 2025-2124.

8. Request by County Engineer to accept a Formal Notice by MCI Metro-Verizon for Fiber Optic Lines within the right of way of Pappas Dr and Willow Breeze Dr. Project # 2025-1787.

9. Request by County Engineer to accept a Formal Notice by MCI Metro-Verizon for Fiber Optic Lines within the right of way of Kingsland Blvd. Project # 2025-1608.

10. Request from the County Engineer to accept the Formal Notice from A T & T for Fiber Optic Cable and Road Bore on Macedonia (Project # 2025-1684).

11. Request from the County Engineer to accept the Formal Notice from A T & T for Fiber Optic Cable, hand holes and pedestals within the right of way of Sheffield Rd (Project # 2025-1936).

12. Request from the County Engineer to accept the Formal Notice from A T & T for a Fiber Optic Cable and PFP Pad within the right of way of Kickapoo Rd (Project # 2025-2109).

13. Request from the County Engineer to accept the Formal Notice from A T & T for a Fiber Optic Cable, Road Bore, Hand Holes and Innerduct within the right of way of Scroggins Ln., Westbrook Cir., and Westbrook Dr. (Project # 2025-2139).

14. Request from the County Engineer to accept the Formal Notice from A T & T for a Fiber Optic Cable and Hand Holes within the right of way of Bruner, Bunting, Giboney, Robinwood and Schneider Rd (Project # 2025-2137).

15. Request by County Engineer for a Formal Notice from AT&T for a Fiber Optic Cable and a PFP pad within the right of way of Bunting Rd (Project # 2025-2108).

16. Request by the County Engineer to accept a Formal Notice from Centerpoint Energy for a gas service bore for Wild Mustang Canyon Ln (2025-2287).

17. Request by County Engineer for a Formal Notice from AT&T for Fiber Optic Cables and 119 Hand Holes within the right of way of Bowler, Hegar, Joseph, Kickapoo, Murphy, and Old Joseph Rd (Project # 2025-2135).

18. Request by County Engineer to approve the Amending Plat No. 5 for Houston Oaks Section 6, Lot 35-A Block 1.

19. Request by County Engineer to approve a Variance request to the Waller County Subdivision and Development Regulations regarding Appendix A – 4.1 for Woodhaven Estates Phase (1) One in Precinct 2 by Ripley Woodard.

20. Request by County Engineer to approve the Final Plat of Woodhaven Estates Section 1 and accept the Construction Bond in Precinct 2.

21. Request by County Engineer to approve the Final Plat of Woodhaven Estates Section 2 and accept the Construction Bond in Precinct 2.

22. Request by County Engineer to approve the Final Plat of Woodhaven Estates Section 3 and accept the Construction Bond in Precinct 2.

23. Request by County Engineer to approve the Final Plat of Woodhaven Estates Section 4 and accept the Construction Bond in Precinct 2.

24. Request by County Engineer to approve the Final Plat of Woodhaven Estates Section 5 and accept the Construction Bond in Precinct 2.

25. Request by County Engineer to approve the Final Plat of Woodhaven Estates Section 6 and accept the Construction Bond in Precinct 2.

26. Request by County Engineer to approve the Final Plat of New Life Subdivision in Precinct 1.

27. Request by County Tax Assessor Collector to approve Interlocal Agreements for tax collections.

Requests to approve payments on the following:

28. $7,033.00 for Invoice #0000024928 to Harris County Accounts Receivable from line item 125-422-541600 [Pro Rata Share Court Expense].

29. $75,000.00 for Invoice #2688 to Waller County Economic Development from line item 125-411-547200 [Economic Development].

30. $2,600.00 for Invoice #1545 to Fort Bend Medical Examiner from line item 125-423-540702 [Autopsy].

31. $1,320.00 for Invoice #7123, $800.00 for Invoice #7124, and $680.00 for Invoice #7125 for a total of $2,800.00 to The Randle Law Office. Funds to be paid from line item 125-411-540300 [Legal].

32. $10,999.00 for Invoice #ARIV1036527 to Quiddity for engineering services associated with the County's GLO CDBG-DR Contract No. 20-065-062.C180. Funds to be paid from line item 239-589-582806 [Engineering].

33. $151,574.98 for Invoice #81708-01-01 to GFT Infrastructure, Inc. for Professional Services rendered April 1, 2025 through June 30, 2025. Funds to be paid from line item 605-605- 545405 [Prof. Services].

34. Request by County Auditor to Approve and/or Ratify Accounts Payable.

COUNTY ENGINEER

35. PUBLIC HEARING: Regarding the establishment of "NO THRU TRUCKS" zones and the Installation of "NO THRU TRUCKS" signage on the following roads:

    DAVIS RD – Between Cochran Rd and FM 362, Waller, Texas

    FALCON ST – Peregrine Estates, Brookshire, Texas

    PEREGRINE DR - Peregrine Estates, Brookshire, Texas

    WIDGEON – Peregrine Estates, Brookshire, Texas

QUAIL RUN RD - Peregrine Estates, Brookshire, Texas

(Peregrine Estates is located between Morrison Rd. and FM 529).

36. Discuss and take action to approve the establishment of "NO THRU TRUCKS" zones and the installation of "NO THRU TRUCKS" signage on the following roads:

DAVIS RD – Between Cochran Rd and FM 362, Waller, Texas

FALCON ST – Peregrine Estates, Brookshire, Texas

PEREGRINE DR - Peregrine Estates, Brookshire, Texas

WIDGEON – Peregrine Estates, Brookshire, Texas

QUAIL RUN RD - Peregrine Estates, Brookshire, Texas

(Peregrine Estates is located between Morrison Rd. and FM 529)

GRANT MANAGER

37. Discuss and take action to authorize the County Grant Manager to submit a FY26/27 Solid Waste Grant Application(s) to the Houston-Galveston Area Council.

38. Discuss and take action to authorize the County Grant Manager to submit a FY26 Texas Indigent Defense Commission Formula Grant application.

39. Discuss and take action to authorize repayment of grant funds in the amount of $1,022.41 to the Texas General Land Office pursuant to the deobligation of grant funds associated with the CDBG-DR Contract #20-065-062-C180. Funding to be paid from line item 239-000-423826 [Federal Revenue].

40. Discuss and take action to authorize the County Grant Manager to submit a letter to the Texas General Land Office relative to the deobligation of grant funds associated with the CDBG-DR Contract #20-065-062-C180.

DISTRICT ATTORNEY

41. Discuss and take action to authorize the County Treasurer to continue to pay the salary and benefits for the Victims' Assistant Coordinator in the Waller County District Attorney's Office at the new pay rate of $25.48 from October 01, 2025 until such time as the FY26 General Victim Assistance Grant Program grant is awarded by the Texas Criminal Justice Division, funds to be transferred from department 416 for the payment of said salary and benefits if necessary.

PROCUREMENT DIRECTOR

42. Discuss and take action to Amend Work Authorization #1, pursuant to RFQ#240320-31 with Pape-Dawson Engineers for additional on-going drainage construction plan and report reviews, in an additional amount of $100,000.00 for a total work authorization amount not to exceed $200,000.00.

TREASURER

43. Discuss and take action to approve the 2026 Renewal Notice and Benefit Confirmation for Post-65 group retiree healthcare.

MISCELLANEOUS

44. Discuss and take action to authorize firework sales for Diwali.

45. Discuss and take action to appoint Ida Sepeda to the HGAC Clean Rivers Program Basin Steering Committee.

46. Discuss and take action to approve Resolution for the Nomination for Board of Directors of the Waller County Appraisal District.

47. Approve deliberation of business and financial issues in executive session based on determination and recommendation from the District Attorney's Office that deliberation in an open meeting regarding business and financial issues related to the purchase, exchange, lease, or value of real properties would have a detrimental effect on the position of the County in negotiations with third persons.

48. Approve deliberation of business and financial issues in executive session based on determination and recommendation from the District Attorney’s Office that deliberation in an open meeting regarding business and financial issues related to contract negotiations for it would have a detrimental effect on the position of the County in negotiations with third persons.

EXECUTIVE SESSION

49. Consultation with District Attorney related to advice about pending or contemplated litigation or a settlement offer.

50. Deliberate business and financial issues related to the purchase, exchange, lease or value of real properties pursuant to Government Code Sections 551.072 and 551.0725.

51. Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725.

52. Reconvene in Open Session to take any action necessary on matters discussed in Executive Session.

ADJOURN MEETING

NOTICE

The County Commissioners Court of Waller County reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberation about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 Personnel Matters, 551.076 (Deliberations about Security Devices) and 551.086 (Economic Development).

MINUTES

WALLER COUNTY COMMISSIONERS COURT
REGULAR SESSION
WEDNESDAY – SEPTEMBER 17, 2025

BE IT REMEMBERED that the Honorable Commissioner's Court of Waller County, Texas, met in **REGULAR SESSION** on Wednesday, the 17th day of September 2025 at its meeting place at the Waller County Joe Kuciemba Annex, Hempstead, Texas.

CALL TO ORDER

The meeting was called to order by Waller County Judge Trey Duhon at 9:09 a.m. with the following members of the Court present to-wit:

Carbett "Trey" J. Duhon III, County Judge
John A. Amsler, Commissioner Precinct 1
Walter Smith, Commissioner Precinct 2
Justin Beckendorff, Commissioner Precinct 4
Debbie Hollan, County Clerk

Absent: Kendric D. Jones, Commissioner Precinct 3

1. Approval of Agenda.

   Motion made by Commissioner Beckendorff, seconded by Commissioner Smith.
   Motion carried by 4-0 vote

Judge Trey Duhon – Yes	*Commissioner Amsler – Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones – Absent	*Commissioner Beckendorff*	*– Yes*

PUBLIC COMMENT

CONSENT AGENDA

Items identified within the Consent Agenda are of a routine nature and will be passed with one vote without being discussed separately. If a member of the court or public requests that a particular item be discussed, that agenda item will be pulled from the Consent Agenda and discussed as part of the regular agenda at the appropriate time. One vote will approve the remaining items on the Consent Agenda.

2. Approval of Minutes – September 3, 2025 Regular Session

3. Request by County Treasurer for Approval of Payroll Disbursements.

4. Request by County Treasurer to approve disbursement of funds for Retiree Insurance Premiums.

5. Request by County Treasurer for approval of Monthly Report.

DRAFT

6. Request by County Auditor to Approve and/or Ratify 2025 Budget Adjustments and Departmental Line-Item Transfers.

7. Request by County Auditor to approve official documents and all Monthly Reports.

8. Request by County Engineer to accept a Formal Utility Notice for Utilities Investment Company, Inc. to install a 6" water line in the right-of-way of Betka Rd and Penick Rd. (Project #2025-1885).

9. *Item 9 removed from Consent Agenda, Court addresses later in meeting. (page 4)*

10. *Item 10 removed from Consent Agenda, Court addresses later in meeting. (page 4)*

11. *Item 11 removed from Consent Agenda, Court addresses later in meeting. (page 4)*

12. *Item 12 removed from Consent Agenda, Court addresses later in meeting. (page 4)*

13. *Item 13 removed from Consent Agenda, Court addresses later in meeting. (page 4)*

14. *Item 14 removed from Consent Agenda, Court addresses later in meeting. (page 4)*

15. Request by County Engineer to place roads in Sunterra Lakes Boulevard Street Dedication Section 1 into the developer's one-year maintenance period, effective August 27, 2025, and reduce the maintenance bond.

16. Request by County Engineer to place roads in Sunterra Lakes Section 1 into the developer's one-year maintenance period, effective July 31, 2025, and reduce the maintenance bond.

17. Request by County Engineer to place roads in Sunterra Lakes Section 2 into the developer's one-year maintenance period, effective July 31, 2025, and reduce the maintenance bond.

18. Request by County Engineer to place roads in Sunterra Lakes Section 4 into the developer's one-year maintenance period, effective August 4, 2025, and reduce the maintenance bond.

19. Request by County Engineer to place roads in Sunterra Lakes Section 5 into the developer's one-year maintenance period, effective August 4, 2025, and reduce the maintenance bond.

20. Request by County Engineer to place roads in Sunterra Section 72 into the developer's one-year maintenance period, effective January 28, 2025, and reduce the maintenance bond.

21. Request by County Engineer to approve the acceptance of Twinwood Parkway Phase 1A, Segment E into the county maintenance system and release the bond.
(no backup submitted)

DRAFT

22. Request by County Engineer to place roads in Bluestem Section 7 into the developer's one-year maintenance period, effective September 14, 2025, and reduce the maintenance bond.

23. Request by County Engineer to approve a Variance request to the Waller County Subdivision and Development Regulations regarding Platting Procedure 3.4.15: Front Building Line 20' instead of a 25'. The proposal would maintain a 25' setback for garages while allowing a reduced 20' front building line for homes located on cul-de-sacs and knuckles within all sections of the Lakes of Cane Island Development.

24. Request by County Fire Marshal to accept $500.00 donation from Dryer Vent Superheroes for the Waller County Fire Marshal's Office to purchase tools and equipment.

25. Request by County Fire Marshal to accept donation from Atmos Energy in the amount of $2,500.00 for tools and equipment for the Waller County Fire Marshal's Office.

26. Request by Constable, Precinct 4 to approve Fixed Asset Transfer to the Sheriff's Office.

27. Request by the County Fire Marshal to approve Fixed Asset Transfer to the Sheriff's Office.

28. Request to withdraw the Request for Qualifications for On-Call Engineering Services and Inspections which had a proposal due date of March 13, 2023 and March 21, 2023.

Requests to approve payment on the following:

29. $2,495.00 for Invoice dated August 5, 2025 to Schmidt Funeral Home from line item 125-411-561502 [Pauper Burial Expense].

30. $2,600.00 for Invoice #1543 to Fort Bend Medical Examiner from line item 125-423-540702 [Autopsy].

31. $10,966.72 for Invoice #20406215 to Early Bird Plumbing from line item 125-442-544400 [Facility Renovations].

32. $4,642.81 for Invoice #2067444821 to Equifax from line item 307-504-545000 [Maintenance].

33. $1,832.00 for Invoice #BXHS34154352 and $1,832.00 for Invoice #BXHS34153867 for a total of $3,664.00 to Boxx Modular from line item 605-605-545405 [Professional Services].

34. $2,046.98 for Invoice #58 and $2,047.46 for Invoice #61 to King Architectural Consulting Services to be paid from line item 604-604-545405 [Professional Services].

35. $125,511.98 for Invoice #74343R to Binkley & Barfield, Inc. for Professional Services rendered July 1, 2025 through July 31, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

DRAFT

36. $129,137.27 for Invoice #74354 to Binkley & Barfield, Inc. for Professional Services rendered July 1, 2025 through July 30, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

37. $11,047.50 for Invoice #111358 to Edminster Hinshaw Russ & Assoc. for Professional Services ending July 27, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

38. ~~$68,622.28~~ **$68,662.28** for Invoice #81708-01-02 to GFT Infrastructures, Inc. for Professional Services rendered July 1, 2025 through July 31, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

39. ~~$89,493.35~~ **$89,496.35** for Invoice # 85206-01-01 to GFT Infrastructure, Inc. for Professional Services rendered June 1, 2025 through July 31, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

40. $50,118.43 for Invoice #GG-1495-1 to Gradient Group for Professional Services rendered June 9, 2025 through July 31, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

41. $84,925.71 for Invoice #203232-2 to TEDS Infrastructure Group for Professional Services rendered July 1, 2025 through July 31, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

42. $6,503.32 for Invoice #1302T to Telchack from line item 125-442-544400 [Facilities Renovation].

43. Request by County Auditor to Approve and/or Ratify Accounts Payable.

Motion to approve **Consent Agenda** with corrections made to items 38 and 39 and items 9 thru 14 removed made by Commissioner Beckendorff, seconded by Commissioner Smith.
Motion carried by 4-0 vote.

Judge Trey Duhon	*Yes*	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
		Commissioner Jones	*– Absent*	*Commissioner Beckendorff*	*– Yes*

Court addressed Items 9 thru 14 removed from the Consent Agenda.

9. Request by County Engineer to approve the Final Plat of Woodhaven Estates Section 1 and accept the Construction Bond in Precinct 2. ***and***

10. Request by County Engineer to approve the Final Plat of Woodhaven Estates Section 2 and accept the Construction Bond in Precinct 2. ***and***

11. Request by County Engineer to approve the Final Plat of Woodhaven Estates Section 3 and accept the Construction Bond in Precinct 2. ***and***

12. Request by County Engineer to approve the Final Plat of Woodhaven Estates Section 4 and accept the Construction Bond in Precinct 2. ***and***

13. Request by County Engineer to approve the Final Plat of Woodhaven Estates Section 5 and accept the Construction Bond in Precinct 2. ***and***

DRAFT

14. Request by County Engineer to approve the Final Plat of Woodhaven Estates Section 6 and accept the Construction Bond in Precinct 2.

Judge Duhon made motion to approve items 9 thru 14, seconded by Commissioner Beckendorff.
(Mr. Nick Humphrey made public comment)

Commissioner Beckendorff made motion to table until some questions can be answered, seconded by Commissioner Smith.
Motion carried by 4-0 vote. **Item TABLED.**

Judge Trey Duhon – Yes	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Absent*	*Commissioner Beckendorff*	*– Yes*

EXTENSION OFFICE

44. Discuss and take action to approve the proclamation presented by the Waller County 4-H Ambassadors declaring October 5-11, 2025, as "4-H Week in Waller County".

Motion made by Commissioner Smith, seconded by Commissioner Beckendorff.
Motion carried by 4-0 vote.

Judge Trey Duhon – Yes	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Absent*	*Commissioner Beckendorff*	*– Yes*

Advanced to Agenda items 59 and 60

59. Discuss and take action on Sandhill Development Agreement.

Motion made by Judge Duhon, seconded by Commissioner Beckendorff.

Judge Duhon made motion to amend to approve of the Development Agreement, a General Plan and Variances subject to the addition of the builder and multi family prohibition being added, seconded by Commissioner Beckendorff.
Amendment carried by 4-0 vote.

Judge Trey Duhon – Yes	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Absent*	*Commissioner Beckendorff*	*– Yes*

Amended Motion carried by 4-0 vote.

Judge Trey Duhon – Yes	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Absent*	*Commissioner Beckendorff*	*– Yes*

60. Discuss and take action on Fieldstone Landing Development Agreement.

Motion made by Judge Duhon, seconded by Commissioner Beckendorff.

Judge Duhon made motion to amend to approve the Development Agreement, General Plan and Variances, seconded by Commissioner Beckendorff.
Amendment carried by 4-0 vote.

Judge Trey Duhon – Yes	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Absent*	*Commissioner Beckendorff*	*– Yes*

Amended Motion carried by 4-0 vote.

Judge Trey Duhon – Yes	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Absent*	*Commissioner Beckendorff*	*– Yes*

Proceeded with Agenda Item 45

ECONOMIC DEVELOPMENT

45. Discuss and take action to approve three tax abatement agreements between Waller County, Texas, and IU Heritage, LP. IU Heritage, LP owns the property that is subject to the tax abatement agreements, and is the applicant for the tax abatement agreements. The property is located in Katy, Texas in the Waller County Urban Reinvestment Zone 16, commonly referred to as Pederson Road Business Park, and is generally located west of Cane Island Parkway, east of Schlipf Road, south of Morton Road, and north of U.S.

DRAFT

Highway 90. IU Heritage, LP will improve the land by building the following Spec Buildings:

a. Building 1, an approximately 33,280 square foot commercial facility with an estimated cost of $2,563,320.00
b. Building 2, an approximately 90,480 square foot commercial facility with an estimated cost of $6,937,406.00
c. Building 3, an approximately 209,040 square foot commercial facility with an estimated cost of $16,047,444.00

Motion made by Commissioner Beckendorff, seconded by Commissioner Smith.
Motion carried by 4-0 vote.

Judge Trey Duhon	*– Yes*	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
		Commissioner Jones	*– Absent*	*Commissioner Beckendorff*	*– Yes*

COUNTY JUDGE

46. Discuss and take action to set salaries, expenses, and other allowances of all elected county and precinct officers.

Motion made by Commissioner Beckendorff, seconded by Commissioner Smith.
Motion carried by 4-0 vote.

Judge Trey Duhon	*– Yes*	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
		Commissioner Jones	*– Absent*	*Commissioner Beckendorff*	*– Yes*

47. **Public Hearing:** 2026 Proposed Budget.

Public Hearing began at 9:50 a.m.
Robert Pechukas gave presentation of the proposed 2026 Budget highlights.
Comments received from Judge Woolley, Deputy Constable Pct. 3 R. Stewart, Constable Pct. 3 Hershel Smith, Constable Pct. 2 Gary Noel, County Engineer Rose Call, and Shannon Burkelbach.
Public Hearing ended at 11:53 a.m.

48. Discuss and take action on the 2026 Budget.

Judge Duhon made motion to approve 2026 Budget with the amendments (11 amendments) contained in the handout that has been provided by our Auditor, seconded by Commissioner Beckendorff.
Motion carried by 4-0 vote.

Judge Trey Duhon	*– Yes*	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
		Commissioner Jones	*– Absent*	*Commissioner Beckendorff*	*– Yes*

49. Discuss and take action to ratify the property tax increase based on new value reflected in the 2026 Budget.

Judge Duhon moved to ratify the property tax increase based on new value reflected in the 2026 budget, seconded by Commissioner Beckendorff.
Motion carried by 4-0 vote.

Judge Trey Duhon	*– Yes*	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
		Commissioner Jones	*– Absent*	*Commissioner Beckendorff*	*– Yes*

DRAFT

50. Discuss and take action to adopt the Tax Rate for 2025.

Judge Duhon moved that the property tax rate be increased by the adoption of a tax rate of $.556187 which is effectively a 12.13% increase in the tax rate. In adopting this 2025 total tax rate, the court orders the total tax rate to be levied as follows for the following funds:
$.439463 per $100 of taxable property for maintenance and operation of the General Fund
$.023591 per $100 of taxable property for the Farm-to-Market Roads
$.093133 per $100 of taxable property for interest and sinking fund of the General Fund,
seconded by Commissioner Beckendorff.
Motion carried by 4-0 vote.
Voted by Roll Call:

Commissioner Beckendorff – Yes
Judge Trey Duhon – Yes
Commissioner Smith – Yes
Commissioner Amsler – Yes
Commissioner Jones – Absent

GRANT MANAGER

51. Discuss and take action to ratify the grant application submitted to the Texas Juvenile Justice Department by Chief Hardy relative to the FY 2026 Community Projects under the Discretionary State Aid grant program. ***and***

52. Discuss and take action to accept a grant award from the Texas Juvenile Justice Department in the amount of $34,200 pursuant to the FY26 Community Projects under the Discretionary State Aid grant program. ***and***

53. Discuss and take action to accept the FY 2026 Statewide Automated Victim Notification Service (SAVNS) grant award in the amount of $10,482.03 from the Texas Office of Attorney General. ***and***

54. Discuss and take action to accept the FY26 STEP Comprehensive Grant award administered by the Texas Department of Transportation in the amount of $46,751.50 (with a local match contribution of $12,522.91). ***and***

55. Discuss and take action to accept the FY26 STEP CMV Grant award administered by the Texas Department of Transportation in the amount of $32,926.08 (with a local match contribution of $8,810.84).

Motion to approve 51 thru 55 made by Commissioner Beckendorff, seconded by Judge Duhon.
Motion carried by 4-0 vote.

Judge Trey Duhon	*– Yes*	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
		Commissioner Jones	*– Absent*	*Commissioner Beckendorff*	*– Yes*

PROCUREMENT DIRECTOR

56. Discuss and take action to approve Agreement with Redi-Carpet, Inc. for flooring and installation services at maintenance building in an amount of $13,362.10. Funds to be paid from line item 125-442-544400 [Facilities Renovations]. ***and***

57. Discuss and take action to negotiate RFP 25-003 Depository Bank Services with Prosperity Bank, the most highly qualified respondent.

Motion to approve 56 and 57 made by Commissioner Beckendorff, seconded by Judge Duhon.
Motion carried by 4-0 vote.

Judge Trey Duhon	*– Yes*	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
		Commissioner Jones	*– Absent*	*Commissioner Beckendorff*	*– Yes*

DRAFT

COMMISSIONER, PRECINCT 3

58. Discuss and take action to waive the fee for the Community Center for Pastor Singleton's Church Service on December 6, 2025 from 6:00pm-10:00pm.

Motion made by Commissioner Beckendorff, seconded by Commissioner Smith.
Motion carried by 4-0 vote.

Judge Trey Duhon – Yes	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Absent*	*Commissioner Beckendorff*	*– Yes*

DIRECTOR OF POLICY & ADMINISTRATION

59. *Court addressed item 59 earlier in meeting. (page 5)*

60. *Court addressed item 60 earlier in meeting. (page 5)*

DIRECTOR OF FACILITIES

61. Discuss and take action to approve payment of $242,998.00 for Application #18 to SEDALCO from line item 125-600-581620 [Justice Center Modulars]. ***and***

62. Discuss and take action to approve payment of $996,338.05 for Application #34 to SEDALCO, Inc. to be paid from the following line items:
$33,026.91- 604-604-545045 [Professional Services].
$963,311.14 - 604-604-581000 [Bldg Purch, Const or Improv].

Judge Duhon made motion to approve 61 and 62, seconded by Commissioner Beckendorff.
Motion carried by 4-0 vote.

Judge Trey Duhon – Yes	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Absent*	*Commissioner Beckendorff*	*– Yes*

MISCELLANEOUS

63. Discuss and take action to approve the placement of a recast of William Barret Travis's 1836 "Victory or Death" letter at the Waller County Courthouse.

Motion made by Judge Duhon, seconded by Commissioner Beckendorff.
Motion carried by 4-0 vote.

Judge Trey Duhon – Yes	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Absent*	*Commissioner Beckendorff*	*– Yes*

64. ~~Approve deliberation of business and financial issues in executive session based on determination and recommendation from the District Attorney's Office that deliberation in an open meeting regarding business and financial issues related to the purchase, exchange, lease, or value of real properties would have a detrimental effect on the position of the County in negotiations with third persons~~. **Item WITHDRAWN.**

65. ~~Approve deliberation of business and financial issues in executive session based on determination and recommendation from the District Attorney's Office that deliberation in an open meeting regarding business and financial issues related to contract negotiations for it would have a detrimental effect on the position of the County in negotiations with third persons~~. **Item WITHDRAWN.**

DRAFT

EXECUTIVE SESSION

66. Consultation with District Attorney related to advice about pending or contemplated litigation or a settlement offer.

67. ~~Deliberate business and financial issues related to the purchase, exchange, lease or value of real properties pursuant to Government Code Sections 551.072 and 551.0725~~. **Item WITHDRAWN.**

68. ~~Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725~~. **Item WITHDRAWN.**

Court convened to Executive Session at 12:07 p.m.
Court reconvened from Executive Session at 12:44 p.m.

69. Reconvene in Open Session to take any action necessary on matters discussed in Executive Session. *No action taken*

ADJOURN MEETING

Motion to **adjourn** meeting by Commissioner Amsler, seconded by Commissioner Smith.
Motion carried by 4-0 vote.

Judge Trey Duhon – Yes	*Commissioner Amsler – Yes*	*Commissioner Smith – Yes*
	Commissioner Jones – Absent	*Commissioner Beckendorff – Yes*

Meeting was **ADJOURNED** at 12:44 p.m.

I **ATTEST** that the above proceedings are the true and correct minutes taken in my capacity as Ex Officio for the Commissioners' Court of Waller County.

_____
Debbie Hollan
Waller County Clerk

APPROVED this the 1st day of October 2025.

_____
Carbett "Trey" J. Duhon, III
County Judge

DRAFT

WALLER COUNTY
RIGHT-OF-WAY PERMIT

Approval Date: 2025-09-11

Permit # 2025-2140

Issued To: AT&T, Jay Romero

Road Name: College Ave

The location of your proposed improvements within the County Right-Of-Way as shown by the accompanying notice is approved. Contractor shall notify Waller County Road and Bridge at (979) 826-7670, a minimum of 48 hours prior to construction.
Your attention is directed to Art. 1436A (for power lines) and Art. 1416 (communication lines) Vernon's Annotated Texas Civil Statutes with particular attention to the following provisions:

1. The Commissioners Court may designate the place along the right-of-way where such lines shall be constructed.
2. Placement of buried lines shall be a minimum of 36-inches below the flow line of the existing ditch. For installations parallel to the right-of-way, the utility shall be located within three (3) feet of the edge of the right-of-way, unless otherwise approved by the County Engineer.
3. All placement of lines beneath roadways and asphalt or concrete paved driveways shall be jacked and bored. No open cut will be allowed within five feet of the edge of roadways or such driveways. Open cuts on unpaved driveways shall be performed only with a trenching machine and shall not be excavated. In such cases the trench shall be backfilled and compacted. The driveway surface shall be restored to its original or better condition.
4. All buried water lines shall be marked thoroughly with detectable tracer wire. All other lines shall be marked thoroughly with detectable underground warning tape. Public to be safe-guarded by use of construction signs and barricades. Identification markers shall be placed along right-of-way lines, that is readily identifiable, indicating name of Company, type of line and emergency contact number.
5. Restore roads to their original condition. Trench is to be back-tracked, dragged, graded and filled as necessary to minimize erosion and sedimentation resulting from the proposed installation. Ditches are to be left clear for drainage.
6. The Commissioners Court may require the owner to relocate this line, for valid reasons under the law by giving thirty (30) days written notice.

Ross McCall
County Engineer

WALLER COUNTY
RIGHT-OF-WAY PERMIT

Approval Date: 2025-09-09

Permit # 2025-1687

Issued To: AT&T, Jay Romero

Road Name: Blinka Rd

The location of your proposed improvements within the County Right-Of-Way as shown by the accompanying notice is approved. Contractor shall notify Waller County Road and Bridge at (979) 826-7670, a minimum of 48 hours prior to construction.
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Ross McCall
County Engineer

WALLER COUNTY
RIGHT-OF-WAY PERMIT

Approval Date: 2025-09-10

Permit # 2025-2124

Issued To: Centric, Katy Cox

Road Name: Adams Flat Rd, Betka Rd, and Wilson Rd

The location of your proposed improvements within the County Right-Of-Way as shown by the accompanying notice is approved. Contractor shall notify Waller County Road and Bridge at (979) 826-7670, a minimum of 48 hours prior to construction.
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Ross McCall
County Engineer

WALLER COUNTY
RIGHT-OF-WAY PERMIT

Approval Date: 2025-09-11

Permit # 2025-1787

Issued To: MCI Metro- Verizon, Donald Cobb

Road Name: Pappas Dr and Willow Breeze Dr

The location of your proposed improvements within the County Right-Of-Way as shown by the accompanying notice is approved. Contractor shall notify Waller County Road and Bridge at (979) 826-7670, a minimum of 48 hours prior to construction.
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J. Ross McCall

Ross McCall
County Engineer

WALLER COUNTY
RIGHT-OF-WAY PERMIT

Approval Date: 2025-09-11

Permit # 2025-1608

Issued To: MCI Metro , Kimberly Ruddell

Road Name: Kingsland Blvd

The location of your proposed improvements within the County Right-Of-Way as shown by the accompanying notice is approved. Contractor shall notify Waller County Road and Bridge at (979) 826-7670, a minimum of 48 hours prior to construction.
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Ross McCall
County Engineer

WALLER COUNTY
RIGHT-OF-WAY PERMIT

Approval Date: 2025-09-16

Permit # 2025-1684

Issued To: AT&T CONSTRUCTION, DARRELL J ROMERO

Road Name: Macedonia Rd.

The location of your proposed improvements within the County Right-Of-Way as shown by the accompanying notice is approved. Contractor shall notify Waller County Road and Bridge at (979) 826-7670, a minimum of 48 hours prior to construction.
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J. Ross McCall

Ross McCall
County Engineer

WALLER COUNTY
RIGHT-OF-WAY PERMIT

Approval Date: 2025-09-16

Permit # 2025-1936

Issued To: AT&T, Jay Romero

Road Name: Sheffield Rd.

The location of your proposed improvements within the County Right-Of-Way as shown by the accompanying notice is approved. Contractor shall notify Waller County Road and Bridge at (979) 826-7670, a minimum of 48 hours prior to construction.
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Ross McCall
County Engineer

WALLER COUNTY
RIGHT-OF-WAY PERMIT

Approval Date: 2025-09-16

Permit # 2025-2109

Issued To: AT&T, Jay Romero

Road Name: Kickapoo Rd

The location of your proposed improvements within the County Right-Of-Way as shown by the accompanying notice is approved. Contractor shall notify Waller County Road and Bridge at (979) 826-7670, a minimum of 48 hours prior to construction.
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J. Ross McCall

Ross McCall
County Engineer

WALLER COUNTY
RIGHT-OF-WAY PERMIT

Approval Date: 2025-09-16

Permit # 2025-2139

Issued To: AT&T, Jay Romero

Road Name: Scroggins Ln, Westbrook Cir, and Westbrook Dr.

The location of your proposed improvements within the County Right-Of-Way as shown by the accompanying notice is approved. Contractor shall notify Waller County Road and Bridge at (979) 826-7670, a minimum of 48 hours prior to construction.
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J. Ross McCall

Ross McCall
County Engineer

WALLER COUNTY
RIGHT-OF-WAY PERMIT

Approval Date: 2025-09-16

Permit # 2025-2137

Issued To: AT&T, Jay Romero

Road Name: Bruner Rd, Bunting Rd, Giboney Rd, Robinwood Rd, and Schneider Rd.

The location of your proposed improvements within the County Right-Of-Way as shown by the accompanying notice is approved. Contractor shall notify Waller County Road and Bridge at (979) 826-7670, a minimum of 48 hours prior to construction.
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Ross McCall
County Engineer

WALLER COUNTY
RIGHT-OF-WAY PERMIT

Approval Date: 2025-09-16

Permit # 2025-2108

Issued To: AT&T, Jay Romero

Road Name: Bunting Rd

The location of your proposed improvements within the County Right-Of-Way as shown by the accompanying notice is approved. Contractor shall notify Waller County Road and Bridge at (979) 826-7670, a minimum of 48 hours prior to construction.
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Ross McCall
County Engineer

WALLER COUNTY
RIGHT-OF-WAY PERMIT

Approval Date: 2025-09-16

Permit # 2025-2287

Issued To: Centerpoint Energy, Donald Whaley

Road Name: Wild Mustang Canyon Ln

The location of your proposed improvements within the County Right-Of-Way as shown by the accompanying notice is approved. Contractor shall notify Waller County Road and Bridge at (979) 826-7670, a minimum of 48 hours prior to construction.
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J. Ross McCall

Ross McCall
County Engineer

WALLER COUNTY
RIGHT-OF-WAY PERMIT

Approval Date: 2025-09-16

Permit # 2025-2135

Issued To: AT&T, Jay Romero

Road Name: Bowler Rd, Hegar Rd, Joseph Rd, Kickapoo Rd, Murphy Rd, and Old Joseph Rd.

The location of your proposed improvements within the County Right-Of-Way as shown by the accompanying notice is approved. Contractor shall notify Waller County Road and Bridge at (979) 826-7670, a minimum of 48 hours prior to construction.
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J. Ross McCall

Ross McCall
County Engineer

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Houston Oaks Section Six Amending Plat No. 5

Date: September 12, 2025

Background

Amend Houston Oaks Section Six Plat No. 5 to reduce 20-foot B.L. & P.U.E. to 15 feet along on Block 1, Lot 35-A on Butterfly Bend.

Staff Recommendation

Amending Plat No. 5

McKIM&CREED

ENGINEERS
SURVEYORS
PLANNERS

September 15, 2025

Waller County Road and Bridge
775 Business 290 East
Hempstead, TX 77445
(979) 826-7670

Attn: Ross McCall and/or Debbie Winslow

RE: **Houston Oaks Section Six Amending plat No. 5**

Included with this transmittal are the following items to get plat signed by Waller County and have the plat recorded:

- (2) Full size paper copies of the plat
- (2) Full size mylar copies of plat
- (2)Legal Size paper copies of the plat
- Original tax certificates from Waller County and Waller ISD

If you have any questions, please feel free to contact me on my cell at 832-595-7926.

Sincerely,

Ryan Moeckel
Platting Manager

12718 Century Drive

Stafford, TX 77477

www.mckimcreed.com

Issue Date : 9/15/2025

TAX CERTIFICATE

Waller County Tax Office

Carolyn Miedke
730 9th St
Hempstead, TX 77445-4534
Phone: 979-826-7620 Fax:

This certificate includes tax years up to 2024

Entities to which this certificate applies:

GWA - County

ESD - Waller-harris
RFM - Farm Road

Property Information

Property ID : 528108-001-035-000
Quick-Ref ID : R408706

121 WILDFLOWER WAY
HOCKLEY 77447

S528108 HOUSTON OAKS 6
BLK 1 LOT 35 ACRES .766

Value Information

Land HS	:	$0.00
Land NHS	:	$245,250.00
Imp HS	:	$0.00
Imp NHS	:	$0.00
Ag Mkt	:	$0.00
Ag Use	:	$0.00
Tim Mkt	:	$0.00
Tim Use	:	$0.00
HS Cap Adj	:	$0.00
Assessed	:	$245,250.00

Owner Information

Owner ID : O0066910

REAGAN PHILIP & SHELLIE
14528 VINTAGE PRESERVE PKWY
HOUSTON, TX 77070

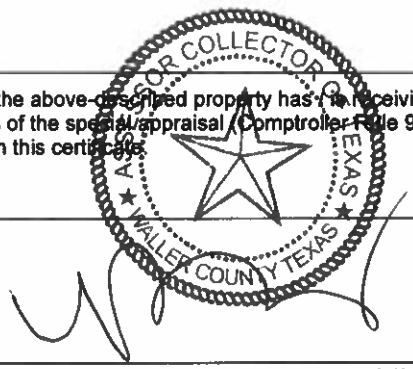
Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
ESD	2024	237.01	0.00	0.00	0.00	0.00
GWA	2024	1,159.98	0.00	0.00	0.00	0.00
RFM	2024	56.51	0.00	0.00	0.00	0.00

Total for current bills if paid by 9/30/2025 : $0.00
Total due on all bills 9/30/2025 : $0.00
2024 taxes paid for entity ESD $237.01
2024 taxes paid for entity GWA $1,159.98
2024 taxes paid for entity RFM $56.51
2024 Total Taxes Paid : $1,453.50
Date of Last Payment : 03/10/25

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate.



Signature of Authorized Officer of the Tax Office

Date of Issue	:	09/15/2025
Requestor	:	REAGAN PHILIP & SHELLIE
Receipt	:	2025-407639-HEMP
Fee Paid	:	$10.00
Payer	:	REAGAN PHILIP & SHELLIE

© 2003 Tyler Technologies, Inc.

WALLER IND. SCHOOL DIST.

20600 Fields Store Rd
Waller, Texas 77484
(936) 931-3695
https://waller.go2gov.net/

TAX CERTIFICATE

Account:	528108001035000	Billing No:	048538	Alt Acct No:	000000269025
		Sequence No.	120155		

Property Owner:
REAGAN PHILIP & SHELLIE
14528 VINTAGE PRESERVE PKWY
HOUSTON, TX 77070

Acres: 0.7660
Exemption Codes:

Legal Desc:	S528108 HOUSTON OAKS 6 BLK 1 LOT 3 5 ACRES .766	Property Loc:	121 WILDFLOWER WAY HOCKLEY TX 77447

AFTER A CAREFUL CHECK OF THE DESCRIBED PROPERTY; WALLER ISD DOES CERTIFY THAT ALL TAXES ARE PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2024 EXCEPT FOR THOSE UNPAID LISTED BELOW.

Entity	Base Tax	Base Tax Paid	Base Due	P & I	Spc. Int.	Att. Fee	Total Due
2024 - 0							
WALLER ISD	$2,714.67	$2,714.67	$0.00	$0.00	$0.00	$0.00	ALL PAID
Grand Tax Due:	**$2,714.67**	**$2,714.67**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
Grand Total as of September, 2025							**$0.00**

(IF APPLICABLE) THE ABOVE DESCRIBED PROPERTY HAS/IS RECEIVING SPECIAL EVALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. (Section 23.55, State Property Tax Code).

THERE IS A FEE ON ALL TAX CERTIFICATES. Section *31.08, STATE PROPERTY TAX CODE)

(IF APPLICABLE) SHOULD THE PROPERTY DESCRIBED HEREIN BE AN UNDIVIDED INTEREST, THIS TAX CERTIFICATE IS VALID ONLY FOR THAT UNDIVIDED INTEREST REFLECTED HEREIN THE TAX CERTIFICATE DOES NOT APPLY TO THE REMAINING UNDIVIDED INTEREST, AND WILL NOT EXTINGUISH OUR TAX LIEN ON THOSE REMAINING UNDIVIDED INTEREST.MULTIPLE TAX CERTIFICATE ARE REQUIRED IN SUCH A CASE

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 09/15/2025

WALLER IND. SCHOOL DIST.

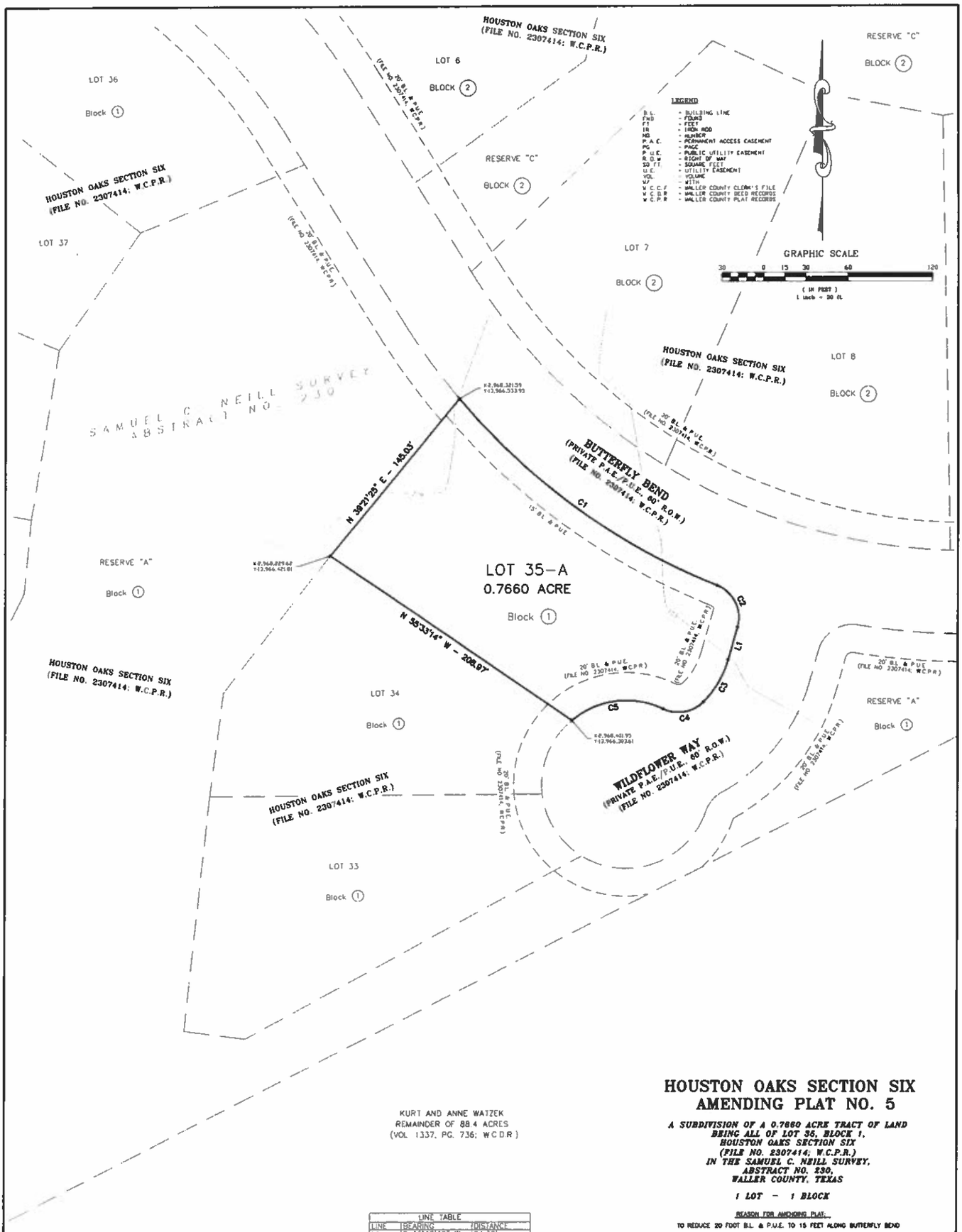
FEE PAID $0.00

BY: Diana Lozano

***PLEASE NOTE: AS OF THIS DATE, THE 2025 YEAR WALLER ISD TAXES HAVE NOT BEEN ASSESSED, BILLED, OR PAID.

If Taxes Are Paid In:	Plus (+) Penalty/Interest, Atty Fees and Special Interest	Total Due
October 2025	$0.00	$0.00
November 2025	$0.00	$0.00
December 2025	$0.00	$0.00

WALLER I.S.D. STATE OF TEXAS TAX OFFICE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 15°47'49" W	24.37'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	472.00'	229.32'	227.08'	S 53°55'51" E	27°50'15"
C2	25.00'	36.50'	33.34'	S 26°01'35" E	83°38'47"
C3	70.00'	35.20'	34.83'	S 30°12'17" W	28°48'56"
C4	25.00'	31.08'	29.12'	S 80°12'54" W	71°14'19"
C5	60.00'	69.28'	65.50'	S 82°46'18" W	66°09'31"

HOUSTON OAKS SECTION SIX AMENDING PLAT NO. 5

A SUBDIVISION OF A 0.7660 ACRE TRACT OF LAND BEING ALL OF LOT 35, BLOCK 1, HOUSTON OAKS SECTION SIX (FILE NO. 2307414; W.C.P.R.) IN THE SAMUEL C. NEILL SURVEY, ABSTRACT NO. 230, WALLER COUNTY, TEXAS

1 LOT - 1 BLOCK

REASON FOR AMENDING PLAT:

TO REDUCE 20 FOOT B.L. & P.U.E. TO 15 FEET ALONG BUTTERFLY BEND

~ OWNERS ~

PHILIP REAGAN AND SHELLIE REAGAN
14528 Vintage Preserve Pkwy
Houston, Texas 77070
PHONE: 713.862.8036

~ SURVEYOR ~

McKIM&CREED
ENGINEERS. SURVEYORS. PLANNERS
12718 Century Drive
Stafford, Texas 77477
281.491.2525
www.mckimcreed.com
TBPELS Firm Registration No. 10177600

JOB NO. 08499-0006

SEPTEMBER 15, 2025

STATE OF TEXAS

COUNTY OF WALLER

WE, PHILIP REAGAN AND SHELLIE REAGAN, HUSBAND AND WIFE, OWNERS OF RECORD OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT OF HOUSTON OAKS SECTION SIX AMENDING PLAT NO. 5, ACCORDING TO THE LINES, LOTS, BUILDING LINE, STREETS, AND EASEMENTS THEREIN SHOWN AND DESIGNATE SAID SUBDIVISION AS HOUSTON OAKS SECTION SIX AMENDING PLAT NO. 5, LOCATED IN SAMUEL C. NEILL SURVEY, ABSTRACT NO. 230, WALLER COUNTY, TEXAS

WE, THE AFOREMENTIONED, HEREBY DEDICATE FOR PUBLIC USE ALL EASEMENTS, EXCEPT ROAD EASEMENTS, SHOWN THEREON. IT IS OUR INTENTION THAT ALL ROADS WITHIN THE SUBDIVISION SHALL REMAIN PRIVATE AND NOT ACCESSIBLE TO THE GENERAL PUBLIC. THE RESPONSIBILITY FOR CONSTRUCTION OF ALL ROADS AND ALL SUBSEQUENT ROAD MAINTENANCE WILL REMAIN WITH OWNERS, OR A DULY ORGANIZED AND CHARTERED PROPERTY OWNERS ASSOCIATION, OR OTHER MAINTENANCE ORGANIZATION, WHOSE DUTIES WILL INCLUDE THE COLLECTION OF ROAD MAINTENANCE FEES AND EXPENDITURE OF SUMS COLLECTED FOR THE PROPER MAINTENANCE OF THESE ROADS AS SHOWN HEREON. THERE IS ALSO DEDICATED FOR VALUES, AN AERIAL EASEMENT FIVE (5) FEET WIDE, WHICH FINDS A PLANE TWENTY (20) FEET ABOVE THE GROUND, ONLY DESIGNATED WITH "U.E. AND A.E." AS INDICATED AND DEPICTED HEREON).

THE BUILDING OF ALL STREETS, BRIDGES OR CULVERTS IS THE RESPONSIBILITY OF THE OWNERS IN ACCORDANCE WITH THE PLANS PRESCRIBED BY COMMISSIONERS' COURT. 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 STREETS. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR THE DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION OTHER THAN THOSE DRAINS OR PROTECTING THE STREETS.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES ON THE PLAT. FLOODPLAIN 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 HEREON 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 AFOREMENTIONED HOUSTON OAKS NORTH, L.P., A TEXAS LIMITED PARTNERSHIP, TO THE PURCHASER OF EACH AND EVERY LOT IN THE SUBDIVISION PRIOR TO CONSUMMATION 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.

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, OR WALLER COUNTY, OR ANY CITIZEN THEREOF, BY INJUNCTION AS FOLLOWS:

1. THAT DRAINAGE OF SEPTIC TANKS INTO ROADS, STREETS, ALLEYS, OR PUBLIC DITCHES, STREAMS, ETC., EITHER DIRECTLY OR INDIRECTLY IS STRICTLY PROHIBITED.
2. ALL SPECIES ANIMALS, HORSES, AND FOWL SHALL BE PENNED IN AND NOT ALLOWED TO RUN AT LARGE IN THE SUBDIVISION
3. DRAINAGE STRUCTURES UNDER PRIVATE DRIVES SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND SHALL BE A MINIMUM OF ONE AND THREE QUARTERS (1-3/4) SQUARE FEET (18" DIAMETER PIPE) REINFORCED CONCRETE PIPE, UNLESS SPECIFIED BY THE COUNTY ROAD ADMINISTRATOR OR COUNTY ENGINEER. CULVERTS AND BRIDGES MUST BE USED FOR ALL DRIVEWAYS AND/OR GATES.
4. PROPERTY OWNERS WILL OBTAIN CLASS "B" BUILDING PERMITS FROM THE COUNTY FLOOD PLAIN ADMINISTRATOR, FOR ALL BUILDING CONSTRUCTION WITHIN THE 100-YEAR FLOOD PLAIN.
5. THE PROPERTY SUBDIVIDED HEREON IS FURTHER RESTRICTED IN ITS USE AS SPECIFIED UNDER THE TERMS AND CONDITIONS OF RESTRICTIONS FILED SEPARATELY FOR RECORD AT VOLUME 522, PAGE 379, VOLUME 802, PAGE 315, VOLUME 803, PAGE 315, VOLUME 956, PAGE 509, VOLUME 1014, PAGE 167, VOLUME 1193, PAGE 99, VOLUME 1334, PAGE 180, VOLUME 1738, PAGE 811, AND VOLUME 1436, PAGE 817, OF THE DEED RECORDS OF WALLER COUNTY, IN WALLER COUNTY CLERK'S FILES NOS. 150195; 1001697, 2101775, 2310356, 2320881, AND 2327991; AND IN FILE NO. 2307414 OF THE WALLER COUNTY PLAT RECORDS. A COPY OF SAID RESTRICTIONS WILL BE FURNISHED BY HOUSTON OAKS NORTH, L.P., A TEXAS LIMITED PARTNERSHIP, TO THE PURCHASER OF EACH AND EVERY LOT IN THE SUBDIVISION PRIOR TO THE CONSUMMATION OF EACH SALE
6. THERE SHALL BE NO SANITARY SEWER SYSTEMS OR ANY WATER WELL CONSTRUCTED WITHIN 30 FEET OF ANY LOT LINE THAT DOES NOT ADJOIN A PUBLIC ROAD.
7. RIGHT-OF-WAY EASEMENTS FOR ENCROACHING STREETS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LAND OWNER 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 ENCROACHING EASEMENT FOR CONSTRUCTION, IMPROVEMENTS OR MAINTENANCE

NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NAD 1983 (NA2 83)), AS OBTAINED FROM NGS C.O.R.S. SYSTEM. COORDINATES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99991488485

2) "SINGLE FAMILY RESIDENTIAL" SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREESTANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL.

3) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR WALLER COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48473-C-0300 E, EFFECTIVE: DATED FEBRUARY 18, 2009, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN

4) NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM. A COMMUNITY WATER SYSTEM WILL BE UTILIZED TO SUPPLY WATER TO THIS SUBDIVISION. INDIVIDUAL WELLS ON LOTS ARE NOT ALLOWED.

5) A CENTRAL OFF-SITE SANITARY SEWER PLANT WILL PROVIDE SANITARY SEWER FOR THIS SUBDIVISION. INDIVIDUAL SEPTIC SYSTEMS ON LOTS ARE NOT ALLOWED.

6) ALL LOTS ARE SUBJECT TO A TEN (10) FOOT SIDE LOT BUILDING LINE.

7) THERE ARE NO KNOWN PIPELINES NOR KNOWN PIPELINE EASEMENTS CROSSING THE SUBJECT PLAT

8) THIS SUBDIVISION WILL BE SERVED BY FIRE HYDRANTS AS PART OF A CENTRALIZED WATER SYSTEM CERTIFIED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (T.C.E.Q.) AS MEETING STANDARDS FOR WATER UTILITY SERVICE. THE COMMISSIONERS' COURT MAY REQUIRE A LIMITED FIRE SUPPRESSION SYSTEM THAT REQUIRES A DEVELOPER TO CONSTRUCT

9) ○ INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED "MCKIM & CREED", UNLESS OTHERWISE NOTED

THERE IS HEREBY GRANTED TO SAN BERNARD ELECTRIC COOPERATIVE, INC. WHOSE ADDRESS IS P.O. BOX 1388, BELLVILLE, TEXAS 77418, AND TO ITS SUCCESSORS, ASSIGNS AND LESSEES, AN UNOBSTRUCTED UTILITY EASEMENT FOR ELECTRIC, COMMUNICATION, AND OTHER SERVICES AS MAY BECOME AVAILABLE, CONSISTING OF ALL NECESSARY OR DESIRABLE EQUIPMENT ACROSS, ALONG, UPON, OVER, ABOVE, AND UNDER LANDS WITHIN THE BOUNDARIES OF THE SUBDIVISION AS DESCRIBED BELOW

1) OWNERS DO HEREBY DEDICATE AN UNOBSTRUCTED UTILITY EASEMENT ALONG ALL PROPERTY LINES ADJACENT TO ALL EXISTING PUBLIC & DEDICATED ROADS BORDERING THE SUBDIVISION AND PRIVATE ROADS WITHIN THE SUBDIVISION DEDICATED BY THIS PLAT, AS SHOWN.

2) OWNERS DO HEREBY DEDICATE A TEN FEET (10') UNOBSTRUCTED UTILITY EASEMENT ALONG AND ADJACENT TO ALL PROPERTY LINES IN THIS SUBDIVISION AND RESERVE AREAS, BEING TEN FEET (10') ON EITHER SIDE OF THE PROPERTY LINES FOR A TOTAL WIDTH OF TWENTY FEET (20').

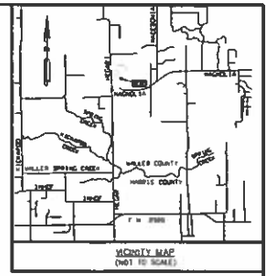
3) OWNERS DO HEREBY DEDICATE A TWENTY FEET (20') WIDE UNOBSTRUCTED UTILITY EASEMENT FOR GUYS BEING TEN FEET (10') ON EACH SIDE OF THE CENTERLINE OF THE GUY AND EXTENDING FIVE FEET (5') PAST THE POINT OF WHERE THE ANCHOR ENTERS THE EARTH

4) SAN BERNARD ELECTRIC COOPERATIVE, INC. IS GRANTED THE RIGHT TO BUILD AND MAINTAIN FACILITIES ON, ACROSS, ALONG, UPON, OVER, ABOVE AND UNDER ALL PRIVATELY DEDICATED ROAD RIGHTS-OF-WAYS IN THIS SUBDIVISION, IN ORDER TO PROVIDE ELECTRIC AND OTHER SERVICES TO LOTS AS IT BECOMES NECESSARY

5) SAN BERNARD ELECTRIC COOPERATIVE, INC. SHALL HAVE THE RIGHT TO REMOVE, CUT DOWN, AND CHEMICALLY TREAT WITH HERBICIDES ALL BRUSH, 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 SUCH EASEMENT WHEN CUTTING DOWN WEAK AND LEANING TREES AND BRUSH OUTSIDE THE EASEMENT

6) SAN BERNARD ELECTRIC COOPERATIVE, INC. SHALL HAVE THE RIGHT TO USE AND KEEP ALL OF SAID EASEMENT AREA 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, REPAIRING, REPAINTING, 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, NORMAL GROUND, PEDESTRIAN, AND OTHER METHODS

7) 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 EASEMENT 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



McKINLY MAP
(NOT TO SCALE)

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PHILIP REAGAN AND SHELLIE REAGAN, HUSBAND AND WIFE, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE 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 Sept. 2025

PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 04/19/28

CAMBRIE MILLER
Notary ID #134860872
My Commission Expires
April 19, 2028

THIS IS TO CERTIFY THAT I, ROBERT CHRIS KELLY, 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, PERMANENT REFERENCED MONUMENTS, AND PERMANENT CONTROL POINTS WILL BE SET AT THE COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS, OR AREA OF EXTRA TERRITORIAL JURISDICTION

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN AS DELINEATED ON WALLER COUNTY COMMUNITY PANEL (#0473-C-0300 E, DATED 2/18/2009

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE 0.2% ANNUAL CHANCE (500 YEAR) FLOODPLAIN AS DELINEATED ON WALLER COUNTY COMMUNITY PANEL (#0473-C-0300 E, DATED 2/18/2009

ROBERT CHRIS KELLY, R.P.L.S.
TEXAS REGISTRATION NO. 6833
CKELLY@MCKIMCREED.COM

STATE OF TEXAS
REGISTERED
ROBERT CHRIS KELLY
6833
PROFESSIONAL LAND SURVEYOR

APPROVED BY THE COMMISSIONERS' COURT OF WALLER COUNTY, TEXAS, THIS _____ DAY OF _____, 20__.

CARBETT J. DUSON III
COUNTY JUDGE

JOHN A. AMSLER
COMMISSIONER, PRECINCT 1

WALTER E. SMITH
COMMISSIONER, PRECINCT 2

KENDRICK D. JONES
COMMISSIONER, PRECINCT 3

JUSTIN BEAUCHAMP
COMMISSIONER, PRECINCT 4

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 THEN CURRENT WALLER COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, IN THIS REGARD.

PRIVATELY MAINTAINED PAVED STREETS

WE, PHILIP REAGAN AND SHELLIE REAGAN, HUSBAND AND WIFE, BY FILING THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT WALLER COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN ON THIS SUBDIVISION UNTIL AND UNLESS HOUSTON OAKS NORTH, L.P. AND/OR THE ESTATES OF HOUSTON OAKS COMMUNITY ASSOCIATION HAS IMPROVED THE ROADWAYS TO THE THEN CURRENT STANDARDS REQUIRED BY WALLER COUNTY AND THE ROADS HAVE BEEN ACCEPTED FOR MAINTENANCE BY FORMAL, WRITTEN ACTION OF THE WALLER COUNTY COMMISSIONERS' COURT AND THE ROADWAY WITH ALL REQUIRED RIGHT-OF-WAY, HAS BEEN DEDICATED BY THE OWNERS THEREOF, AND ACCEPTED BY THE COUNTY, AS A PUBLIC STREET. HOUSTON OAKS NORTH, L.P. AND ALL CURRENT AND FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLELY TO HOUSTON OAKS NORTH, L.P. AND/OR THE ESTATES OF HOUSTON OAKS COMMUNITY ASSOCIATION FOR FUTURE MAINTENANCE AND REPAIR OF THE ROADS AND STREETS SHOWN ON THIS SUBDIVISION.

THE PROPOSED USE OF THE LAND IS SINGLE-FAMILY RESIDENTIAL DWELLING.

I, 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 _____ ROSS MCCALL, PE
COUNTY ENGINEER

I, DEBBIE HOLLAN, CLERK OF THE COUNTY COURT OF WALLER COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON THE _____ DAY OF _____, 20__, A.D. AT _____ O'CLOCK _____ M., IN FILE # _____ OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY FOR SAID COUNTY

WITNESS MY HAND AND SEAL OF OFFICE, AT HEMPSTEAD, THE DAY AND DATE LAST ABOVE WRITTEN

DEBBIE HOLLAN

CLERK OF THE COUNTY COURT
WALLER COUNTY, TEXAS

BY: _____
DEPUTY

HOUSTON OAKS SECTION SIX AMENDING PLAT NO. 5

A SUBDIVISION OF A 0.7660 ACRE TRACT OF LAND BEING ALL OF LOT 35, BLOCK 1, HOUSTON OAKS SECTION SIX (FILE NO. 2307414; W.C.P.R.) IN THE SAMUEL C. NEILL SURVEY, ABSTRACT NO. 230, WALLER COUNTY, TEXAS

1 LOT - 1 BLOCK

REASON FOR AMENDING PLAT:

TO REDUCE 20 FOOT B.L. & P.U.E. TO 15 FEET ALONG BUTTERFLY BEND

~ OWNERS ~

PHILIP REAGAN AND SHELLIE REAGAN
14528 Vintage Preserve Pkwy
Houston, Texas 77070
PHONE: 713.882.8035

~ SURVEYOR ~

McKIM & CREED
ENGINEERS, SURVEYORS, PLANNERS
12718 Century Drive
Stafford, Texas 77477
281.491.2525
www.mckimcreed.com
TBPELS Firm Registration No. 10177600

JOB NO. 08498-0006

SEPTEMBER 15, 2025

SHEET 1 OF 2

Waller County Road & Bridge Department

775 Bus 290 E – Hempstead TX 77445
979-826-7670 www.co.waller.tx.us

$1,000.00 I

NON-SINGLE FAMILY VARIANCE REQUEST APPLICATION

This form is used to request a variance to Waller County Standards. No variance will be granted unless the general purpose and intent of the Standards is maintained. Any variance granted will only be applicable to the specific site and conditions for which the variance was granted, and will not modify or change any standards as they apply to other sites or conditions.

The applicant must clearly demonstrate that the variance request meets minimum acceptable engineering and safety standards. The applicant must also clearly demonstrate that the variance is not detrimental to the health, safety, and welfare of the public.

Instructions: Complete all fields below. Additional sheets may be attached, however, a summary of your responses must be included in the spaces provided below. Simply stating "see attached" is considered insufficient information.

PROPERTY OWNER INFORMATION	APPLICANT INFORMATION
Name: 1605 Investment	Name: Ripley Woodard
Mailing Address: 3200 Southwest Freeway, Suite 2600	Mailing Address: 24285 Katy Freeway, Suite 525
City, State, Zip: Houston, Texas 77027	City, State, Zip: Katy, TX 77494
Email: Kasper.Musteikis@hines.com	Email: rwoodard@meta-pd.com
Phone: (936) 777-6600	Phone: (281) 204-8968

Location of Parent Tract (Picture of posted 9-1-1 numbers required before variance will be granted)

Address of Property	Property ID #	Acreage
PROP ID: 271078	271078	526.2

PLEASE PROVIDE THE FOLLOWING:

- [x] Sketch, drawing, boundary survey or WCAD map noting proposed development
- [x] Copy of Recorded Deed

VARIANCE REQUEST OVERVIEW & JUSTIFICATION

Note the specific regulation(s) to which this variance is being requested. Describe why the County's minimum requirements can't be met and what the proposed deviation will achieve. (Attached additional sheets if more room is needed.)

Please see attached variance request

OWNER/APPLICANT CERITIFICATION & ACKNOWLEDGEMENT

The owner and applicant declare under the penalty of perjury, and any other applicable state or federal law, that all information provided on this form and submitted attachments are true, factual, and accurate. The owner and applicant also hereby acknowledge any false misleading information contained herein is grounds for variance denial and/or permit revocation.

Printed Owner/Applicant Name	Signature Owner/Applicant	Date
Ripley Woodard	Ripley Woodard	09/08/2025

OFFICE USE ONLY

	NOTES
☐ Approved ☐ Denied	
Waller County Commissioner Prct 1 2 3 4 Date	
Waller County Judge Date	

OFFICE USE ONLY Payment: Cash _____ Check _____# _____ CC _$1,000_____ ID # _____

Waller County Subdivision Regulations, Appendix A – 4.1

Requirement: *Item V.D* of DA- Minimum 6-foot-wide sidewalks shall be provided along both sides of major thoroughfares and internal collectors within and adjacent to the property.

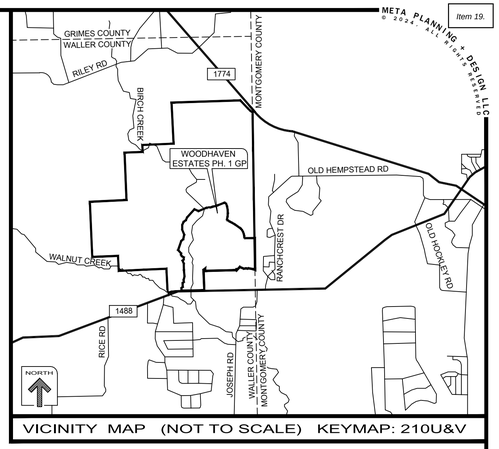
Request: a twelve-foot-wide joint use trail may be constructed on only one side of the right-of-way in lieu of two 6-foot-wide sidewalks on both sides of the right-of-way.

Proposed New Language: "Minimum 6-foot wide sidewalks shall be provided along both sides of major thoroughfares and internal collectors within and adjacent to the property. ***At the discretion of the Developer, a twelve-foot-wide joint use trail may be constructed on only one side of the right-of-way in lieu of two 6-foot-wide sidewalks on both sides of the right-of-way.*** Sidewalks may meander out of the right-of-way and into an adjacent landscape reserve if so provided. And if so provided, the HOA or District, (not Waller County) shall be responsible for the maintenance of the joint-use trail and its ancillary signage, and landscape."

Justification: This proposed change would preserve the total sidewalk area while significantly enhancing the overall pedestrian environment by introducing wider, more accessible trails designed to accommodate a variety of activities, including walking, biking, jogging, and other forms of recreation. By improving the trail width and functionality, the project aims to create a safer, more comfortable, and more engaging space for all users, ultimately promoting greater connectivity and encouraging active, healthy lifestyles within the community.

LINE	BEARING	DISTANCE
L1	S 43°49'45" W	71'
L2	S 46°10'15" E	74'
L3	S 43°52'56" W	324'
L4	S 67°11'43" E	324'
L5	N 79°49'29" E	154'
L6	N 81°07'04" W	110'
L7	S 76°47'44" W	90'
L9	N 79°38'05" W	315'
L10	S 70°05'34" E	176'
L11	N 00°52'19" W	2350'
L12	N 89°07'41" E	780'
L13	N 55°08'32" W	467'
L14	N 61°06'19" W	98'
L15	N 68°03'31" W	23'
L16	N 71°13'34" W	120'
L17	S 67°47'51" W	25'
L18	S 67°59'50" E	102'
L19	S 66°15'23" W	498'
L20	N 67°34'26" E	50'
L21	N 77°06'30" E	194'
L22	S 74°09'09" W	71'
L23	S 68°08'53" W	117'
L24	N 89°05'50" E	116'
L25	N 34°56'25" E	24'
L26	S 56°37'23" E	20'
L27	N 89°05'50" E	94'
L28	S 66°27'05" W	622'
L29	N 73°29'09" E	14'
L30	S 66°27'11" E	327'
L31	S 41°23'24" W	816'
L32	S 21°32'35" W	205'
L33	N 52°52'22" E	222'
L34	S 21°21'56" W	251'
L35	S 00°01'10" W	346'
L36	N 22°36'03" W	384'
L37	N 10°43'19" E	347'
L38	S 00°06'40" W	193'
L39	S 18°10'57" W	715'
L40	N 43°17'07" W	321'
L41	S 05°20'00" W	108'
L42	S 29°24'35" E	120'
L43	S 61°51'24" E	177'
L44	S 05°57'54" W	156'
L45	N 46°53'58" E	122'
L46	N 24°08'52" W	230'
L47	N 14°35'38" E	273'
L48	S 06°47'14" E	151'
L49	S 49°42'25" W	116'
L50	S 02°07'15" E	288'
L51	S 49°09'47" W	137'
L52	S 03°05'01" E	191'
L53	S 88°19'19" W	1674'
L54	N 02°23'12" W	1236'
L55	S 51°26'45" W	149'
L56	S 03°31'18" W	141'
L57	S 43°34'48" E	44'
L58	S 88°16'02" W	2207'

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	1230'	22°34'04"	484'	245'	S 13°20'07" E	481'
C2	630'	24°00'32"	264'	134'	S 36°19'24" E	262'
C3	630'	06°49'39"	75'	38'	N 51°44'30" W	75'
C4	1530'	09°54'33"	265'	133'	N 60°45'54" W	264'
C5	500'	07°24'12"	65'	32'	N 64°48'25" W	65'
C6	621'	05°47'30"	63'	31'	S 71°17'53" E	63'
C7	30'	89°28'28"	47'	30'	S 29°21'01" E	42'
C8	1950'	37°22'51"	1272'	660'	S 03°07'44" E	1250'
C9	50'	93°37'47"	82'	53'	N 78°09'31" E	73'
C10	5749'	09°28'53"	951'	477'	N 04°01'53" W	950'



VICINITY MAP (NOT TO SCALE) KEYMAP: 210U&V

NORTH

GENERAL NOTES:

1.) ALL RIGHTS-OF-WAY ARE FIFTY FEET (50') IN WIDTH UNLESS OTHERWISE NOTED.
2.) ALL CUL-DE-SAC RADII ARE FIFTY FEET (50') UNLESS OTHERWISE NOTED.
3.) THIS GENERAL PLAN IS SUBJECT TO A DEVELOPMENT AGREEMENT WHICH INCLUDES VARIANCES COVERING MULTIPLE DESIGN FEATURES, SUCH AS:
- STREET WIDTH AND CENTERLINE GEOMETRY.
- 60' ROW AND 600 MINIMUM CLR FOR COLLECTORS.
- 50' ROW AND 150' MINIMUM CLR FOR LOCAL STREET.
- 10' SETBACK ON SIDE STREETS (CORNER LOTS)
- CUL DE SAC 50' ROW RADIUS.
- NO CROSSINGS OF BIRCH CREEK ASIDE FROM THOROUGHFARES.
- BLOCK LENGTH AND POINTS OF ACCESS.
- MIN LOT SIZE 40' AND SPECIALTY PRODUCT ALLOWED (TOWNHOMES, ETC)

SEE THE DEVELOPMENT AGREEMENT DOCUMENT FOR FURTHER DETAILS

4.) THE ESTIMATED LOT COUNT BELOW IS SUBJECT TO CHANGE:

PHASE 1
40'X120': 102 LOTS
45'X120': 226 LOTS
50'X120': 444 LOTS
55'X120': 54 LOTS
60'X120': 234 LOTS
ESTIMATED TOTAL: 1,060 LOTS

A GENERAL PLAN OF

WOODHAVEN ESTATES PHASE ONE

BEING 526.2± ACRES OF LAND

OUT of the
WILLIAM HILLHOUSE SURVEY, A-136
WALLER COUNTY, TEXAS

OWNER/DEVELOPERS:
1605 Investments
3200 Southwest Freeway, Suite 2600
Houston, TEXAS 77027

ENGINEER/SURVEYORS:
QUIDDITY
1575 Sawdust Road, Suite 400
Woodlands, TEXAS 77380
TREVS@QUIDDITY.COM
(281) 384-6645

PLANNER:
META PLANNING + DESIGN
Meta Planning + Design LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 300'
0 300 600

MTA-I-384B

SEPTEMBER 25, 2024

DISCLAIMER AND LIMITED WARRANTY
THIS GENERAL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE WALLER COUNTY SUBDIVISION REGULATIONS IN EFFECT AT THE TIME THIS PLAN WAS PREPARED ALONG WITH ANY VARIANCE(S) TO THE PROVISIONS OF THE AFOREMENTIONED REGULATIONS WHICH HAVE BEEN GRANTED OR ARE SUBSEQUENTLY GRANTED BY THE WALLER COUNTY COMMISSIONERS COURT. THIS GENERAL PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC, NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED, CONCERNING THE DESIGN, LOCATION, QUALITY CHARACTER OF ACTUAL UTILITIES, OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE GENERAL PLAN.

Bond No. PB0301680193
Premium $ 32,809.00

CONSTRUCTION BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, DNT Construction, LLC / 1605 Investments, LLC as Principal, and Philadelphia Indemnity Insurance company a corporation duly organized and by the virtue of the laws of the State of Pennsylvania and authorized to become sole surety on bonds in the State of Texas, as Surety, are held and firmly bound unto the Waller County Judge Carbett "Trey" J. Duhon III or his successors in office, hereinafter called the Obligee, in the just and penal sum of Three Million Six Hundred Seventy Nine Thousand Five Hundred and no/100 Dollars (3,679,500.00), lawful money of the United States of America, to be the payment of which well and truly to be made the Principal binds itself, its successors and assigns, and the Surety binds itself, its successors and assigns, jointly and severally, firmly by these presents.

WHREAS, the said Principal hereby guarantees against defective workmanship and material for the following improvements:

Woodhaven Estates Section 1

PROVIDED, HOWEVER, that this bond is subject to the following conditions and provisions:

1. This bond is for the term of One (1) year(s) from the date of acceptance of the work by the Obligee to expire _____.
2. In the event of default by the Principal in the performance of the maintenance during the term of this bond, the Surety shall be liable only for cost of maintenance up to the termination of the term of this bond.
3. No claim, action, suit or proceeding, except as hereinafter set forth, shall be had or maintained against the Surety on this instrument unless same be brought or instituted and process served upon the Surety after the expiration date of the bond.

Signed and sealed this _____ day of _____, 20_____

ATTEST:

_____

Secretary

Print:

PAVING CONTRACTOR

Principal: DNT Construction, LLC

By: _____

Print: Erik Zamora, Vice-President

Surety:
Philadelphia Indemnity Insurance Company

By: _____

Print: Rachel Martinez. ATTORNEY IN FACT

ATTEST:

OWNER: **1605 Investments, LLC**

a Texas limited liability company

By: _____
Name: Hope Hilday

By: _____
Name: ~~John Cork~~ Melanie Ohl
Title: ~~Vice President~~ Authorized Signer

APPROVED this _____day of _____, 20 _____.

ATTEST:

_____
Debbie Hollan
County Clerk

_____
Carbett "Trey" J. Duhon III
County Judge
Waller County, Texas

PHILADELPHIA INDEMNITY INSURANCE COMPANY
One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint **Tom Mulanax, Rosemarie Lopez, Jeremy Farque , Michael Whorton, David Whorton, Rachel Martinez, and/or Noe Moreno of Whorton Insurance Services** its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed **$50,000,000.**

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November 2016.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEALTO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 5TH DAY OF OCTOBER 2024.

(Seal)

John Glomb, President & CEO
Philadelphia Indemnity Insurance Company

On this 5th day of October, 2024 before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Commonwealth of Pennsylvania - Notary Seal
Vanessa Mckenzie, Notary Public
Delaware County
My commission expires November 3, 2028
Commission number 1366394
Member, Pennsylvania Association of Notaries

Notary Public: Vanessa McKenzie

residing at: Linwood, PA

My commission expires: November 3, 2028

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 5th day October 2024 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this _____day of _____, 20____.

Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

IMPORTANT NOTICE

To obtain information or make a complaint: You may call the Surety's toll free telephone number for information or to make a complaint at:

1-877-438-7459

You may also write Philadelphia Indemnity Insurance Company at:

One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004
Attention: Senior Vice President and Director of Surety

You may contact the Texas Department of Insurance to obtain information on companies, coverage, rights or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance at:

P.O. Box 149104
Austin, TX 78714-9104
Fax# 512-490-1007
Web: www.tdi.texas.gov
Email: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES: Should you have a dispute concerning your premium or about a claim, you should contact the Surety first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR BOND: This notice is for information only and does not become a part or condition of the attached document.

ADVISO IMPORTANTE

Para obener informacion o para someter una queja: Usted puede llamar al numero de telefono gratis de para informacion o para someter una queja al:

1-877-438-7459

Usted tanbien puede escribir a Philadelphia Indemnity Insurance Company:

One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004
Attention: Senior Vice President and Director of Surety

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al:

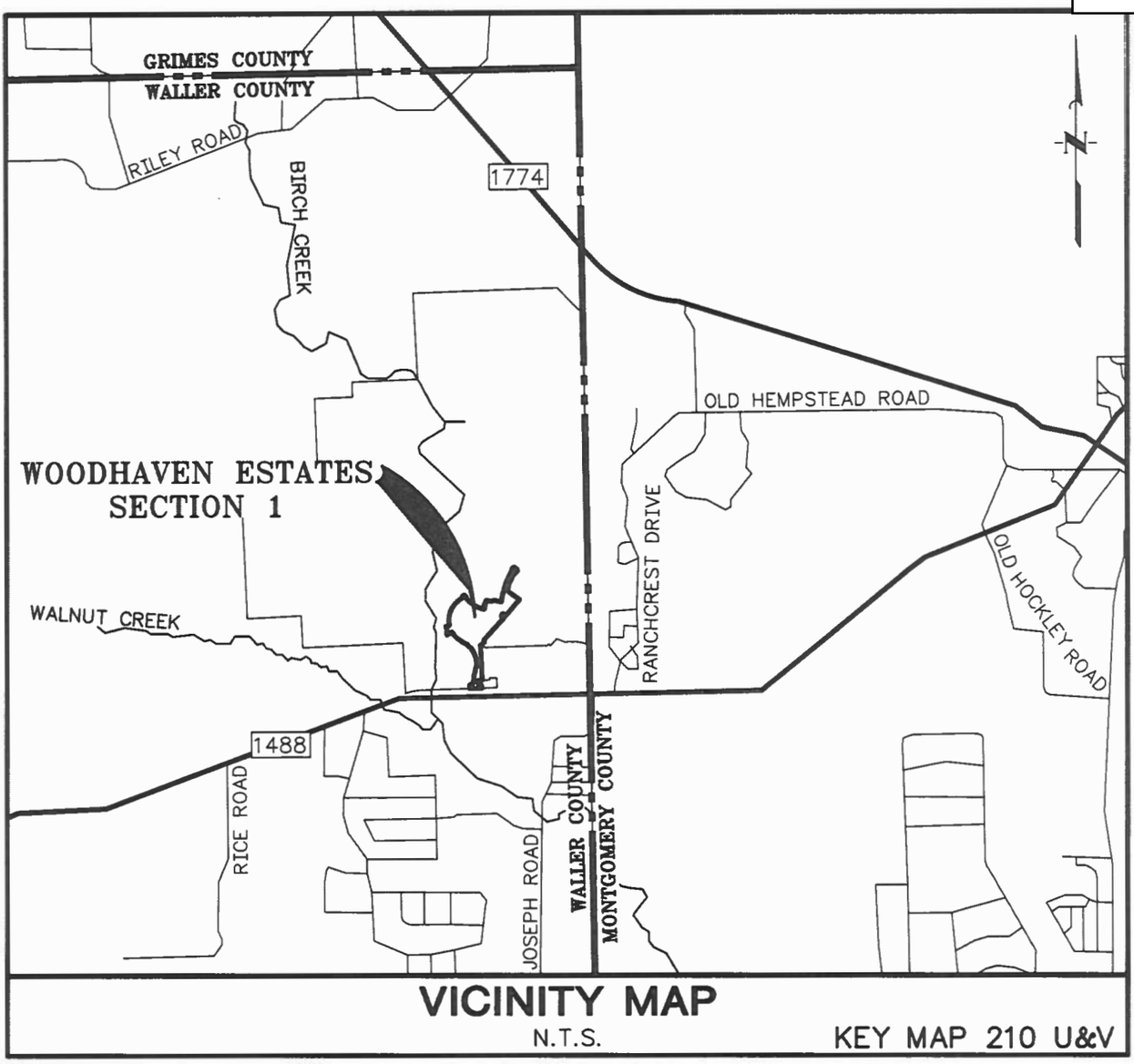
1-800-252-3439

Puede escribir al Departmento de Seguros de Texas:

P.O. Box 149104
Austin, TX 78714-9104
Fax# 512-490-1007
Web: www.tdi.texas.gov
Email: ConsumerProtection@tdi.texas.gov

DISPUTAS SOBRE PRIMAS O RECLAMOS: Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el Surety primero. Si no se resuelve la disputa, puede entonces comunicarrse con el departamento (TDI).

UNA ESTE AVISO A SU FIANZA DE GARANTIA: Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.



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

FINAL PLAT OF WOODHAVEN ESTATES SECTION 1

A SUBDIVISION OF 70.78 ACRES OF LAND OUT OF THE WILLIAM HILLHOUSE SURVEY, A-136

WALLER COUNTY, TEXAS

12 LOTS **7 RESERVES** **7 BLOCKS**

JULY 2025

DATE: JULY 2025 SCALE NTS SHEET 1A OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1811 Back Bay Pointe Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com

K:\28166\28166-0013-01 WH East Sec 1\2 Design Phase\Planning\WOODHAVEN ESTATES SEC 1 - PLAT.dwg Aug 21,2025 - 1:40pm CKJ

STATE OF TEXAS §

COUNTY OF WALLER §

A METES AND BOUNDS description of a certain 70.78 acre tract out of the William Hillhouse Survey, Abstract No. 136, in Waller County, Texas, being a portion of a called 722.09 acre tract conveyed by Special Warranty Deed to DRP TX 1, LLC recorded in File No. 2404338 of the Official Public Records of Waller County (OPRWC), said 70.78 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, South Central Zone (4204);

COMMENCING at a found 5/8-inch iron rod marking the most southerly southeast corner of said 722.09 acre tract, and being in the north right-of-way line of FM 1488 as shown on TxDOT Map, Project No. S1452 (4) (100-foot wide right-of-way);

THENCE along the common line of said 722.09 acre tract and said north right-of-way line of FM 1488, the following two (2) courses and distances:

1. South 88°12'07" West, 33.12 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the most southerly southeast corner and the POINT OF BEGINNING of the herein described subject tract;
2. South 88°12'07" West, 408.95 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");

THENCE over and across said 722.09 acre tract, the following seventy-three (73) courses and distances:

1. North 01°47'17" West, 118.30 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
2. North 60°51'24" East, 147.25 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
3. North 01°55'33" West, 58.43 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
4. Along said tangent curve to the right having a radius of 1000.00 feet, an arc length of 331.47 feet, a delta angle of 18°59'30", and a chord bearing of North 07°34'13" East, 329.95 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
5. North 17°03'58" East, 151.37 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
6. Along said tangent curve to the left having a radius of 450.00 feet, an arc length of 140.76 feet, a delta angle of 17°55'21", and a chord bearing of North 08°06'17" East, 140.19 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a compound curve to the left;
7. Along said compound curve to the left having a radius of 940.00 feet, an arc length of 421.77 feet, a delta angle of 25°42'30", and a chord bearing of North 13°42'38" West, 418.24 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
8. North 26°33'53" West, 29.23 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
9. North 32°18'49" West, 57.92 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
10. Along said tangent curve to the right having a radius of 1025.00 feet, an arc length of 48.38 feet, a delta angle of 02°42'17", and a chord bearing of North 30°57'41" West, 48.38 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the left;
11. Along said reverse curve to the left having a radius of 190.00 feet, an arc length of 105.50 feet, a delta angle of 31°48'49", and a chord bearing of North 45°30'57" West, 104.15 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the right;
12. Along said reverse curve to the right having a radius of 126.00 feet, an arc length of 90.75 feet, a delta angle of 41°15'53", and a chord bearing of North 40°47'25" West, 88.80 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the left;
13. Along said reverse curve to the left having a radius of 65.00 feet, an arc length of 58.47 feet, a delta angle of 51°32'15", and a chord bearing of North 45°55'36" West, 56.52 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
14. North 71°41'44" West, 40.53 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
15. Along said tangent curve to the right having a radius of 266.00 feet, an arc length of 39.86 feet, a delta angle of 08°35'05", and a chord bearing of North 67°24'11" West, 39.82 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
16. North 63°06'39" West, 37.87 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
17. Along said tangent curve to the right having a radius of 126.00 feet, an arc length of 5.44 feet, a delta angle of 02°28'33", and a chord bearing of North 61°52'22" West, 5.44 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a compound curve to the right;
18. Along said compound curve to the right having a radius of 516.00 feet, an arc length of 56.65 feet, a delta angle of 06°17'27", and a chord bearing of North 57°29'22" West, 56.63 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
19. North 54°20'38" West, 37.62 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
20. Along said tangent curve to the left having a radius of 484.00 feet, an arc length of 41.80 feet, a delta angle of 04°56'56", and a chord bearing of North 56°49'06" West, 41.79 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the right;
21. Along said reverse curve to the right having a radius of 830.00 feet, an arc length of 439.89 feet, a delta angle of 30°21'59", and a chord bearing of North 44°05'48" West, 434.76 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
22. South 61°05'09" West, 33.23 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
23. South 74°26'03" West, 138.85 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");

K:\28166\28166-0013-01 WH East Sec 1\2 Design Phase\Planning\WOODHAVEN ESTATES SEC 1 - PLAT.dwg Aug 21,2025 - 1:44pm CKJ

DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE SCALE NTS			
SHEET 1B OF 1			

24. North 04°11'41" West, 156.89 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
25. North 15°33'55" West, 80.00 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
26. North 74°26'05" East, 90.24 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 30.00 feet, an arc length of 44.89 feet, a delta angle of 85°43'59", and a chord bearing of North 31°34'05" East, 40.82 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the right;
28. Along said reverse curve to the right having a radius of 829.15 feet, an arc length of 915.48 feet, a delta angle of 63°15'41", and a chord bearing of North 20°19'56" East, 869.68 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
29. North 51°55'36" East, 207.17 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
30. Along said tangent curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, a delta angle of 90°00'00", and a chord bearing of North 06°55'36" East, 35.36 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
31. North 51°54'39" East, 60.00 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non–tangent curve to the left;
32. Along said non–tangent curve to the left having a radius of 25.00 feet, an arc length of 39.43 feet, a delta angle of 90°22'22", and a chord bearing of South 83°15'35" East, 35.47 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
33. South 38°26'46" East, 60.00 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non–tangent curve to the left;
34. Along said non–tangent curve to the left having a radius of 25.00 feet, an arc length of 40.10 feet, a delta angle of 91°53'35", and a chord bearing of South 06°38'26" West, 35.93 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 1170.00 feet, an arc length of 754.37 feet, a delta angle of 36°56'31", and a chord bearing of South 57°46'37" East, 741.37 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a compound curve to the left;
36. Along said compound curve to the left having a radius of 25.00 feet, an arc length of 40.72 feet, a delta angle of 93°18'53", and a chord bearing of North 57°05'41" East, 36.36 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
37. North 10°26'14" East, 91.92 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
38. Along said tangent curve to the left having a radius of 25.00 feet, an arc length of 37.04 feet, a delta angle of 84°53'31", and a chord bearing of North 32°00'31" West, 33.74 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
39. Along said reverse curve to the right having a radius of 1225.00 feet, an arc length of 9.53 feet, a delta angle of 00°26'44", and a chord bearing of North 74°13'55" West, 9.53 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
40. North 15°59'27" East, 50.00 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non–tangent curve to the left;
41. Along said non–tangent curve to the left having a radius of 25.00 feet, an arc length of 41.69 feet, a delta angle of 95°33'13", and a chord bearing of North 58°12'51" East, 37.03 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
42. North 10°26'14" East, 101.68 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
43. South 79°33'46" East, 60.00 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
44. South 82°58'14" East, 129.44 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
45. North 78°05'10" East, 52.19 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
46. North 88°03'27" East, 109.26 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
47. South 77°12'14" East, 117.78 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
48. South 77°33'30" East, 76.43 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;
49. Along said non–tangent curve to the left having a radius of 1940.00 feet, an arc length of 61.66 feet, a delta angle of 01°49'15", and a chord bearing of North 11°31'52" East, 61.65 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
50. North 10°37'14" East, 250.00 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
51. Along said tangent curve to the right having a radius of 2060.00 feet, an arc length of 832.12 feet, a delta angle of 23°08'39", and a chord bearing of North 22°11'34" East, 826.47 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the left;
52. Along said reverse curve to the left having a radius of 30.00 feet, an arc length of 47.20 feet, a delta angle of 90°09'03", and a chord bearing of North 11°18'38" West, 42.48 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
53. North 33°36'50" East, 90.00 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non–tangent curve to the right;
54. Along said non–tangent curve to the right having a radius of 395.00 feet, an arc length of 2.40 feet, a delta angle of 00°20'54", and a chord bearing of South 56°12'43" East, 2.40 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the left;
55. Along said reverse curve to the left having a radius of 30.00 feet, an arc length of 46.73 feet, a delta angle of 89°15'12", and a chord bearing of North 79°20'08" East, 42.15 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
56. South 55°18'30" 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;
57. 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 10°17'28" East, 42.43 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");

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DATE: JULY 2025

SCALE NTS

SHEET 1C OF 1

FINAL PLAT OF WOODHAVEN ESTATES SECTION 1

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

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

58. South 34°30'43" West, 90.00 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non–tangent curve to the left;
59. Along said non–tangent curve to the left having a radius of 30.00 feet, an arc length of 47.66 feet, a delta angle of 91°01'54", and a chord bearing of South 79°11'35" West, 42.81 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a compound curve to the left;
60. Along said compound curve to the left having a radius of 1940.00 feet, an arc length of 639.71 feet, a delta angle of 18°53'35", and a chord bearing of South 24°13'51" West, 636.82 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
61. South 75°12'57" East, 25.40 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
62. South 20°23'46" East, 82.02 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
63. South 55°17'28" East, 450.28 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
64. South 40°00'13" West, 721.22 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
65. North 62°05'41" West, 62.88 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
66. Along said tangent curve to the left having a radius of 500.00 feet, an arc length of 67.83 feet, a delta angle of 07°46'21", and a chord bearing of North 65°58'52" West, 67.78 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
67. North 69°52'02" West, 17.86 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
68. South 20°07'58" West, 100.00 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
69. South 69°52'02" East, 17.86 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
70. Along said tangent curve to the left having a radius of 500.00 feet, an arc length of 67.83 feet, a delta angle of 07°46'21", and a chord bearing of South 73°45'13" East, 67.78 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
71. South 77°38'23" East, 33.28 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
72. South 42°44'30" West, 1061.20 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
73. South 01°52'44" West, 95.92 feet to a found 5/8–inch iron rod, marking an east exterior angle of the herein described subject tract, being common with a south interior corner of said 722.09 acre tract and the north corner of Reserve "G", Block 1 of the Final Plat of Remington Forest Subdivision, Section One recorded in Volume 681, Page 814 of the Deed Records of Waller County (DRWC);

THENCE along common lines of said 722.09 acre tract and said Remington Forest Subdivision, the following two (2) courses and distances:

1. South 51°26'45" West, 148.53 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
2. South 02°23'12" East, 1235.91 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking a southeast corner of the herein described subject tract;

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

1. South 87°27'44" West, 130.02 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non–tangent curve to the left;
2. Along said non–tangent curve to the left having a radius of 627.75 feet, an arc length of 95.59 feet, a delta angle of 08°43'29", and a chord bearing of South 11°18'53" West, 95.50 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
3. South 59°51'29" East, 143.03 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
4. South 01°47'17" East, 102.74 feet to the POINT OF BEGINNING, CONTAINING 70.78 acres of land in Waller County, Texas filed in the offices of Quiddity in College Station, Texas.

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DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1D OF 1			

Legend:

AC . . . . . "Acre"
BL. . . . . "Building Line"
ESMT . . . . . ."Easement"
CF . . . . . "Clerk's File"
DRWC . . . . . ."Deed Records Waller County"
No. . . . . ."Number"
OPRWC . . . . . "Official Public Records of Waller County"
ORWC . . . . . "Official Records of Waller County"
ROW . . . . . "Right-of-Way"
Sq. Ft. . . . . "Square Feet"
SSE . . . . . ."Sanitary Sewer Easement"
STM SE . . . . . ."Storm Sewer Easement"
UE . . . . . "Utility Easement"
VOL. _, PG. _ . ."Volume and page"
WLE . . . . . ."Waterline Easement"
(1) . . . . . ."Block Number"
● . . . . . .Set 3/4-inch iron rod with Cap Stamped "Quiddity Eng. Property Corner" as Per Certification
. . . . . "Street name break"

RESTRICTED RESERVE [A]
Restricted to Lift Station Purposes Only
0.50 AC
21,793 Sq. Ft.

UNRESTRICTED RESERVE [B]
33.53 AC
1,460,679 Sq. Ft.

RESTRICTED RESERVE [C]
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.77 AC
33,345 Sq. Ft.

RESTRICTED RESERVE [D]
Restricted to Water Plant Purposes Only
5.79 AC
252,252 Sq. Ft.

RESTRICTED RESERVE [E]
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
5.38 AC
234,429 Sq. Ft.

RESTRICTED RESERVE [F]
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.42 AC
18,418 Sq. Ft.

RESTRICTED RESERVE [G]
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.45 AC
19,398 Sq. Ft.

RESERVE TOTAL
46.84 AC
2,040,314 Sq. Ft.

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DATE: JULY 2025 SCALE NTS SHEET 1E OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com

General Notes:

1. One–foot reserve (1' Reserve) dedicated to the public in fee as a buffer separation between the side of end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re–subdivided in a recorded subdivision plat, the one–foot reserve shall thereupon become vested in the public for street right–of–way purposes and the fee title shall thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.

2. According to Map No. 48473C0100E of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Waller County, dated February 18, 2009, the subject tract is situated within Unshaded Zone "X", defined as areas determined to be outside the 0.2% annual chance (500–year) floodplain, Shaded Zone "X", defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less that 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood, Zone "AE", defined as special flood hazard areas subject to inundation by the 1% annual chance (100–year) flood with base flood elevations determined, and Floodway Areas in Zone "AE", defined as a channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

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

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

3. Structures built on lots in the designated floodplain shall be elevated to two (2) feet or more above the 500–year floodplain elevation, in the 100–year floodplain. Within the 500–year, these structures must be elevated to one (1) foot above the 500–year floodplain elevation. No development permits will be issued in a Flood Hazard Area below the base flood elevation (B.F.E.). Contact the County Engineer's Office for specific information.

4. No structure in this subdivision shall be occupied until connected to a public sewer system or to an onsite wastewater system has been approved and permitted by Waller County Environmental Department.

5. No structure in this subdivision shall be occupied until connected to an individual water supply or a state–approved community water system.

6. Right–of–way easements for widening streets or improving drainage shall be maintained by the landowner until all street or drainage improvements are actually constructed on the property. The county has the right at any time to take possession of any street widening easement for construction, improvement or maintenance.

7. The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by the Commissioners Court. The Commissioners Court assumes no obligation to build or maintain any of the streets shown on the plat or constructing any of the bridges or drainage improvements. Upon completion of all obligations by the developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the public streets. The county will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets. The county assumes no responsibility for the accuracy of representations by other parties on the plat. Flood plain data, in particular, may change depending on subsequent development. The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the county. The property subdivided herein is further restricted in its use as specified under the terms and conditions of restrictions filed separately. A copy of said restrictions will be furnished by aforesaid DRP TX 1, LLC, a Delaware Limited Liability Company, to the purchaser of each and every lot in the subdivision prior to culmination of each sale include certification that the subdivider has complied with the requirements of section 232.032 and that:
   (a)the water quality and connections to the lots meet, or will meet, the minimum state standards;
   (b)sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
   (c)electrical connections provided to the lot meet, or will meet, the minimum state standards; and
   (d)gas connections, if available, provided to the lot meet, or will meet, the minimum state standards.

8. TBM 50: Being a 3–inch aluminum disc set in a concrete monument marked "TBM–50 ELEV 255.97", Located on the north side of FM 1488, being 41.0 feet southwest of the southeast corner of Restricted Reserve "A–2" & "A–3" of the Partial Replat of Remington Forest, recorded in Volume 920, Page 202 of the Official Public Records of Waller County, conveyed to DRP TX 1, LLC, recorded in File No. 2404350 of Official Public Records of Waller County, also being 8.5 feet north of the edge of pavement of FM 1488.

9. Coordinates and bearings shown hereon are surface as based on the Texas State Plane Coordinate System (NAD83) South Central Zone (4204) with a surface adjustment factor of 1.0000353312 scaled from control point No. 1 having coordinates (X: 2966995.566, Y: 13991667.506).

10. All lots shall have a 10' back of lot building line measured from the lot line unless otherwise noted on the plat.

DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979 731 8000 CJarnik@quiddity.com
SCALE NTS			
SHEET 1F OF 1			

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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 70.78 acre tract subdivided, in this plat of Woodhaven Estates 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 hereby granted to San Bernard Electric Cooperative, Inc. whose address is P.O. Box 1208, Bellville, Texas 77418, and to its successors, assigns and lessees, an unobstructed Utility Easement for electric, communication, and other utilities as may become available, consisting of all necessary or desirable equipment across, along, upon, over, above, and under lands within the boundaries of the subdivision 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 a 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 provide 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, learning, 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 weak 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 easement area without the express written consent of the Cooperative. Fences shall not be placed or constructed in any way that would prevent San Bernard Electric Cooperative, Inc. from exercising any rights and privileges expressed herein.

7. All above descriptions are further described and locations indicated on plat drawing.

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Woodhaven Estates Section 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, We, 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 9th day of July, 2025.

DRP TX 1, LLC,
a Delaware Limited Liability Company

By: DW General Partner, LLC,
its Manager

By: _____
Houdin Honarvar
Authorized Signatory

DATE: JULY 2025 SCALE NTS SHEET 1G OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	**OWNER** **DRP TX 1, LLC** **a Delaware Limited Liability COmpany** 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 150 Venture Drive, Suite 100 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com

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STATE OF NEW YORK §

COUNTY OF N.Y. §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of July, 2025

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

Josephine G. Cimino
Print Name

My commission expires: 7-5-2028

JOSEPHINE G CIMINO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CI0026551
Qualified in Nassau County
My Commission Expires 1-5-2028

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 subdivsion 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

7/3/25

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

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DATE: JULY 2025 SCALE SCALE NTS SHEET 1H OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 150 Venture Drive, Suite 100 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com

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 Wa ller County permit requirements have been met.

Date

J. Ross McCall, PE
County Engineer

STATE OF TEXAS §

COUNTY OF WALLER §

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

Debbie Hollan Waller
County, Texas

By:
Deputy

CERTIFICATE OF COMMISSIONERS COURT

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

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

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

Kendric D. Jones
Commissioner, Precinct 3

Justin Beckendorff
Commissioner, Precinct 4

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

DATE: JULY 2025 SCALE NTS SHEET 1I OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com

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CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1,000.00'	18°59'30"	331.47'	N07°34'13"E	329.95'	167.27'
C2	450.00'	17°55'21"	140.76'	N08°06'17"E	140.19'	70.96'
C3	940.00'	25°42'30"	421.77'	N13°42'38"W	418.24'	214.50'
C4	1,025.00'	2°42'17"	48.38'	N30°57'41"W	48.38'	24.20'
C5	190.00'	31°48'49"	105.50'	N45°30'57"W	104.15'	54.15'
C6	126.00'	41°15'53"	90.75'	N40°47'25"W	88.80'	47.44'
C7	65.00'	51°32'15"	58.47'	N45°55'36"W	56.52'	31.38'
C8	266.00'	8°35'05"	39.86'	N67°24'11"W	39.82'	19.97'
C9	126.00'	2°28'33"	5.44'	N61°52'22"W	5.44'	2.72'
C10	516.00'	6°17'27"	56.65'	N57°29'22"W	56.63'	28.36'
C11	484.00'	4°56'56"	41.80'	N56°49'06"W	41.79'	20.92'
C12	830.00'	30°21'59"	439.89'	N44°05'48"W	434.76'	225.24'
C13	30.00'	85°43'59"	44.89'	N31°34'05"E	40.82'	27.85'
C14	829.15'	63°15'41"	915.48'	N20°19'56"E	869.68'	510.71'
C15	25.00'	90°00'00"	39.27'	N06°55'36"E	35.36'	25.00'
C16	25.00'	90°22'22"	39.43'	S83°15'35"E	35.47'	25.16'
C17	25.00'	91°53'35"	40.10'	S06°38'26"W	35.93'	25.84'
C18	1,170.00'	36°56'31"	754.37'	S57°46'37"E	741.37'	390.82'
C19	25.00'	93°18'53"	40.72'	N57°05'41"E	36.36'	26.49'
C20	25.00'	84°53'31"	37.04'	N32°00'31"W	33.74'	22.86'
C21	1,225.00'	0°26'44"	9.53'	N74°13'55"W	9.53'	4.76'
C22	25.00'	95°33'13"	41.69'	N58°12'51"E	37.03'	27.55'
C23	1,940.00'	1°49'15"	61.66'	N11°31'52"E	61.65'	30.83'
C24	2,060.00'	23°08'39"	832.12'	N22°11'34"E	826.47'	421.81'
C25	30.00'	90°09'03"	47.20'	N11°18'38"W	42.48'	30.08'
C26	395.00'	0°20'54"	2.40'	S56°12'43"E	2.40'	1.20'
C27	30.00'	89°15'12"	46.73'	N79°20'08"E	42.15'	29.61'
C28	30.00'	90°00'00"	47.12'	S10°17'28"E	42.43'	30.00'
C29	30.00'	91°01'54"	47.66'	S79°11'35"W	42.81'	30.55'
C30	1,940.00'	18°53'35"	639.71'	S24°13'51"W	636.82'	322.78'
C31	500.00'	7°46'21"	67.83'	N65°58'52"W	67.78'	33.97'
C32	500.00'	7°46'21"	67.83'	S73°45'13"E	67.78'	33.97'
C33	627.75'	8°43'29"	95.59'	S11°18'53"W	95.50'	47.89'
C34	1,500.00'	14°26'44"	378.19'	S03°45'57"W	377.19'	190.10'
C35	1,500.00'	10°54'52"	285.74'	N05°47'38"E	285.31'	143.30'
C36	1,000.00'	26°54'05"	469.52'	N13°06'51"W	465.22'	239.17'
C37	800.00'	7°49'51"	109.34'	S67°46'48"E	109.25'	54.76'
C38	800.00'	115°47'29"	1616.75'	S05°58'08"E	1355.33'	1275.10'
C39	850.00'	0°22'22"	5.53'	N51°44'25"E	5.53'	2.77'
C40	1,200.00'	41°31'00"	869.52'	S58°49'53"E	850.62'	454.84'
C41	1,200.00'	16°57'44"	355.25'	S82°29'25"E	353.96'	178.94'
C42	2,000.00'	9°43'21"	339.38'	N74°43'43"W	338.97'	170.10'
C43	1,000.00'	20°51'08"	363.94'	N53°10'04"E	361.93'	184.01'

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DATE: JULY 2025

SCALE NTS

SHEET 1J OF 1

FINAL PLAT OF WOODHAVEN ESTATES SECTION 1

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

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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

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C44	2,000.00'	32°07'16"	1121.24'	N26°40'52"E	1106.61'	575.78'
C45	2,000.00'	24°05'18"	840.84'	S22°39'53"W	834.66'	426.72'
C46	350.00'	1°05'42"	6.69'	N55°50'19"W	6.69'	3.34'
C47	30.00'	84°59'57"	44.51'	N63°03'57"W	40.54'	27.49'
C48	25.00'	89°56'08"	39.24'	S34°31'50"E	35.34'	24.97'
C49	25.00'	54°36'38"	23.83'	N64°39'23"E	22.94'	12.91'
C50	50.00'	275°43'12"	240.61'	N04°47'21"W	67.09'	45.24'
C51	25.00'	41°39'06"	18.17'	N67°45'18"W	17.78'	9.51'
C52	25.00'	90°03'33"	39.30'	S55°28'01"W	35.37'	25.03'
C53	25.00'	90°01'38"	39.28'	S34°34'34"E	35.36'	25.01'
C54	500.00'	4°17'30"	37.45'	S81°44'08"E	37.44'	18.74'
C55	500.00'	11°26'17"	99.82'	N78°09'45"W	99.65'	50.07'
C56	2,050.00'	0°49'05"	29.27'	N72°02'04"W	29.27'	14.63'
C57	35.00'	85°54'14"	52.48'	N65°25'21"E	47.70'	32.58'
C58	35.00'	92°05'56"	56.26'	S23°49'04"E	50.40'	36.31'
C59	35.00'	83°14'12"	50.85'	S68°30'52"W	46.49'	31.09'
C60	1,060.00'	8°57'10"	165.63'	N47°13'05"E	165.46'	82.98'
C61	270.00'	7°43'55"	36.44'	N55°33'38"E	36.41'	18.25'
C62	980.00'	5°28'05"	93.53'	S56°41'33"W	93.49'	46.80'
C63	110.00'	80°31'24"	154.59'	S13°41'49"W	142.18'	93.16'
C64	525.00'	3°10'47"	29.13'	N24°58'30"W	29.13'	14.57'
C65	1,060.00'	15°37'35"	289.10'	N18°45'06"W	288.20'	145.45'
C66	1,000.00'	26°09'19"	456.49'	N02°08'21"E	452.54'	232.29'
C67	1,000.00'	1°09'55"	20.34'	S14°38'03"W	20.34'	10.17'
C68	1,000.00'	7°15'24"	126.65'	S04°56'58"W	126.57'	63.41'
C69	50.00'	93°15'03"	81.38'	S45°18'16"E	72.69'	52.92'
C70	50.00'	89°59'45"	78.54'	N43°04'20"E	70.71'	50.00'
C71	180.00'	36°25'54"	114.45'	S89°54'41"E	112.53'	59.24'
C72	270.00'	6°36'16"	31.12'	N74°59'52"W	31.11'	15.58'
C73	480.00'	0°44'36"	6.23'	S77°55'42"E	6.23'	3.11'
C74	600.00'	22°43'50"	238.03'	S66°11'29"E	236.48'	120.60'
C75	234.00'	6°59'15"	28.54'	S51°19'56"E	28.52'	14.29'
C76	25.00'	88°52'28"	38.78'	N83°38'09"W	35.01'	24.51'
C77	500.00'	12°58'48"	113.27'	N73°01'26"W	113.03'	56.88'
C78	500.00'	6°36'21"	57.65'	S69°50'13"E	57.62'	28.86'
C79	1,950.00'	0°55'09"	31.28'	N72°40'49"W	31.28'	15.64'
C80	35.00'	99°50'39"	60.99'	N22°17'55"W	53.56'	41.60'
C81	940.00'	9°53'33"	162.30'	N47°41'17"E	162.10'	81.35'
C82	230.00'	14°30'58"	58.27'	N58°40'55"E	58.12'	29.29'
C83	520.00'	2°20'45"	21.29'	S64°46'01"W	21.29'	10.65'
C84	55.00'	42°47'48"	41.08'	N84°59'32"E	40.13'	21.55'
C85	126.00'	34°31'04"	75.91'	S89°07'54"W	74.77'	39.15'

DATE: JULY 2025

SCALE NTS

SHEET 1K OF 1

FINAL PLAT OF WOODHAVEN ESTATES SECTION 1

OWNER
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N01°47'17"W	118.30'
L2	N60°51'24"E	147.25'
L3	N01°55'33"W	58.43'
L4	N26°33'53"W	29.23'
L5	N32°18'49"W	57.92'
L6	N71°41'44"W	40.53'
L7	N63°06'39"W	37.87'
L8	N54°20'38"W	37.62'
L9	S61°05'09"W	33.23'
L10	S74°26'03"W	138.85'
L11	N04°11'41"W	156.89'
L12	N15°33'55"W	80.00'
L13	N74°26'05"E	90.24'
L14	N51°55'36"E	207.17'
L15	N51°54'39"E	60.00'
L16	S38°26'46"E	60.00'
L17	N10°26'14"E	91.92'
L18	N15°59'27"E	50.00'
L19	N10°26'14"E	101.68'
L20	S79°33'46"E	60.00'
L21	S82°58'14"E	129.44'
L22	N78°05'10"E	52.19'
L23	N88°03'27"E	109.26'
L24	S77°12'14"E	117.78'
L25	S77°33'30"E	76.43'
L26	N10°37'14"E	250.00'
L27	N33°36'50"E	90.00'
L28	S55°18'30"E	120.00'
L29	S34°30'43"W	90.00'
L30	S75°12'57"E	25.40'
L31	S20°23'46"E	82.02'
L32	S55°17'28"E	450.28'
L33	N62°05'41"W	62.88'

LINE TABLE		
LINE	BEARING	DISTANCE
L34	N69°52'02"W	17.86'
L35	S20°07'58"W	100.00'
L36	S69°52'02"E	17.86'
L37	S77°38'23"E	33.28'
L38	S01°52'44"W	95.92'
L39	N51°26'45"E	148.53'
L40	S87°27'44"W	130.02'
L41	S59°51'29"E	143.03'
L42	S01°47'38"E	102.74'
L43	N88°12'07"E	408.96'
L44	S10°59'19"W	80.77'
L45	S11°15'04"W	94.93'
L46	S26°33'53"E	323.42'
L47	S71°41'44"E	223.08'
L48	S74°26'05"W	147.84'
L49	S51°55'36"W	311.99'
L50	N38°04'24"W	85.36'
L51	N10°26'14"E	350.89'
L52	S00°58'17"E	5.00'
L53	N79°35'23"W	131.96'
L54	N69°52'02"W	126.21'
L55	N63°35'38"E	178.23'
L56	N42°44'30"E	280.56'
L57	N10°37'14"E	250.00'
L58	N34°42'32"E	115.59'
L59	S55°17'28"E	174.62'
L60	S79°35'23"E	138.01'
L61	N83°52'53"W	68.88'
L62	N69°52'02"W	13.17'
L63	S59°25'36"W	43.19'
L64	S53°57'30"W	68.75'
L65	S26°33'53"E	11.94'
L66	N23°23'07"W	75.57'

LINE TABLE		
LINE	BEARING	DISTANCE
L67	N26°33'53"W	29.78'
L68	S10°56'18"E	155.18'
L69	N15°13'00"E	145.86'
L70	N01°55'33"W	135.83'
L71	S71°41'44"E	12.38'
L72	S78°18'00"E	27.59'
L73	S54°49'34"E	16.63'
L74	S79°30'50"E	142.73'
L75	N66°32'02"W	41.92'
L76	N51°25'26"E	67.88'
L77	N65°56'24"E	41.70'
L78	N63°35'38"E	46.65'
L79	S01°58'29"E	163.12'
L80	N16°10'33"E	74.67'
L81	N45°25'59"E	77.29'
L82	S82°58'13"E	12.42'
L83	N31°22'25"W	115.12'
L84	N08°48'37"W	117.81'
L85	N45°12'35"E	12.83'
L86	S81°02'46"E	114.85'
L87	S84°28'08"E	65.40'
L88	S80°09'37"E	93.35'
L89	N34°53'02"W	14.07'
L90	N10°23'33"E	115.00'
L91	N15°33'56"W	19.76'
L92	N74°15'25"E	46.50'
L93	N15°50'19"W	25.26'
L94	N74°26'05"E	5.20'
L95	S74°28'27"W	41.58'
L96	S15°33'55"E	104.10'
L97	S74°17'17"W	53.90'
L98	S15°33'55"E	34.68'

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DATE: JULY 2025

SCALE NTS

SHEET 1L OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

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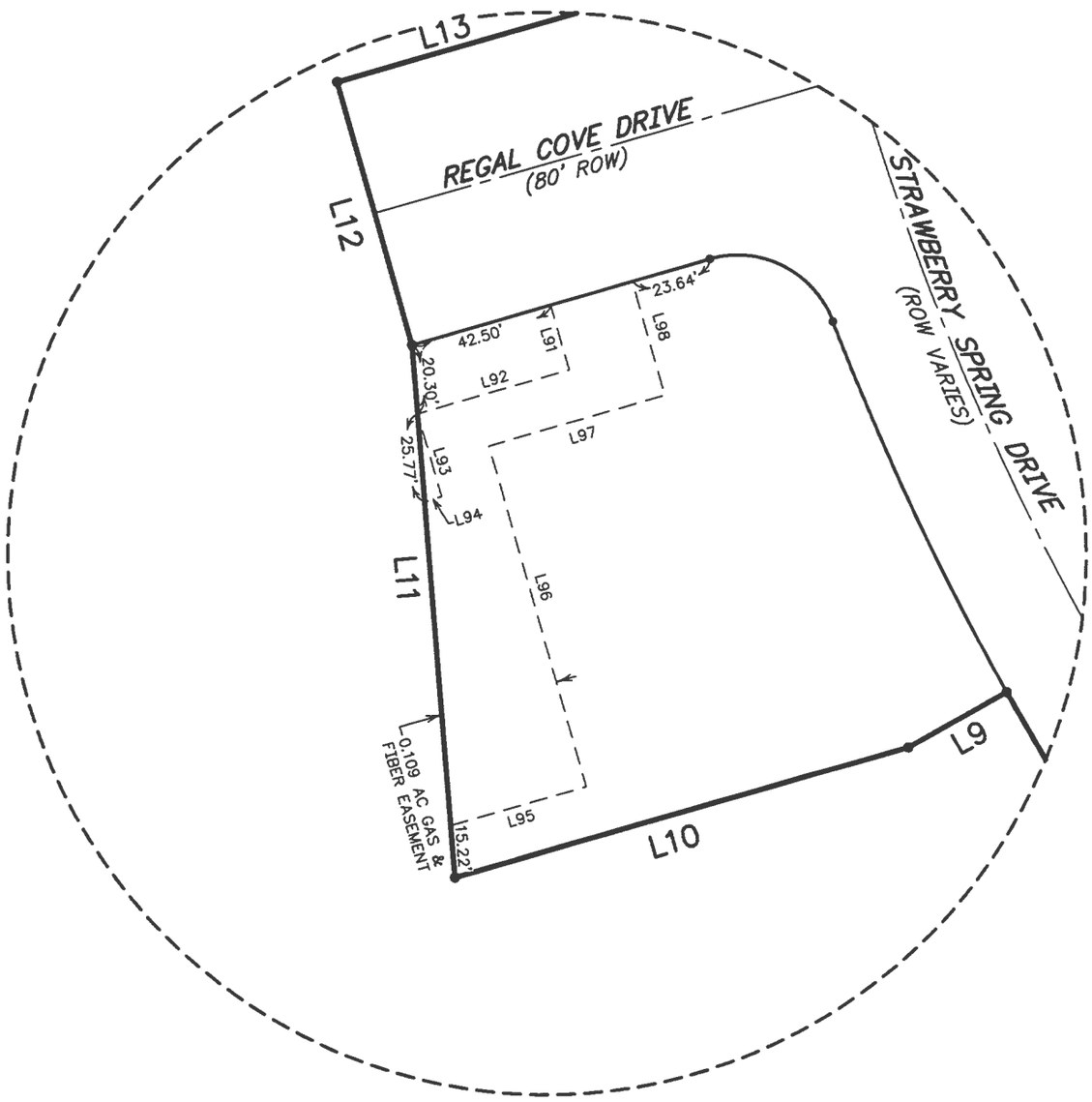

INSET DETAIL "A"

SCALE: 1"=50'

DATE: JULY 2025 SCALE NTS SHEET 1L OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com

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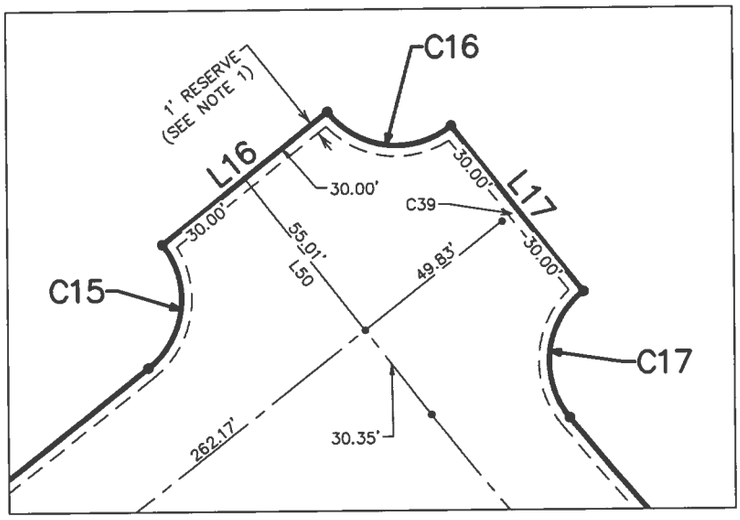
INSET DETAIL B
SCALE: 1" = 50'



DATE: JULY 2025 SCALE NTS SHEET 1L OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com

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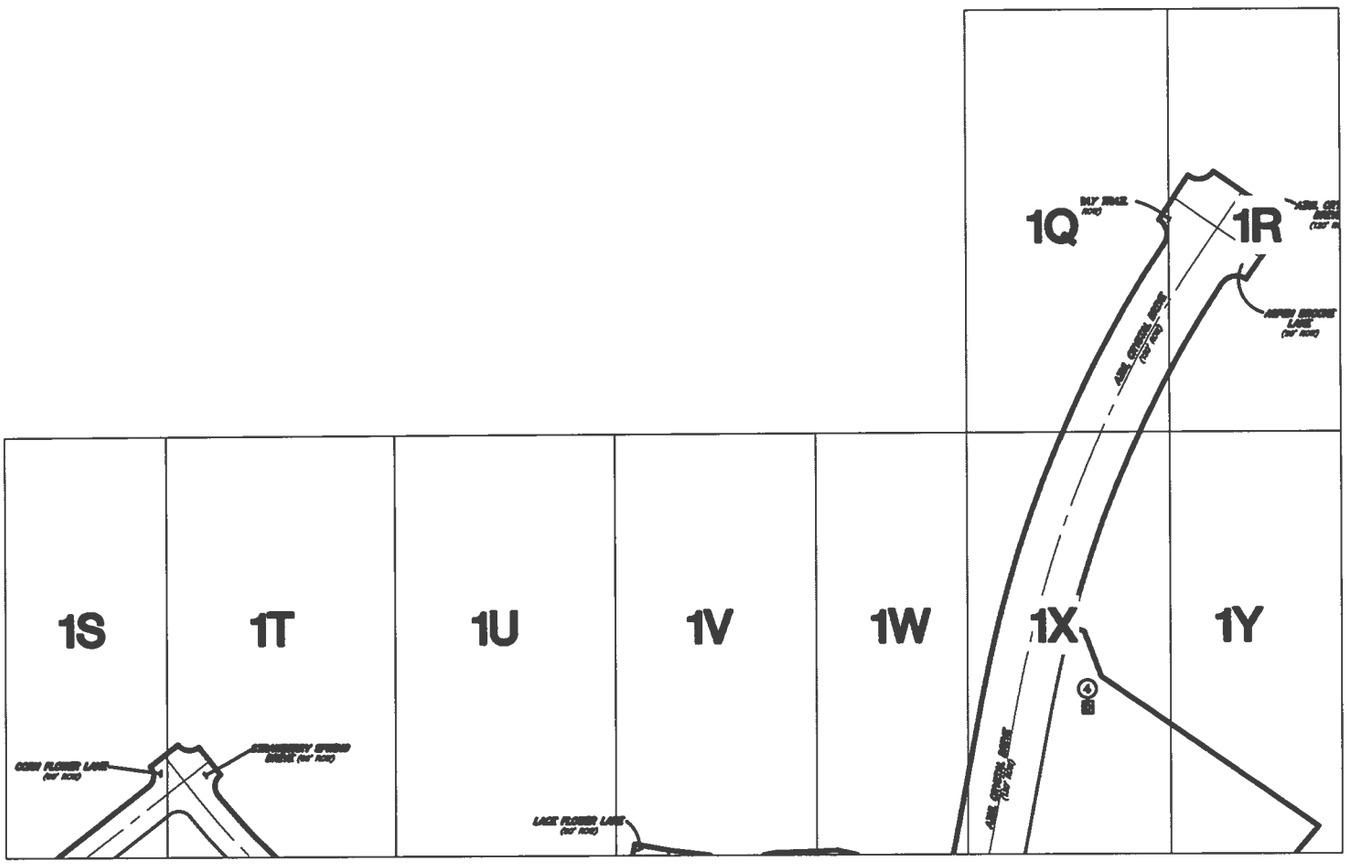

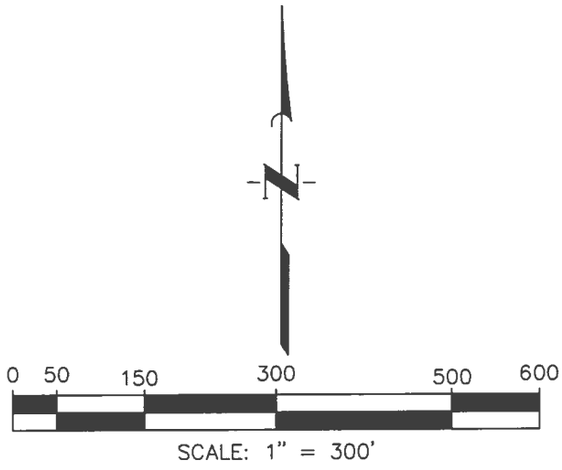

DATE: JULY 2025 SCALE SCALE NTS SHEET 10 OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com

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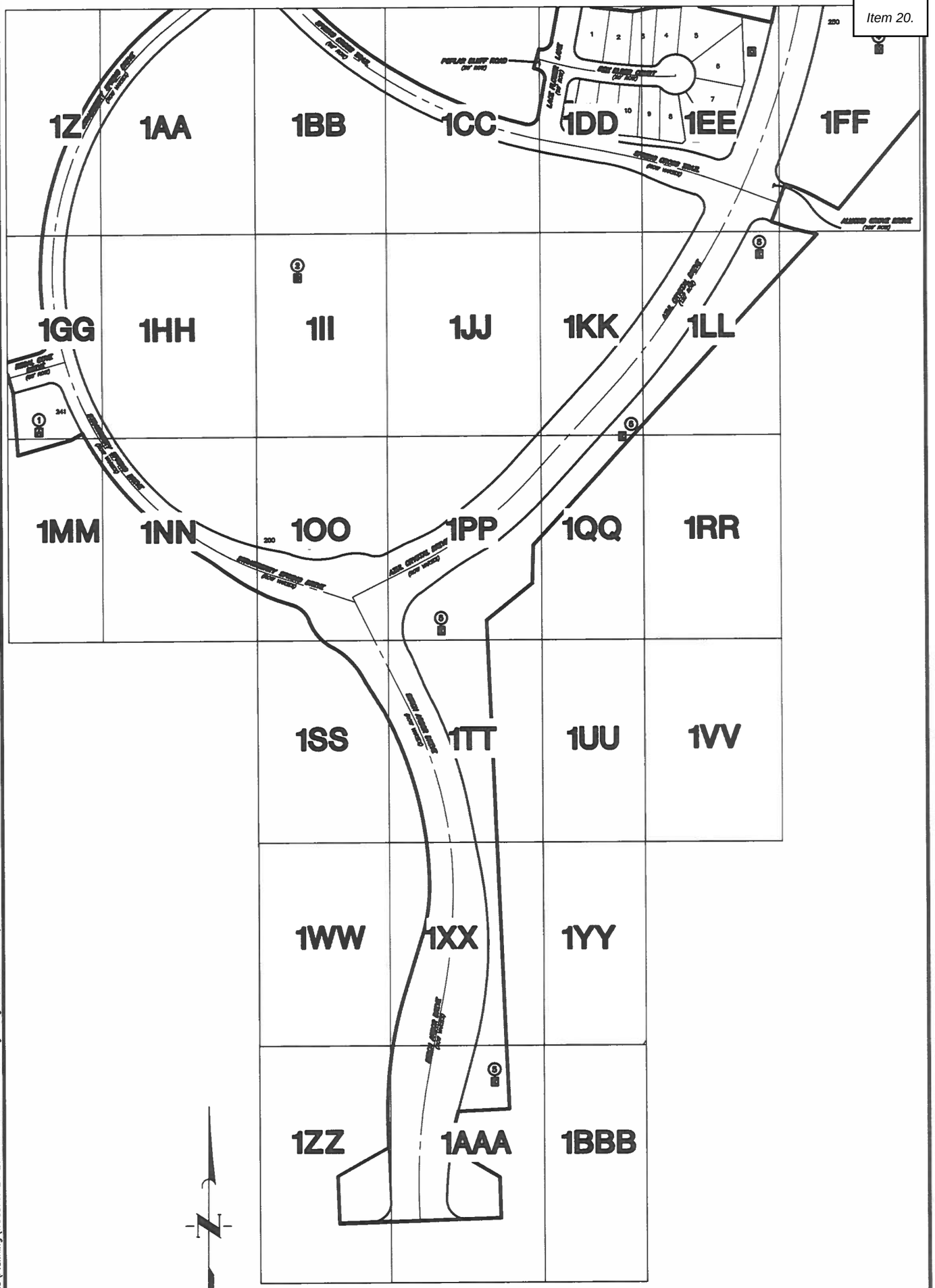

DATE: JULY 2025 SCALE NTS SHEET 1P OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com

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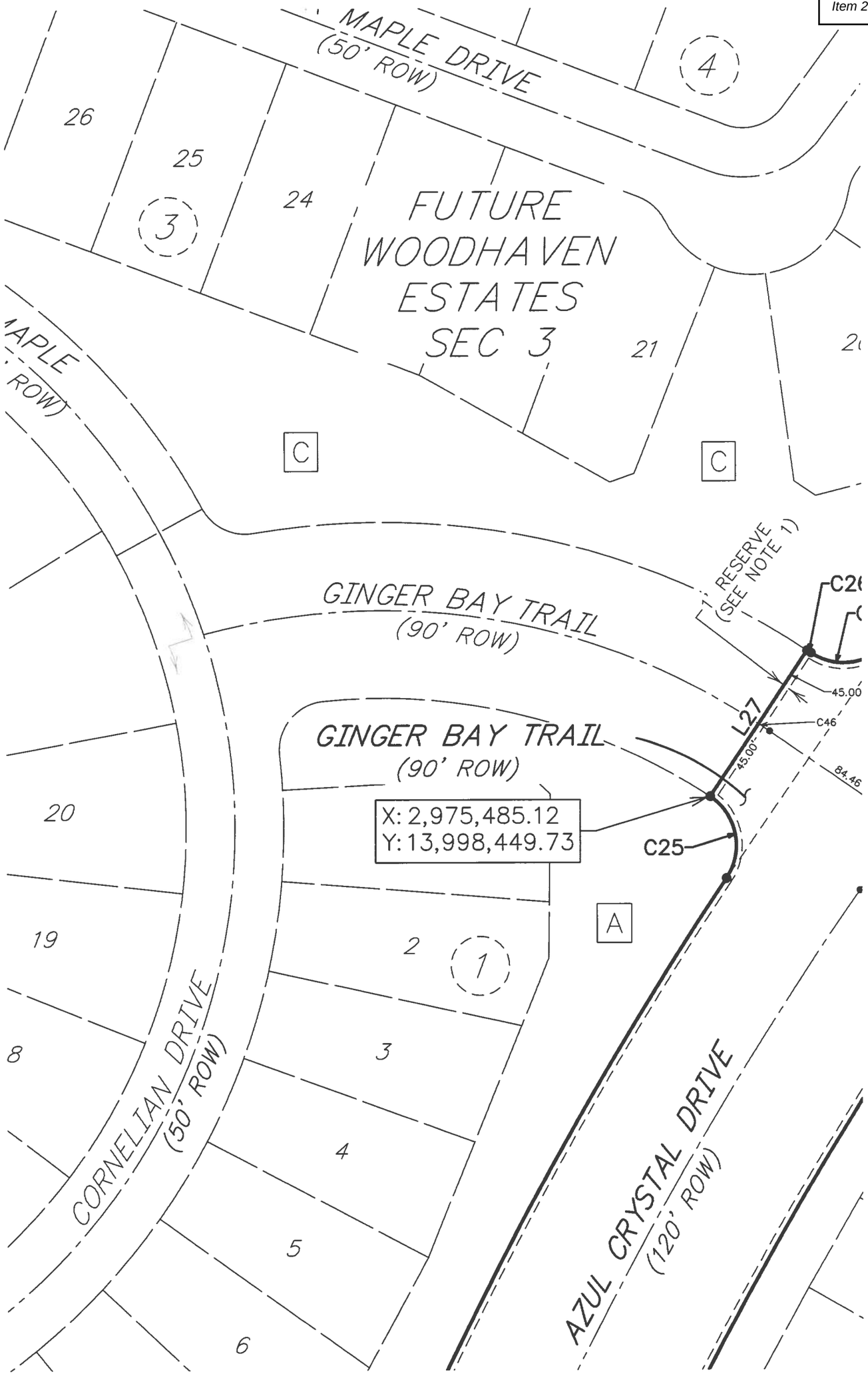

DATE: JULY 2025 SCALE 1"=60' SHEET 1Q OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com

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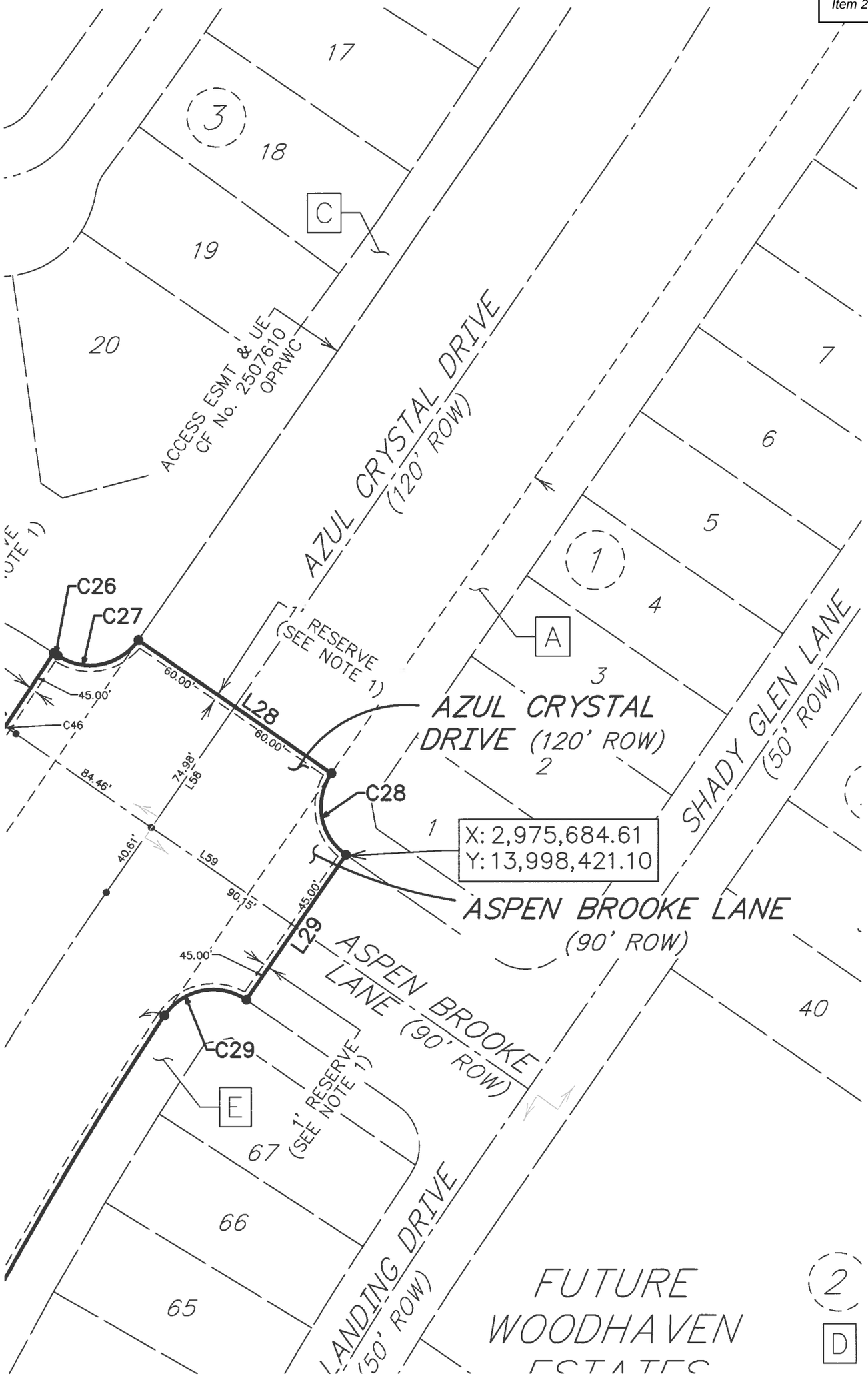

DATE: JULY 2025 SCALE 1"=60' SHEET 1R OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJarnik@quiddity.com

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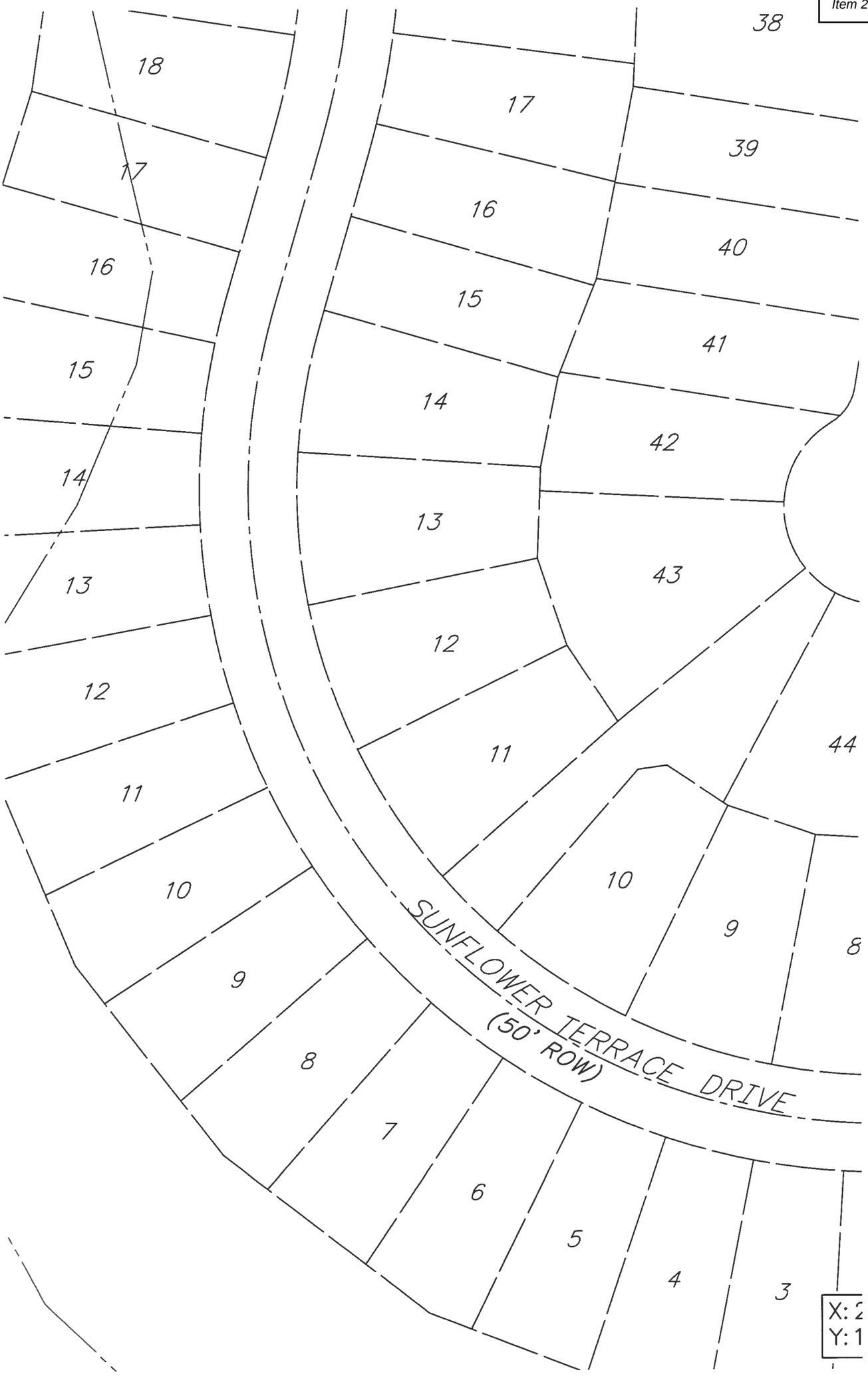

DATE: JULY 2025

SCALE NTS

SHEET 1S OF 1

FINAL PLAT OF WOODHAVEN ESTATES SECTION 1

OWNER
DRP TX 1, LLC
a Delaware Limited Liability COmpany
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
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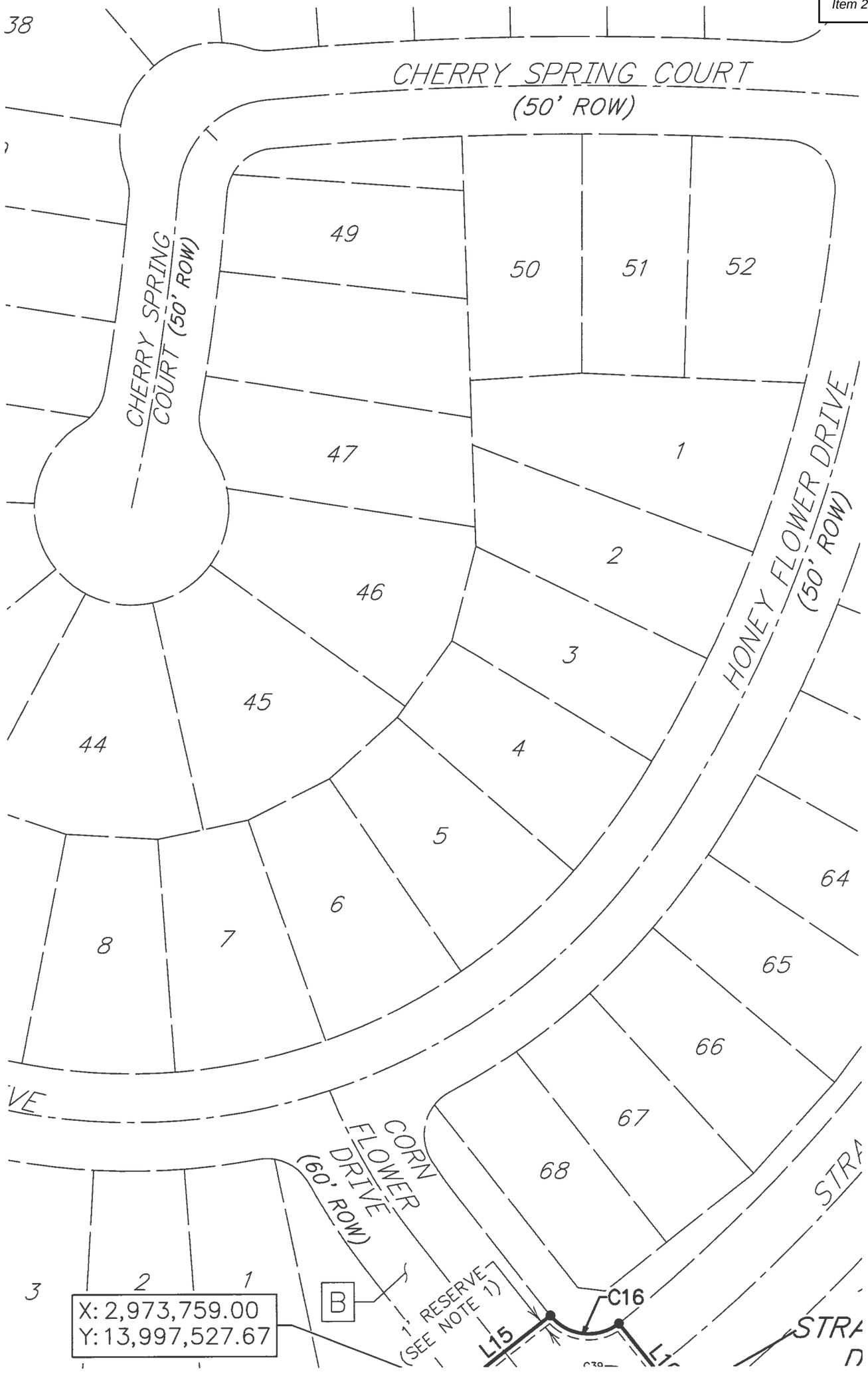

DATE: JULY 2025

SCALE SCALE NTS

SHEET 1T OF 1

FINAL PLAT OF
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DATE: JULY 2025

SCALE NTS

SHEET 1U OF 1

FINAL PLAT OF
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DATE: JULY 2025 SCALE NTS SHEET 1V OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com

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DATE: JULY 2025 SCALE NTS SHEET 1W OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com

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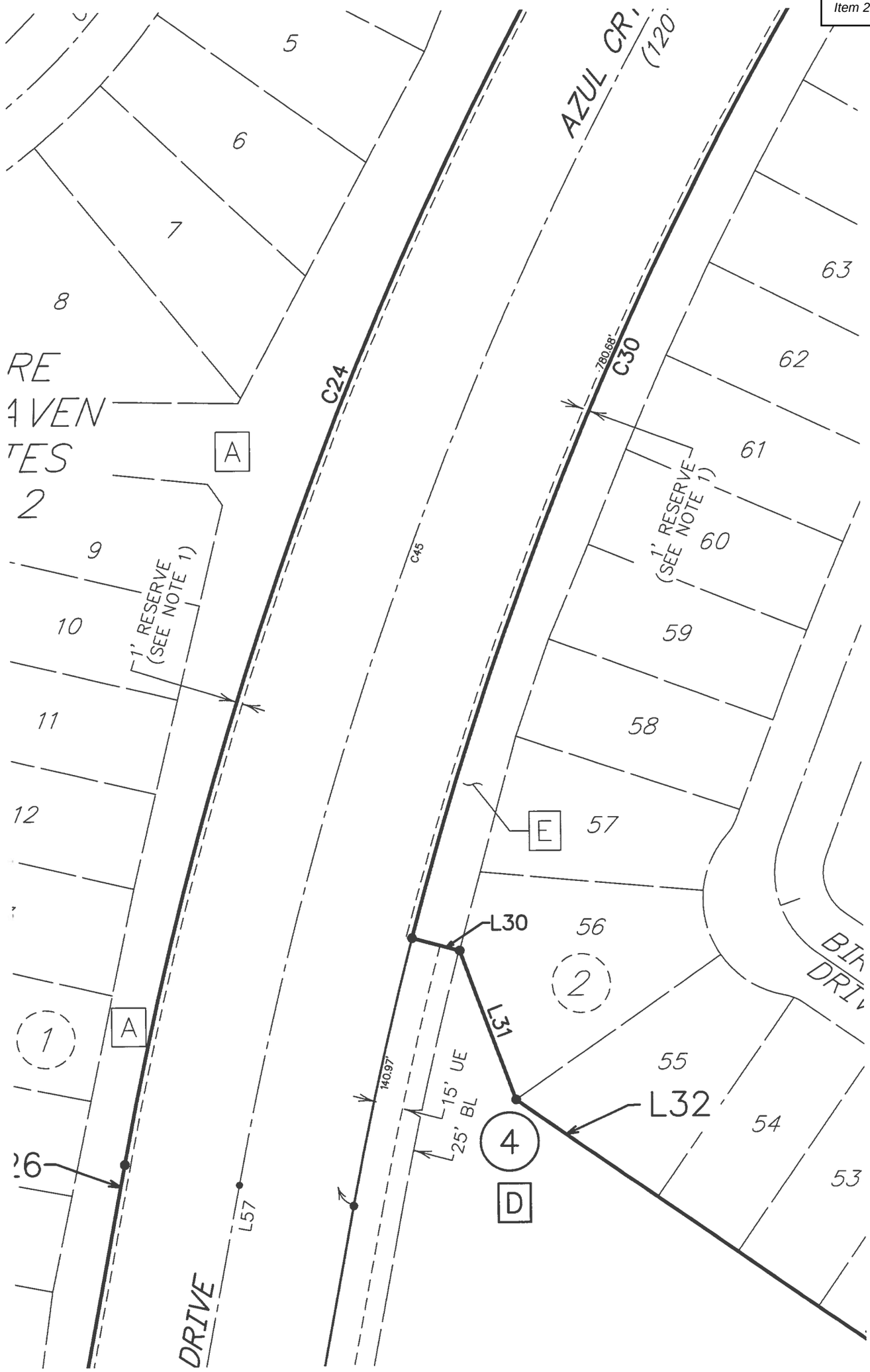

DATE: JULY 2025 SCALE 1"=60' SHEET 1X OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com

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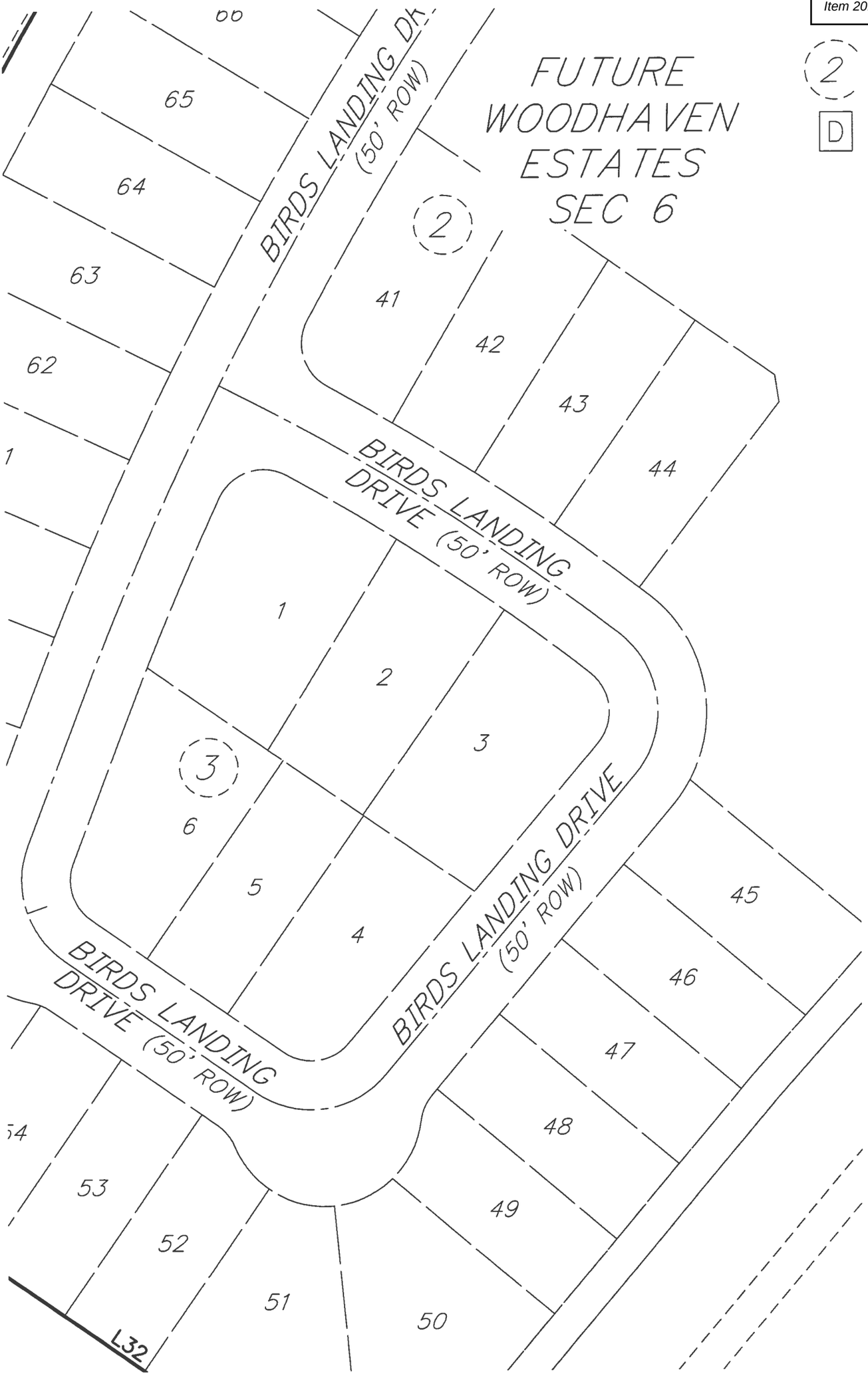

DATE: JULY 2025 SCALE 1"=60' SHEET 1Y OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com

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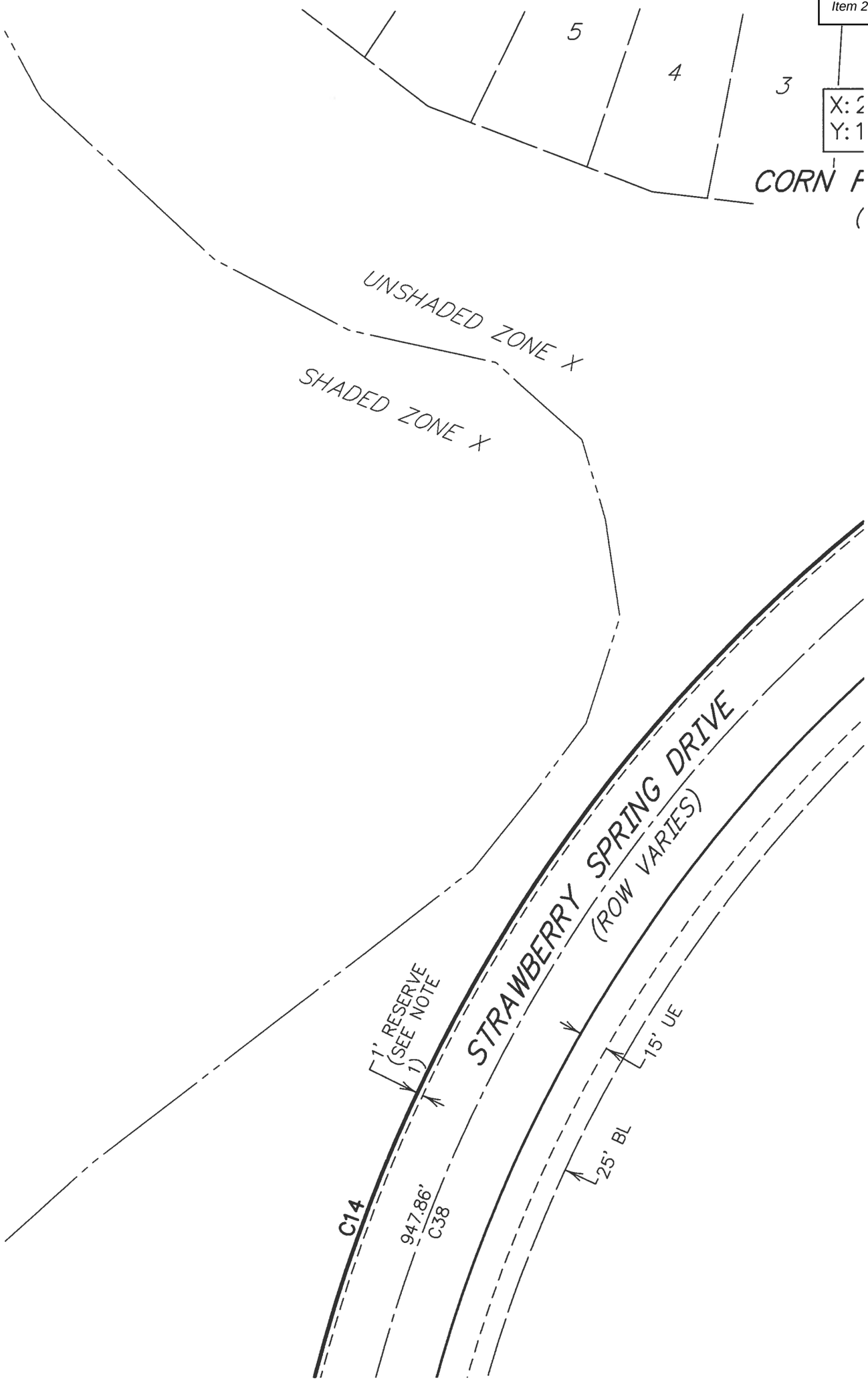

DATE: JULY 2025 SCALE NTS SHEET 1Z OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com

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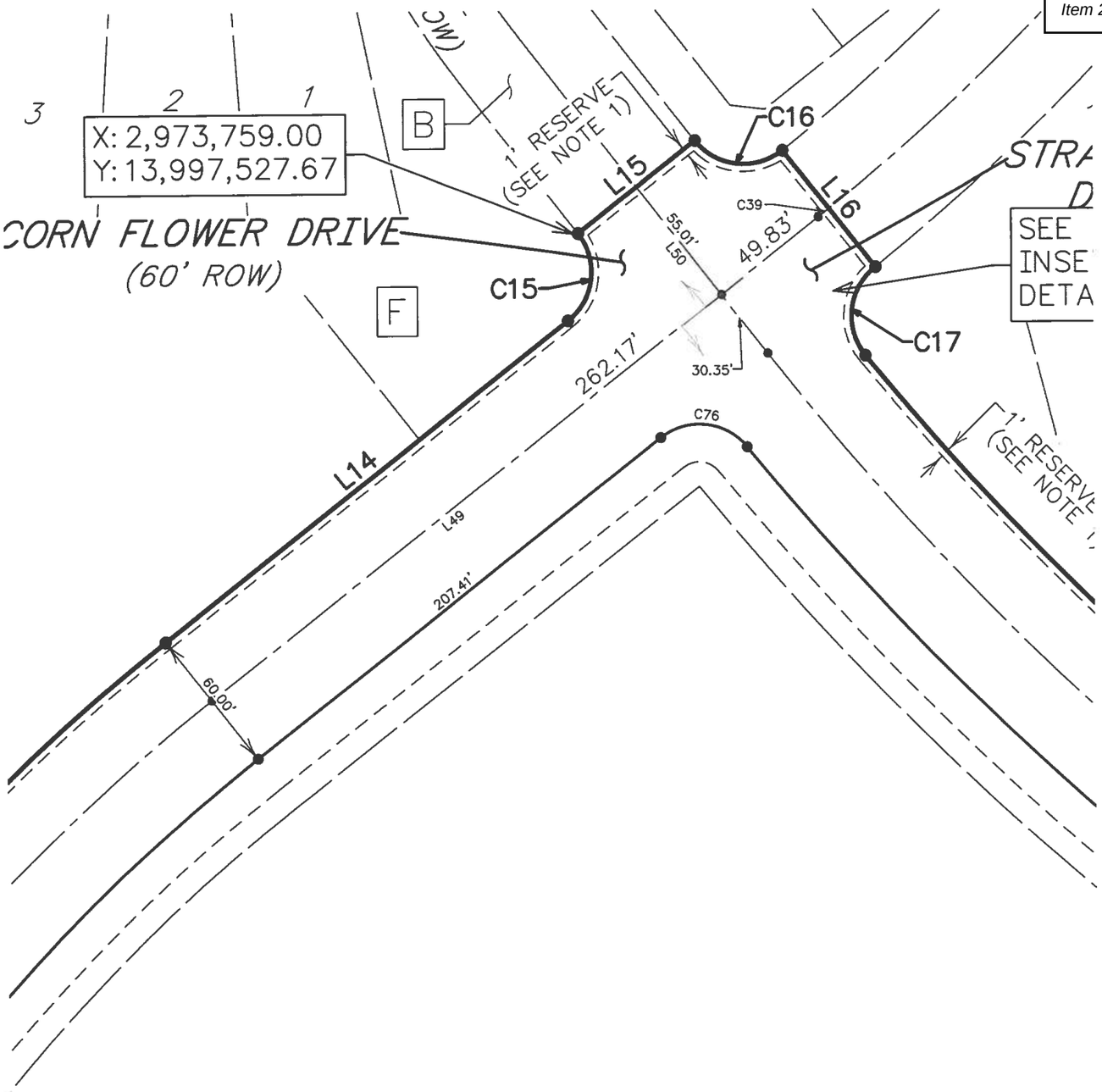

DATE: JULY 2025 SCALE SCALE NTS SHEET 1AA OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com

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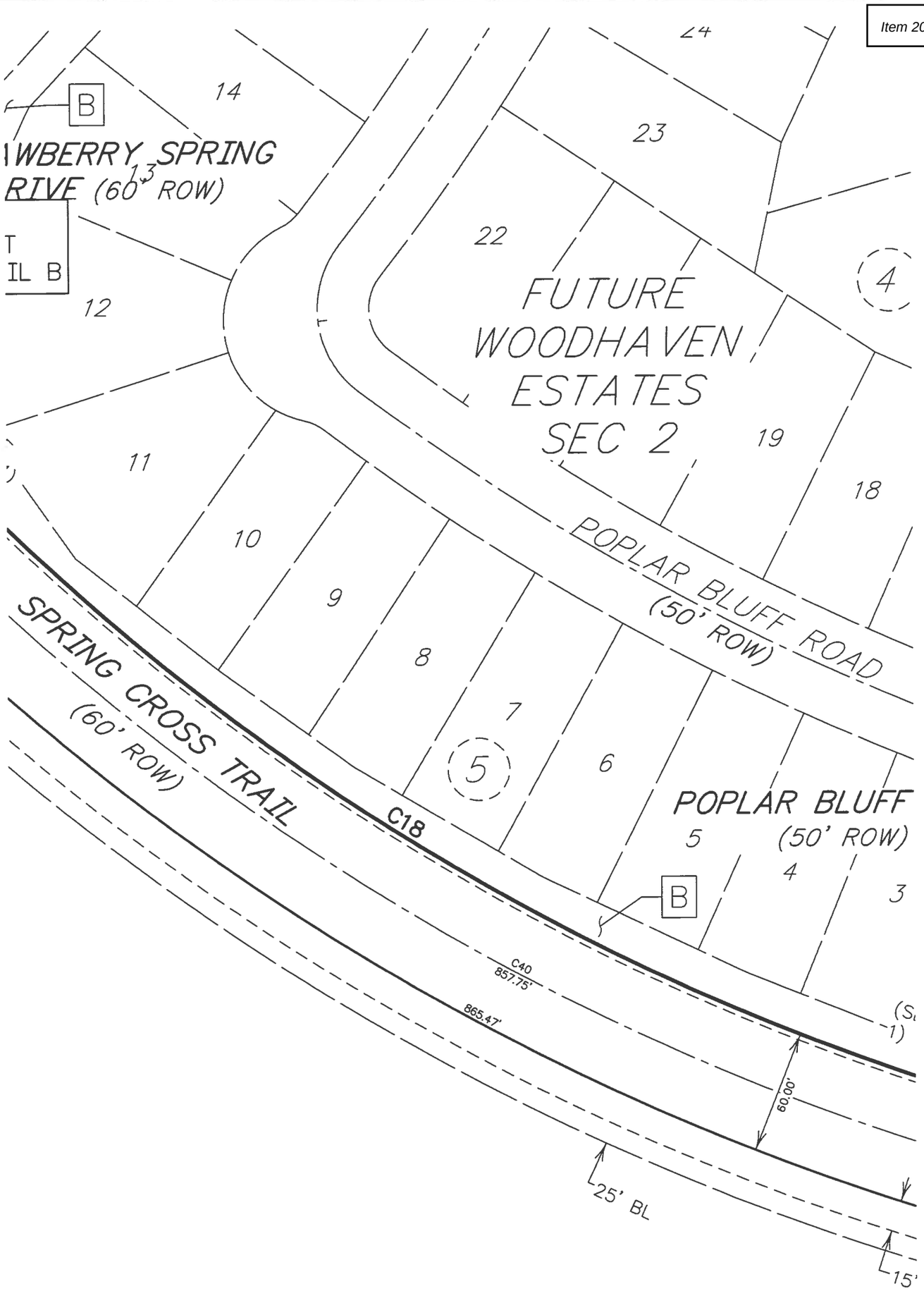

DATE: JULY 2025

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SHEET 1BB OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

OWNER
DRP TX 1, LLC
a Delaware Limited Liability COmpany
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
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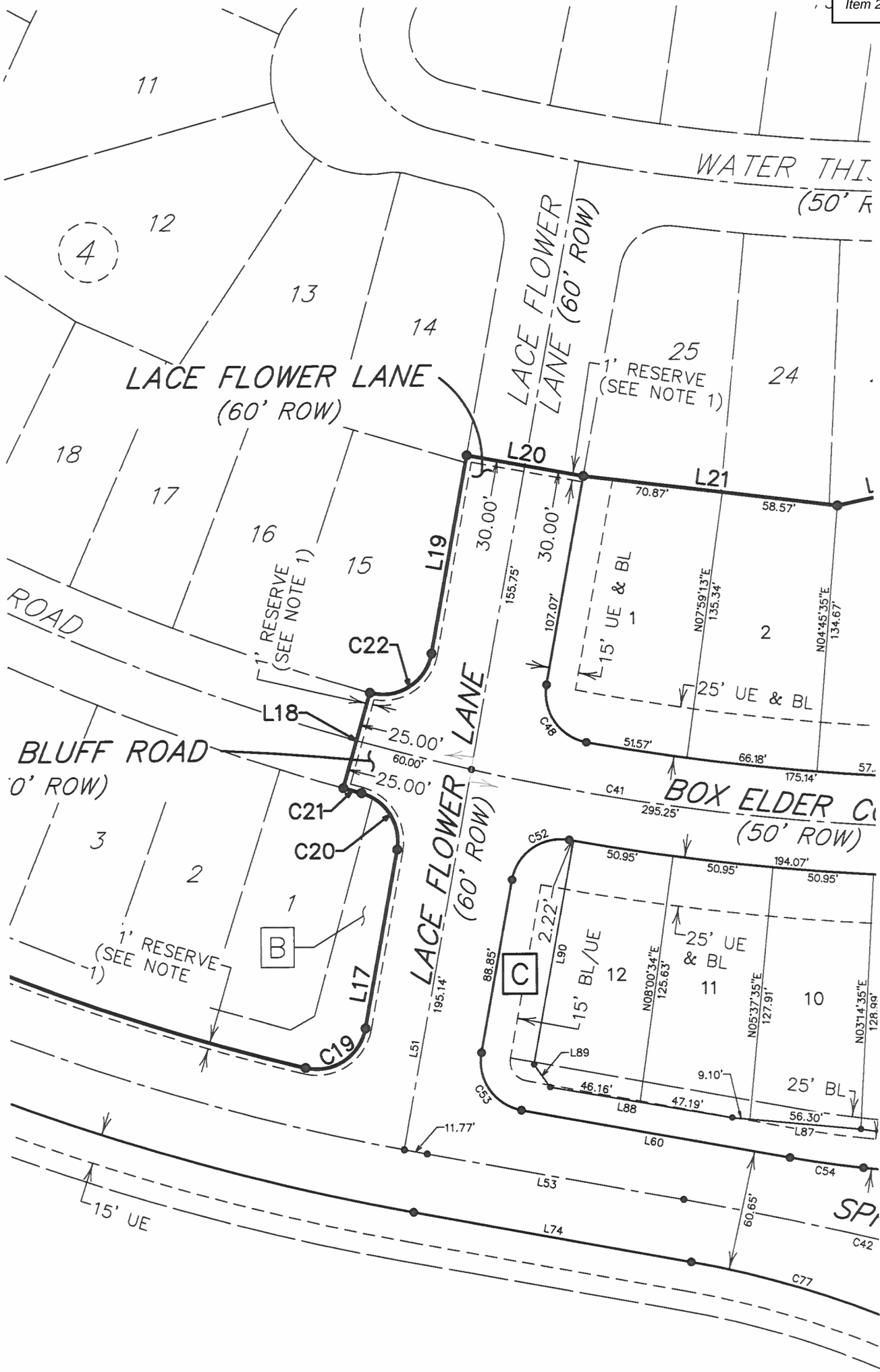

DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
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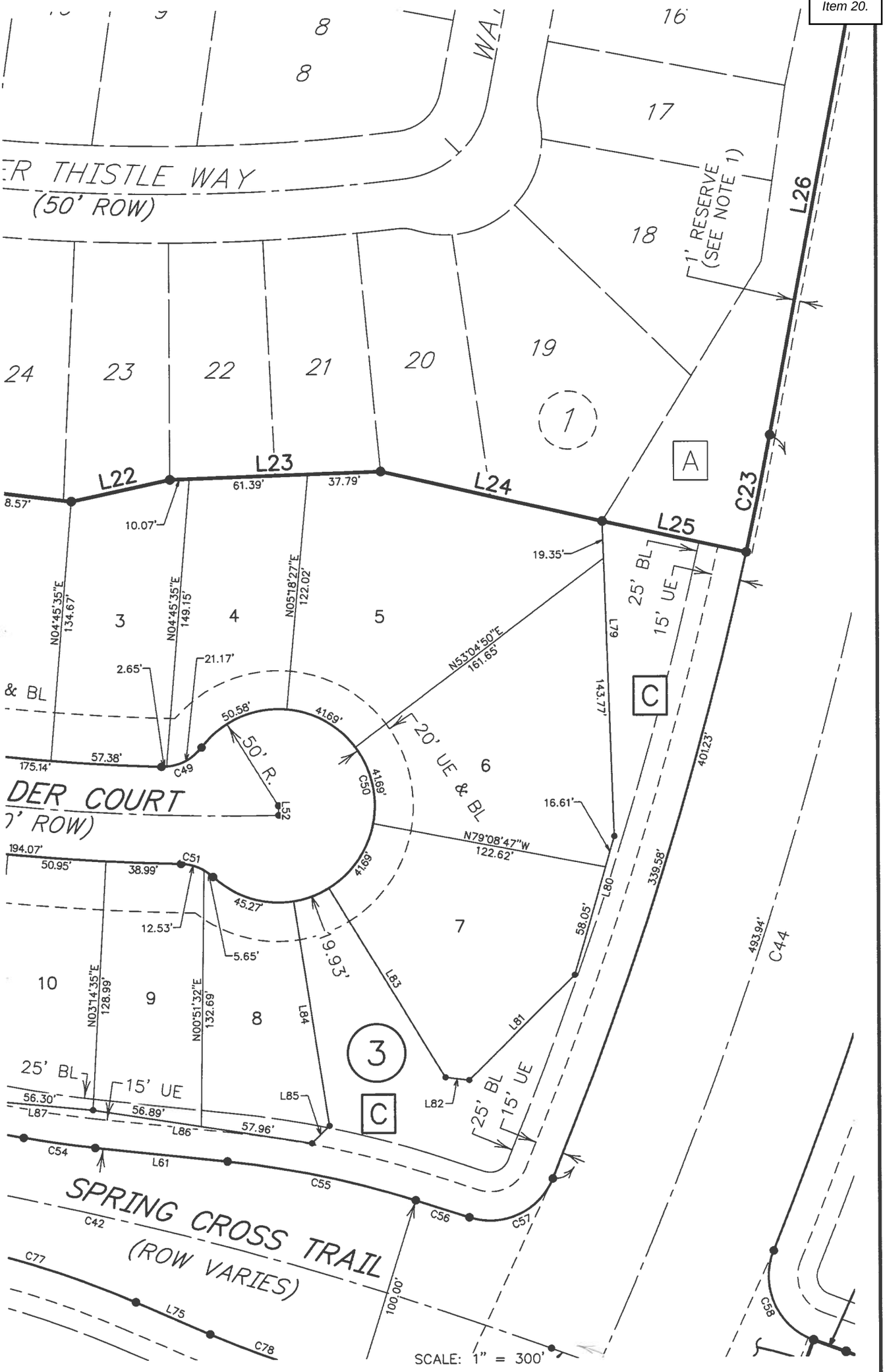

DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com
SCALE NTS		
SHEET 1DD OF 1		

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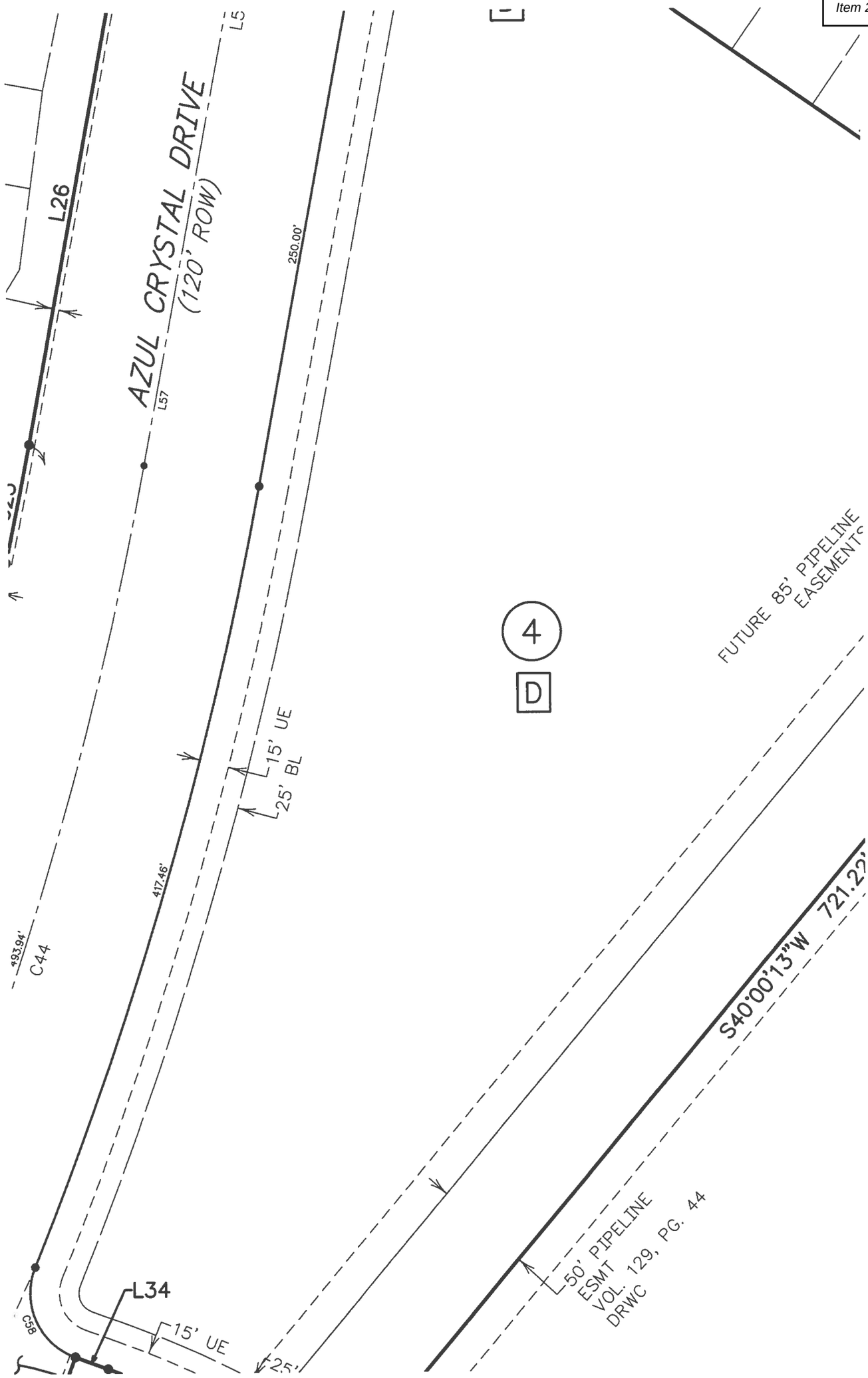

DATE: JULY 2025 SCALE 1"=60' SHEET 1EE OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F 23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com

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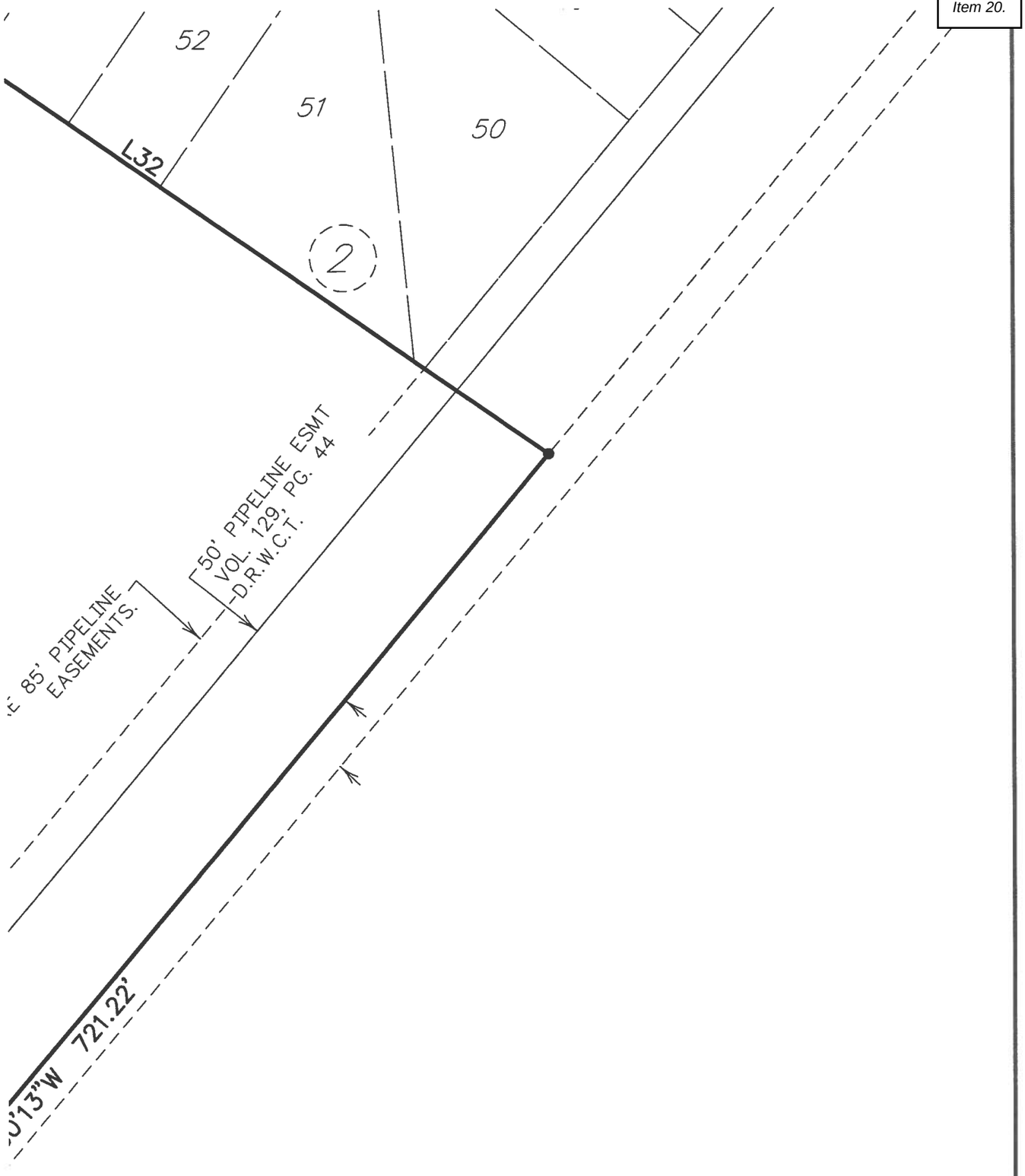

DATE: JULY 2025 SCALE 1"=60' SHEET 1FF OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com

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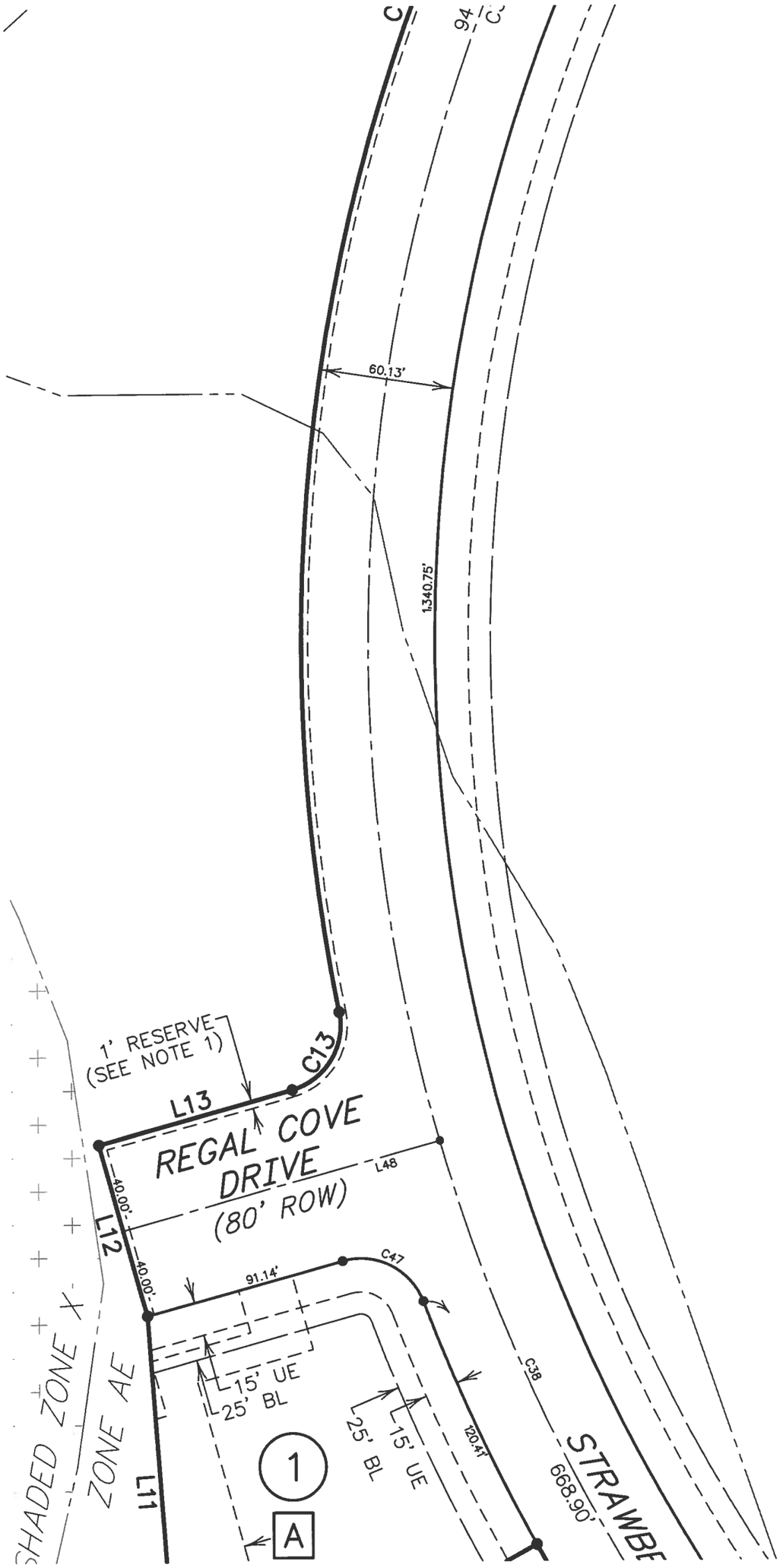

DATE: JULY 2025 SCALE NTS SHEET 1GG OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979 731.8000 CJamnik@quiddity.com

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DATE: JULY 2025 SCALE SCALE NTS SHEET 1HH OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com

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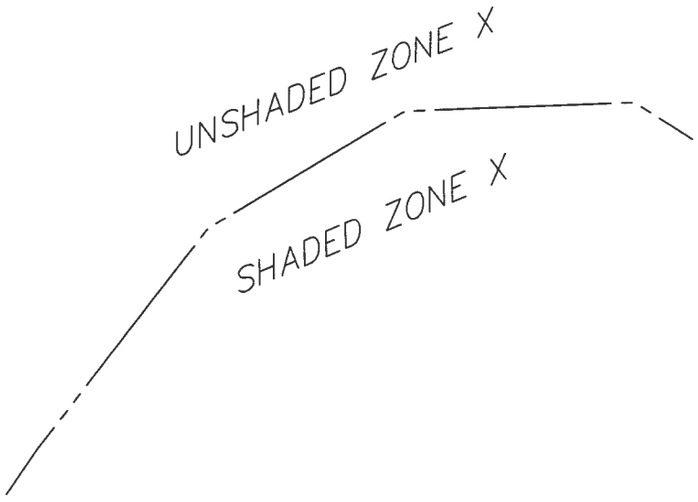

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SCALE NTS

SHEET 1II OF 1

FINAL PLAT OF
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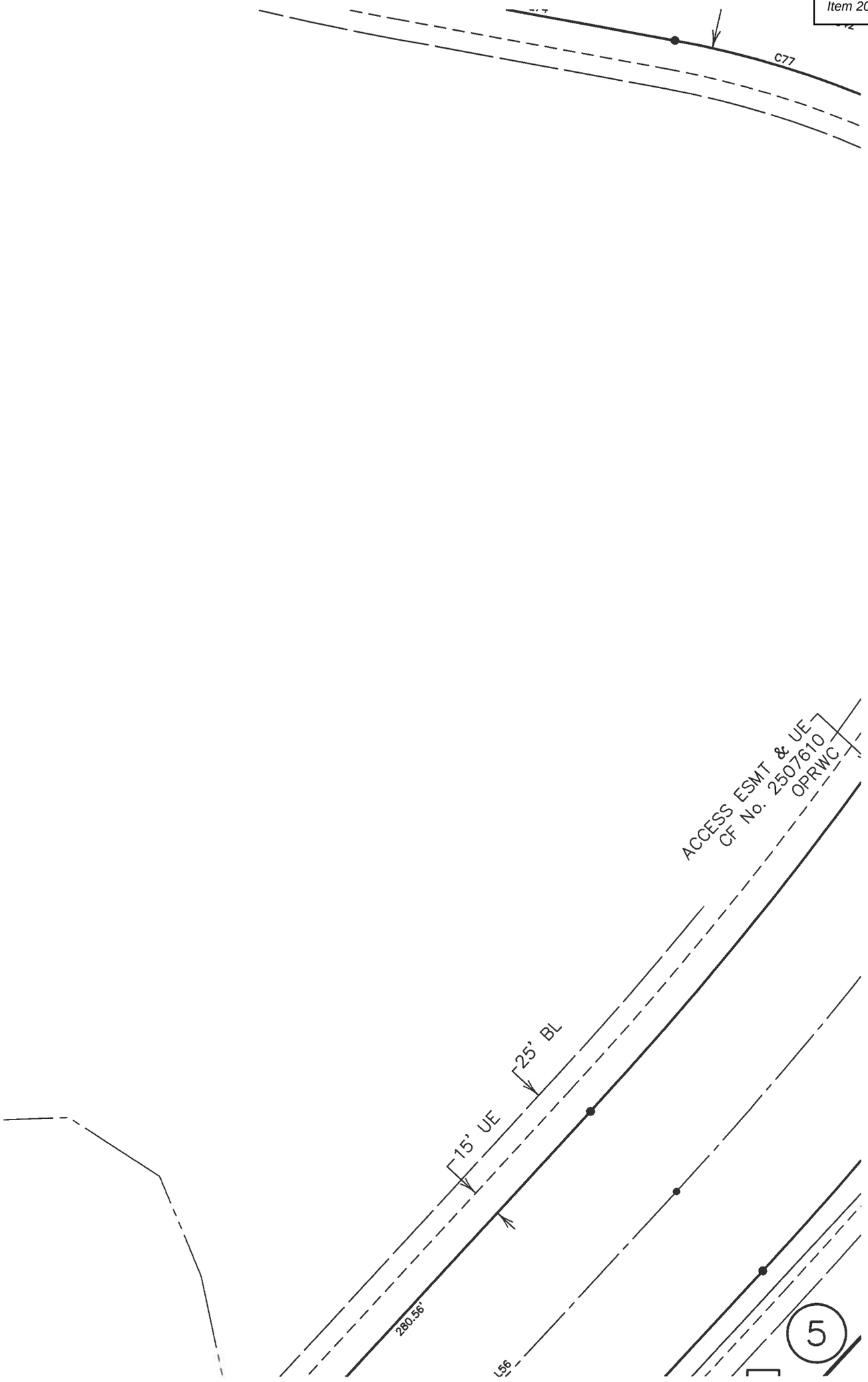

DATE: JULY 2025 SCALE NTS SHEET 1JJ OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com

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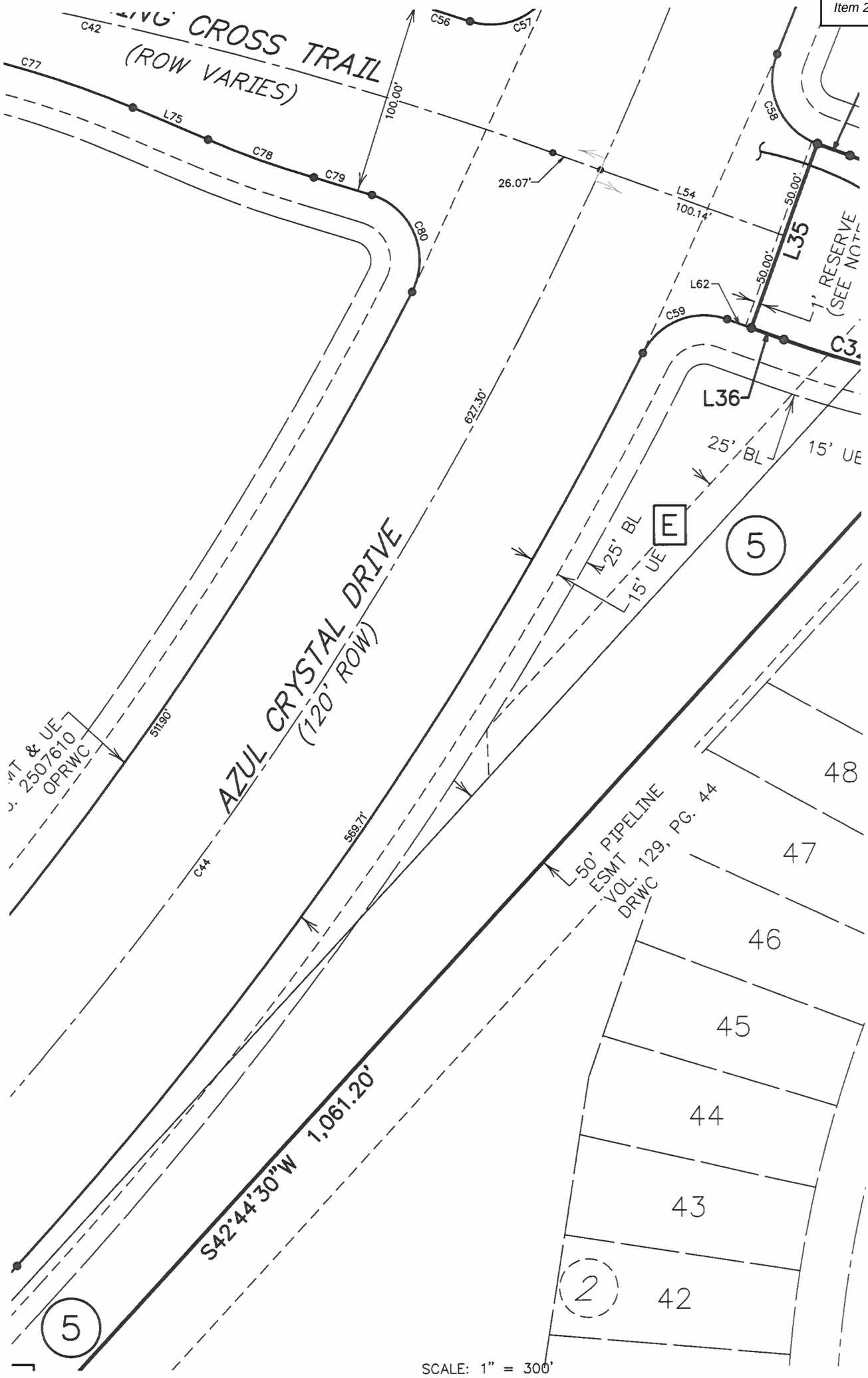

DATE: JULY 2025 SCALE NTS SHEET 1KK OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com

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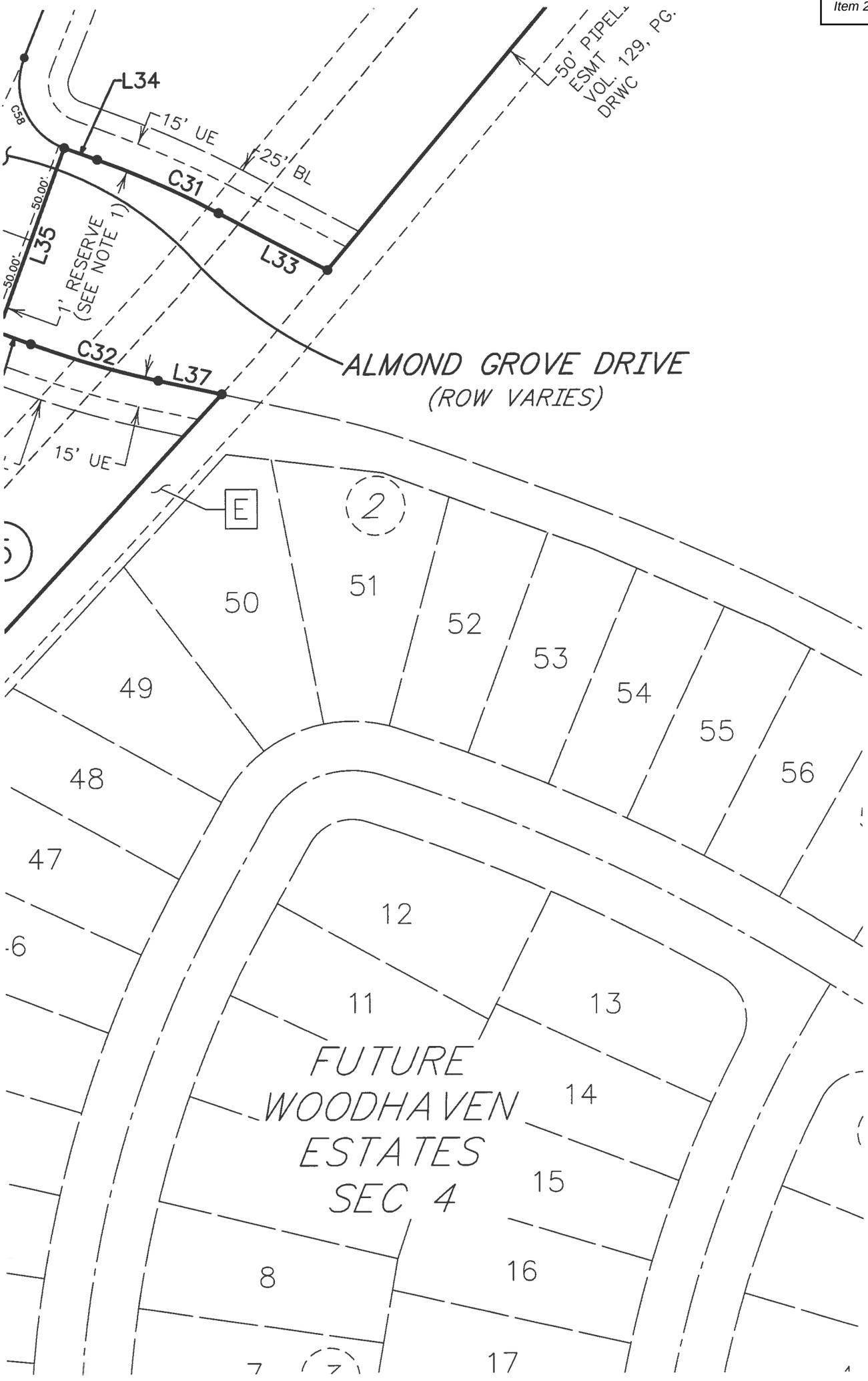

DATE: JULY 2025 SCALE 1"=60' SHEET 1LL OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com

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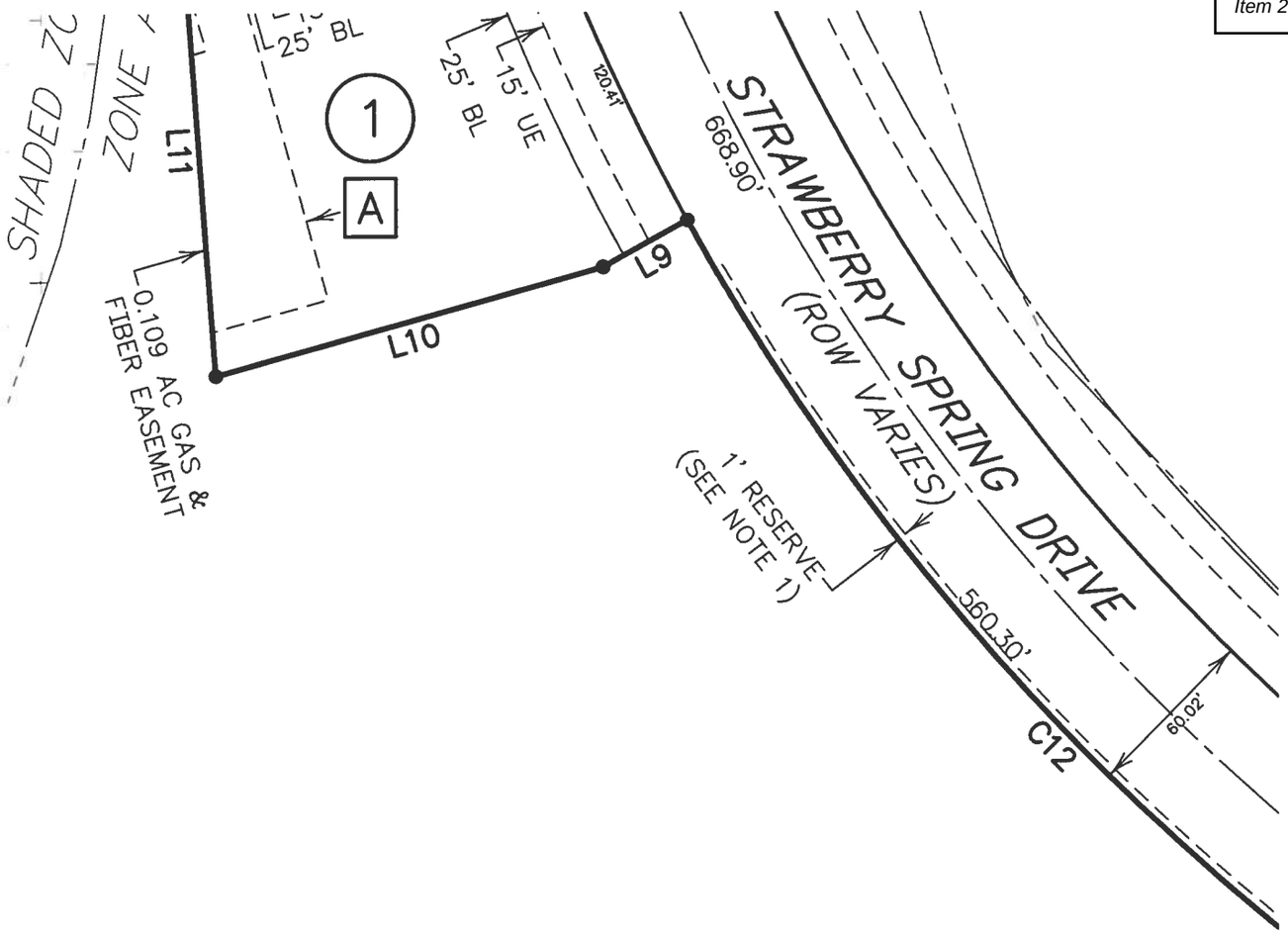

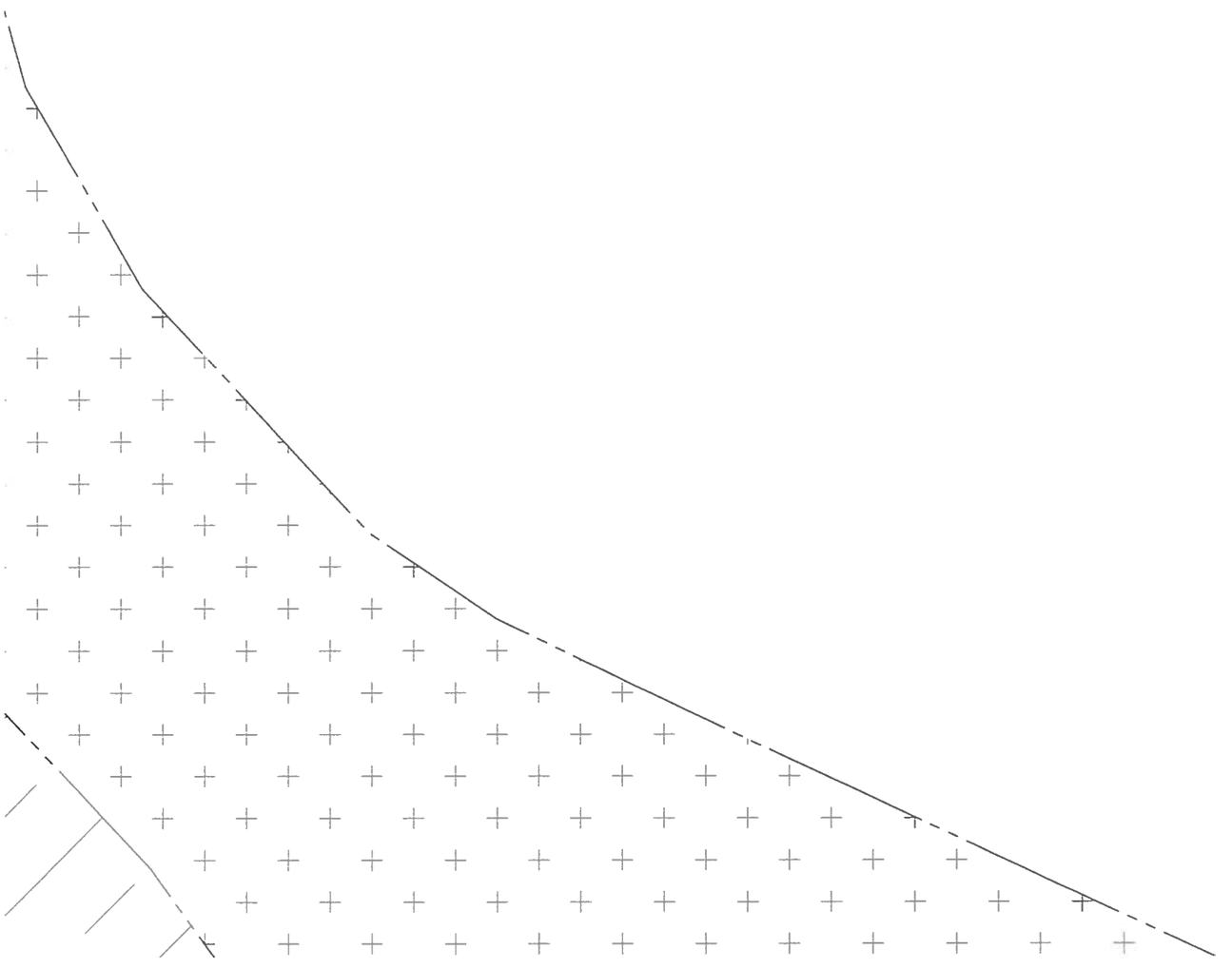

DATE: JULY 2025 SCALE NTS SHEET 1MM OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com

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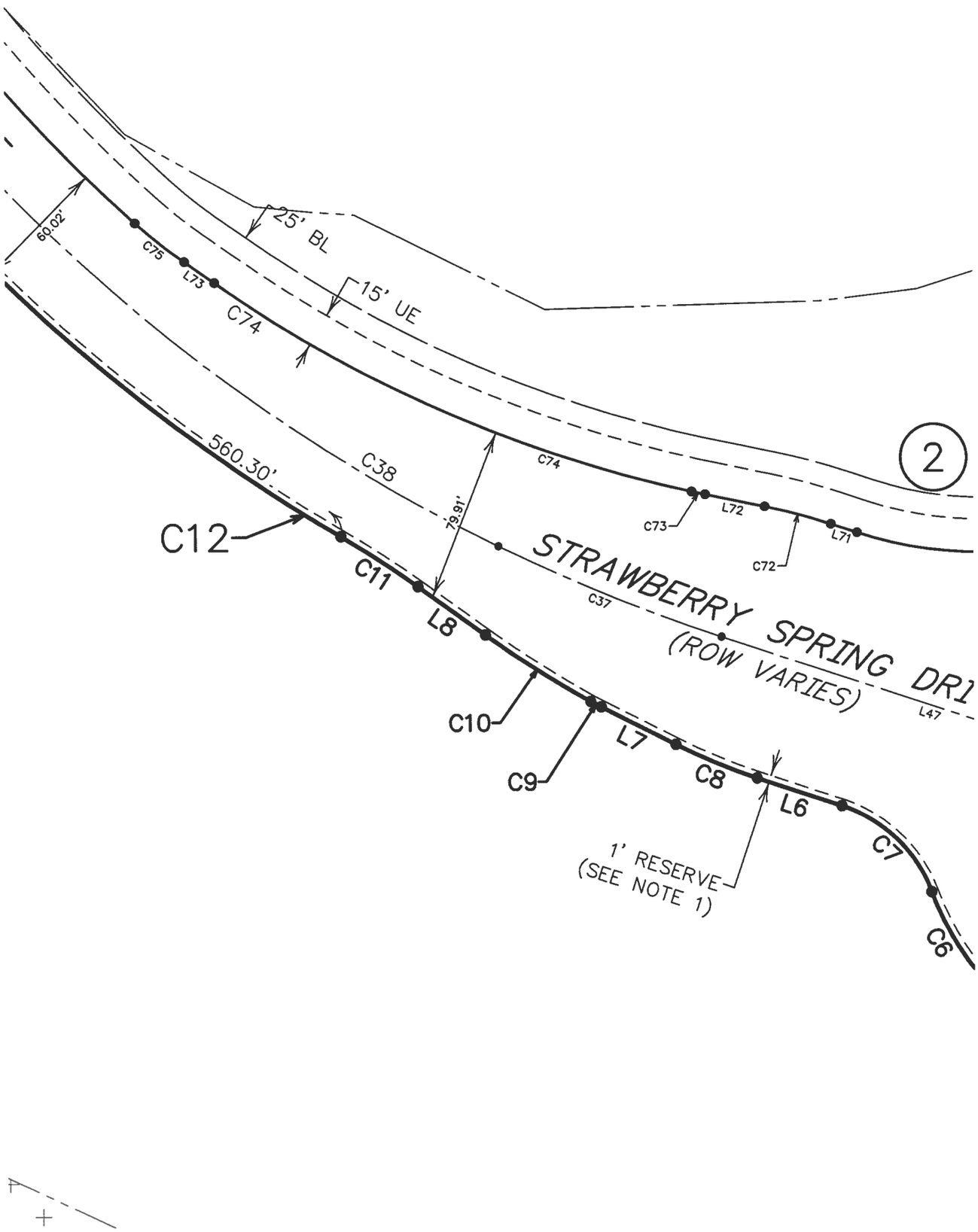

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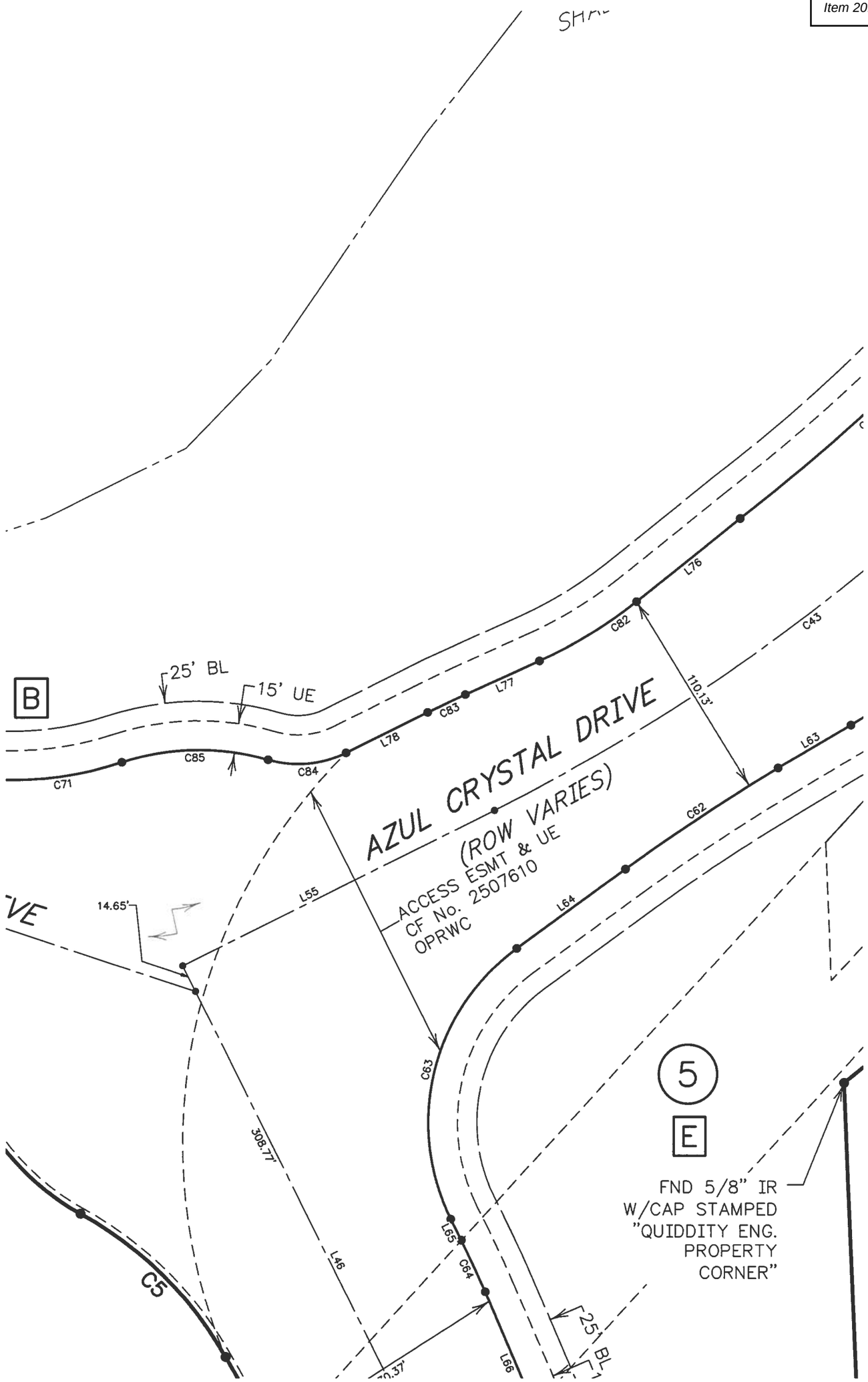

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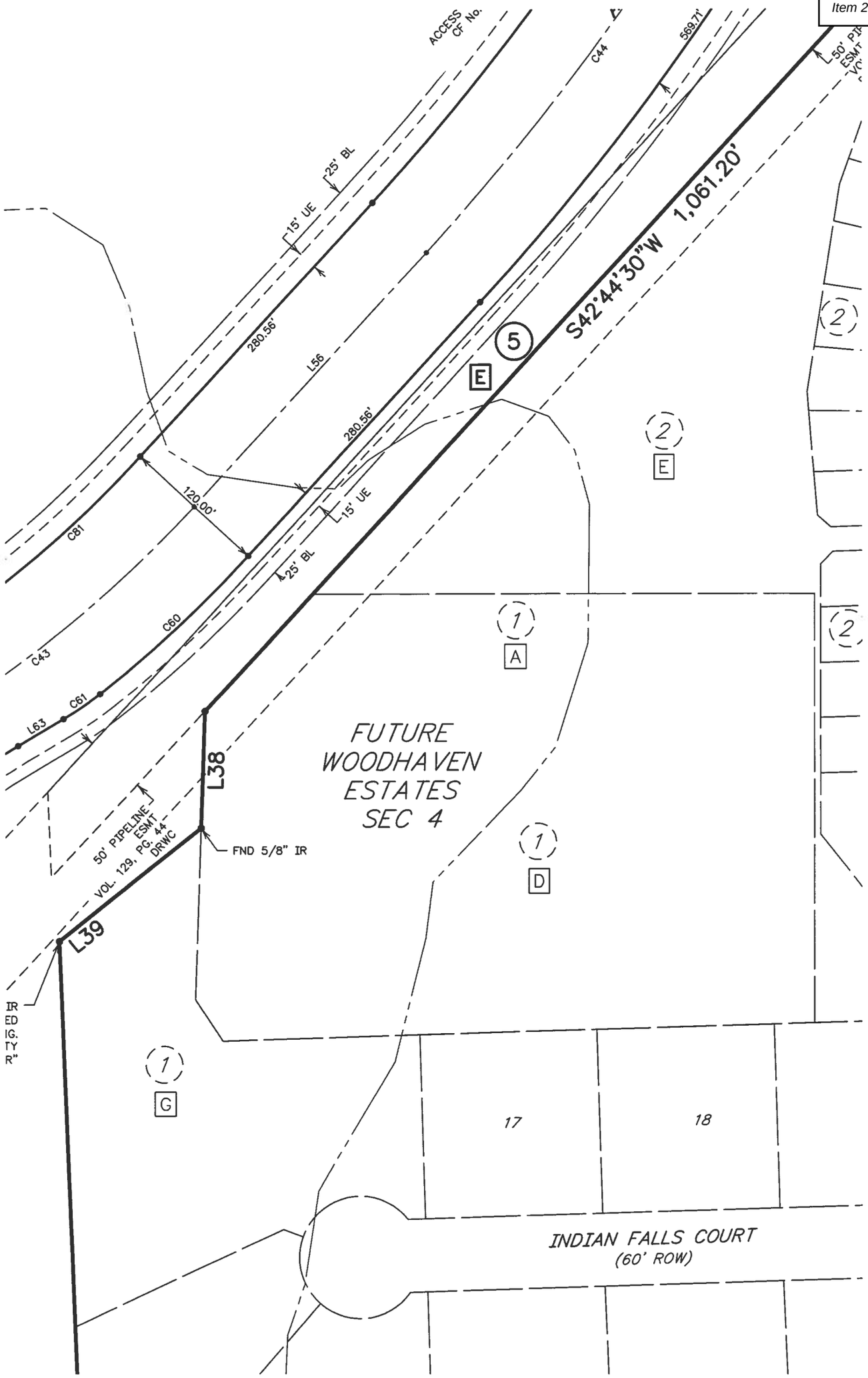
DATE: JULY 2025 SCALE NTS SHEET 100 OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com



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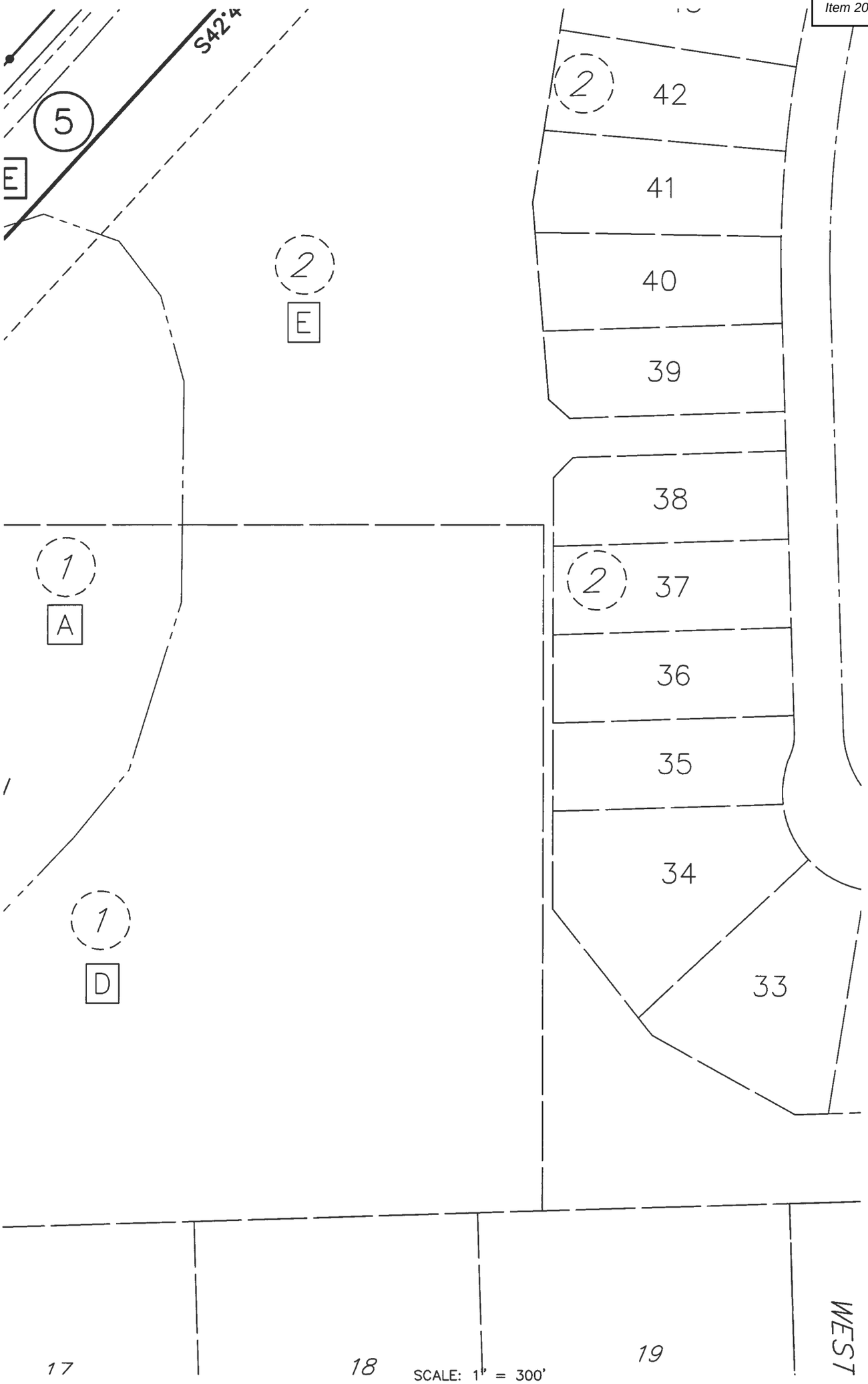

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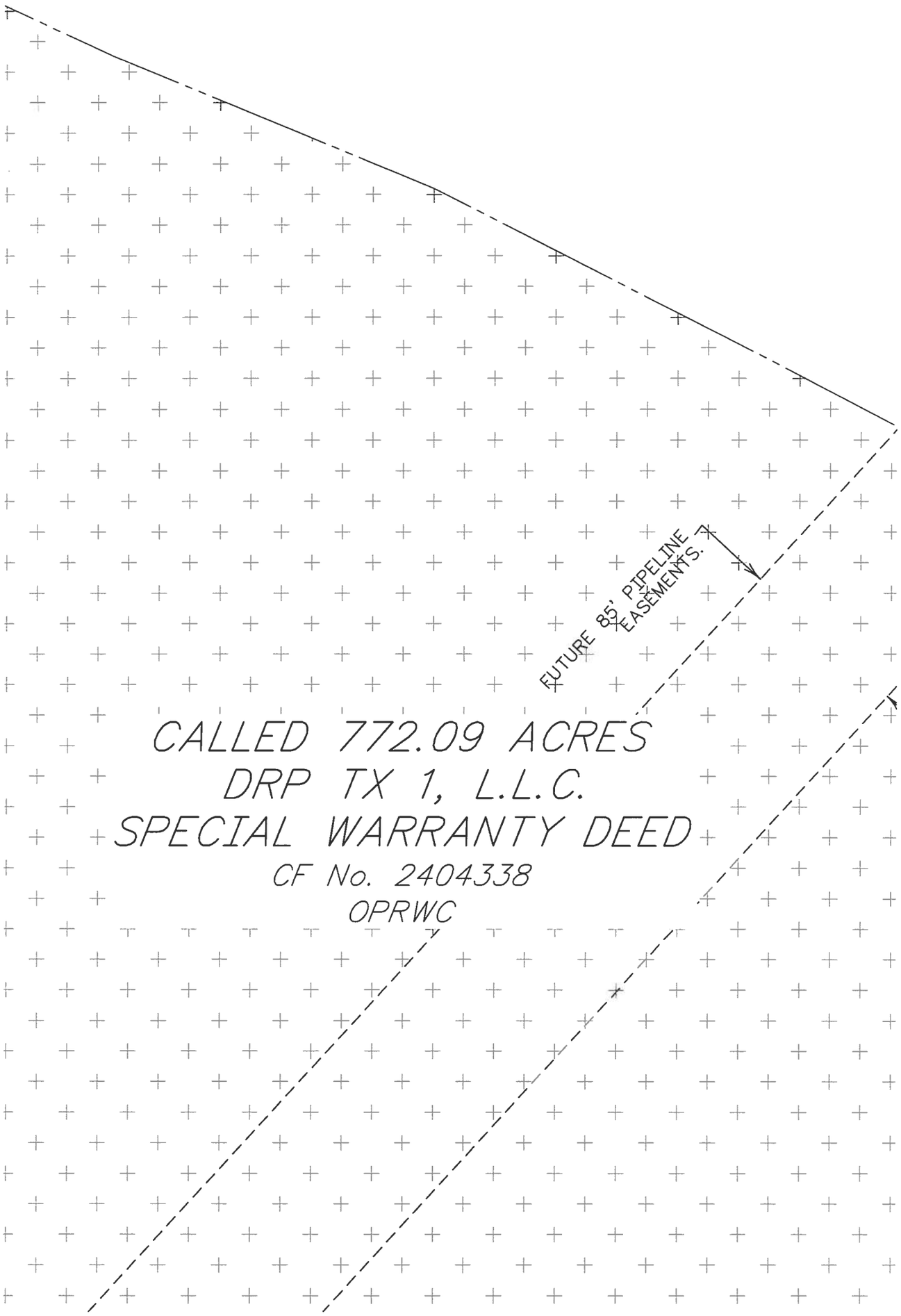

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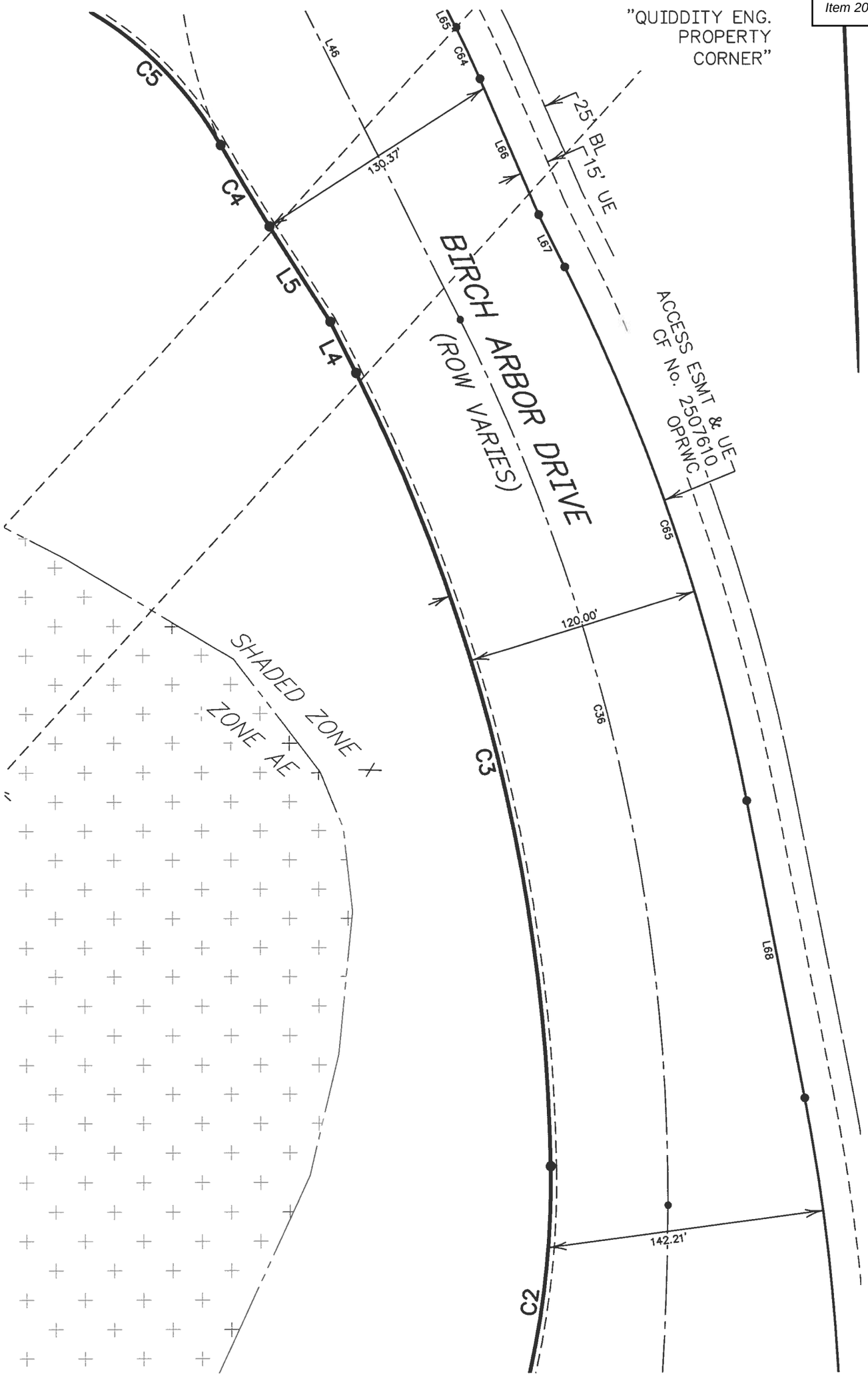

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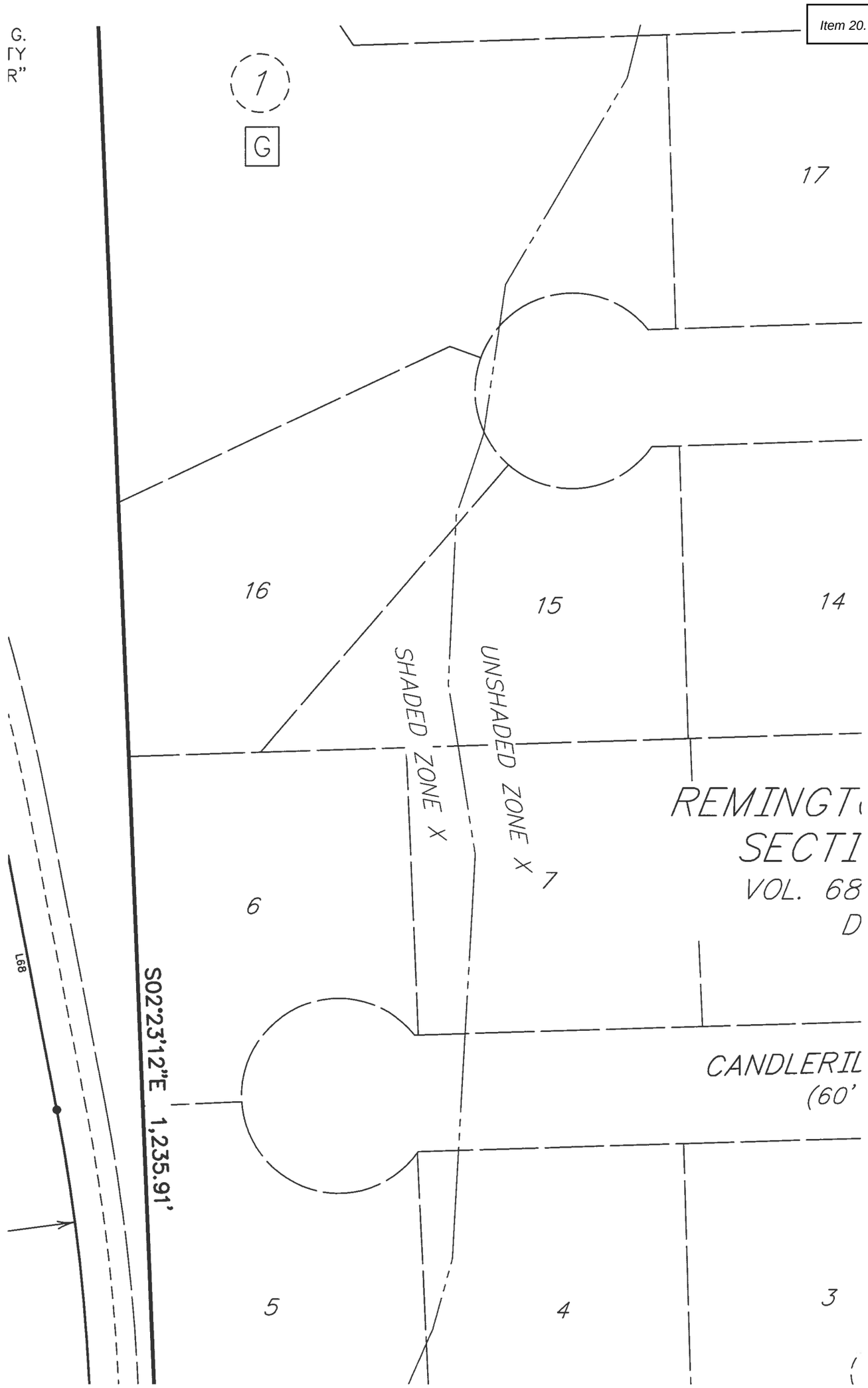

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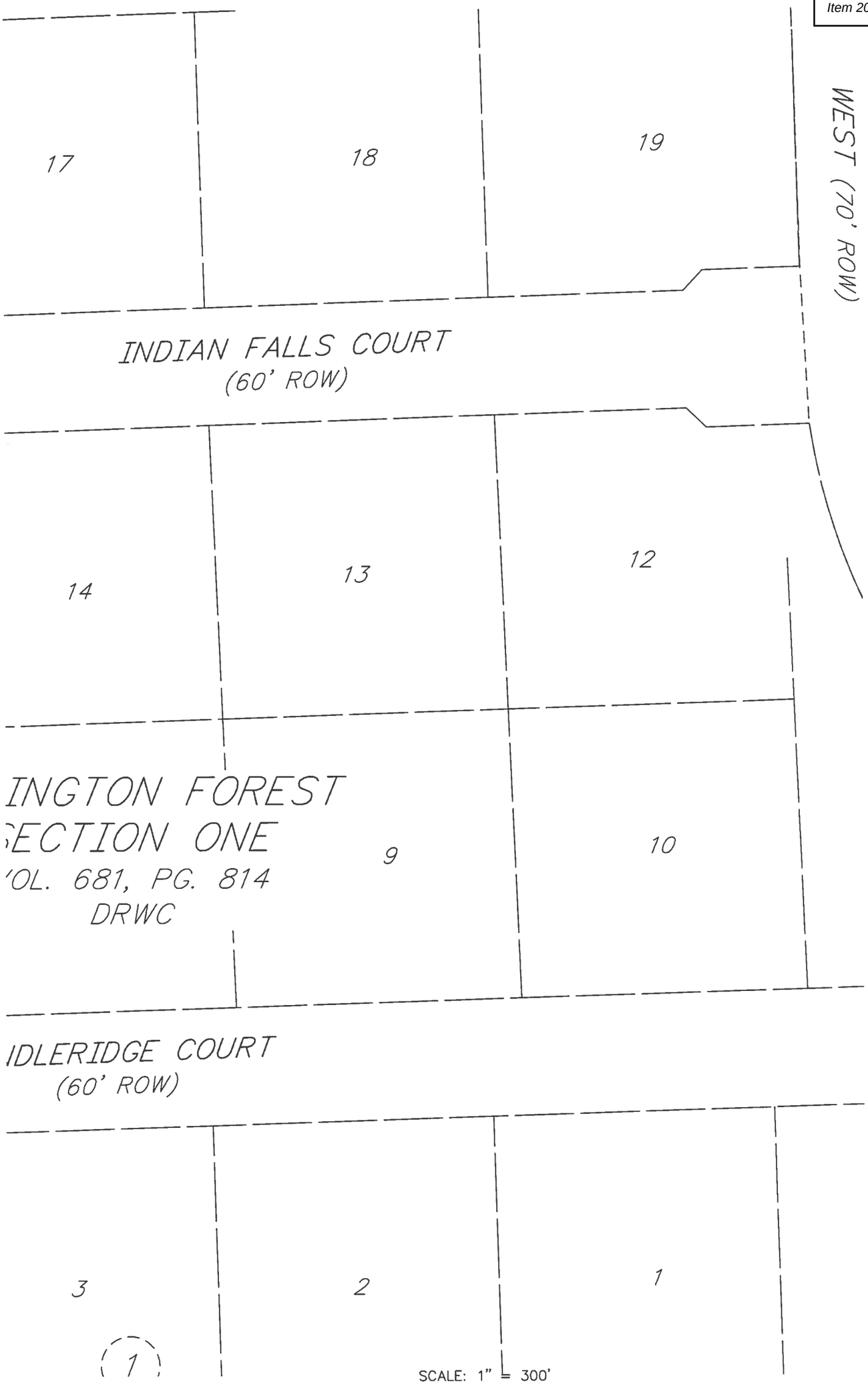

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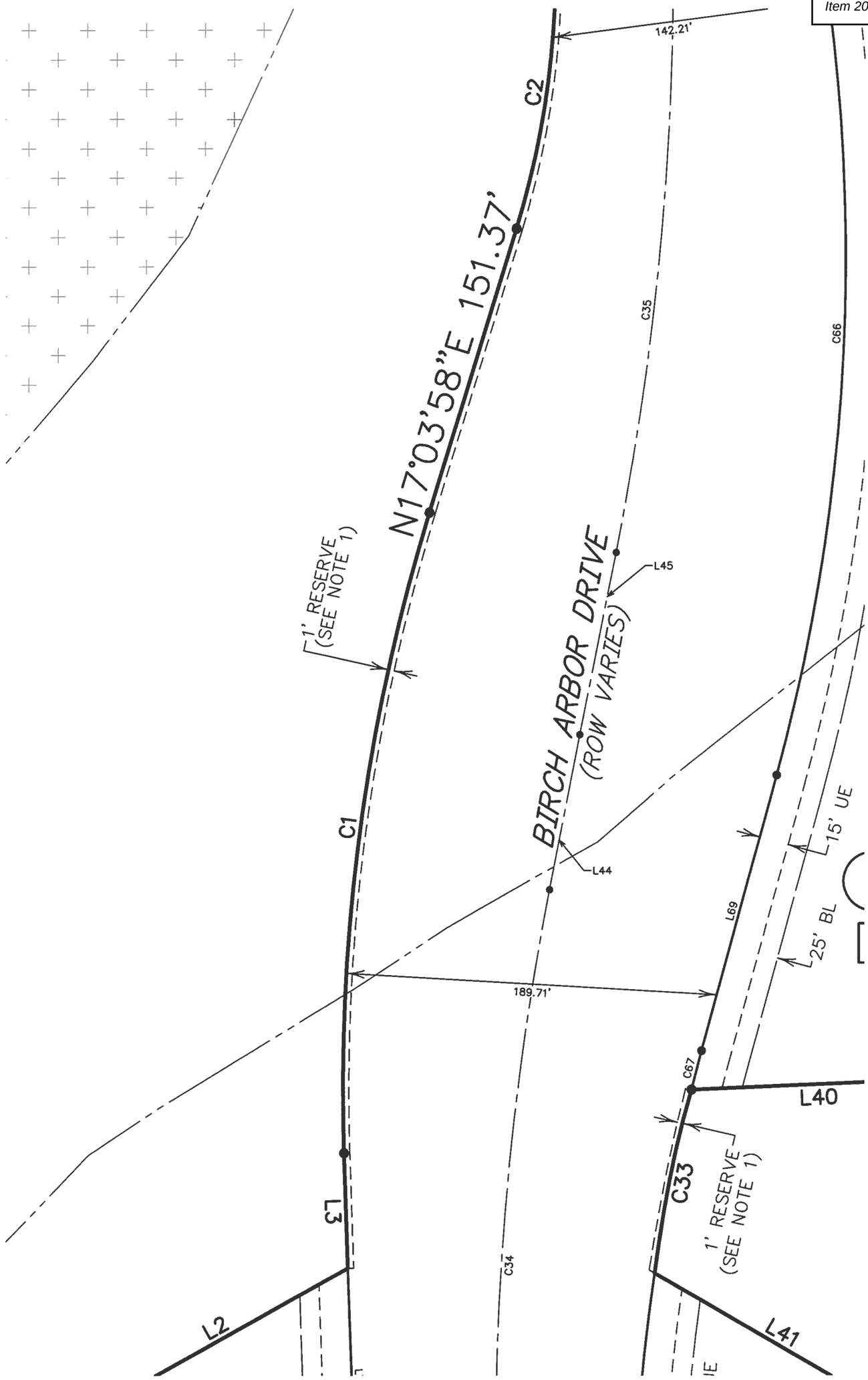

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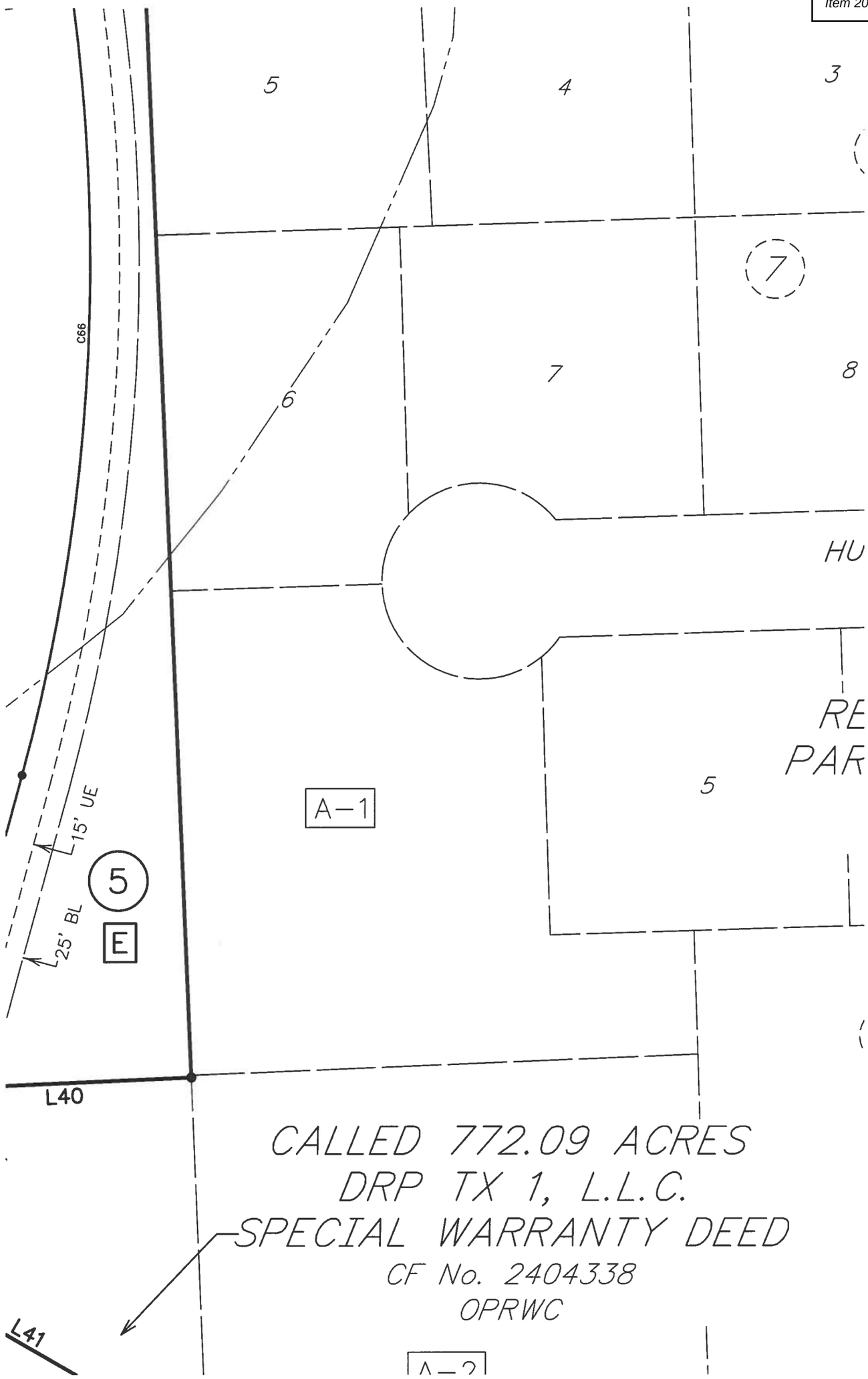

DATE: JULY 2025

SCALE NTS

SHEET 1XX OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

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

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

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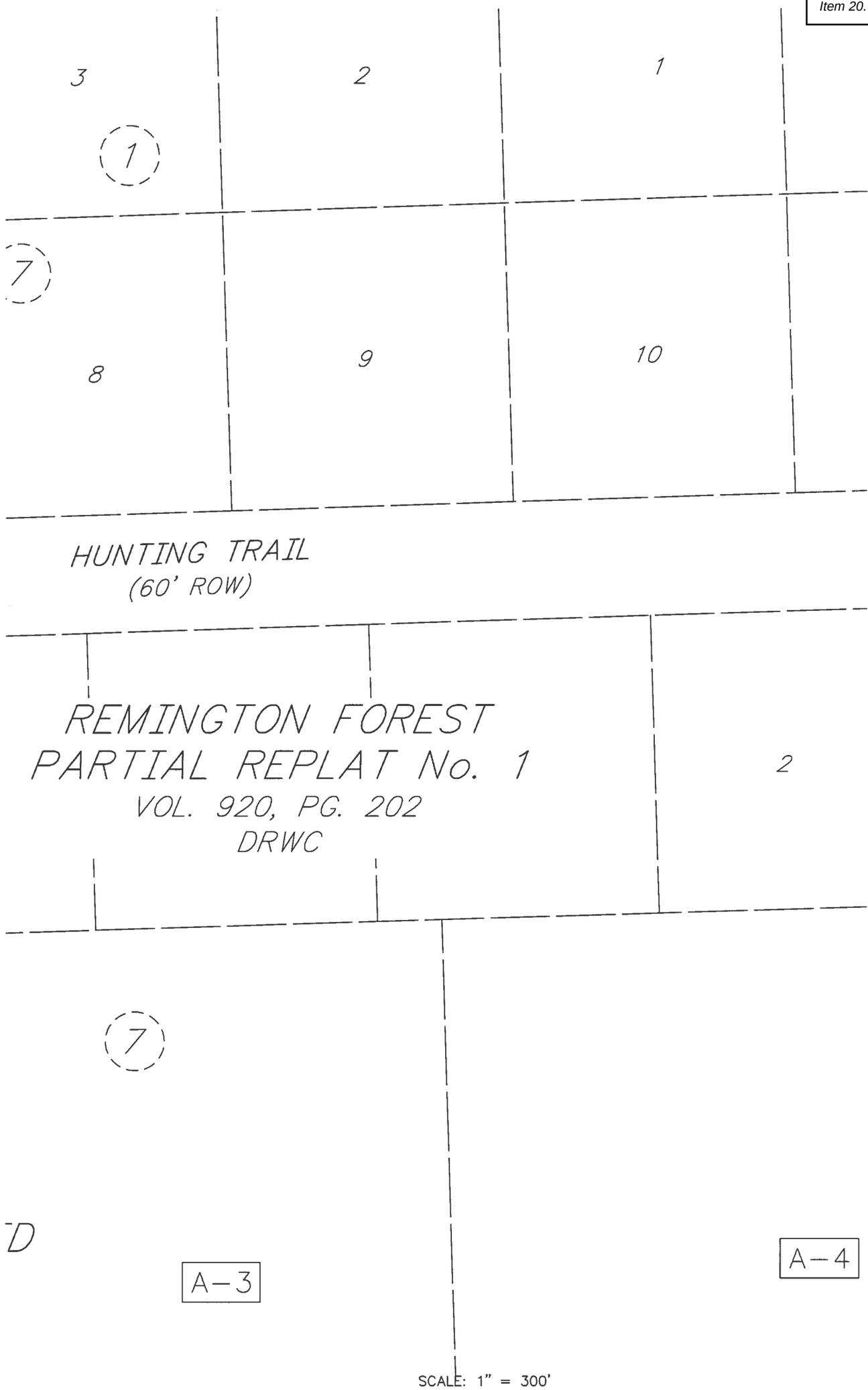

SCALE: 1" = 300'

DATE: JULY 2025 SCALE NTS SHEET 1YY OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com

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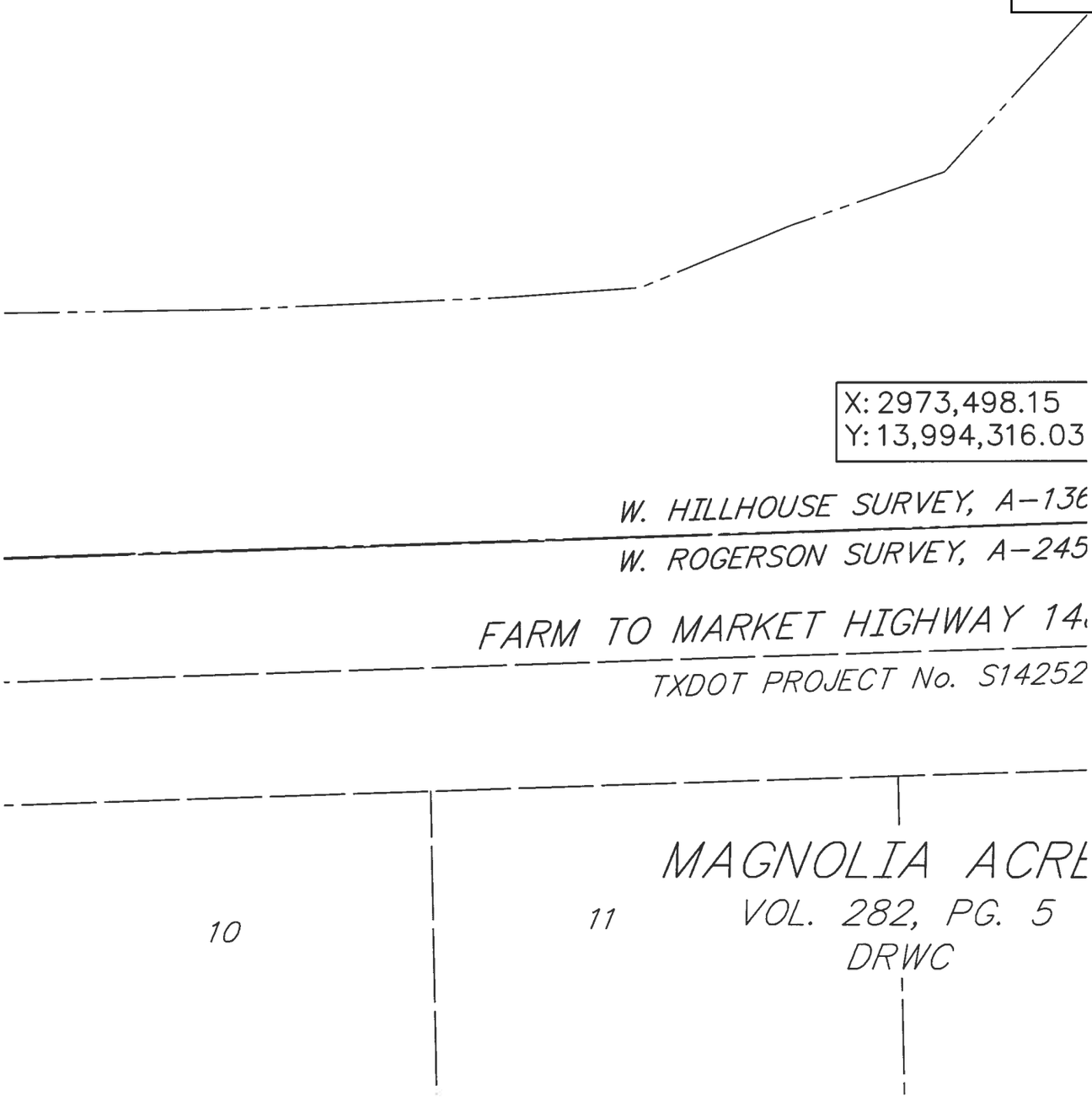

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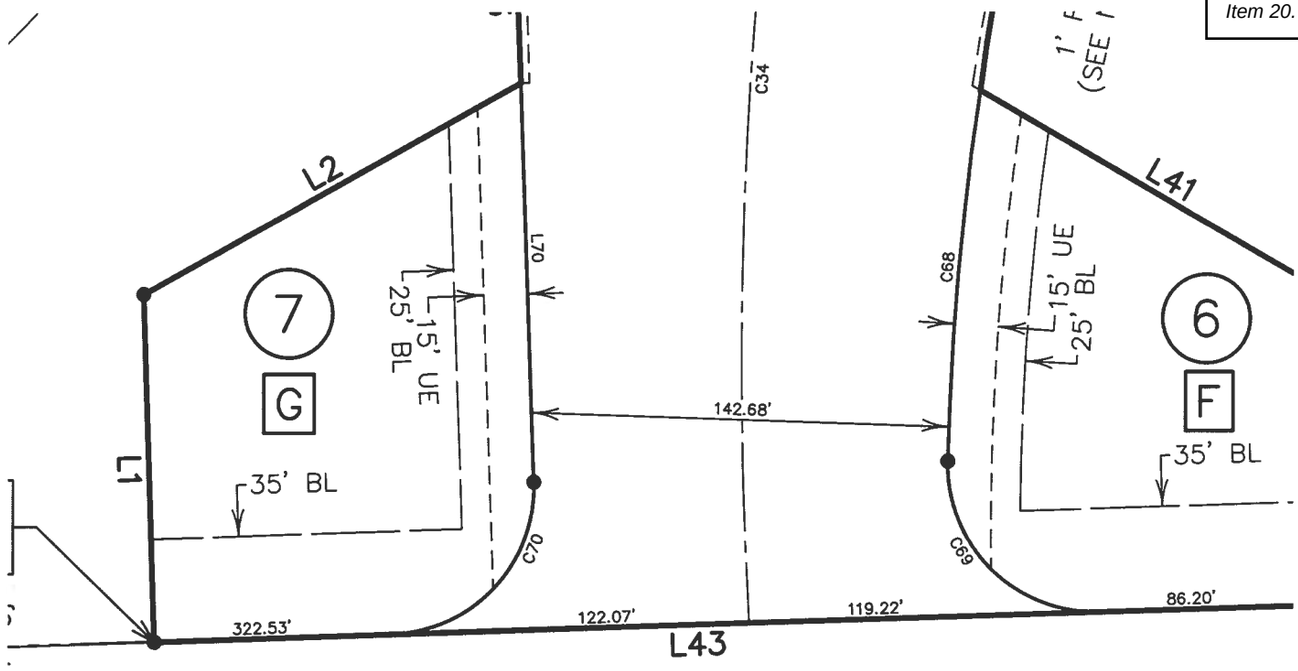

88 (100' ROW)

(4)

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DATE: JULY 2025 SCALE NTS SHEET 1AAA OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com

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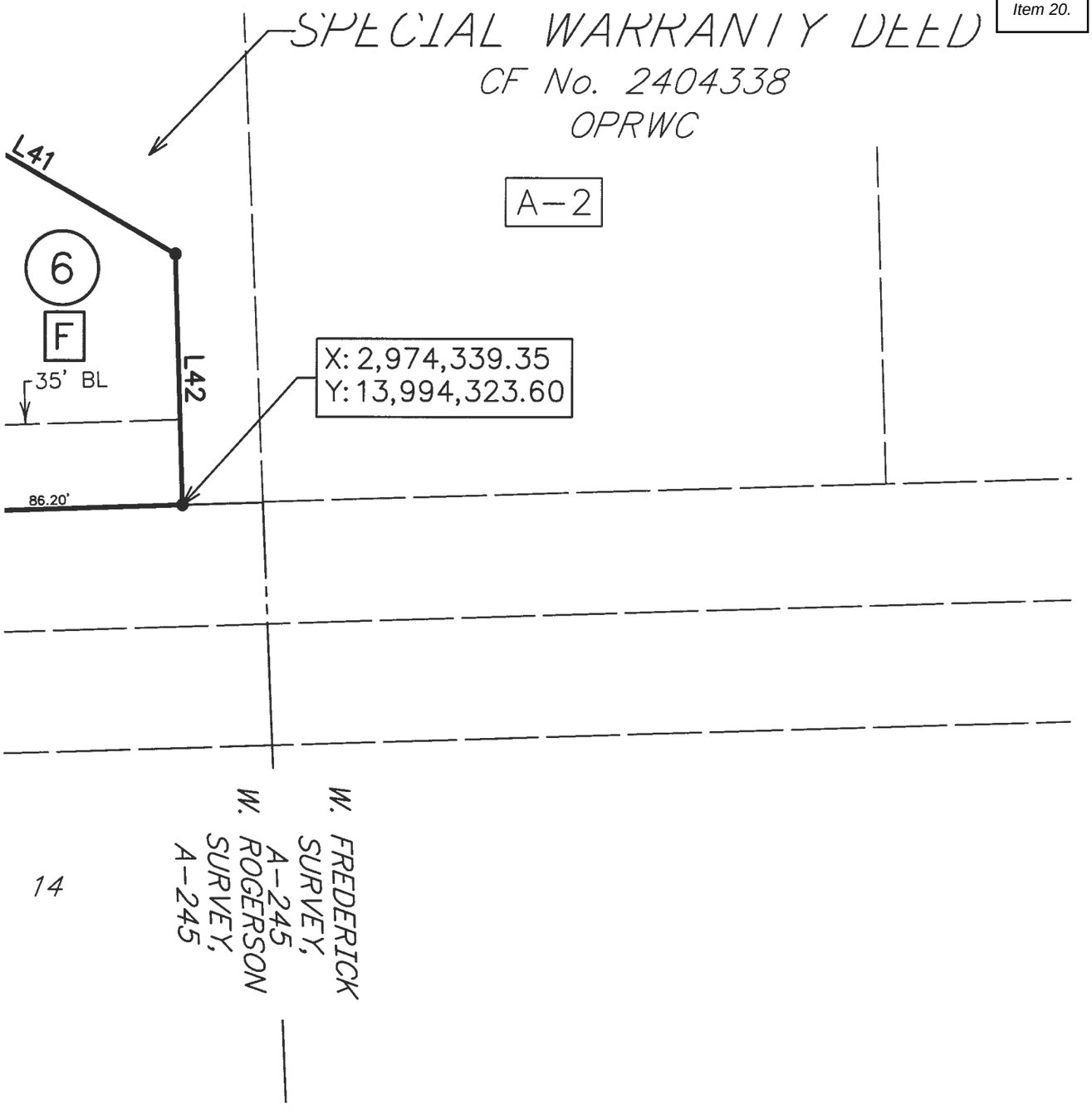

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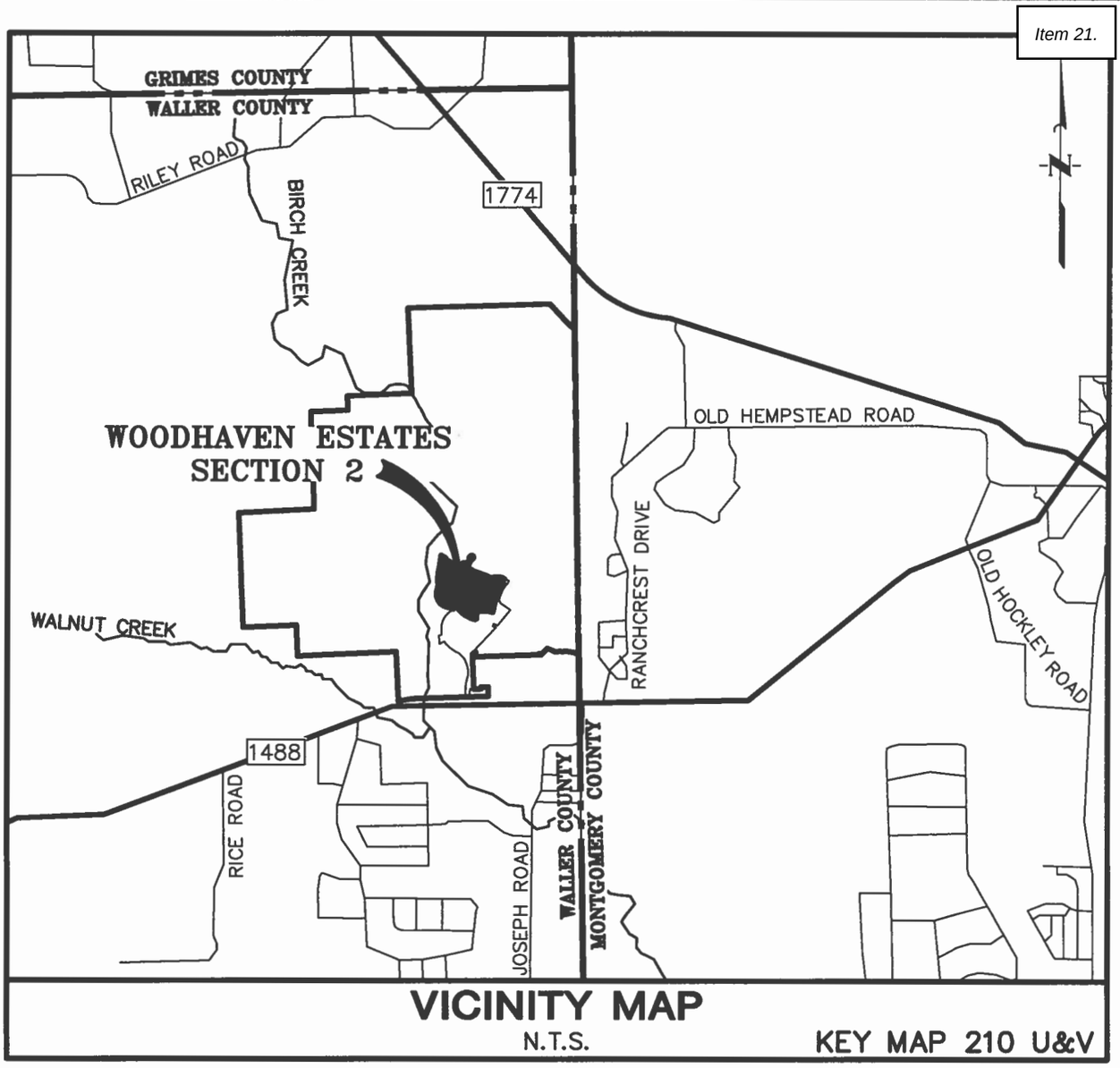

VICINITY MAP
N.T.S.
KEY MAP 210 U&V

FINAL PLAT OF WOODHAVEN ESTATES SECTION 2

A SUBDIVISION OF 76.16 ACRES OF LAND OUT OF THE WILLIAM HILLHOUSE SURVEY, A-136

WALLER COUNTY, TEXAS

249 LOTS **9 RESERVES** **8 BLOCKS**

JUNE 2025

DATE: JUNE 2025 SCALE NTS SHEET 1A OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 2	**OWNER/DEVELOPER:** DRP TX 1, LLC a Delaware limited liability company 520 Madison Avenue, 21st floor New York, NY 10022 936.777.600 hbibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd. Suite 200 • College Station, TX 77845 • 979.731.80• rvillarreal@quiddity.com

STATE OF TEXAS §

COUNTY OF WALLER §

A METES AND BOUNDS description of a certain 76.16 acre tract out of the William Hillhouse Survey, Abstract No. 136, in Waller County, Texas, being a portion of a called 722.09 acre tract conveyed by Special Warranty Deed to DRP TX 1, LLC recorded in File No. 2404338 of the Official Public Records of Waller County (OPRWC), said 76.16 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, South Central Zone (4204);

COMMENCING at a found 5/8–inch iron rod, marking the most southerly southeast corner of said 722.09 acre tract, and being in the north right–of–way line of FM 1488 as shown on TxDOT Map, Project No. S1452 (4) (100–foot wide right–of–way);

THENCE North 12°26'35" East, 3081.59 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking a southeast corner and the POINT OF BEGINNING of the herein described subject tract;

THENCE over and across said 722.09 acre tract, the following eighty–one (81) courses and distances:

1. North 77°33'30" West, 76.43 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
2. North 77°12'14" West, 117.78 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
3. South 88°03'27" West, 109.26 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
4. South 78°05'10" West, 52.19 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
5. North 82°58'14" West, 129.44 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
6. North 79°33'46" West, 60.00 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
7. South 10°26'14" West, 101.68 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 25.00 feet, an arc length of 41.69 feet, a delta angle of 95°33'13", and a chord bearing of South 58°12'51" West, 37.03 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
9. South 15°59'27" West, 50.00 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non–tangent curve to the left;
10. Along said non–tangent curve to the left having a radius of 1225.00 feet, an arc length of 9.53 feet, a delta angle of 00°26'44", and a chord bearing of South 74°13'55" East, 9.53 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;
11. Along said non–tangent curve to the right having a radius of 25.00 feet, an arc length of 37.04 feet, a delta angle of 84°53'31", and a chord bearing of South 32°00'31" East, 33.74 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
12. South 10°26'14" West, 91.92 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
13. Along said tangent curve to the right having a radius of 25.00 feet, an arc length of 40.72 feet, a delta angle of 93°18'53", and a chord bearing of South 57°05'41" West, 36.36 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a compound curve to the right;
14. Along said compound curve to the right having a radius of 1170.00 feet, an arc length of 754.37 feet, a delta angle of 36°56'31", and a chord bearing of North 57°46'37" West, 741.37 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a compound curve to the right;
15. Along said compound curve to the right having a radius of 25.00 feet, an arc length of 40.10 feet, a delta angle of 91°53'35", and a chord bearing of North 06°38'26" East, 35.93 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
16. North 38°26'46" West, 60.00 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non–tangent curve to the right;
17. Along said non–tangent curve to the right having a radius of 25.00 feet, an arc length of 39.43 feet, a delta angle of 90°22'22", and a chord bearing of North 83°15'35" West, 35.47 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
18. South 51°54'39" West, 60.00 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non–tangent curve to the right;
19. Along said non–tangent curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet, a delta angle of 90°00'00", and a chord bearing of South 06°55'36" West, 35.36 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
20. South 51°55'36" West, 76.44 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
21. North 38°04'24" West, 88.02 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
22. South 81°30'20" West, 40.72 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
23. North 83°06'09" West, 127.97 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
24. North 68°58'57" West, 122.56 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
25. North 52°26'53" West, 132.97 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
26. North 37°47'56" West, 123.55 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
27. North 22°37'42" West, 133.13 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
28. North 06°00'24" West, 123.92 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
29. North 06°23'00" East, 100.75 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
30. North 17°47'35" East, 106.63 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
31. North 08°30'32" East, 94.82 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
32. North 05°50'09" West, 182.78 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
33. North 02°58'58" East, 135.80 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
34. North 06°52'29" East, 184.65 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
35. North 10°28'12" East, 122.80 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
36. North 25°21'49" West, 281.64 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
37. North 41°04'01" East, 211.14 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
38. North 43°56'47" East, 70.98 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
39. South 07°10'43" East, 14.48 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), from which a found 8–inch treated fence post, marking a north interior corner of a called 657.34 acre tract conveyed by Special Warranty Deed to DDSMK, Ltd. recorded in File No. 2406474 OPRWC and the southeast corner of a called 229 acre tract conveyed by Deed to Lone Star Development Company recorded in Volume 72,

Page 124 of the Deed Records of Waller County (DRWC) bears: North 70°31'40" West, 4813.70 feet;
40. South 50°48'40" East, 114.08 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
41. North 78°05'37" 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 left;
42. Along said non–tangent curve to the left having a radius of 50.00 feet, an arc length of 67.61 feet, a delta angle of 77°28'33", and a chord bearing of South 50°38'40" East, 62.58 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
43. South 00°37'03" West, 20.00 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
44. South 44°39'18" East, 118.70 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
45. North 86°53'57" East, 13.27 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
46. South 64°38'13" East, 123.14 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
47. South 67°19'46" East, 100.84 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
48. South 79°44'11" East, 123.78 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
49. North 83°05'32" East, 128.04 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
50. North 68°52'10" East, 127.78 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
51. South 68°49'57" East, 115.68 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;
52. Along said non–tangent curve to the right having a radius of 1230.00 feet, an arc length of 157.11 feet, a delta angle of 07°19'06", and a chord bearing of North 24°49'36" East, 157.00 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
53. North 28°29'09" East, 29.46 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
54. 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 16°30'51" West, 42.43 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
55. North 28°29'09" East, 90.00 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
56. South 61°30'51" East, 1.52 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
57. Along said tangent curve to the left having a radius of 30.00 feet, an arc length of 45.34 feet, a delta angle of 86°35'52", and a chord bearing of North 75°11'13" East, 41.15 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the right;
58. Along said reverse curve to the right having a radius of 830.00 feet, an arc length of 8.00 feet, a delta angle of 00°33'09", and a chord bearing of North 32°09'51" East, 8.00 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
59. South 57°33'34" East, 60.00 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non–tangent curve to the left;
60. Along said non–tangent curve to the left having a radius of 30.00 feet, an arc length of 49.19 feet, a delta angle of 93°57'17", and a chord bearing of South 14°32'13" East, 43.87 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
61. South 28°29'09" West, 90.00 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
62. North 61°30'51" West, 1.76 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
63. 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 South 73°29'09" West, 42.43 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
64. South 28°29'09" West, 29.46 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
65. Along said tangent curve to the left having a radius of 1170.00 feet, an arc length of 268.86 feet, a delta angle of 13°09'58", and a chord bearing of South 21°54'10" West, 268.27 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
66. South 58°51'45" East, 244.45 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
67. South 72°49'23" East, 167.90 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
68. South 71°21'50" East, 239.07 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
69. South 65°12'06" East, 178.21 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
70. South 49°59'01" East, 99.50 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
71. South 85°35'22" East, 16.26 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
72. North 58°48'16" East, 115.00 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;
73. Along said non–tangent curve to the right having a radius of 295.00 feet, an arc length of 14.68 feet, a delta angle of 02°51'05", and a chord bearing of South 29°46'11" East, 14.68 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
74. North 61°39'21" East, 50.00 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non–tangent curve to the left;
75. Along said non–tangent curve to the left having a radius of 25.00 feet, an arc length of 31.05 feet, a delta angle of 71°09'56", and a chord bearing of South 63°55'37" East, 29.09 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the right;
76. Along said reverse curve to the right having a radius of 395.00 feet, an arc length of 297.30 feet, a delta angle of 43°07'25", and a chord bearing of South 77°56'52" East, 290.33 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
77. South 33°36'50" West, 90.00 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non–tangent curve to the right;
78. Along said non–tangent curve to the right having a radius of 30.00 feet, an arc length of 47.20 feet, a delta angle of 90°09'03", and a chord bearing of South 11°18'38" East, 42.48 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the left;
79. Along said reverse curve to the left having a radius of 2060.00 feet, an arc length of 832.12 feet, a delta angle of 23°08'39", and a chord bearing of South 22°11'34" West, 826.47 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
80. South 10°37'14" West, 250.00 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
81. Along said tangent curve to the right having a radius of 1940.00 feet, an arc length of 61.66 feet, a delta angle of 01°49'15", and a chord bearing of South 11°31'52" West, 61.65 feet to the POINT OF BEGINNING, CONTAINING 76.16 acres of land in Waller County, Texas filed in the offices of Quiddity in College Station, Texas.

DATE: JUNE 2025 SCALE NTS SHEET 1B2 OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 2	**OWNER/DEVELOPER:** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Avenue, 21st floor New York, NY 10022 936.777.600 hbibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd. Suite 200 • College Station, TX 77845 • 979.731.8000 rvillarreal@quiddity.com

GENERAL NOTES

1. One–foot reserve (1' Reserve) dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of street where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re–subdivided in a recorded plat, the one–foot reserve shall thereupon become vested in the public for street right–of–way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2. This subdivision is proposed for single–family residential, detention and other related uses.
3. The radius on all block corners is 25 feet, unless otherwise noted.
4. This plat was prepared from information furnished by Charter Title Company, File No. 10766023233, Dated June 16, 2025.
5. 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).
6. Structures built on lots in the designated flood plain shall be elevated to two (2) feet or more above the 500–year floodplain elevation, in the 100–year floodplain. Within the 500–year, these structures must be elevated to one (1) foot above the 500–year floodplain level. No development permits will be issued in a Flood Hazard Area below the base flood elevation (B.F.E.) Contact the County Engineer's office for specific information.
7. No structure in this subdivision shall be occupied until connected to a public sewer system.
8. No structure in this subdivision shall be occupied until connected to an individual water supply or a state–approved community water system.
9. According to Map No. 48473C0100E of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Waller County, dated February 18, 2009, the subject tract is situated within Unshaded Zone "X", defined as areas determined to be outside the 0.2% annual chance (500–year) floodplain, Shaded Zone "X", defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood, Zone "AE", defined as special flood hazard areas subject to inundation by the 1% annual chance (100–year) flood with base flood elevations determined, and floodway areas in Zone "AE", defined as a channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

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

   The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Quiddity assumes no liability as to the accuracy of the location of the flood zone limits.
10. 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.
11. The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by the Commissioners Court. The Commissioners Court assumes no obligation to build or maintain any of the streets shown on the plat or constructing any of the bridges or drainage improvements. Upon completion of all obligations by the developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the public streets. The county will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets. The county assumes no responsibility for the accuracy of representations by other parties on the plat. Flood plain data, in particular, may change depending on subsequent development. The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the county. The property subdivided herein is further restricted in its use as specified under the terms and conditions of restrictions filed separately. A copy of said restrictions will be furnished by aforesaid DRP TX 1, LLC, a Delaware limited liability company, to the purchaser of each and every lot in the subdivision prior to culmination of each sale include certification that the subdivider has complied with the requirements of section 232.032 and that:
   (a)the water quality and connections to the lots meet, or will meet, the minimum state standards;
   (b)sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
   (c)electrical connections provided to the lot meet, or will meet, the minimum state standards; and
   (d)gas connections, if available, provided to the lot meet, or will meet, the minimum state standards.
12. No pipelines and/or pipeline easements exist within the boundaries of this plat.
13. In a subdivision that is not served by fire hydrants as part of a centralized water system certified by the Texas Commission on Environmental Quality as meeting minimum standards for water utility service, the Commissioners Court may require a limited fire suppression system that requires a developer to construct:
   1. For a subdivision of fewer than 50 houses, 2,500 gallons of storage; or
   2. For a subdivision of 50 or more houses, 2.500 gallons of storage with a centralized water system or 5,000 gallons of storage.
14. TBM 50: Being a 3–inch aluminum disc set in a concrete monument marked "TBM–50 ELEV 255.97", Located on the north side of FM 1488, being 41.0 feet southwest of the southeast corner of Restricted Reserve "A–2" & "A–3" of the Partial Replat of Remington Forest, recorded in Volume 920, Page 202 of the Official Public Records of Waller County, conveyed to DRP TX 1, LLC, recorded in File No. 2404350 of Official Public Records of Waller County, also being 8.5 feet north of the edge of pavement of FM 1488.
15. All lots shall have a 10' back of lot building line measured from the lot line unless otherwise noted on the plat.

DATE: JUNE 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 2	**OWNER/DEVELOPER:** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Avenue, 21st floor New York, NY 10022 936.777.600 hbibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd. Suite 200 • College Station, TX 77845 • 979.731.8000 rvillarreal@quiddity.com
SCALE NTS			
SHEET 1C OF 1			

LEGEND

AC . . . . . "Acres"
AE . . . . . "Aeriel Easement"
BL . . . . . "Building Line"
C.C.F. . . . . "County Clerk's File"
ESMT . . . . . "Easement"
MAINT. . . . . "Maintenance"
No. . . . . "Number"
O.P.R.W.C.T. . . . "Official Public Records, Waller County, Texas"
ROW . . . . . "Right-of-Way"
STM SE . . . . . "Storm Sewer Easement"
SSE . . . . . "Sanitary Sewer Easement"
Sq. Ft. . . . . "Square Feet"
UE . . . . . "Utility Easement"
VOL._, PG._ . . . "Volume and Page"
WLE . . . . . "Waterline Easement"
① . . . . . "Block Number"
● . . . . . "Set 3/4-inch Iron Rod (with cap stamped "Quiddity Eng. Property Corner") as Per Certification"
. . . . . "Street Name Break"

RESTRICTED RESERVE A
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
1.33 AC
57,990 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.82 AC
35,652 Sq. Ft.

RESTRICTED RESERVE C
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.08 AC
3,420 Sq. Ft.

RESTRICTED RESERVE D
Restricted to Detention Purposes Only
8.88 AC
386,690 Sq. Ft.

RESTRICTED RESERVE E
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.48 AC
21,018 Sq. Ft.

RESTRICTED RESERVE F
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.24 AC
10,334 Sq. Ft.

RESTRICTED RESERVE G
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.21 AC
9,259 Sq. Ft.

RESTRICTED RESERVE H
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.05 AC
2,321 Sq. Ft.

RESTRICTED RESERVE I
Restricted to Detention Purposes and Incidental Utilities Only
9.84 AC
428,789 Sq. Ft.

RESERVE TOTAL
21.93 AC
955,446 Sq. Ft.

DATE: JUNE 2025
SCALE NTS
SHEET 1D OF 1

FINAL PLAT OF WOODHAVEN ESTATES SECTION 2

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware limited liability company
520 Madison Avenue, 21st floor
New York, NY 10022
936.777.600
hbibb@glenmontdevelopment.com

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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S57°33'34"E	60.00'
L2	S28°29'09"W	90.00'
L3	N61°30'51"W	1.76'
L4	S28°29'09"W	29.46'
L5	S72°49'23"E	167.90'
L6	S71°21'50"E	239.07'
L7	S65°12'06"E	178.21'
L8	S49°59'01"E	99.50'
L9	S85°35'22"E	16.26'
L10	N58°48'16"E	115.00'
L11	N61°39'21"E	50.00'
L12	S33°36'50"W	90.00'
L13	N77°33'30"W	76.43'
L14	N77°12'14"W	117.78'
L15	S88°03'27"W	109.26'
L16	S78°05'10"W	52.19'
L17	N82°58'14"W	129.44'
L18	N79°33'46"W	60.00'
L19	S10°26'14"W	101.68'
L20	S15°59'27"W	50.00'
L21	S10°26'14"W	91.92'
L22	N38°26'46"W	60.00'
L23	S51°54'39"W	60.00'
L24	S51°55'36"W	76.44'
L25	N38°04'24"W	88.02'
L26	S81°30'20"W	40.72'
L27	N83°06'09"W	127.97'
L28	N68°58'57"W	122.56'
L29	N52°26'53"W	132.97'
L30	N37°47'56"W	123.55'
L31	N22°37'42"W	133.13'
L32	N06°00'24"W	123.92'
L33	N06°23'00"E	100.75'
L34	N17°47'35"E	106.63'

LINE TABLE		
LINE	BEARING	DISTANCE
L35	N08°30'32"E	94.82'
L36	N05°50'09"W	182.78'
L37	N02°58'58"E	135.80'
L38	N06°52'29"E	184.65'
L39	N10°28'12"E	122.80'
L40	N43°56'47"E	70.98'
L41	S07°10'43"E	14.48'
L42	S50°48'40"E	114.08'
L43	N78°05'37"E	20.00'
L44	S00°37'03"W	20.00'
L45	S44°39'18"E	118.70'
L46	N86°53'57"E	13.27'
L47	S64°38'13"E	123.14'
L48	S67°19'46"E	100.84'
L49	S79°44'11"E	123.78'
L50	N83°05'32"E	128.04'
L51	N68°52'10"E	127.78'
L52	S68°49'57"E	115.68'
L53	S28°29'09"W	29.46'
L54	N28°29'09"E	90.00'
L55	S61°30'51"E	1.52'
L56	S05°07'51"E	225.56'
L57	S28°29'09"W	128.42'
L58	S61°30'51"E	121.76'
L59	N38°04'24"W	76.75'
L60	N16°10'43"E	91.45'
L61	S05°07'51"E	107.36'
L62	N84°52'09"E	477.61'
L63	N39°52'09"E	4.75'
L64	S05°07'51"E	198.87'
L65	N45°37'40"W	8.08'
L66	N88°03'24"W	111.84'
L67	S83°23'19"W	4.25'
L68	N82°54'11"W	430.39'

LINE TABLE		
LINE	BEARING	DISTANCE
L69	N10°11'39"E	154.20'
L70	N10°26'14"E	155.63'
L71	S43°32'32"E	10.53'
L72	S10°37'14"W	106.45'
L73	S85°06'31"E	132.93'
L74	S13°27'23"W	189.44'
L75	S46°16'52"E	13.66'
L76	N00°37'34"E	83.91'
L77	S35°11'49"E	13.21'
L78	S07°49'46"W	91.89'
L79	S81°40'15"E	120.84'
L80	S86°15'40"E	60.55'
L81	S84°17'18"E	113.41'
L82	N86°25'54"E	78.64'
L83	S76°00'44"E	105.85'
L84	S87°18'49"E	154.62'
L85	N08°02'49"E	139.81'
L86	N10°11'39"E	109.48'
L87	N10°48'17"E	49.72'
L88	N12°50'44"E	49.63'
L89	N14°56'39"E	49.63'
L90	N17°02'34"E	49.63'
L91	N19°08'28"E	49.63'
L92	N21°14'23"E	49.63'
L93	N23°59'23"E	49.62'
L94	N26°51'07"E	41.72'
L95	N27°31'40"E	54.22'
L96	N24°58'02"E	54.51'
L97	N11°48'40"E	64.36'
L98	S56°45'40"E	69.45'
L99	S65°53'58"E	100.76'
L100	S73°15'45"E	109.41'
L101	N15°15'51"E	114.25'
L102	S60°35'51"W	14.06'

DATE: JUNE 2025

SCALE NTS

SHEET 1E OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 2

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware limited liability company
520 Madison Avenue, 21st floor
New York, NY 10022
936.777.600
hbibb@glenmontdevelopment.com

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

LINE TABLE		
LINE	BEARING	DISTANCE
L103	N74°04'09"W	80.48'
L104	N68°15'45"W	97.90'
L105	N64°40'52"W	111.08'
L106	N59°26'50"W	106.17'
L107	N54°06'44"W	80.62'
L108	N51°47'07"W	87.35'
L109	N35°18'49"W	75.26'
L110	N14°24'29"W	73.51'
L111	N25°25'21"E	93.86'
L112	N43°22'58"E	89.29'
L113	N32°54'40"E	98.54'
L114	N27°31'56"E	98.54'
L115	N22°09'11"E	98.54'
L116	N16°46'27"E	98.54'
L117	N11°23'43"E	98.54'
L118	N07°07'13"E	39.29'
L119	S51°34'05"W	14.28'
L120	N83°59'03"W	114.68'
L121	N42°01'47"E	15.89'
L122	N04°37'54"E	40.01'
L123	N18°16'18"E	88.87'
L124	N52°42'05"E	90.24'
L125	N83°34'12"E	91.15'
L126	N86°34'48"W	81.51'
L127	N89°32'20"W	109.08'
L128	N01°56'36"E	124.49'
L129	S83°05'43"E	14.14'
L130	N41°54'19"E	62.62'
L131	N36°41'37"E	60.72'
L132	N31°33'45"E	57.82'
L133	N30°31'42"E	56.61'
L134	N24°32'01"E	90.04'
L135	N81°49'34"E	98.12'
L136	S04°32'36"W	157.72'

LINE TABLE		
LINE	BEARING	DISTANCE
L137	N33°57'50"W	14.13'
L138	S50°47'54"W	20.00'
L139	N05°07'51"W	140.18'
L140	S02°45'03"W	104.21'
L141	S11°03'23"W	100.06'
L142	S21°44'08"W	54.05'
L143	S11°12'34"W	46.80'
L144	S02°16'38"W	46.58'
L145	S18°39'30"E	46.96'
L146	S33°39'00"E	46.96'
L147	N82°27'46"E	15.04'
L148	N56°19'04"W	37.37'
L149	N71°26'22"W	47.37'
L150	N86°33'40"W	47.37'
L151	N78°19'02"E	47.37'
L152	N63°15'38"E	46.96'
L153	N48°16'17"E	47.02'
L154	N35°43'11"E	48.28'
L155	N14°24'32"E	50.06'
L156	N01°46'34"W	209.77'
L157	N86°32'23"E	57.59'
L158	S87°15'18"E	114.74'
L159	N85°42'31"W	119.08'
L160	N89°23'45"E	111.35'
L161	N86°47'47"E	150.08'
L162	N84°52'09"E	106.94'
L163	N78°20'42"E	55.36'
L164	N70°41'38"E	56.73'
L165	N34°48'01"E	13.72'
L166	N81°30'20"E	40.72'
L167	N57°34'54"E	13.61'
L168	S13°21'13"E	20.00'
L169	S65°43'03"W	0.37'
L170	S74°57'06"W	289.79'

LINE TABLE		
LINE	BEARING	DISTANCE
L171	N15°02'54"W	30.00'
L172	S74°57'06"W	289.79'
L173	N75°18'24"W	179.16'
L174	N71°16'39"W	20.34'
L175	N19°20'21"W	52.70'

DATE: JUNE 2025

SCALE NTS

SHEET 1F OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 2

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware limited liability company
520 Madison Avenue, 21st floor
New York, NY 10022
936.777.600
hbibb@glenmontdevelopment.com

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Texas Board of Professional Engineers and Land Surveyors
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CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	30.00'	93°57'17"	49.19'	S14°32'13"E	43.87'	32.15'
C2	30.00'	90°00'00"	47.12'	S73°29'09"W	42.43'	30.00'
C3	1170.00'	13°09'58"	268.86'	S21°54'10"W	268.27'	135.02'
C4	295.00'	2°51'05"	14.68'	S29°46'11"E	14.68'	7.34'
C5	25.00'	71°09'56"	31.05'	S63°55'37"E	29.09'	17.89'
C6	395.00'	43°07'25"	297.30'	S77°56'52"E	290.33'	156.09'
C7	30.00'	90°09'03"	47.20'	S11°18'38"E	42.48'	30.08'
C8	2060.00'	23°08'39"	832.12'	S22°11'34"W	826.47'	421.81'
C9	1940.00'	1°49'15"	61.66'	S11°31'52"W	61.65'	30.83'
C10	25.00'	95°33'13"	41.69'	S58°12'51"W	37.03'	27.55'
C11	1225.00'	0°26'44"	9.53'	S74°13'55"E	9.53'	4.76'
C12	25.00'	84°53'31"	37.04'	S32°00'31"E	33.74'	22.86'
C13	25.00'	93°18'53"	40.72'	S57°05'41"W	36.36'	26.49'
C14	1170.00'	36°56'31"	754.37'	N57°46'37"W	741.37'	390.82'
C15	25.00'	91°53'35"	40.10'	N06°38'26"E	35.93'	25.84'
C16	25.00'	90°22'22"	39.43'	N83°15'35"W	35.47'	25.16'
C17	25.00'	90°00'00"	39.27'	S06°55'36"W	35.36'	25.00'
C18	50.00'	77°28'33"	67.61'	S50°38'40"E	62.58'	40.11'
C19	1230.00'	7°19'06"	157.11'	N24°49'36"E	157.00'	78.66'
C20	30.00'	90°00'00"	47.12'	N16°30'51"W	42.43'	30.00'
C21	30.00'	86°35'52"	45.34'	N75°11'13"E	41.15'	28.27'
C22	830.00'	0°33'09"	8.00'	S32°09'51"W	8.00'	4.00'
C23	850.00'	56°41'06"	840.94'	N23°12'41"E	807.06'	458.49'
C24	1200.00'	33°37'00"	704.07'	S11°40'39"W	694.01'	362.49'
C25	800.00'	3°57'17"	55.22'	S30°27'47"W	55.21'	27.62'
C26	300.00'	16°16'33"	85.22'	S29°56'07"E	84.93'	42.90'
C27	325.00'	154°21'45"	875.59'	S61°00'10"E	633.80'	1428.33'
C28	400.00'	21°18'34"	148.77'	N05°31'26"E	147.91'	75.25'
C29	900.00'	25°26'58"	399.76'	S07°35'38"W	396.48'	203.23'
C30	1500.00'	4°43'45"	123.81'	N87°14'01"E	123.77'	61.94'
C31	50.00'	90°00'00"	78.54'	N50°07'51"W	70.71'	50.00'
C32	700.00'	37°09'47"	454.03'	N13°27'02"E	446.12'	235.33'
C33	1800.00'	10°10'44"	319.78'	N89°51'22"W	319.36'	160.31'

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CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C34	50.00'	80°17'53"	70.07'	S44°54'19"W	64.48'	42.18'
C35	1200.00'	7°51'18"	164.51'	N08°41'01"E	164.38'	82.39'
C36	400.00'	9°47'02"	68.30'	N36°55'27"E	68.22'	34.24'
C37	1800.00'	5°09'13"	161.91'	N85°28'47"W	161.85'	81.01'
C38	1200.00'	34°28'05"	721.89'	N21°01'08"E	711.06'	372.24'
C39	50.00'	91°17'30"	79.67'	S07°23'35"E	71.50'	51.14'
C40	1200.00'	20°58'13"	439.20'	S63°31'27"E	436.75'	222.08'
C41	1500.00'	14°40'17"	384.10'	N17°31'48"E	383.05'	193.10'
C42	50.00'	100°08'09"	87.39'	S25°12'08"E	76.68'	59.73'
C43	1000.00'	21°44'38"	379.50'	S86°08'32"E	377.23'	192.06'
C44	50.00'	72°21'55"	63.15'	N46°48'12"E	59.04'	36.57'
C45	2235.00'	2°50'08"	110.62'	S12°02'19"W	110.60'	55.32'
C46	600.00'	10°13'28"	107.07'	S79°59'47"E	106.93'	53.68'
C47	1800.00'	5°40'38"	178.36'	N82°16'12"W	178.28'	89.25'
C48	325.00'	32°35'07"	184.83'	N02°50'11"W	182.35'	94.99'
C49	320.00'	125°26'28"	700.60'	N34°22'35"E	568.82'	620.54'
C50	350.00'	48°39'44"	297.26'	N80°43'02"W	288.41'	158.26'
C51	25.00'	90°38'47"	39.55'	S39°05'59"W	35.55'	25.28'
C52	25.00'	69°10'56"	30.19'	S21°48'02"W	28.39'	17.24'
C53	25.00'	24°57'05"	10.89'	S01°51'18"E	10.80'	5.53'
C54	50.00'	121°48'16"	106.29'	N46°34'18"E	87.38'	89.84'
C55	25.00'	24°04'25"	10.50'	N84°33'47"W	10.43'	5.33'
C56	25.00'	86°59'51"	37.96'	S53°56'10"W	34.42'	23.72'
C57	25.00'	86°59'51"	37.96'	N33°03'41"W	34.42'	23.72'
C58	25.00'	28°39'51"	12.51'	N85°04'16"W	12.38'	6.39'
C59	50.00'	150°14'28"	131.11'	S24°16'57"E	96.65'	188.19'
C60	25.00'	28°39'51"	12.51'	N36°30'22"E	12.38'	6.39'
C61	25.00'	93°05'50"	40.62'	N36°21'16"W	36.30'	26.39'
C62	25.00'	86°54'10"	37.92'	S53°38'44"W	34.39'	23.68'
C63	25.00'	99°30'37"	43.42'	N57°46'14"W	38.16'	29.54'
C64	25.00'	85°38'20"	37.37'	N56°16'33"E	33.98'	23.17'
C65	25.00'	93°33'47"	40.82'	S33°15'32"E	36.44'	26.61'
C66	25.00'	83°33'41"	36.46'	S59°00'52"W	33.31'	22.34'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C67	25.00'	93°44'23"	40.90'	N34°16'34"W	36.49'	26.69'
C68	25.00'	24°12'58"	10.57'	N65°01'53"W	10.49'	5.36'
C69	50.00'	141°06'25"	123.14'	S06°35'09"E	94.30'	141.62'
C70	25.00'	25°43'41"	11.23'	N51°06'13"E	11.13'	5.71'
C71	25.00'	93°04'49"	40.61'	N40°16'24"W	36.29'	26.38'
C72	25.00'	90°18'38"	39.41'	S51°18'24"W	35.45'	25.14'
C73	25.00'	87°37'35"	38.23'	S48°07'49"W	34.62'	23.99'
C74	25.00'	95°30'47"	41.68'	S14°30'06"W	37.01'	27.53'
C75	25.00'	24°57'05"	10.89'	S07°20'41"W	10.80'	5.53'
C76	50.00'	139°54'09"	122.09'	N50°07'51"W	93.94'	137.01'
C77	25.00'	24°57'05"	10.89'	N72°23'36"E	10.80'	5.53'
C78	25.00'	92°39'15"	40.43'	S46°01'04"E	36.16'	26.19'
C79	25.00'	50°02'50"	21.84'	S41°40'47"W	21.15'	11.67'
C80	50.00'	276°19'48"	241.14'	N71°27'42"W	66.70'	44.76'
C81	25.00'	46°28'51"	20.28'	N06°23'11"W	19.73'	10.74'
C82	25.00'	71°41'17"	31.28'	N64°40'08"W	29.28'	18.06'
C83	25.00'	91°22'14"	39.87'	N40°39'12"W	35.78'	25.61'
C84	25.00'	46°53'43"	20.46'	S13°27'08"E	19.90'	10.84'
C85	50.00'	276°21'06"	241.16'	S78°43'26"E	66.68'	44.74'
C86	25.00'	49°34'03"	21.63'	N34°40'05"E	20.96'	11.54'
C87	25.00'	25°43'41"	11.23'	N07°50'02"W	11.13'	5.71'
C88	50.00'	130°19'43"	113.73'	S44°27'59"W	90.75'	108.03'
C89	25.00'	24°27'24"	10.67'	S82°35'51"E	10.59'	5.42'
C90	25.00'	97°18'00"	42.46'	N44°50'48"E	37.53'	28.41'
C91	25.00'	92°44'52"	40.47'	S41°14'35"W	36.19'	26.23'
C92	25.00'	86°02'20"	37.54'	S45°02'14"E	34.11'	23.33'

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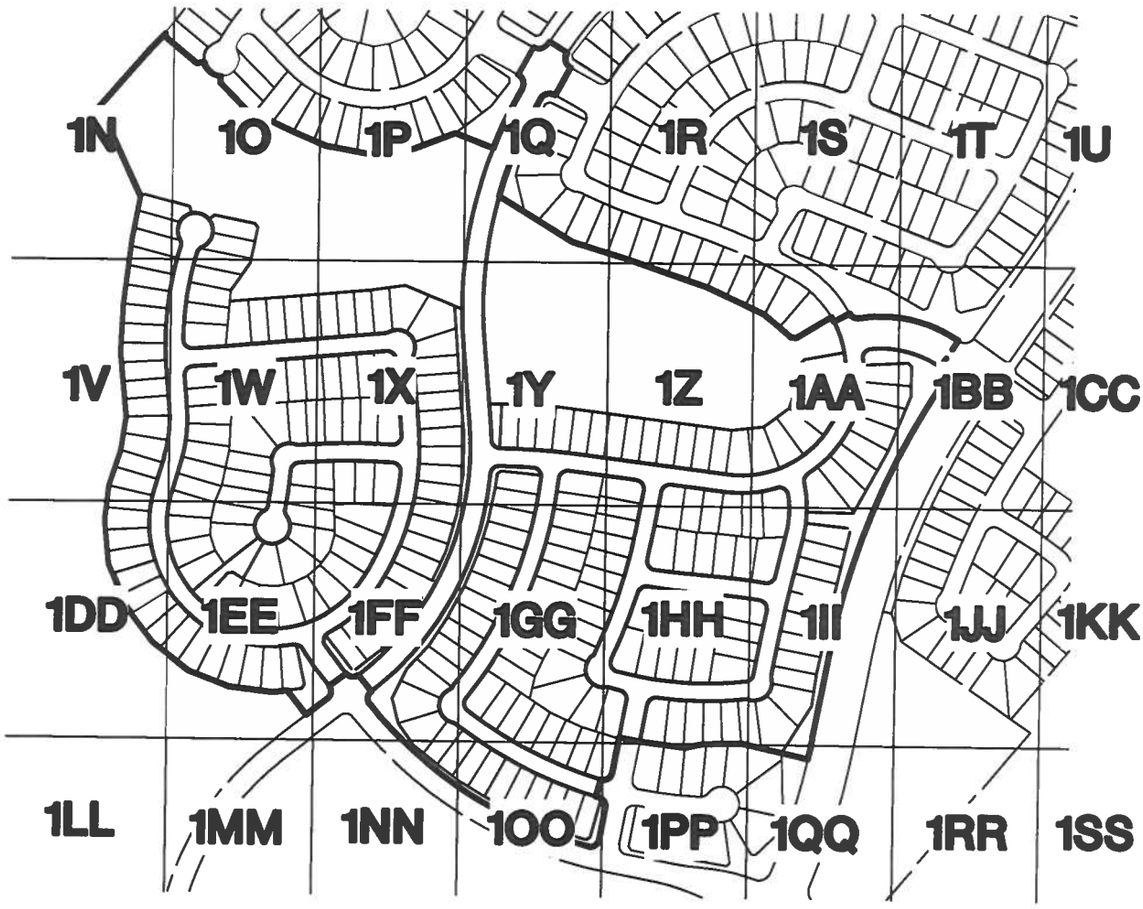

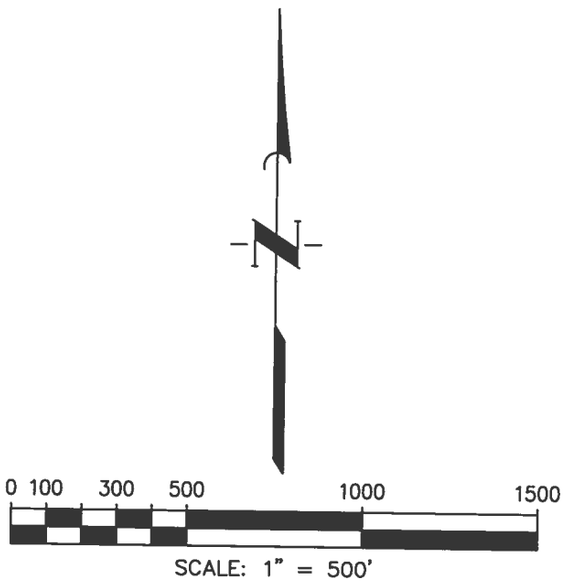

SCALE: 1" = 500'

DATE: JUNE 2025 SCALE NTS SHEET 1J OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 2	**OWNER/DEVELOPER:** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Avenue, 21st floor New York, NY 10022 936.777.600 hbibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd. Suite 200 • College Station, TX 77845 • 979.731.8000 Cjamnik@quiddity.com

STATE OF TEXAS §

COUNTY OF WALLER §

We, DRP TX 1, LLC, a Delaware limited liability company, acting by and through Houdin Honarvar, Its Authorized Signer, owner of the 76.16 acre tract subdivided, in this plat of Woodhaven Estates Section 2, make subdivision of the property on behalf of the corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown and dedicated to the public, the streets, all alleys, parks and easements shown, and waive all claims for damages occasioned by the establishment of grades as approved for the streets or drainage easements to conform to the grades, and bind ourselves, our heirs successors and assigns to warrant and defend the title to the land so dedicated.

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

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

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Woodhaven Estates Section 2 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 Signatory thereunto authorize, this 9th day of July, 2025.

DRP TX 1, LLC,
a Delaware limited liability company

By: DW General Partner, LLC
Its Manager

By: _____
Houdin Honarvar
Authorized Signatory

DATE: JUNE 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 2	**OWNER/DEVELOPER:** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Avenue, 21st floor New York, NY 10022 936.777.600 hbibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd. Suite 200 • College Station, TX 77845 • 979.731.8000 rvillarreal@quiddity.com
SCALE NTS			
SHEET 1K OF 1			

STATE OF NEW YORK §

COUNTY OF N.Y. §

BEFORE ME, the undersigned authority, on this day personally appeared Houdin Honarvar, Its Authorized Signer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of July, 2025

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

Josephine G. Cimino
Print Name

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

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

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

6/23/25

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

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

DATE: JUNE 2025 SCALE NTS SHEET 1L OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 2	**OWNER/DEVELOPER:** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Avenue, 21st floor New York, NY 10022 936.777.600 hbibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd. Suite 200 • College Station, TX 77845 • 979.731.8000 rvillarreal@quiddity.com

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

Date

J. Ross McCall, PE
County Engineer

STATE OF TEXAS §

COUNTY OF WALLER §

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

Debbie Hollan
Waller County, Texas

By: _____
Deputy

CERTIFICATE OF COMMISSIONERS COURT

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

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

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

Kendric D. Jones
Commissioner, Precinct 3

Justin Beckendorff
Commissioner, Precinct 4

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

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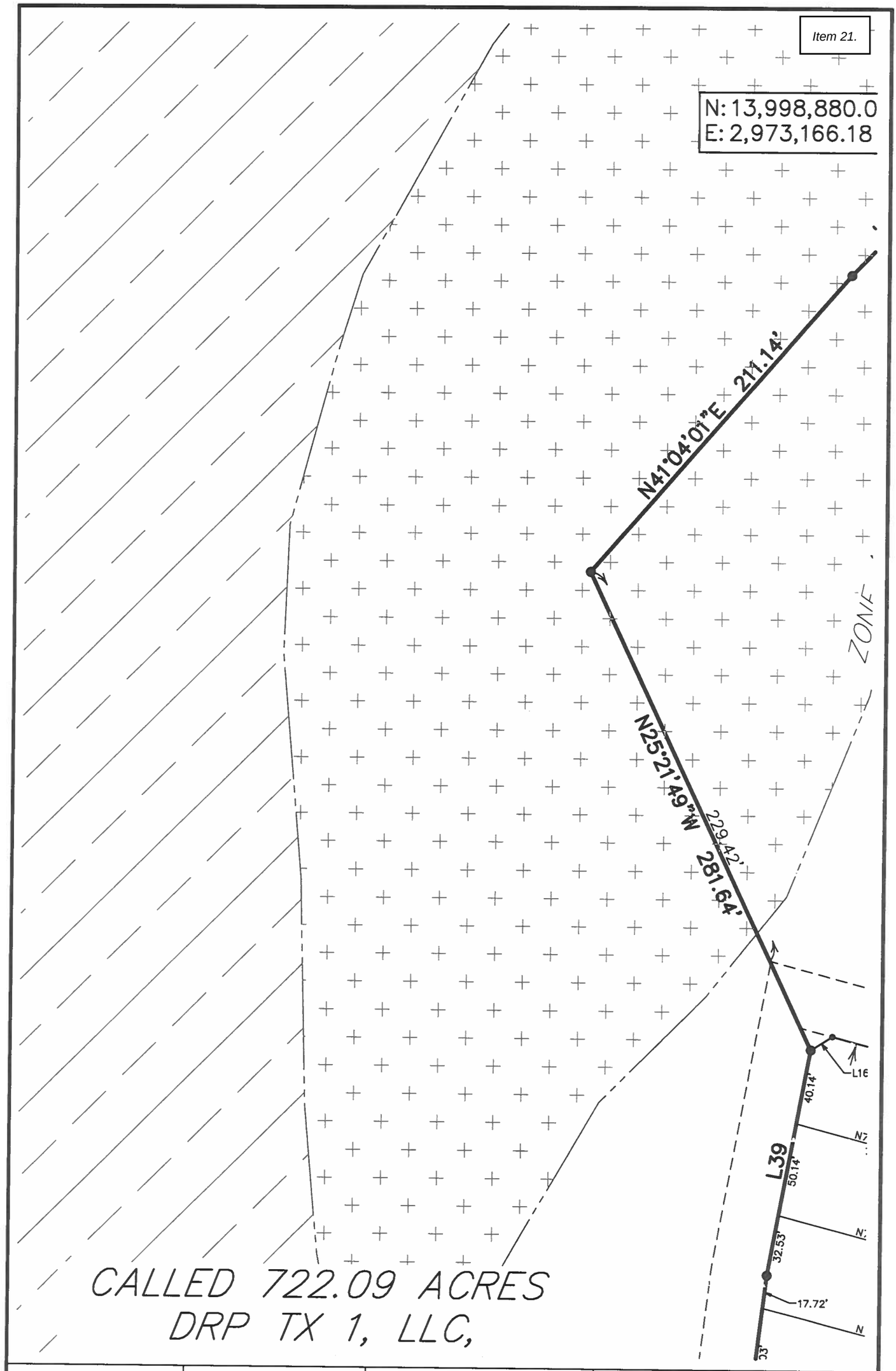

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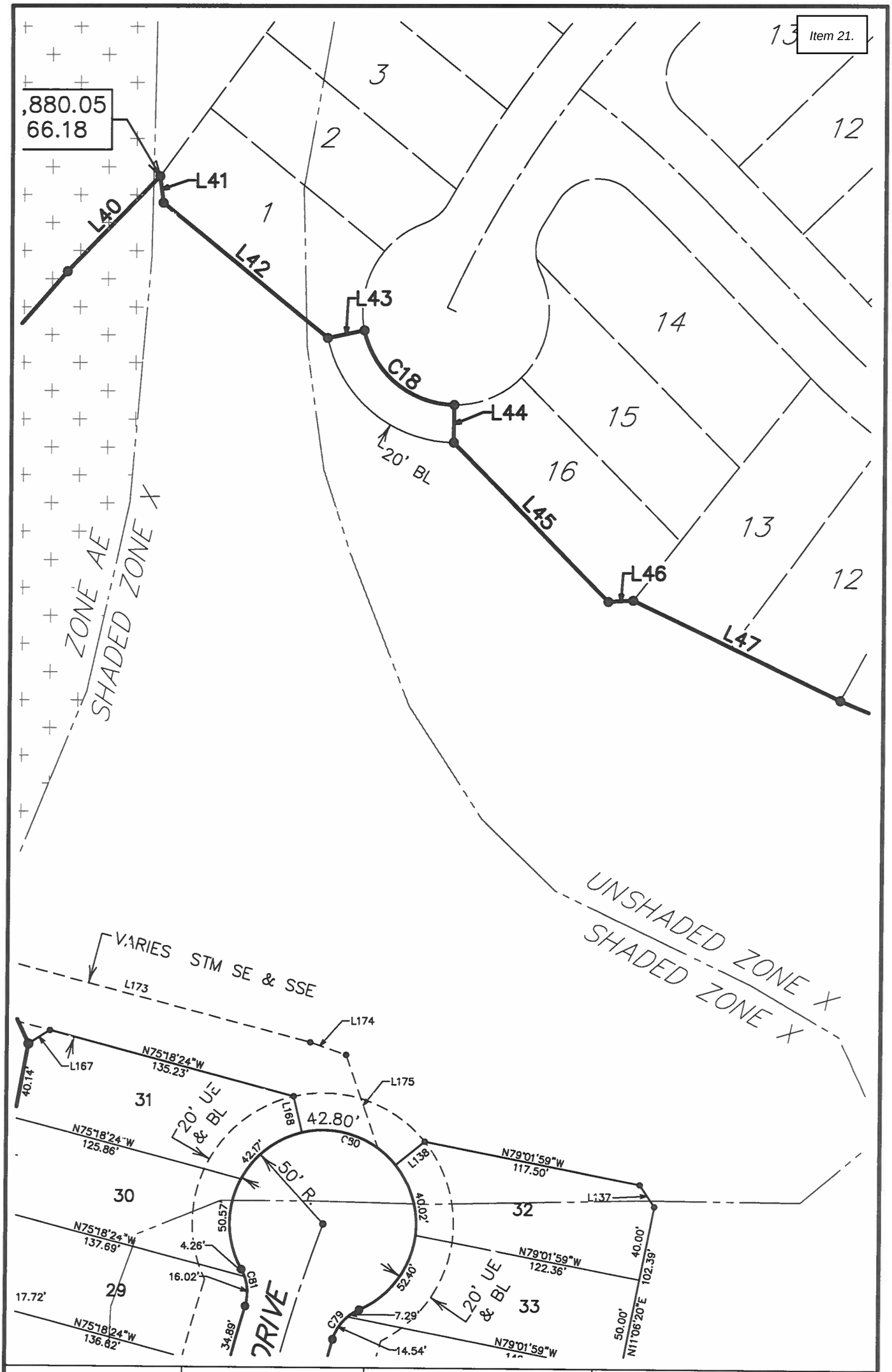
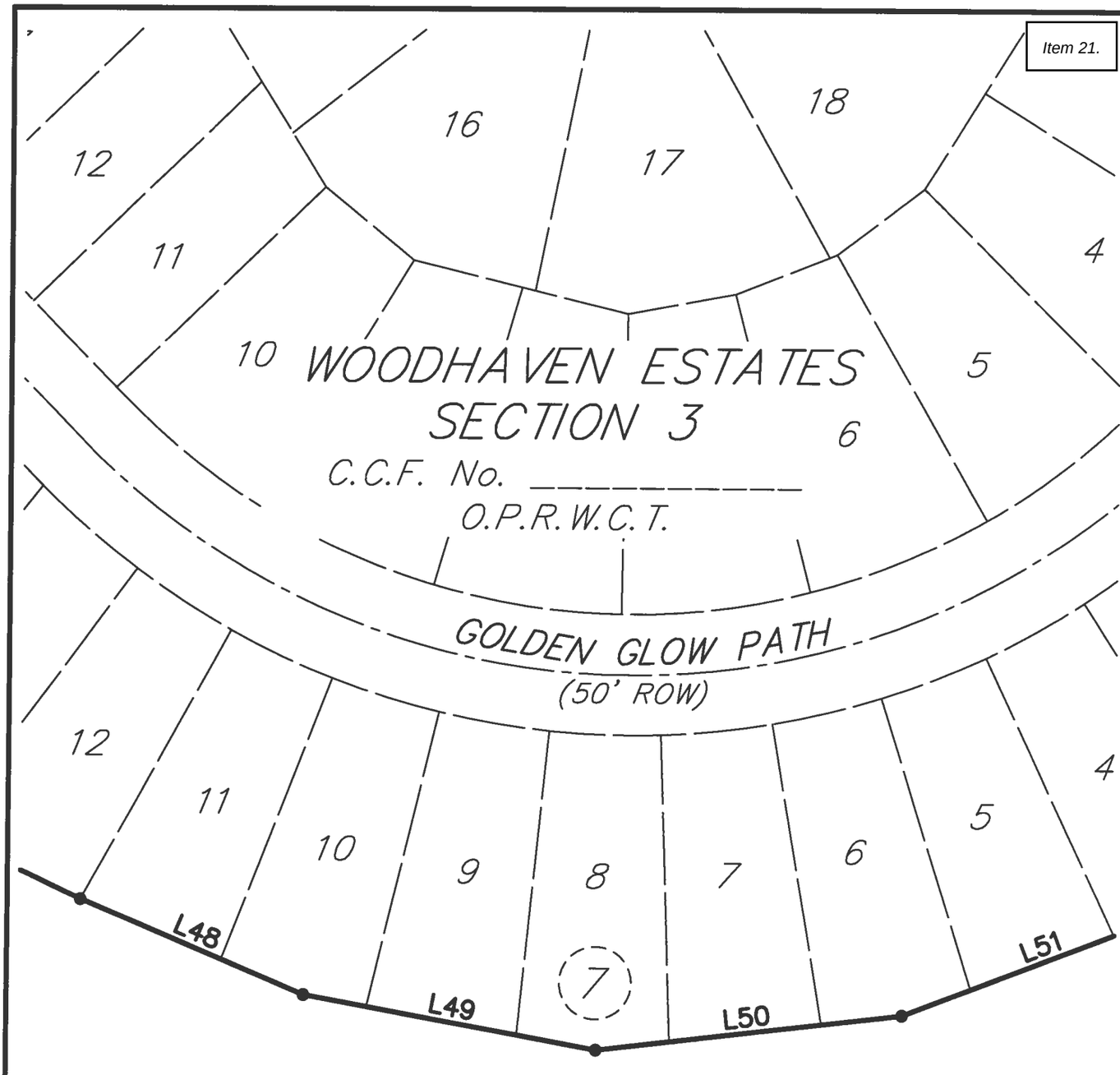
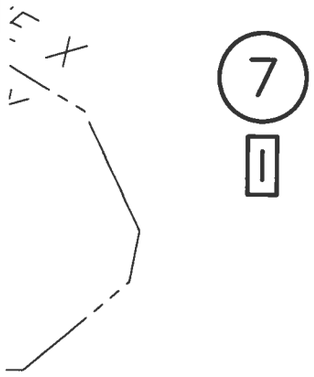


DATE: JUNE 2025 SCALE 1"=60' SHEET 10 OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 2	**OWNER/DEVELOPER:** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Avenue, 21st floor New York, NY 10022 936.777.600 hbibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd. Suite 200 • College Station, TX 77845 • 979.731.8000





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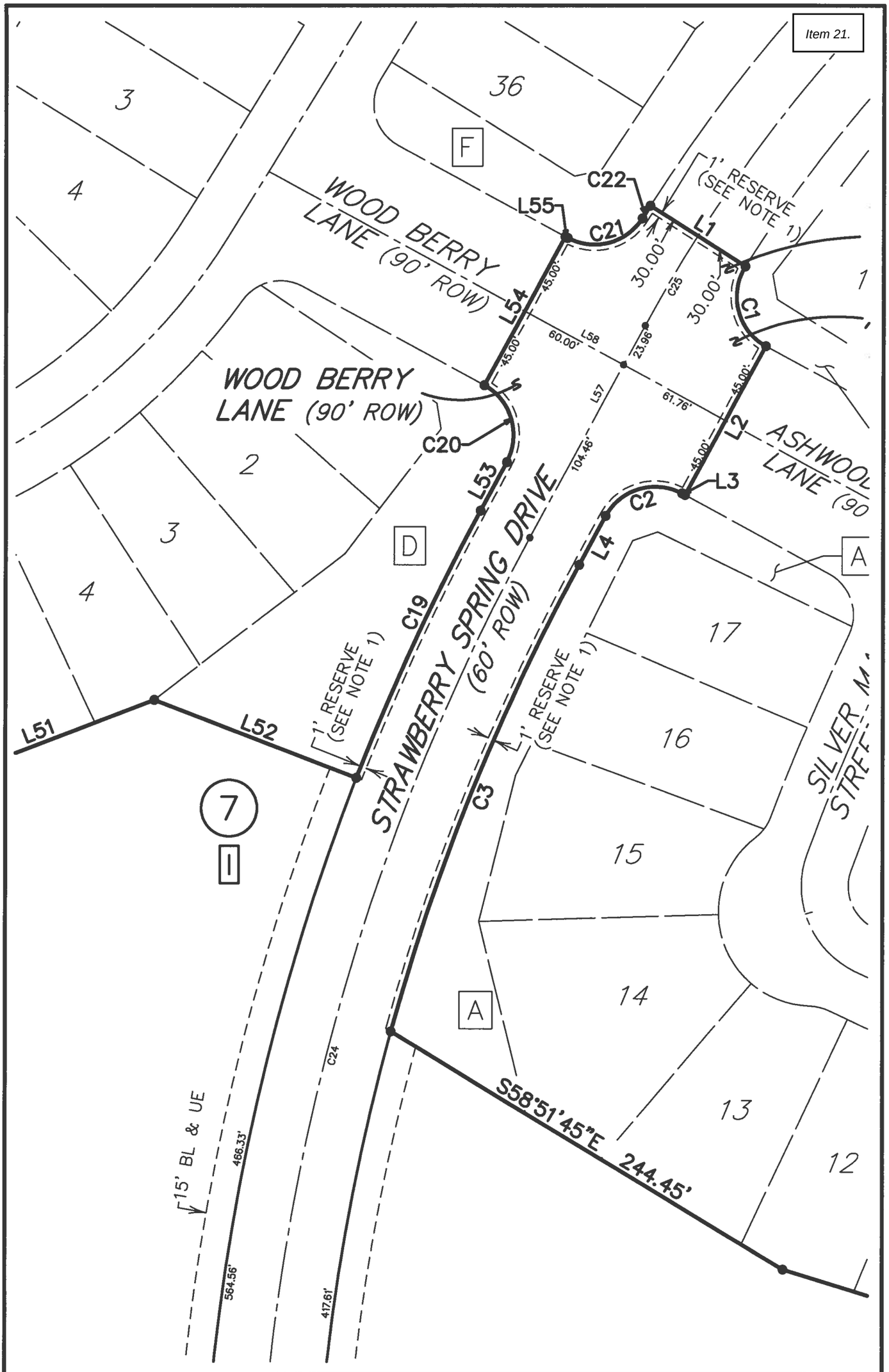

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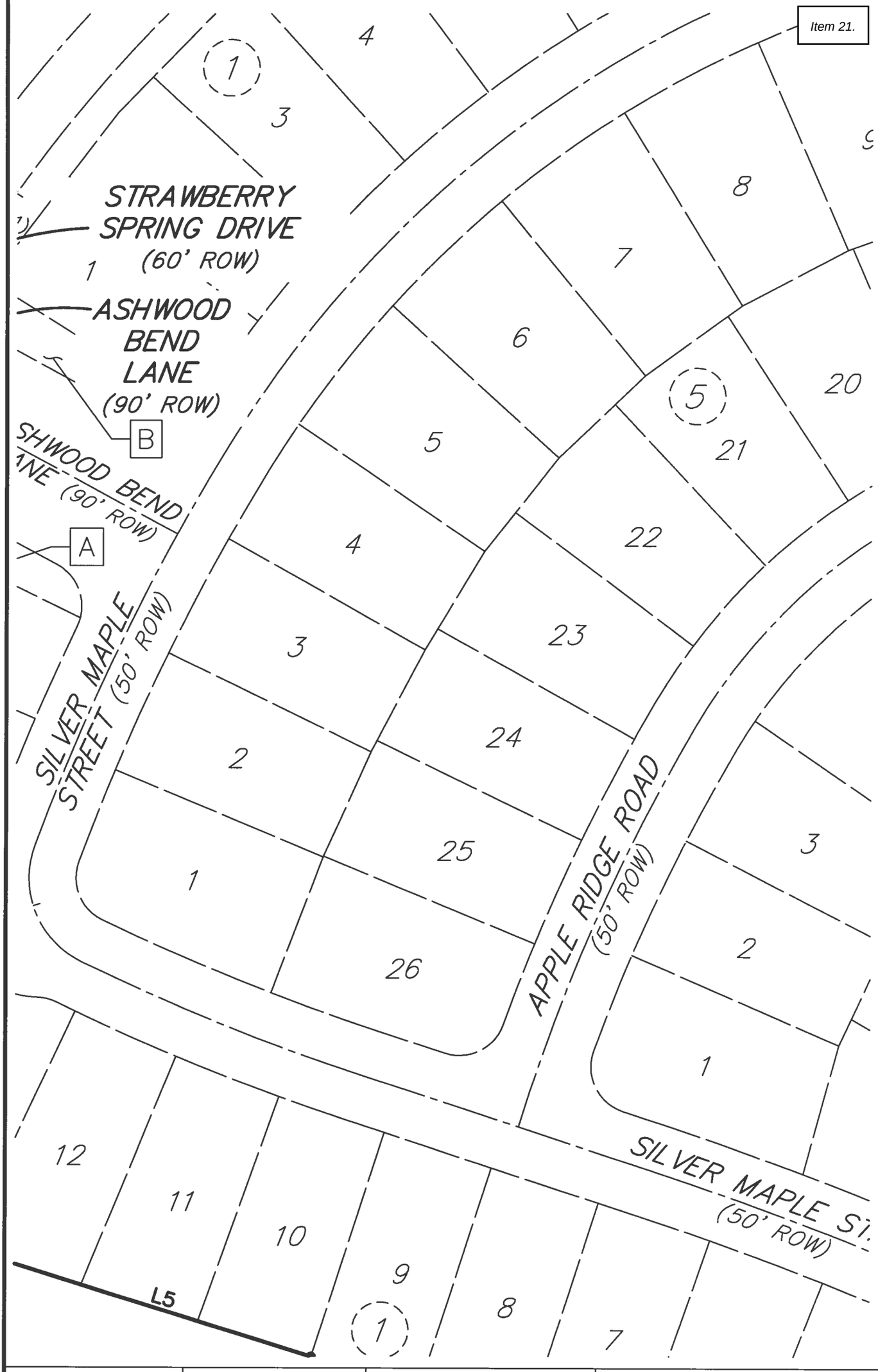

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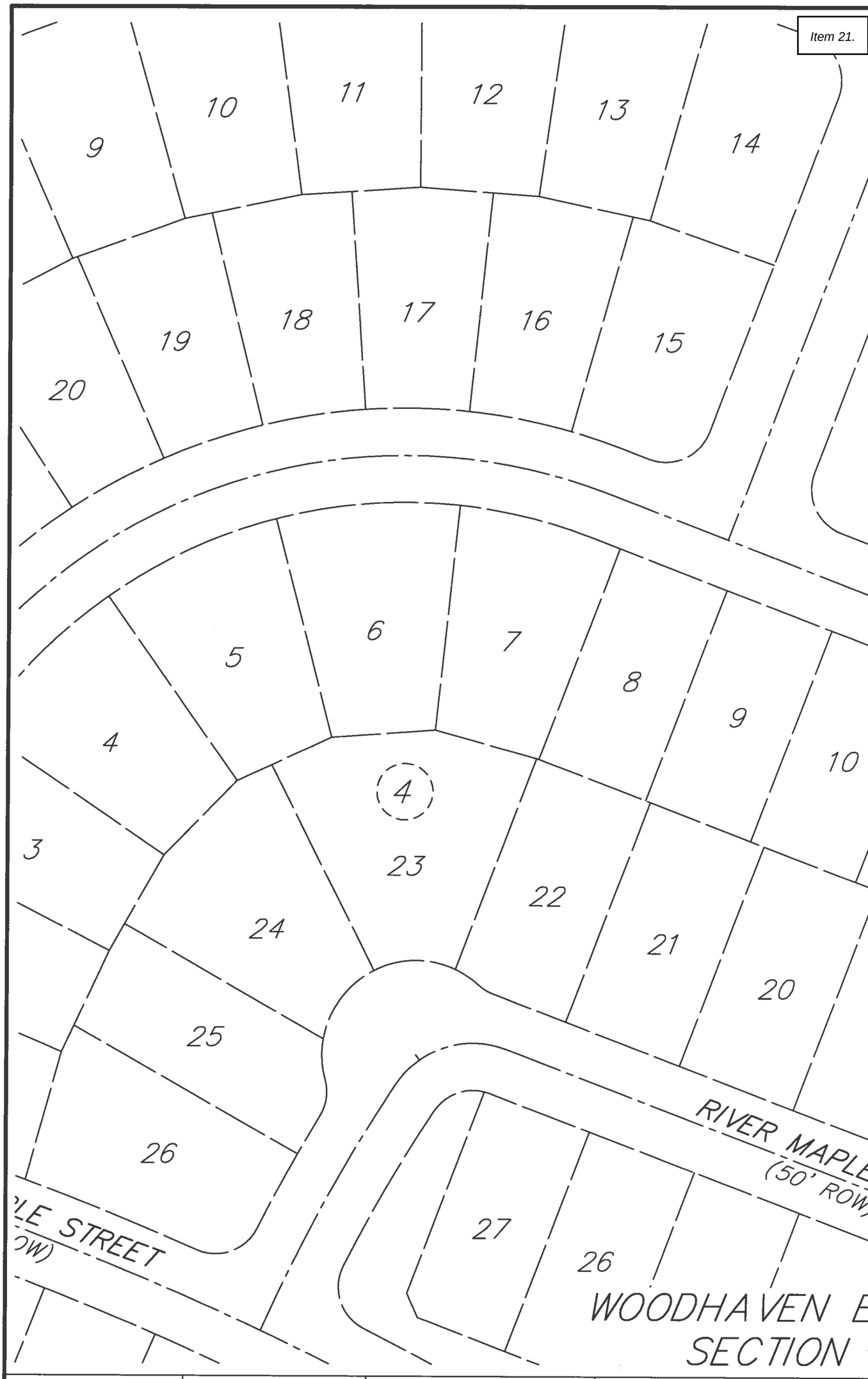

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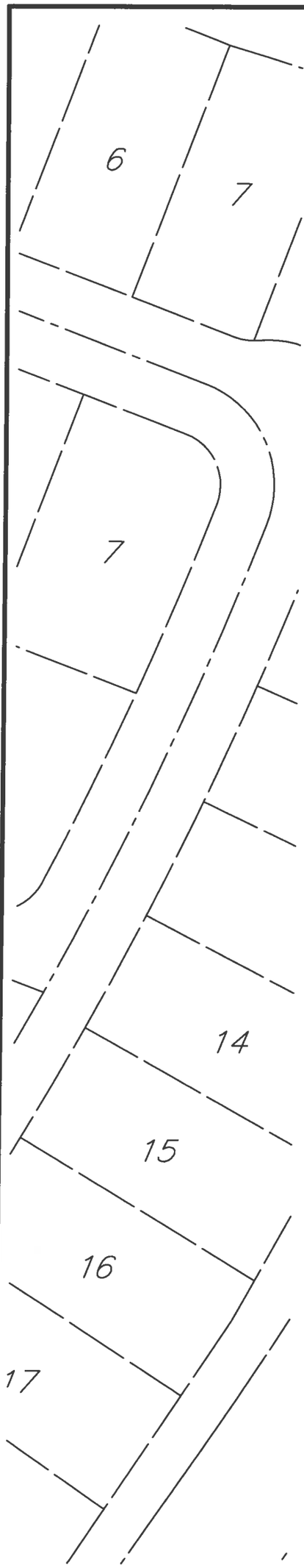

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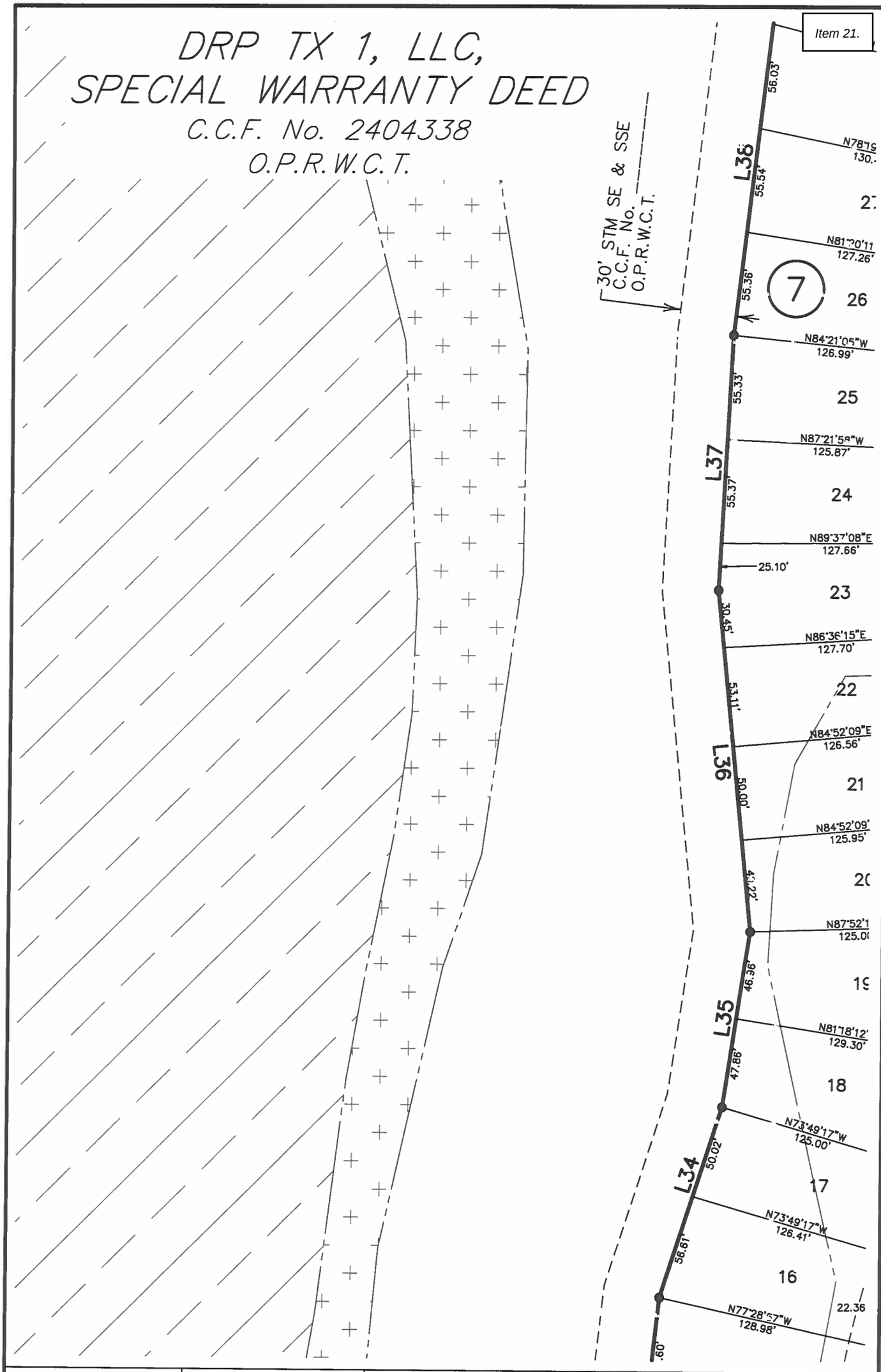
DRP TX 1, LLC, SPECIAL WARRANTY DEED

C.C.F. No. 2404338
O.P.R.W.C.T.



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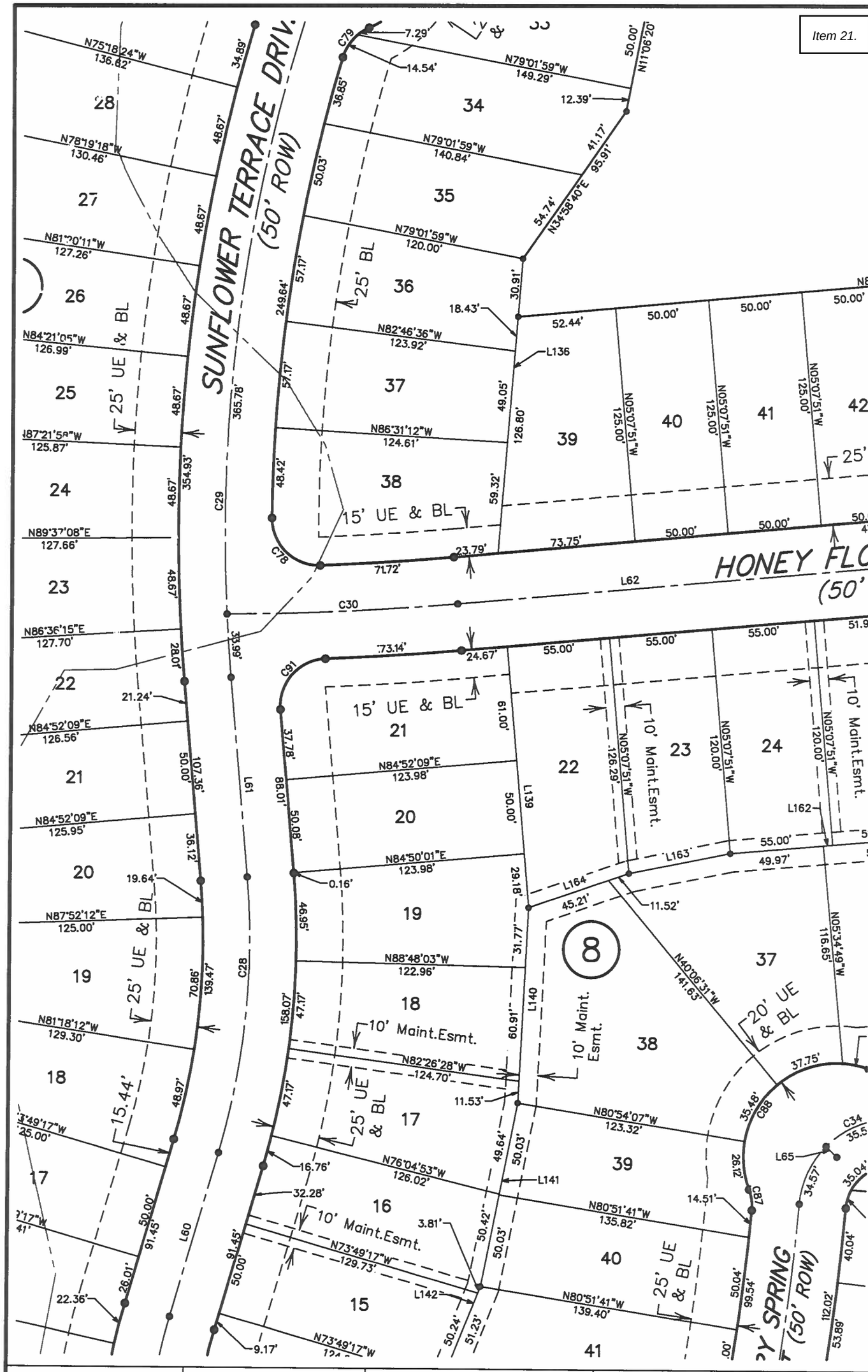

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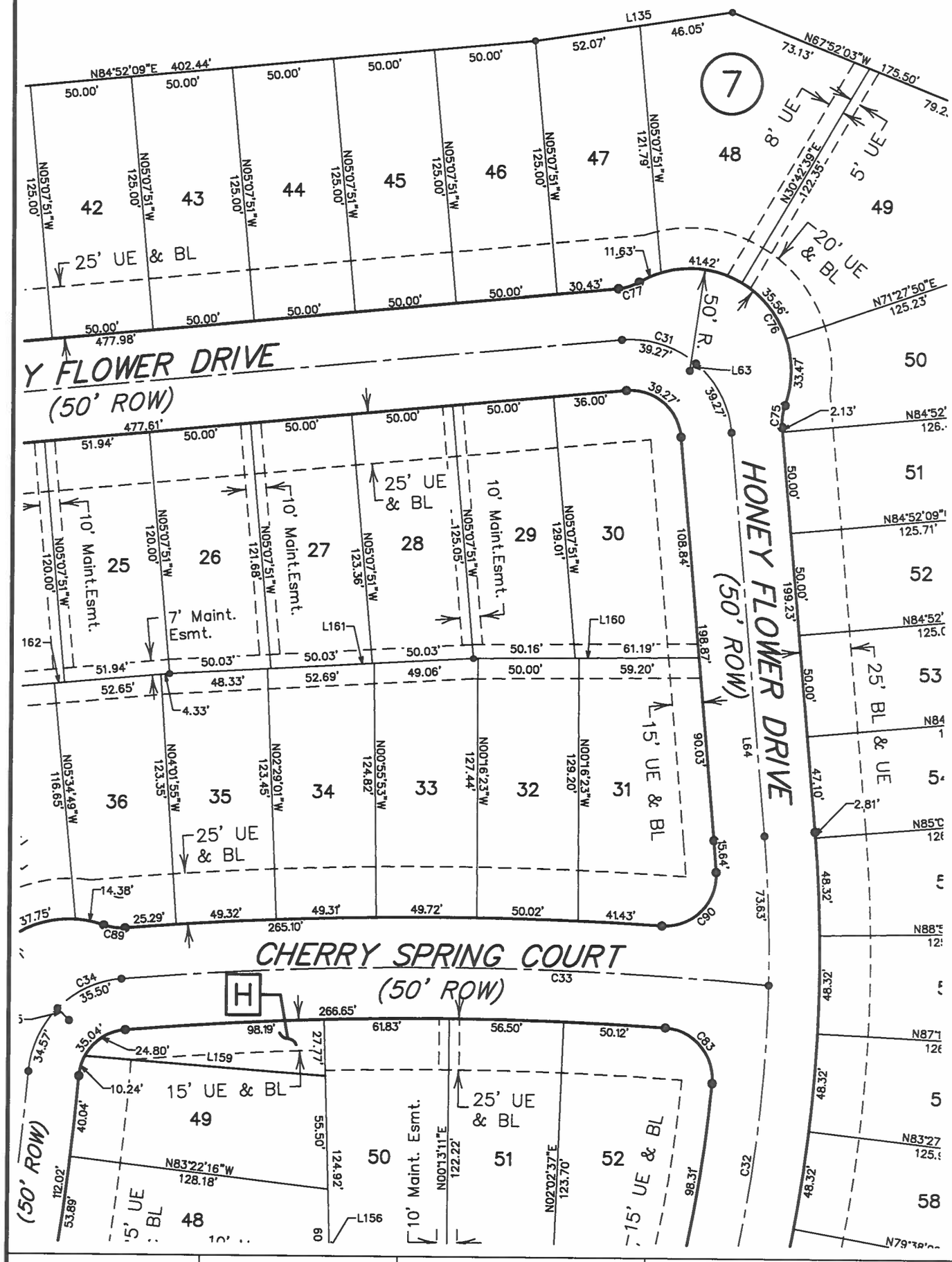

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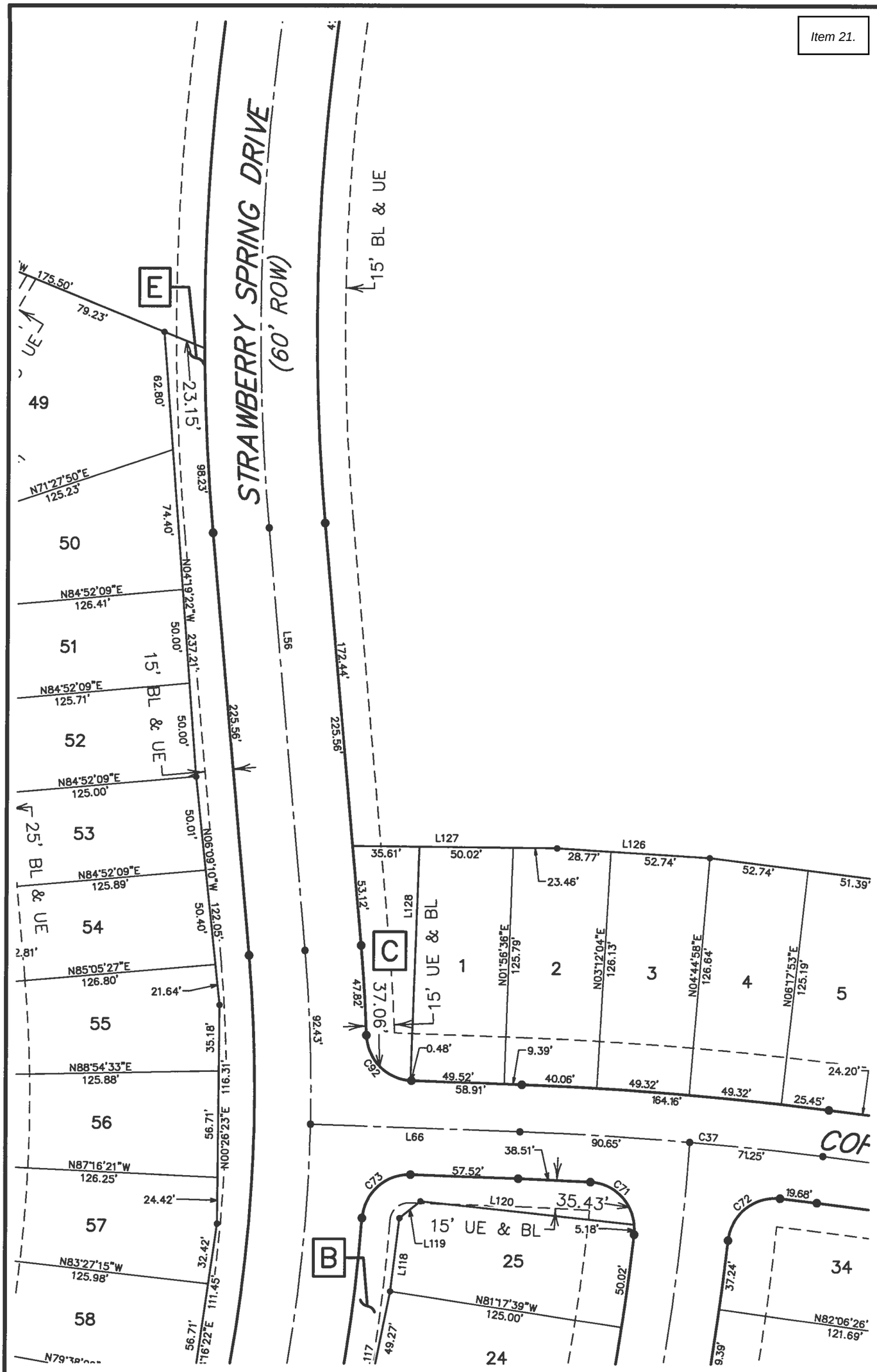

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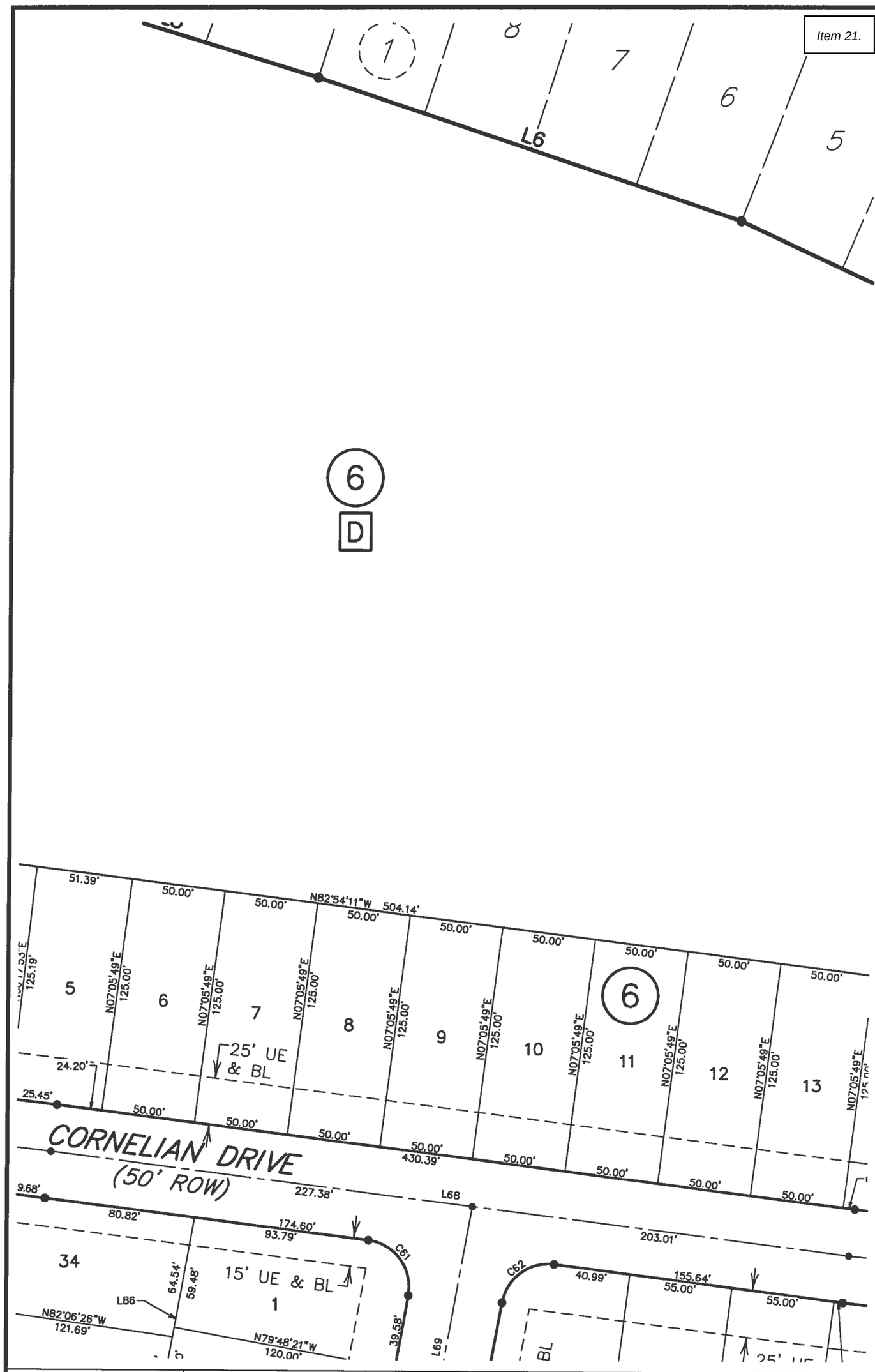

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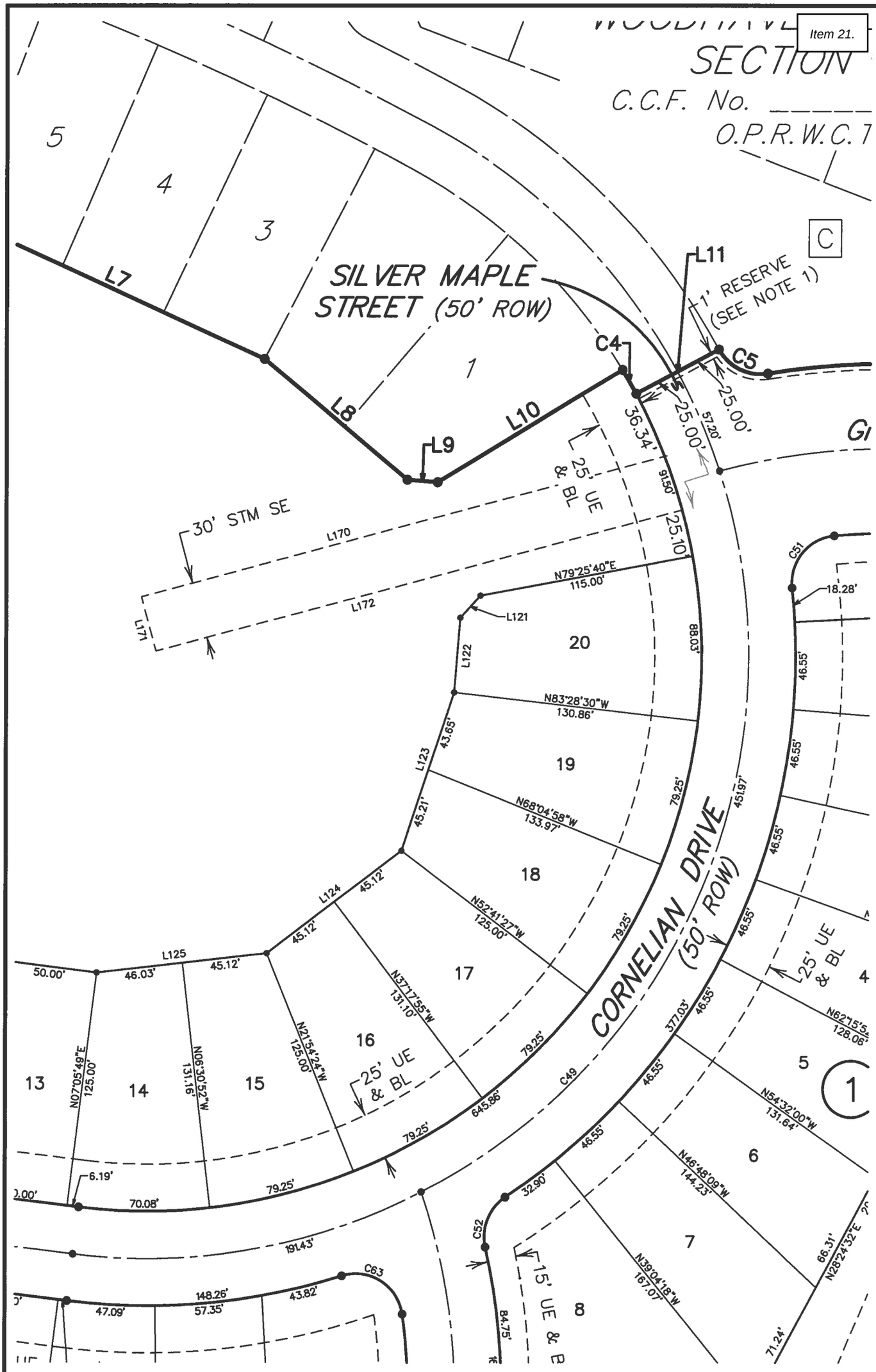

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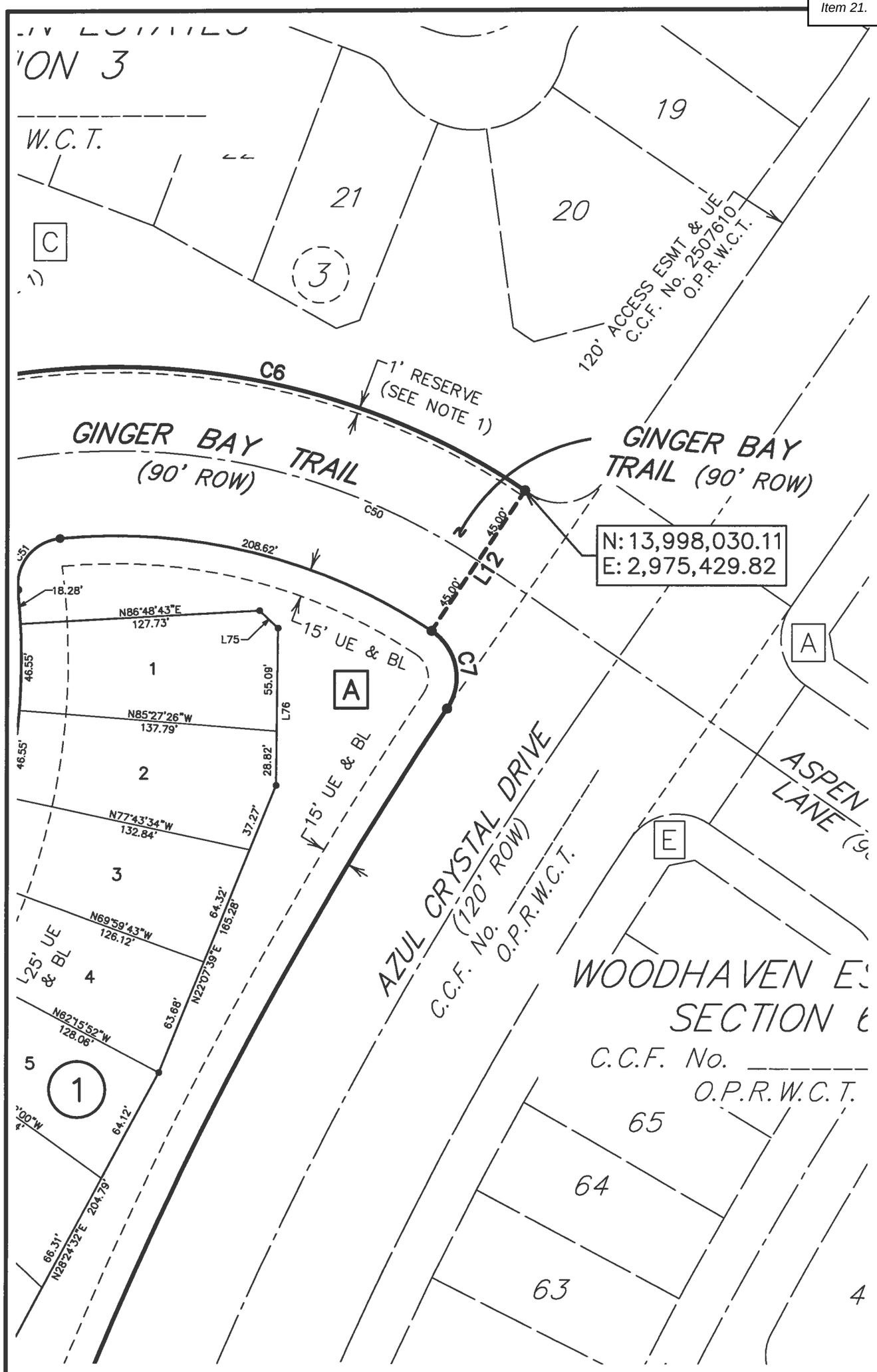

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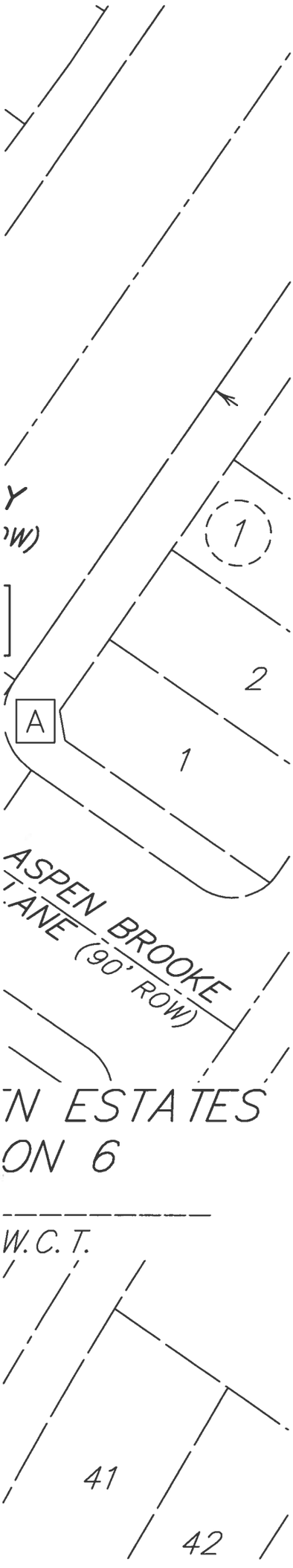

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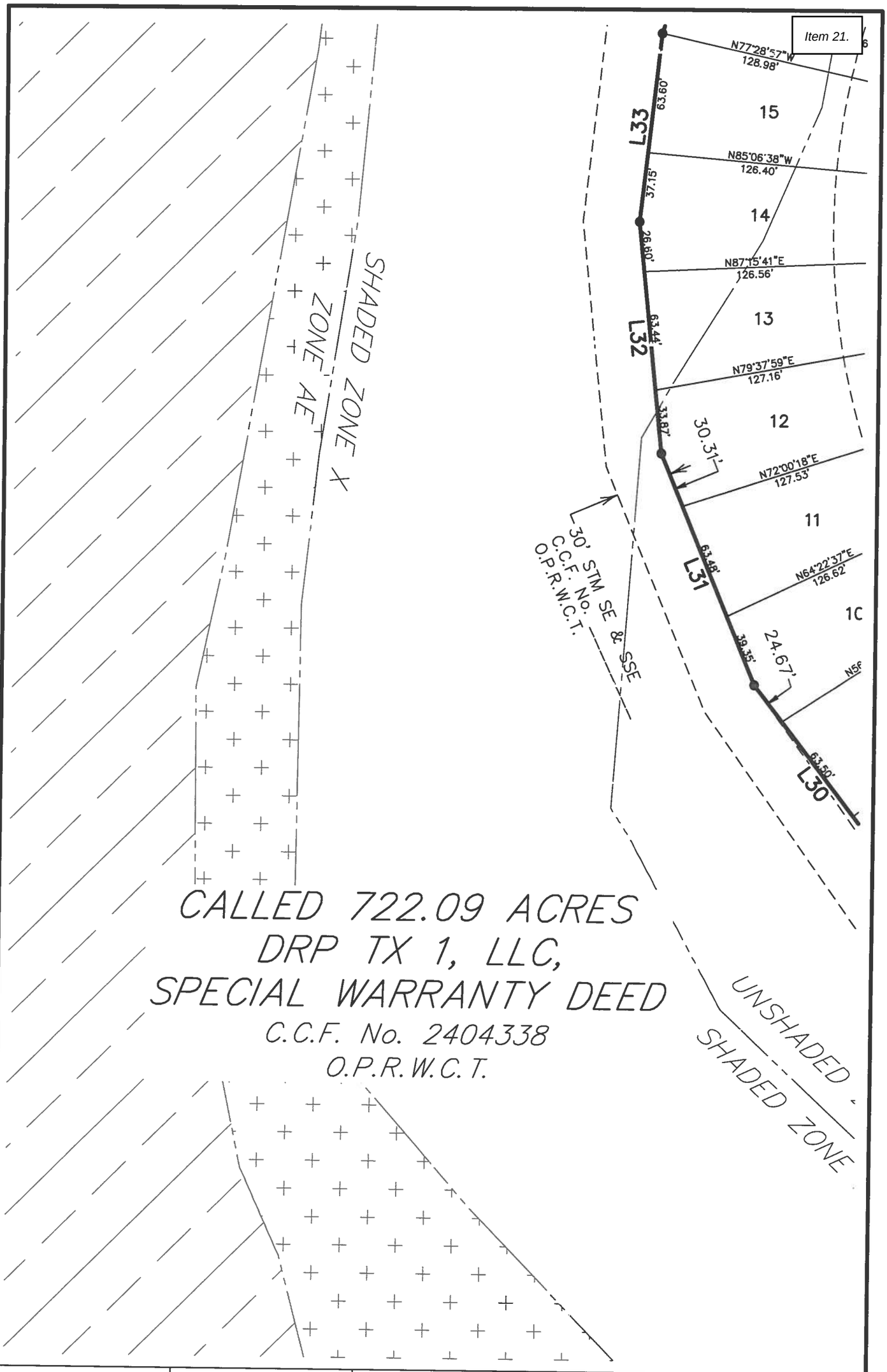

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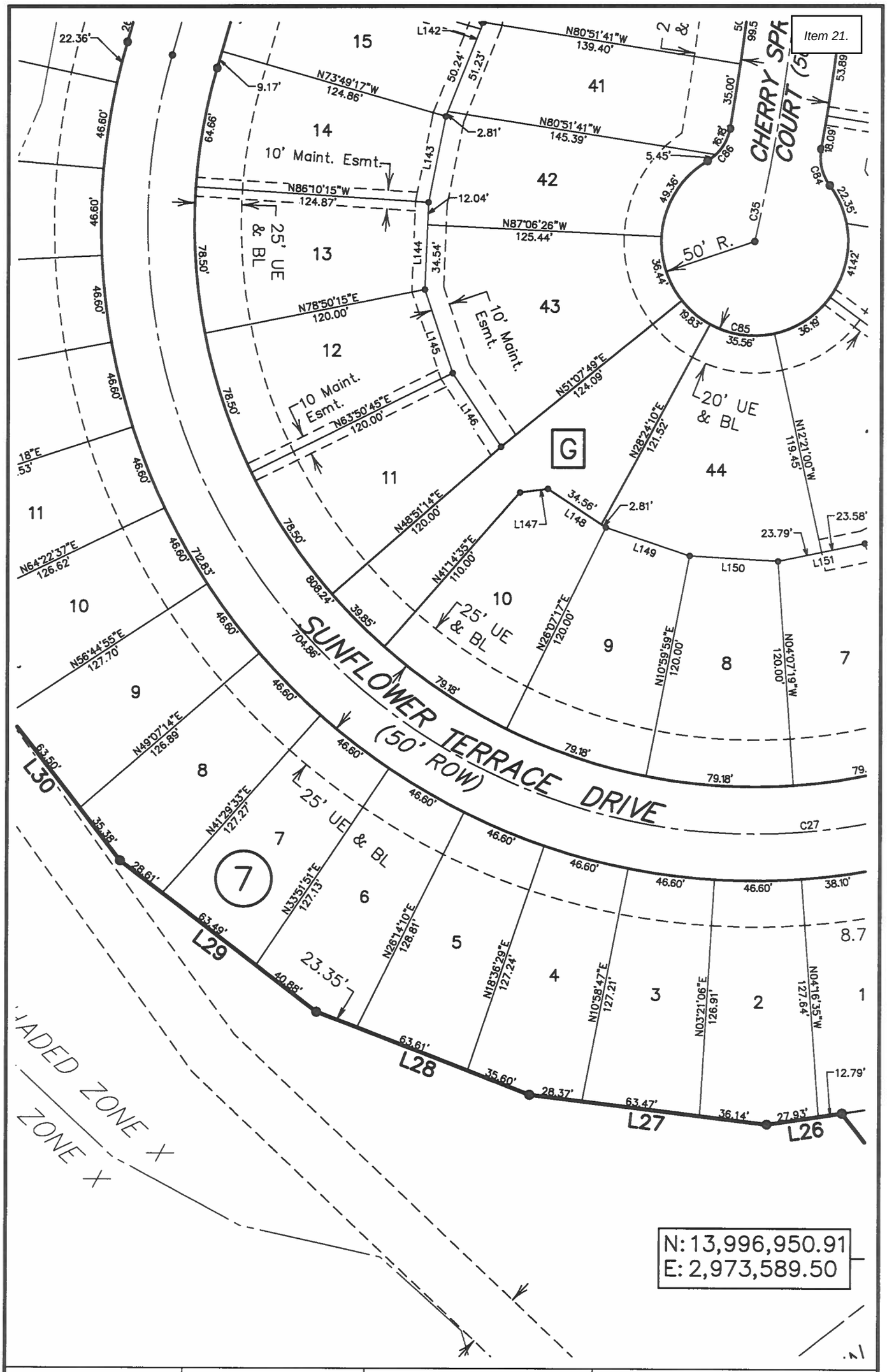

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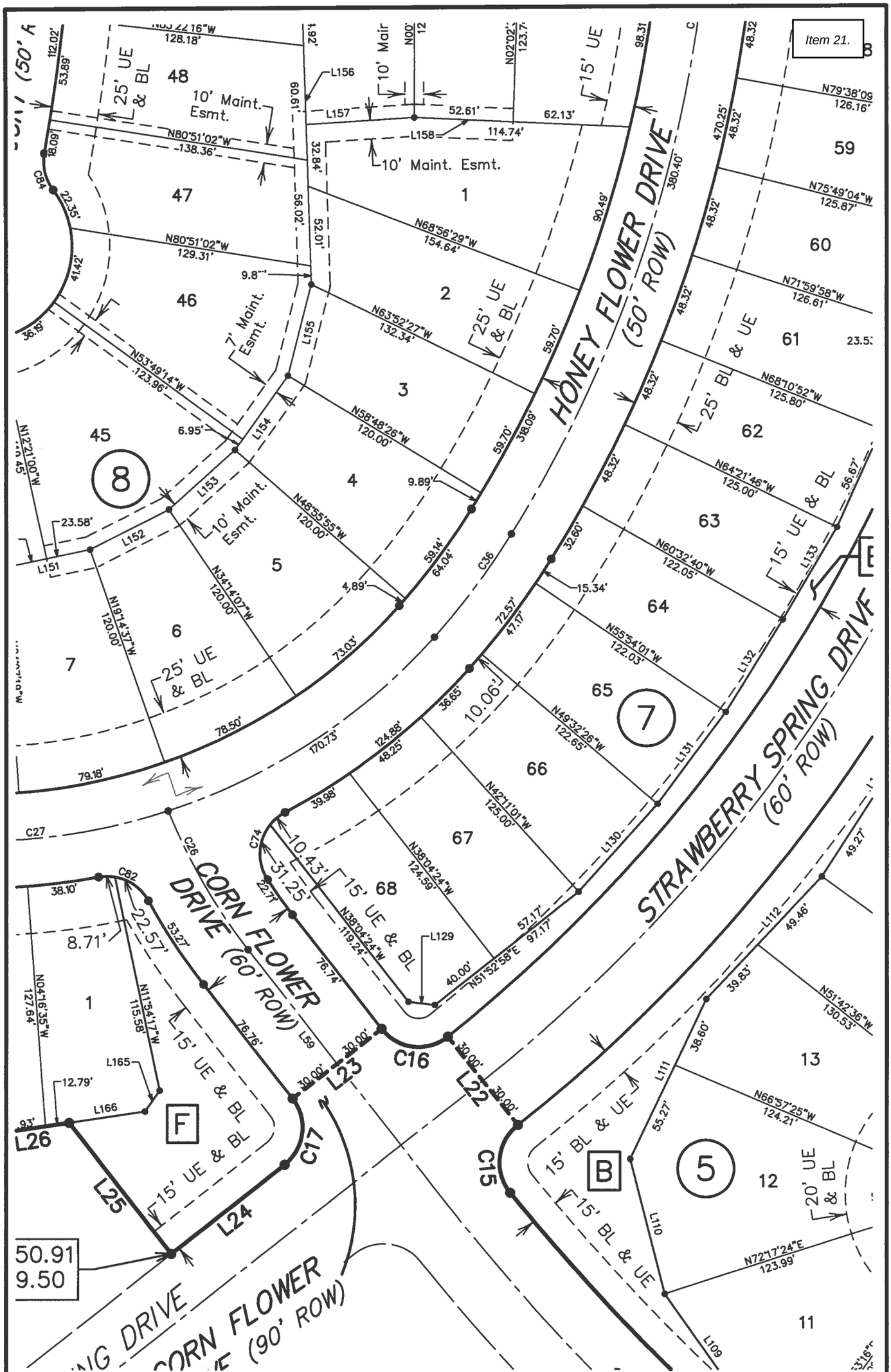

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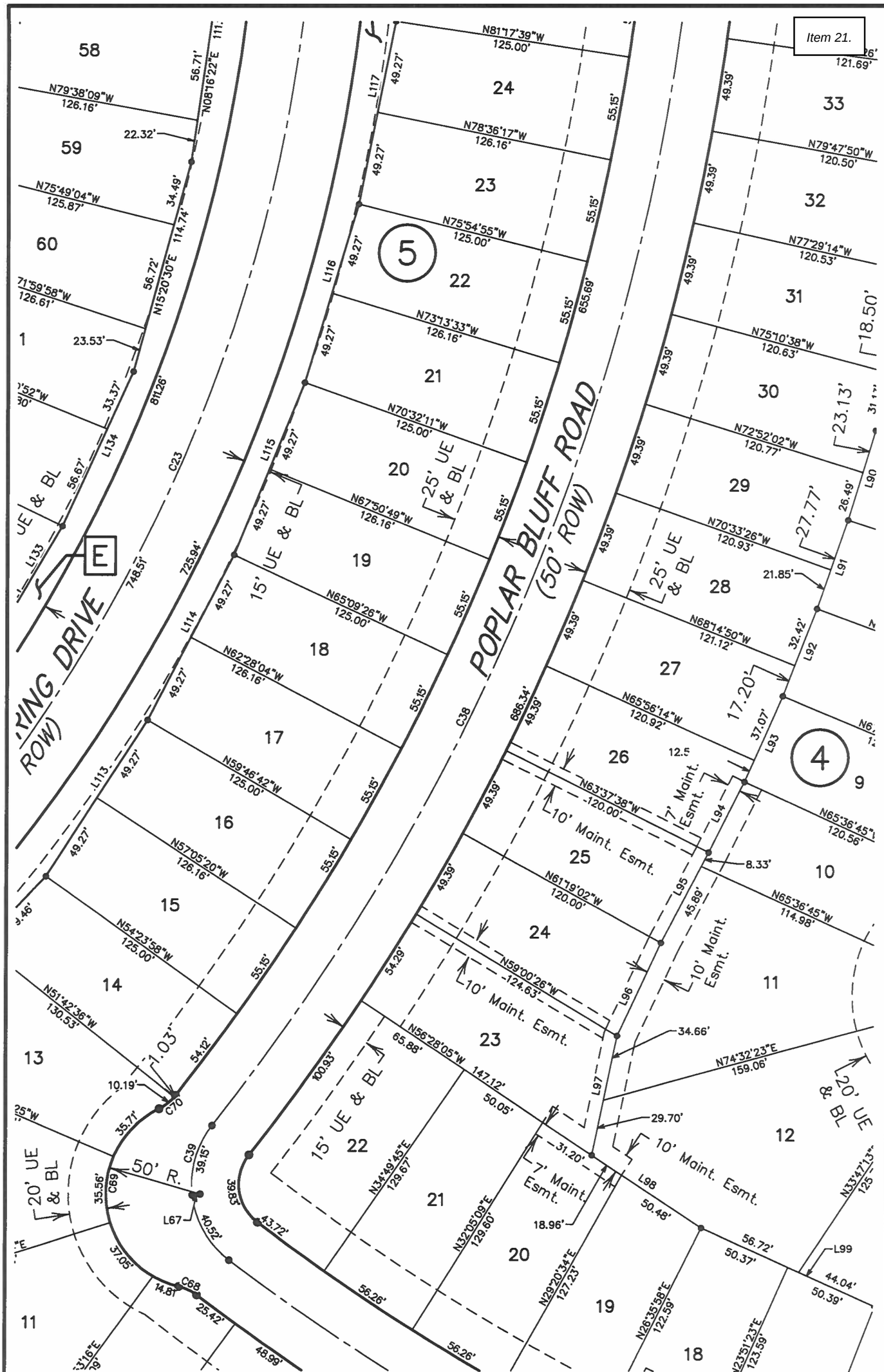

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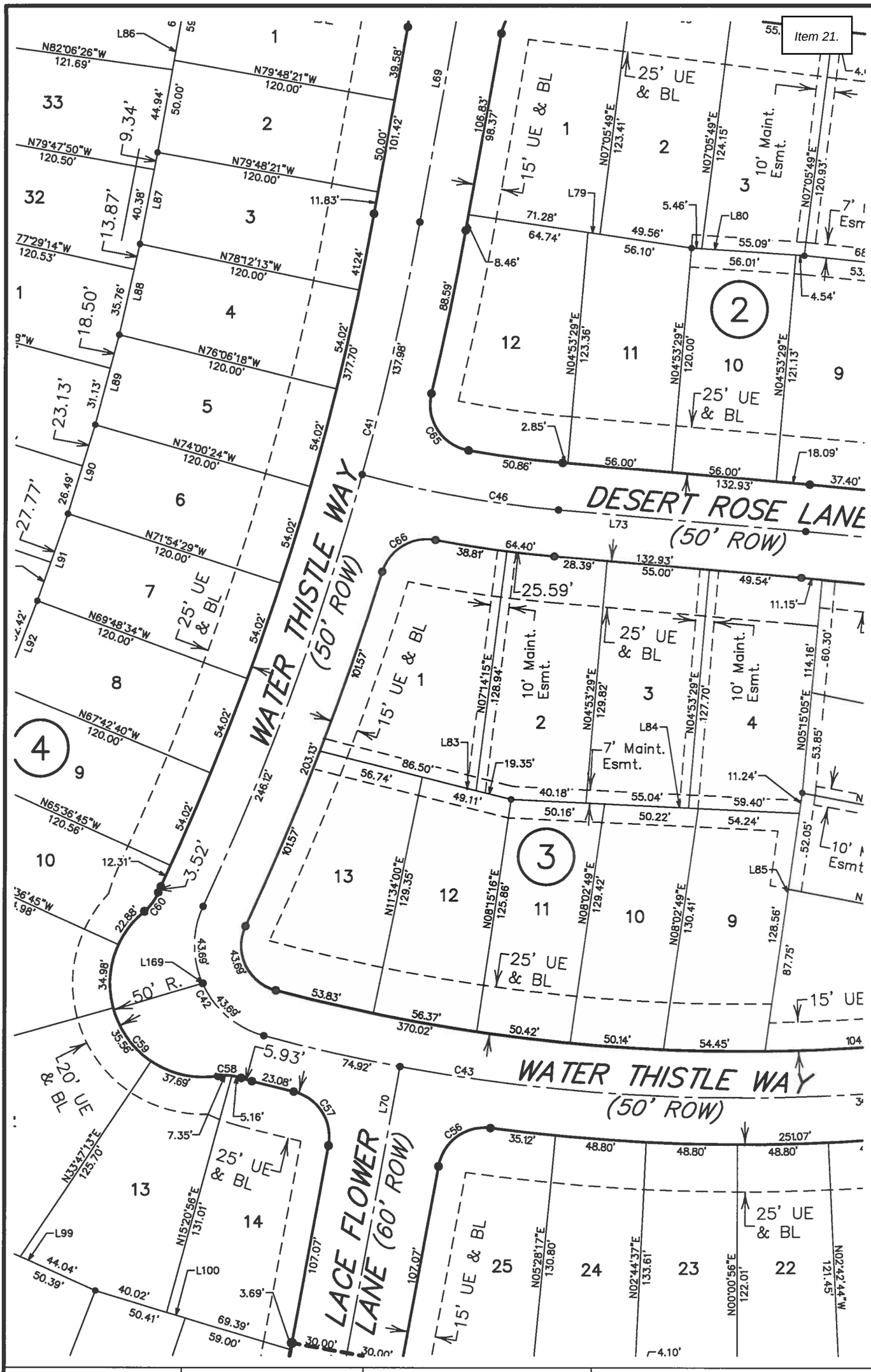

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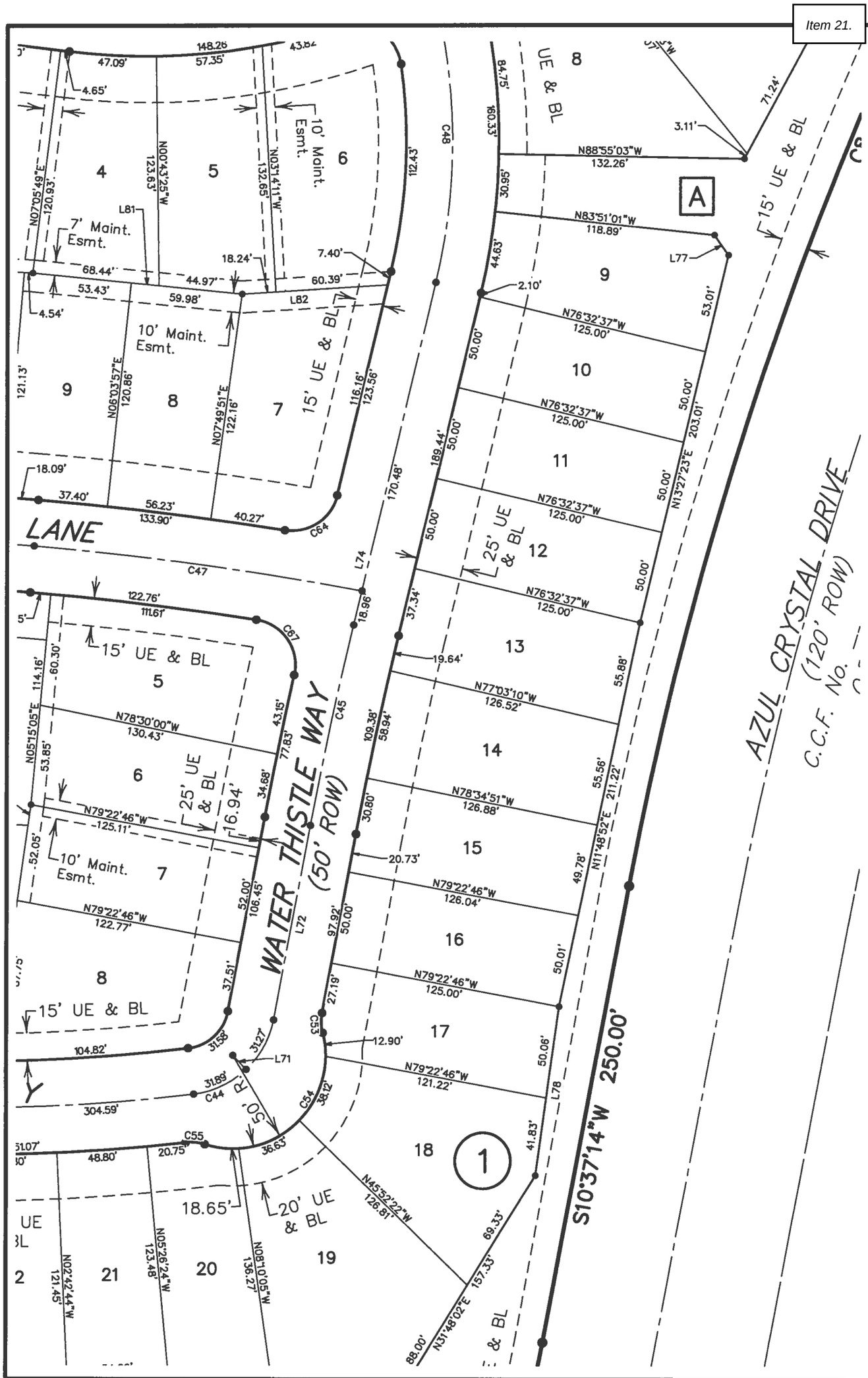

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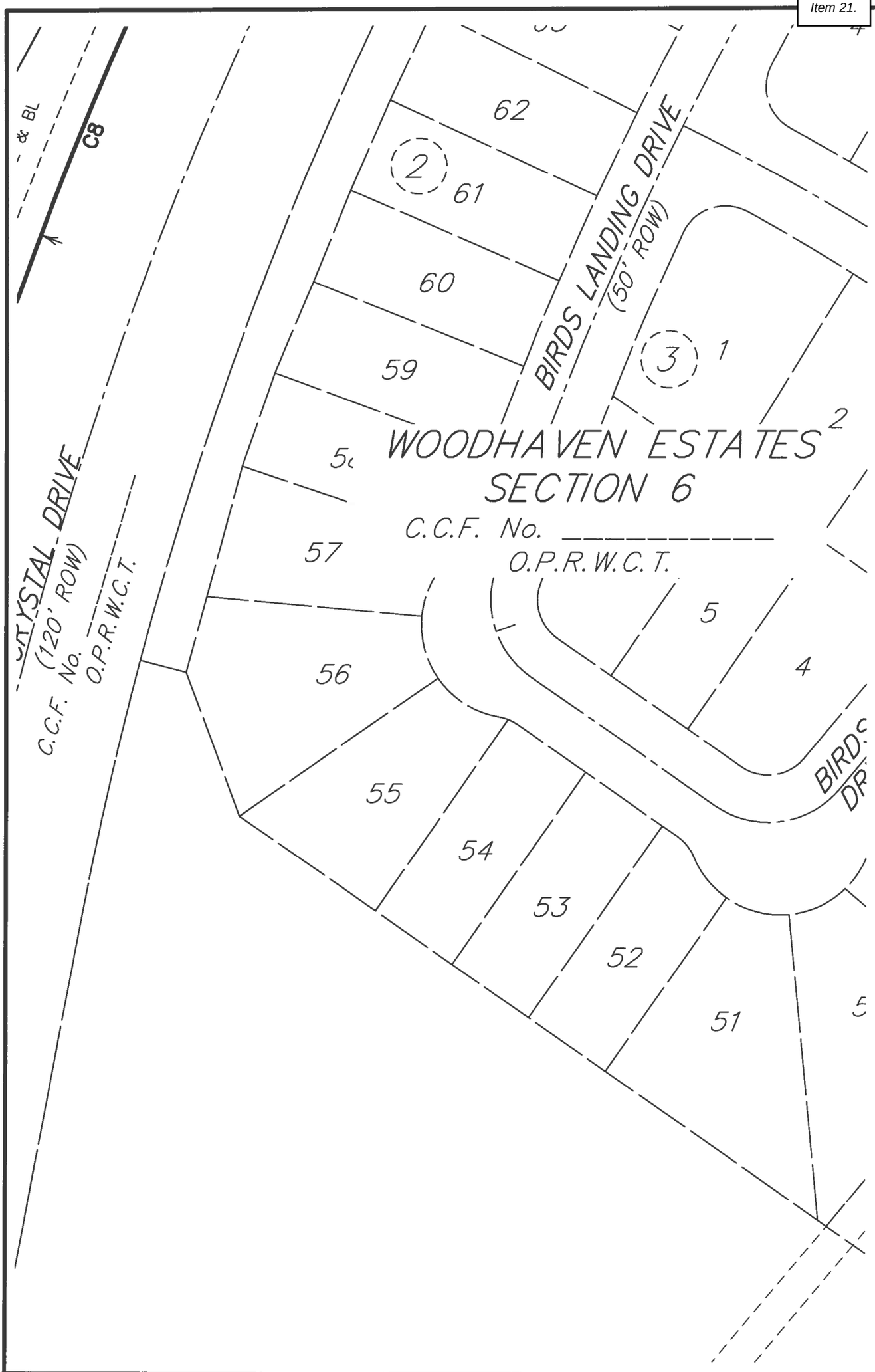

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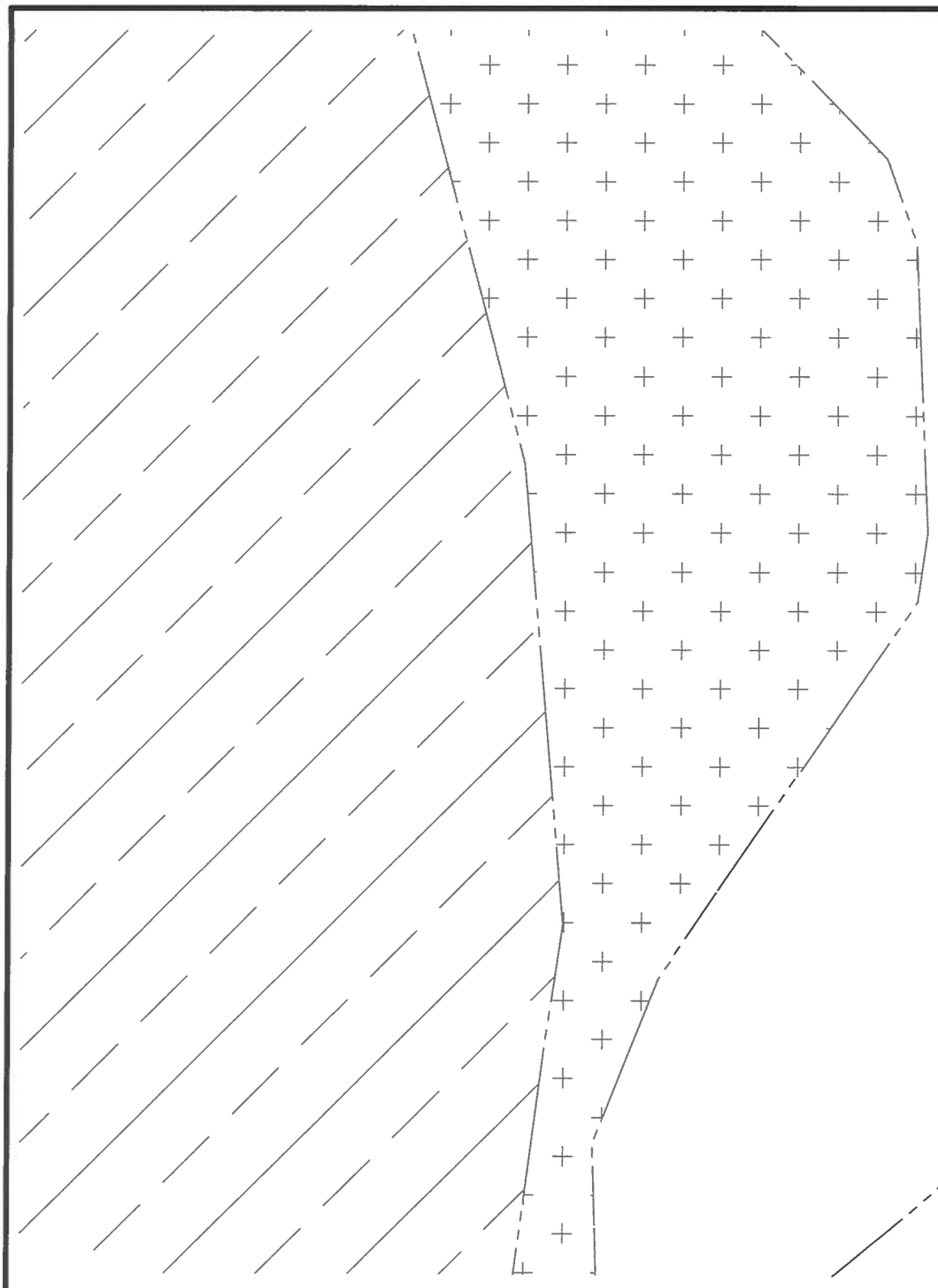

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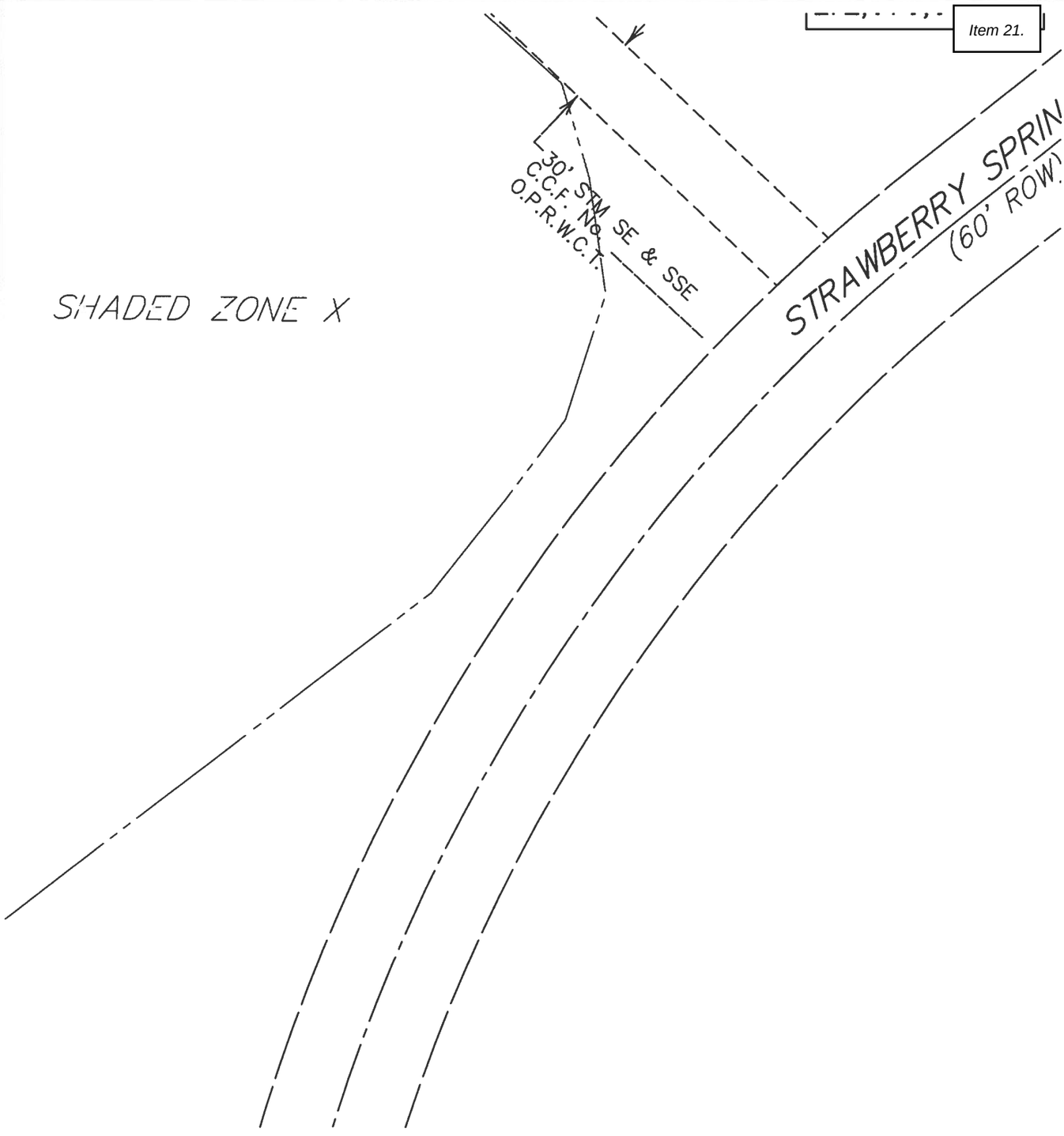

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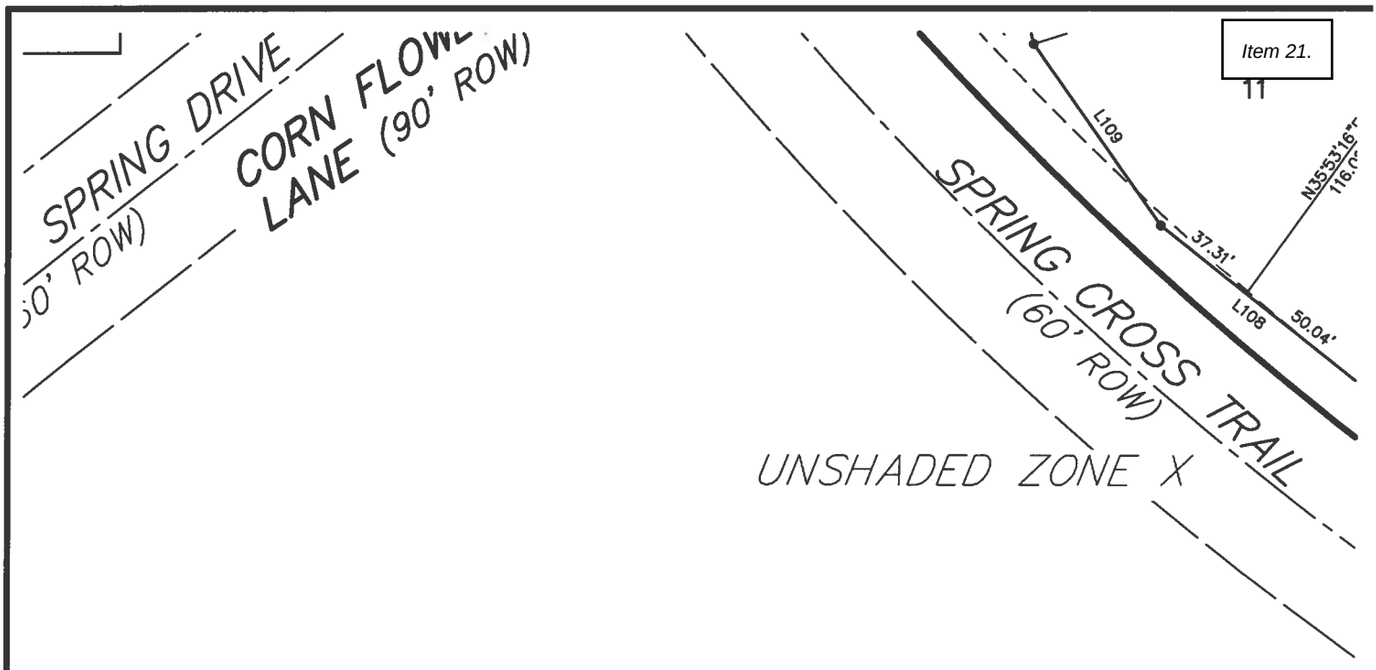

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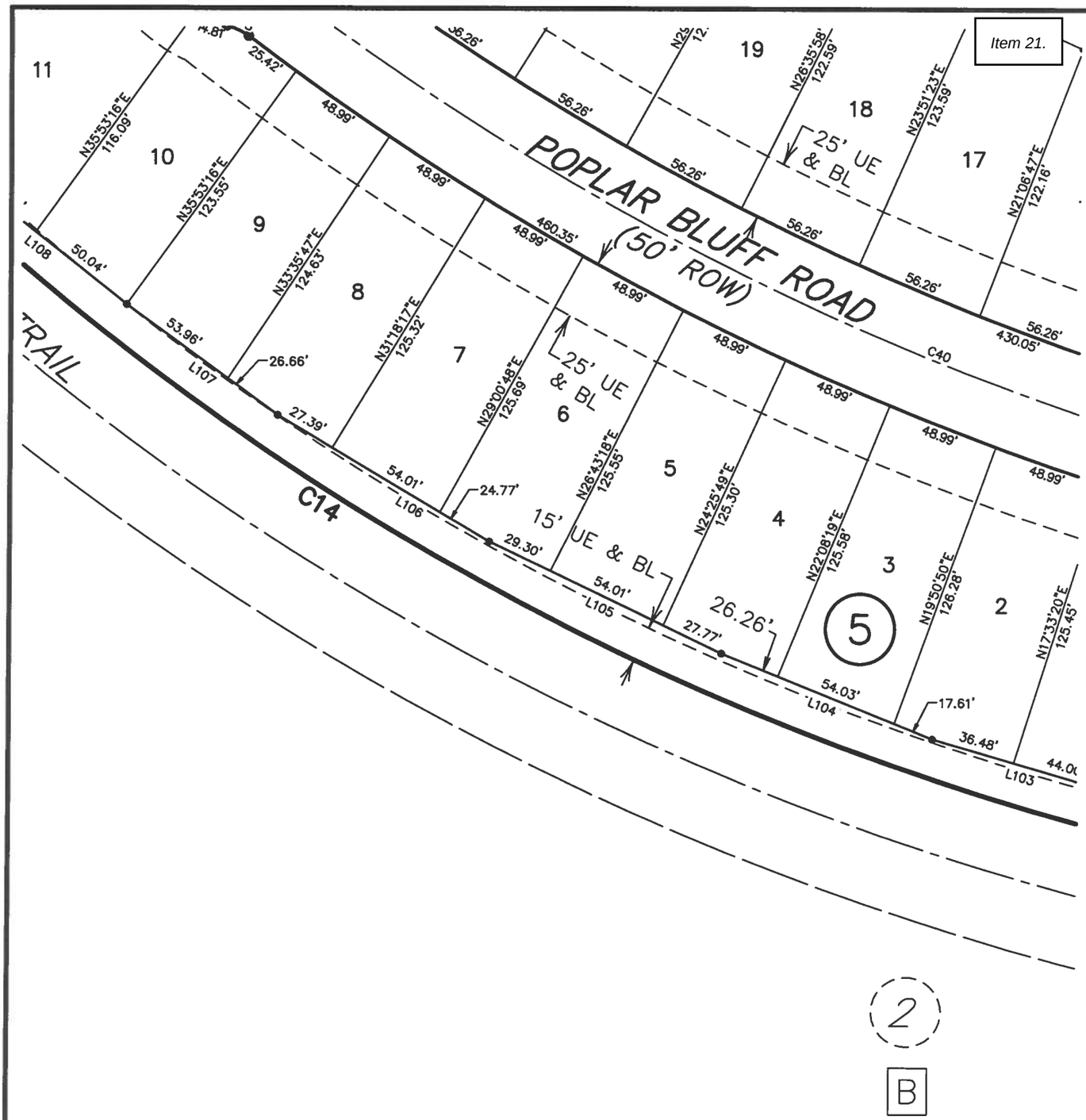
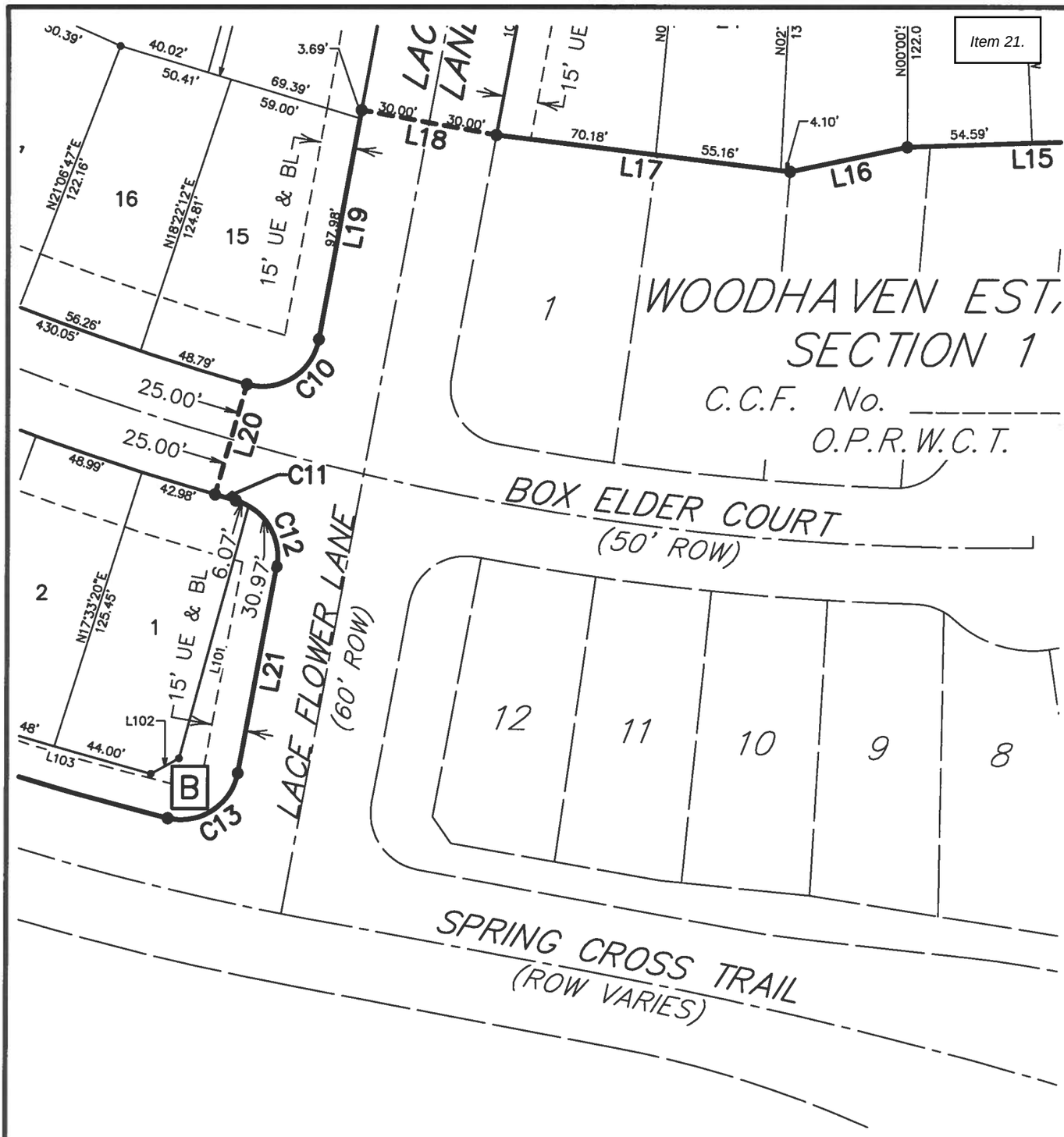
DATE: JUNE 2025 SCALE 1"=60' SHEET 1NN OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 2	**OWNER/DEVELOPER:** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Avenue, 21st floor New York, NY 10022 936.777.600 hbibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd. Suite 200 • College Station, TX 77845 • 979.731.8000



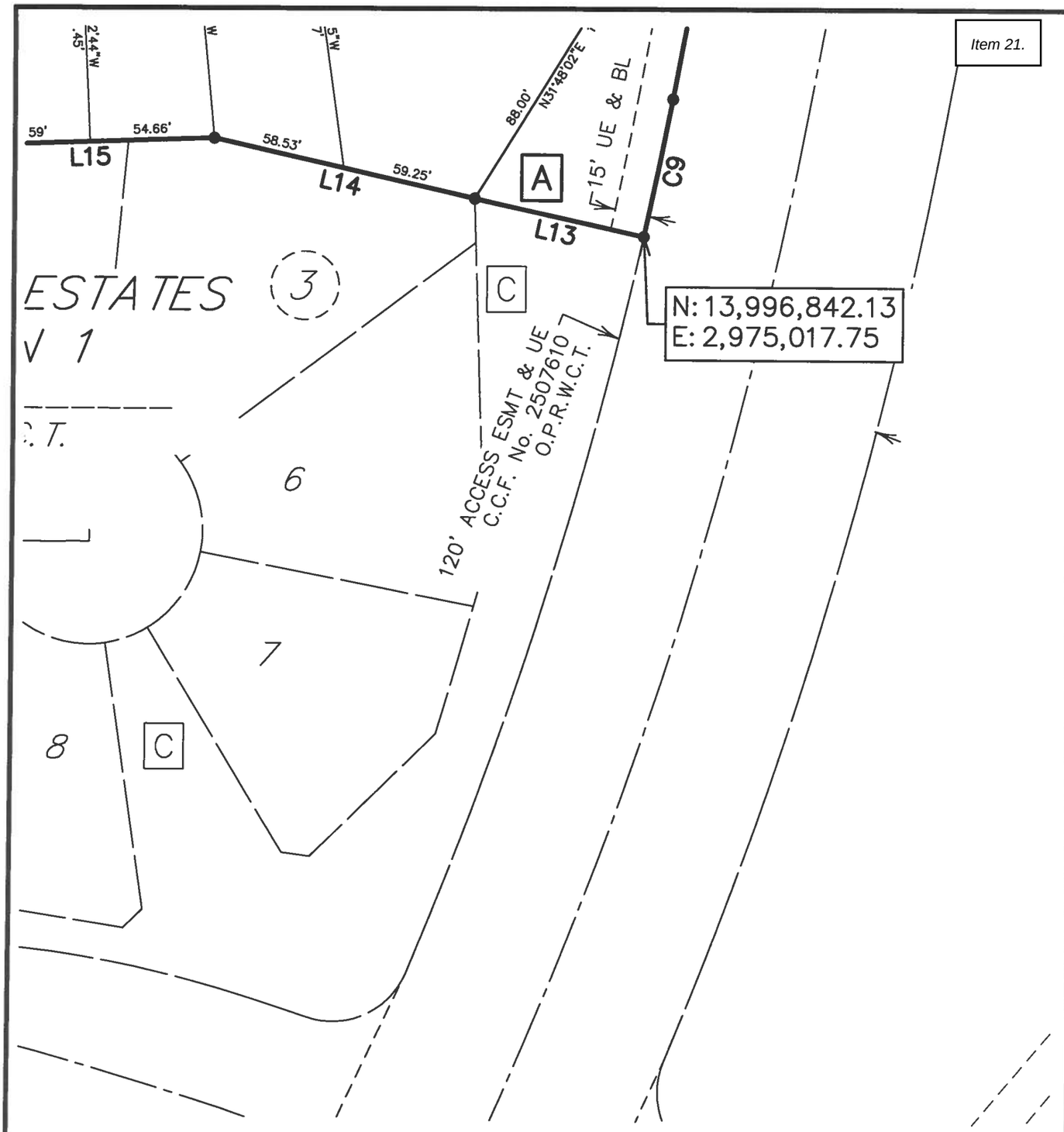
2

B

DATE: JUNE 2025 SCALE 1"=60' SHEET 100 OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 2	**OWNER/DEVELOPER:** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Avenue, 21st floor New York, NY 10022 936.777.600 hbibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd. Suite 200 • College Station, TX 77845 • 979.731.8000



DATE: JUNE 2025 SCALE 1"=60' SHEET 1PP OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 2	**OWNER/DEVELOPER:** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Avenue, 21st floor New York, NY 10022 936.777.600 hbibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd. Suite 200 • College Station, TX 77845 • 979.731.8000



DATE: JUNE 2025 SCALE 1"=60' SHEET 1QQ OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 2	**OWNER/DEVELOPER:** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Avenue, 21st floor New York, NY 10022 936.777.600 hbibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd. Suite 200 • College Station, TX 77845 • 979.731.8000

Bond No. 61BCSJI3668
Premium $ _____

CONSTRUCTION BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, Dimas Bros. Construction, L.L.C. / 1605 Investments, LTD as Principal, and Hartford Fire Insurance Company a corporation duly organized and by the virtue of the laws of the State of Connecticut and authorized to become sole surety on bonds in the State of Texas, as Surety, are held and firmly bound unto the Waller County Judge Carbett "Trey" J. Duhon III or his successors in office, hereinafter called the Obligee, in the just and penal sum of Two Million Eight Hundred Thirteen Thousand and 00/100 Dollars $2,813,000.00 lawful money of the United States of America, to be the payment of which well and truly to be made the Principal binds itself, its successors and assigns, and the Surety binds itself, its successors and assigns, jointly and severally, firmly by these presents.

WHREAS, the said Principal hereby guarantees against defective workmanship and material for the following improvements:

Woodhaven Estates Section 2

PROVIDED, HOWEVER, that this bond is subject to the following conditions and provisions:

1. This bond is for the term of One (1) year(s) from the date of acceptance of the work by the Obligee to expire _____.
2. In the event of default by the Principal in the performance of the maintenance during the term of this bond, the Surety shall be liable only for cost of maintenance up to the termination of the term of this bond.
3. No claim, action, suit or proceeding, except as hereinafter set forth, shall be had or maintained against the Surety on this instrument unless same be brought or instituted and process served upon the Surety after the expiration date of the bond.

Signed and sealed this _____ day of _____, 20_____

ATTEST:

_____

Secretary

Print: Jeannette Dimas

PAVING CONTRACTOR

Principal

Dimas Bros. Construction, L.L.C.

By: _____

Print: Vice President
Ivan Dimas

Surety: COMPANY

Hartford Fire Insurance Company

By: _____

Print, ATTORNEY IN FACT Hannah Montagne

ATTEST:

OWNER: **1605 Investments, LLC**

a Texas limited liability company

By: _____
Name: Hope Arrday

By: _____
Name: ~~John Cork~~ Melanie Ohl
Title: ~~Vice President~~ Authorized Signer

APPROVED this _____day of _____, 20_____.

ATTEST:

_____
Debbie Hollan
County Clerk

_____
Carbett "Trey" J. Duhon III
County Judge
Waller County, Texas

POWER OF ATTORNEY

Direct Inquiries, Bond Auth and Claims to:
THE HARTFORD
BOND, T-14
One Hartford Plaza
Hartford, Connecticut 06155
Bond.Claims@thehartford.com
***call:* 888-266-3488 *or fax:* 860-757-5835**

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: BOWEN MICLETTE & BRITT INS AGY LLC
Agency Code: 61-615323

- ☒ **Hartford Fire Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- ☒ **Hartford Casualty Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- ☐ **Hartford Accident and Indemnity Company**, a corporation duly organized under the laws of the State of Connecticut
- ☐ **Hartford Insurance Company of the Midwest**, a corporation duly organized under the laws of the State of Indiana

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, ***up to the amount of*** Unlimited :
Philip Baker, Edward Arens, Michele Bonnin, Erica Anne Cox, Hannah Montagne, Jillian O'Neal of THE WOODLANDS, Texas

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 23, 2016 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.

Phyllis A. Clark, Assistant Secretary

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA
COUNTY OF SEMINOLE } ss. Lake Mary

On this 1st day of March, 2024, before me personally came Joelle L. LaPierre, to me known, who being by me duly sworn, did depose and say: that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority.

Mariluz Arce
My Commission HH 287363
Expires July 13, 2026

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of _____.

Signed and sealed in Lake Mary, Florida.

Keith D. Dozois, Assistant Vice President

IMPORTANT NOTICE

To obtain information or make a complaint:

You may contact your Agent.

You may call The Hartford's Consumer Affairs toll-free telephone number for information or to make a complaint at:

1-800-451-6944

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights, or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: *www.tdi.texas.gov*
E-mail: *ConsumerProtection@tdi.texas.gov*

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim, you should contact the (agent) (company) (agent or the company) first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY:
This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener información o para presentar una queja:

Usted puede comunicarse con su Agente.

Usted puede llamar al número de teléfono gratuito de The Hartford's Consumer Affairs para obtener información o para presentar una queja al:
1-800-451-6944

Usted puede comunicarse con el Departamento de Seguros de Texas para obtener información sobre compañías, coberturas, derechos, o quejas al:
1-800-252-3439

Usted puede escribir al Departamento de Seguros de Texas a:
P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Sitio web: *www.tdi.texas.gov*
E-mail: *ConsumerProtection@tdi.texas.gov*

DISPUTAS POR PRIMAS DE SEGUROS O RECLAMACIONES:

Si tiene una disputa relacionada con su prima de seguro o con una reclamación, usted debe comunicarse con (el agente) (la compañía) (el agente o la compañía) primero. Si la disputa no es resuelta, usted puede comunicarse con el Departamento de Seguros de Texas.

ADJUNTE ESTE AVISO A SU PÓLIZA: Este aviso es solamente para propósitos informativos y no se convierte en parte o en condición del documento adjunto.

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Bond No. 4480567
Premium $ 34,109.00

CONSTRUCTION BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, Principal Services, Ltd. / 1605 Investments, LLC as Principal, and SureTec Insurance Company a corporation duly organized and by the virtue of the laws of the State of Texas and authorized to become sole surety on bonds in the State of Texas, as Surety, are held and firmly bound unto the Waller County Judge Carbett "Trey" J. Duhon III or his successors in office, hereinafter called the Obligee, in the just and penal sum of Four Million Three Hundred Forty Four Thousand, Seven Hundred Thirteen and 50/100 Dollars ($4,344,713.50), lawful money of the United States of America, to be the payment of which well and truly to be made the Principal binds itself, its successors and assigns, and the Surety binds itself, its successors and assigns, jointly and severally, firmly by these presents.

WHREAS, the said Principal hereby guarantees against defective workmanship and material for the following improvements:

Woodhaven Estates Section 3

PROVIDED, HOWEVER, that this bond is subject to the following conditions and provisions:

1. This bond is for the term of One (1) year(s) from the date of acceptance of the work by the Obligee to expire _____.
2. In the event of default by the Principal in the performance of the maintenance during the term of this bond, the Surety shall be liable only for cost of maintenance up to the termination of the term of this bond.
3. No claim, action, suit or proceeding, except as hereinafter set forth, shall be had or maintained against the Surety on this instrument unless same be brought or instituted and process served upon the Surety after the expiration date of the bond.

Signed and sealed this 19th day of June, 20 25

ATTEST:

Brittany Balderas

Secretary

Print: Brittany Balderas

Principal Services, Ltd.

Principal

By: _____

Print: Kevin Burns, COO

Surety: SureTec Insurance Company

By: Kelly J Brooks

Kelly J. Brooks, ATTORNEY IN FACT

ATTEST:

OWNER: 1605 Investments, LTD

a Texas limited company

By: _____
Name: Hope Hilday

By: _____
Name: ~~John Cork~~ Melanie Chu
Title: ~~Vice President~~ Authorized Signer

APPROVED this _____day of _____, 20_____.

ATTEST:

_____
Debbie Hollan
County Clerk

_____
Carbett "Trey" J. Duhon III
County Judge
Waller County, Texas

POA# 4221062

JOINT LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That SureTec Insurance Company, a Corporation duly organized and existing under the laws of the State of Texas and having its principal office in the County of Harris, Texas and Markel Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the state of Illinois, and having its principal administrative office in Glen Allen, Virginia, does by these presents make, constitute and appoint:

C. A. McClure, Kelly J. Brooks, Kenneth L. Meyer, Michelle Ulery

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on their own behalf, individually as a surety or jointly, as co-sureties, and as their act and deed any and all bonds and other undertaking in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

Fifty Million and 00/100 Dollars ($50,000,000.00)

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolutions adopted by the Board of Directors of SureTec Insurance Company and Markel Insurance Company:

"RESOLVED, That the President, any Senior Vice President, Vice President, Assistant Vice President, Secretary, Assistant Secretary, Treasurer or Assistant Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the SureTec Insurance Company and Markel Insurance Company, as the case may be, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Markel Insurance Company and SureTec Insurance Company have caused their official seal to be hereunto affixed and these presents to be signed by their duly authorized officers on the 6th day of November , 2024 .

SureTec Insurance Company

By: _____
Michael C. Keimig, President

SURETEC INSURANCE COMPANY

MARKEL INSURANCE COMPANY CORPORATE SEAL ILLINOIS

Markel Insurance Company

By: _____
Lindey Jennings, Vice President

State of Texas
County of Harris:

On this 6th day of November , 2024 A. D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICERS OF THE COMPANIES, to me personally known to be the individuals and officers described in, who executed the preceding instrument, and they acknowledged the execution of same, and being by me duly sworn, disposed and said that they are the officers of the said companies aforesaid, and that the seals affixed to the proceeding instrument are the Corporate Seals of said Companies, and the said Corporate Seals and their signatures as officers were duly affixed and subscribed to the said instrument by the authority and direction of the said companies, and that Resolutions adopted by the Board of Directors of said Companies referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal at the County of Harris, the day and year first above written.

JULIE E. MCCLARY
Notary Public State of Texas
Commission # 12947680-5
Commission Expires March 29, 2026

By: _____
Julie E. McClary, Notary Public
My commission expires 3/29/2026

We, the undersigned Officers of SureTec Insurance Company and Markel Insurance Company do herby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, we have hereunto set our hands, and affixed the Seals of said Companies, on the 19th day of June , 2025 .

SureTec Insurance Company

By: _____
M. Brent Beaty, Assistant Secretary

Markel Insurance Company

By: _____
Andrew Marquis, Assistant Secretary

Any Instrument Issued in excess of the penalty stated above is totally void and without any validity.
For verification of the authority of this Power you may call (713)812-0800 on any business day between 8:30 AM and 5:00 PM CST.

SureTec Insurance Company

IMPORTANT NOTICE
Statutory Complaint Notice/Filing of Claims

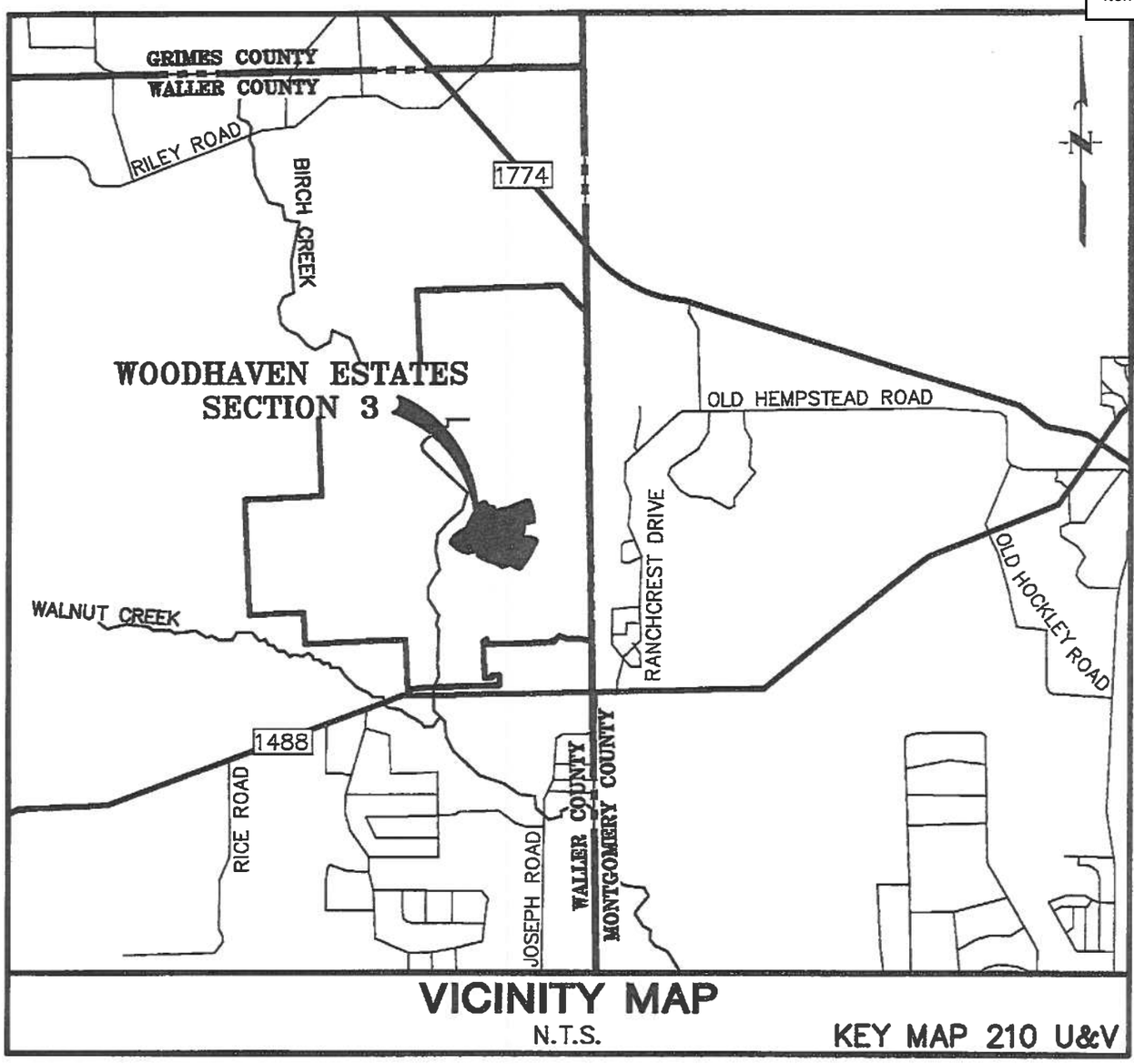
To obtain information or make a complaint: You may call the Surety's toll free telephone number for information or to make a complaint or file a claim at: 1-866-732-0099. You may also write to the Surety at:

SureTec Insurance Company
9737 Great Hills Trail, Suite 320
Austin, TX 78759

You may contact the Texas Department of Insurance to obtain information on companies, coverage, rights or complaints at 1-800-252-3439. You may write the Texas Department of Insurance at:

PO Box 149104
Austin, TX 78714-9104
Fax#: 512-490-1007
Web: http://www.tdi.texas.gov
Email: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIMS DISPUTES: Should you have a dispute concerning your premium or about a claim, you should contact the Surety first. If the dispute is not resolved, you may contact the Texas Department of Insurance.



VICINITY MAP
N.T.S.

KEY MAP 210 U&V

FINAL PLAT OF
WOODHAVEN ESTATES
SEC 3

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

309 LOTS 10 RESERVES 12 BLOCKS

AUGUST 2025

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	**OWNER/DEVELOPER:** DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Aenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10045100 1862 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 1A OF 1			

K:\28166\28166-0015-01 WH East Sec 3\2 Design Phase\Planning\Woodhaven Section 3 - PLAT.dwg Sep 03,2025 - 8:17am rv1

STATE OF TEXAS §

COUNTY OF WALLER §

A METES AND BOUNDS description of a certain 94.90 acre tract out of the William Hillhouse Survey, Abstract No. 136, in Waller County, Texas, being a portion of a called 722.09 acre tract conveyed by Special Warranty Deed to DRP TX 1, LLC recorded in File No. 2404338 of the Official Public Records of Waller County (OPRWC), said 94.90 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, South Central Zone (4204);

COMMENCING at a found 5/8-inch iron rod, marking the most southerly southeast corner of said 722.09 acre tract, and being in the north right-of-way line of FM 1488 as shown on TxDOT Map, Project No. S1452 (4) (100-foot wide right-of-way);

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

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

1. North 55°18'30" West, 120.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the right;
2. Along said non-tangent curve to the right having a radius of 30.00 feet, an arc length of 46.73 feet, a delta angle of 89°15'12", and a chord bearing of South 79°20'08" West, 42.15 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the left;
3. Along said reverse curve to the left having a radius of 395.00 feet, an arc length of 299.70 feet, a delta angle of 43°28'19", and a chord bearing of North 77°46'26" West, 292.56 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the right;
4. Along said reverse curve to the right having a radius of 25.00 feet, an arc length of 31.05 feet, a delta angle of 71°09'56", and a chord bearing of North 63°55'37" West, 29.09 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
5. South 61°39'21" West, 50.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the left;
6. Along said non-tangent curve to the left having a radius of 295.00 feet, an arc length of 14.68 feet, a delta angle of 02°51'05", and a chord bearing of North 29°46'11" West, 14.68 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
7. South 58°48'16" West, 115.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
8. North 85°35'22" West, 16.26 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
9. North 49°59'01" West, 99.50 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
10. North 65°12'06" West, 178.21 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
11. North 71°21'50" West, 239.07 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
12. North 72°49'23" West, 167.90 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
13. North 58°51'45" West, 244.45 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the right;
14. Along said non-tangent curve to the right having a radius of 1170.00 feet, an arc length of 268.86 feet, a delta angle of 13°09'58", and a chord bearing of North 21°54'10" East, 268.27 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
15. North 28°29'09" East, 29.46 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
16. Along said tangent curve to the right having a radius of 30.00 feet, an arc length of 47.12 feet, a delta angle of 90°00'00", and a chord bearing of North 73°29'09" East, 42.43 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
17. South 61°30'51" East, 1.76 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
18. North 28°29'09" East, 90.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the right;
19. Along said non-tangent curve to the right having a radius of 30.00 feet, an arc length of 49.19 feet, a delta angle of 93°57'17", and a chord bearing of North 14°32'13" West, 43.87 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
20. North 57°33'34" West, 60.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the left;
21. Along said non-tangent curve to the left having a radius of 830.00 feet, an arc length of 8.00 feet, a delta angle of 00°33'09", and a chord bearing of South 32°09'51" West, 8.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the right;
22. Along said reverse curve to the right having a radius of 30.00 feet, an arc length of 45.34 feet, a delta angle of 86°35'52", and a chord bearing of South 75°11'13" West, 41.15 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
23. North 61°30'51" West, 1.52 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
24. South 28°29'09" West, 90.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the right;
25. Along said non-tangent curve to the right having a radius of 30.00 feet, an arc length of 47.12 feet, a delta angle of 90°00'00", and a chord bearing of South 16°30'51" East, 42.43 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
26. South 28°29'09" West, 29.46 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
27. Along said tangent curve to the left having a radius of 1230.00 feet, an arc length of 157.11 feet, a delta angle of 07°19'06", and a chord bearing of South 24°49'36" West, 157.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
28. North 68°49'57" West, 115.68 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
29. South 68°52'10" West, 127.78 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
30. South 83°05'32" West, 128.04 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
31. North 79°44'11" West, 123.78 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
32. North 67°19'46" West, 100.84 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
33. North 64°38'13" West, 123.14 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
34. South 86°53'57" West, 13.27 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
35. North 44°39'18" West, 118.70 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
36. North 00°37'03" East, 20.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the right;
37. Along said non-tangent curve to the right having a radius of 50.00 feet, an arc length of 67.61 feet, a delta angle of 77°28'33", and a chord bearing of North 50°38'40" West, 62.58 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
38. South 78°05'37" West, 20.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
39. North 50°48'40" West, 114.08 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");

DATE: AUGUST 2025 SCALE 1"=60' SHEET 1B OF 1	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	**OWNER/DEVELOPER:** DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Aenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10045100 1652 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000 rvillarreal@quiddity.com

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40. North 07°10'43" West, 14.48 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"),from which a found 8–inch treated fence post, marking a north interior corner of a called 657.34 acre tract conveyed by Special Warranty Deed to DDSMK, Ltd. recorded in File No. 2406474 OPRWC and the southeast corner of a called 229 acre tract conveyed by Deed to Lone Star Development Company recorded in Volume 72, Page 124 of the Deed Records of Waller County (DRWC) bears: North 70°31'40" West, 4813.70 feet;
41. North 36°27'14" East, 222.21 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
42. North 47°43'35" East, 118.31 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
43. North 52°33'11" East, 112.25 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
44. North 64°20'09" East, 135.64 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
45. North 56°22'28" East, 143.80 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
46. North 32°40'36" East, 145.37 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
47. North 17°46'53" East, 82.41 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
48. North 28°36'19" East, 114.02 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
49. North 28°16'36" East, 585.92 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
50. North 61°18'08" East, 187.97 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
51. South 28°57'15" East, 30.57 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non–tangent curve to the left;
52. Along said non–tangent curve to the left having a radius of 325.00 feet, an arc length of 354.27 feet, a delta angle of 62°27'19", and a chord bearing of South 60°26'18" East, 336.99 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
53. South 00°00'00" East, 135.57 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
54. North 83°42'19" East, 151.60 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
55. North 68°38'32" East, 120.87 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
56. North 82°35'19" East, 149.14 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
57. North 75°06'37" East, 119.33 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
58. North 70°28'39" East, 130.22 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
59. North 66°42'30" East, 50.05 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
60. North 68°15'23" East, 582.88 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non–tangent curve to the right, being in a common line of said 722.09 acre tract and a called 883.45 acre tract conveyed by Special Warranty Deed with Vendor's Lien to 1605 Investments, LTD. recorded in File No. 2404340 OPRWC;

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

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

1. South 78°36'55" West, 338.03 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
2. South 03°30'56" West, 153.71 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
3. South 10°19'42" West, 147.88 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
4. South 21°05'44" West, 206.25 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
5. South 69°09'13" East, 24.63 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
6. Along said tangent curve to the left having a radius of 1470.00 feet, an arc length of 91.38 feet, a delta angle of 03°33'42", and a chord bearing of South 70°56'04" East, 91.36 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a compound curve to the left;
7. Along said compound curve to the left having a radius of 500.00 feet, an arc length of 80.01 feet, a delta angle of 09°10'05", and a chord bearing of South 77°17'57" East, 79.92 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
8. South 81°53'00" East, 74.64 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
9. Along said tangent curve to the right having a radius of 500.00 feet, an arc length of 68.98 feet, a delta angle of 07°54'15", and a chord bearing of South 77°55'52" East, 68.92 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
10. South 73°58'45" East, 11.26 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
11. Along said tangent curve to the left having a radius of 30.00 feet, an arc length of 43.72 feet, a delta angle of 83°30'07", and a chord bearing of North 64°16'11" East, 39.95 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), being in a common line of said 722.09 acre tract and said 883.45 acre tract;

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

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

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

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

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	**OWNER/DEVELOPER:** DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Aenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-21290 & 10045100 1862 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 1B2 OF 1			

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LEGEND

AC . . . . . "Acres"
AE . . . . . "Aerial Easement"
BL . . . . . "Building Line"
CF . . . . . "Clerk's File"
ESMT . . . . . "Easement"
No. . . . . "Number"
MAINT. . . . . "Maintenance"
O.P.R.W.C.T. . . . "Official Public Records, Waller County, Texas"
ROW . . . . . "Right-of-Way"
STM SE . . . . . "Storm Sewer Easement"
SSE . . . . . "Sanitary Sewer Easement"
Sq. Ft. . . . . "Square Feet"
UE . . . . . "Utility Easement"
VOL_, PG._ . . . "Volume and Page"
WLE . . . . . "Waterline Easement"
(1). . . . . "Block Number"
● . . . . . "Set 3/4-inch Iron Rod (with cap stamped "Quiddity Eng. Property Corner") as Per Certification"
⌐ . . . . . "Street Name Break"

RESTRICTED RESERVE [A]
Restricted to Open Space, Landscape and Incidental Utility Purposes Only
0.27 AC
11,922 Sq. Ft.

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

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

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

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

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

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

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

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

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

RESERVE TOTAL
15.30 AC
666,468 Sq. Ft.

DATE: AUGUST 2025
SCALE 1"=60'
SHEET 1C OF 1

FINAL PLAT OF WOODHAVEN ESTATES SEC 3

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

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1822 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000
rvillarreal@quiddity.com

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GENERAL NOTES

1. One–foot reserve (1' Reserve) dedicated to the public in fee as a buffer separation between the side of end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re–subdivided in a recorded subdivision plat, the one–foot reserve shall thereupon become vested in the public for street right–of–way purposes and the fee title shall thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.

2. According to Map No. 48473C0100E of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Waller County, dated February 18, 2009, the subject tract is situated within Unshaded Zone "X", defined as areas determined to be outside the 0.2% annual chance (500–year) floodplain, Shaded Zone "X", defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less that 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood, Zone "AE", defined as special flood hazard areas subject to inundation by the 1% annual chance (100–year) flood with base flood elevations determined, and Floodway Areas in Zone "AE", defined as a channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

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

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

3. Structures built on lots in the designated floodplain shall be elevated to two (2) feet or more above the 500–year floodplain elevation, in the 100–year floodplain. Within the 500–year, these structures must be elevated to one (1) foot above the 500–year floodplain elevation. No development permits will be issued in a Flood Hazard Area below the base flood elevation (B.F.E.). Contact the County Engineer's Office for specific information.

4. No structure in this subdivision shall be occupied until connected to a public sewer system or to an onsite wastewater system has been approved and permitted by Waller County Environmental Department.

5. No structure in this subdivision shall be occupied until connected to an individual water supply or a state–approved community water system.

6. Right–of–way easements for widening streets or improving drainage shall be maintained by the landowner until all street or drainage improvements are actually constructed on the property. The county has the right at any time to take possession of any street widening easement for construction, improvement or maintenance.

7. The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by the Commissioners Court. The Commissioners Court assumes no obligation to build or maintain any of the streets shown on the plat or constructing any of the bridges or drainage improvements. Upon completion of all obligations by the developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the public streets. The county will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets. The county assumes no responsibility for the accuracy of representations by other parties on the plat. Flood plain data, in particular, may change depending on subsequent development. The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the county. The property subdivided herein is further restricted in its use as specified under the terms and conditions of restrictions filed separately. A copy of said restrictions will be furnished by aforesaid DRP TX 1, LLC, a Delaware Limited Liability Company, to the purchaser of each and every lot in the subdivision prior to culmination of each sale include certification that the subdivider has complied with the requirements of section 232.032 and that:
   (a)the water quality and connections to the lots meet, or will meet, the minimum state standards;
   (b)sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
   (c)electrical connections provided to the lot meet, or will meet, the minimum state standards; and
   (d)gas connections, if available, provided to the lot meet, or will meet, the minimum state standards.

8. TBM 50: Being a 3–inch aluminum disc set in a concrete monument marked "TBM–50 ELEV 255.97", Located on the north side of FM 1488, being 41.0 feet southwest of the southeast corner of Restricted Reserve "A–2" & "A–3" of the Partial Replat of Remington Forest, recorded in Volume 920, Page 202 of the Official Public Records of Waller County, conveyed to DRP TX 1, LLC, recorded in File No. 2404350 of Official Public Records of Waller County, also being 8.5 feet north of the edge of pavement of FM 1488.

9. Coordinates and bearings shown hereon are surface as based on the Texas State Plane Coordinate System (NAD83) South Central Zone (4204) with a surface adjustment factor of 1.0000353312 scaled from control point No. 1 having coordinates (X: 2966995.566, Y: 13991667.506).

10. All lots shall have a 10' back of lot building line measured from the lot line unless otherwise noted on the plat.

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	**OWNER/DEVELOPER:** DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Aenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-22350 & 10046100 1862 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 1D OF 1			

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STATE OF TEXAS §

COUNTY OF WALLER §

We, DRP TX 1, LLC, a Delaware limited liability company, acting by and through Houdin Honarvar, its Authorized Signer, owner of the 94.90 acre tract subdivided, in this plat of Woodhaven Estates Section 3, make subdivision of the property on behalf of the corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown and dedicated to the public, the streets, all alleys, parks and easements shown, and waive all claims for damages occasioned by the establishment of grades as approved for the streets or drainage easements to conform to the grades, and bind ourselves, out heirs successors and assigns to warrant and defend the title to the land so dedicated.

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

1. There is a fifteen feet (15') unobstructed utility easement along all property lines adjacent to all existing publicly dedicated toads bordering the subdivision and public roads within the subdivision dedicated by this plat.

2. There is twenty feet (20') wide unobstructed utility easement for guy, being ten feet (10') on each side of the centerline of the guy and protruding five feet (5') past the point of where the anchor enters the earth.

3. San Bernard Electric Cooperative, Inc. is granted the right to build and maintain utilities on, across, along, upon, over, above and under all publicly dedicated road right–of–ways in this subdivision, in order to provided electric and other services to lots as it becomes necessary.

4. San Bernard Electric Cooperative, Inc. shall have the right to remove, cut down, and chemically treat with herbicides, all trees, shrubbery and vegetation within said easement and the right to remove, cut, and trim from time to time all dead, weak, leaning, or dangerous trees adjacent to and outside of said easement that are tall enough to strike the conductor and/or equipment in falling. San Bernard Electric Cooperative, Inc. will not be responsible for removing debris from vegetation growing outside their easements when cutting down week and leaning trees and brush outside the easement.

5. San Bernard Electric Cooperative, Inc. shall have the right to use and keep all of said easement area granted hereby free and clear of any and all obstructions, except fences that do not exceed eight feet (8') in height and do not interfere with the operation and replacement of San Bernard Electric Cooperative's facilities. San Bernard Electric Cooperative, Inc. shall have the right of ingress and egress to and from said right–of–way for the purpose of reclearing vegetation, constructing, reconstructing, rephasing, respanning, operating, inspecting, repairing, maintaining, replacing, adding, and removing said conductors, poles and equipment. Access for construction, maintenance, inspection and surveying of facilities may be done with, but not limited to vehicles, ATV, aerial drone, pedestrian, and other methods.

6. The Grantor, his successors, assigns, agents or licensees shall not have the right to cause or permit any obstacles except fences not to exceed eight feet (8') in height to be placed or constructed within said easements area without the express written consent of the Cooperative. Fences shall not be placed or constructed in any way that would prevent San Bernard Electric Cooperative, Inc. from exercising any rights and privileges expressed herein.

7. All above descriptions are further described and locations indicated on plat drawing.

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

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

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

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

DRP TX 1, LLC
a Delaware limited liability company

By: DW General Partner, LLC
Its: Manager

By: Houdin Honarvar
Houdin Honarvar
Authorized Signatory

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	**OWNER/DEVELOPER:** DRP TX 1, LLC **a Delaware Limited Liability Company** 520 Madison Aenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-23190 & 10041100 1842 Rock Prairie Rd, Suite 200, College Station TX 77845 979 431 8000 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 1E OF 1			

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STATE OF NEW YORK §

COUNTY OF NY §

BEFORE ME, the undersigned authority, on this day personally appeared Houdin Honarvar, Its Authorized Signer known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2nd day of Sept, 2025

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

Josephine G. Cimino
Print Name

My commission expires: 7-5-2028

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

Certificate of Surveyor

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

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

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

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

8/26/25

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

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

DATE: AUGUST 2025 SCALE 1"=60' SHEET 1F OF 1	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	**OWNER/DEVELOPER:** DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Aenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000 rvillarreal@quiddity.com

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

_____
Date

_____
J. Ross McCall, PE
County Engineer

STATE OF TEXAS §

COUNTY OF WALLER §

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

_____
Debbie Hollan
Waller County, Texas

By: _____

CERTIFICATE OF COMMISSIONERS COURT

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

_____
Carbett "Trey" J. Duhon III
County Judge

_____
John A. Amsler
Commissioner, Precinct 1

_____
Walter E. Smith
Commissioner, Precinct 2

_____
Kendric D. Jones
Commissioner, Precinct 3

_____
Justin Beckendorff
Commissioner, Precinct 4

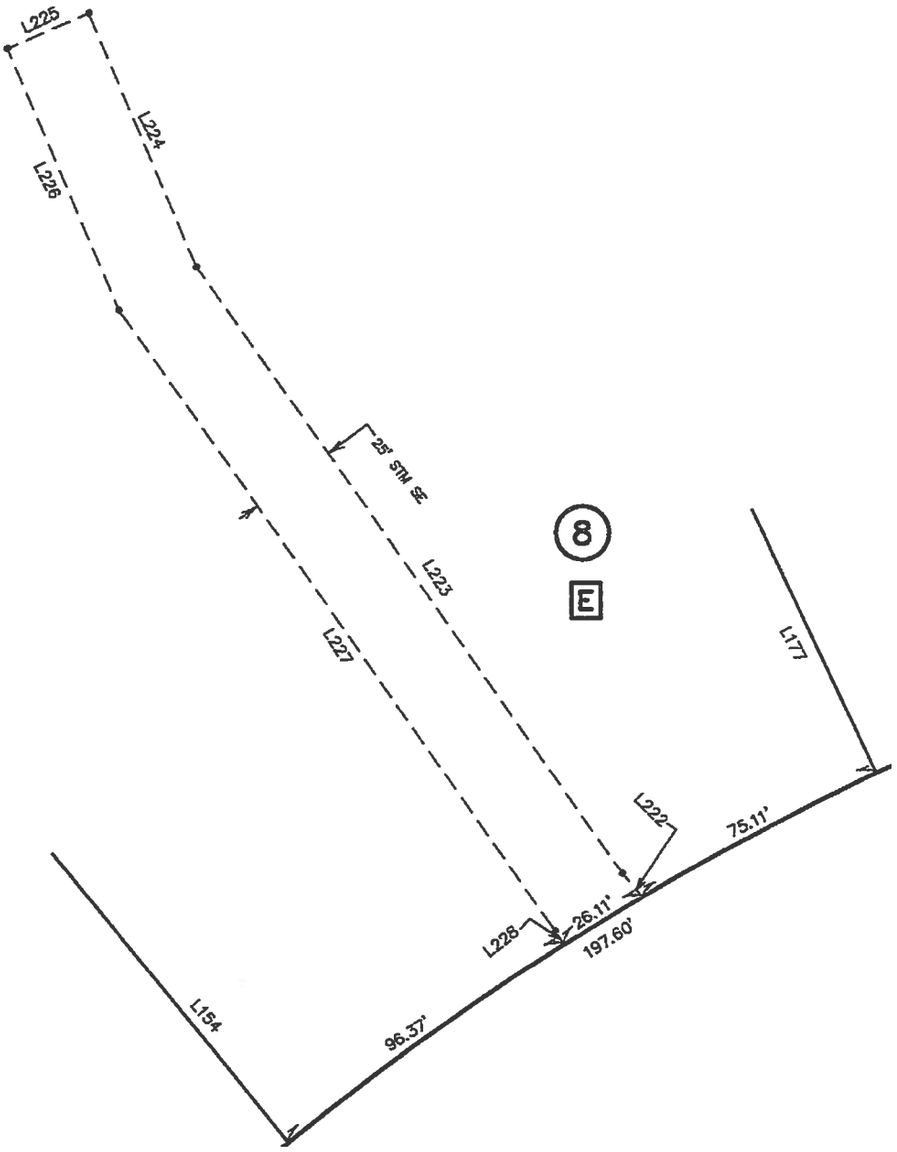
NOTE: Acceptance of the above plat by the Commissioners Court does not signify Waller County acceptance of the dedicated roads for integration into the County Road System. The developer is required to comply with Sections 5 and 6 of the current Waller County Subdivision and Development Regulations, in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

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	**OWNER/DEVELOPER:** **DRP TX 1, LLC** **a Delaware Limited Liability Company** 520 Madison Aenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10045100 1262 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 1G OF 1			

K:\28166\28166-0015-01 WH East Sec 3\2 Design Phase\Planning\Woodhaven Section 3 - PLAT.dwg Sep 03,2025 - 8:28am rvi

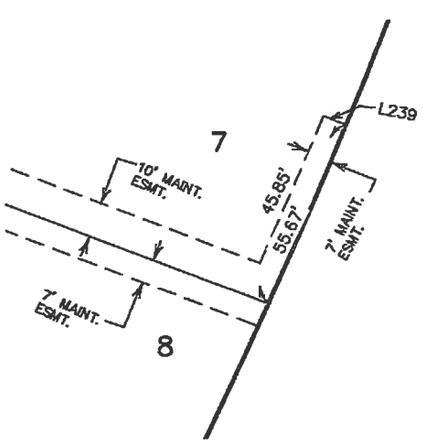
INSET DETAIL A

SCALE: 1"=20'



INSET DETAIL E

SCALE: 1"=20'



DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	**OWNER/DEVELOPER:** DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Aenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-21290 & 10046100 1862 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 1H OF 1			

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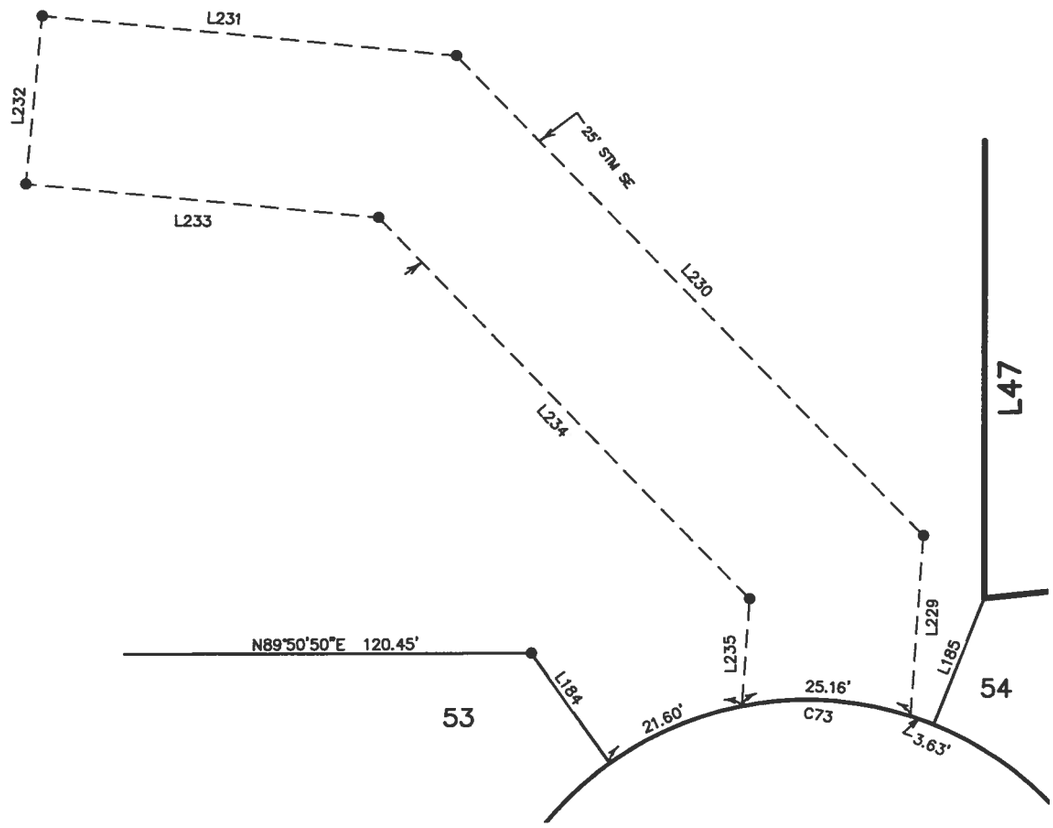
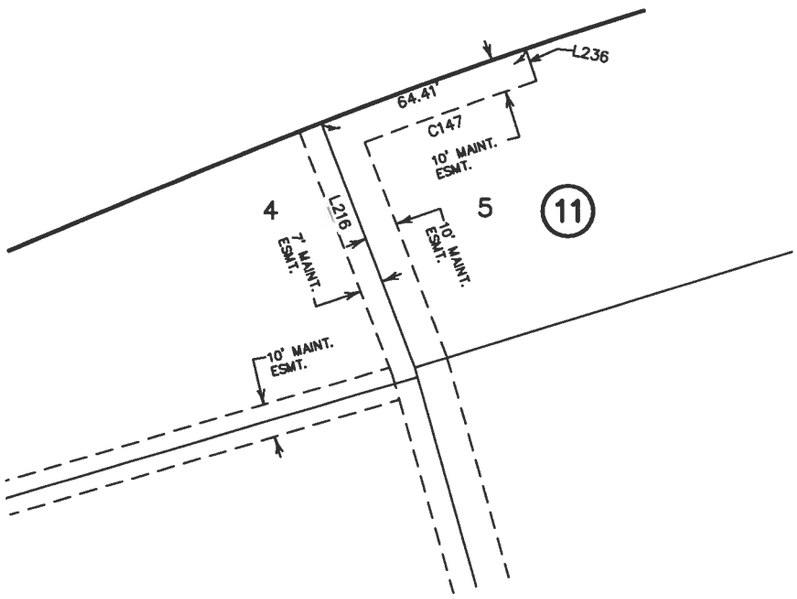
INSET DETAIL B

SCALE: 1"=20'



INSET DETAIL C

SCALE: 1"=20'



DATE: AUGUST 2025 SCALE 1"=60' SHEET 11 OF 1	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	**OWNER/DEVELOPER:** DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Aenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200, College Station TX, 77845 979 731 8000 rvillarreal@quiddity.com

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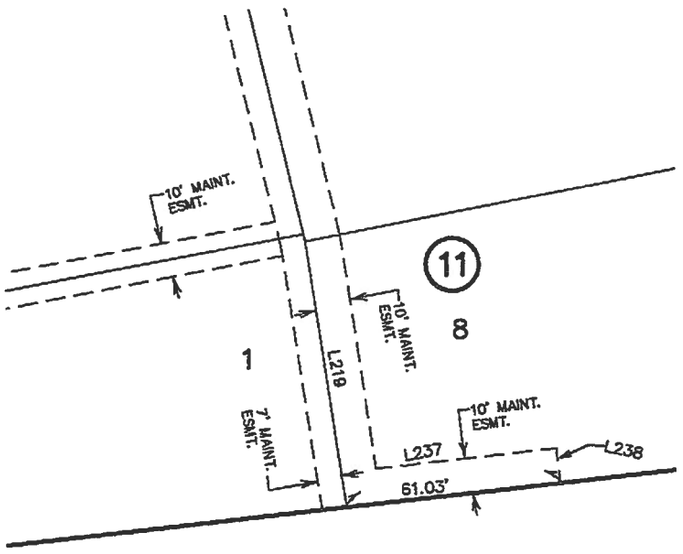
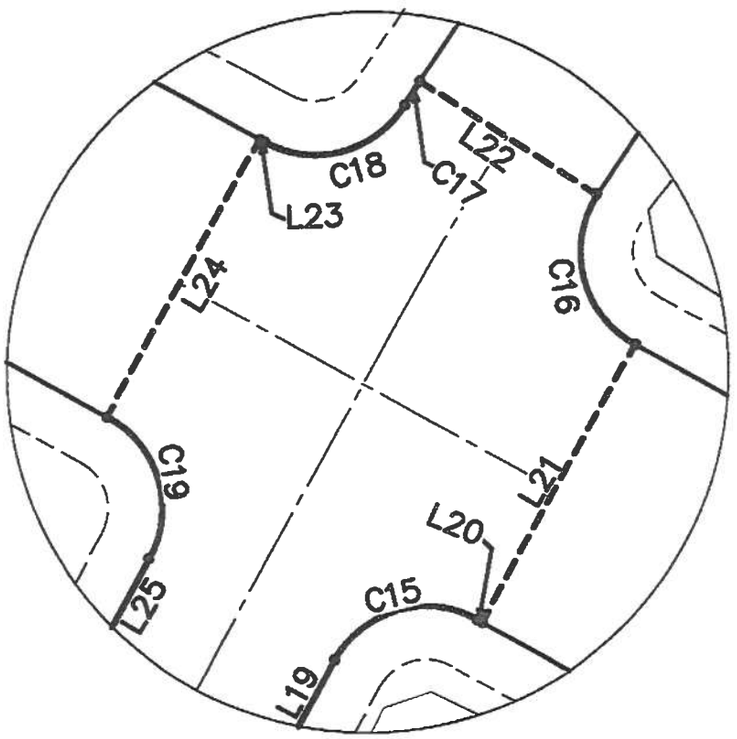
INSET DETAIL D

SCALE: 1"=20'



INSET DETAIL F

SCALE: 1"=20'



DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	**OWNER/DEVELOPER:** DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Aenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.721.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 1J OF 1			

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

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

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DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1K OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

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

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1552 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000
rvillarreal@quiddity.com

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

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

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DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1L OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

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

ENGINEER/PLANNER/SURVEYOR:
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Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-32290 & 10046100
1862 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000
rvillarreal@quiddity.com

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

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

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DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1M OF 1

FINAL PLAT OF WOODHAVEN ESTATES SEC 3

OWNER/DEVELOPER:
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a Delaware Limited Liability Company
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Registration Nos. F-23290 & 10046100
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L166	S31°52'09"E	86.76'
L167	N39°41'41"W	78.66'
L168	N51°12'56"W	159.23'
L169	N67°07'11"W	74.33'
L170	N06°47'39"E	114.88'
L171	N51°05'24"E	14.31'
L172	S84°36'51"E	49.15'
L173	S89°39'40"E	118.22'
L174	N83°53'05"E	118.22'
L175	N76°47'21"E	112.59'
L176	S81°17'17"E	92.64'
L177	S25°32'02"E	82.28'
L178	S39°34'29"E	112.48'
L179	S10°19'15"E	230.38'
L180	S02°29'56"E	109.46'
L181	S08°30'50"E	125.85'
L182	N00°09'10"W	115.00'
L183	N44°50'50"E	14.14'
L184	S35°43'52"E	20.00'
L185	S22°00'30"W	20.00'
L186	N11°39'08"E	78.25'

L227	[illegible]	[illegible]
L228	N32°31'18"W	4.62'
L229	S03°59'00"W	26.73'
L230	S44°19'30"E	99.17'
L231	S84°35'22"E	61.63'
L232	N05°24'38"E	25.00'
L233	N84°35'22"W	52.47'
L234	N44°19'30"W	78.80'
L235	N03°59'00"E	15.78'
L236	N18°28'18"W	10.00'
L237	S83°28'58"W	51.46'
L238	S06°31'02"E	10.00'
L239	S67°36'56"E	7.00'
L240	N66°04'31"W	77.40'
L241	S73°58'45"E	12.66'

DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1N OF 1

FINAL PLAT OF WOODHAVEN ESTATES SEC 3

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CURVE TABLE

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

DATE: AUGUST 2025

SCALE 1"=60'

SHEET 10 OF 1

FINAL PLAT OF WOODHAVEN ESTATES SEC 3

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware Limited Liability Company
520 Madison Aenue, 21st Floor
NEW YORK, NY 10022
936.777.6600
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Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
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rvillarreal@quiddity.com

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

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DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1P OF 1

FINAL PLAT OF WOODHAVEN ESTATES SEC 3

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

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

CURVE TABLE

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

DATE: AUGUST 2025

SCALE 1"=60'

SHEET 10 OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

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

ENGINEER/PLANNER/SURVEYOR:
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Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000
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C118	25.00'	92°54'57"	40.54'	N58°48'20"W	36.24'	26.31'
C119	25.00'	49°34'03"	21.63'	N26°08'08"E	20.96'	11.54'
C120	50.00'	276°21'06"	241.16'	S87°15'23"E	66.68'	44.74'
C121	25.00'	46°53'43"	20.46'	S21°59'04"E	19.90'	10.84'
C122	25.00'	84°37'40"	36.93'	S29°37'12"W	33.66'	22.76'
C123	25.00'	94°31'55"	41.25'	N65°17'23"W	36.73'	27.06'
C124	25.00'	85°49'53"	37.45'	S24°31'43"W	34.05'	23.24'
C125	25.00'	87°46'09"	38.30'	S52°37'57"E	34.66'	24.05'
C126	25.00'	82°44'17"	36.10'	S77°07'00"W	33.05'	22.02'
C127	25.00'	100°17'15"	43.76'	S82°21'00"W	38.38'	29.95'
C128	25.00'	56°11'43"	24.52'	S02°26'57"W	23.55'	13.35'
C129	50.00'	116°15'58"	101.46'	N32°29'05"E	84.93'	80.43'
C130	50.00'	81°40'34"	71.28'	S28°55'54"W	65.39'	43.22'
C131	25.00'	40°32'09"	17.69'	N49°30'06"E	17.32'	9.23'
C132	25.00'	39°20'45"	17.17'	N08°48'46"E	16.83'	8.94'
C133	50.00'	275°17'24"	240.24'	N53°12'54"W	67.37'	45.58'
C134	25.00'	55°56'39"	24.41'	S56°27'28"W	23.45'	13.28'
C135	25.00'	86°47'44"	37.87'	S14°54'43"E	34.35'	23.64'
C136	25.00'	21°40'24"	9.46'	S69°08'48"E	9.40'	4.79'
C137	50.00'	148°15'05"	129.37'	N05°51'27"W	96.19'	175.83'
C138	25.00'	36°34'41"	15.96'	S49°58'45"W	15.69'	8.26'
C139	25.00'	93°12'16"	40.67'	S14°54'43"E	36.33'	26.44'
C140	25.00'	91°05'55"	39.75'	S02°52'40"E	35.69'	25.48'
C141	25.00'	85°09'00"	37.15'	N74°15'06"W	33.83'	22.97'
C142	25.00'	45°40'33"	19.93'	N12°19'40"W	19.41'	10.53'
C143	50.00'	276°16'04"	241.09'	N52°22'34"E	66.74'	44.81'
C144	25.00'	51°02'21"	22.27'	S60°14'17"E	21.54'	11.93'
C145	25.00'	92°56'38"	40.55'	S13°58'13"W	36.25'	26.32'
C146	25.00'	84°15'39"	36.77'	S79°33'35"W	33.54'	22.61'
C147	1465.00'	2°06'39"	53.97'	S70°28'23"W	53.97'	26.99'

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DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1R OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

OWNER/DEVELOPER:
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Registration Nos. F-23290 & 10046100
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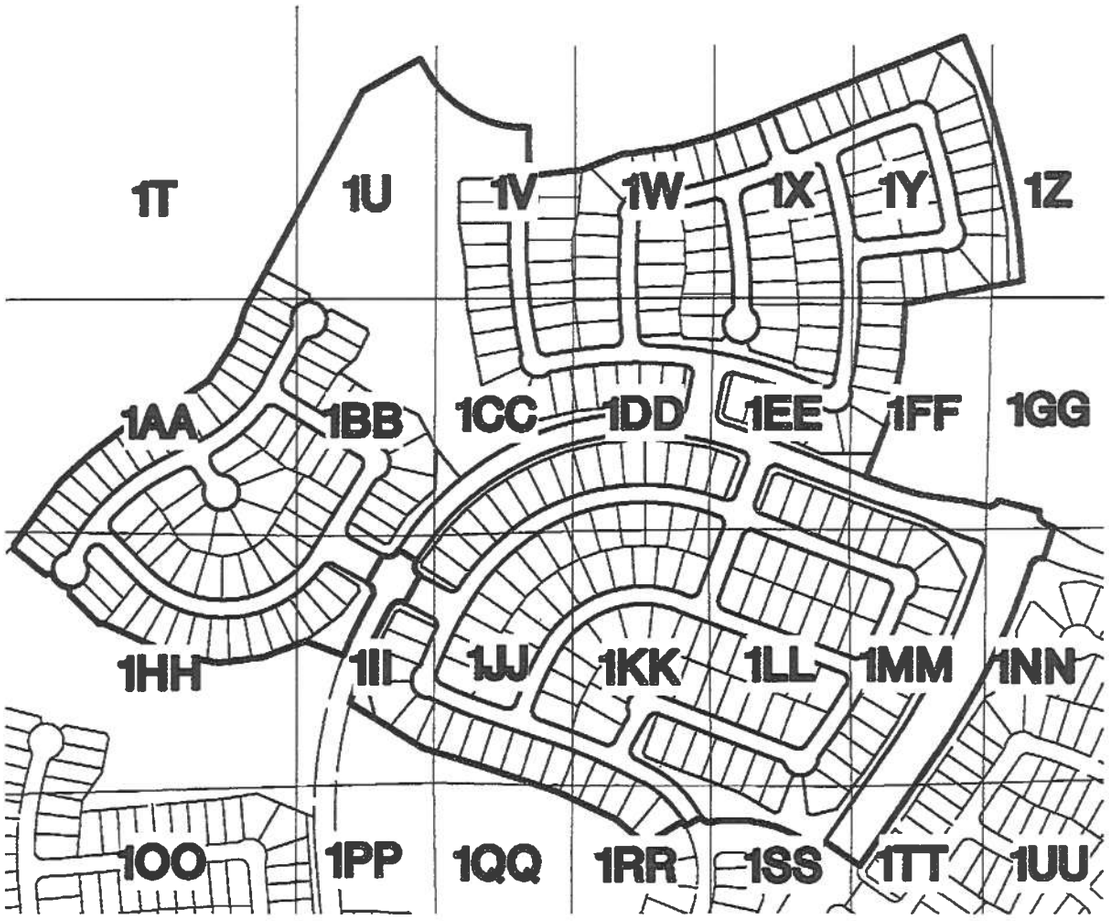
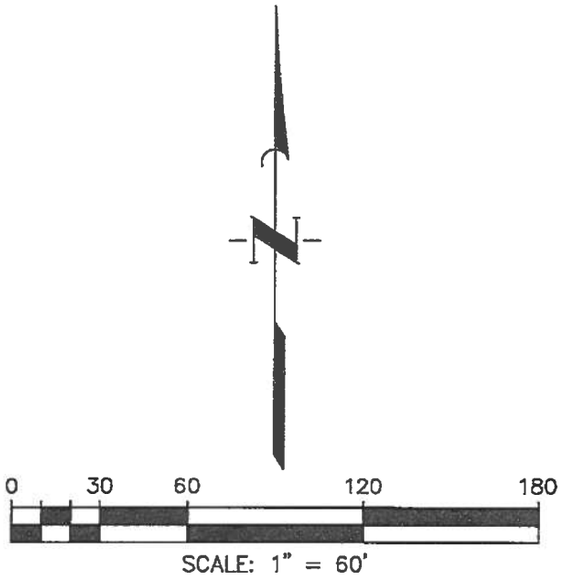
rvillarreal@quiddity.com





DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	**OWNER/DEVELOPER:** DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Aenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23294 & 10045100 1862 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 1S OF 1			

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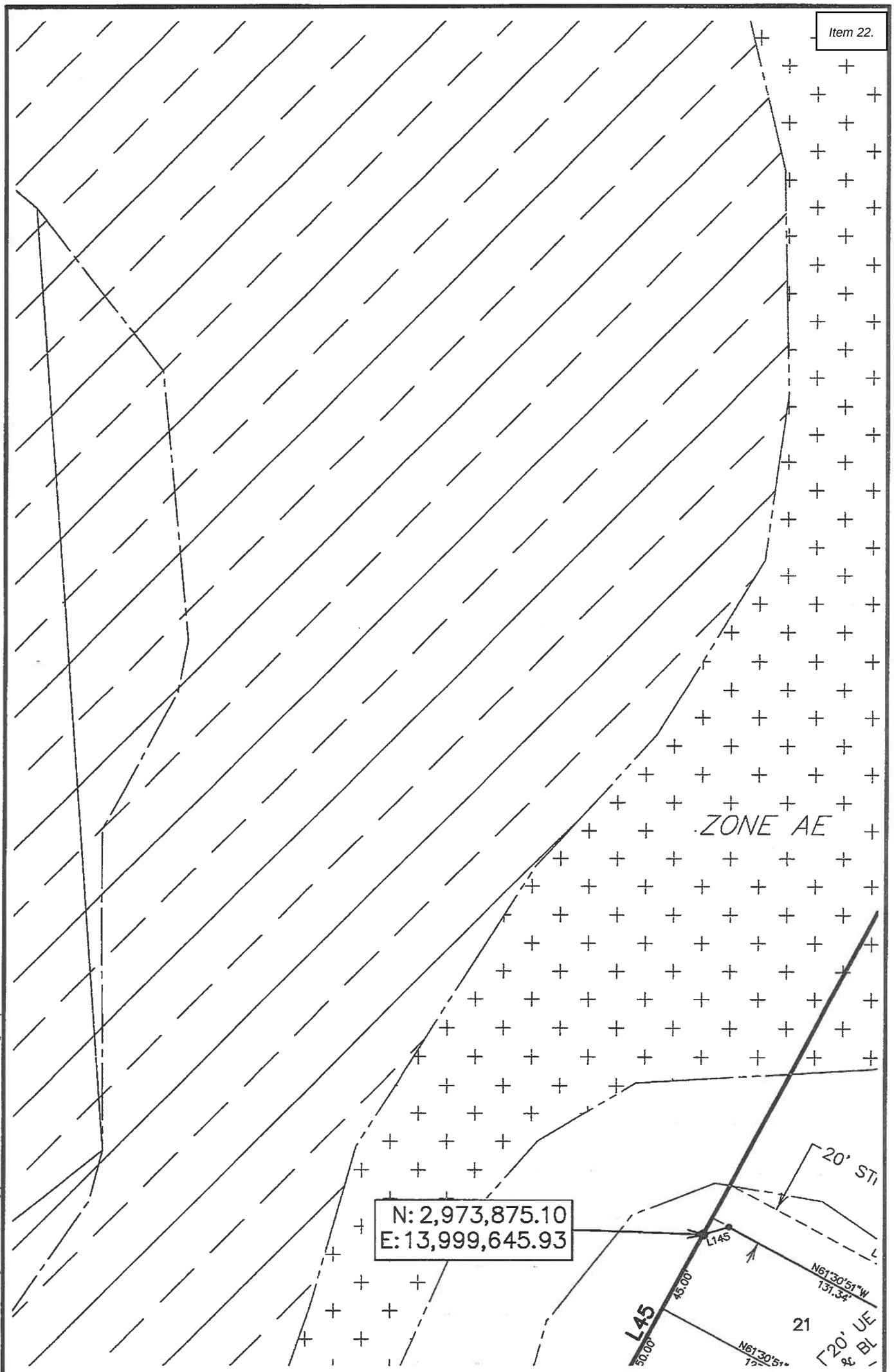

DATE: AUGUST 2025 SCALE 1"=60' SHEET 1T OF 1	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	**OWNER/DEVELOPER:** DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Aenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-32290 & 10046100 1862 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000 rvillarreal@quiddity.com

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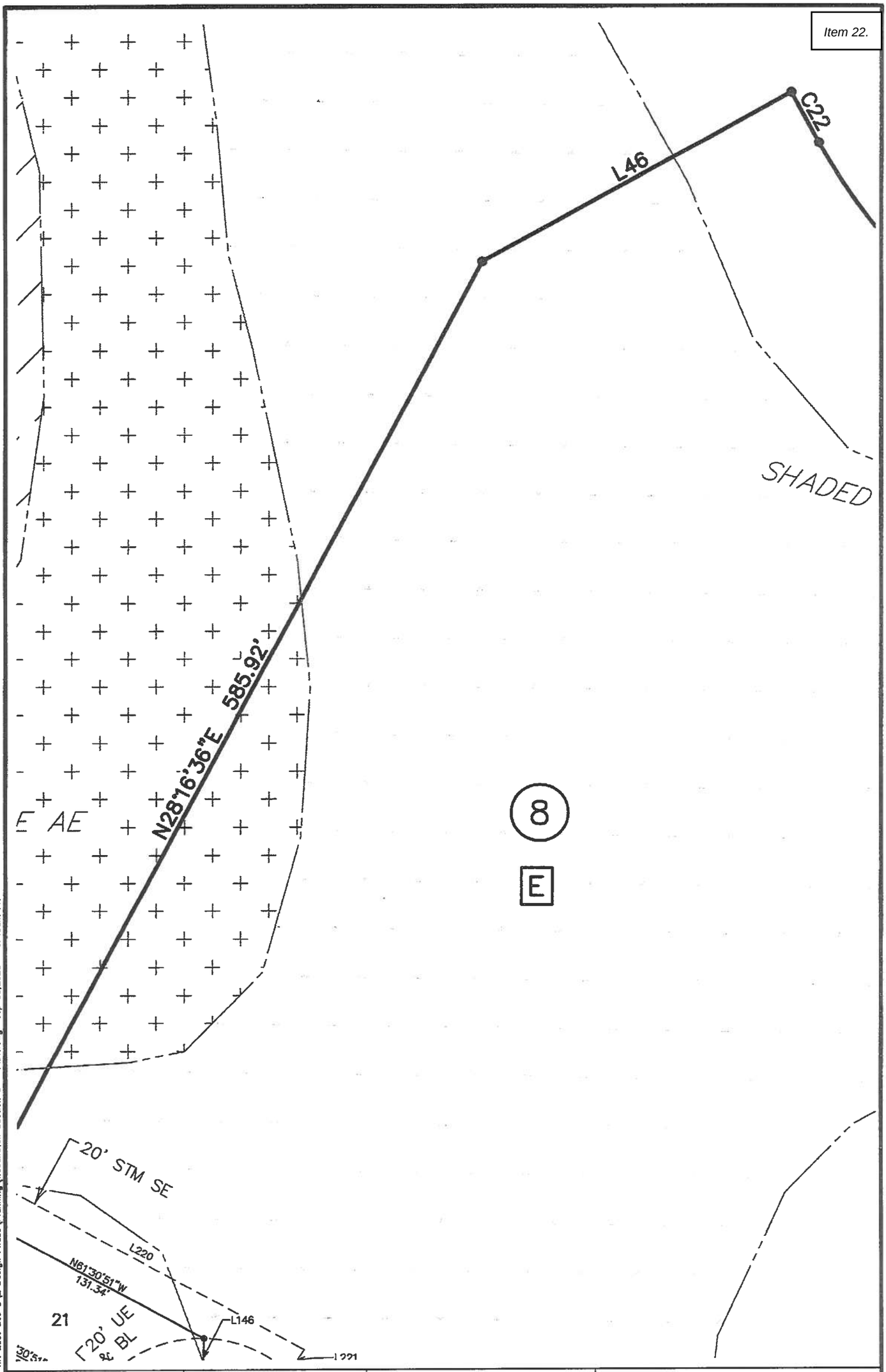

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	**OWNER/DEVELOPER:** DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Aenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10065100 1852 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 10 OF 1			

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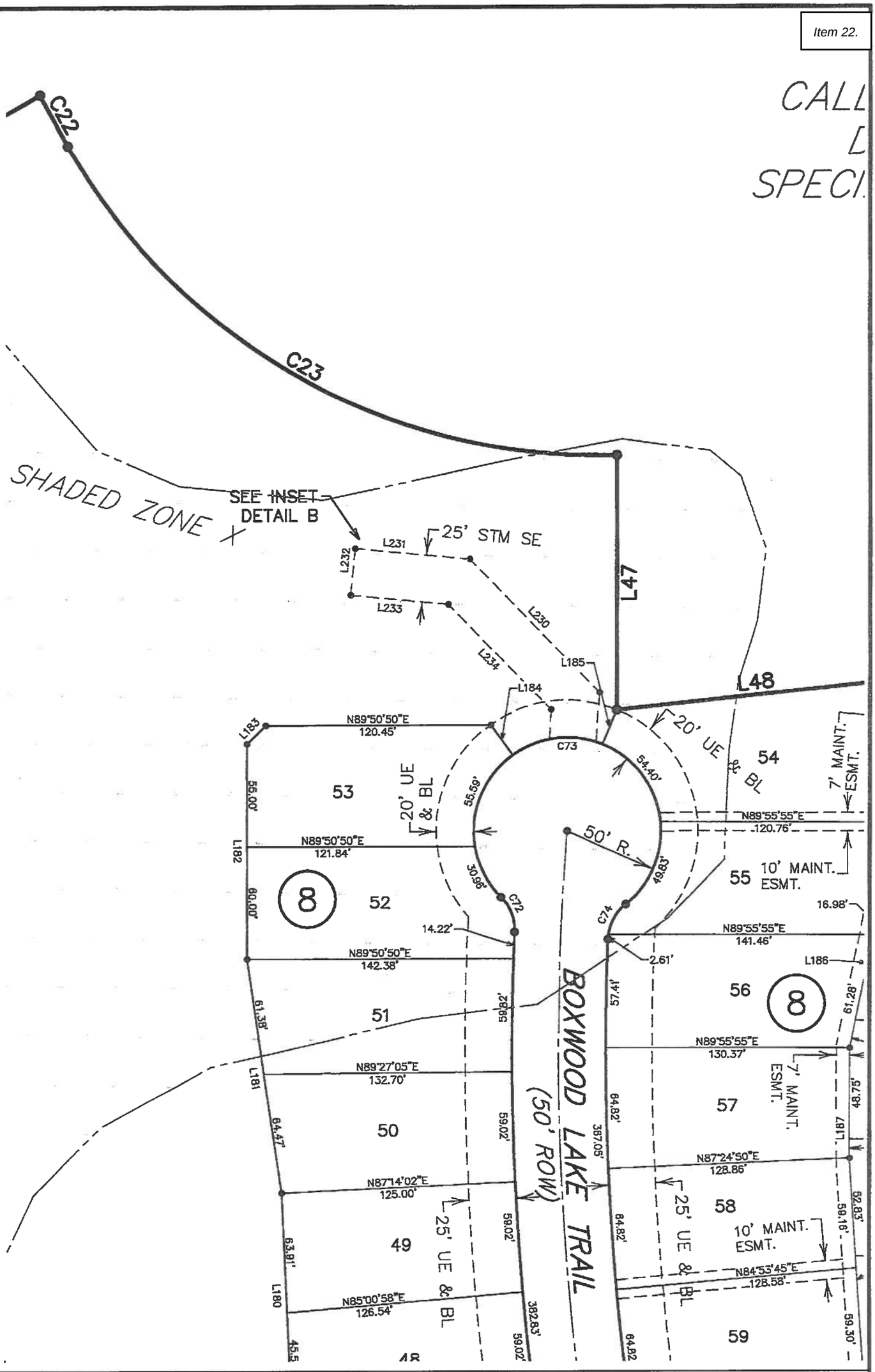

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	**OWNER/DEVELOPER:** DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Aenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046300 1862 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 1V OF 1			

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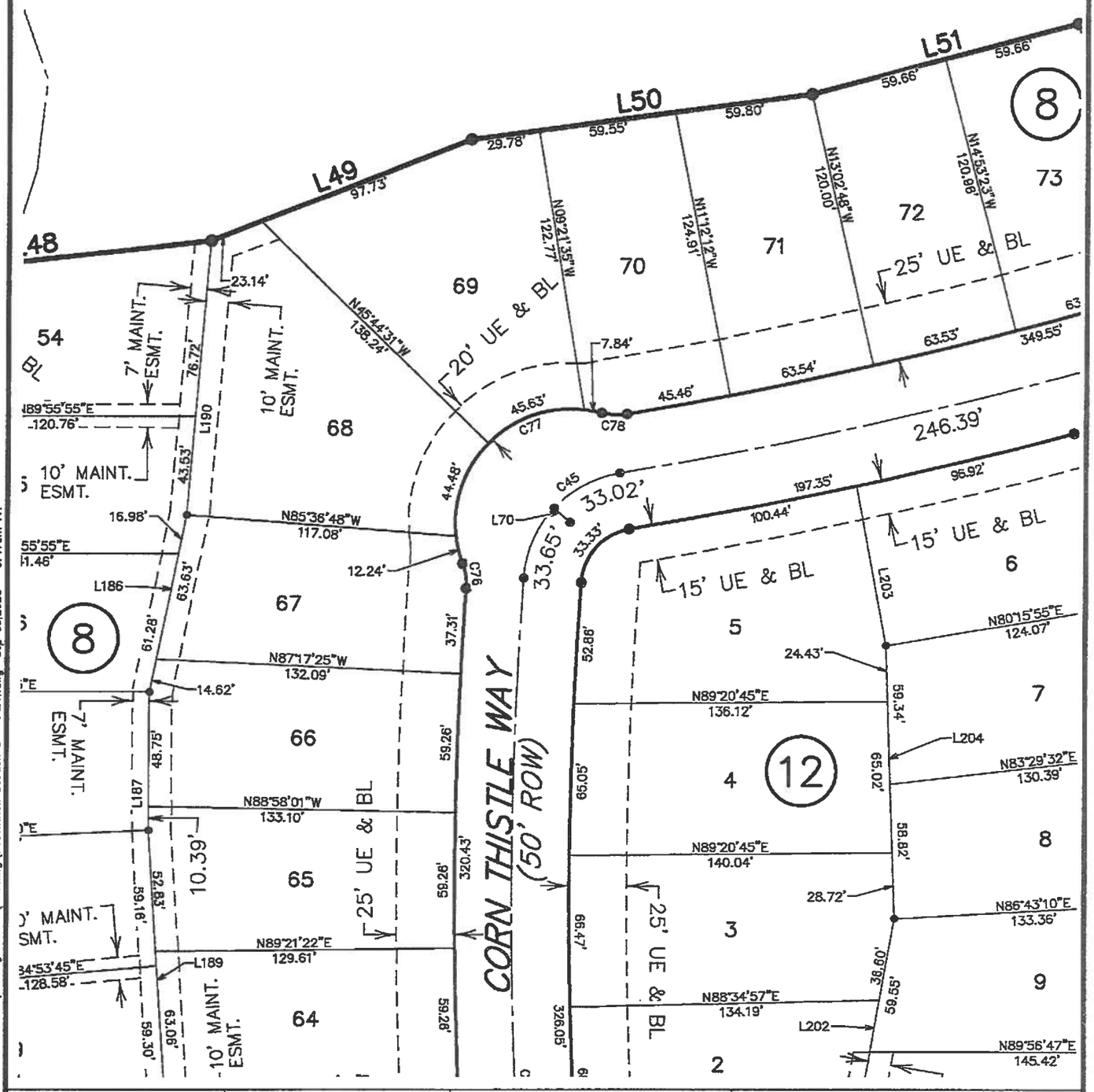
CALLED 722.09 ACRES
DRP TX 1, L.L.C.
SPECIAL WARRANTY DEED
CF No. 2404338
O.P.R.W.C.T.



DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	**OWNER/DEVELOPER:** DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Aenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-25290 & 10045100 1862 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.721.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 1W OF 1			

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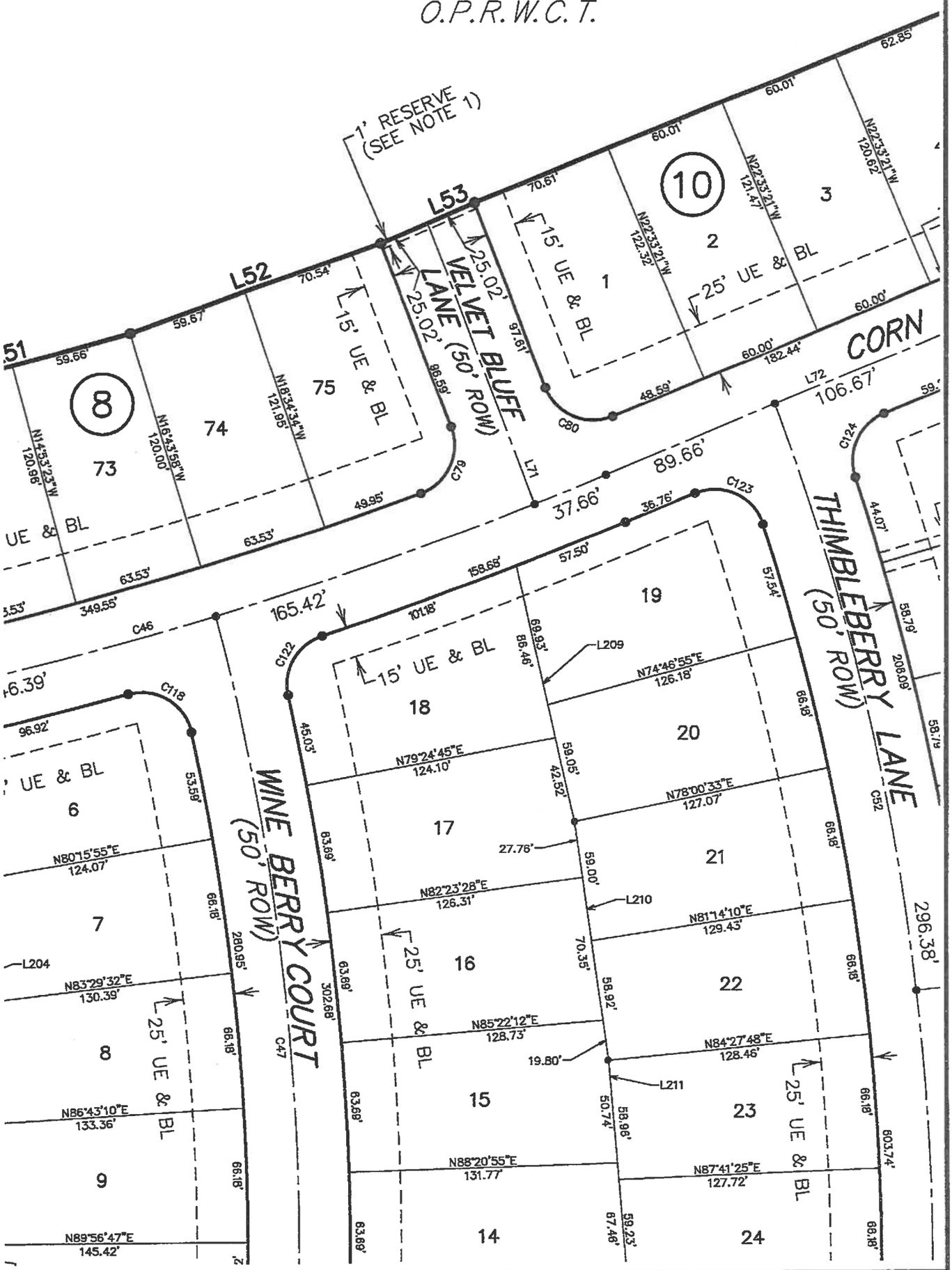

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	**OWNER/DEVELOPER:** DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Aenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-22290 & 10041100 1862 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
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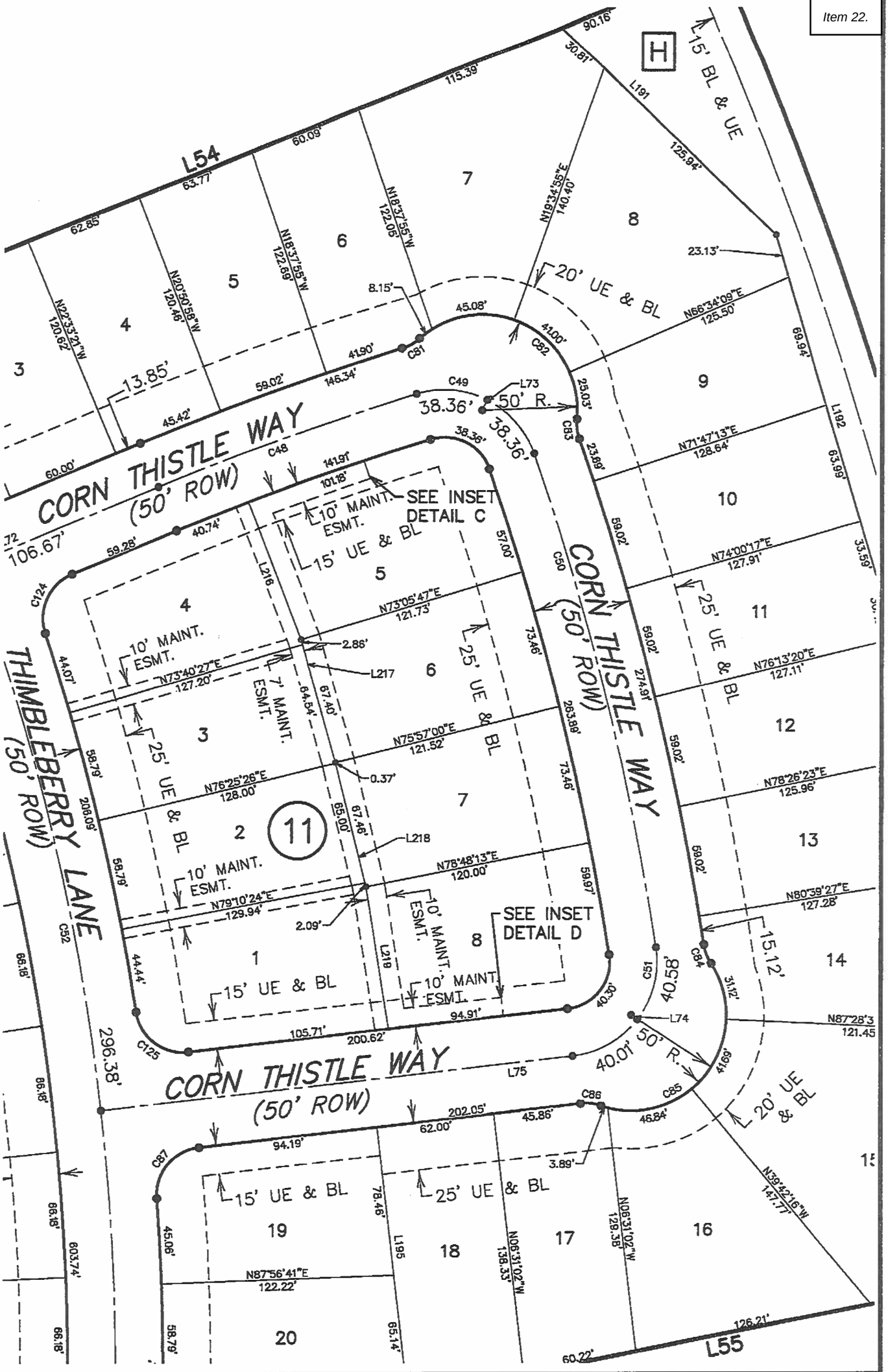

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	**OWNER/DEVELOPER:** DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Aenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1863 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 1Y OF 1			

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

DATE: AUGUST 2025 SCALE 1"=60' SHEET 1Z OF 1	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	**OWNER/DEVELOPER:** DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Aenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-25290 & 10045100 1552 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.2000 rvillarreal@quiddity.com

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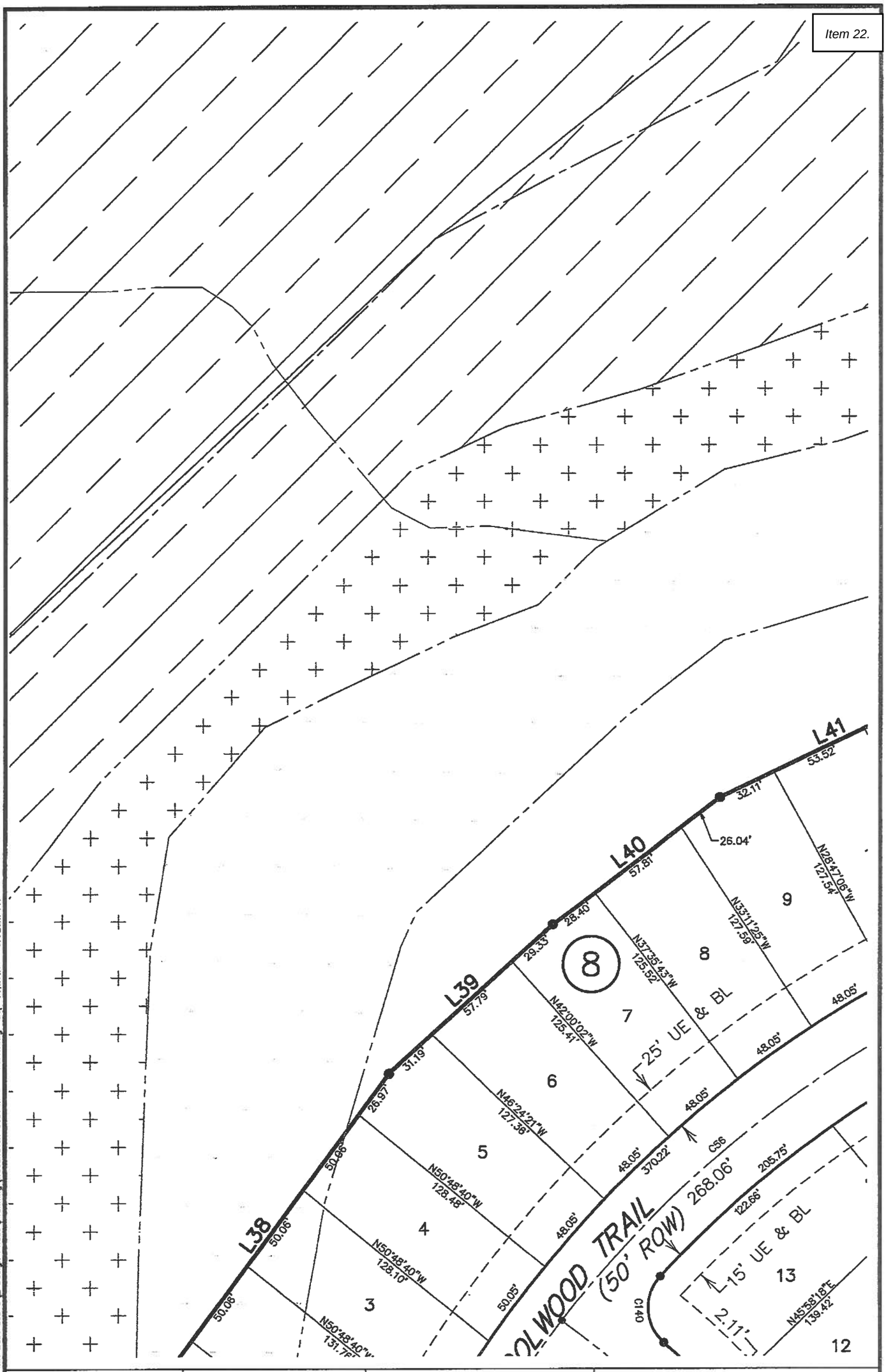

DATE: AUGUST 2025 SCALE 1"=60' SHEET 1AA OF 1	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	**OWNER/DEVELOPER:** DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Aenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-22290 & 10046100 1862 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.5000 rvillarreal@quiddity.com

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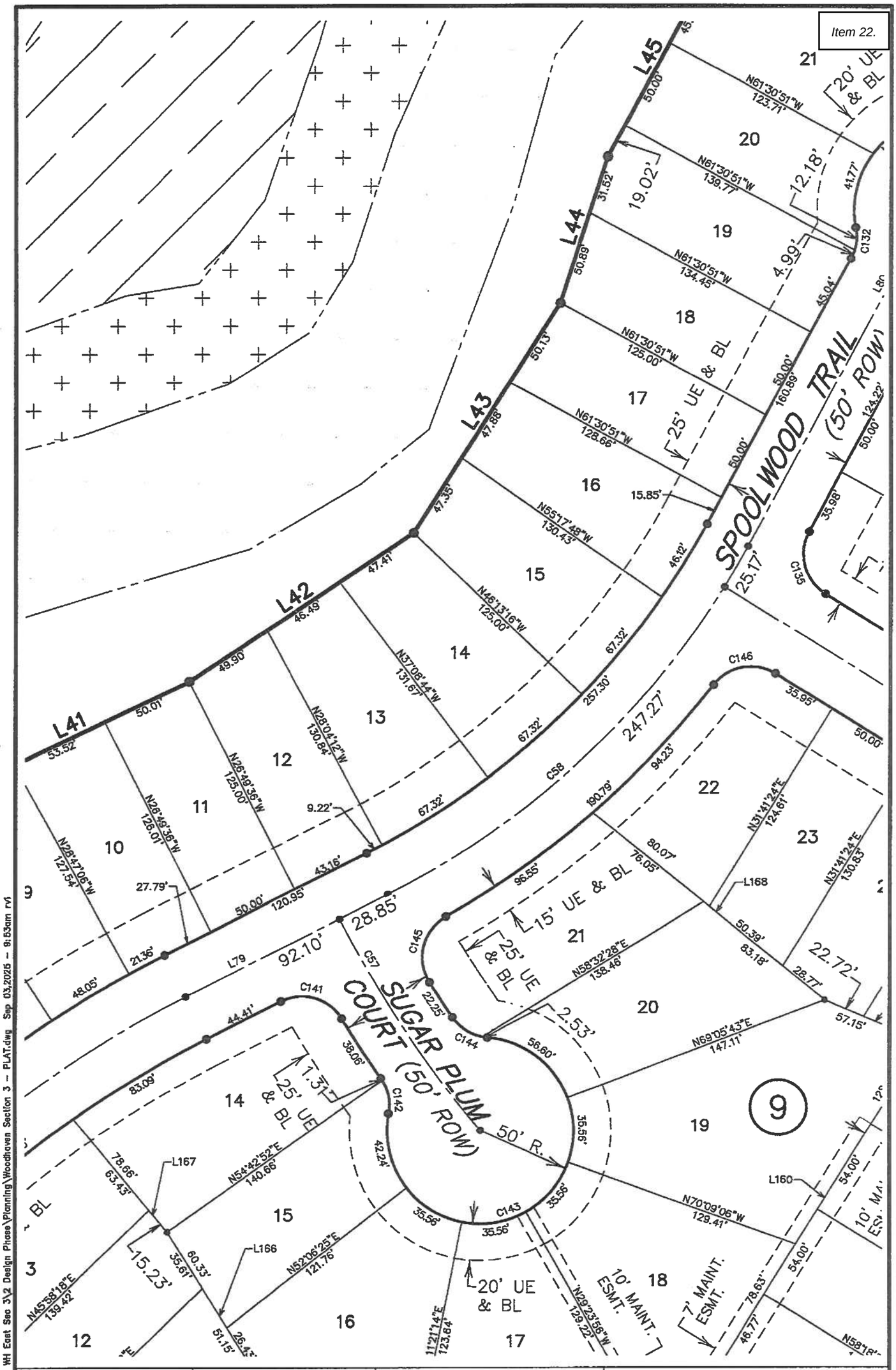

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	**OWNER/DEVELOPER:** DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Aenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10045100 1852 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
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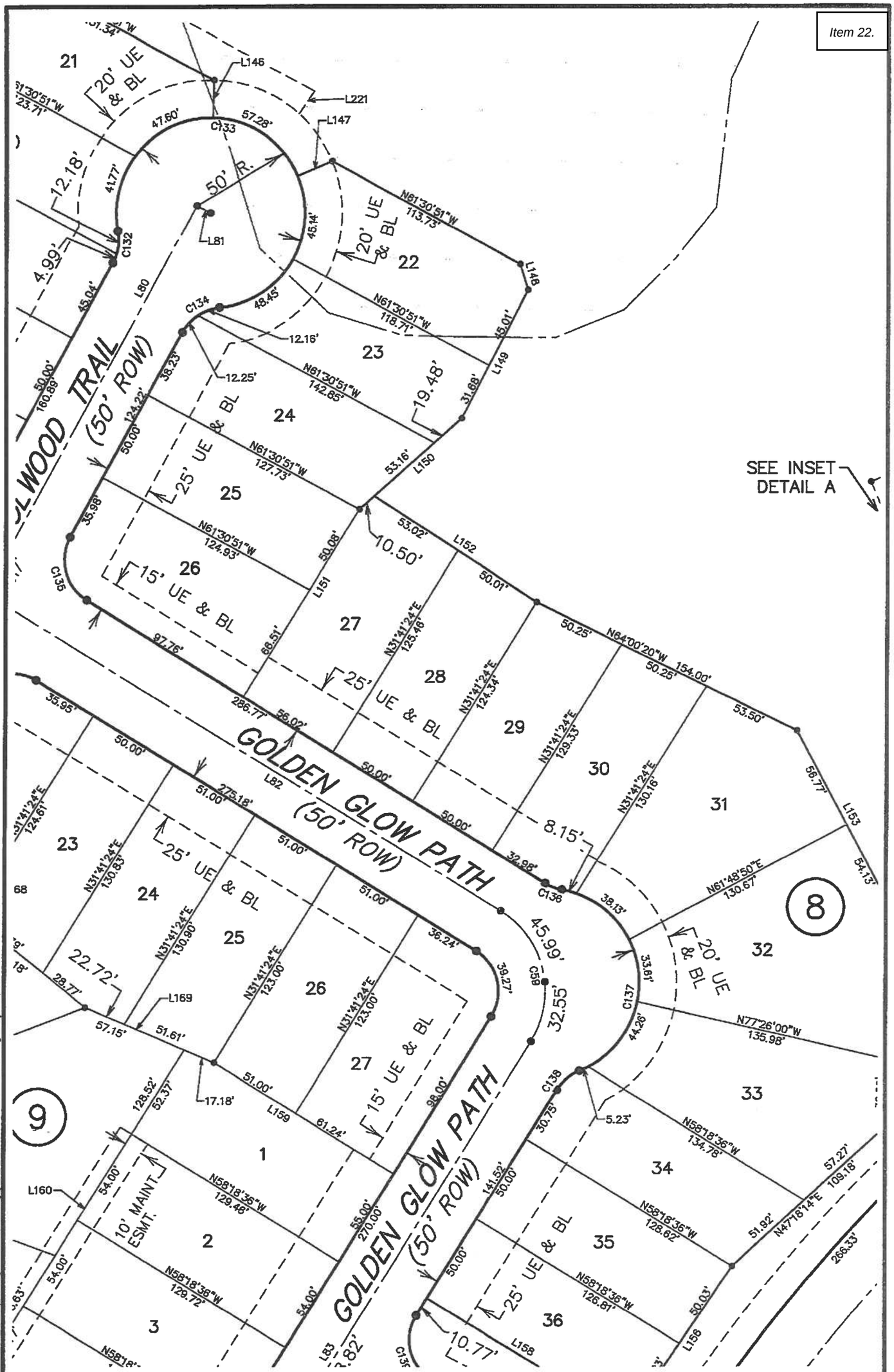

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	**OWNER/DEVELOPER:** DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Aenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8300 rvillarreal@quiddity.com
SCALE 1"=60'			
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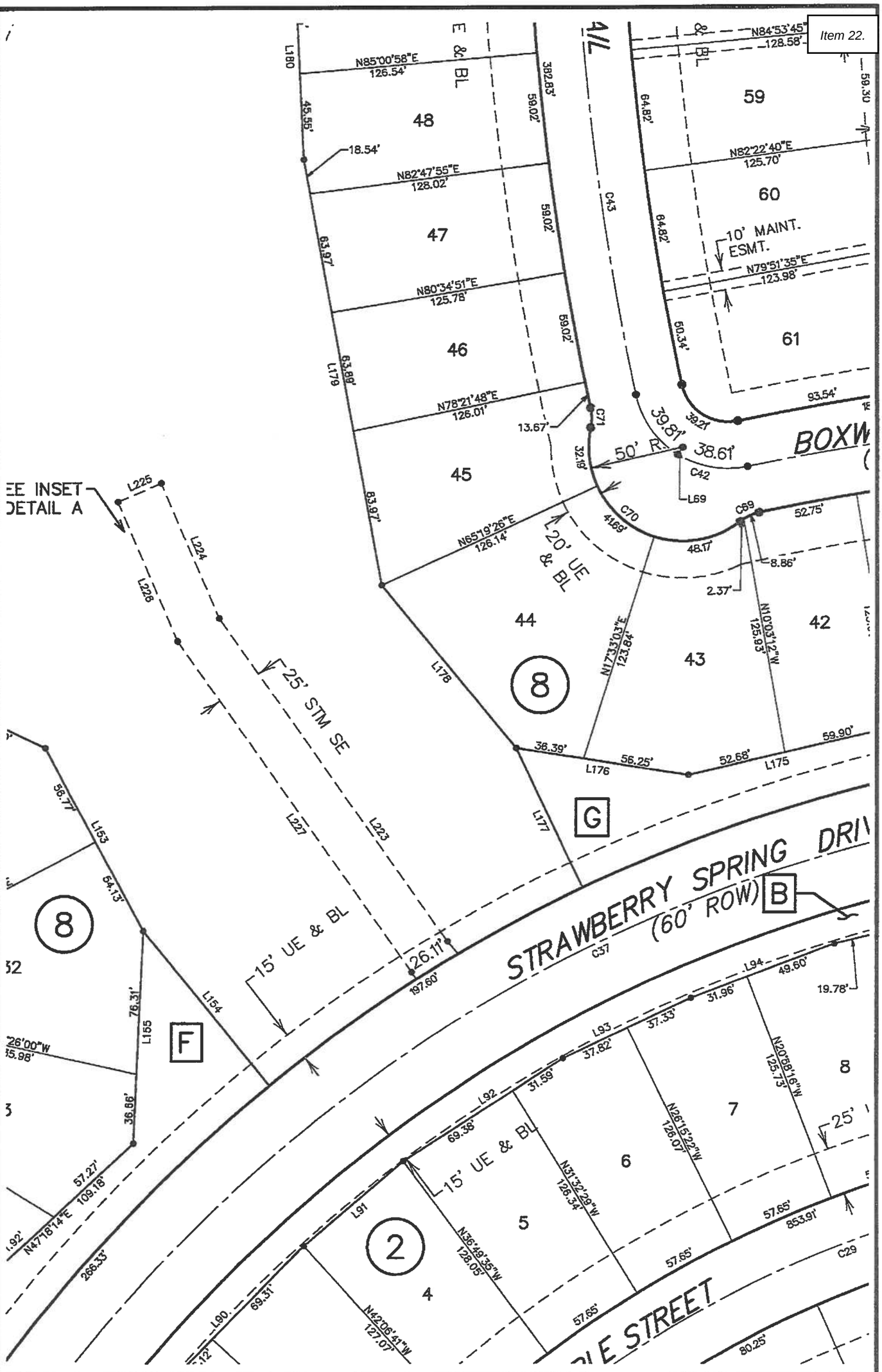

DATE: AUGUST 2025 SCALE 1"=60' SHEET 1DD OF 1	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	**OWNER/DEVELOPER:** DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Aenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & LD0453.00 1862 Rock Prairie Rd, Suite 220, College Station TX, 77845 979.731.8000 rvillarreal@quiddity.com

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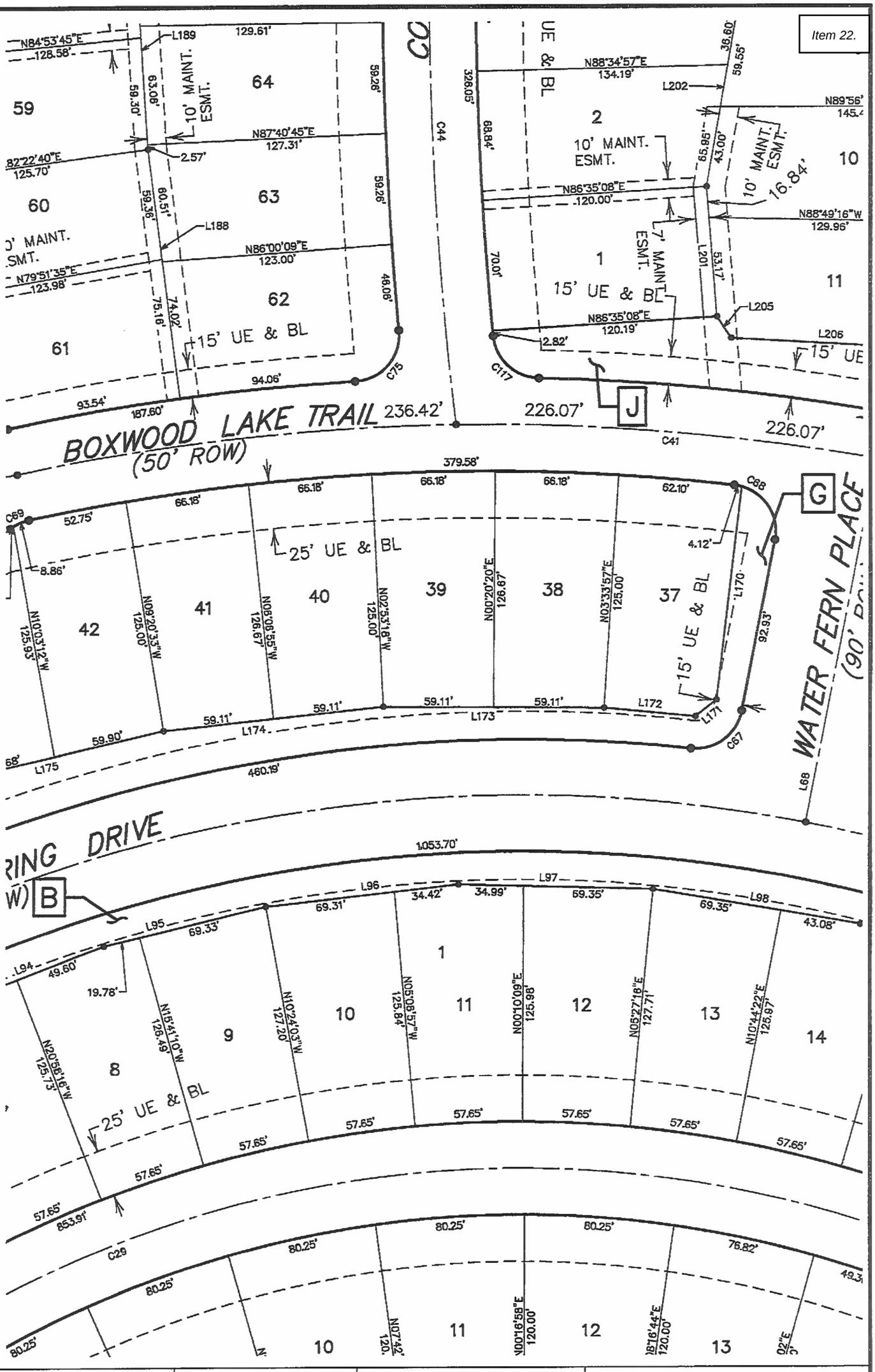

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	**OWNER/DEVELOPER:** DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Aenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-22250 & 10048100 1862 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.721.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
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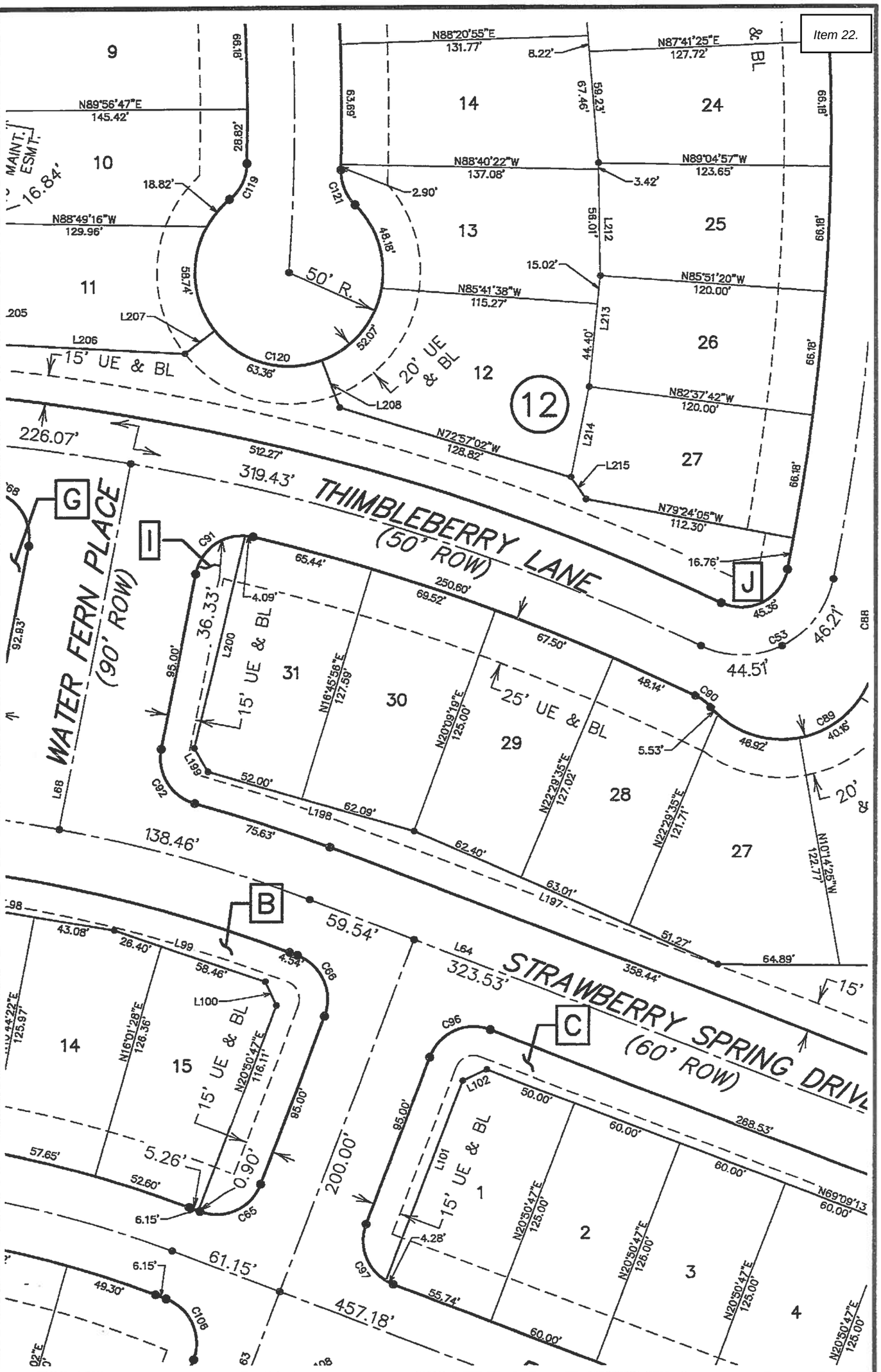

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	**OWNER/DEVELOPER:** DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Aenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-22280 & 100610 1802 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
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DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	**OWNER/DEVELOPER:** DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Aenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
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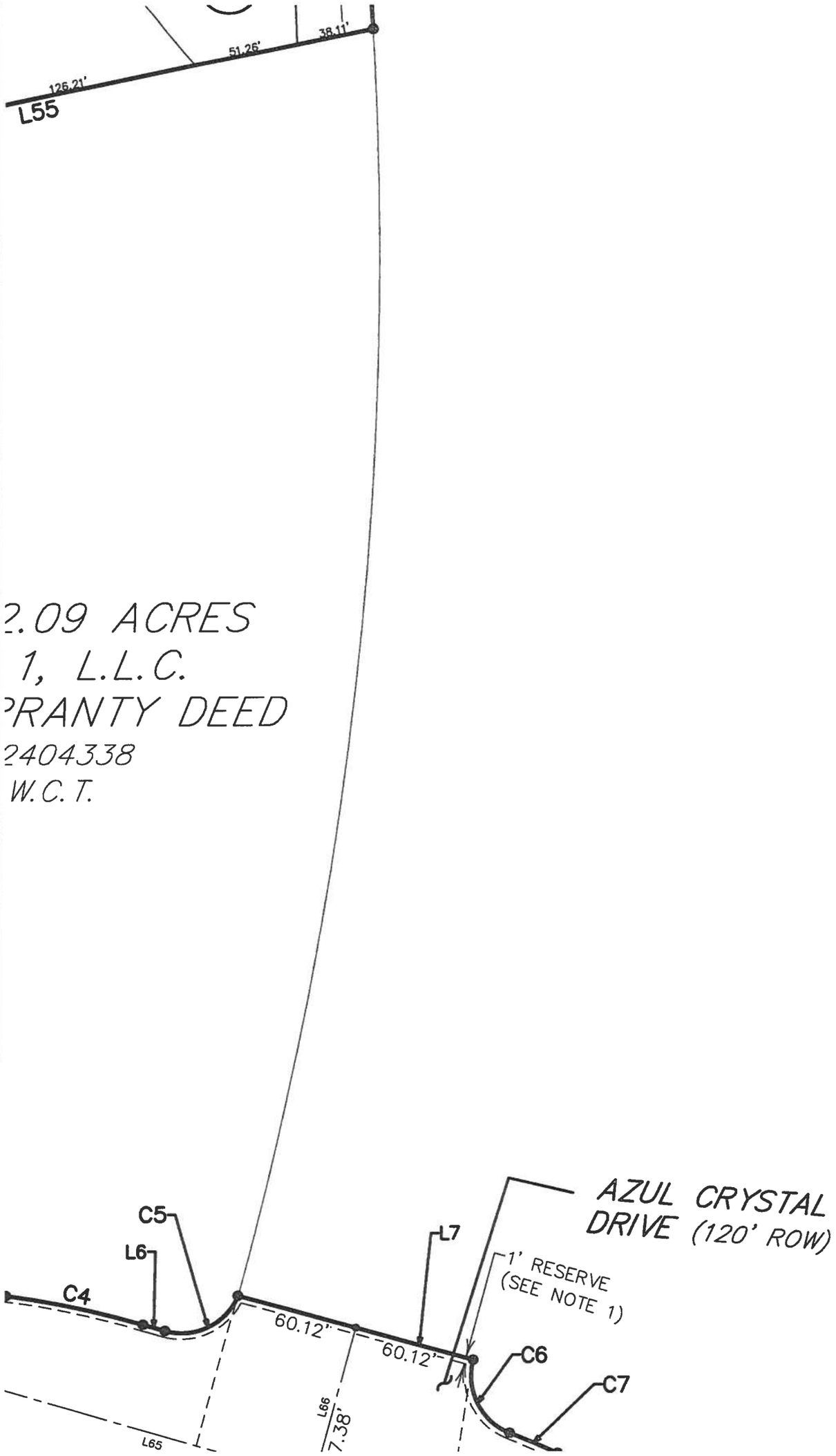

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	**OWNER/DEVELOPER:** DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Aenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200, College Station TX, 77845 +979 393 9000 rvillarreal@quiddity.com
SCALE 1"=60'			
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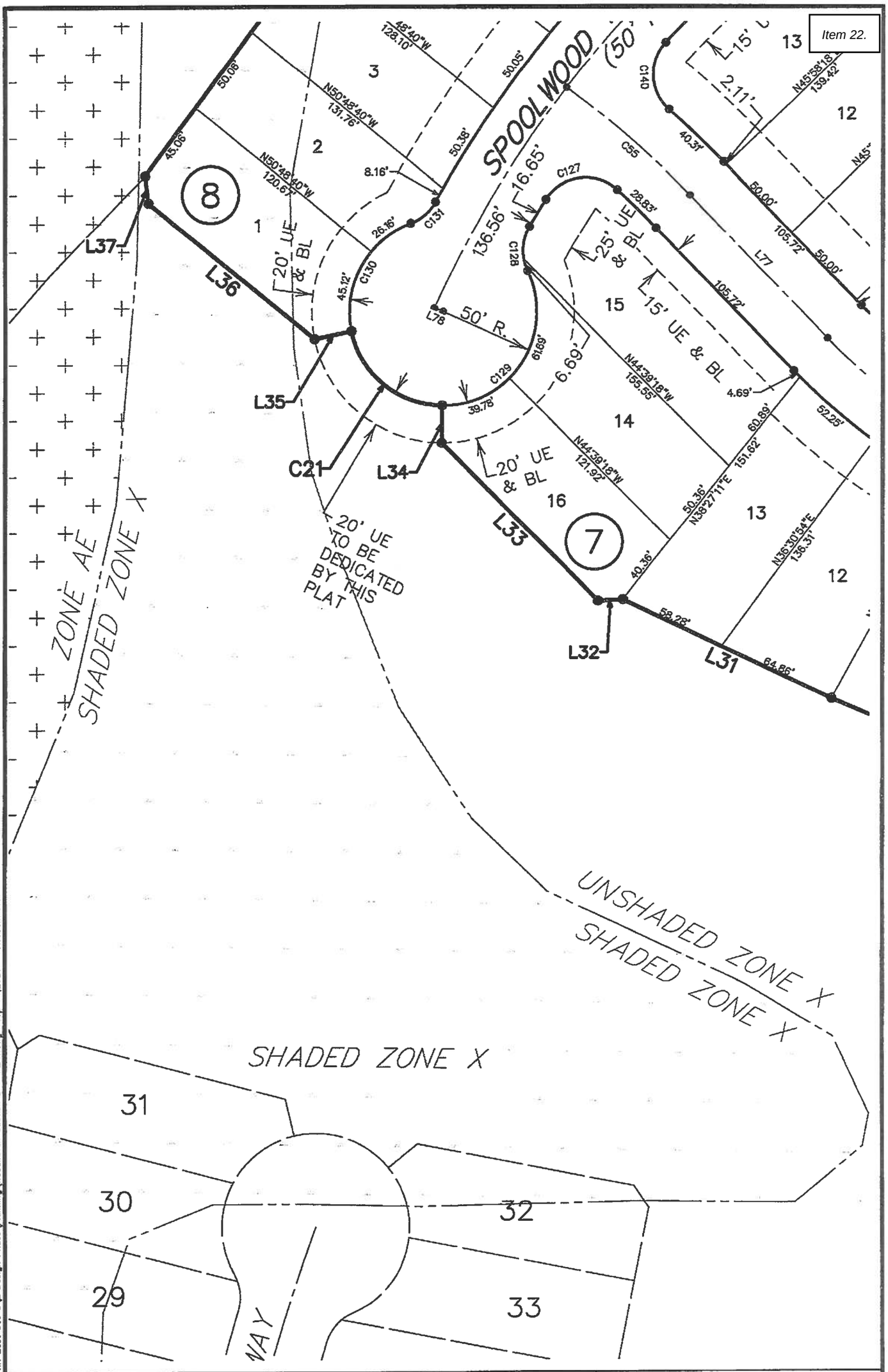

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	**OWNER/DEVELOPER:** DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Aenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-22280 & 10046100 1862 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.5000 rvillarreal@quiddity.com
SCALE 1"=60'			
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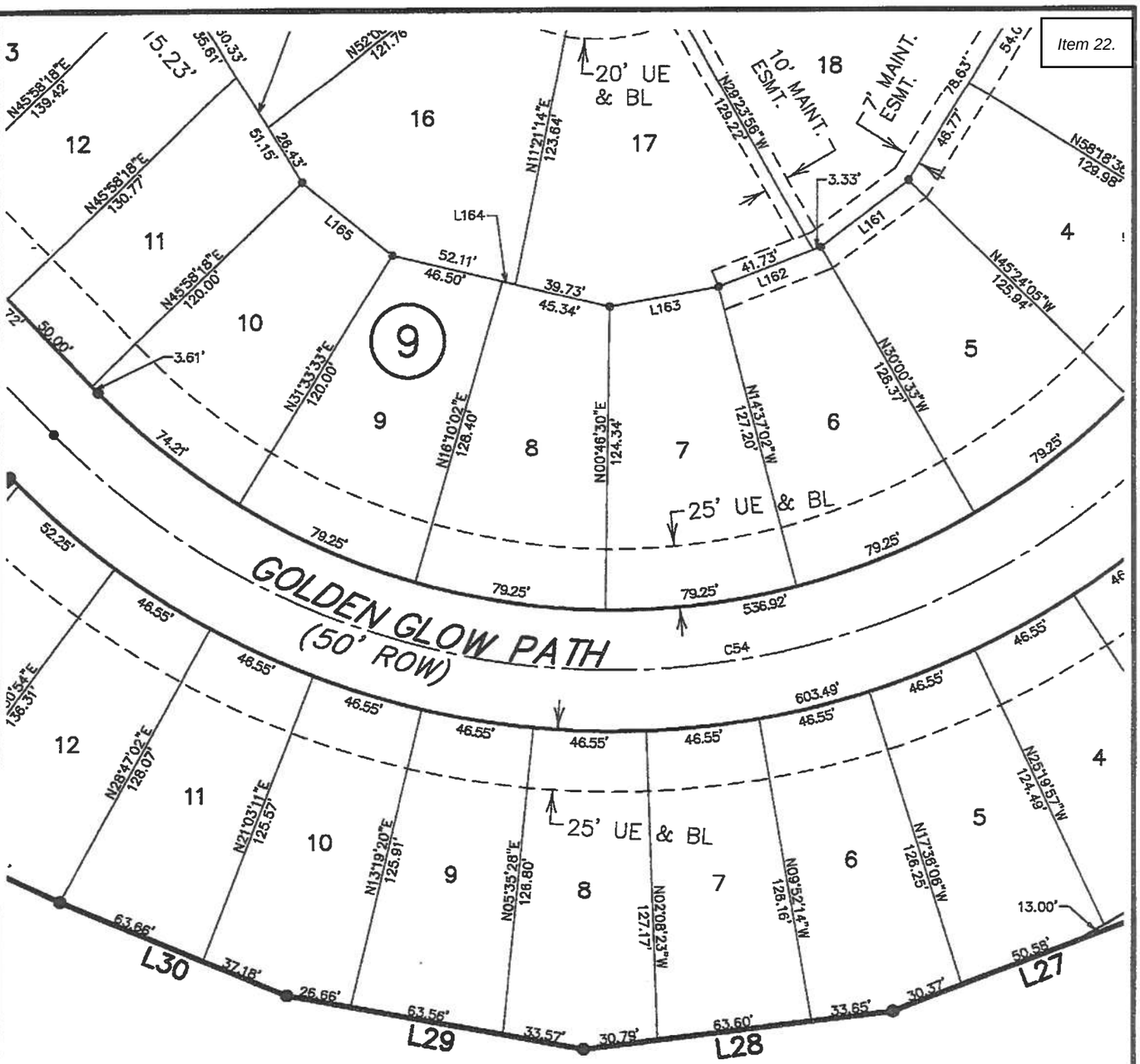

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WOODHAVEN ESTATES SECTION 2

C.C.F. No. _____

O.P.R.W.C.T.

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	**OWNER/DEVELOPER:** DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Aenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1811 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000 rvillarreal@quiddity.com
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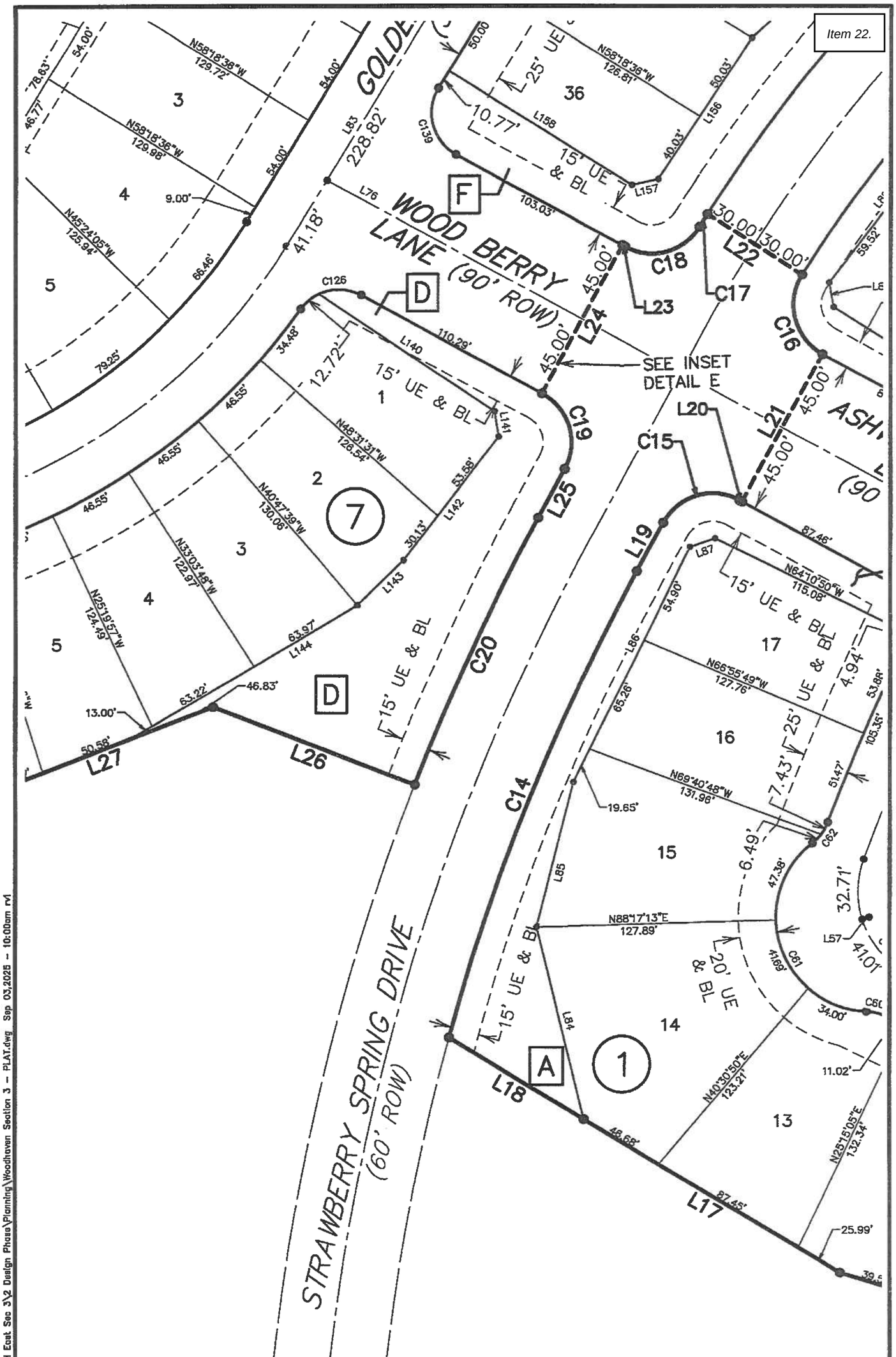

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	**OWNER/DEVELOPER:** DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Aenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10045100 1862 Rock Prairie Rd, Suite 700, College Station TX, 77845 979.731.8000 rvillarreal@quiddity.com
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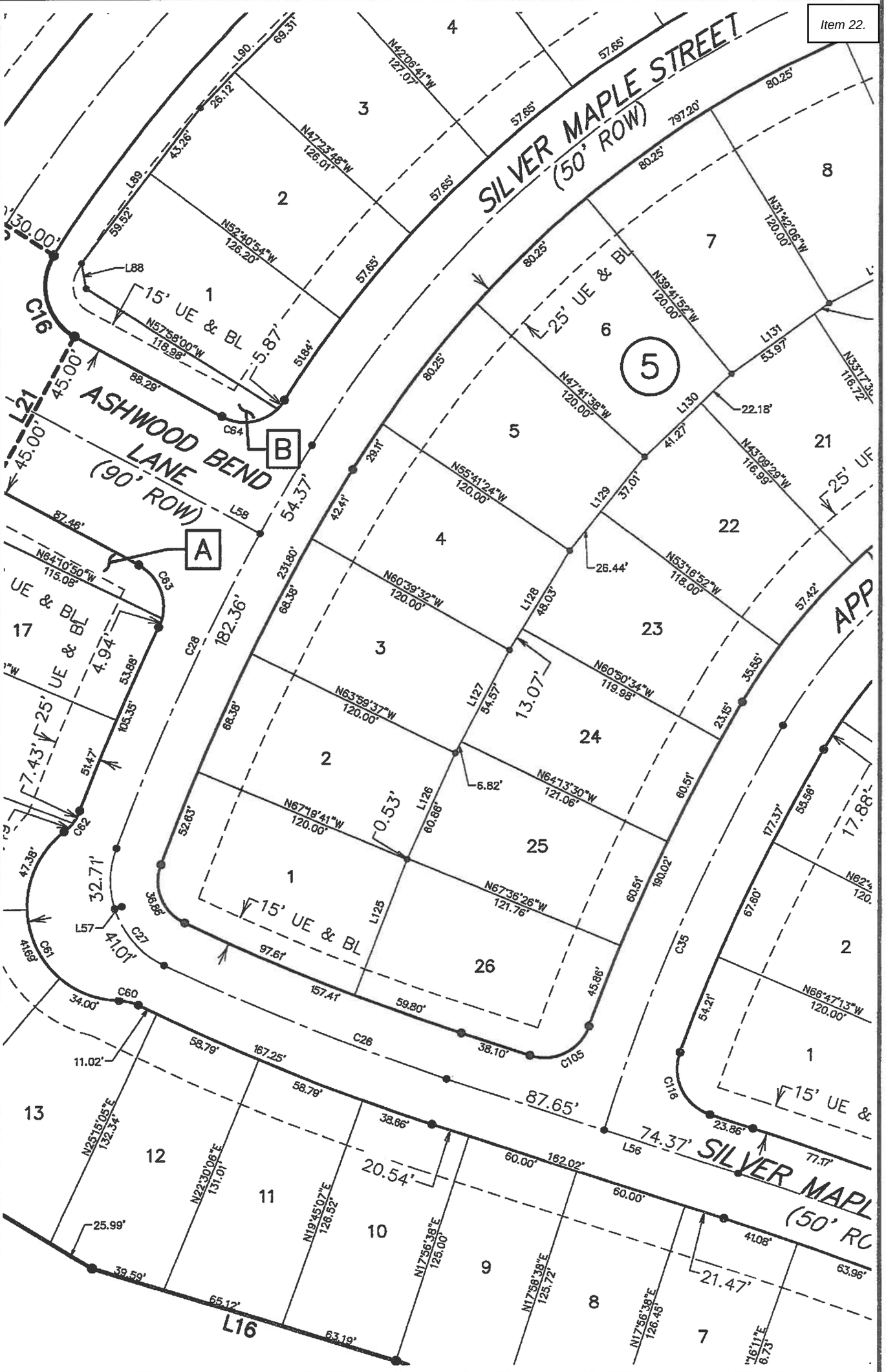

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	**OWNER/DEVELOPER:** DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Aenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1842 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000 rvillarreal@quiddity.com
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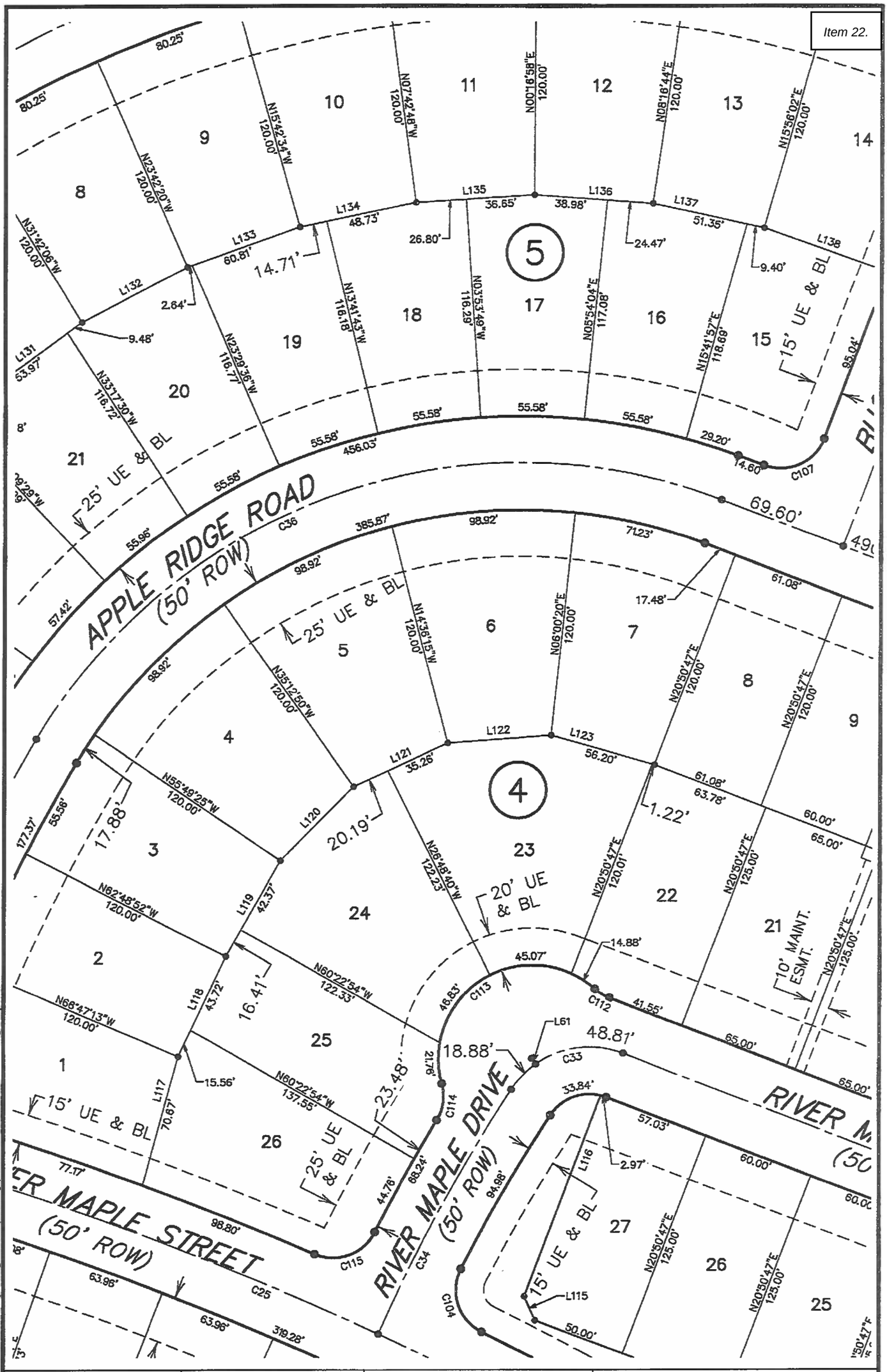

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	**OWNER/DEVELOPER:** DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Aenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23220 & 10046100 1862 Beck Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
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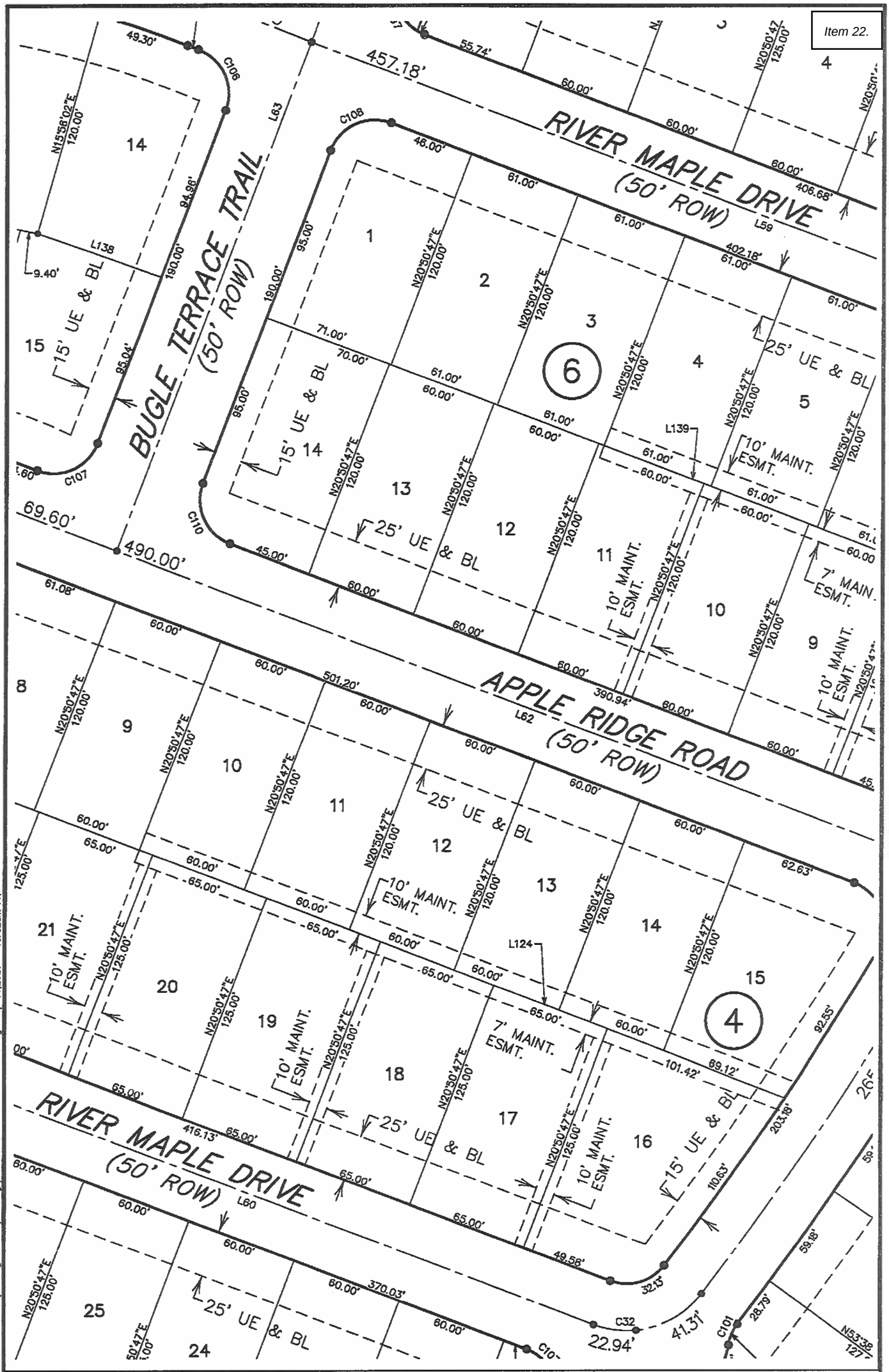

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	**OWNER/DEVELOPER:** DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Aenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1802 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.721.8000 rvillarreal@quiddity.com
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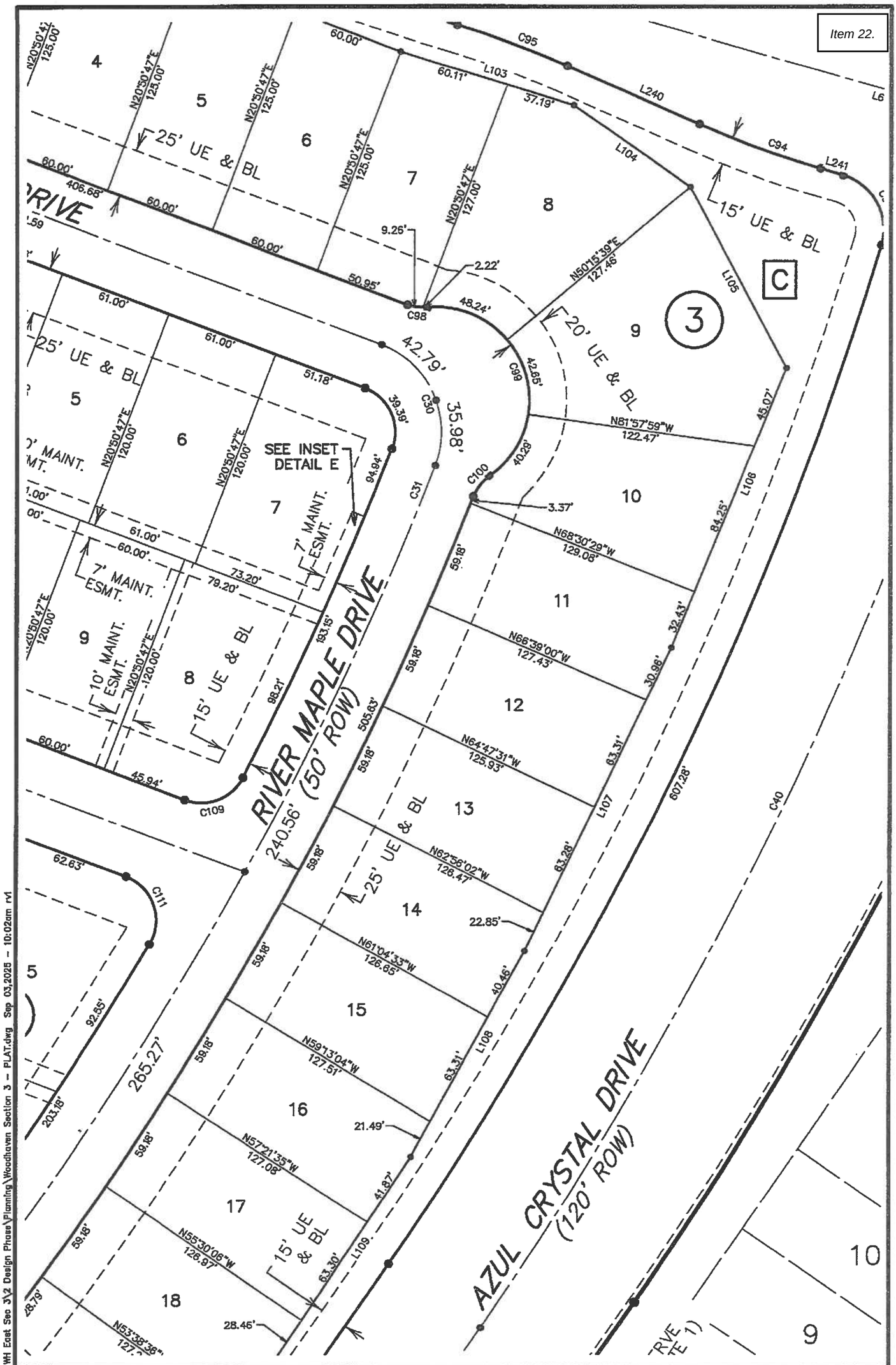

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SCALE 1"=60'			
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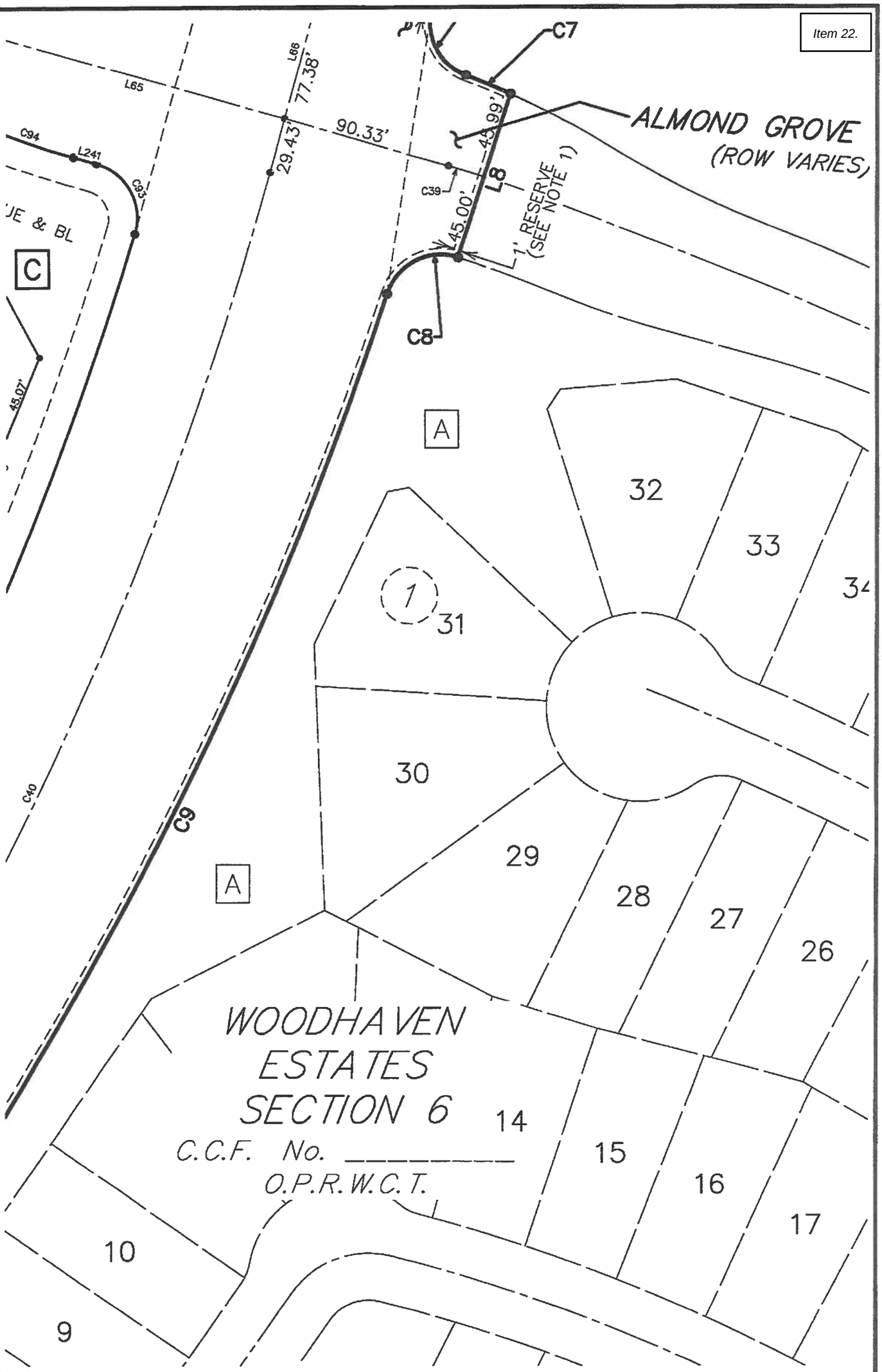

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	**OWNER/DEVELOPER:** DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Aenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10045100 1862 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.2000 rvillarreal@quiddity.com
SCALE 1"=60'			
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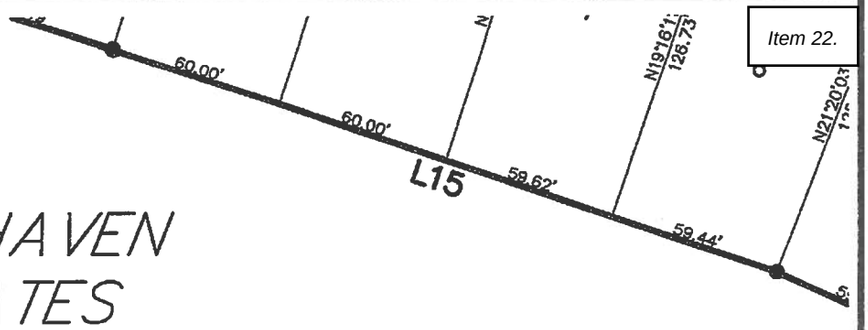

WOODHAVEN ESTATES SECTION 2

C.C.F. No. _____

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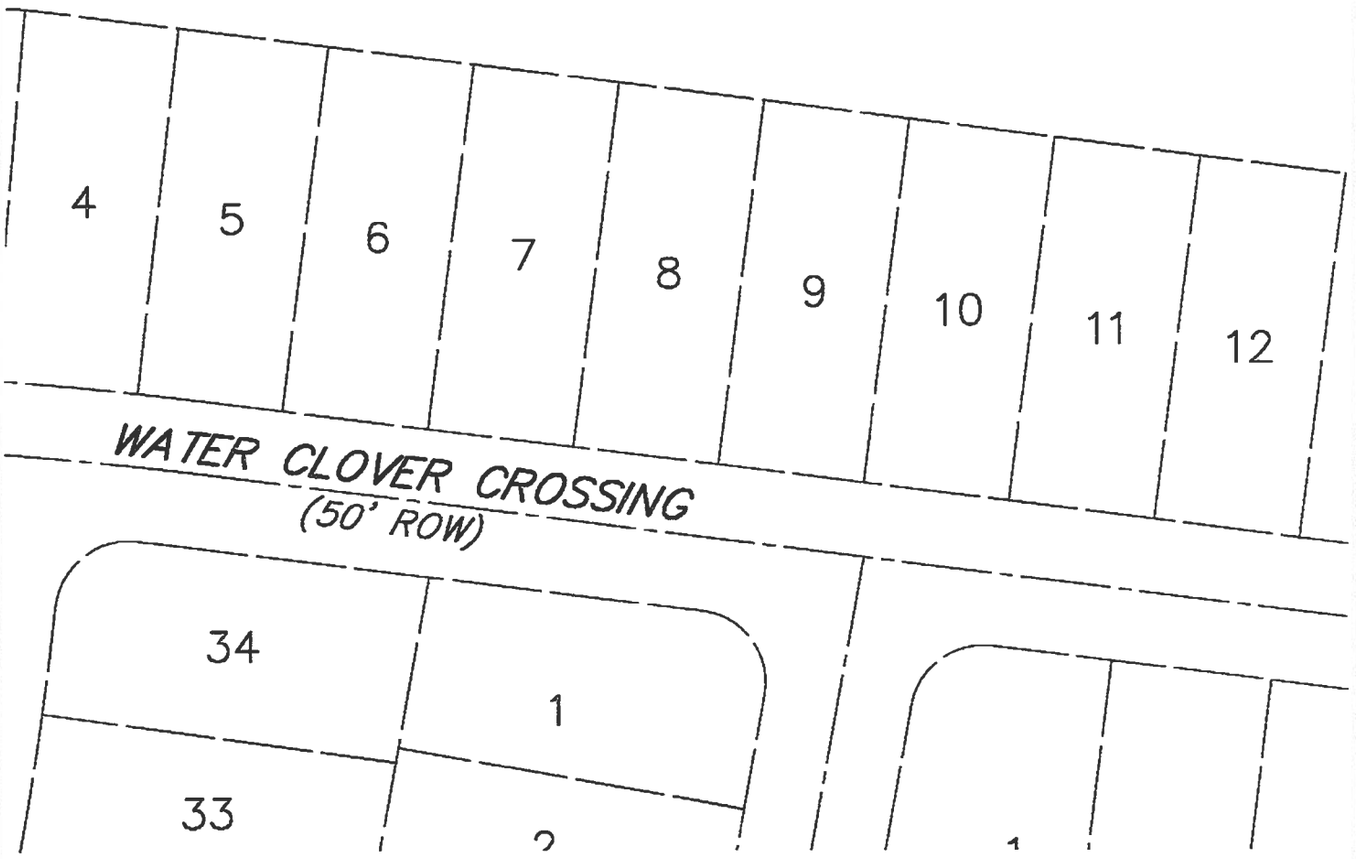

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	**OWNER/DEVELOPER:** DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Avenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-32200 & 10046100 1862 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.0000 rvillarreal@quiddity.com
SCALE 1"=60'			
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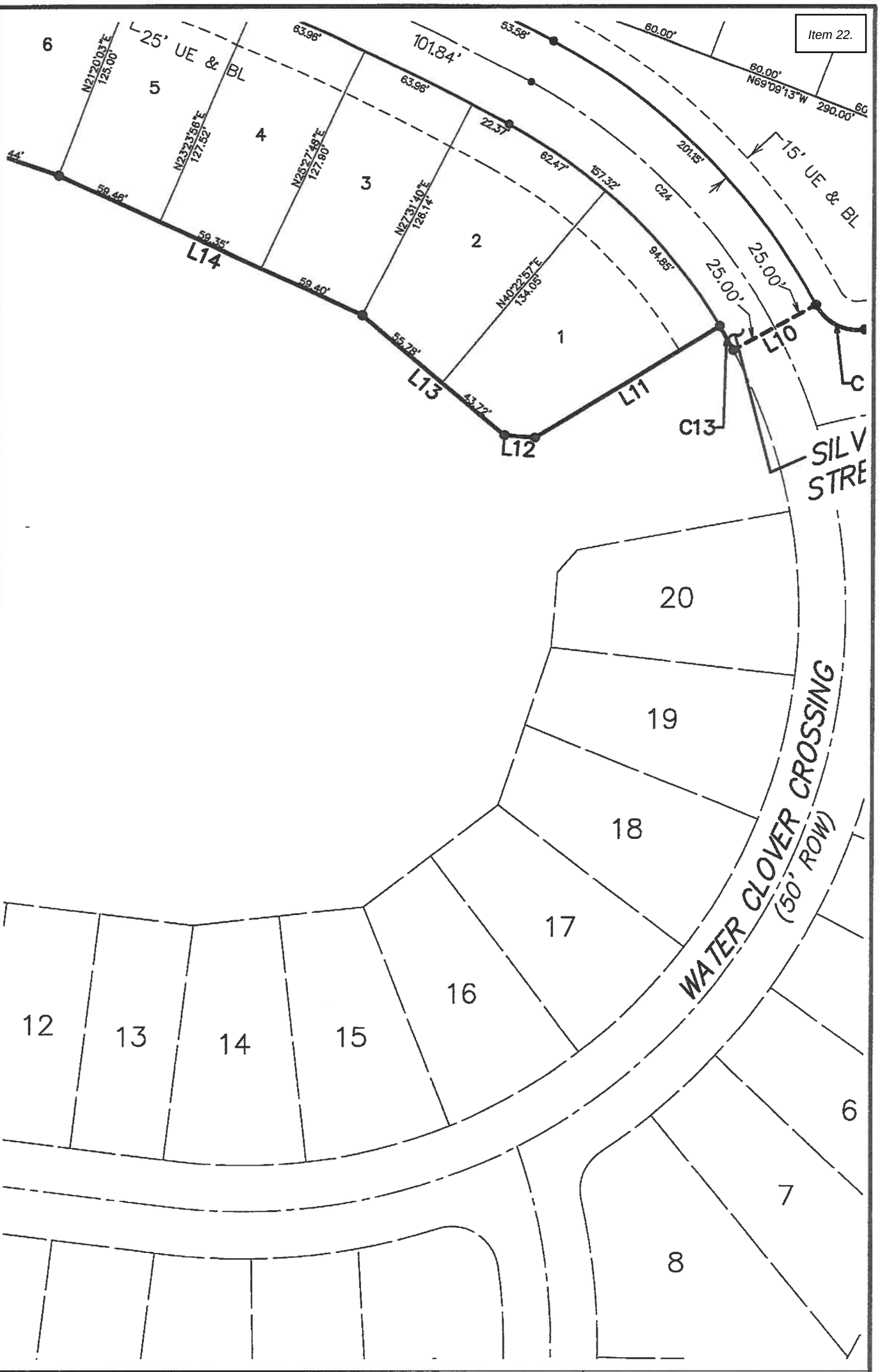

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	**OWNER/DEVELOPER:** DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Aenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-22290 & 10046100 1252 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
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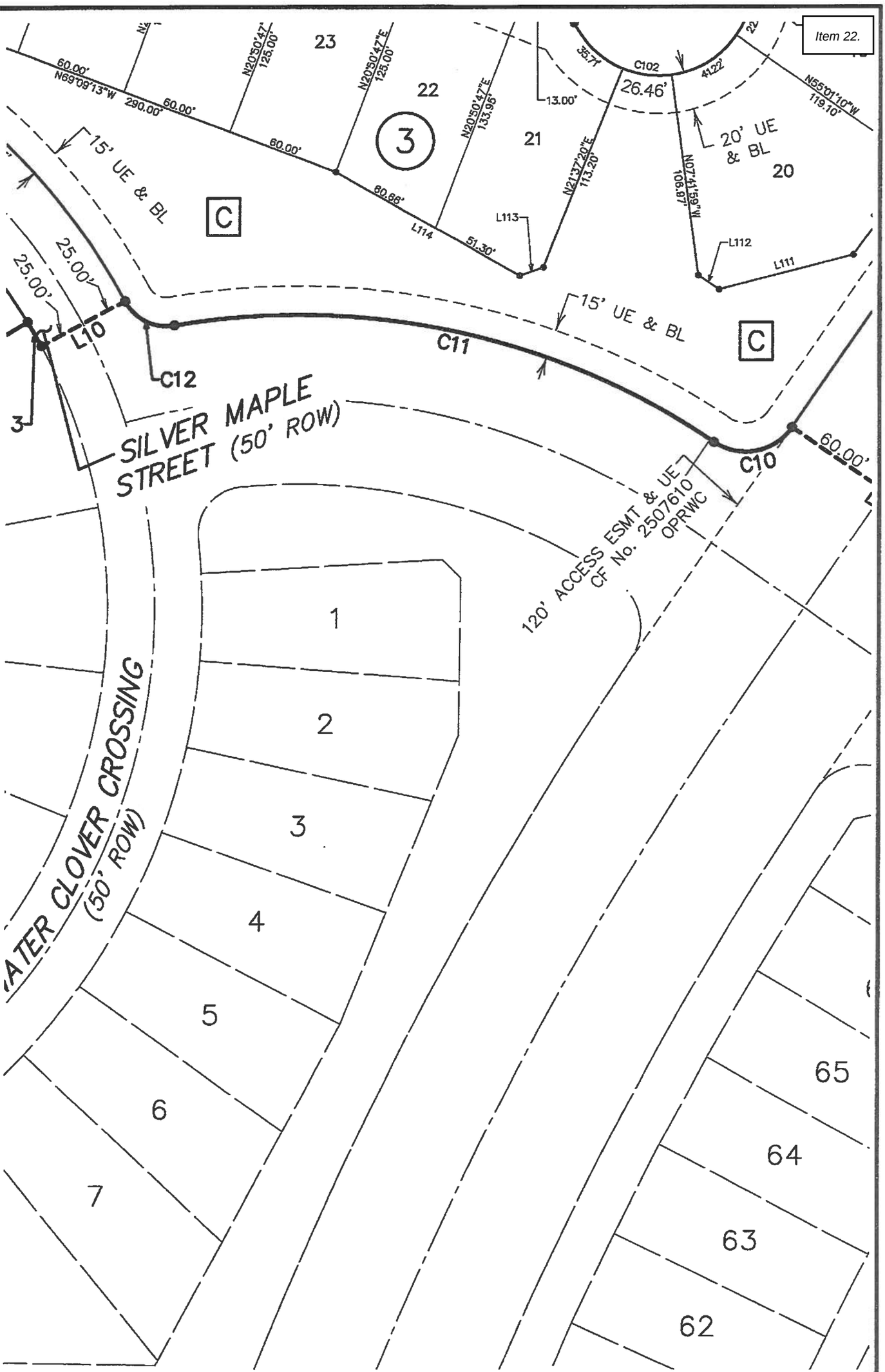

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	**OWNER/DEVELOPER:** DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Aenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-22390 & 10046100 1862 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 1PP OF 1			

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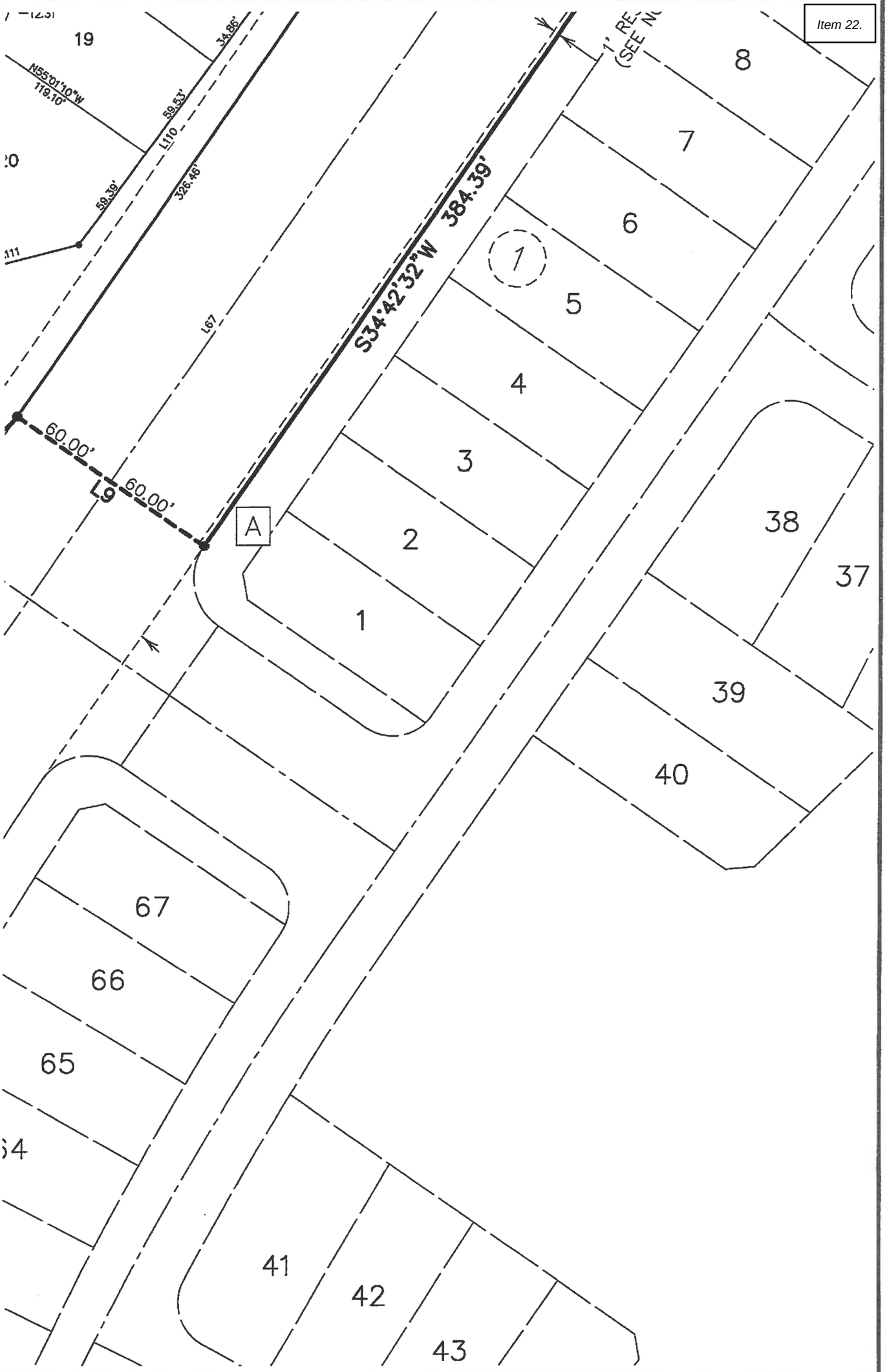

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	**OWNER/DEVELOPER:** DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Aenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23230 & 10045100 1603 Rock Prairie Rd., Suite 280, College Station TX, 77845 979.721.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 1QQ OF 1			

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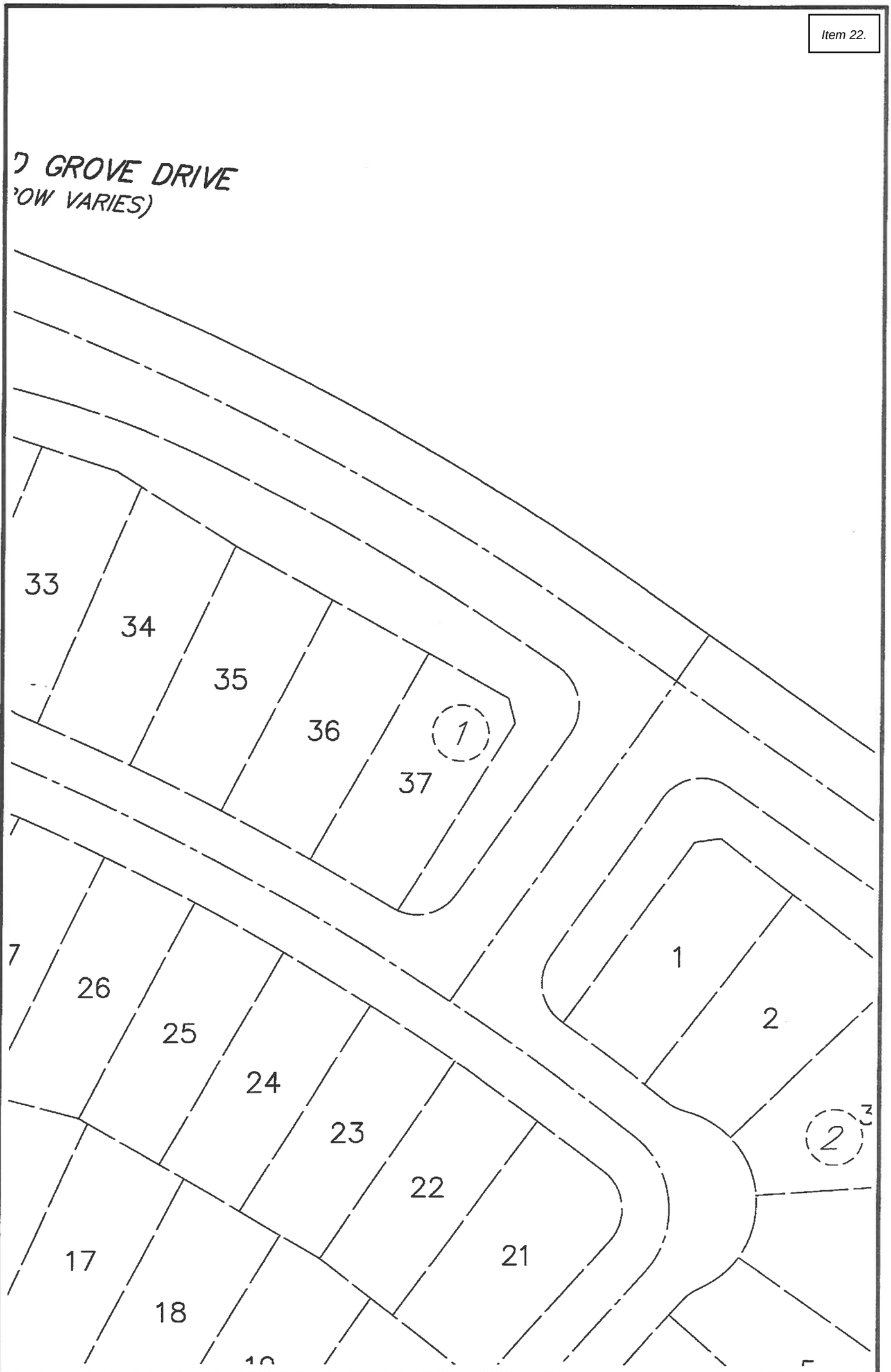

DATE: AUGUST 2025 SCALE 1"=60' SHEET 1RR OF 1	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	**OWNER/DEVELOPER:** DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Aenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23250 & 10046100 1862 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.6000 rvillarreal@quiddity.com

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Bond No. 61BCSJJ1300
Premium $ _____

CONSTRUCTION BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, Dimas Bros. Construction, L.L.C. / 1605 Investments, LTD as Principal, and Hartford Fire Insurance Company a corporation duly organized and by the virtue of the laws of the State of Connecticut and authorized to become sole surety on bonds in the State of Texas, as Surety, are held and firmly bound unto the Waller County Judge Carbett "Trey" J. Duhon III or his successors in office, hereinafter called the Obligee, in the just and penal sum of One Million One Hundred Four Thousand Three Hundred Seventy-Nine and 20/100 Dollars $1,104,379.20, lawful money of the United States of America, to be the payment of which well and truly to be made the Principal binds itself, its successors and assigns, and the Surety binds itself, its successors and assigns, jointly and severally, firmly by these presents.

WHREAS, the said Principal hereby guarantees against defective workmanship and material for the following improvements:

Woodhaven Estates Section 4

PROVIDED, HOWEVER, that this bond is subject to the following conditions and provisions:

1. This bond is for the term of One (1) year(s) from the date of acceptance of the work by the Obligee to expire _____.
2. In the event of default by the Principal in the performance of the maintenance during the term of this bond, the Surety shall be liable only for cost of maintenance up to the termination of the term of this bond.
3. No claim, action, suit or proceeding, except as hereinafter set forth, shall be had or maintained against the Surety on this instrument unless same be brought or instituted and process served upon the Surety after the expiration date of the bond.

Signed and sealed this 22nd day of July, 2025

ATTEST:

Secretary

Print: Dima Dimas

PAVING CONTRACTOR

Principal

Dimas Bros. Construction, L.L.C.

By: _____

Print: Ivan Dimas

Surety: COMPANY

Hartford Fire Insurance Company

By: _____

Print, ATTORNEY IN FACT Hannah Montagne

ATTEST:

OWNER: 1605 Investments, LTD

a Texas limited company

By: _____
Name:

By: _____
Name: Jacob Rice
Title: Vice President

APPROVED this _____day of _____, 20_____.

ATTEST:

_____
Debbie Hollan
County Clerk

_____
Carbett "Trey" J. Duhon III
County Judge
Waller County, Texas

POWER OF ATTORNEY

Direct Inquiries, Bond Authen
and Claims to:
THE HARTFORD
BOND, T-14
One Hartford Plaza
Hartford, Connecticut 06155
Bond.Claims@thehartford.com
call: **888-266-3488** *or fax:* **860-757-5835**

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: BOWEN MICLETTE & BRITT INS AGY LLC
Agency Code: 61-615323

- ☒ **Hartford Fire Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- ☒ **Hartford Casualty Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- ☐ **Hartford Accident and Indemnity Company**, a corporation duly organized under the laws of the State of Connecticut
- ☐ **Hartford Insurance Company of the Midwest**, a corporation duly organized under the laws of the State of Indiana

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, ***up to the amount of*** Unlimited :
Philip Baker, Edward Arens, Michele Bonnin, Erica Anne Cox, Hannah Montagne, Jillian O'Neal, Samantha Olson of THE WOODLANDS, Texas

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 23, 2016 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.

Phyllis A. Clark, Assistant Secretary

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA
COUNTY OF SEMINOLE } **ss.** Lake Mary

On this 1st day of March, 2024, before me personally came Joelle L. LaPierre, to me known, who being by me duly sworn, did depose and say: that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority.

Mariluz Arce
My Commission HH 287363
Expires July 13, 2026

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of July 22, 2025.

Signed and sealed in Lake Mary, Florida.

Keith D. Dozois, Assistant Vice President

IMPORTANT NOTICE

To obtain information or make a complaint:

You may contact your Agent.

You may call The Hartford's Consumer Affairs toll-free telephone number for information or to make a complaint at:

1-800-451-6944

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights, or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: *www.tdi.texas.gov*
E-mail: *ConsumerProtection@tdi.texas.gov*

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim, you should contact the (agent) (company) (agent or the company) first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY:
This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener información o para presentar una queja:

Usted puede comunicarse con su Agente.

Usted puede llamar al número de teléfono gratuito de The Hartford's Consumer Affairs para obtener información o para presentar una queja al:
1-800-451-6944

Usted puede comunicarse con el Departamento de Seguros de Texas para obtener información sobre compañías, coberturas, derechos, o quejas al:
1-800-252-3439

Usted puede escribir al Departamento de Seguros de Texas a:
P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Sitio web: *www.tdi.texas.gov*
E-mail: *ConsumerProtection@tdi.texas.gov*

DISPUTAS POR PRIMAS DE SEGUROS O RECLAMACIONES:

Si tiene una disputa relacionada con su prima de seguro o con una reclamación, usted debe comunicarse con (el agente) (la compañía) (el agente o la compañía) primero. Si la disputa no es resuelta, usted puede comunicarse con el Departamento de Seguros de Texas.

ADJUNTE ESTE AVISO A SU PÓLIZA: Este aviso es solamente para propósitos informativos y no se convierte en parte o en condición del documento adjunto.

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WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval- Woodhaven Estates Section 4

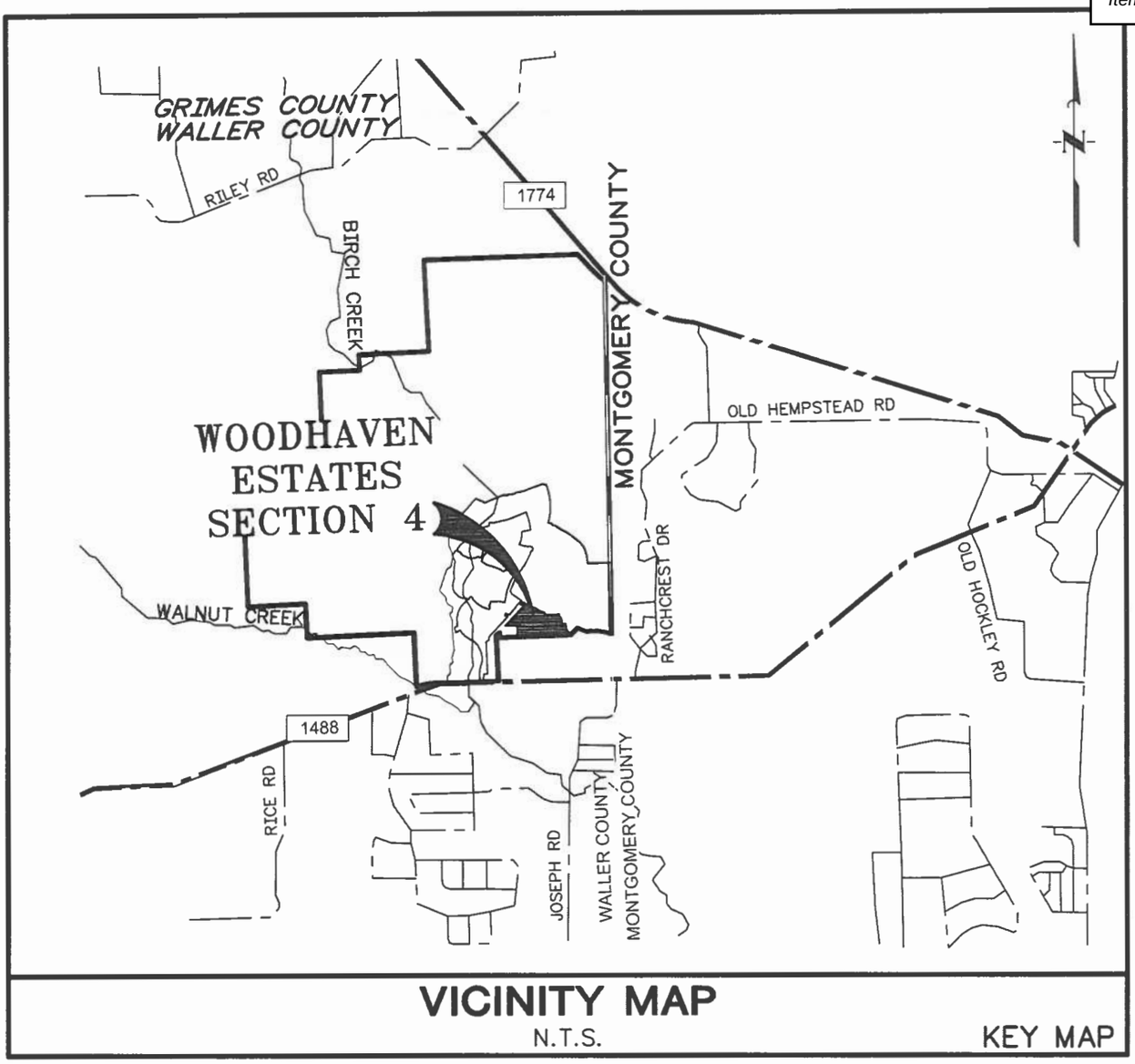
Date: September 17, 2025

Background

Final Plat of Woodhaven Estates Section 4 which consists of 36.79 acres will include 145 Lots, 5 Blocks and 3 Reserves in Precinct 2.

Staff Recommendation

Approve Plat and accept Construction Bond



VICINITY MAP
N.T.S.

KEY MAP

FINAL PLAT OF WOODHAVEN ESTATES

SECTION 4

A SUBDIVISION OF 36.79 ACRES OF LAND
OUT OF THE
WILLIAM HILLHOUSE SURVEY, A-136
WALLER COUNTY, TEXAS

145 LOTS **3 RESERVES** **5 BLOCKS**

AUGUST 2025

DATE: AUGUST 2025 SCALE NTS SHEET 1A OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 4	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10Mb100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000 CJamnik@quiddity.com

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STATE OF TEXAS §

COUNTY OF WALLER §

A METES AND BOUNDS description of a certain 36.79 acre tract out of the William Hillhouse Survey, Abstract No. 136, in Waller County, Texas, being a portion of a called 722.09 acre tract conveyed by Special Warranty Deed to DRP TX 1, LLC recorded in File No. 2404338 of the Official Public Records of Waller County (OPRWC), said 36.79 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, South Central Zone (4204);

COMMENCING at a found 5/8–inch iron rod, marking the most southerly southeast corner of said 722.09 acre tract, and being in the north right–of–way line of FM 1488 as shown on TxDOT Map, Project No. S1452 (4) (100–foot wide right–of–way);

THENCE North 56°27'17" East, 2790.11 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), being common in a southeast line of said 722.09 acre tract and in a northwest line of Remington Forest East Road in the Final Plat of Remington Forest Subdivision, Section One recorded in Volume 681, Page 814 of the Deed Records of Waller County (DRWC), marking the most east corner and the POINT OF BEGINNING of the herein described subject tract;

THENCE along common lines of said 722.09 acre tract and said Remington Forest Subdivision, Section One, the following four (4) courses and distances:

1. South 43°49'45" West, 65.00 feet to a previously set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking a south exterior corner of said 722.09 acre tract, being common with the northeast corner of Lot 26, Block 4 of Remington Forest Subdivision;
2. South 88°12'45" West, 2210.29 feet to a previously set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
3. North 33°45'00" West, 40.47 feet to a previously set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
4. North 01°52'44" East, 236.67 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");

THENCE over and across said 722.09 acre tract, the following twenty–nine (29) courses and distances:

1. North 42°44'30" East, 1061.20 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
2. North 77°38'23" West, 33.28 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
3. Along said tangent curve to the right having a radius of 500.00 feet, an arc length of 67.83 feet, a delta angle of 07°46'21", and a chord bearing of North 73°45'13" West, 67.78 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
4. North 69°52'02" West, 17.86 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
5. North 20°07'58" East, 100.00 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
6. South 69°52'02" East, 17.86 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
7. Along said tangent curve to the right having a radius of 500.00 feet, an arc length of 67.83 feet, a delta angle of 07°46'21", and a chord bearing of South 65°58'52" East, 67.78 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
8. South 62°05'41" East, 79.95 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 500.00 feet, an arc length of 67.83 feet, a delta angle of 07°46'21", and a chord bearing of South 65°58'52" East, 67.78 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
10. South 69°52'02" East, 68.10 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
11. Along said tangent curve to the right having a radius of 1230.00 feet, an arc length of 202.43 feet, a delta angle of 09°25'46", and a chord bearing of South 65°09'09" East, 202.20 feet to a set 5/8–inch

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DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 4	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-24290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.9000 CJamnik@quiddity.com
SCALE SCALE NTS			
SHEET 1B OF 1			

iron rod (with cap stamped "Quiddity Eng");

12. South 60°26'02" East, 143.35 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
13. Along said tangent curve to the left having a radius of 820.00 feet, an arc length of 215.54 feet, a delta angle of 15°03'37", and a chord bearing of South 67°57'51" East, 214.92 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
14. South 14°30'21" West, 60.00 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non–tangent curve to the left;
15. Along said non–tangent curve to the left having a radius of 880.00 feet, an arc length of 403.44 feet, a delta angle of 26°16'03", and a chord bearing of South 88°37'41" East, 399.92 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
16. North 78°14'18" East, 101.07 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
17. South 11°45'42" East, 59.54 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
18. South 42°13'11" East, 105.96 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
19. South 10°17'52" East, 92.40 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
20. South 04°47'58" East, 125.08 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
21. North 65°36'25" East, 55.20 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
22. North 80°35'55" East, 63.18 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
23. South 52°38'52" East, 13.70 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
24. South 05°53'38" East, 106.37 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
25. South 29°13'09" West, 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;
26. Along said non–tangent curve to the right having a radius of 50.00 feet, an arc length of 63.47 feet, a delta angle of 72°44'06", and a chord bearing of South 24°24'48" East, 59.30 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
27. South 20°27'46" East, 61.60 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
28. Along said tangent curve to the left having a radius of 100.00 feet, an arc length of 44.87 feet, a delta angle of 25°42'29", and a chord bearing of South 33°19'00" East, 44.49 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
29. South 46°10'15" East, 78.88 feet to the POINT OF BEGINNING, CONTAINING 36.79 acres of land in Waller County, Texas filed in the offices of Quiddity in College Station, Texas.

LEGEND:

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

RESTRICTED RESERVE A
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.41 AC
17,988 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
5.13 AC
223,600 Sq. Ft.

RESTRICTED RESERVE C
Restricted to Drill Site Purposes Only
4.00 AC
174,240 Sq. Ft.

RESERVE TOTALS
9.54 AC
415,828 Sq. Ft.

DATE: AUGUST 2025
SCALE NTS
SHEET 1C OF 1

FINAL PLAT OF WOODHAVEN ESTATES SECTION 4

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

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-24290 & 100486100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000
CJamnik@quiddity.com

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GENERAL NOTES:

1. One–foot reserve (1' Reserve) dedicated to the public in fee as a buffer separation between the side of end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re–subdivided in a recorded subdivision plat, the one–foot reserve shall thereupon become vested in the public for street right–of–way purposes and the fee title shall thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.

2. This tract lies within Shaded Zone "X" and UnShaded Zone "X" of the Flood Insurance Rate Map, Number 48473C0100E, dated February 18, 2009 for Waller County, Texas and incorporated areas. 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; and areas protected by levees from 1% annual chance flood.

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

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

3. Structures built on lots in the designated floodplain shall be elevated to two (2) feet or more above the 500–year floodplain elevation, in the 100–year floodplain. Within the 500–year, these structures must be elevated to one (1) foot above the 500–year floodplain elevation. No development permits will be issued in a Flood Hazard Area below the base flood elevation (B.F.E.). Contact the County Engineer's Office for specific information.

4. No structure in this subdivision shall be occupied until connected to a public sewer system or to an onsite wastewater system has been approved and permitted by Waller County Environmental Department.

5. No structure in this subdivision shall be occupied until connected to an individual water supply or a state–approved community water system.

6. Right–of–way easements for widening streets or improving drainage shall be maintained by the landowner until all street or drainage improvements are actually constructed on the property. The county has the right at any time to take possession of any street widening easement for construction, improvement or maintenance.

7. The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by the Commissioners Court. The Commissioners Court assumes no obligation to build or maintain any of the streets shown on the plat or constructing any of the bridges or drainage improvements. Upon completion of all obligations by the developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the public streets. The county will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets. The county assumes no responsibility for the accuracy of representations by other parties on the plat. Flood plain data, in particular, may change depending on subsequent development. The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the county. The property subdivided herein is further restricted in its use as specified under the terms and conditions of restrictions filed separately. A copy of said restrictions will be furnished by aforesaid DRP TX 1, LLC, a Delaware Limited Liability Company, to the purchaser of each and every lot in the subdivision prior to culmination of each sale include certification that the subdivider has complied with the requirements of section 232.032 and that:
   (a)the water quality and connections to the lots meet, or will meet, the minimum state standards;
   (b)sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
   (c)electrical connections provided to the lot meet, or will meet, the minimum state standards; and
   (d)gas connections, if available, provided to the lot meet, or will meet, the minimum state standards.

8. TBM 50: Being a 3–inch aluminum disc set in a concrete monument marked "TBM–50 ELEV 255.97", Located on the north side of FM 1488, being 41.0 feet southwest of the southeast corner of Restricted Reserve "A–2" & "A–3" of the Partial Replat of Remington Forest, recorded in Volume 920, Page 202 of the Official Public Records of Waller County, conveyed to DRP TX 1, LLC, recorded in File No. 2404350 of Official Public Records of Waller County, also being 8.5 feet north of the edge of pavement of FM 1488.

9. Coordinates and bearings shown hereon are surface as based on the Texas State Plane Coordinate System (NAD83) South Central Zone (4204) with a surface adjustment factor of 1.0000353312 scaled from control point No. 1 having coordinates (X: 2966995.566, Y: 13991667.506).

10. All lots shall have a 10' back of lot building line measured from the lot line unless otherwise noted on the plat.

11. All pipelines and pipeline easements within the pipeline easements within the platted area are shown hereon.

12. With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by Charter Title Company, File No. 1076602300233, Dated June 24, 2025.

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 4	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.9000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1D OF 1			

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S69°52'02"E	17.86'
L2	S62°05'41"E	79.95'
L3	S69°52'02"E	68.10'
L4	S60°26'02"E	143.35'
L5	S14°30'21"W	60.00'
L6	N78°14'18"E	101.07'
L7	S11°45'42"E	59.54'
L8	S42°13'11"E	105.96'
L9	S10°17'52"E	92.40'
L10	S04°47'58"E	125.08'
L11	N65°36'25"E	55.20'
L12	N80°35'55"E	63.18'
L13	S52°38'52"E	13.70'
L14	S05°53'38"E	106.37'
L15	S29°13'09"W	20.00'
L16	S20°27'46"E	61.60'
L17	S46°10'15"E	78.88'
L18	S43°49'45"W	65.00'
L19	N33°45'00"W	40.47'
L20	N01°52'44"E	236.67'
L21	N42°44'30"E	1061.20'
L22	N77°38'23"W	33.28'
L23	N69°52'02"W	17.86'
L24	N20°07'58"E	100.00'
L25	N69°52'02"W	300.42'
L26	N60°26'02"W	143.26'
L27	N21°34'17"E	292.98'
L28	S01°47'15"E	181.06'
L29	N88°12'45"E	1251.16'

LINE TABLE		
LINE	BEARING	DISTANCE
L30	S43°12'45"W	4.75'
L31	S01°47'15"E	222.22'
L32	N28°54'42"E	46.23'
L33	S01°47'15"E	188.38'
L34	N84°27'02"E	94.21'
L35	S36°30'02"W	6.12'
L36	S12°17'31"E	5.00'
L37	N77°38'23"W	46.67'
L38	N69°52'02"W	68.10'
L39	S16°48'28"W	115.00'
L40	N58°07'08"E	15.02'
L41	S80°34'12"E	120.14'
L42	S88°10'51"E	129.55'
L43	N86°07'06"E	88.76'
L44	N76°20'27"E	88.66'
L45	S77°48'06"E	95.58'
L46	S79°39'05"W	108.63'
L47	N44°54'59"E	18.85'
L48	N61°02'16"W	83.69'
L49	N38°21'57"W	82.13'
L50	S00°00'35"W	220.11'
L51	N44°06'40"E	14.36'
L52	N88°12'45"E	108.94'
L53	N88°12'45"E	109.99'
L54	S48°15'37"E	14.50'
L55	N83°07'19"W	80.80'
L56	S69°56'35"E	114.36'
L57	N66°07'46"W	98.29'
L58	N61°49'51"W	90.35'

LINE TABLE		
LINE	BEARING	DISTANCE
L59	N58°26'35"W	120.84'
L60	N59°52'22"W	89.15'
L61	N63°53'13"W	34.48'
L62	N19°49'33"W	14.37'
L63	S24°14'08"W	109.79'
L64	S01°47'15"E	148.50'
L65	N01°01'32"W	45.00'
L66	N00°51'34"E	89.03'
L67	N09°50'46"E	87.01'
L68	N18°23'59"E	86.88'
L69	N26°14'28"E	116.92'
L70	S24°26'18"W	56.67'
L71	S19°25'00"W	45.58'
L72	S13°37'25"W	45.58'
L73	S07°49'50"W	45.58'
L74	S02°44'21"W	45.61'
L75	S01°47'15"E	50.70'
L76	N88°12'45"E	247.00'
L77	N16°55'52"E	118.55'
L78	S01°47'15"E	50.55'
L79	N88°12'45"E	193.59'
L80	N84°35'55"E	152.81'
L81	N86°18'54"E	225.74'
L82	S88°12'12"W	101.93'
L83	S01°47'16"E	5.01'
L84	S88°12'45"W	197.64'
L85	S88°12'45"W	197.64'
L86	N01°47'16"W	5.00'
L87	S88°12'44"W	100.86'

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DATE: AUGUST 2025

SCALE NTS

SHEET 1E OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 4

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

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-25290 & 100636-00
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000
CJamnik@quiddity.com

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	500.00'	7°46'21"	67.83'	S65°58'52"E	67.78'	33.97'
C2	500.00'	7°46'21"	67.83'	S65°58'52"E	67.78'	33.97'
C3	1230.00'	9°25'46"	202.43'	S65°09'09"E	202.20'	101.44'
C4	820.00'	15°03'37"	215.54'	S67°57'51"E	214.92'	108.39'
C5	880.00'	26°16'03"	403.44'	S88°37'41"E	399.92'	205.33'
C6	50.00'	72°44'06"	63.47'	S24°24'48"E	59.30'	36.82'
C7	100.00'	25°42'29"	44.87'	S33°19'00"E	44.49'	22.82'
C8	500.00'	7°46'21"	67.83'	N73°45'13"W	67.78'	33.97'
C9	1200.00'	9°26'00"	197.57'	N65°09'02"W	197.35'	99.01'
C10	850.00'	15°03'37"	223.42'	N67°57'51"W	222.78'	112.36'
C11	300.00'	23°21'32"	122.31'	S09°53'31"W	121.46'	62.01'
C12	50.00'	90°00'00"	78.54'	S46°47'15"E	70.71'	50.00'
C13	600.00'	30°41'57"	321.48'	S13°33'44"W	317.65'	164.70'
C14	50.00'	79°01'41"	68.96'	S68°25'33"W	63.63'	41.24'
C15	1005.00'	13°37'02"	238.85'	N65°15'06"W	238.29'	119.99'
C16	600.00'	34°08'06"	357.46'	S15°16'48"W	352.20'	184.21'
C17	1045.00'	4°28'50"	81.72'	S60°41'00"E	81.70'	40.88'
C18	900.00'	32°37'33"	512.48'	S79°14'12"E	505.59'	263.40'
C19	50.00'	81°34'35"	71.19'	N54°45'40"W	65.33'	43.14'
C20	1500.00'	10°39'51"	279.19'	N08°38'27"W	278.79'	140.00'
C21	900.00'	10°30'17"	165.01'	N82°57'37"E	164.78'	82.73'
C22	25.00'	82°56'04"	36.19'	S63°02'19"W	33.11'	22.09'
C23	25.00'	94°39'00"	41.30'	S25°45'13"E	36.76'	27.12'
C24	25.00'	38°56'48"	16.99'	N64°58'38"E	16.67'	8.84'

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DATE: AUGUST 2025

SCALE NTS

SHEET 1F OF 1

FINAL PLAT OF WOODHAVEN ESTATES SECTION 4

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

ENGINEER/PLANNER/SURVEYOR:
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Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 100636-00
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000
CJamnik@quiddity.com

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C25	50.00'	161°27'37"	140.90'	N53°45'57"W	98.69'	306.34'
C26	25.00'	40°26'27"	17.65'	S06°44'38"W	17.28'	9.21'
C27	25.00'	86°40'40"	37.82'	S48°26'55"E	34.32'	23.59'
C28	25.00'	55°07'36"	24.05'	N54°05'13"E	23.14'	13.05'
C29	50.00'	92°41'45"	80.89'	S72°52'17"W	72.35'	52.41'
C30	50.00'	110°11'42"	96.16'	N67°03'07"E	82.01'	71.67'
C31	25.00'	41°16'22"	18.01'	N78°29'13"W	17.62'	9.41'
C32	25.00'	24°57'05"	10.89'	S75°44'13"W	10.80'	5.53'
C33	50.00'	139°54'09"	122.09'	S46°47'15"E	93.94'	137.01'
C34	25.00'	24°57'05"	10.89'	N10°41'18"E	10.80'	5.53'
C35	75.00'	79°01'41"	103.45'	S68°25'33"W	95.44'	61.86'
C36	25.00'	92°46'15"	40.48'	N67°57'25"E	36.20'	26.24'
C37	25.00'	90°05'01"	39.31'	N23°28'13"W	35.38'	25.04'
C38	500.00'	7°46'21"	67.83'	N73°45'13"W	67.78'	33.97'
C39	25.00'	88°16'56"	38.52'	N16°18'59"W	34.82'	24.26'
C40	25.00'	90°00'00"	39.27'	N43°12'45"E	35.36'	25.00'
C41	25.00'	94°21'01"	41.17'	S74°22'54"W	36.67'	26.97'
C42	25.00'	87°31'16"	38.19'	N22°11'21"W	34.58'	23.94'
C43	25.00'	90°00'00"	39.27'	N43°12'45"E	35.36'	25.00'
C44	25.00'	90°00'00"	39.27'	S46°47'15"E	35.36'	25.00'
C45	25.00'	85°50'25"	37.45'	S64°29'30"W	34.05'	23.25'
C46	25.00'	93°33'06"	40.82'	N41°26'12"E	36.43'	26.60'
C47	25.00'	90°00'00"	39.27'	S46°47'15"E	35.36'	25.00'

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DATE: AUGUST 2025

SCALE NTS

SHEET 1F2 OF 1

FINAL PLAT OF WOODHAVEN ESTATES SECTION 4

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

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-24290 & 10194100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000
CJamnik@quiddity.com

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 36.79 acre tract subdivided, in this plat of Woodhaven Estates Section 4, make subdivision of the property on behalf of the corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown and dedicated to the public, the streets, all alleys, parks and easements shown, and waive all claims for damages occasioned by the establishment of grades as approved for the streets or drainage easements to conform to the grades, and bind ourselves, our heirs successors and assigns to warrant and defend the title to the land so dedicated.

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

1. There is a fifteen feet (15') unobstructed utility easement along all property lines adjacent to all existing publicly dedicated roads bordering the subdivision and public roads within the subdivision dedicated by this plat.

2. There is twenty feet (20') wide unobstructed utility easement for guy, being ten feet (10') on each side of the centerline of the guy and protruding five feet (5') past the point of where the anchor enters the earth.

3. San Bernard Electric Cooperative, Inc. is granted the right to build and maintain utilities on, across, along, upon, over, above and under all publicly dedicated road right-of-ways in this subdivision, in order to provided electric and other services to lots as it becomes necessary.

4. San Bernard Electric Cooperative, Inc. shall have the right to remove, cut down, and chemically treat with herbicides, all trees, shrubbery and vegetation within said easement and the right to remove, cut, and trim from time to time all dead, weak, leaning, or dangerous trees adjacent to and outside of said easement that are tall enough to strike the conductor and/or equipment in falling. San Bernard Electric Cooperative, Inc. will not be responsible for removing debris from vegetation growing outside their easements when cutting down week and leaning trees and brush outside the easement.

5. San Bernard Electric Cooperative, Inc. shall have the right to use and keep all of said easement area granted hereby free and clear of any and all obstructions, except fences that do not exceed eight feet (8') in height and do not interfere with the operation and replacement of San Bernard Electric Cooperative's facilities. San Bernard Electric Cooperative, Inc. shall have the right of ingress and egress to and from said right-of-way for the purpose of reclearing vegetation, constructing, reconstructing, rephasing, respanning, operating, inspecting, repairing, maintaining, replacing, adding, and removing said conductors, poles and equipment. Access for construction, maintenance, inspection and surveying of facilities may be done with, but not limited to vehicles, ATV, aerial drone, pedestrian, and other methods.

6. The Grantor, his successors, assigns, agents or licensees shall not have the right to cause or permit any obstacles except fences not to exceed eight feet (8') in height to be placed or constructed within said easements area without the express written consent of the Cooperative. Fences shall not be placed or constructed in any way that would prevent San Bernard Electric Cooperative, Inc. from exercising any rights and privileges expressed herein.

7. All above descriptions are further described and locations indicated on plat drawing.

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Woodhaven Estates Section 4 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 three quarters (1-3/4) square feet (15" diameter pipe) reinforced concrete pipe, unless specified by the County Road Administrator or County Engineer. Culverts and bridges must be used for all driveway and/or walks, although dip-style driveways are encouraged where appropriate.
4. Property owners will obtain Development Permits/Permit Exemptions from the County Floodplain Administrator for all development.
5. There are no underground pipelines within the confines of the subdivision except as shown on the plat.
6. There shall be no sanitary sewer systems or any water well constructed within 50 feet of any lot line that does not adjoin with a public road.

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 2nd day of September, 2025.

DRP TX 1, LLC,
a Delaware Limited Liability Company

By: DW General Partner, LLC
Its Manager

By: Houdin Honarvar
Houdin Honarvar
Authorized Signer

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 4	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1G OF 1			

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STATE OF NEW YORK §

COUNTY OF NY §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2nd day of Sept, 2025

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

Josephine G. Cimino
Print Name

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

My commission expires: 7-5-2028

Certificate of Surveyor

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

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

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

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

8/26/25
Christopher E. Curtis
Registered Professional Land Surveyor
Texas Registration No. 6111

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DATE: AUGUST 2025 SCALE SCALE NTS SHEET 1H OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 4	OWNER DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com

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 Wa ller County permit requirements have been met.

_____
Date

_____
J. Ross McCall, PE
County Engineer

STATE OF TEXAS §

COUNTY OF WALLER §

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

_____
Debbie Hollan Waller
County, Texas

_____
By:
Deputy

CERTIFICATE OF COMMISSIONERS COURT

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

_____
Carbett "Trey" J. Duhon III
County Judge

_____
John A. Amsler
Commissioner, Precinct 1

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

_____
Kendric D. Jones
Commissioner, Precinct 3

_____
Justin Beckendorff
Commissioner, Precinct 4

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

DATE: AUGUST 2025 SCALE NTS SHEET 1I OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 4	**OWNER** **DRP TX 1, LLC** **a Delaware Limited Liability COmpany** 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10006100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.9000 CJamnik@quiddity.com

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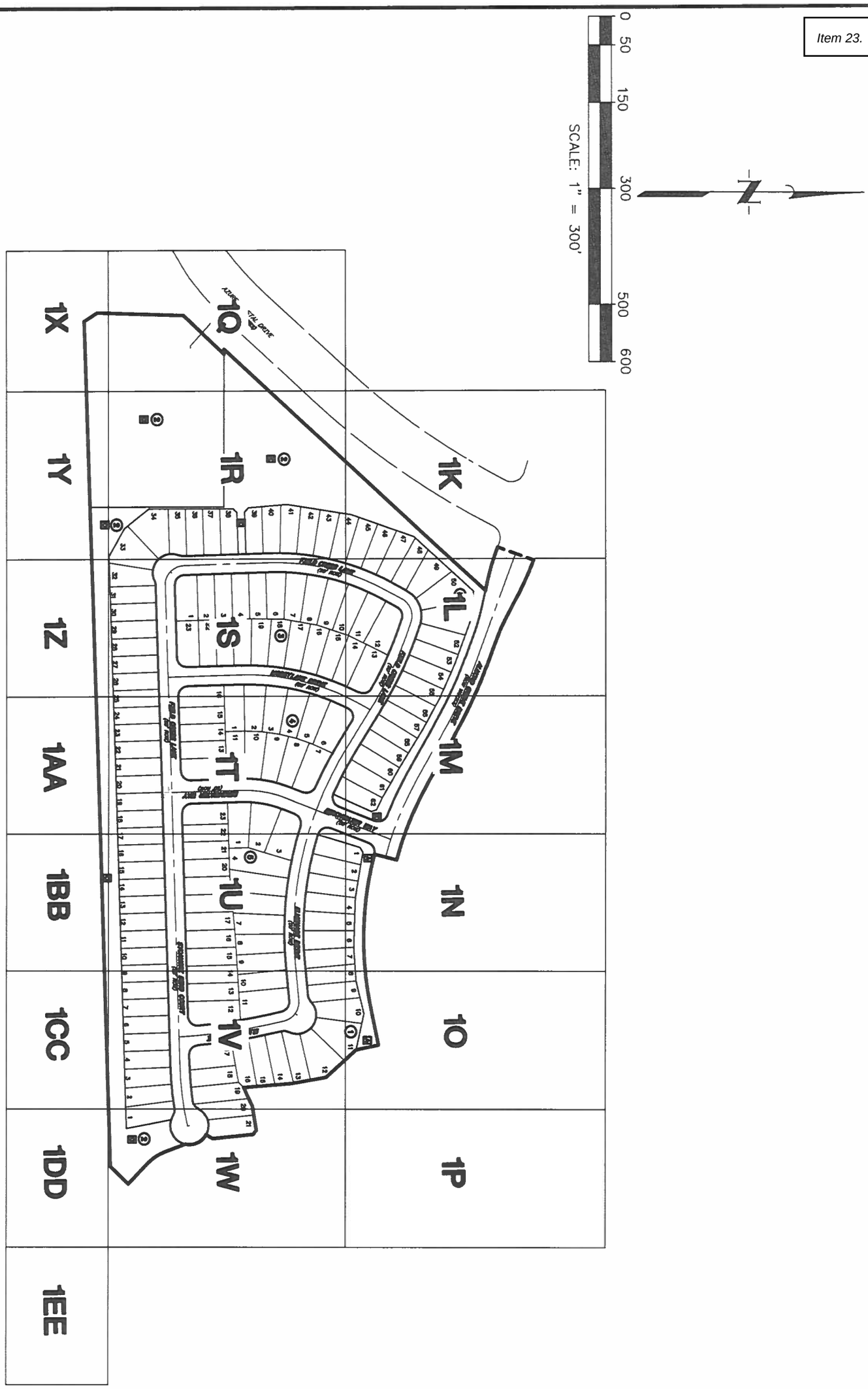

DATE: AUGUST 2025 SCALE 1" = 300' SHEET 1J OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 4	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000 CJamnik@quiddity.com

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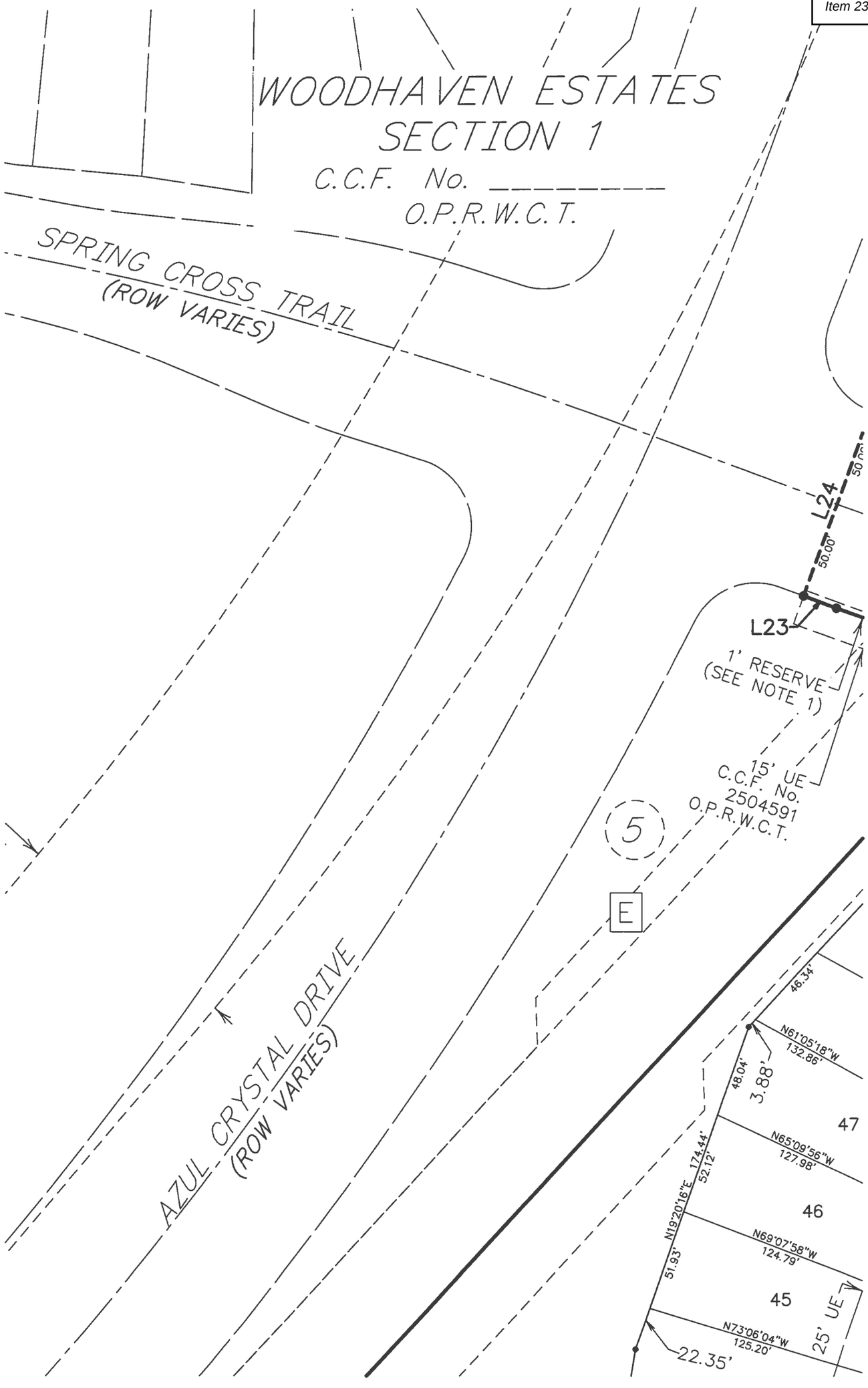

DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1K OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 4

OWNER
DRP TX 1, LLC
a Delaware Limited Liability COmpany
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
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Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-24290 & 100476-100
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CJamnik@quiddity.com

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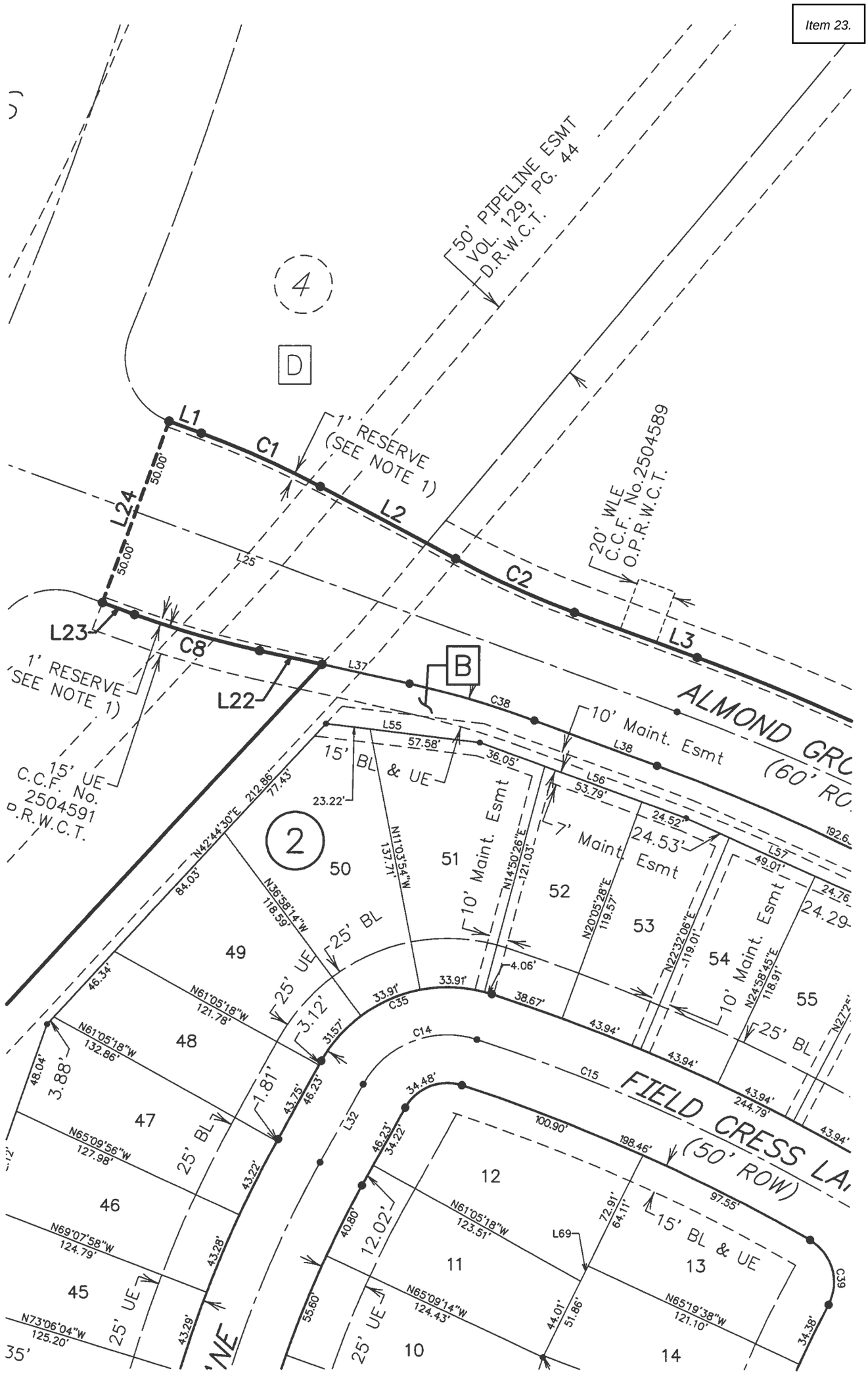

DATE: AUGUST 2025 SCALE 1"=60' SHEET 1L OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 4	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000 CJamnik@quiddity.com

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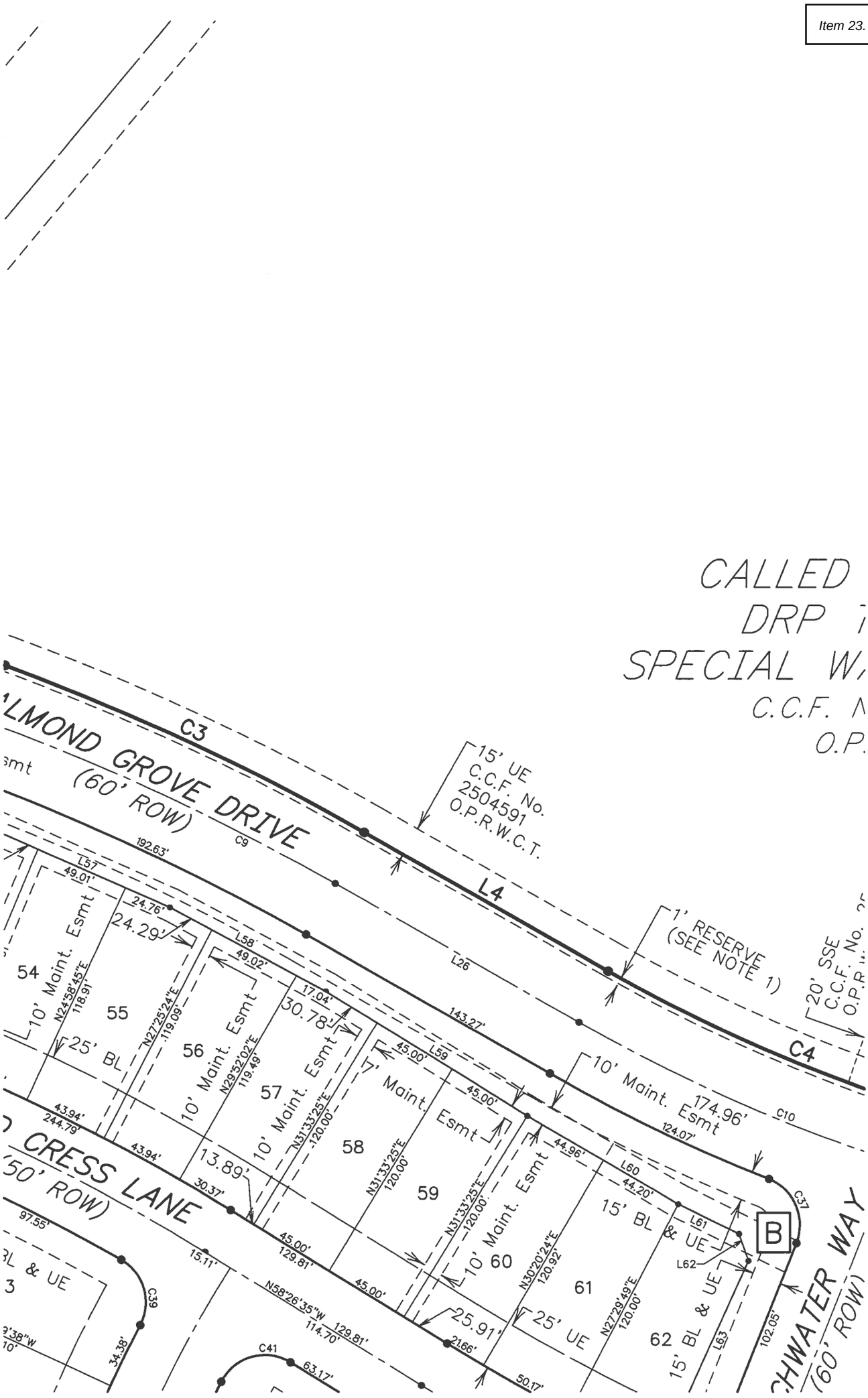

DATE: AUGUST 2025 SCALE 1"=60' SHEET 1M OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 4	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-24290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979 741 8000 CJamnik@quiddity.com

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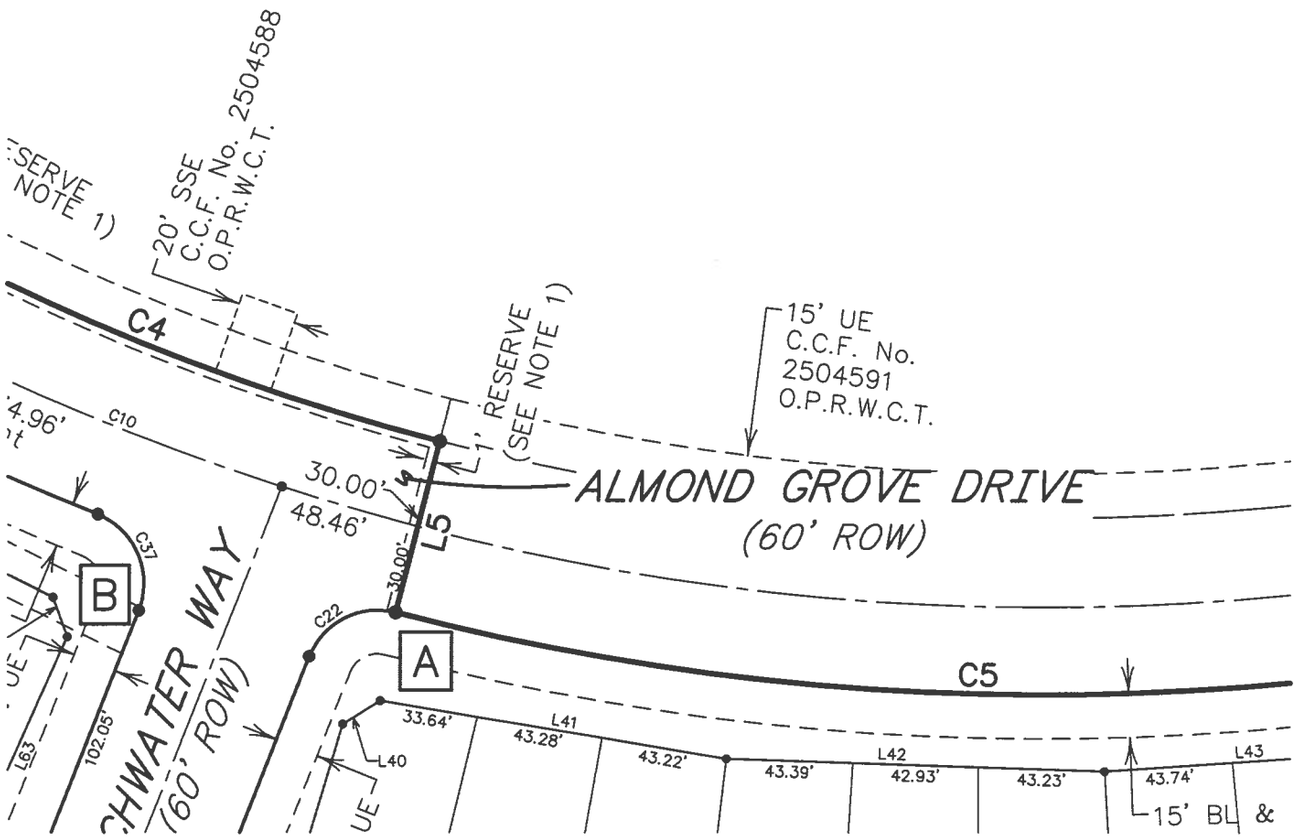
CALLED 772.09 AC
DRP TX 1, LLC,
CIAL WARRANTY DEED
C.C.F. No. 2404338
O.P.R.W.C.T.



DATE: AUGUST 2025 SCALE 1"=60' SHEET 1N OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 4	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 100486100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000 CJamnik@quiddity.com

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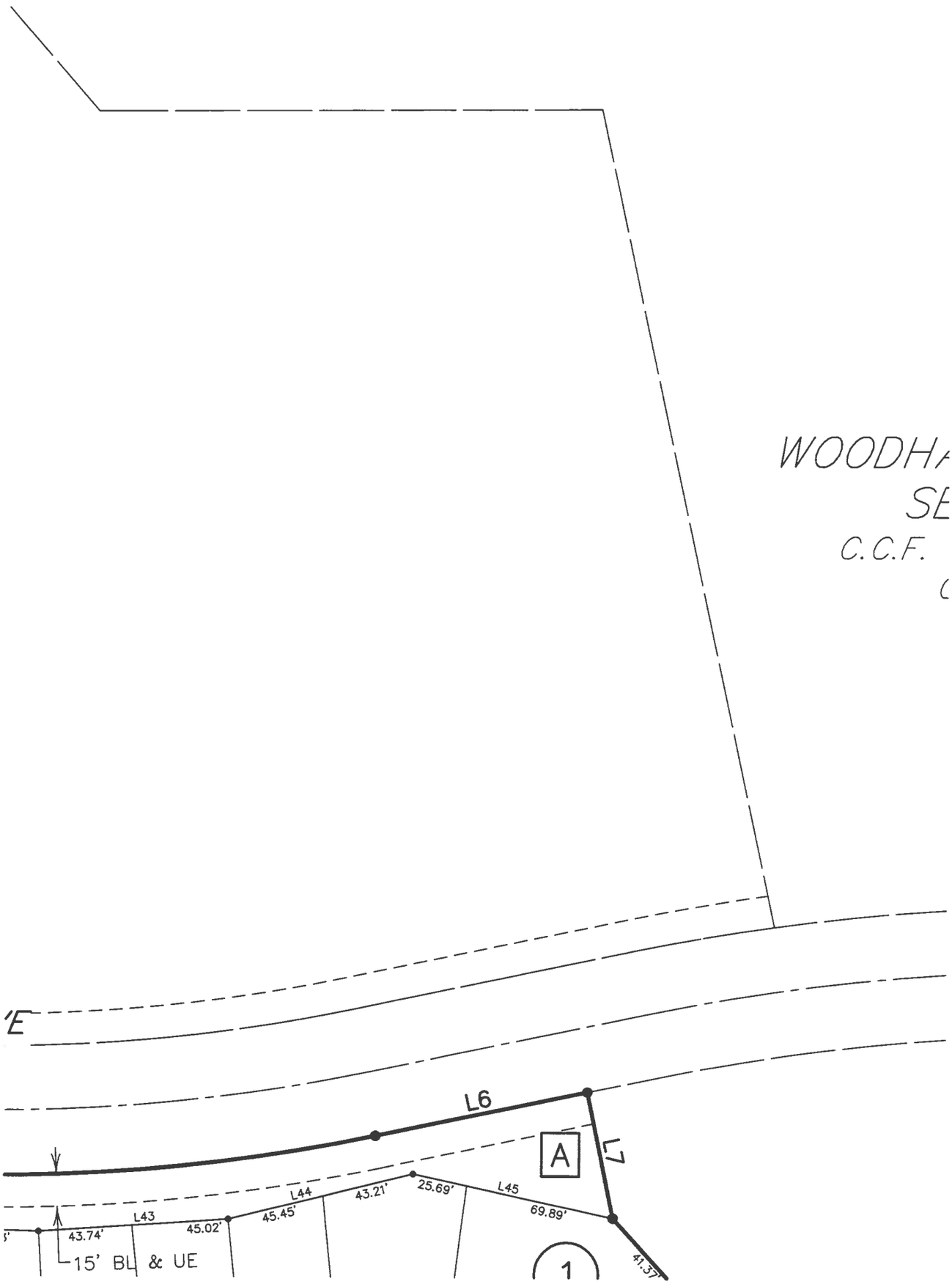

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 4	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-24240 & 10106100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000 CJamnik@quiddity.com
SCALE 1"=60'			
SHEET 10 OF 1			

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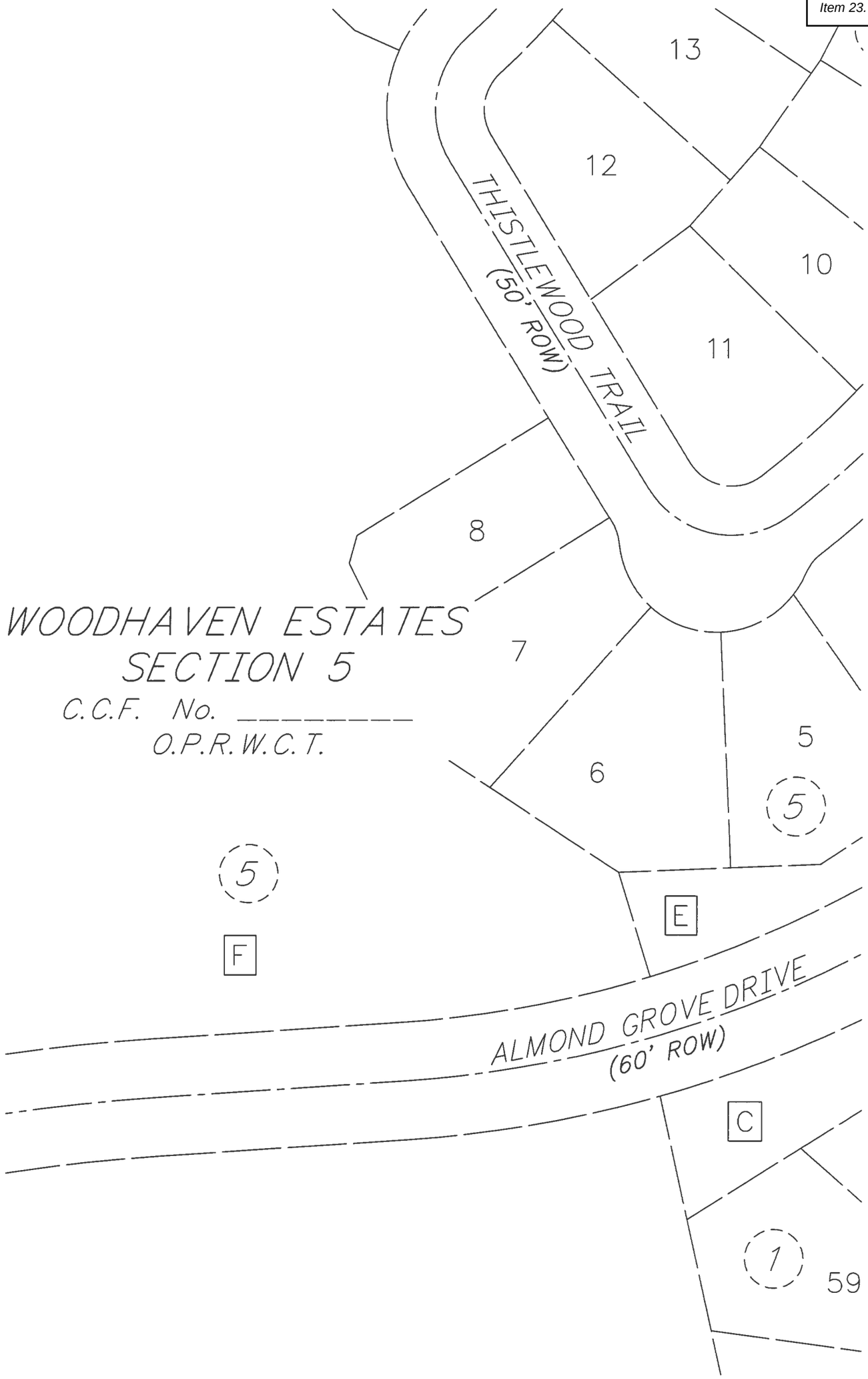

WOODHAVEN ESTATES SECTION 5

C.C.F. No. _____

O.P.R.W.C.T.

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 4	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000 CJamnik@quiddity.com
SCALE 1"=60'			
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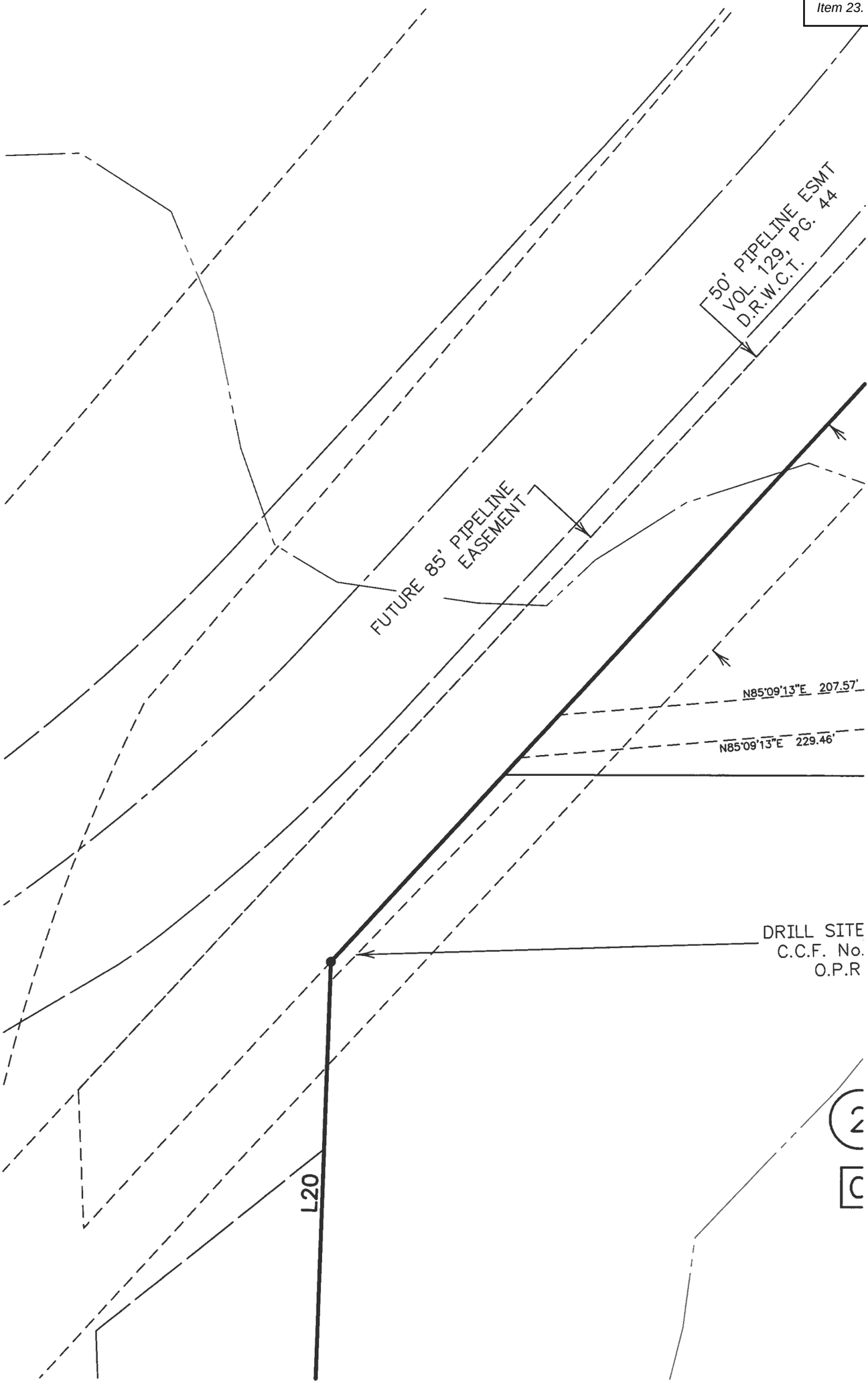

DATE: AUGUST 2025 SCALE 1"=60' SHEET 1Q OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 4	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com

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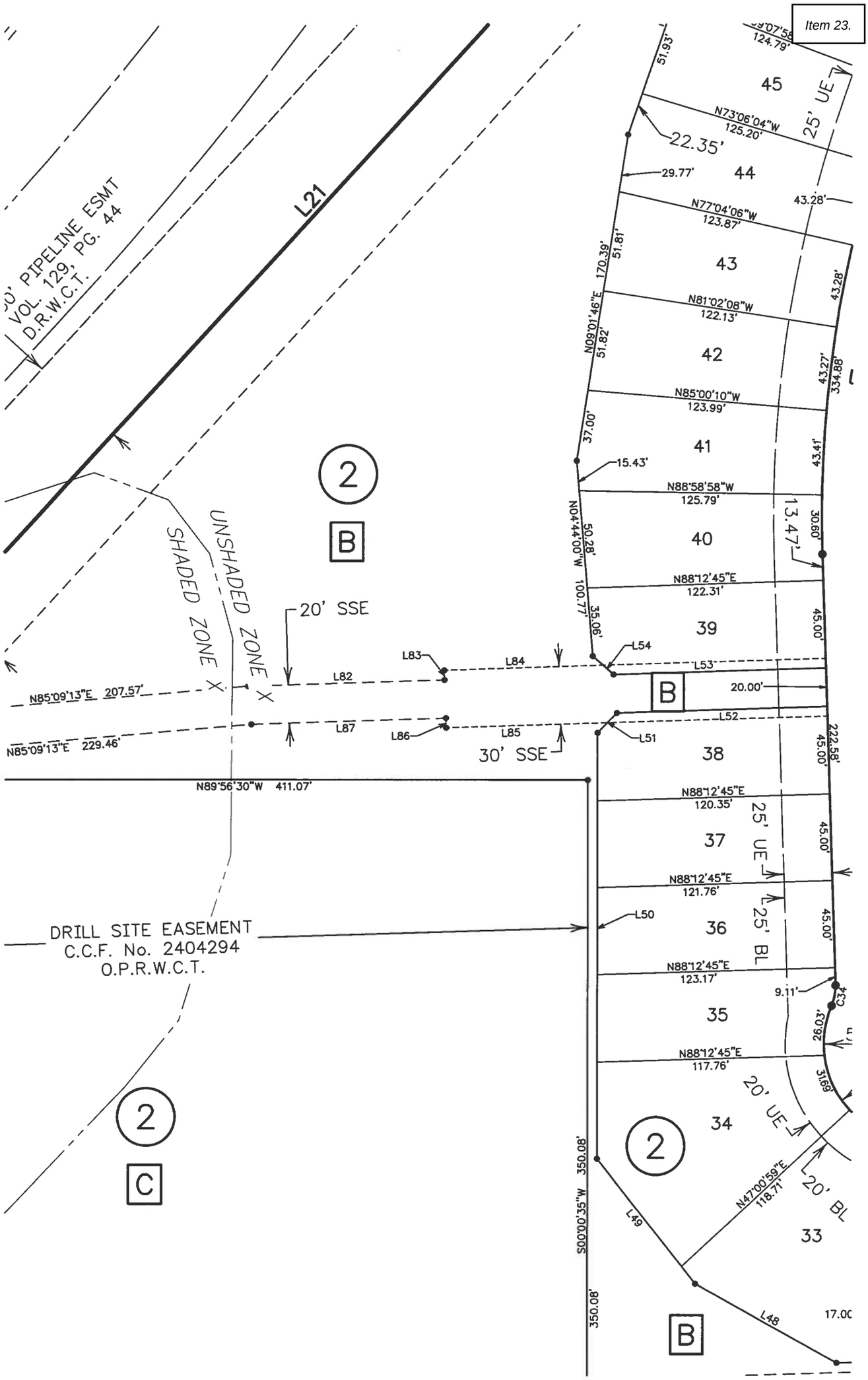

DATE: AUGUST 2025 SCALE 1"=60' SHEET 1R OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 4	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com

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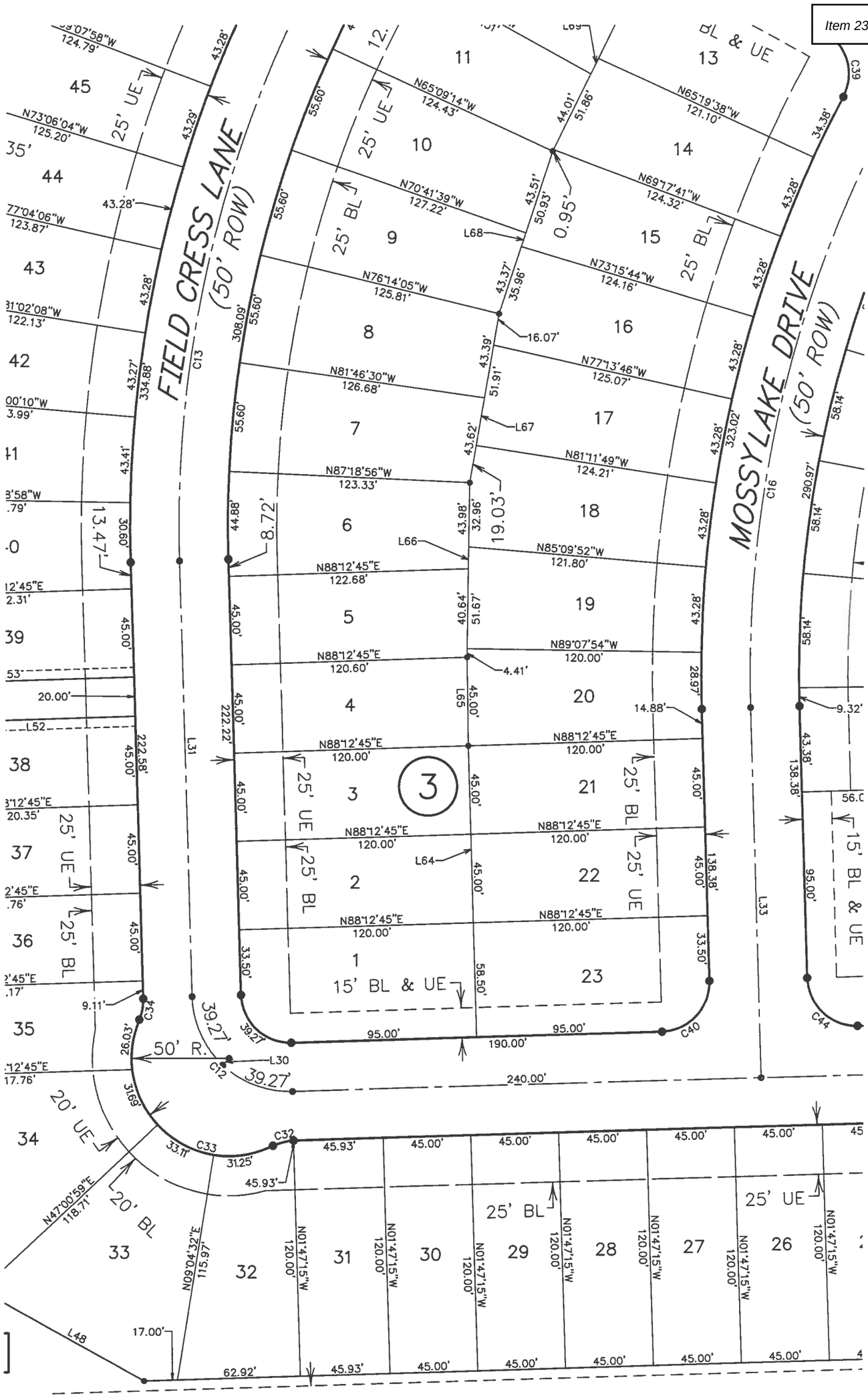

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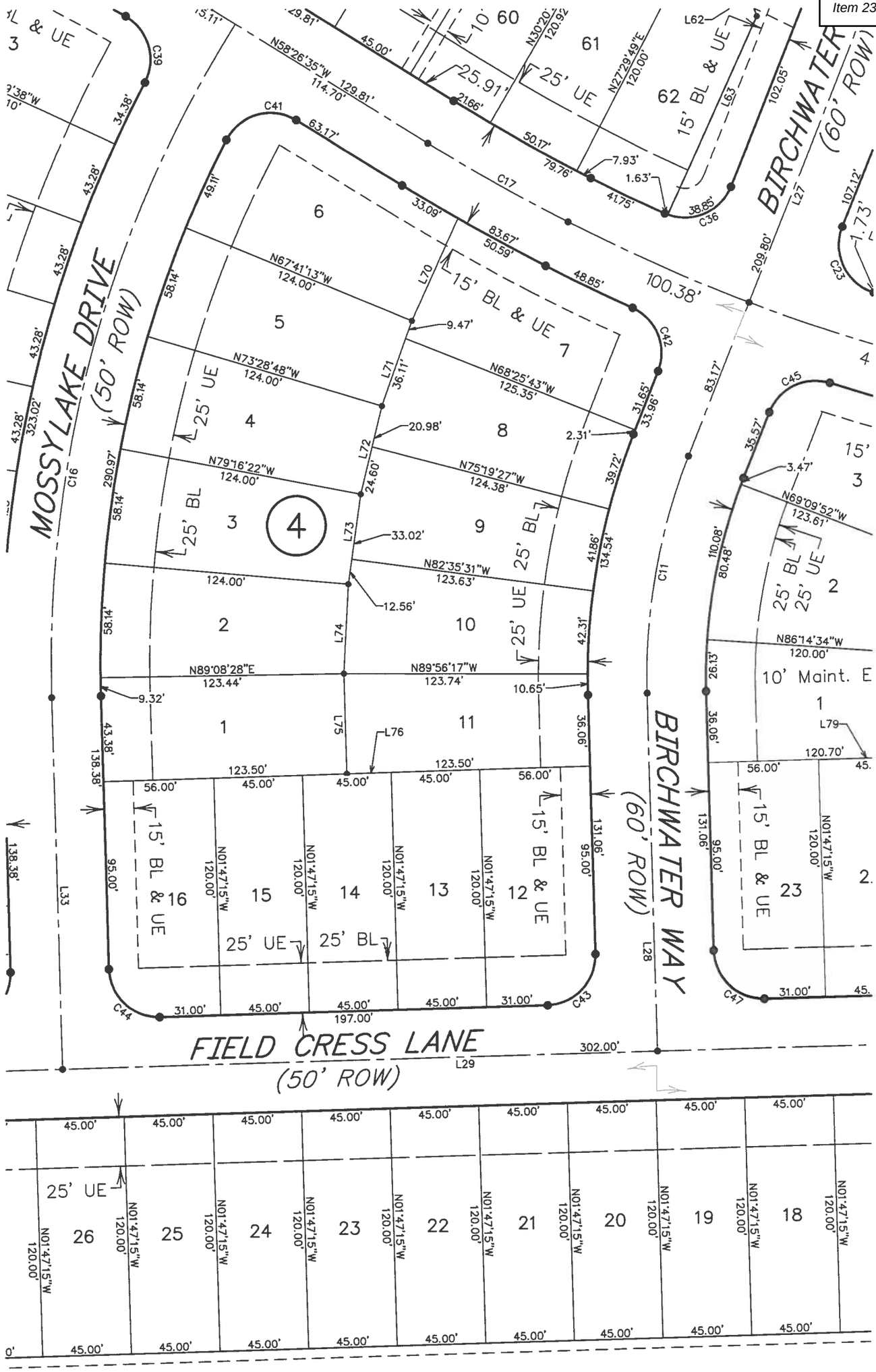

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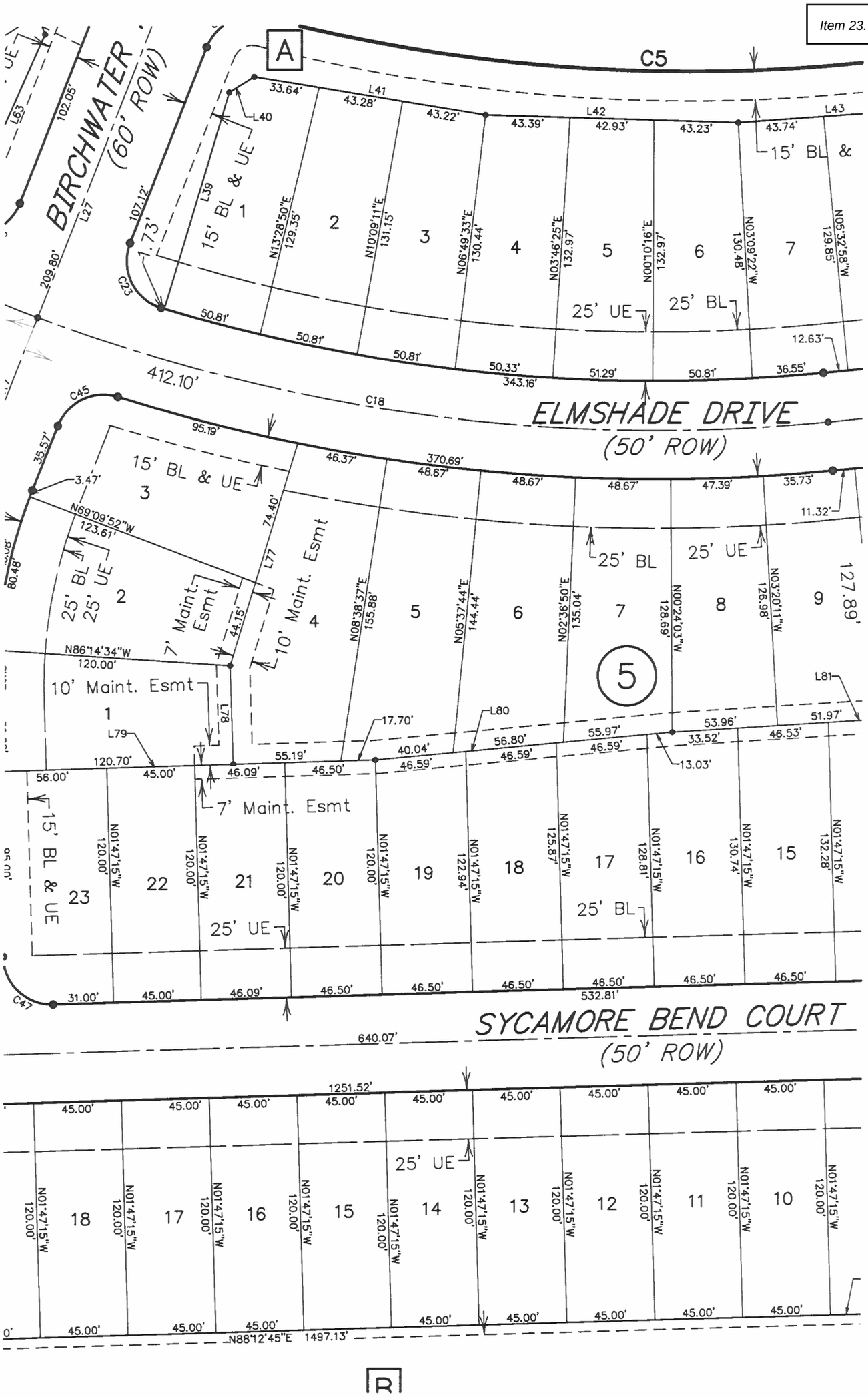

DATE: AUGUST 2025 SCALE 1"=60' SHEET 1U OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 4	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-14280 & 100480-100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000 CJamnik@quiddity.com

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DATE: AUGUST 2025 SCALE 1"=60' SHEET 1V OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 4	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-24290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000 CJamnik@quiddity.com

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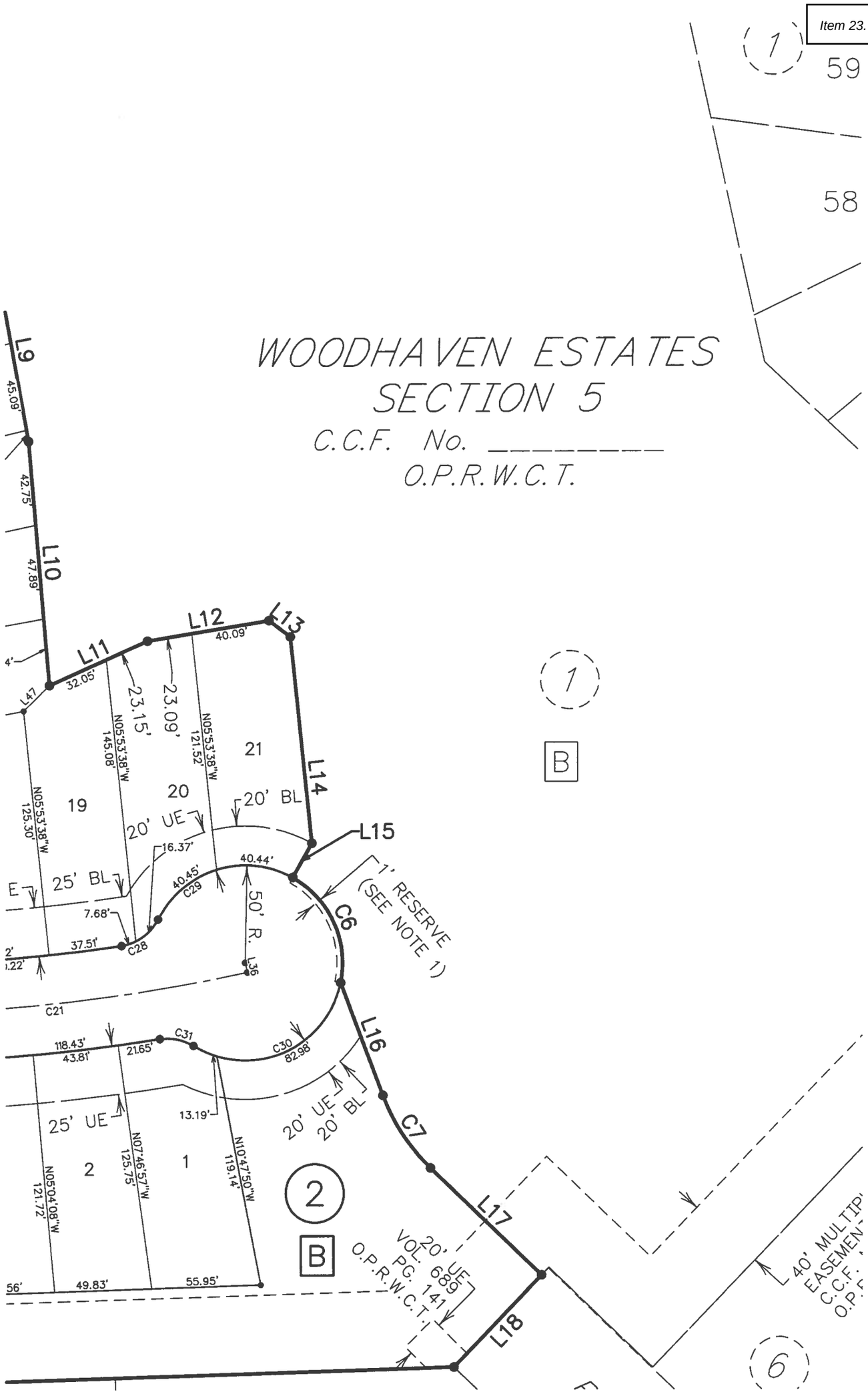

DATE: AUGUST 2025 SCALE 1"=60' SHEET 1W OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 4	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com

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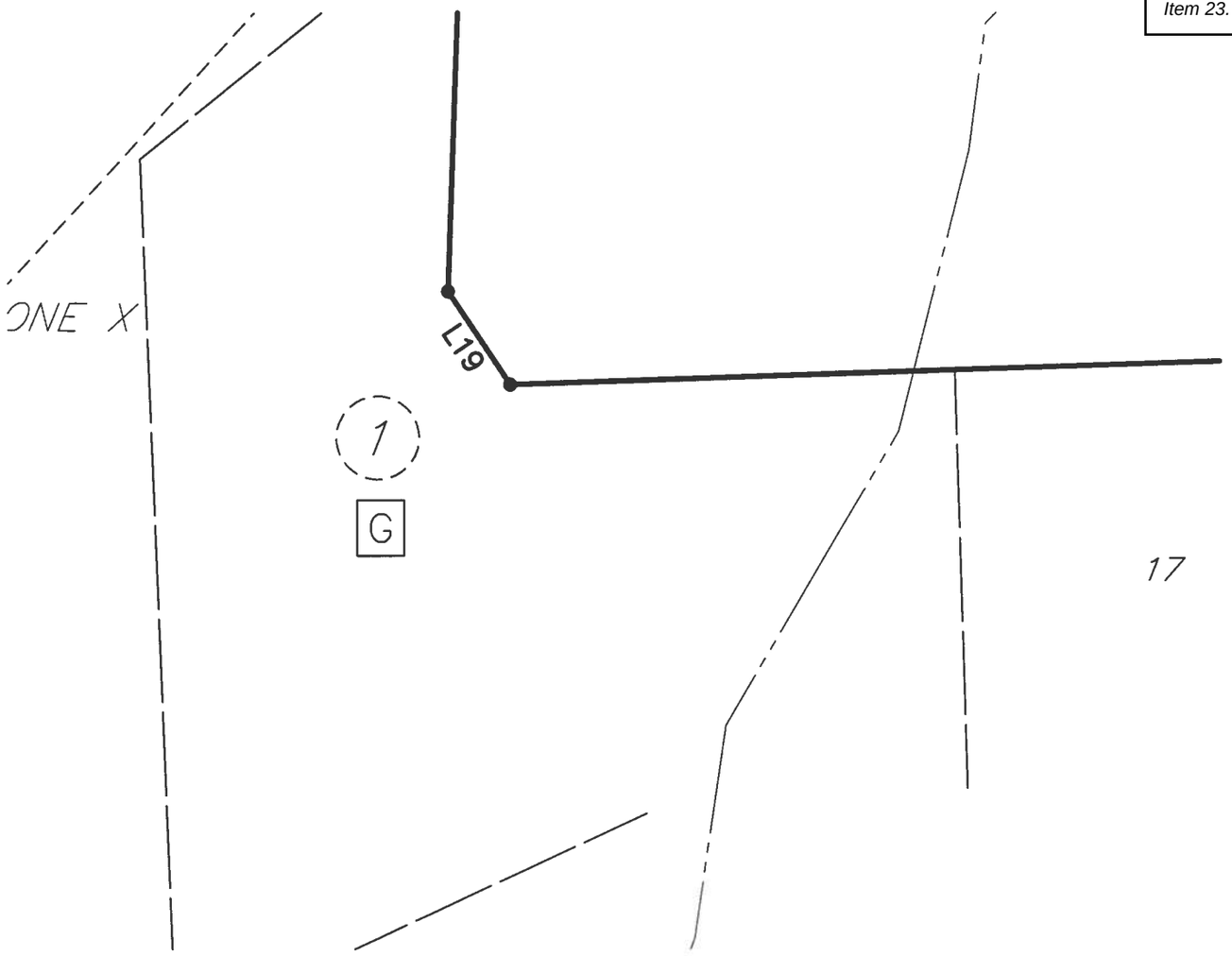

DATE: AUGUST 2025 SCALE 1"=60' SHEET 1X OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 4	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845• 979.741.8000 CJamnik@quiddity.com

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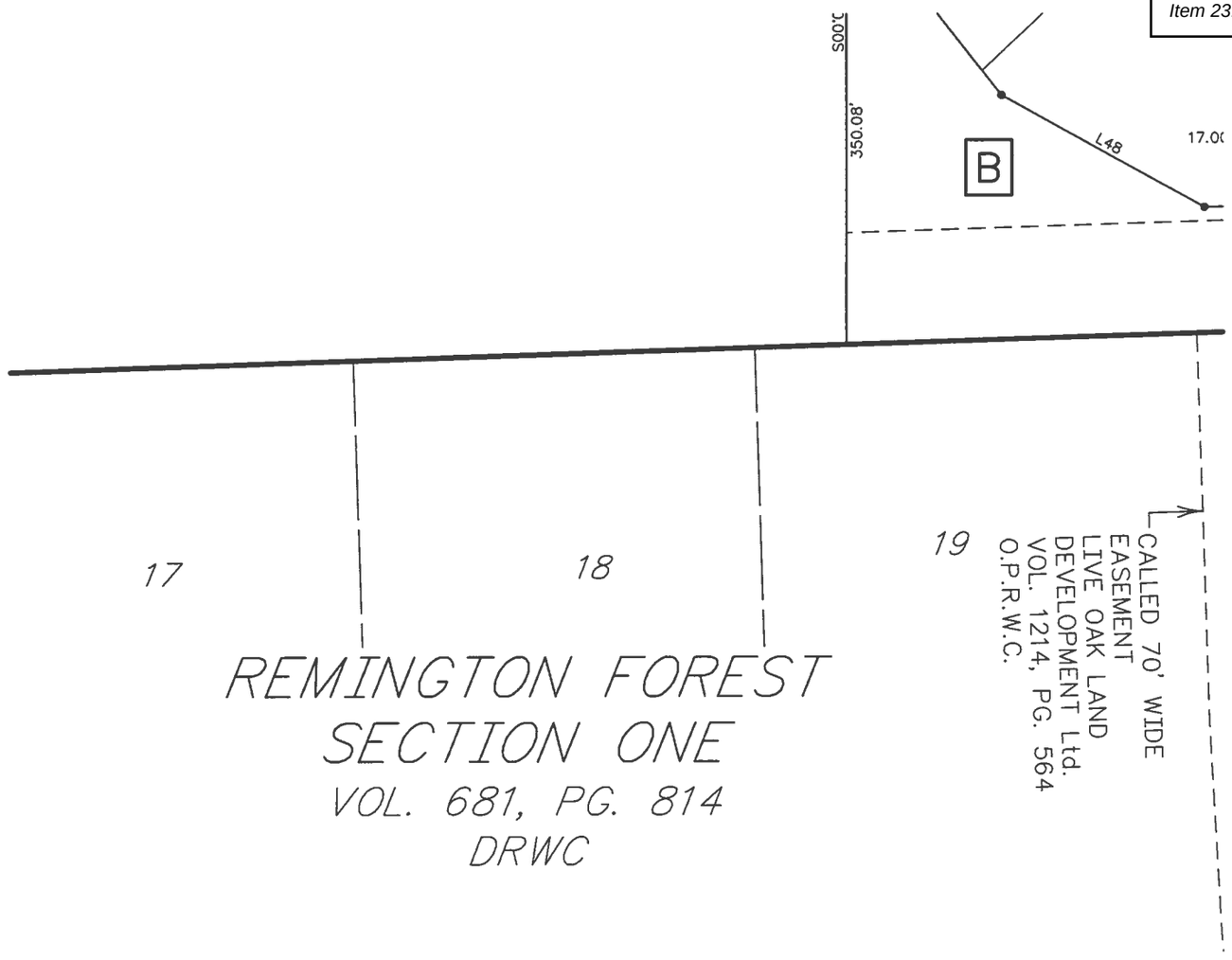

DATE: AUGUST 2025 SCALE 1"=60' SHEET 1Y OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 4	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000 CJamnik@quiddity.com

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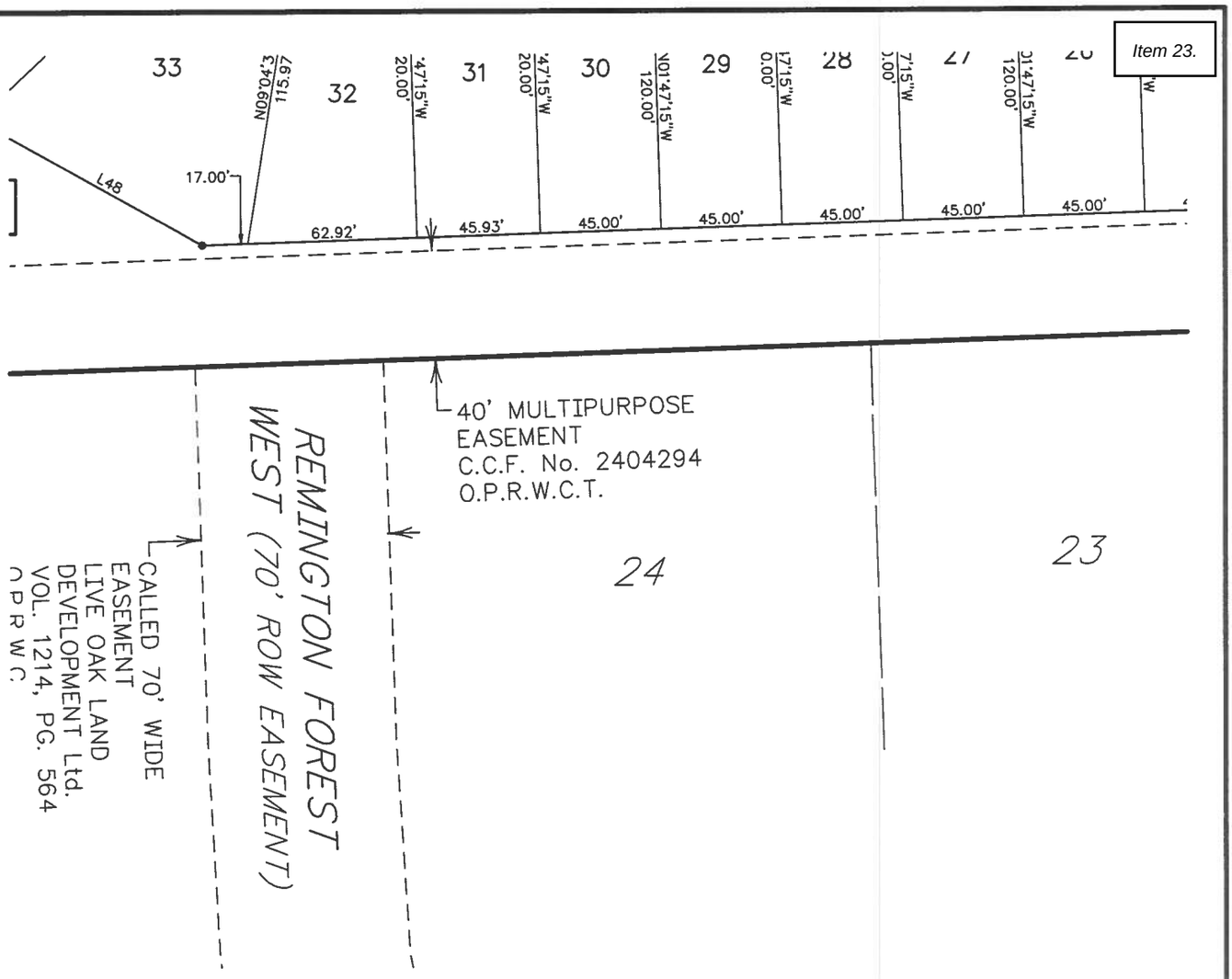

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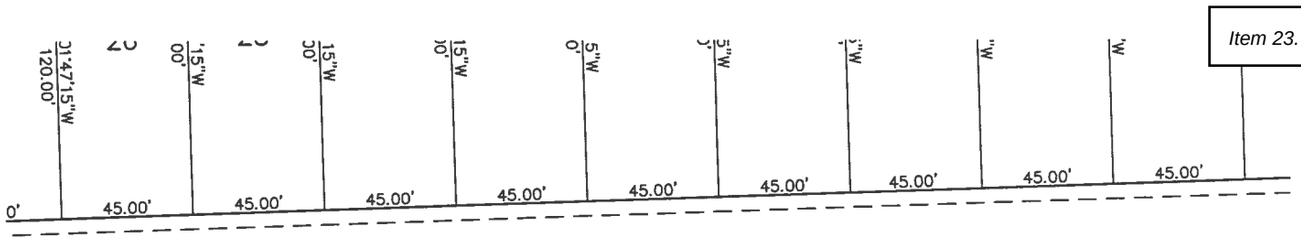

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DATE: AUGUST 2025 SCALE 1"=60' SHEET 1AA OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 4	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000 CJamnik@quiddity.com

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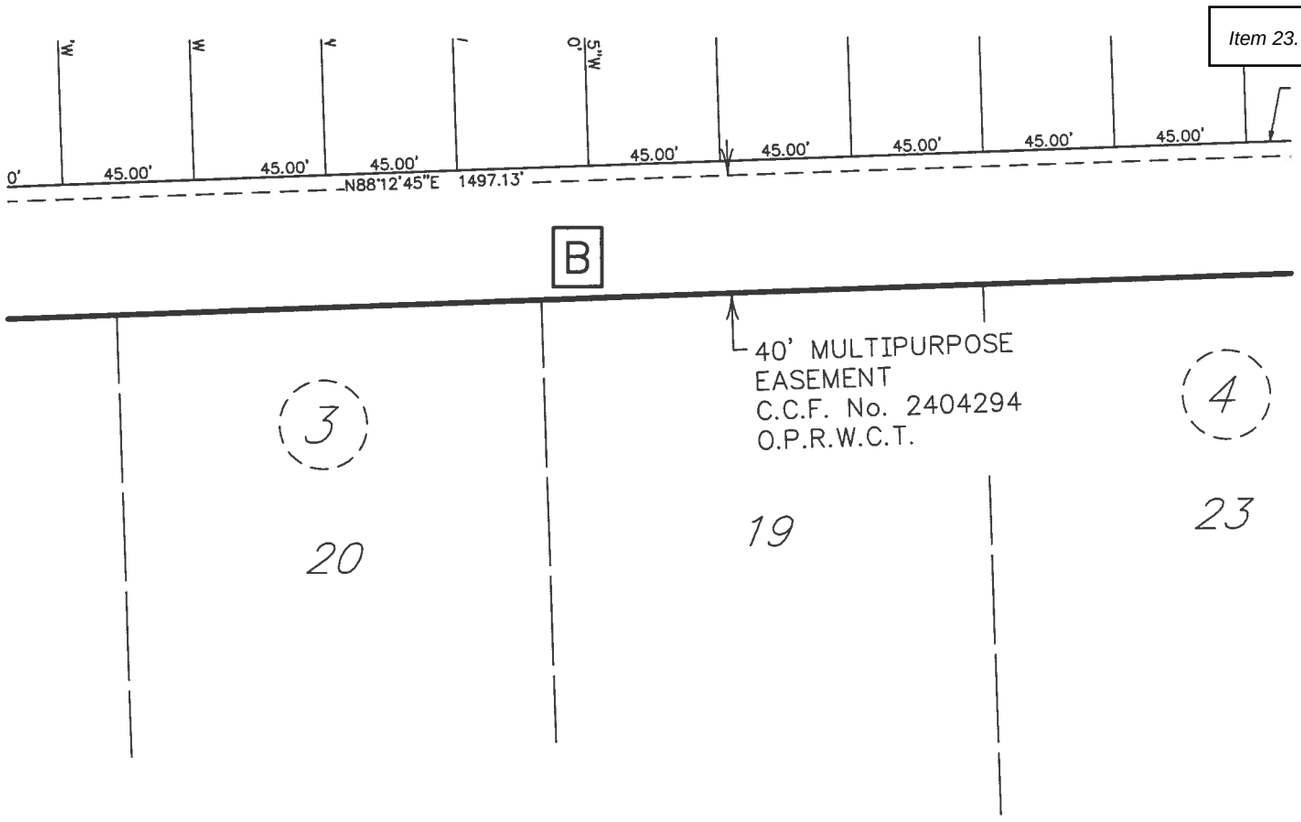

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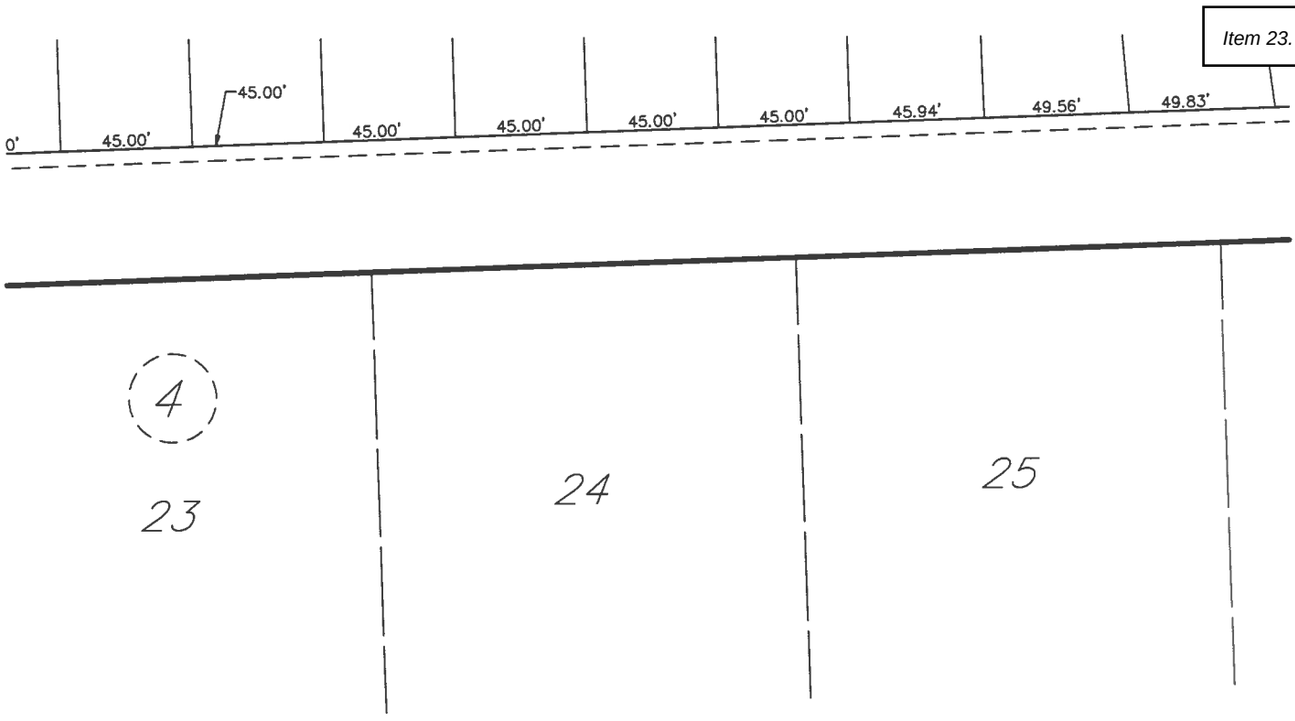

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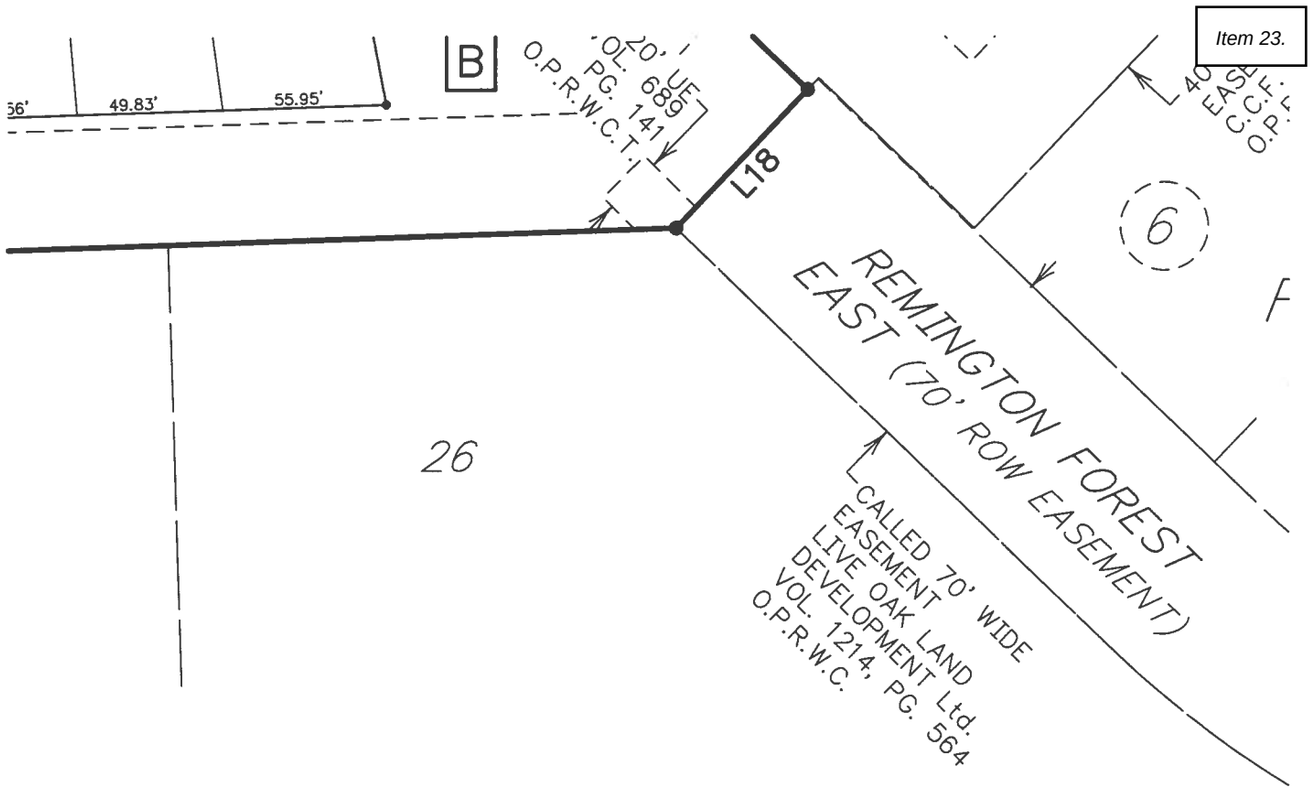

DATE: AUGUST 2025 SCALE 1"=60' SHEET 1DD OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 4	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-24290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000 CJamnik@quiddity.com

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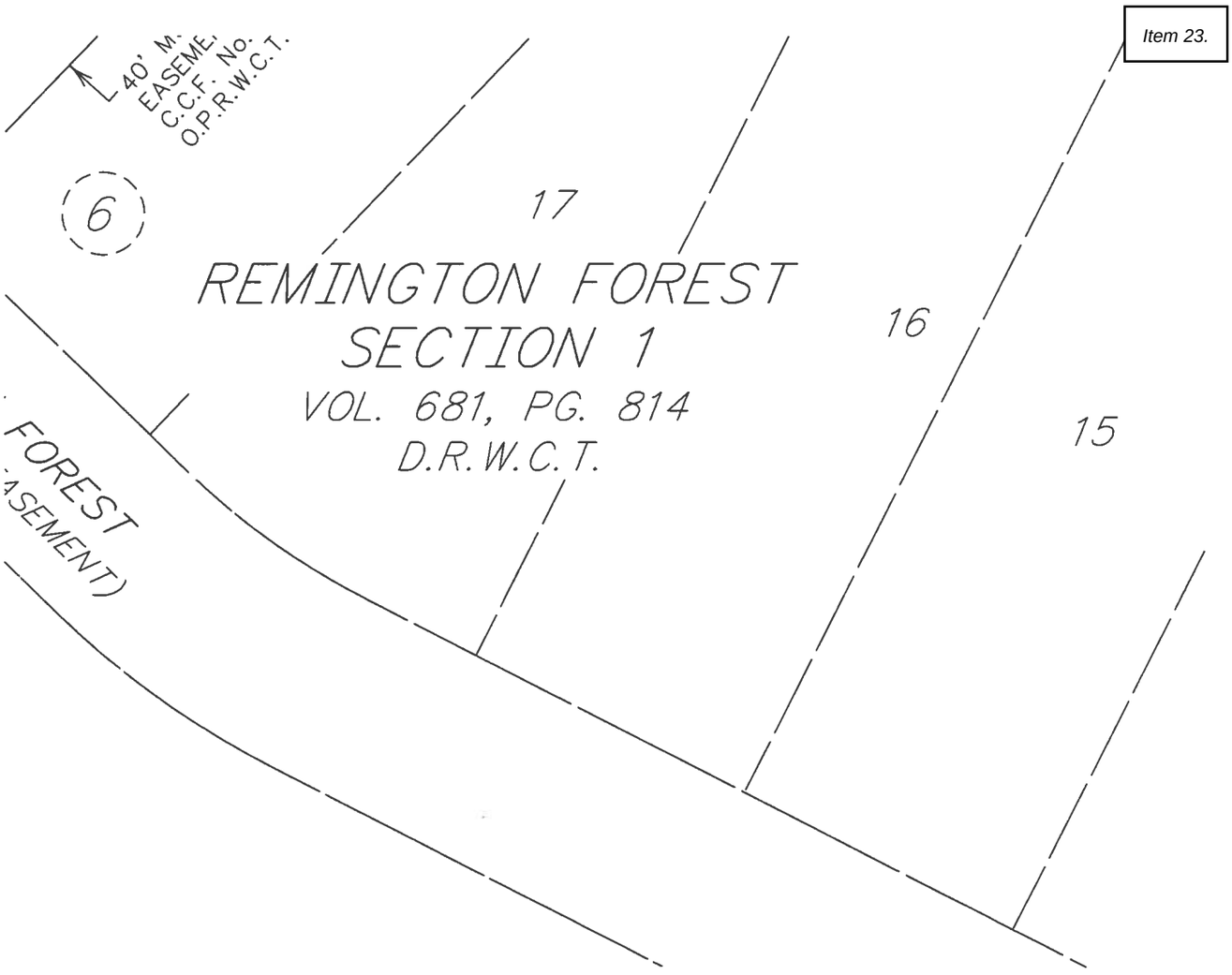

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Bond No. 61BCSJJ1301
Premium $ _____

CONSTRUCTION BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, Dimas Bros. Construction, L.L.C. / 1605 Investments, LTD as Principal, and Hartford Fire Insurance Company a corporation duly organized and by the virtue of the laws of the State of Connecticut and authorized to become sole surety on bonds in the State of Texas, as Surety, are held and firmly bound unto the Waller County Judge Carbett "Trey" J. Duhon III or his successors in office, hereinafter called the Obligee, in the just and penal sum of Eight Hundred Twenty-Nine Thousand Seven Hundred Forty-Seven and 75/100 Dollars $829,747.75, lawful money of the United States of America, to be the payment of which well and truly to be made the Principal binds itself, its successors and assigns, and the Surety binds itself, its successors and assigns, jointly and severally, firmly by these presents.

WHREAS, the said Principal hereby guarantees against defective workmanship and material for the following improvements:

Woodhaven Estates Section 5

PROVIDED, HOWEVER, that this bond is subject to the following conditions and provisions:

1. This bond is for the term of One (1) year(s) from the date of acceptance of the work by the Obligee to expire _____.
2. In the event of default by the Principal in the performance of the maintenance during the term of this bond, the Surety shall be liable only for cost of maintenance up to the termination of the term of this bond.
3. No claim, action, suit or proceeding, except as hereinafter set forth, shall be had or maintained against the Surety on this instrument unless same be brought or instituted and process served upon the Surety after the expiration date of the bond.

Signed and sealed this 22nd day of July, 20 25

Secretary

Print: Diana Dimas

PAVING CONTRACTOR

Principal

Dimas Bros. Construction, L.L.C.

By: _____

Print: Ivan Dimas

Surety: COMPANY

Hartford Fire Insurance Company

By: _____

Print, ATTORNEY IN FACT Hannah Montagne

ATTEST:

OWNER: 1605 Investments, LTD

a Texas limited company

By: _____
Name:

By: _____
Name: Jacob Rice
Title: Vice President

APPROVED this _____day of _____, 20_____.

ATTEST:

_____
Debbie Hollan
County Clerk

_____
Carbett "Trey" J. Duhon III
County Judge
Waller County, Texas

POWER OF ATTORNEY

Direct Inquiries, Bond Authen and Claims to:
THE HARTFORD
BOND, T-14
One Hartford Plaza
Hartford, Connecticut 06155
Bond.Claims@thehartford.com
***call:* 888-266-3488 *or fax:* 860-757-5835**

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: BOWEN MICLETTE & BRITT INS AGY LLC
Agency Code: 61-615323

- ☒ **Hartford Fire Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- ☒ **Hartford Casualty Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- ☐ **Hartford Accident and Indemnity Company**, a corporation duly organized under the laws of the State of Connecticut
- ☐ **Hartford Insurance Company of the Midwest**, a corporation duly organized under the laws of the State of Indiana

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, ***up to the amount of*** Unlimited :
Philip Baker, Edward Arens, Michele Bonnin, Erica Anne Cox, Hannah Montagne, Jillian O'Neal, Samantha Olson of THE WOODLANDS, Texas

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 23, 2016 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.

Phyllis A. Clark, Assistant Secretary

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA
COUNTY OF SEMINOLE } **ss.** Lake Mary

On this 1st day of March, 2024, before me personally came Joelle L. LaPierre, to me known, who being by me duly sworn, did depose and say: that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority.

Mariluz Arce
My Commission HH 287363
Expires July 13, 2026

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of July 22, 2025.

Signed and sealed in Lake Mary, Florida.

Keith D. Dozois, Assistant Vice President

IMPORTANT NOTICE

To obtain information or make a complaint:

You may contact your Agent.

You may call The Hartford's Consumer Affairs toll-free telephone number for information or to make a complaint at:

1-800-451-6944

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights, or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: *www.tdi.texas.gov*
E-mail: *ConsumerProtection@tdi.texas.gov*

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim, you should contact the (agent) (company) (agent or the company) first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY:
This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener información o para presentar una queja:

Usted puede comunicarse con su Agente.

Usted puede llamar al número de teléfono gratuito de The Hartford's Consumer Affairs para obtener información o para presentar una queja al:
1-800-451-6944

Usted puede comunicarse con el Departamento de Seguros de Texas para obtener información sobre compañías, coberturas, derechos, o quejas al:
1-800-252-3439

Usted puede escribir al Departamento de Seguros de Texas a:
P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Sitio web: *www.tdi.texas.gov*
E-mail: *ConsumerProtection@tdi.texas.gov*

DISPUTAS POR PRIMAS DE SEGUROS O RECLAMACIONES:

Si tiene una disputa relacionada con su prima de seguro o con una reclamación, usted debe comunicarse con (el agente) (la compañía) (el agente o la compañía) primero. Si la disputa no es resuelta, usted puede comunicarse con el Departamento de Seguros de Texas.

ADJUNTE ESTE AVISO A SU PÓLIZA: Este aviso es solamente para propósitos informativos y no se convierte en parte o en condición del documento adjunto.

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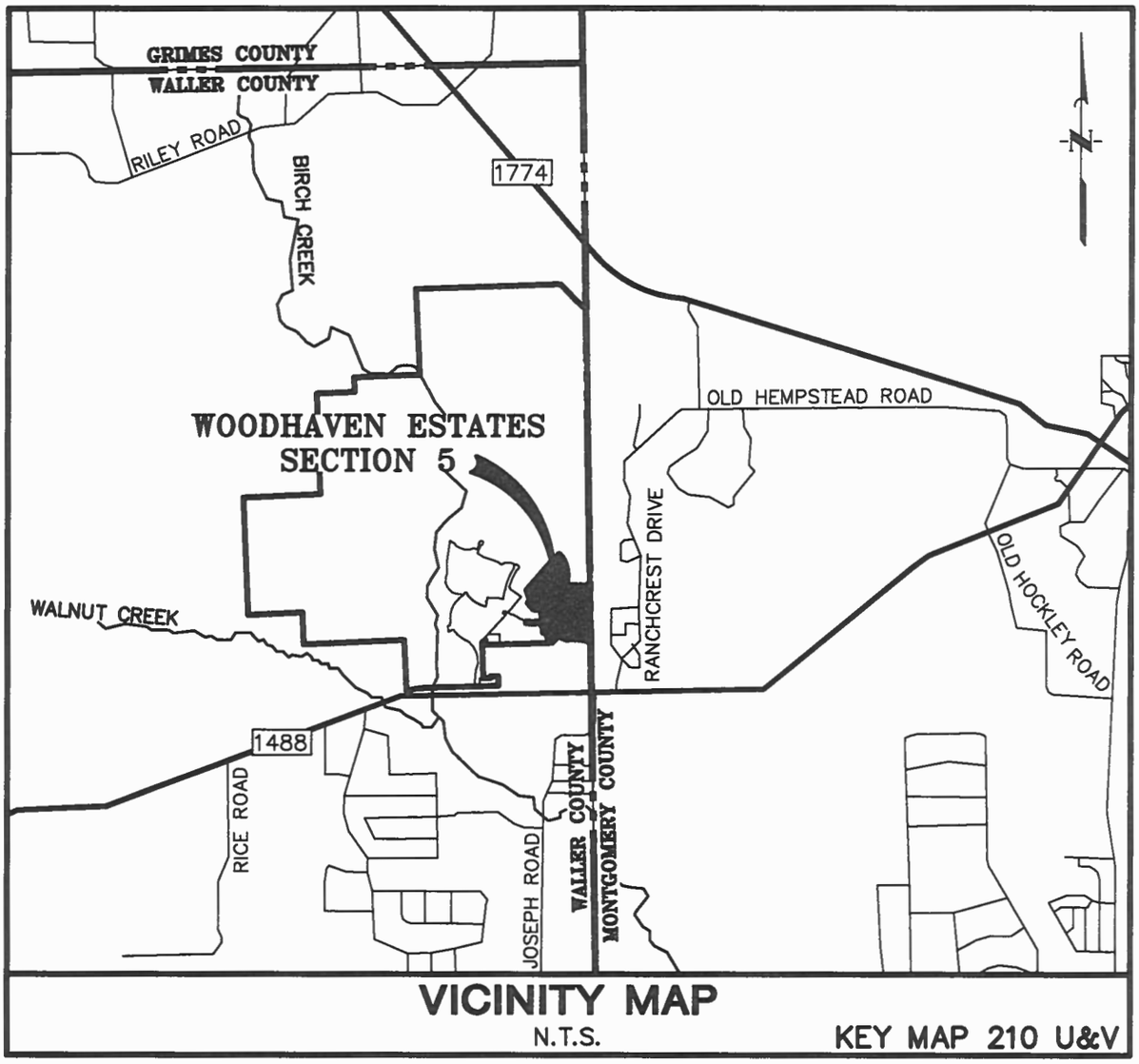

FINAL PLAT OF WOODHAVEN ESTATES SECTION 5

A SUBDIVISION OF 99.22 ACRES OF LAND OUT OF THE WILLIAM HILLHOUSE SURVEY, A-136

WALLER COUNTY, TEXAS

234 LOTS **9 RESERVES** **5 BLOCKS**

AUGUST 2025

DATE: AUGUST 2025 SCALE NTS SHEET 1A OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	OWNER DRP TX 1, LLC a Delaware limited liability company 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 • 979.731.8000 RVILLARREAL@quiddity.com

STATE OF TEXAS §

COUNTY OF WALLER §

A **METES AND BOUNDS** description of a certain 99.22 acre tract out of the William Hillhouse Survey, Abstract No. 136, in Waller County, Texas, being a portion of a called 722.09 acre tract conveyed by Special Warranty Deed to DRP TX 1, LLC recorded in File No. 2404338 of the Official Public Records of Waller County (OPRWC), said 99.22 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, South Central Zone (4204);

COMMENCING at a found 5/8–inch iron rod, marking the most southerly southeast corner of said 722.09 acre tract, and being in the north right–of–way line of FM 1488 as shown on TxDOT Map, Project No. S1452 (4) (100–foot wide right–of–way);

THENCE North 67°50'48" East, 4025.88 feet to a previously set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the southeast corner of said 722.09 acre tract, the northeast corner of Lot 8, Block 6 of the Final Plat of Remington Forest Subdivision, Section One recorded in Volume 681, Page 814 of the Deed Records of Waller County (DRWC) and in the west line of Lot 8, Block 1 of the Final Plat of Ranch Crest Subdivision, Section One recorded in Cabinet P, Sheet 16 of the Map Records of Montgomery County (MRMC), being the southeast corner and the **POINT OF BEGINNING** of the herein described subject tract;

THENCE along common lines of said 722.09 acre tract and north lines of said Remington Forest Subdivision, the following nine (9) courses and distances:

1. North 70°35'34" West, 175.96 feet to a previously set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
2. North 79°38'05" West, 315.28 feet to a previously set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
3. South 76°43'44" West, 89.70 feet to a previously set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
4. North 81°01'04" West, 110.31 feet to a previously set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
5. South 79°48'29" West, 153.54 feet to a previously set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
6. North 67°11'43" West, 323.68 feet to a found 5/8–inch iron rod;
7. South 43°52'56" West, 323.85 feet to a found 5/8–inch iron rod;
8. North 46°10'15" West, 73.63 feet to a previously set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
9. South 43°49'45" West, 5.50 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the southwest corner of the herein described subject tract, being in a northwest line of Remington Forest East Road (70–foot wide right–of–way) of said Remington Forest Subdivision, Section One;

THENCE over and across said 722.09 acre tract, the following thirty–eight (38) courses and distances:

1. North 46°10'15" West, 78.88 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
2. Along said tangent curve to the right having a radius of 100.00 feet, an arc length of 44.87 feet, a delta angle of 25°42'29", and a chord bearing of North 33°19'00" West, 44.49 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
3. North 20°27'46" West, 61.60 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;
4. Along said non–tangent curve to the left having a radius of 50.00 feet, an arc length of 63.47 feet, a delta angle of 72°44'06", and a chord bearing of North 24°24'48" West, 59.30 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
5. North 29°13'09" East, 20.00 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
6. North 05°53'38" West, 106.37 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
7. North 52°38'52" West, 13.70 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
8. South 80°35'55" West, 63.18 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
9. South 65°36'25" West, 55.20 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
10. North 04°47'58" West, 125.08 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
11. North 10°17'52" West, 92.40 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
12. North 42°13'11" West, 105.96 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
13. North 11°45'42" West, 59.54 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
14. South 78°14'18" West, 101.07 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
15. Along said tangent curve to the right having a radius of 880.00 feet, an arc length of 403.44 feet, a delta angle of 26°16'03", and a chord bearing of North 88°37'41" West, 399.92 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
16. North 14°30'21" East, 60.00 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non–tangent curve to the left;
17. Along said non–tangent curve to the left having a radius of 820.00 feet, an arc length of 375.93 feet, a delta angle of 26°16'03", and a chord bearing of South 88°37'41" East, 372.65 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
18. North 78°14'18" East, 136.11 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
19. Along said tangent curve to the right having a radius of 1030.00 feet, an arc length of 65.93 feet, a delta angle of 03°40'02", and a chord bearing of North 80°04'19" East, 65.91 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
20. North 12°11'28" West, 388.84 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
21. South 89°45'30" West, 234.76 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");

22. North 40°51'58" West, 299.79 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
23. North 48°25'24" East, 104.14 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
24. North 20°12'11" West, 388.44 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
25. North 40°00'13" East, 7.05 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
26. North 41°42'32" East, 1393.90 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
27. North 59°16'28" East, 36.83 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
28. North 43°08'58" East, 260.84 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;
29. Along said non–tangent curve to the right having a radius of 630.00 feet, an arc length of 45.43 feet, a delta angle of 04°07'54", and a chord bearing of South 48°40'19" East, 45.42 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the left;
30. Along said reverse curve to the left having a radius of 25.00 feet, an arc length of 36.06 feet, a delta angle of 82°38'35", and a chord bearing of South 87°55'39" East, 33.01 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the right;
31. Along said reverse curve to the right having a radius of 325.00 feet, an arc length of 6.75 feet, a delta angle of 01°11'24", and a chord bearing of North 51°20'45" East, 6.75 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
32. South 38°03'32" East, 50.00 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non–tangent curve to the left;
33. Along said non–tangent curve to the left having a radius of 25.00 feet, an arc length of 39.17 feet, a delta angle of 89°46'29", and a chord bearing of South 07°03'13" West, 35.29 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the right;
34. Along said reverse curve to the right having a radius of 630.00 feet, an arc length of 131.96 feet, a delta angle of 12°00'03", and a chord bearing of South 31°50'00" East, 131.72 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a compound curve to the right;
35. Along said compound curve to the right having a radius of 1230.00 feet, an arc length of 646.63 feet, a delta angle of 30°07'16", and a chord bearing of South 10°46'20" East, 639.21 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
36. South 04°17'18" West, 111.31 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
37. Along said tangent curve to the left having a radius of 1170.00 feet, an arc length of 136.18 feet, a delta angle of 06°40'09", and a chord bearing of South 00°57'14" West, 136.11 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng");
38. North 89°09'52" East, 798.72 feet to a set 5/8–inch iron rod (with cap stamped "Quiddity Eng"), marking an east exterior corner of the herein described subject tract, being in an east line of said 722.09 acre tract and in the west line of Lot 13, Block 1 of the Final Plat of Ranch Crest Subdivision, Section Two recorded in Cabinet T, Sheet 188 MRMC;

THENCE South 00°52'19" East, along the common line of said 722.09 acre tract, said Ranch Crest Subdivision, Section Two and aforementioned Ranch Crest Subdivision, Section One, 1973.36 feet to the POINT OF BEGINNING, CONTAINING 99.22 acres of land in Waller County, Texas filed in the offices of Quiddity in College Station, Texas.

General Notes:

1. One–foot reserve (1' Reserve) dedicated to the public in fee as a buffer separation between the side of end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re–subdivided in a recorded subdivision plat, the one–foot reserve shall thereupon become vested in the public for street right–of–way purposes and the fee title shall thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2. According to Map No. 48473C0100E of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Waller County, dated February 18, 2009, the subject tract is situated within Unshaded Zone "X", defined as areas determined to be outside the 0.2% annual chance (500–year) floodplain.

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

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

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	**OWNER** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com
SCALE NTS			
SHEET 1C OF 1			

LEGEND

AC . . . . . "Acres"
AE . . . . . "Aeriel Easement"
BL . . . . . "Building Line"
C.C.F. . . . . "County Clerk's File"
D.R.W.C.T. . . . . "Deed Records, Waller County, Texas"
ESMT . . . . . "Easement"
GBL. . . . . "Garage Building Line"
M.C.M.R. . . . . "Montgomery County Map Records"
No. . . . . "Number"
O.P.R.W.C.T. . . . "Official Public Records, Waller County, Texas"
ROW . . . . . "Right-of-Way"
STM SE . . . . . "Storm Sewer Easement"
SSE . . . . . "Sanitary Sewer Easement"
Sq. Ft. . . . . "Square Feet"
TEMP . . . . . "Temporary"
UE . . . . . "Utility Easement"
VOL._, PG._ . . . "Volume and Page"
WLE . . . . . "Waterline Easement"
1 . . . . . "Block Number"
● . . . . . "Set 3/4-inch Iron Rod (with cap stamped "Quiddity Eng. Property Corner") as Per Certification"
. . . . . "Street Name Break"

RESTRICTED RESERVE A
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.38 AC
16,574 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.08 AC
3,385 Sq. Ft.

RESTRICTED RESERVE C
Restricted to Drainage, Detention, and Incidental Utility Purposes Only
33.02 AC
1,438,560 Sq. Ft.

RESTRICTED RESERVE D
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.06 AC
2,566 Sq. Ft.

RESTRICTED RESERVE E
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.52 AC
22,528 Sq. Ft.

RESTRICTED RESERVE F
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
1.01 AC
43,877 Sq. Ft.

RESTRICTED RESERVE G
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.40 AC
17,512 Sq. Ft.

RESTRICTED RESERVE H
Restricted to Open Space Landscape, Drainage and Incidental Utility Purposes Only
12.47 AC
543,344 Sq. Ft.

RESTRICTED RESERVE I
Restricted to Open Space Landscape, and Incidental Utility Purposes Only
0.96 AC
41,906 Sq. Ft.

RESERVE TOTAL
48.90 AC
2,131,556 Sq. Ft.

DATE: AUGUST 2025
SCALE NTS
SHEET 1D OF 1

FINAL PLAT OF WOODHAVEN ESTATES SECTION 5

OWNER
DRP TX 1, LLC
a Delaware limited liability company
520 Madison Ave, 21st Floor
New York, NY 10022
936.999.6600
HBibb@glenmontdevelopment.com

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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S38°03'32"E	50.00'
L2	S04°17'18"W	111.31'
L3	N70°35'34"W	175.96'
L4	S76°43'44"W	89.70'
L5	N81°01'04"W	110.31'
L6	S79°48'29"W	153.54'
L7	N46°10'15"W	73.63'
L8	S43°49'45"W	5.50'
L9	N46°10'15"W	78.88'
L10	N20°27'46"W	61.60'
L11	N29°13'09"E	20.00'
L12	N05°53'38"W	106.37'
L13	N52°38'52"W	13.70'
L14	S80°35'55"W	63.18'
L15	S65°36'25"W	55.20'
L16	N04°47'58"W	125.08'
L17	N10°17'52"W	92.40'
L18	N42°13'11"W	105.96'
L19	N11°45'42"W	59.54'
L20	S78°14'18"W	101.07'
L21	N14°30'21"E	60.00'
L22	N78°14'18"E	136.11'
L23	N48°25'24"E	104.14'
L24	N40°00'13"E	7.05'
L25	N59°16'28"E	36.83'
L26	N43°08'58"E	260.84'
L27	S47°43'45"W	34.68'
L28	S04°17'18"W	111.31'
L29	S03°48'27"E	349.67'
L30	S86°11'44"W	126.59'
L31	S78°14'18"W	136.11'
L32	S76°23'21"W	209.06'
L33	S88°15'22"E	76.82'
L34	S01°44'38"W	5.00'
L35	N76°43'06"E	105.08'
L36	N81°27'44"E	191.69'
L37	S03°22'07"W	5.00'
L38	S03°33'24"W	128.20'
L39	S41°50'45"E	5.06'
L40	N84°15'47"E	305.03'
L41	S07°15'12"W	5.00'
L42	N05°44'13"W	293.22'
L43	N51°34'35"W	6.70'
L44	S83°53'09"E	10.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L45	S03°48'27"E	187.37'
L46	S31°26'51"E	195.77'
L47	S03°48'27"E	133.01'
L48	N41°42'48"E	5.15'
L49	N87°14'03"E	236.88'
L50	N59°02'24"W	333.57'
L51	S12°58'34"W	5.00'
L52	N28°48'13"E	343.21'
L53	S72°06'21"W	3.65'
L54	N13°49'12"E	5.00'
L55	S78°42'51"E	5.68'
L56	N82°56'55"W	25.38'
L57	N37°56'55"W	5.00'
L58	S07°03'05"W	194.56'
L59	N55°08'25"E	7.00'
L60	S61°11'47"E	116.45'
L61	S19°05'19"E	14.84'
L62	S63°10'33"E	37.05'
L63	N12°53'53"E	32.64'
L64	N28°48'13"E	100.24'
L65	S53°59'10"E	20.00'
L66	N01°56'22"W	118.33'
L67	S43°33'17"W	14.02'
L68	S76°40'24"E	81.77'
L69	N25°15'05"E	136.50'
L70	N25°15'05"E	133.24'
L71	S26°41'01"E	50.83'
L72	N09°35'50"W	117.98'
L73	N11°22'11"E	35.25'
L74	N73°15'59"W	195.01'
L75	N27°01'01"W	13.83'
L76	S82°23'56"W	20.00'
L77	N46°35'03"W	25.52'
L78	N06°33'32"W	20.00'
L79	S55°08'41"E	48.17'
L80	S74°53'39"E	70.24'
L81	S65°22'27"E	44.54'
L82	S55°14'37"E	76.02'
L83	N88°57'32"E	50.16'
L84	S14°12'52"E	101.79'
L85	N52°19'09"E	14.21'
L86	S19°17'01"E	14.32'
L87	N24°58'30"E	41.02'
L88	N61°31'34"E	95.08'

DATE: AUGUST 2025

SCALE NTS

SHEET 1E OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 5

OWNER
DRP TX 1, LLC
a Delaware limited liability company
520 Madison Ave, 21st Floor
New York, NY 10022
936.999.6600
HBibb@glenmontdevelopment.com

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

LINE TABLE		
LINE	BEARING	DISTANCE
L89	N84°11'41"E	58.65'
L90	N44°37'39"E	127.85'
L91	N44°37'39"E	128.84'
L92	S78°34'54"W	14.57'
L93	N58°11'57"W	114.77'
L94	S41°34'09"E	53.38'
L95	S58°08'20"E	84.78'
L96	S71°16'31"E	85.13'
L97	S79°13'07"E	56.95'
L98	N78°45'09"E	114.40'
L99	S54°37'22"E	13.74'
L100	N02°34'14"W	95.79'
L101	N26°23'05"E	112.08'
L102	N89°22'22"E	209.67'
L103	N87°21'44"E	88.75'
L104	N85°27'40"E	135.03'
L105	N82°37'15"E	55.02'
L106	N05°58'26"E	93.55'
L107	N21°14'03"E	89.44'
L108	N68°09'31"E	13.66'
L109	N64°55'01"W	117.71'
L110	N03°48'27"W	130.21'
L111	N03°02'15"W	57.45'
L112	N02°35'20"E	56.87'
L113	N09°02'42"E	56.87'
L114	N15°30'05"E	56.87'
L115	N21°57'27"E	56.87'
L116	N28°24'49"E	56.87'
L117	N34°52'11"E	56.87'
L118	N41°19'33"E	56.87'
L119	S53°42'04"W	62.99'
L120	N56°54'32"W	121.58'
L121	N08°19'11"W	13.23'
L122	N56°44'12"E	67.75'
L123	S16°56'29"E	55.86'
L124	S15°56'05"W	14.72'
L125	S66°05'21"E	25.00'
L126	S49°30'17"E	13.83'
L127	S84°14'24"W	57.43'
L128	S50°12'59"W	60.36'
L129	S40°13'48"W	51.71'
L130	S22°07'14"W	52.02'
L131	S07°32'33"W	52.02'
L132	S06°25'29"E	54.35'

LINE TABLE		
LINE	BEARING	DISTANCE
L133	S04°41'27"E	120.38'
L134	N36°28'54"W	13.44'
L135	N78°41'43"W	73.20'
L136	N37°29'01"W	15.05'
L137	N71°28'31"E	66.78'
L138	N85°50'30"E	49.35'
L139	N88°00'06"E	84.16'
L140	N80°43'32"E	69.75'
L141	S68°19'50"E	26.07'
L142	S19°20'35"E	20.00'
L143	S65°45'45"E	165.27'
L144	N86°47'17"E	88.60'
L145	N84°26'53"E	146.18'
L146	N85°44'11"E	123.76'
L147	N83°12'26"E	156.77'
L148	N87°54'56"E	96.13'
L149	S81°52'15"E	27.62'
L150	S66°56'47"E	74.69'
L151	S81°42'37"E	90.63'
L152	N85°41'02"E	44.76'
L153	N84°18'06"E	44.76'
L154	N82°01'02"E	134.61'
L155	N76°08'08"E	99.87'
L156	S86°27'32"E	20.00'
L157	S08°05'22"E	22.06'
L158	S59°16'28"W	36.61'
L159	S36°45'53"E	85.66'
L160	N26°38'55"E	13.57'
L161	S73°56'03"W	117.69'
L162	S44°32'11"E	21.63'
L163	S45°31'14"W	25.00'
L164	S44°32'11"E	10.08'
L165	S51°30'53"E	14.15'
L166	S51°30'53"E	17.53'
L167	S67°39'12"E	6.77'
L168	S84°32'41"E	3.50'
L169	S13°16'54"E	58.96'

DATE: AUGUST 2025

SCALE NTS

SHEET 1F OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 5

OWNER
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CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	630.00'	4°07'54"	45.43'	S48°40'19"E	45.42'	22.72'
C2	25.00'	82°38'35"	36.06'	S87°55'39"E	33.01'	21.98'
C3	325.00'	1°11'24"	6.75'	N51°20'45"E	6.75'	3.38'
C4	25.00'	89°46'29"	39.17'	S07°03'13"W	35.29'	24.90'
C5	630.00'	12°00'03"	131.96'	S31°50'00"E	131.72'	66.22'
C6	1230.00'	30°07'16"	646.63'	S10°46'20"E	639.21'	330.97'
C7	1170.00'	6°40'09"	136.18'	S00°57'14"W	136.11'	68.17'
C8	100.00'	25°42'29"	44.87'	N33°19'00"W	44.49'	22.82'
C9	50.00'	72°44'06"	63.47'	N24°24'48"W	59.30'	36.82'
C10	880.00'	26°16'03"	403.44'	N88°37'41"W	399.92'	205.33'
C11	820.00'	26°16'03"	375.93'	S88°37'41"E	372.65'	191.33'
C12	1030.00'	3°40'02"	65.93'	N80°04'19"E	65.91'	32.97'
C13	300.00'	4°12'43"	22.05'	S49°50'06"W	22.05'	11.03'
C14	600.00'	25°05'58"	262.84'	N38°22'57"W	260.75'	133.56'
C15	1200.00'	30°07'16"	630.86'	N10°46'20"W	623.62'	322.90'
C16	1200.00'	8°05'45"	169.56'	S00°14'26"W	169.42'	84.92'
C17	850.00'	51°26'13"	763.08'	N21°54'40"E	737.71'	409.41'
C18	600.00'	38°33'58"	403.86'	N66°54'45"E	396.28'	209.92'
C19	1000.00'	7°57'26"	138.88'	S82°13'01"W	138.77'	69.55'
C20	850.00'	26°16'03"	389.69'	S88°37'41"E	386.28'	198.33'
C21	1000.00'	30°57'45"	540.40'	N11°55'29"W	533.85'	276.97'
C22	100.00'	79°18'18"	138.41'	S32°57'54"W	127.63'	82.88'
C23	350.00'	15°01'32"	91.79'	N84°13'52"E	91.52'	46.16'
C24	2000.00'	11°54'23"	415.61'	N87°24'56"E	414.87'	208.56'
C25	50.00'	88°28'02"	77.20'	N47°47'25"E	69.76'	48.68'
C26	1200.00'	7°45'39"	162.54'	S88°08'36"W	162.42'	81.40'
C27	1000.00'	12°59'26"	226.73'	S89°14'31"E	226.24'	113.85'
C28	2400.00'	6°06'37"	255.95'	S84°10'45"W	255.83'	128.10'
C29	50.00'	84°09'32"	73.44'	S39°02'40"W	67.02'	45.15'
C30	900.00'	9°08'57"	143.72'	N01°32'22"E	143.56'	72.01'
C31	350.00'	51°28'29"	314.44'	N21°55'48"E	303.97'	168.72'
C32	50.00'	79°06'53"	69.04'	S08°06'36"W	63.69'	41.30'
C33	50.00'	96°22'46"	84.11'	S79°38'14"E	74.54'	55.90'
C34	500.00'	6°52'37"	60.01'	N48°44'05"E	59.98'	30.04'
C35	650.00'	49°06'13"	557.06'	N20°44'40"E	540.17'	296.93'
C36	50.00'	88°57'30"	77.63'	N48°17'12"W	70.06'	49.10'
C37	900.00'	17°59'03"	282.49'	S68°01'55"E	281.34'	142.42'
C38	50.00'	91°28'07"	79.82'	N16°55'51"W	71.61'	51.30'

DATE: AUGUST 2025

SCALE NTS

SHEET 1G OF 1

FINAL PLAT OF WOODHAVEN ESTATES SECTION 5

OWNER
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RVILLARREAL@quiddity.com

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C39	500.00'	13°30'54"	117.94'	N69°25'21"W	117.67'	59.25'
C40	1100.00'	28°03'35"	538.71'	N42°50'00"E	533.34'	274.87'
C41	50.00'	98°25'12"	85.89'	S07°39'11"W	75.71'	57.95'
C42	450.00'	41°23'31"	325.09'	S62°15'10"E	318.07'	170.00'
C43	50.00'	90°00'00"	78.54'	N52°03'05"E	70.71'	50.00'
C44	50.00'	81°43'17"	71.32'	N33°48'34"W	65.42'	43.25'
C45	350.00'	29°19'32"	179.14'	S60°00'26"E	177.19'	91.58'
C46	25.00'	92°18'05"	40.27'	N30°14'19"E	36.06'	26.02'
C47	25.00'	86°59'51"	37.96'	S60°06'43"E	34.42'	23.72'
C48	50.00'	97°26'27"	85.03'	N74°43'20"W	75.15'	56.95'
C49	25.00'	72°31'54"	31.65'	N48°22'10"E	29.58'	18.34'
C50	25.00'	53°07'48"	23.18'	S61°41'28"E	22.36'	12.50'
C51	50.00'	275°57'49"	240.82'	S06°53'32"W	66.94'	45.05'
C52	25.00'	42°50'00"	18.69'	S70°19'38"W	18.26'	9.81'
C53	25.00'	83°36'37"	36.48'	N61°28'36"W	33.33'	22.36'
C54	25.00'	89°10'13"	38.91'	N36°52'38"E	35.10'	24.64'
C55	25.00'	54°00'24"	23.56'	S61°22'16"E	22.70'	12.74'
C56	50.00'	275°49'27"	240.70'	S07°43'13"W	67.03'	45.16'
C57	25.00'	42°06'58"	18.38'	S70°51'58"W	17.97'	9.63'
C58	25.00'	96°52'38"	42.27'	N50°05'57"W	37.41'	28.20'
C59	25.00'	54°55'08"	23.96'	S58°49'25"E	23.06'	12.99'
C60	50.00'	275°39'51"	240.56'	S10°48'13"W	67.13'	45.29'
C61	25.00'	41°25'24"	18.07'	S73°40'59"W	17.68'	9.45'
C62	25.00'	90°00'00"	39.27'	N50°44'13"W	35.36'	25.00'
C63	25.00'	88°47'33"	38.74'	N38°39'33"E	34.98'	24.48'
C64	25.00'	24°34'43"	10.72'	S86°32'33"E	10.64'	5.45'
C65	50.00'	134°30'58"	117.39'	S38°29'19"W	92.23'	119.28'
C66	25.00'	25°59'50"	11.34'	N15°46'15"W	11.25'	5.77'
C67	25.00'	59°52'59"	26.13'	N31°52'32"E	24.96'	14.40'
C68	50.00'	273°59'52"	239.11'	S75°10'55"E	68.20'	46.63'
C69	25.00'	35°29'26"	15.49'	S14°26'08"E	15.24'	8.00'
C70	25.00'	90°15'15"	39.38'	N48°56'05"W	35.43'	25.11'
C71	25.00'	28°57'18"	12.63'	N19°53'28"W	12.50'	6.45'
C72	50.00'	151°02'42"	131.81'	S80°56'10"E	96.82'	193.65'
C73	25.00'	28°57'18"	12.63'	S38°01'08"W	12.50'	6.45'
C74	25.00'	88°05'17"	38.44'	S76°54'57"W	34.76'	24.18'
C75	25.00'	91°26'10"	39.90'	N13°19'19"W	35.80'	25.63'
C76	25.00'	95°46'51"	41.79'	N73°04'11"E	37.09'	27.66'

DATE: AUGUST 2025

SCALE NTS

SHEET 1H OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 5

OWNER
DRP TX 1, LLC
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RVILLARREAL@quiddity.com

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C77	25.00'	83°42'50"	36.53'	S17°10'59"E	33.36'	22.40'
C78	25.00'	24°57'05"	10.89'	S08°40'05"W	10.80'	5.53'
C79	50.00'	138°51'39"	121.18'	N48°17'12"W	93.62'	133.24'
C80	25.00'	24°57'05"	10.89'	N74°45'31"E	10.80'	5.53'
C81	25.00'	88°52'07"	38.78'	S50°10'17"E	35.00'	24.51'
C82	25.00'	90°00'00"	39.27'	S39°15'47"W	35.36'	25.00'
C83	25.00'	25°43'41"	11.23'	N75°10'43"W	11.13'	5.71'
C84	50.00'	139°04'49"	121.37'	N48°08'43"E	93.69'	134.02'
C85	25.00'	24°57'05"	10.89'	S08°55'09"E	10.80'	5.53'
C86	25.00'	86°59'51"	37.96'	S32°53'26"W	34.42'	23.72'
C87	25.00'	93°12'19"	40.67'	N57°00'29"W	36.33'	26.44'
C88	25.00'	91°02'30"	39.72'	S41°42'48"W	35.68'	25.46'
C89	25.00'	88°44'18"	38.72'	S76°35'27"W	34.96'	24.46'
C90	25.00'	93°10'33"	40.66'	N14°36'20"W	36.32'	26.43'
C91	25.00'	35°44'41"	15.60'	N74°31'37"E	15.34'	8.06'
C92	50.00'	162°20'16"	141.67'	S11°13'50"W	98.81'	321.83'
C93	25.00'	33°23'20"	14.57'	N53°14'38"W	14.36'	7.50'
C94	25.00'	35°26'01"	15.46'	N65°13'55"W	15.22'	7.99'
C95	50.00'	160°52'02"	140.38'	N52°03'05"E	98.61'	296.67'
C96	25.00'	35°26'01"	15.46'	S10°39'56"E	15.22'	7.99'
C97	25.00'	24°57'05"	10.89'	S19°31'37"W	10.80'	5.53'
C98	50.00'	133°19'29"	116.35'	N34°39'35"W	91.82'	115.89'
C99	25.00'	27°49'10"	12.14'	S87°24'44"E	12.02'	6.19'
C100	25.00'	96°13'26"	41.99'	S06°30'51"E	37.22'	27.87'
C101	25.00'	81°17'58"	35.47'	S72°05'26"W	32.57'	21.47'
C102	25.00'	41°16'22"	18.01'	N53°13'08"W	17.62'	9.41'
C103	50.00'	275°37'33"	240.53'	N09°36'16"E	67.16'	45.32'
C104	25.00'	55°07'36"	24.05'	N79°21'18"E	23.14'	13.05'
C105	25.00'	96°51'45"	42.26'	S19°37'40"E	37.41'	28.19'
C106	25.00'	32°34'00"	14.21'	S45°05'13"W	14.02'	7.30'
C107	50.00'	158°25'04"	138.25'	N17°50'19"W	98.23'	262.33'
C108	25.00'	33°54'22"	14.79'	S80°05'40"E	14.58'	7.62'
C109	25.00'	40°06'23"	17.50'	S50°31'32"E	17.14'	9.13'
C110	50.00'	275°16'50"	240.23'	S11°53'15"W	67.38'	45.59'
C111	25.00'	56°51'41"	24.81'	S82°40'41"W	23.80'	13.53'
C112	25.00'	89°53'40"	39.22'	N73°45'03"E	35.32'	24.95'
C113	25.00'	84°55'26"	37.06'	S16°34'41"E	33.76'	22.88'
C114	25.00'	80°56'39"	35.32'	S87°05'50"W	32.45'	21.33'

DATE: AUGUST 2025

SCALE NTS

SHEET 11 OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 5

OWNER
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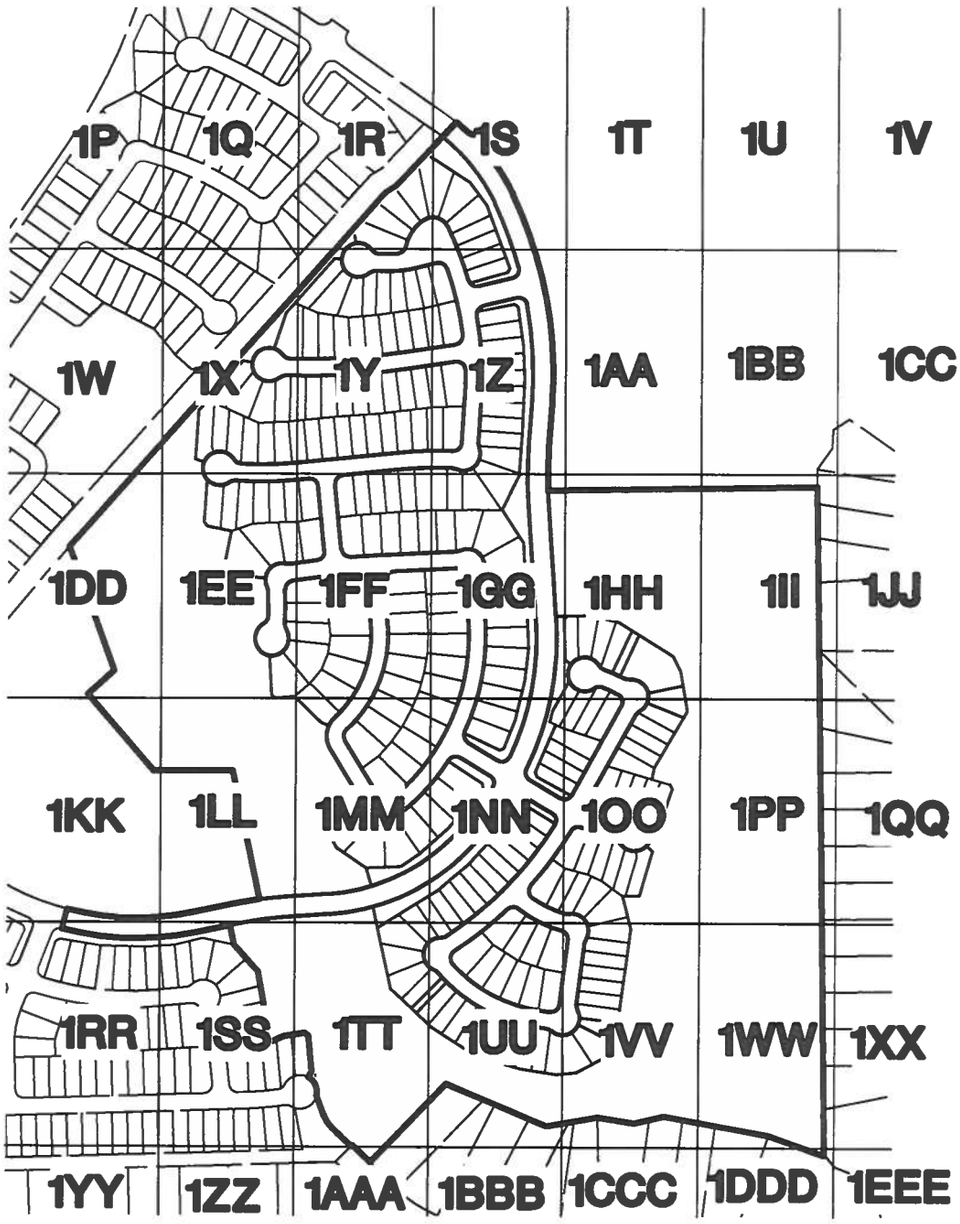
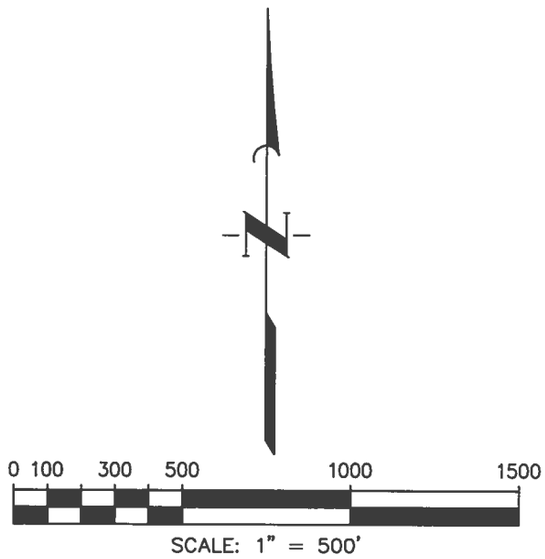




SCALE: 1" = 500'

DATE: AUGUST 2025 SCALE NTS SHEET 1J OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	**OWNER** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 • 979.731.8000 RVILLARREAL@quiddity.com

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 99.22 acre tract subdivided, in this plat of Woodhaven Estates Section 5, make subdivision of the property on behalf of the corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown and dedicated to the public, the streets, all alleys, parks and easements shown, and waive all claims for damages occasioned by the establishment of grades as approved for the streets or drainage easements to conform to the grades, and bind ourselves, our heirs successors and assigns to warrant and defend the title to the land so dedicated.

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

1. There is a fifteen feet (15') unobstructed utility easement along all property lines adjacent to all existing publicly dedicated roads bordering the subdivision and public roads within the subdivision dedicated by this plat.

2. 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 Section 5 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 three quarters (1-3/4) square feet (15" diameter pipe) reinforced concrete pipe, unless specified by the County Road Administrator or County Engineer. Culverts and bridges must be used for all driveway and/or walks, although dip-style driveways are encouraged where appropriate.
4. Property owners will obtain Development Permits/Permit Exemptions from the County Floodplain Administrator for all development.
5. There are no underground pipelines within the confines of the subdivision except as shown on the plat.
6. There shall be no sanitary sewer systems or any water well constructed within 50 feet of any lot line that does not adjoin with a public road.

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 2nd day of September, 2025.

DRP TX 1, LLC,
a Delaware limited liablity company

By: DW General Partner, LLC
its Manager

By: Houdin Honarvar
Houdin Honarvar
Authorized Signatory

DATE: DECEMBER 2024 SCALE NTS SHEET 1K OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	**OWNER/DEVELOPER:** 1605 INVESTMENTS, LTD. 3200 Southwest Fwy, Suite 2600 Houston, Texas 77027 936.777.6600 jcork@coronadowest.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 150 Venture Drive, Suite 100 • College Station, TX 77845 • 979.731.8000 Cjamnik@quiddity.com

STATE OF NEW YORK §

COUNTY OF Ny §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2nd day of Sept, 2025

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

Josephine G. Cimino
Print Name

My commission expires: 7-5-2028

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

Certificate of Surveyor

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

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

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

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

8/26/25
Christopher E. Curtis
Registered Professional Land Surveyor
Texas Registration No. 6111

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

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	OWNER/DEVELOPER: 1605 INVESTMENTS, LTD. 3200 Southwest Fwy, Suite 2600 Houston, Texas 77027 936.777.6600 jcork@coronadowest.com	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 713.777.5337 Cjamnik@quiddity.com
SCALE NTS			
SHEET 1L 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

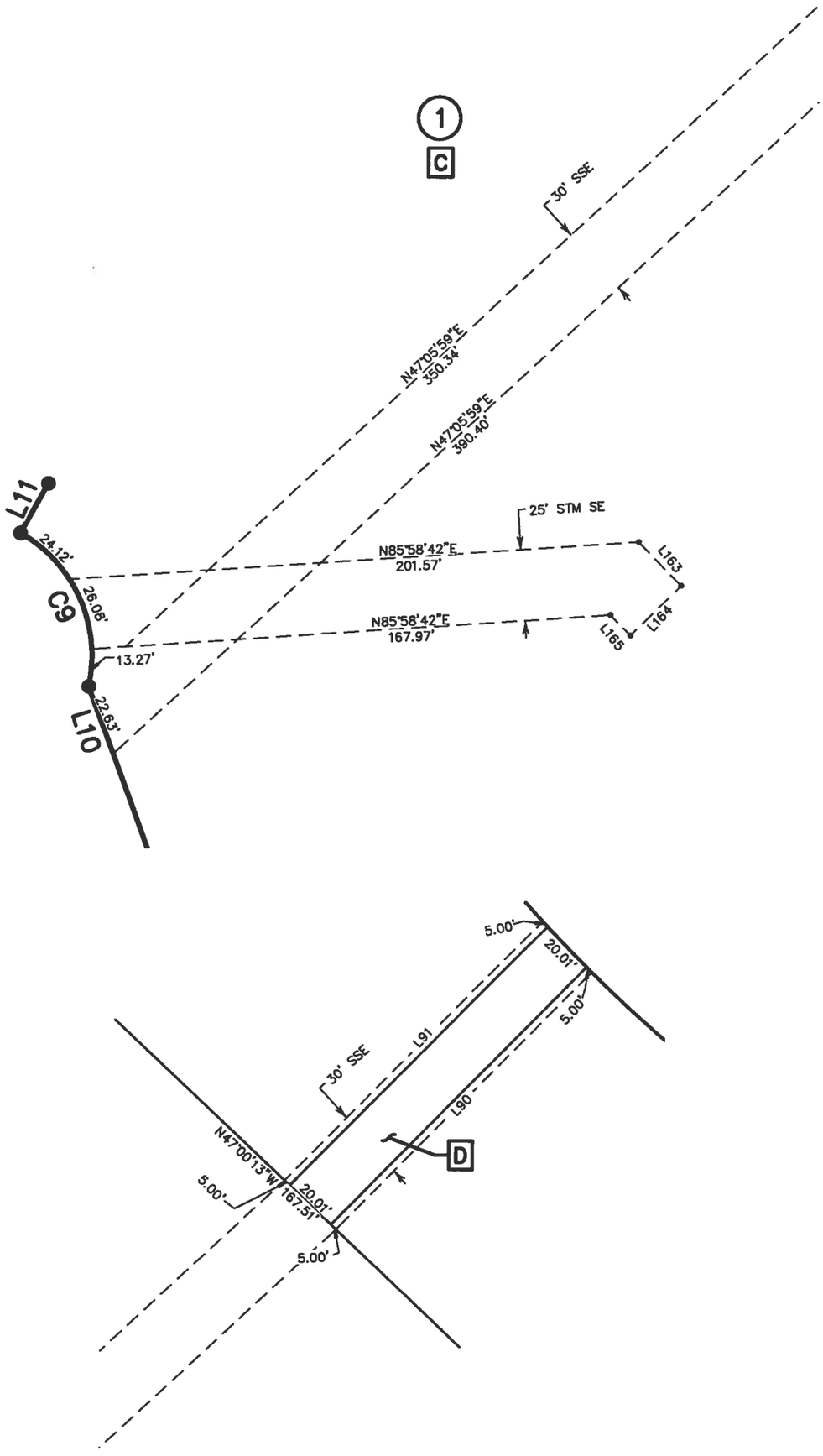
_____
Justin Beckendorff
Commissioner, Precinct 4

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: DECEMBER 2024 SCALE NTS SHEET 1M OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	**OWNER/DEVELOPER:** **1605 INVESTMENTS, LTD.** 3200 Southwest Fwy, Suite 2600 Houston, Texas 77027 936.777.6600 jcork@coronadowest.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 150 Venture Drive, Suite 100 • College Station, TX 77845 • 979.731.8000 Cjamnik@quiddity.com

INSET DETAIL A

SCALE: 1"=20'

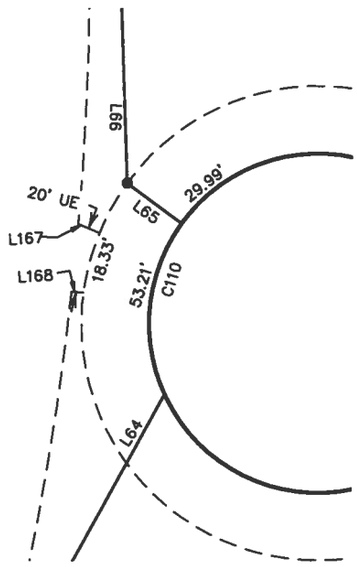


DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	**OWNER** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com
SCALE NTS		
SHEET 1N OF 1		

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

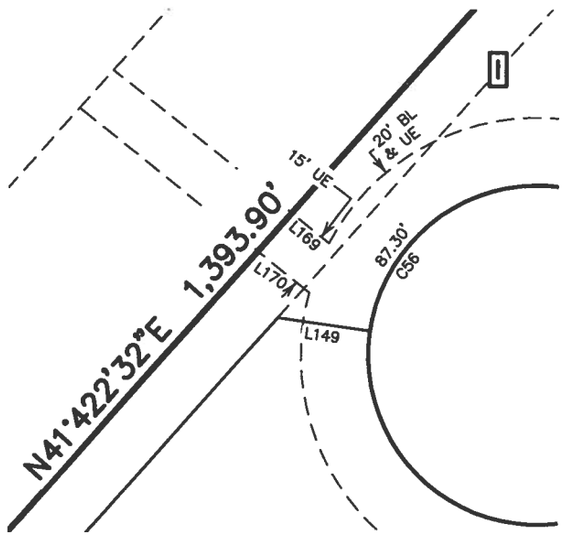
INSET DETAIL B

SCALE: 1"=20'



INSET DETAIL C

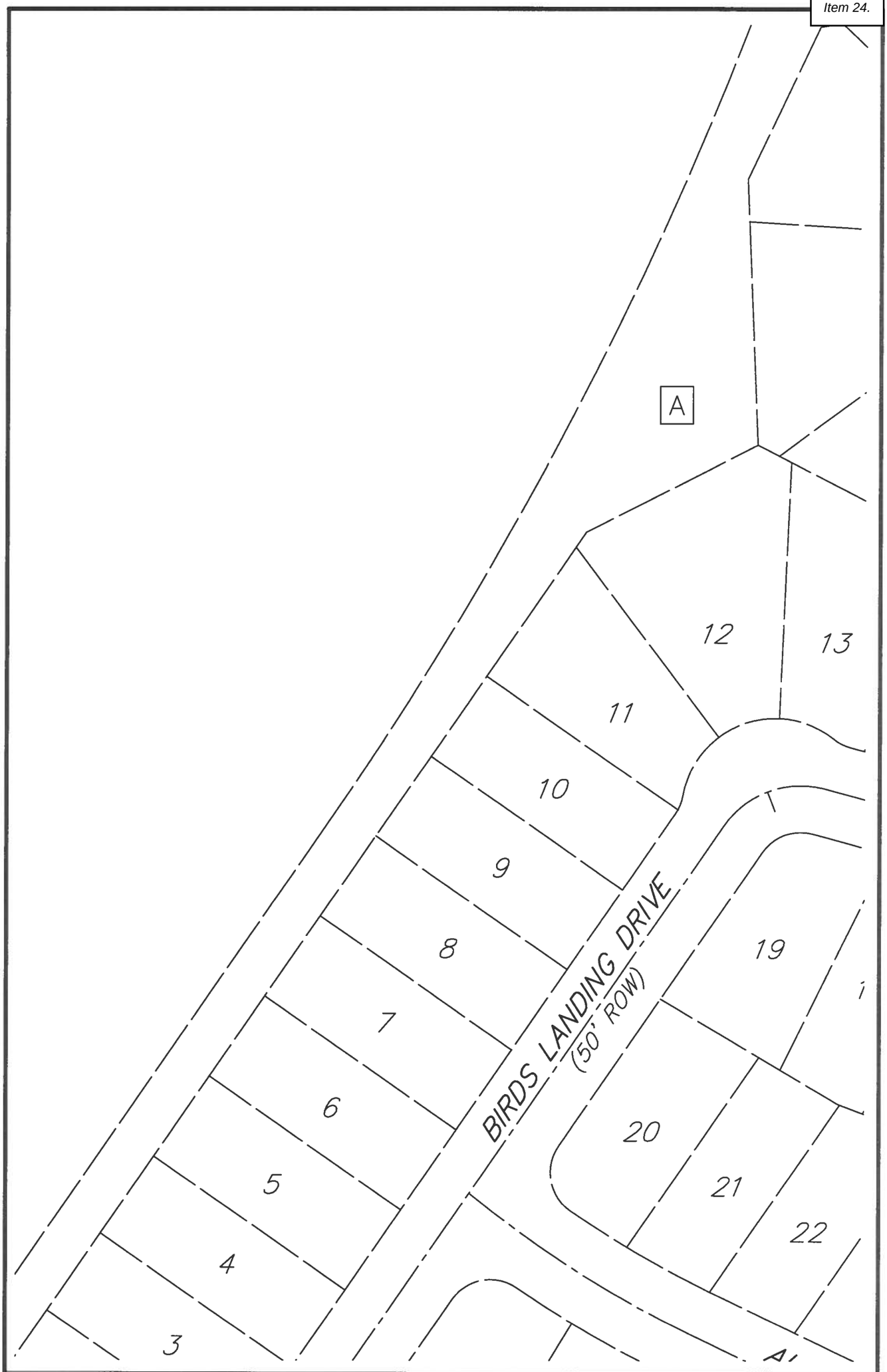
SCALE: 1"=20'



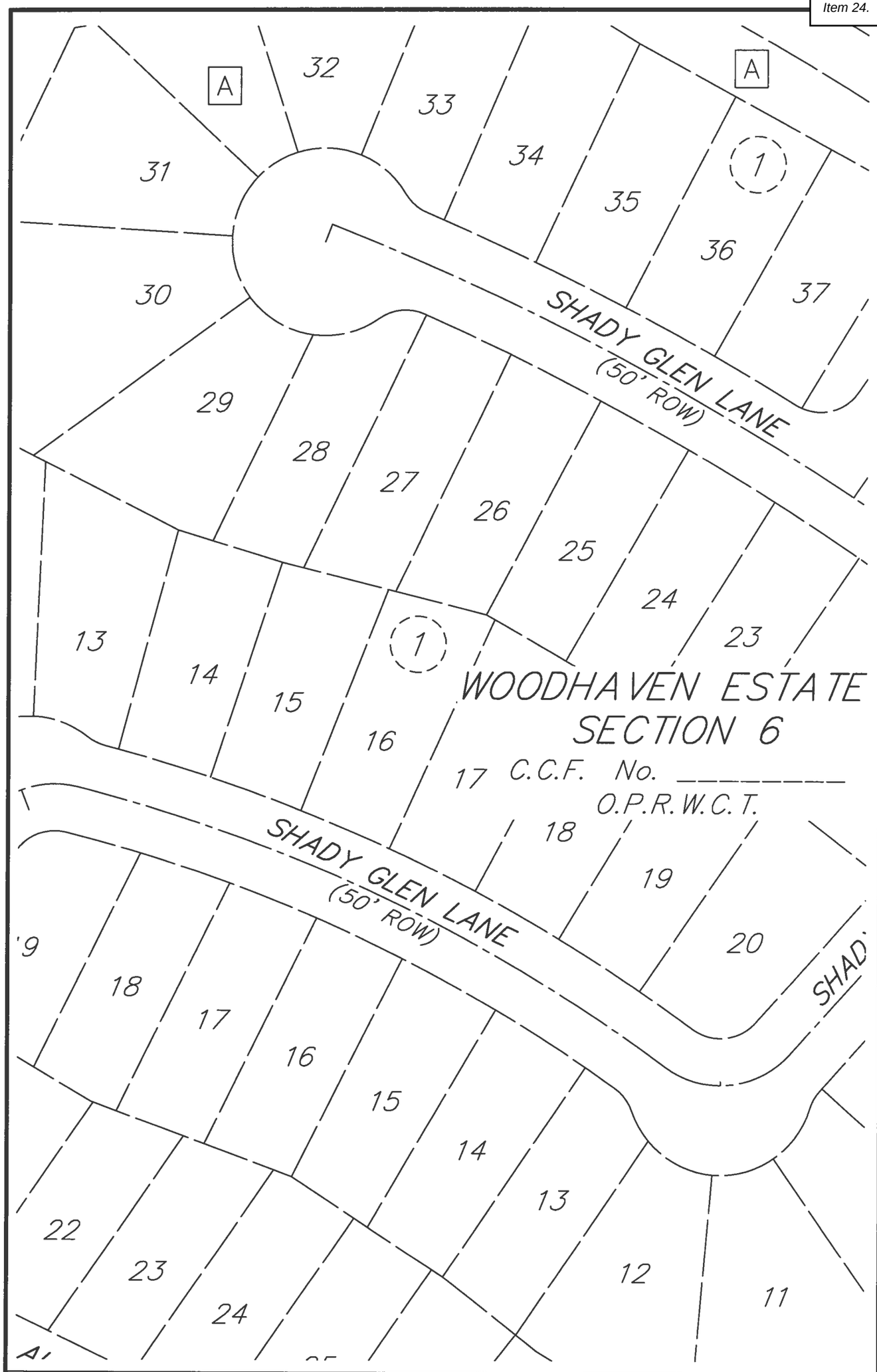
INSET DETAIL A

SCALE: 1"=20'

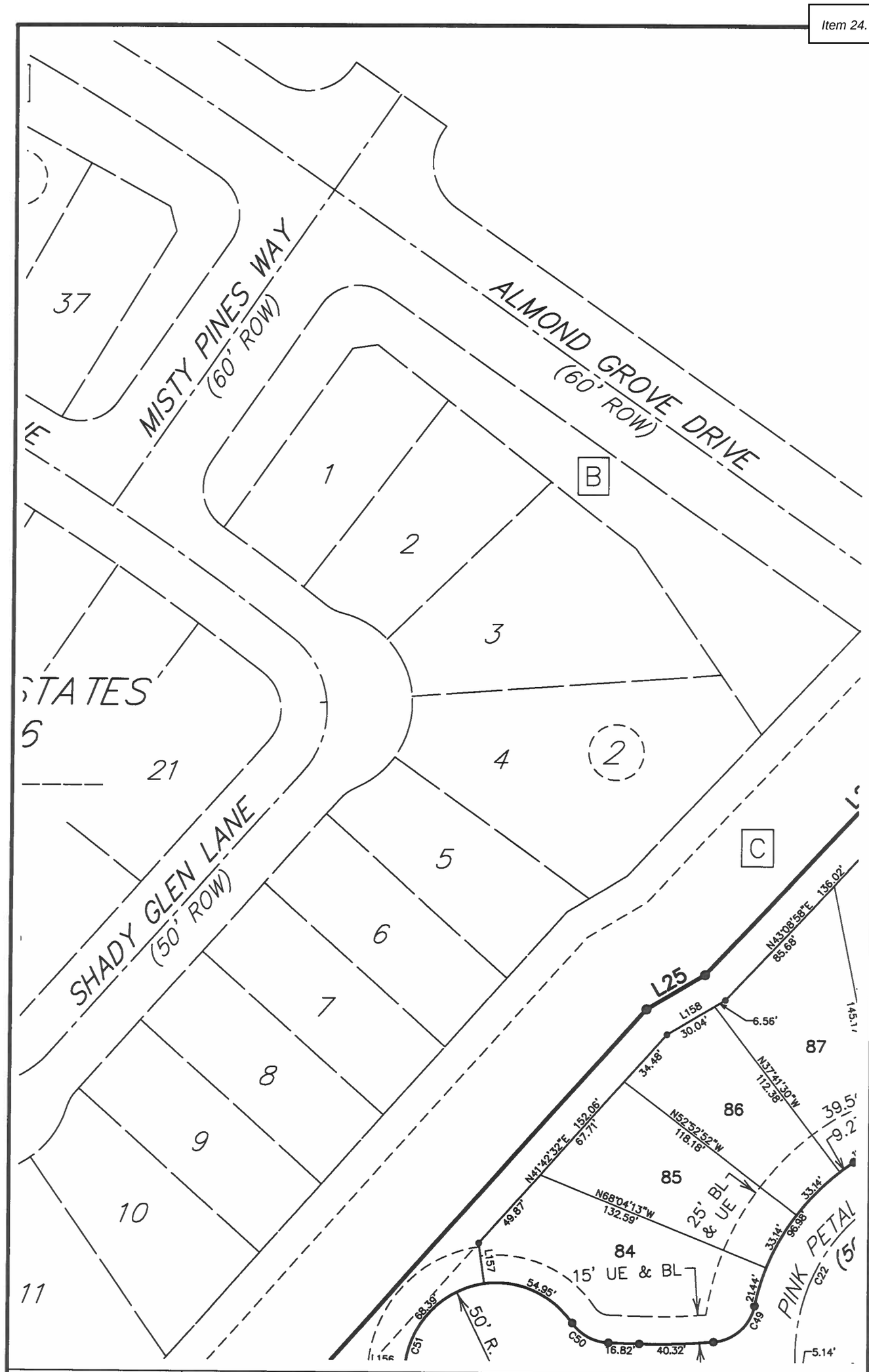
DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	**OWNER** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 • 979.731.8000 RVILLARREAL@quiddity.com
SCALE NTS			
SHEET 10 OF 1			



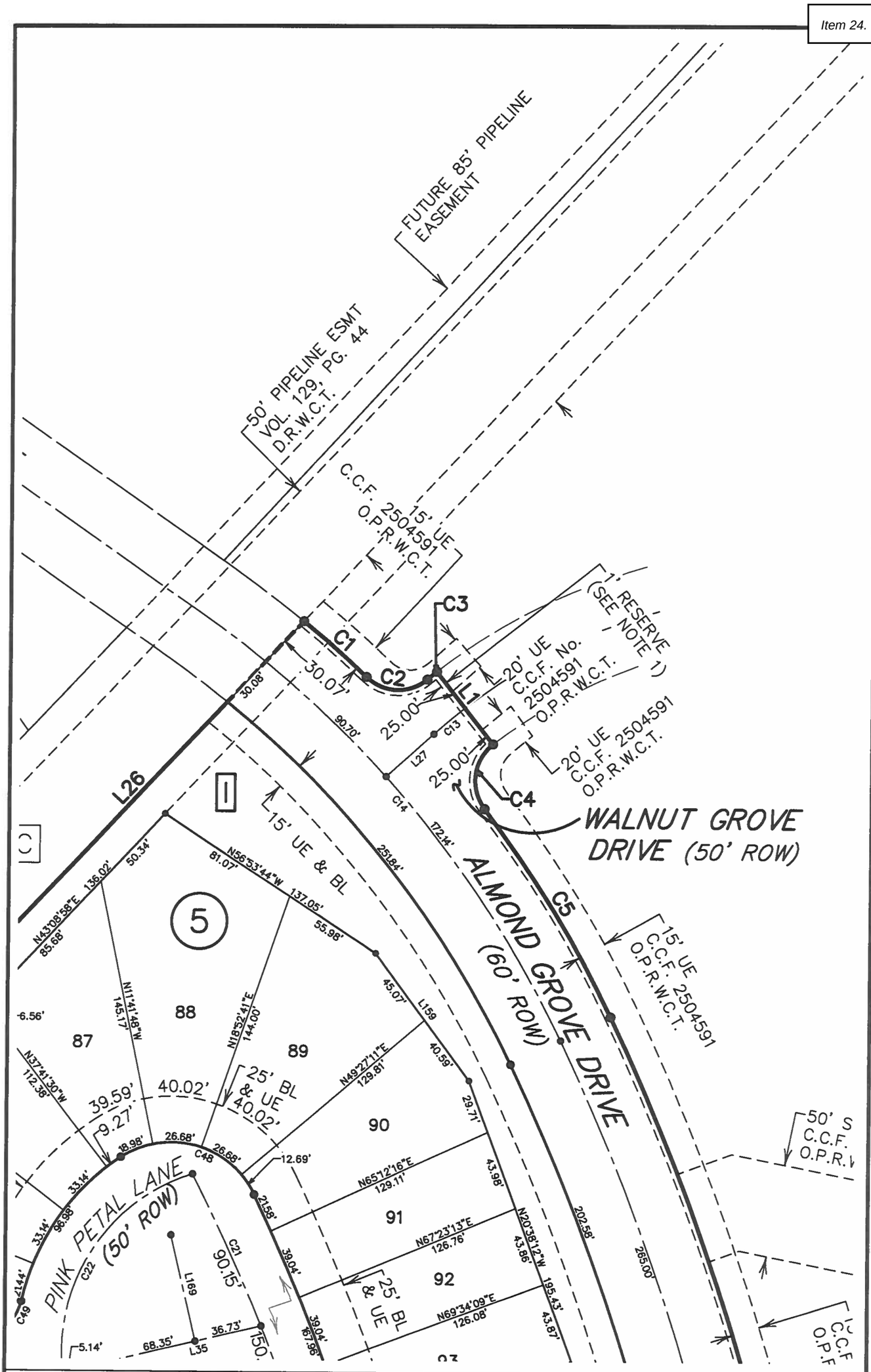
DATE: AUGUST 2025 SCALE 1"=60' SHEET 1P OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	**OWNER** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com



DATE: AUGUST 2025 SCALE 1"=60' SHEET 1Q OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	**OWNER** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com



DATE: AUGUST 2025 SCALE 1"=60' SHEET 1R OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	**OWNER** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com



DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	**OWNER** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com
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C.C.F. 2504590
O.P.R.W.C.T.

15' UE
C.C.F.
O.P.R.

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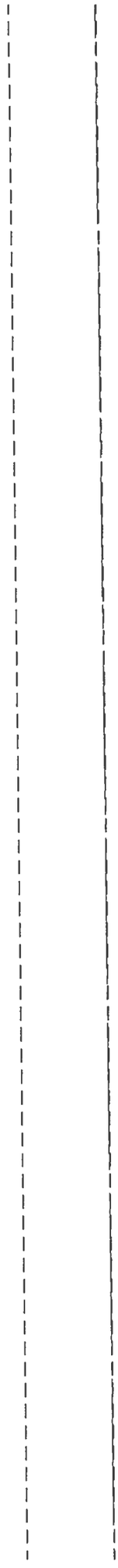
DRP TX 1, LLC,
SPECIAL WARRANTY DEED
C.C.F. No. 2404338
O.P.R.W.C.T.

DATE: AUGUST 2025 SCALE 1"=60' SHEET 1T OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	**OWNER** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com



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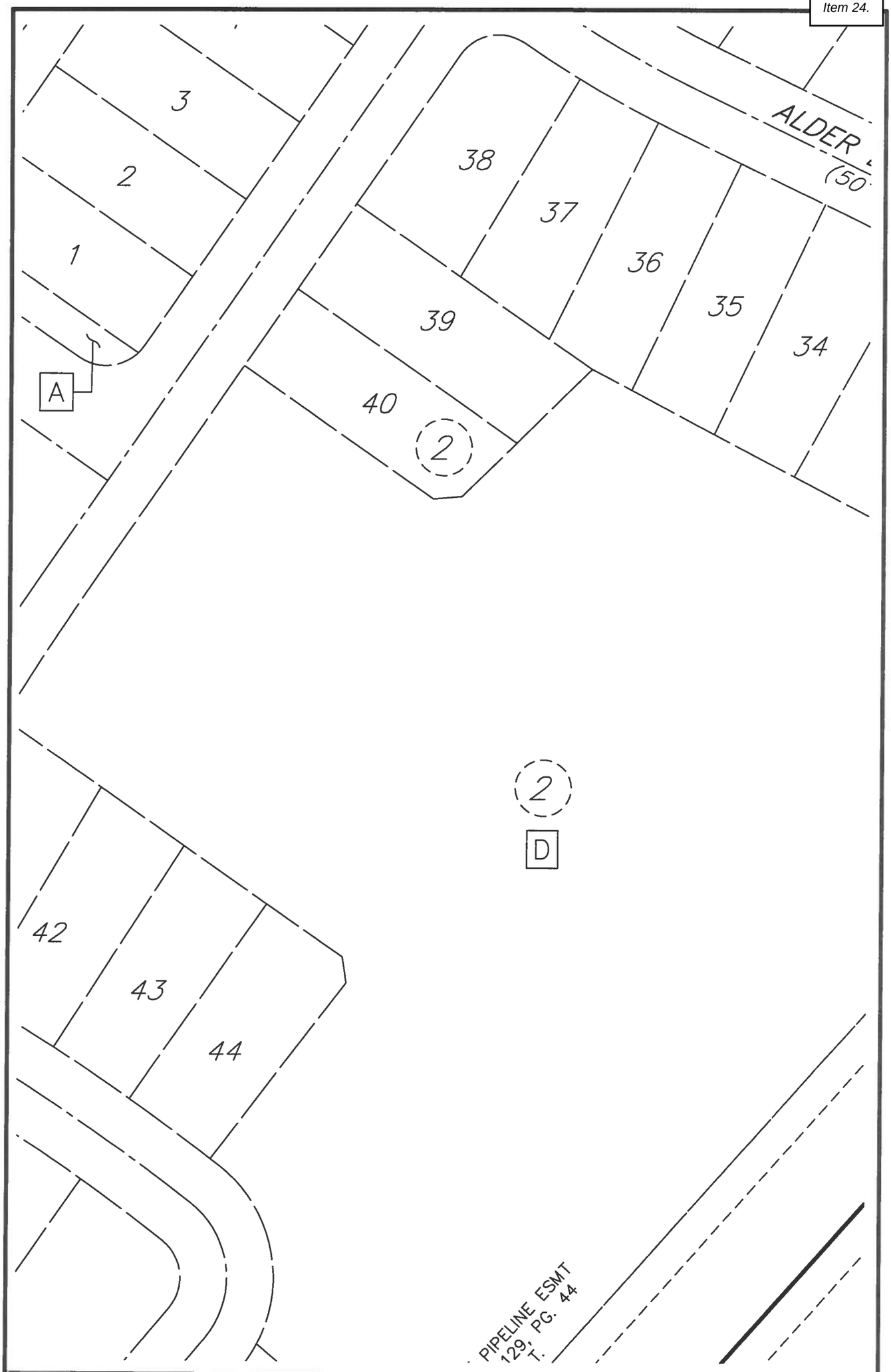
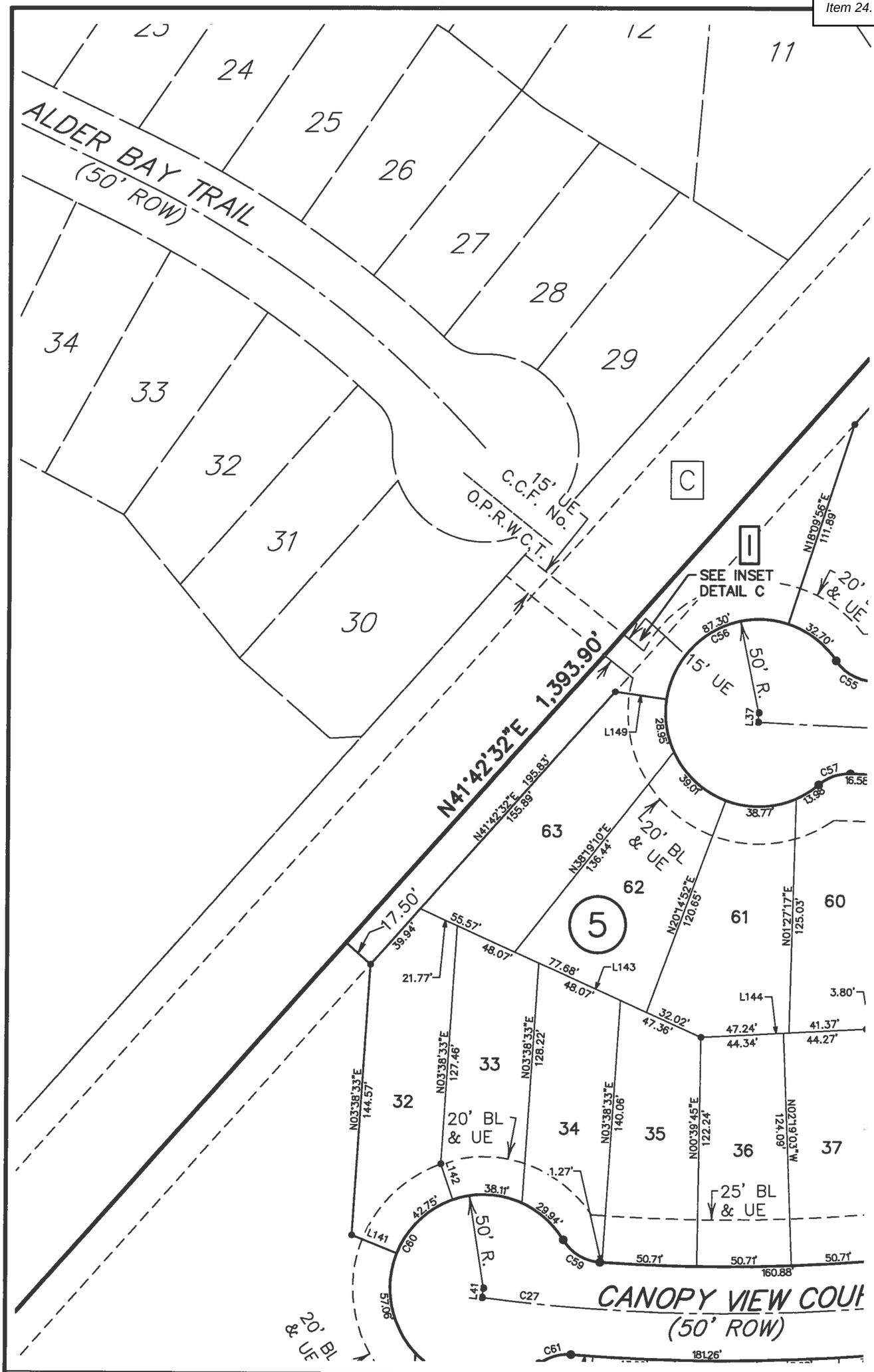
DATE: AUGUST 2025 SCALE 1"=60' SHEET 1U OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	OWNER **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com

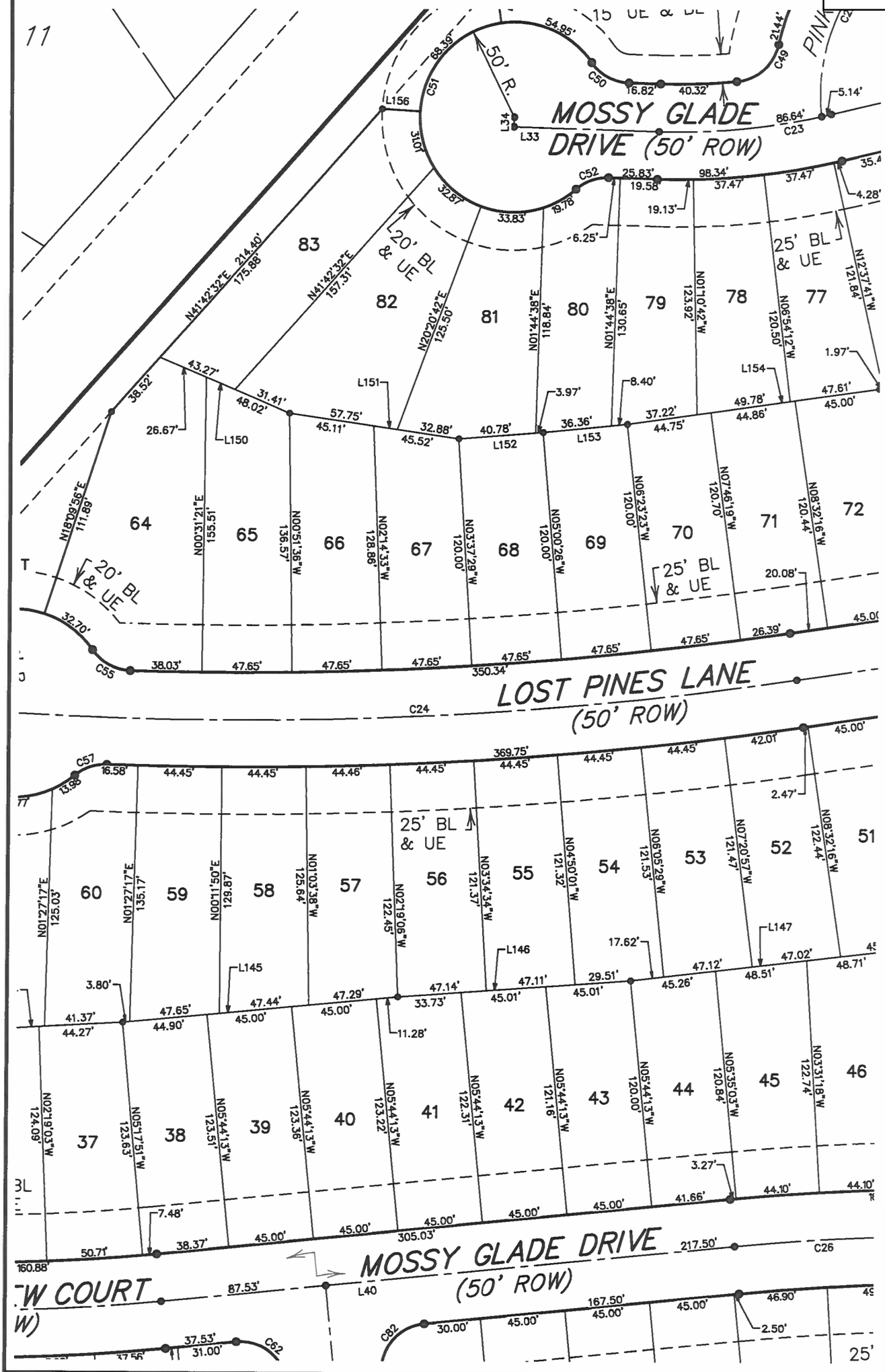
DATE: AUGUST 2025 SCALE 1"=60' SHEET 1V OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	**OWNER** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com



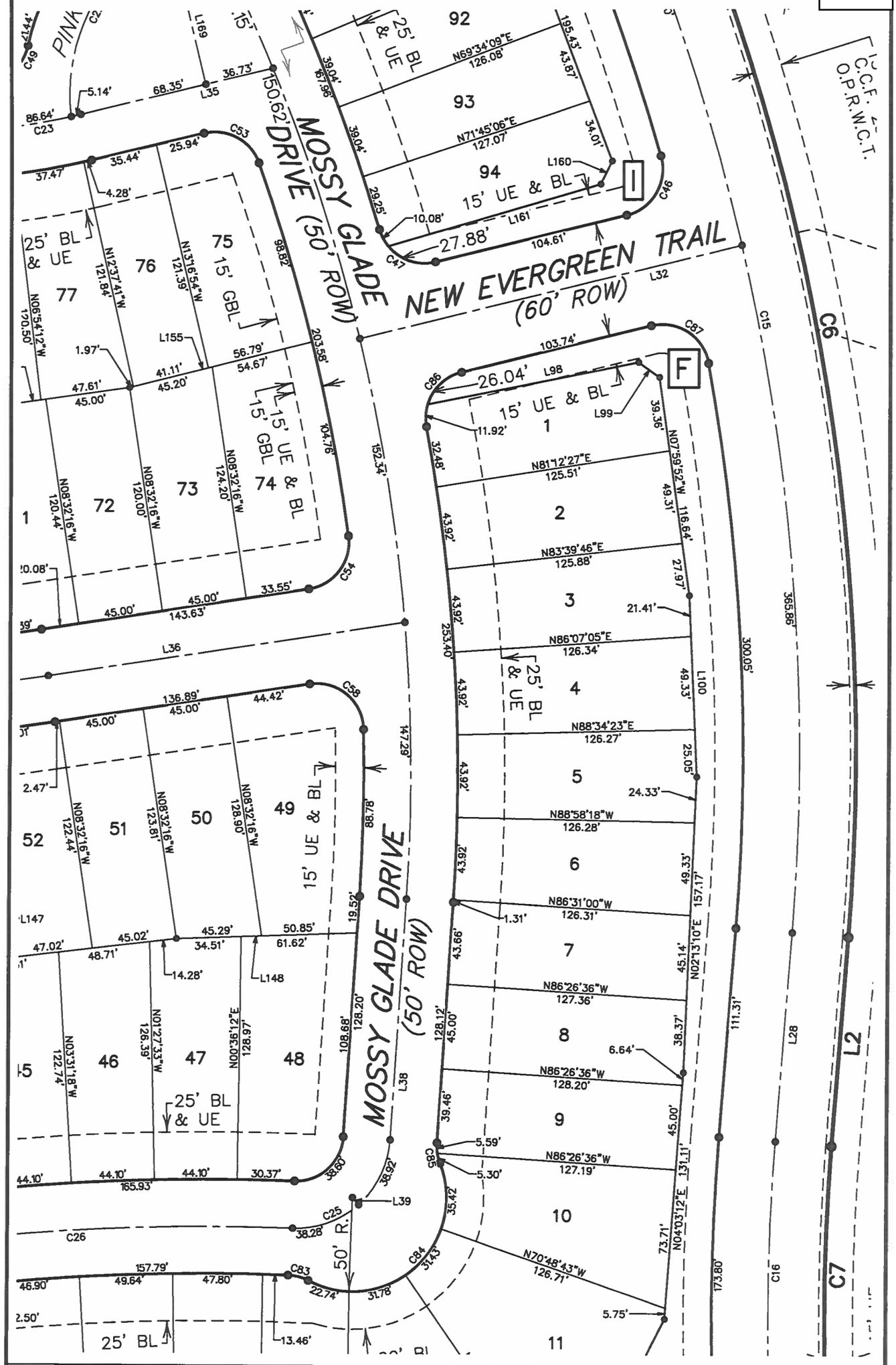
DATE: AUGUST 2025 SCALE 1"=60' SHEET 1W OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	**OWNER** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com



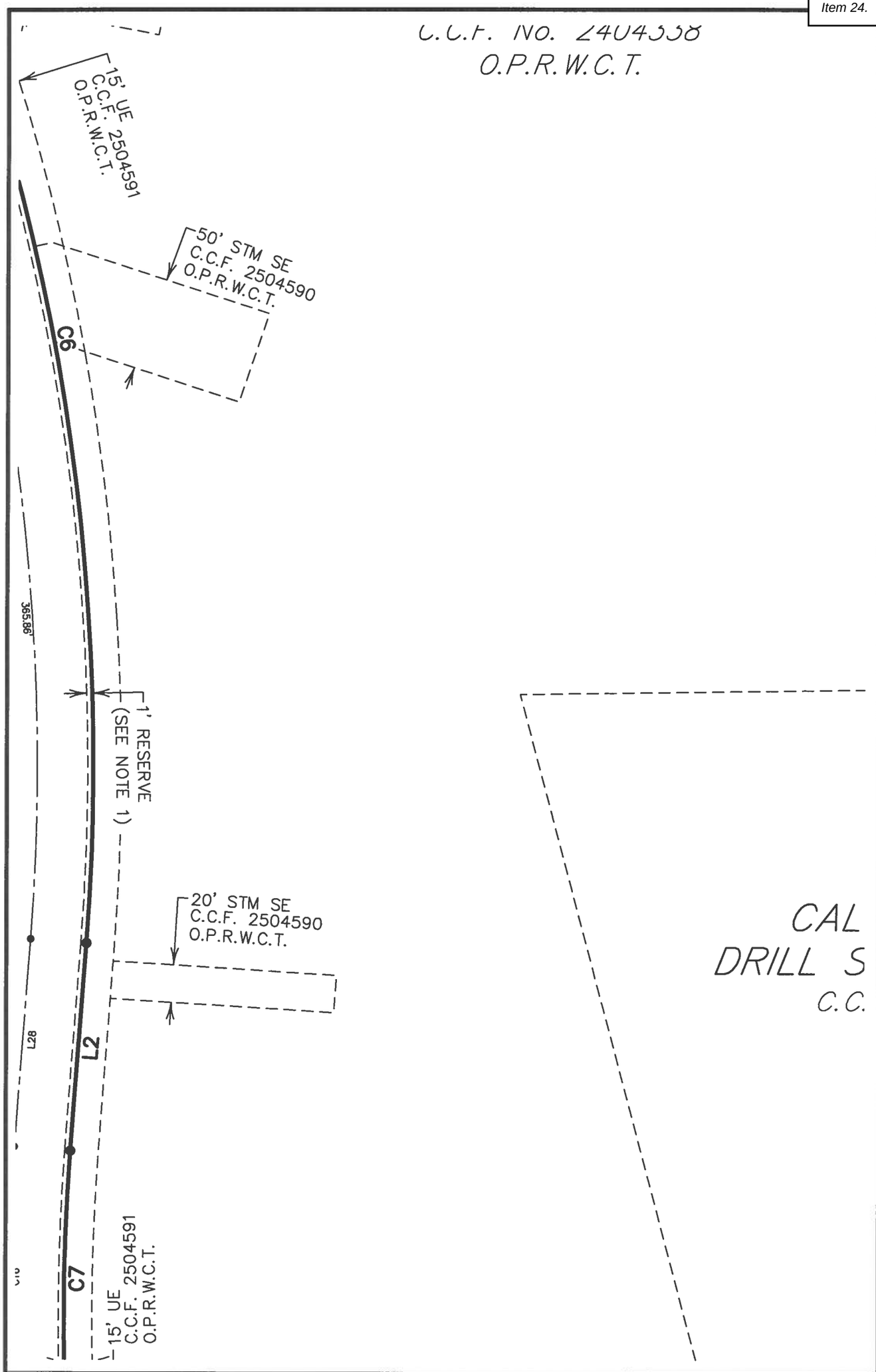
DATE: AUGUST 2025 SCALE 1"=60' SHEET 1X OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	**OWNER** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com



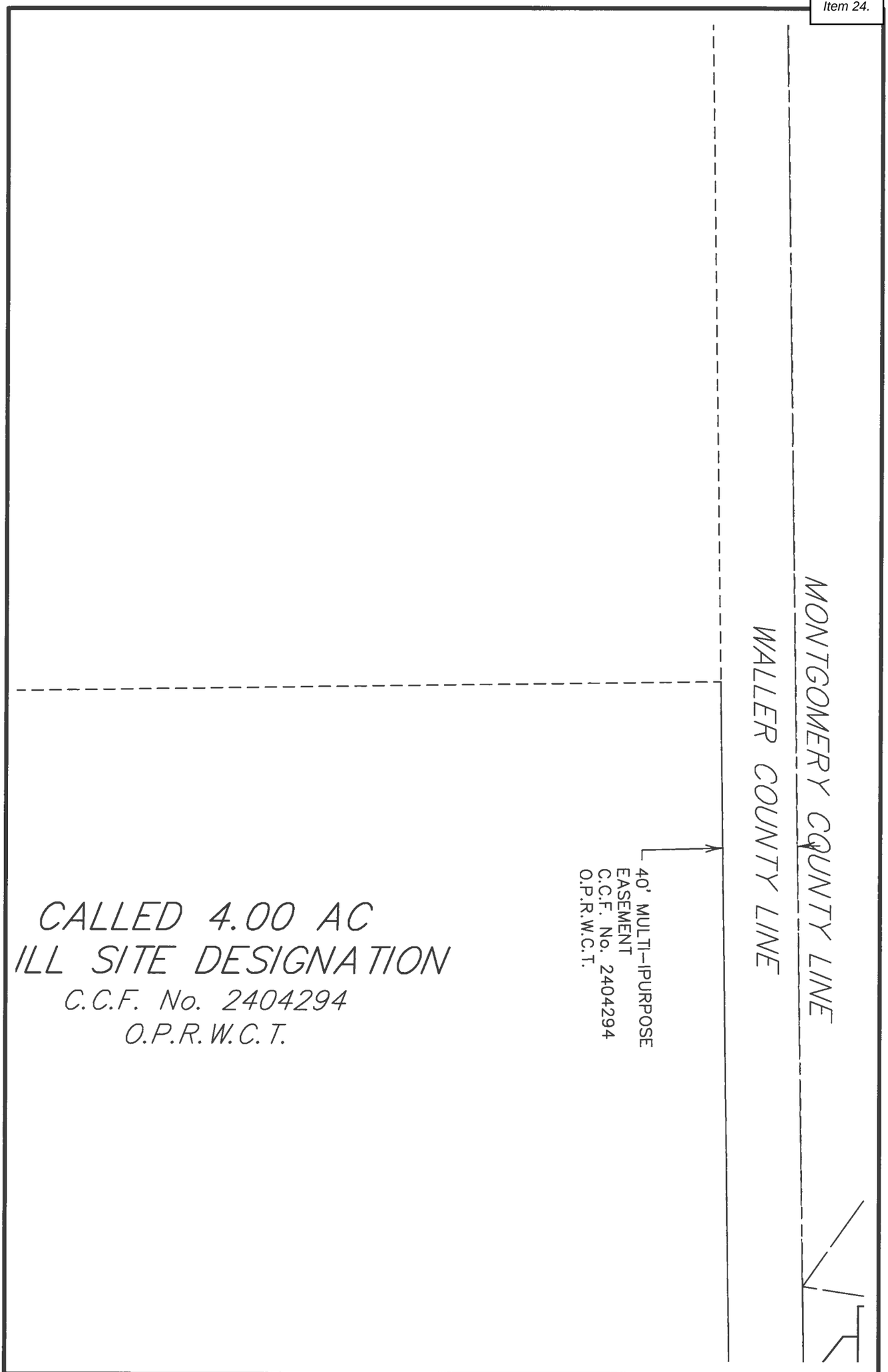
DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	**OWNER** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com
SCALE 1"=60'			
SHEET 1Y OF 1			



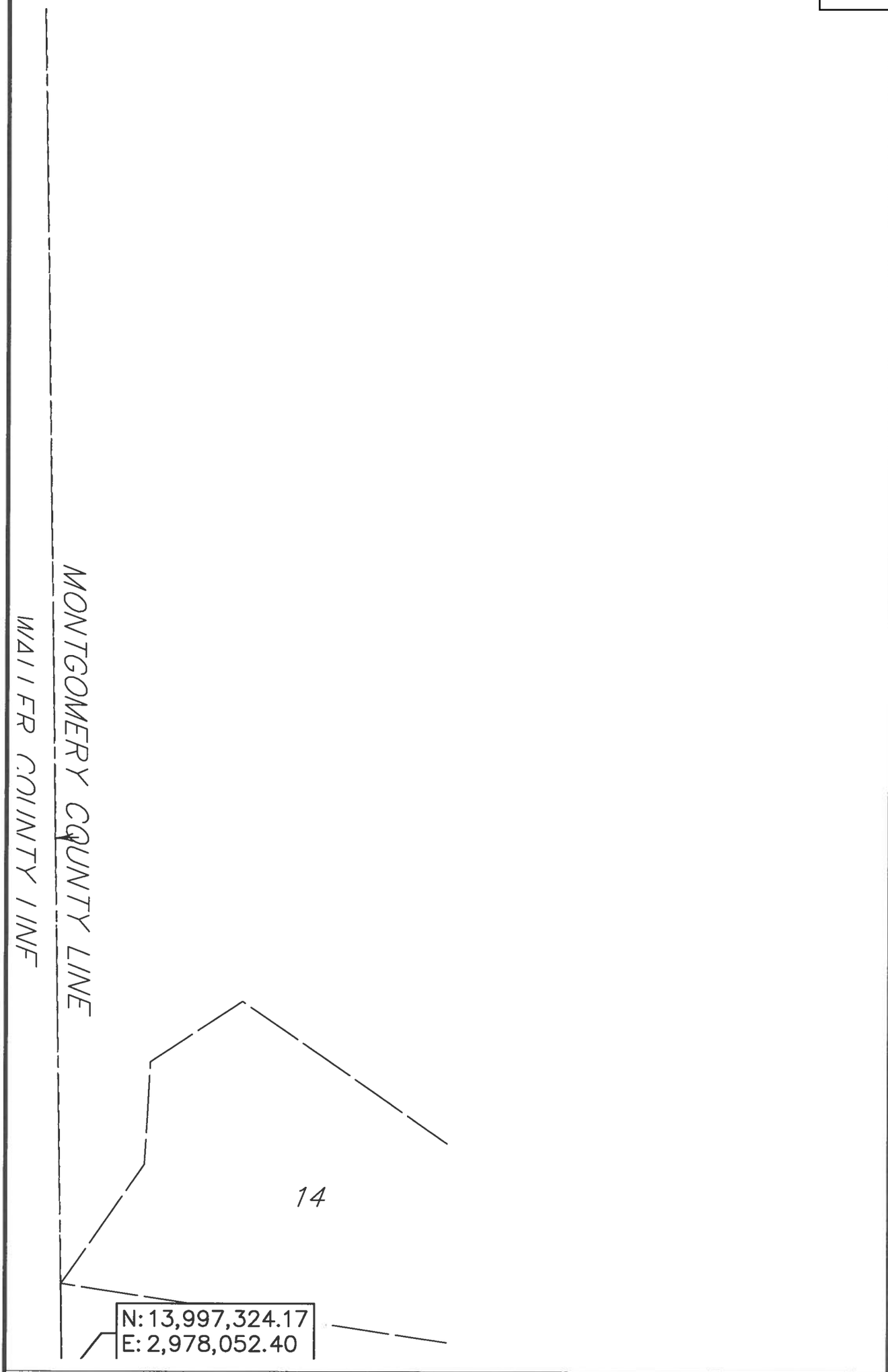
DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	**OWNER** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com
SCALE 1"=60'			
SHEET 1Z OF 1			



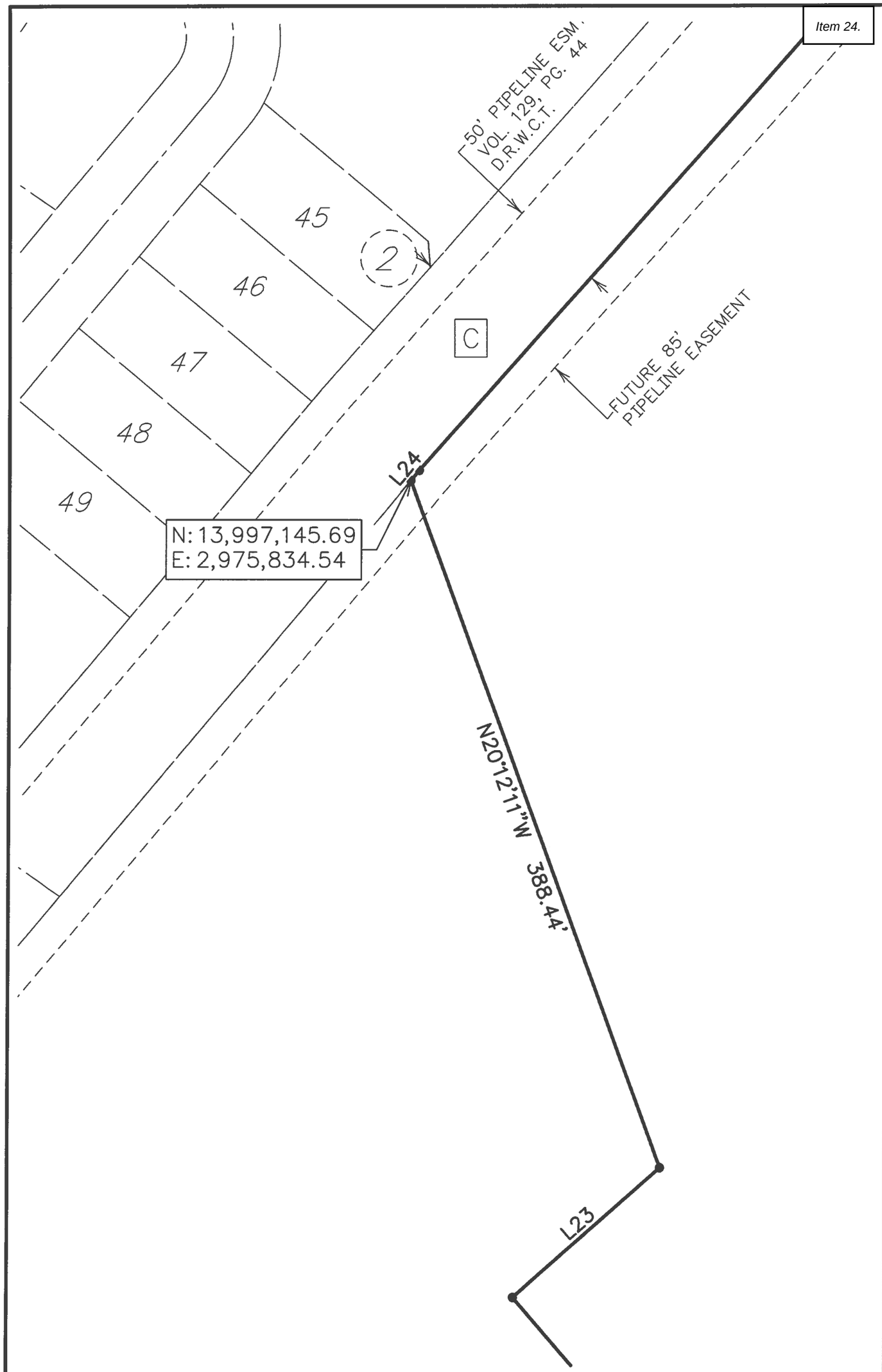
DATE: DECEMBER 2024 SCALE 1"=60' SHEET 1AA OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	**OWNER** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com



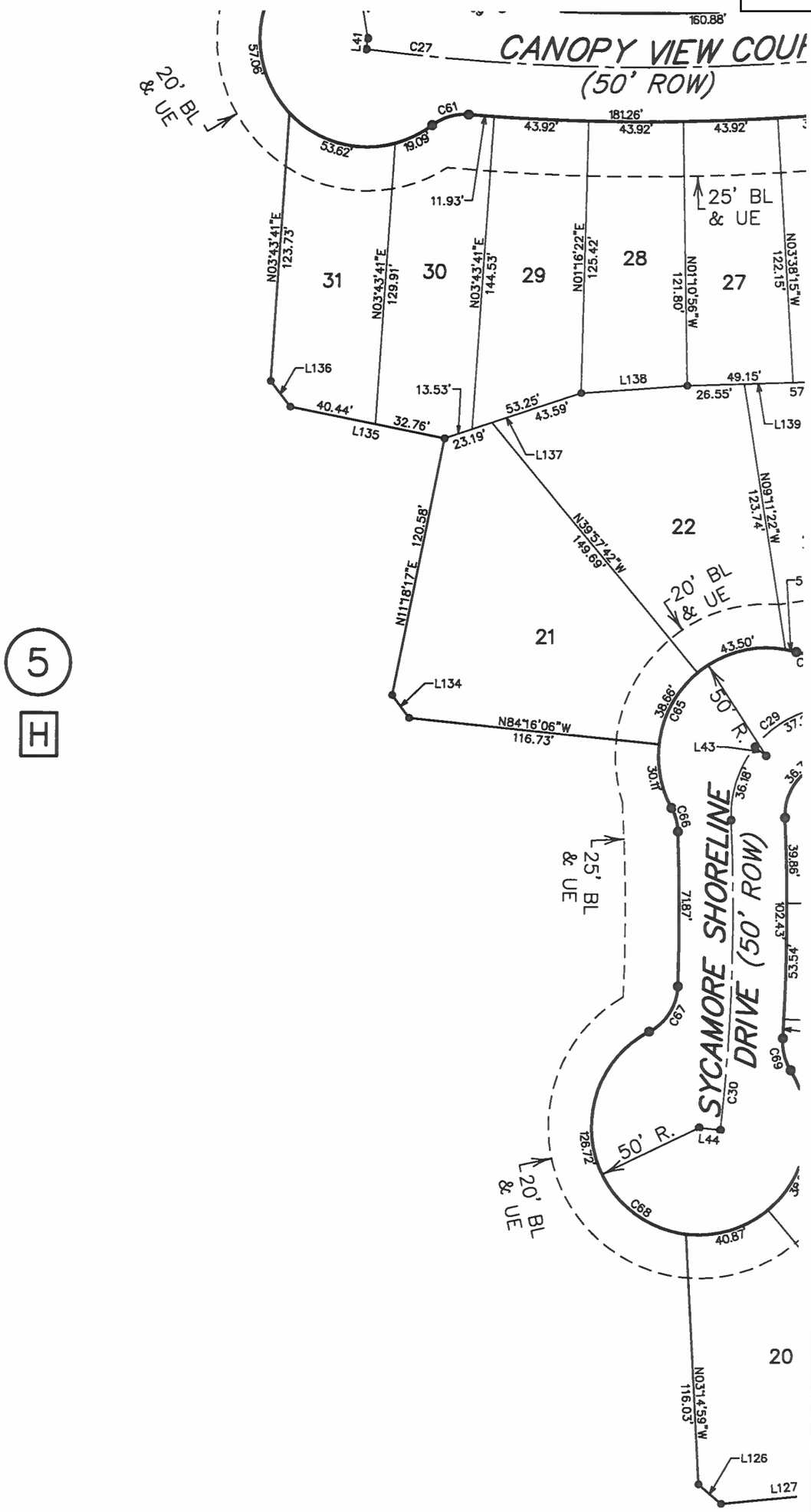
DATE: AUGUST 2025 SCALE 1"=60' SHEET 1BB OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	**OWNER** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com



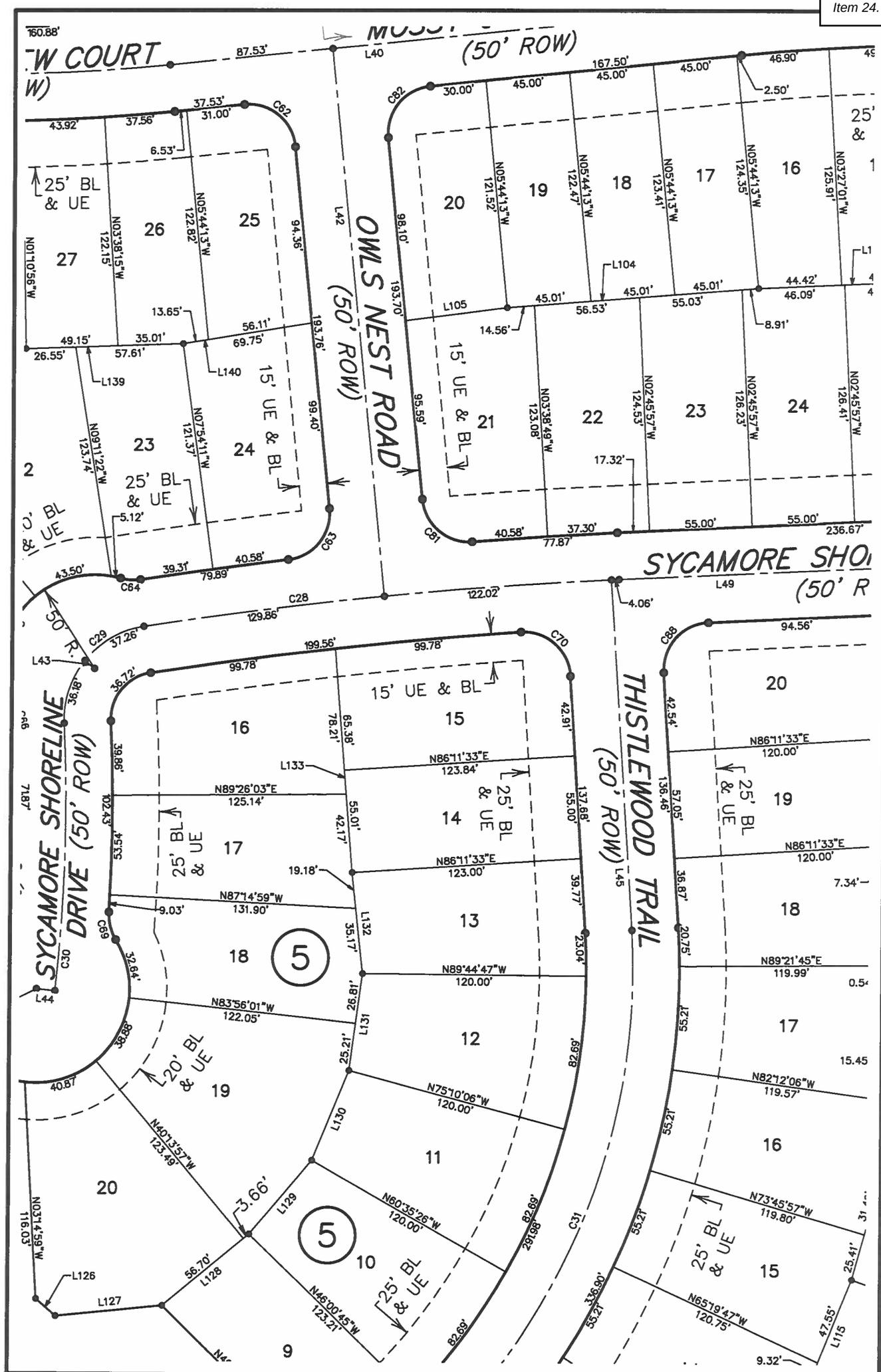
DATE: AUGUST 2025 SCALE 1"=60' SHEET 1CC OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	**OWNER** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com



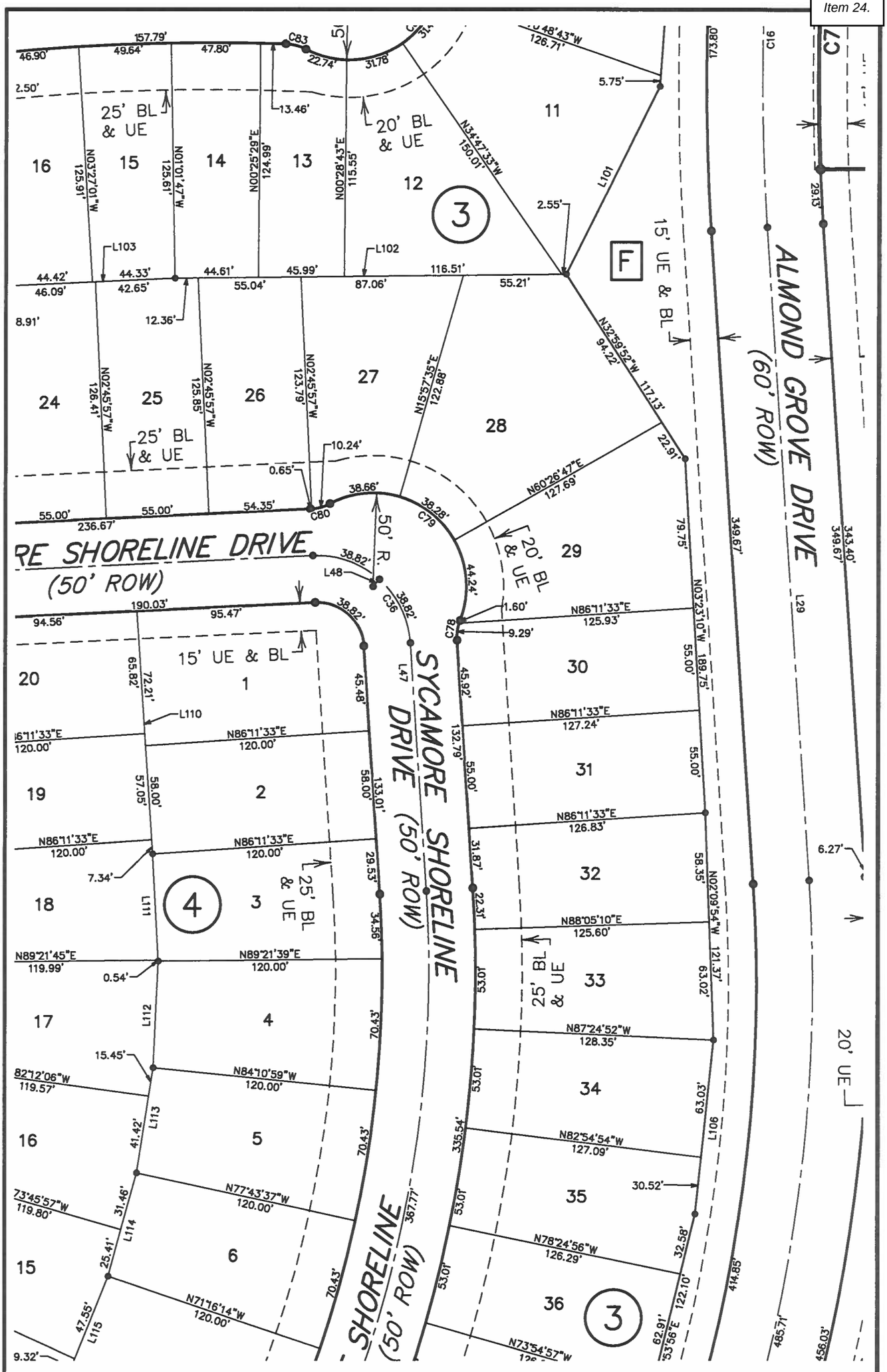
DATE: AUGUST 2025 SCALE 1"=60' SHEET 1DD OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	OWNER **DRP TX 1, LLC** a Delaware limited liability company 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd. Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com



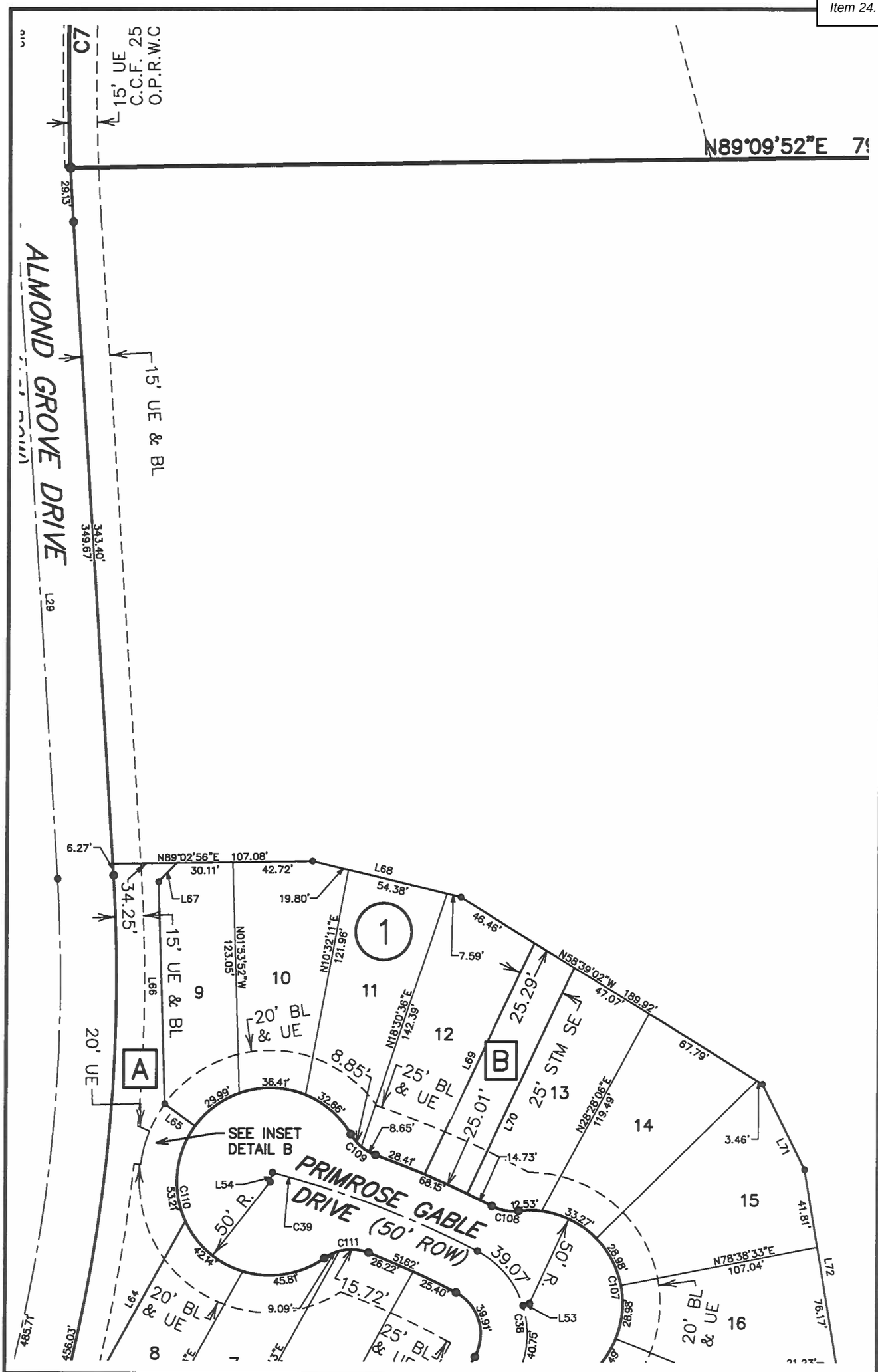
DATE: AUGUST 2025 SCALE 1"=60' SHEET 1EE OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	**OWNER** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com



DATE: AUGUST 2025 SCALE 1"=60' SHEET 1FF OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	**OWNER** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com



DATE: AUGUST 2025 SCALE 1"=60' SHEET 1GG OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	**OWNER** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com



DATE: AUGUST 2025 SCALE 1"=60' SHEET 1HH OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	**OWNER** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com

'52"E 798.72'

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

CA

1
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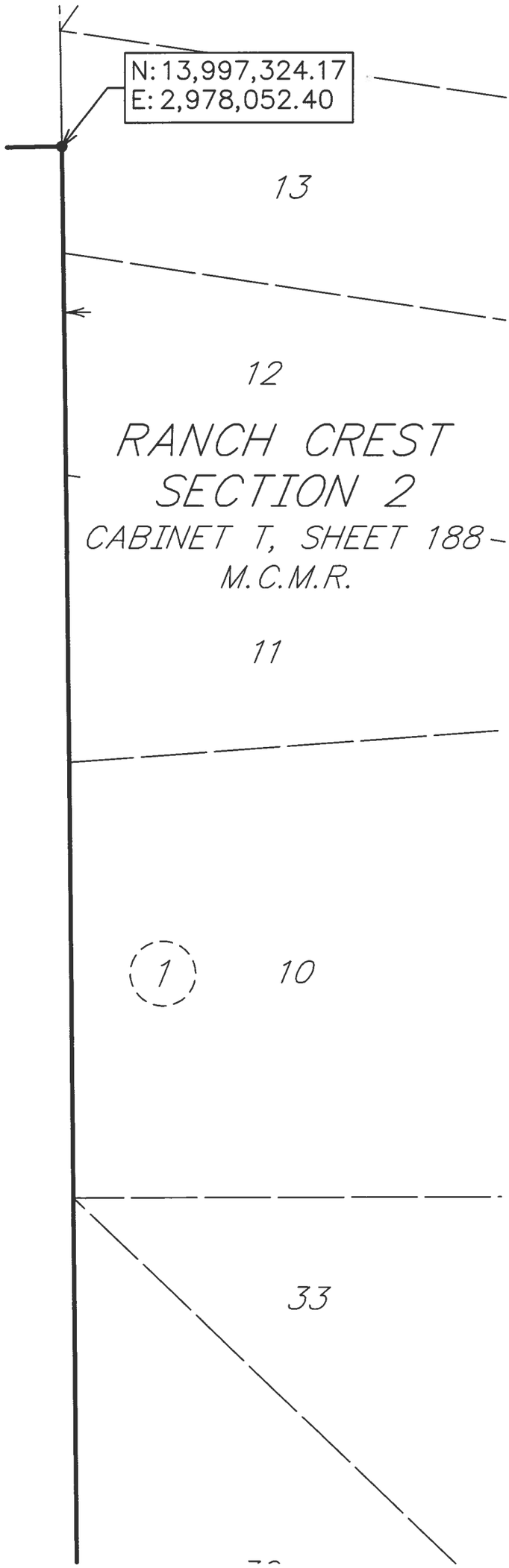
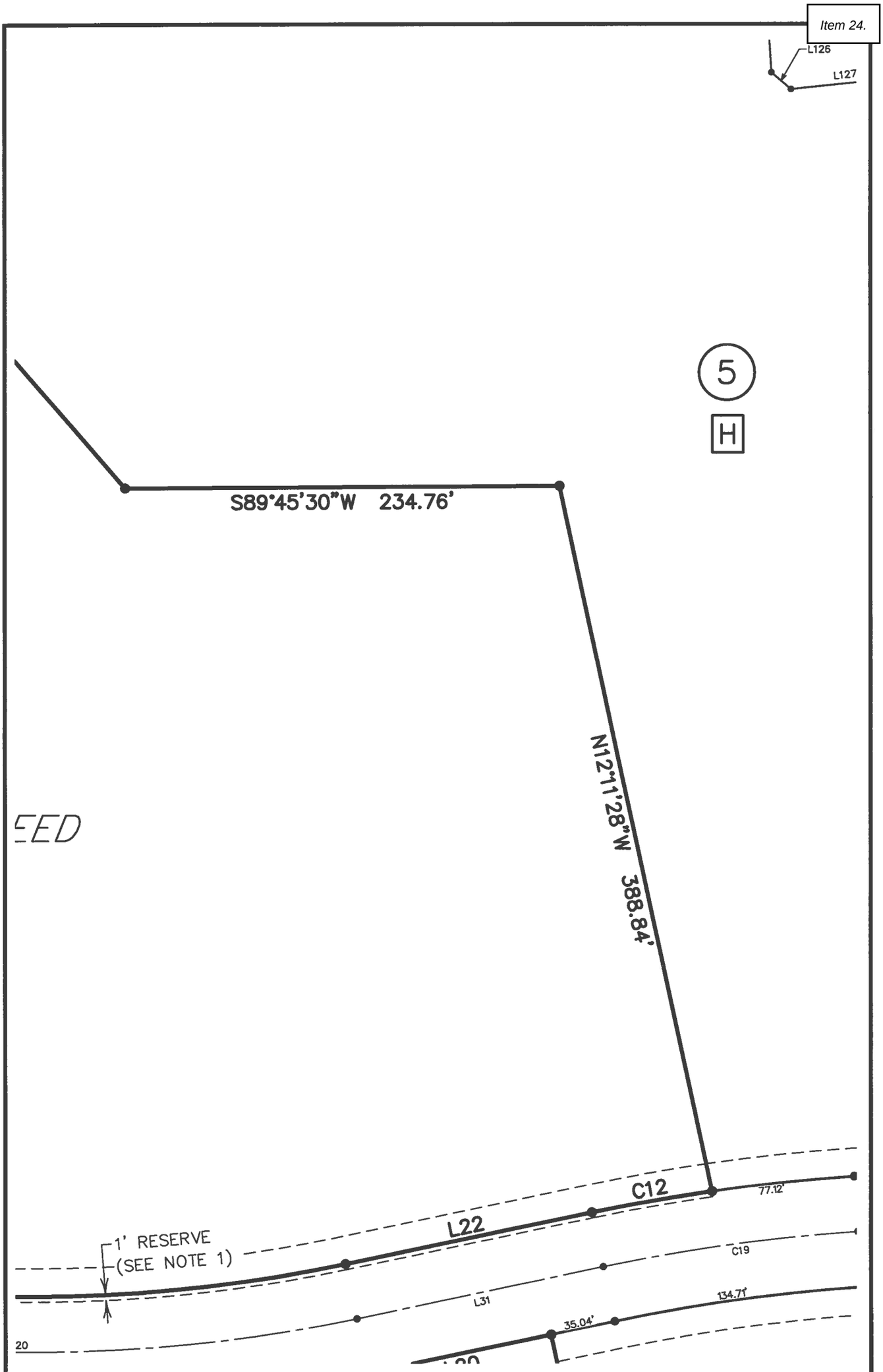
L71
41.81'
L72
76.17'

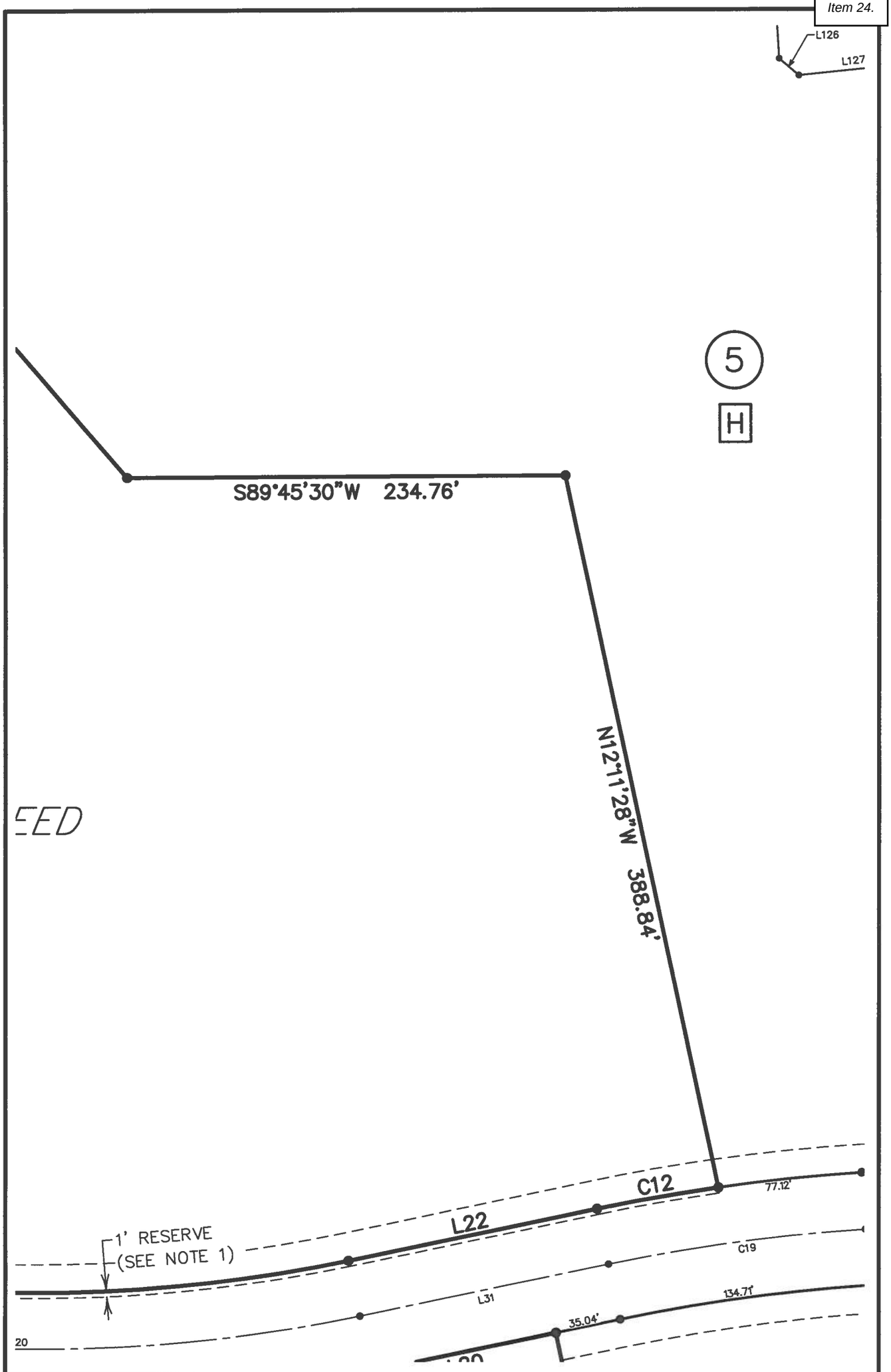
DATE: AUGUST 2025 SCALE 1"=60' SHEET 1II OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	**OWNER** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com



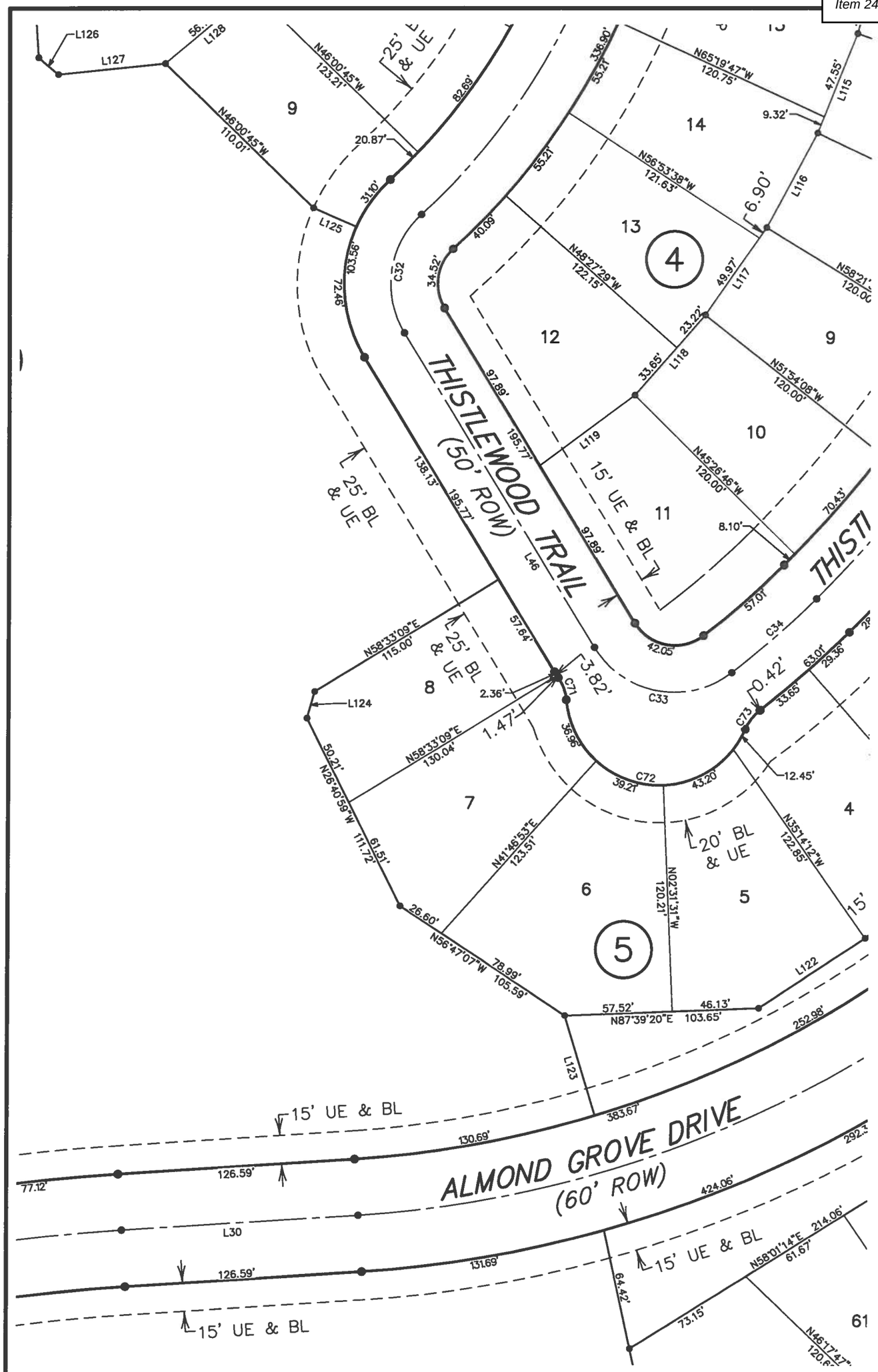
DATE: AUGUST 2025 SCALE 1"=60' SHEET 1JJ OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	OWNER **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com



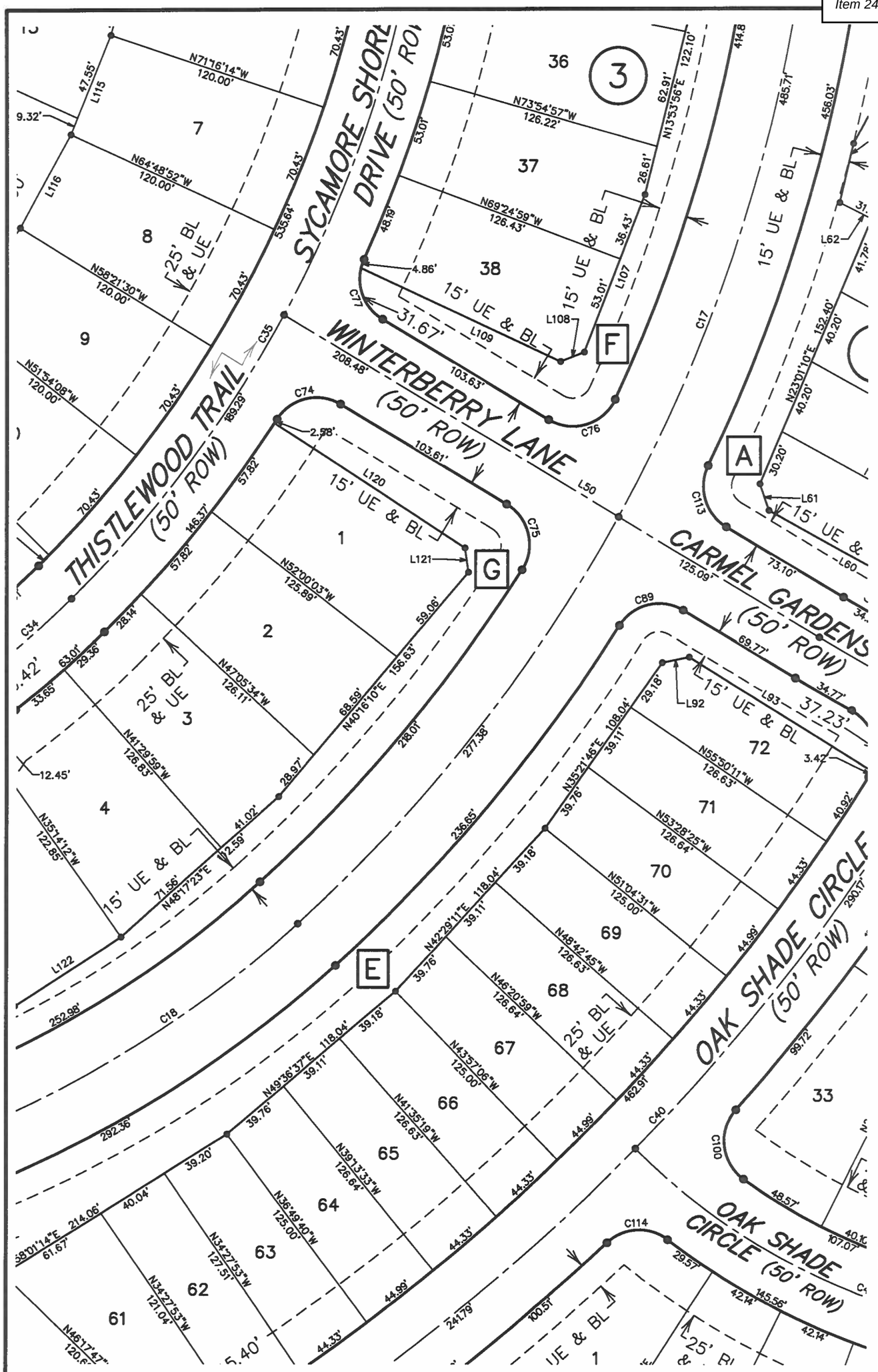
DATE: AUGUST 2025 SCALE 1"=60' SHEET 1KK OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	**OWNER** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com



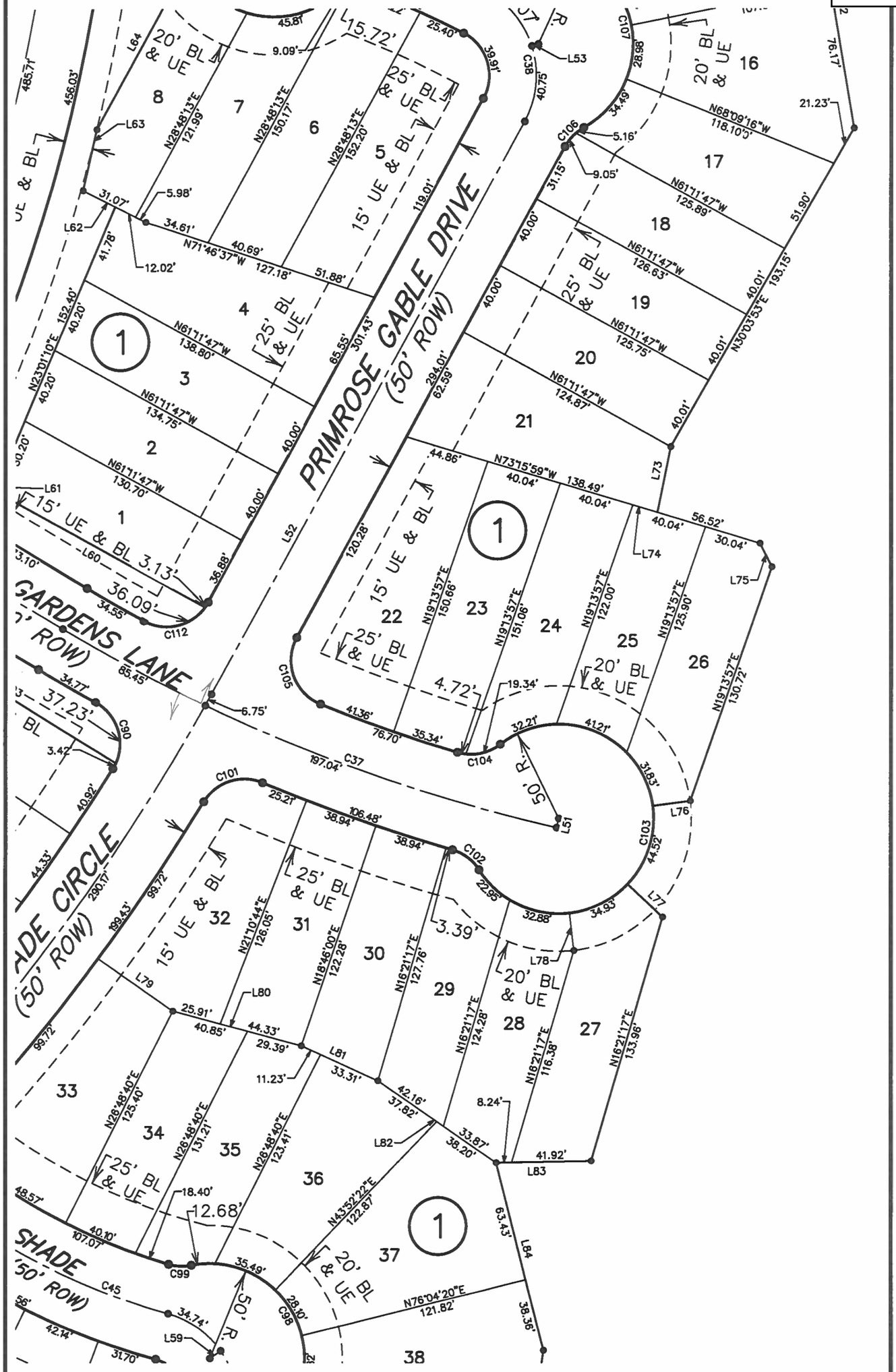
DATE: AUGUST 2025 SCALE 1"=60' SHEET 1LL OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	**OWNER** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com



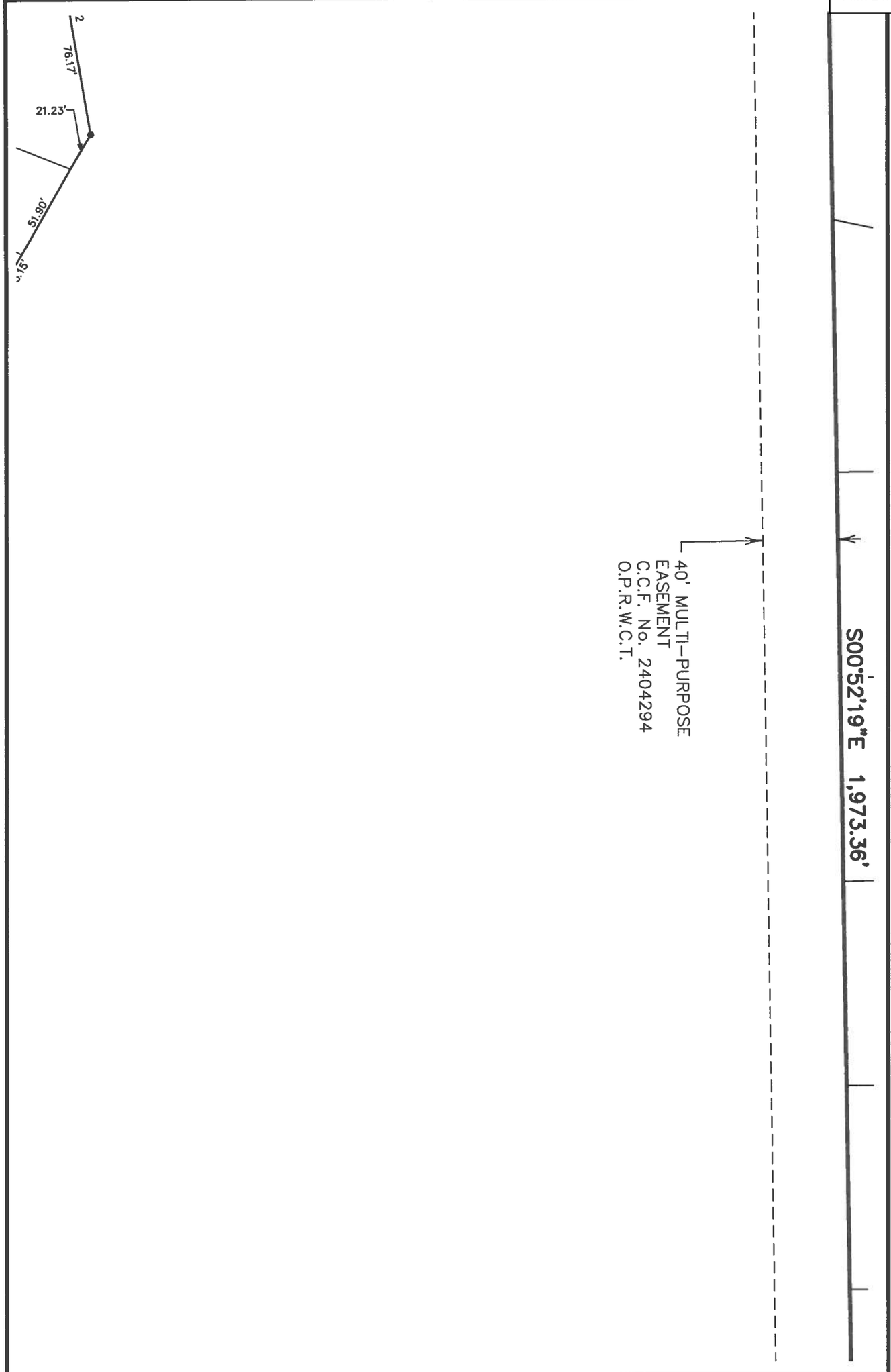
DATE: AUGUST 2025 SCALE 1"=80' SHEET 1MM OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	**OWNER** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBIbb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com



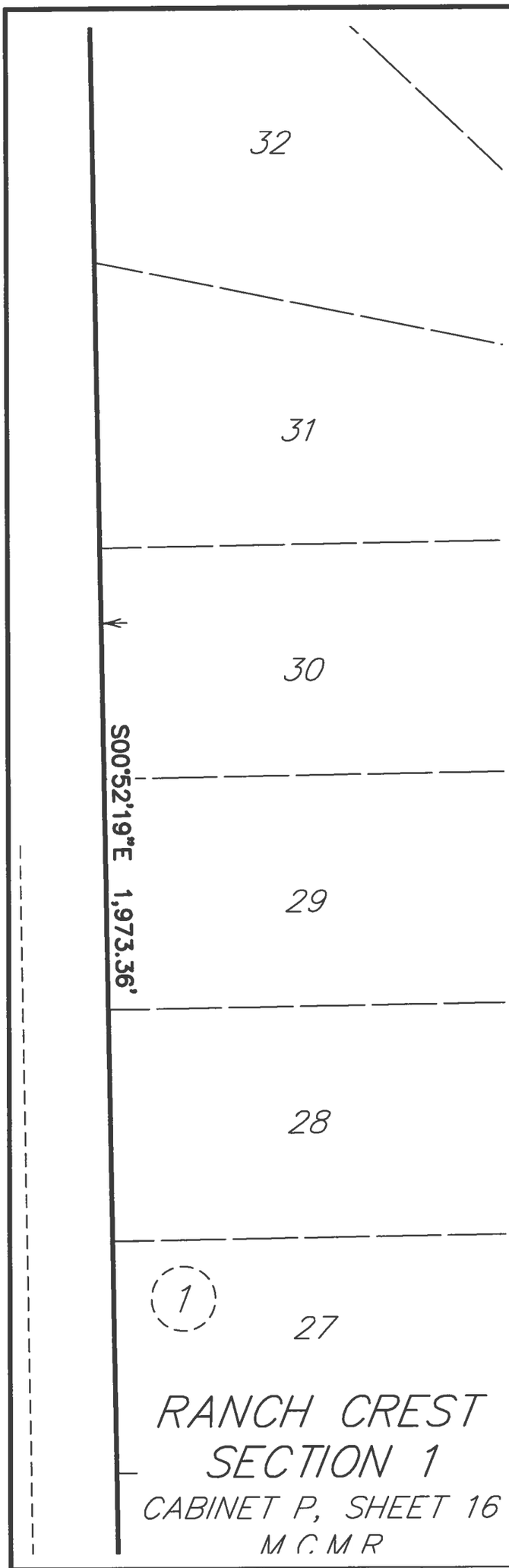
DATE: AUGUST 2025 SCALE 1"=60' SHEET 1NN OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	**OWNER** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBlbb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com



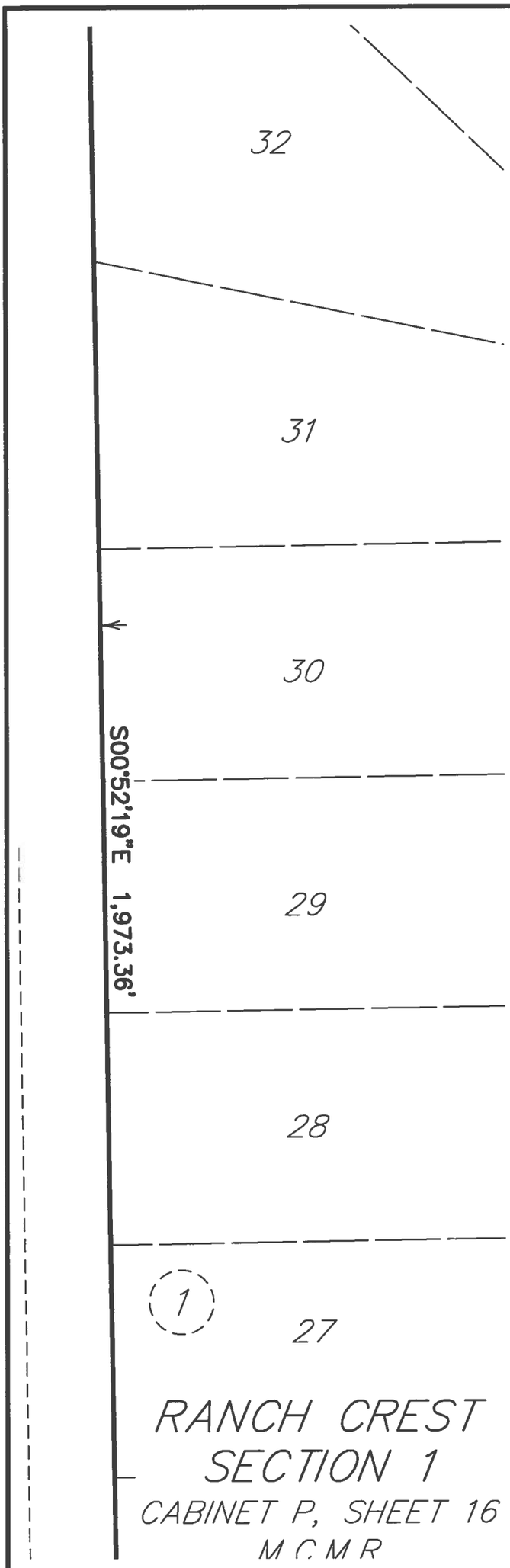
DATE: AUGUST 2025 SCALE 1"=60' SHEET 100 OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	**OWNER** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com



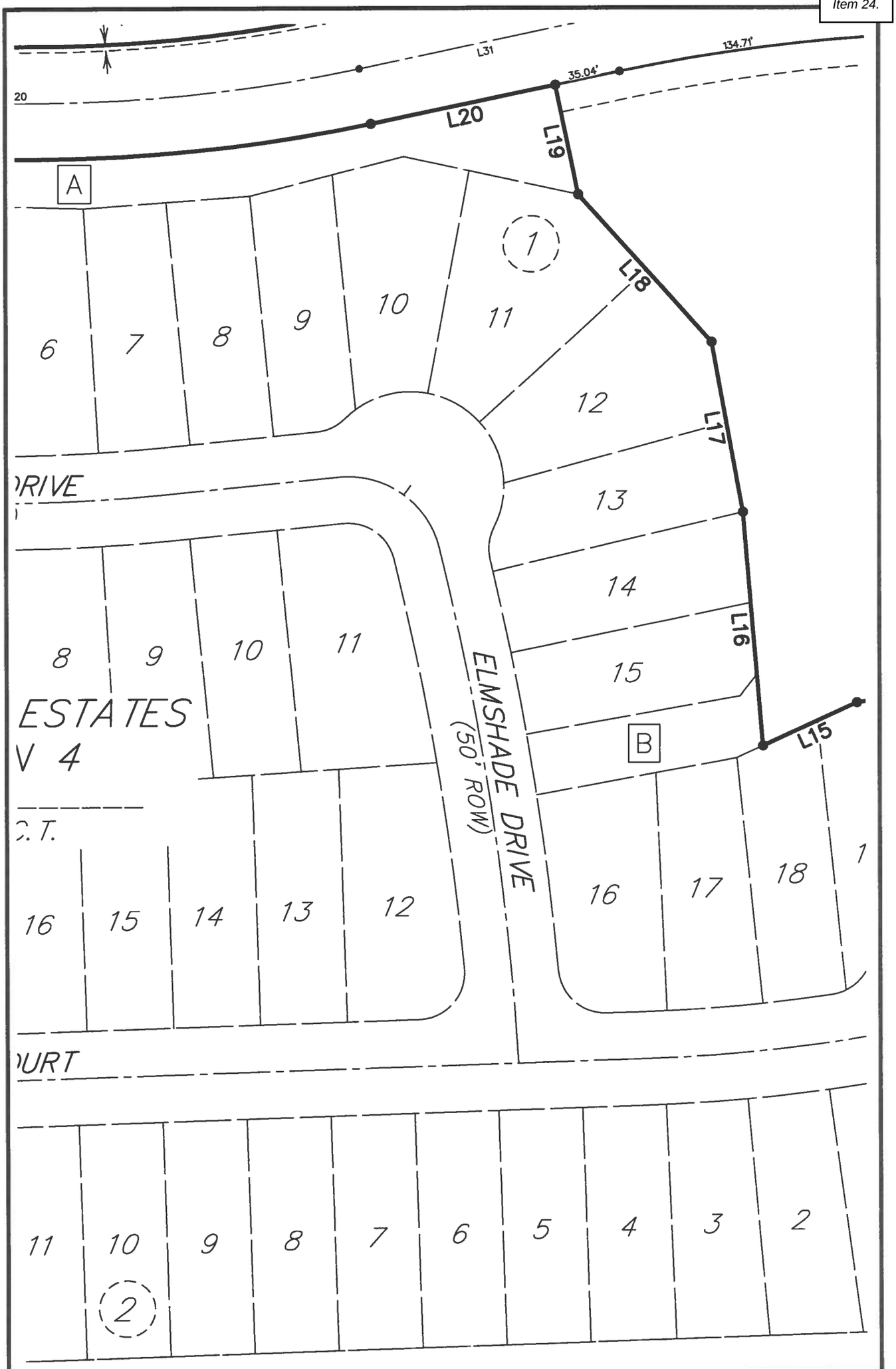
DATE: AUGUST 2025 SCALE 1"=60' SHEET 1PP OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	OWNER **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com



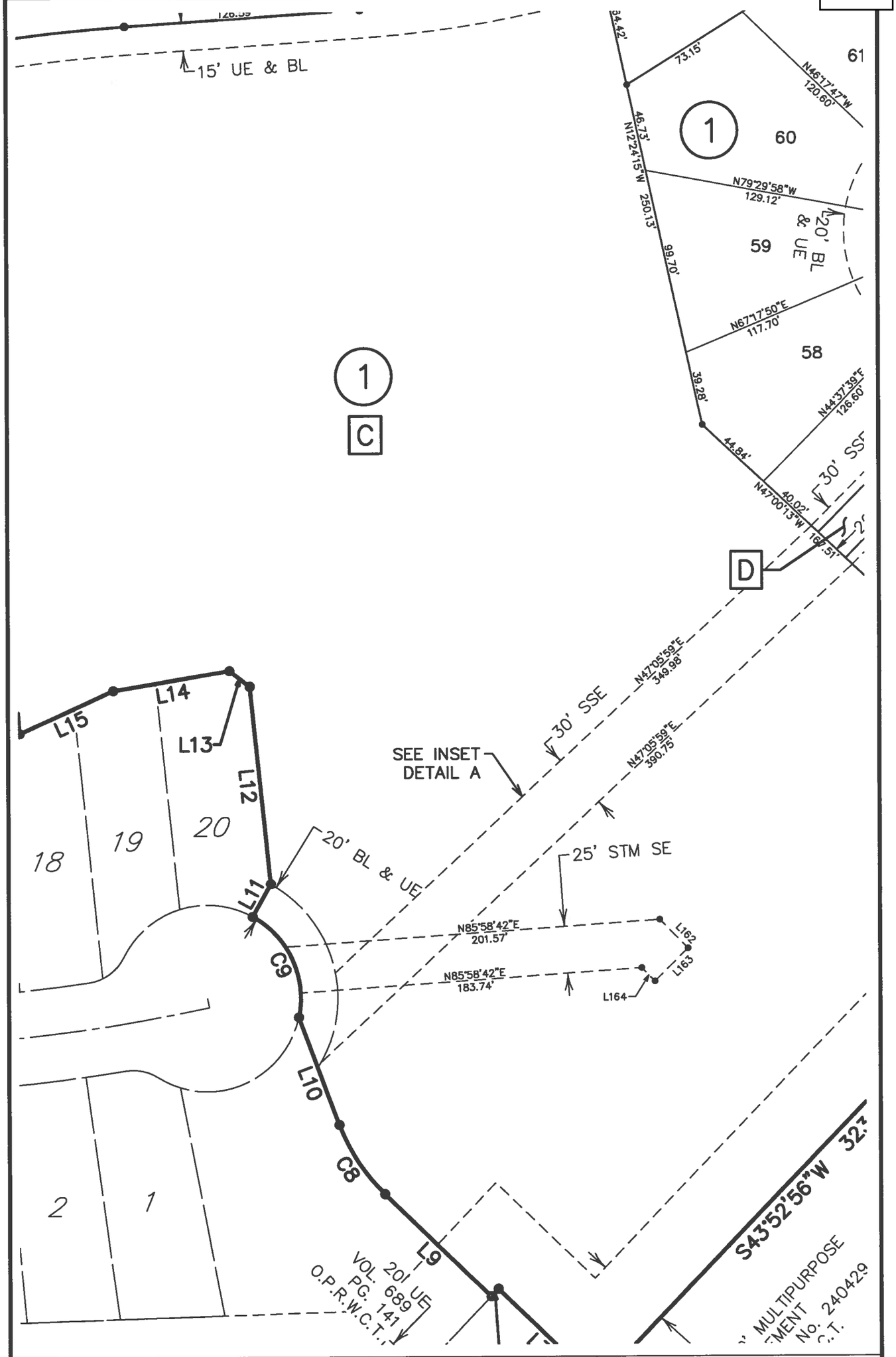
DATE: AUGUST 2025 SCALE 1"=60' SHEET 1QQ OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	**OWNER** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com



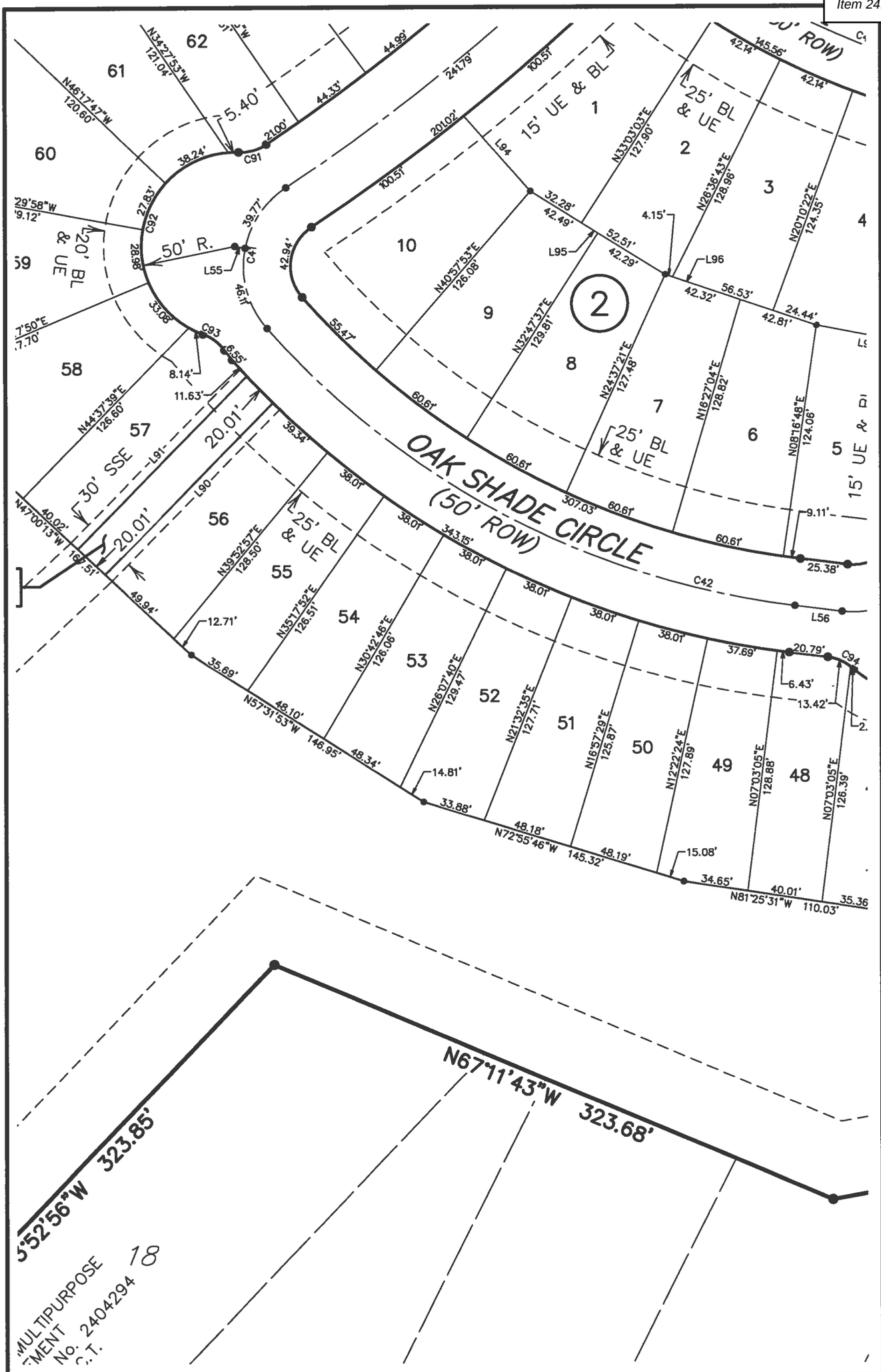
DATE: AUGUST 2025 SCALE 1"=60' SHEET 1RR OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	**OWNER** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com



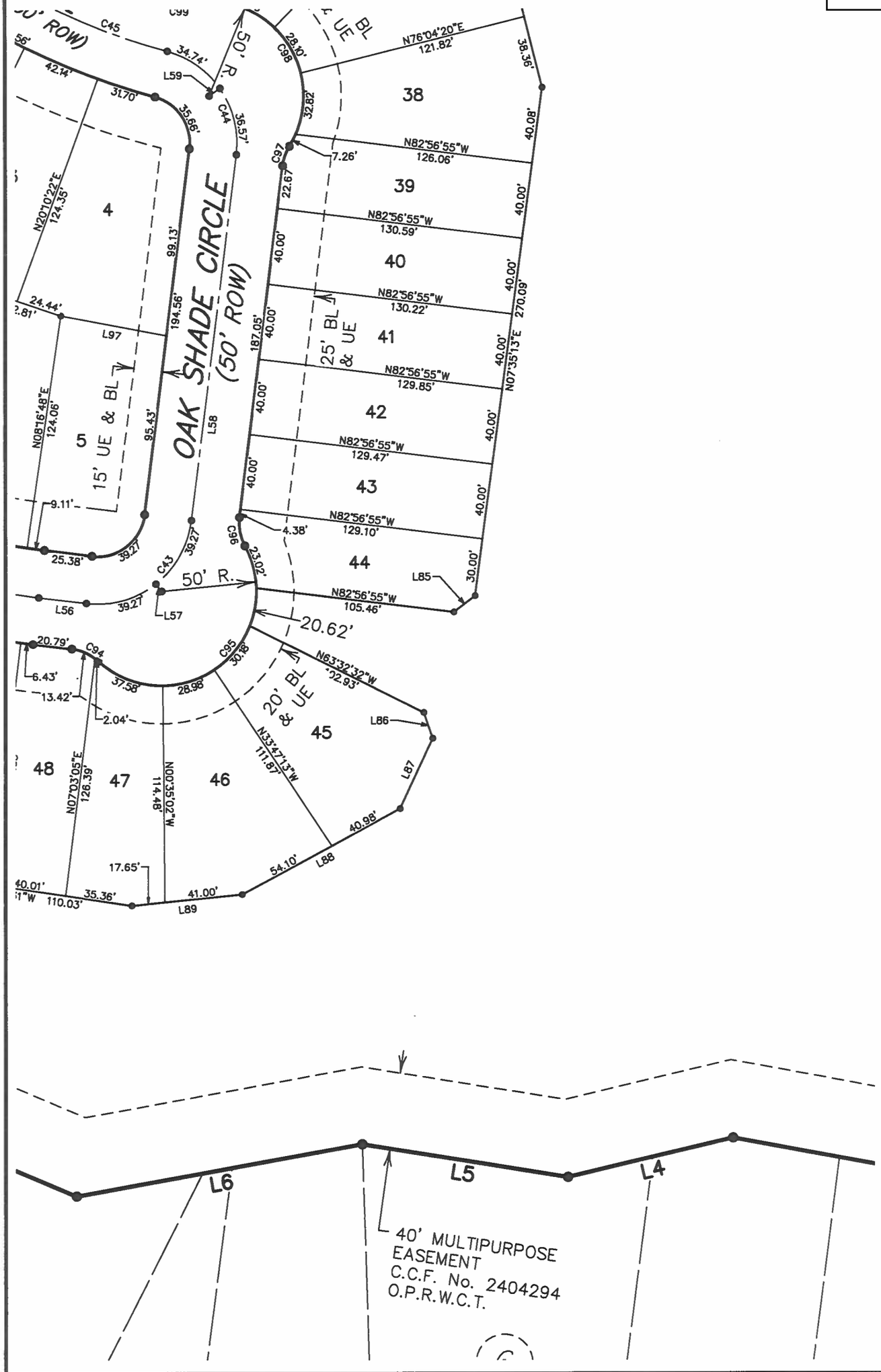
DATE: AUGUST 2025 SCALE 1"=60' SHEET 1SS OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	**OWNER** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	QUID Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com



DATE: AUGUST 2025 SCALE 1"=60' SHEET 1TT OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	**OWNER** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	QUID Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com



DATE: AUGUST 2025 SCALE 1"=60' SHEET 1UU OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	**OWNER** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	QUID Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com



DATE: AUGUST 2025 SCALE 1"=60' SHEET 1W OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	**OWNER** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com

QUID
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
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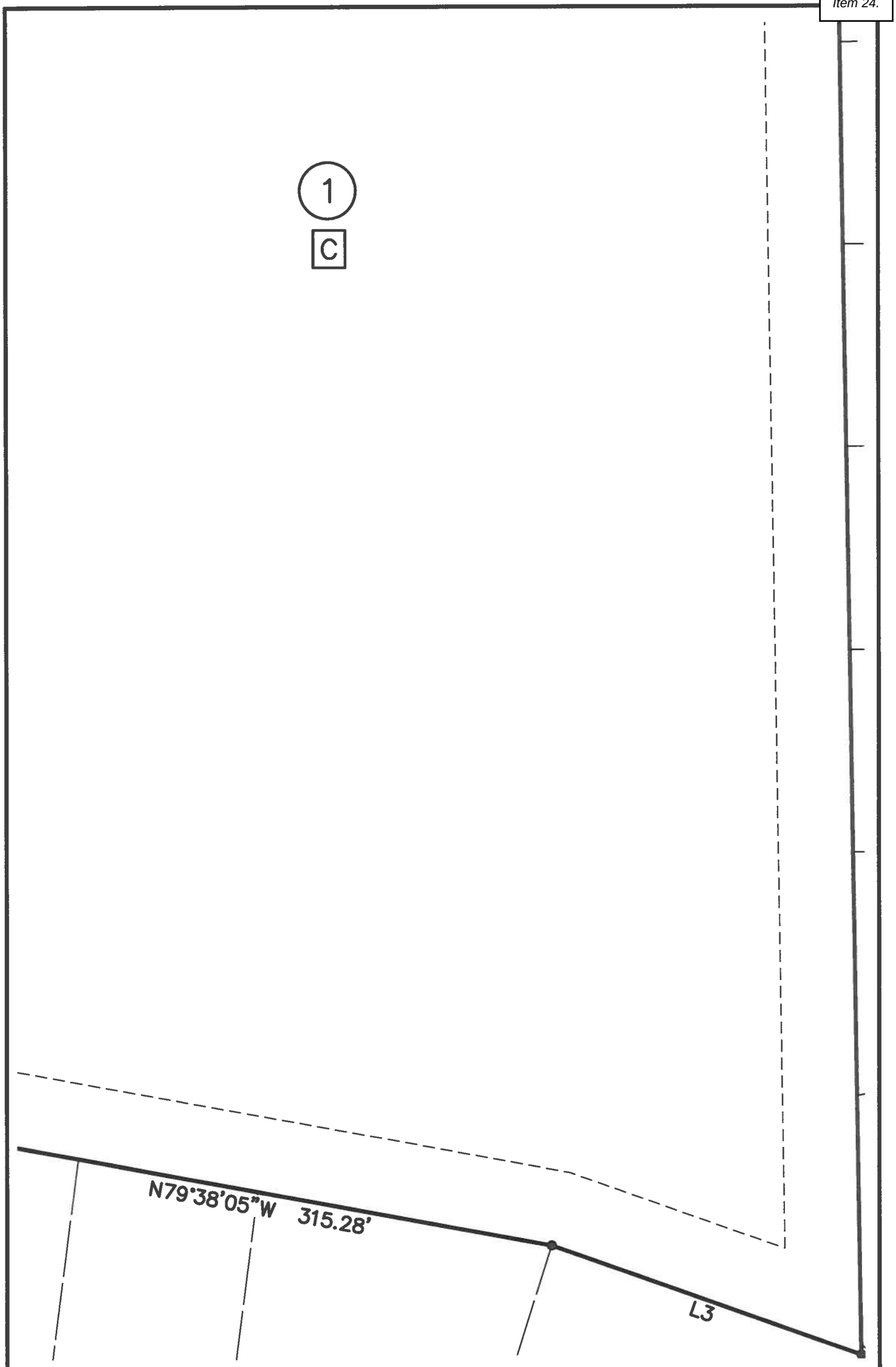
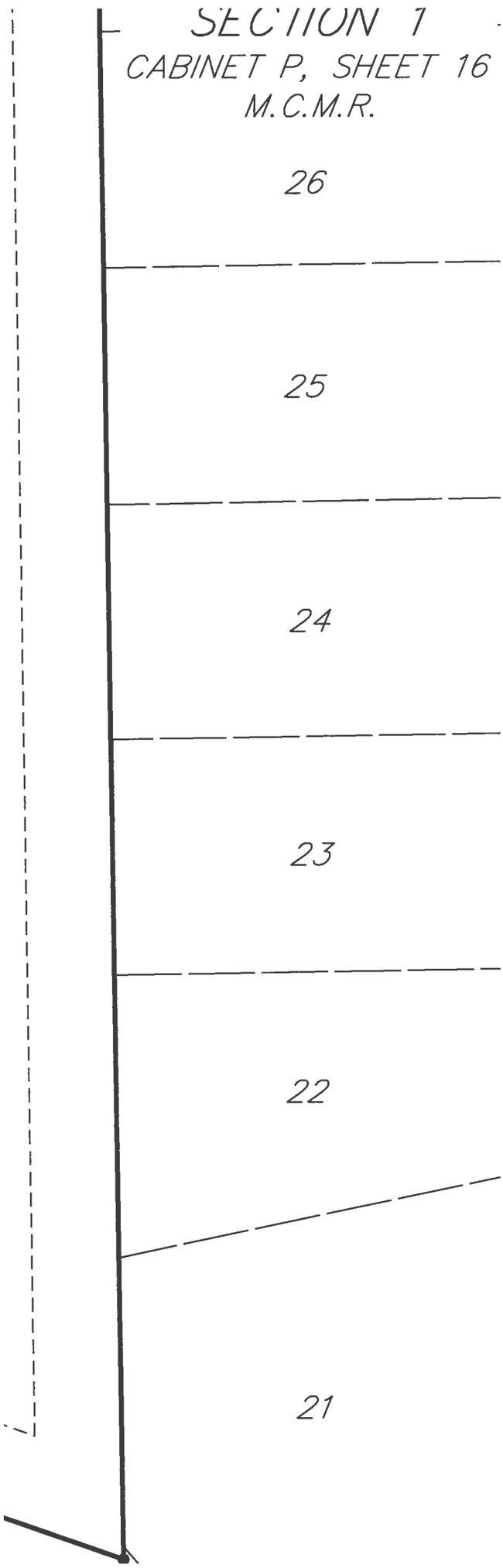
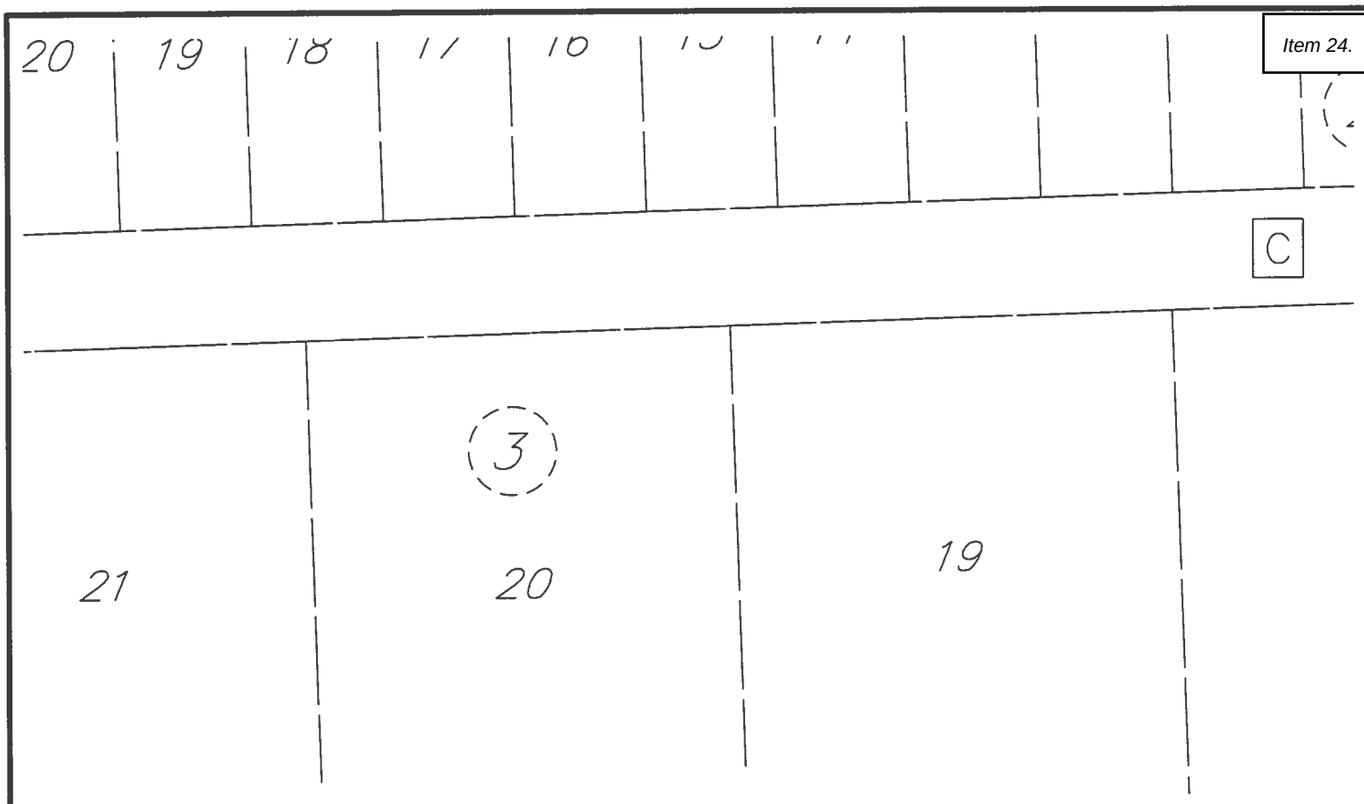
1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000
RVILLARREAL@quiddity.com



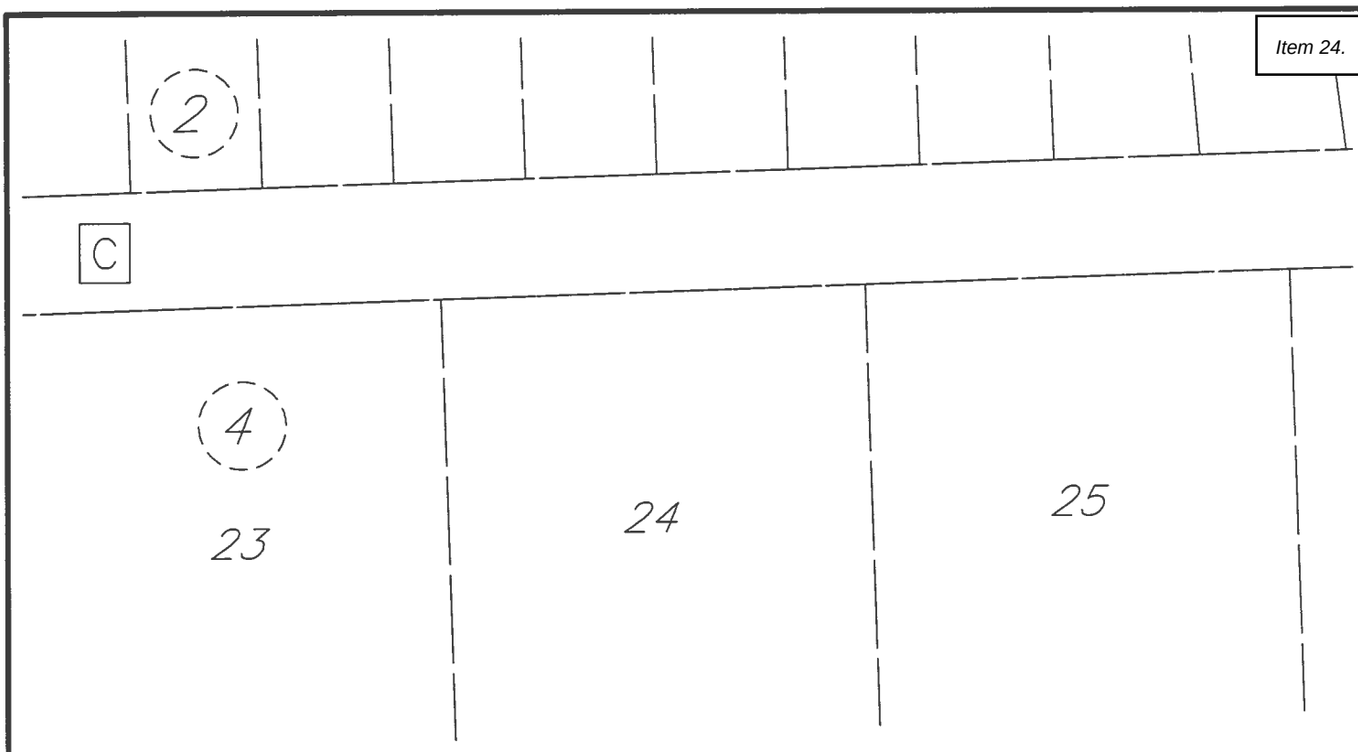
DATE: DECEMBER 2024 SCALE 1"=60' SHEET WW OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 2	**OWNER/DEVELOPER:** **1605 INVESTMENTS, LTD.** 3200 Southwest Fwy, Suite 2600 Houston, Texas 77027 936.777.6600 jcork@coronadowest.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 150 Venture Drive, Suite 100 • College Station, TX 77845 • 979.731.8000 Cjamnik@quiddity.com



DATE: AUGUST 2025 SCALE 1"=60' SHEET 1XX OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	**OWNER** **DRP TX 1, LLC** **a Delaware limited liability company** 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	QUID Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com



DATE: DECEMBER 2024 SCALE 1"=60' SHEET 1YY OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	**OWNER/DEVELOPER:** 1605 INVESTMENTS, LTD. 3200 Southwest Fwy, Suite 2600 Houston, Texas 77027 936.777.6600 jcork@coronadowest.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 150 Venture Drive, Suite 100 • College Station, TX 77845 • 979.731.8000 Cjamnik@quiddity.com



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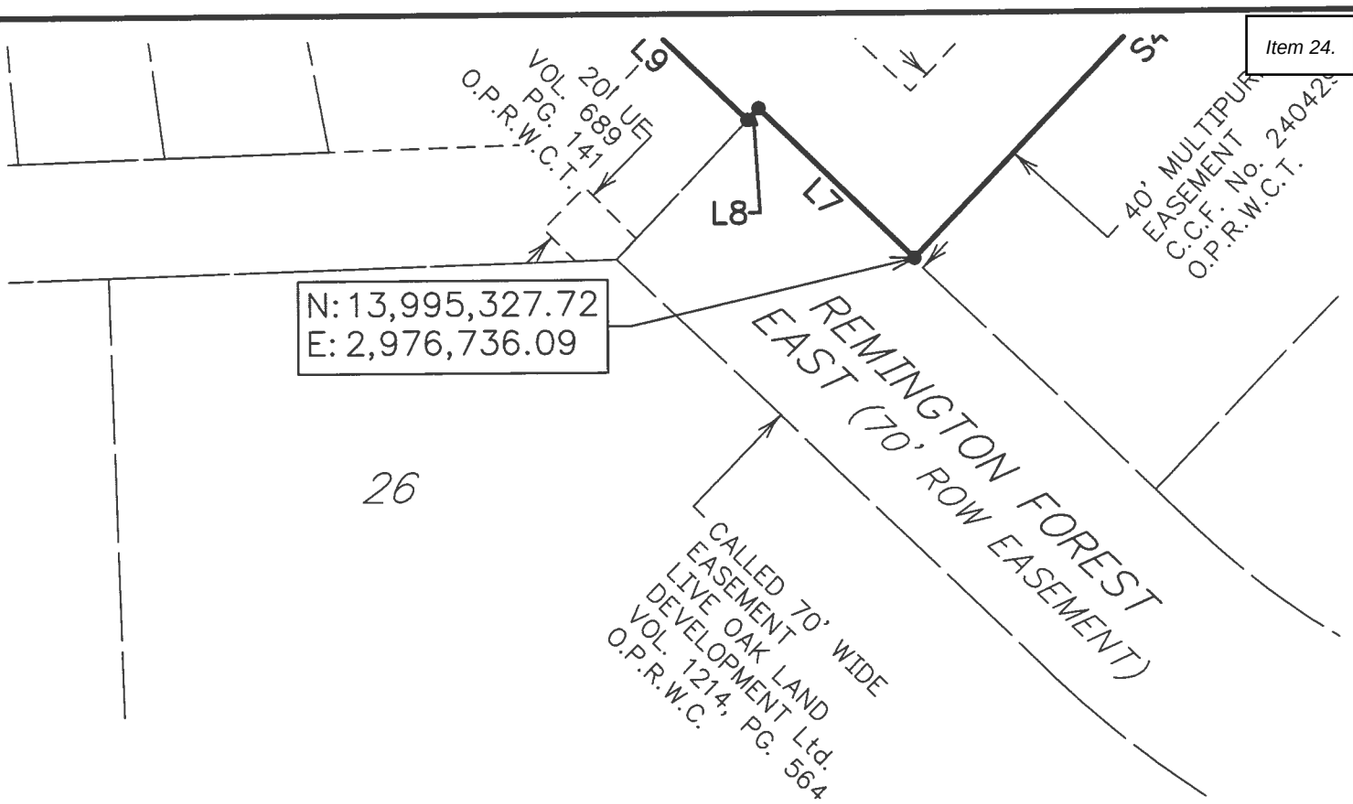

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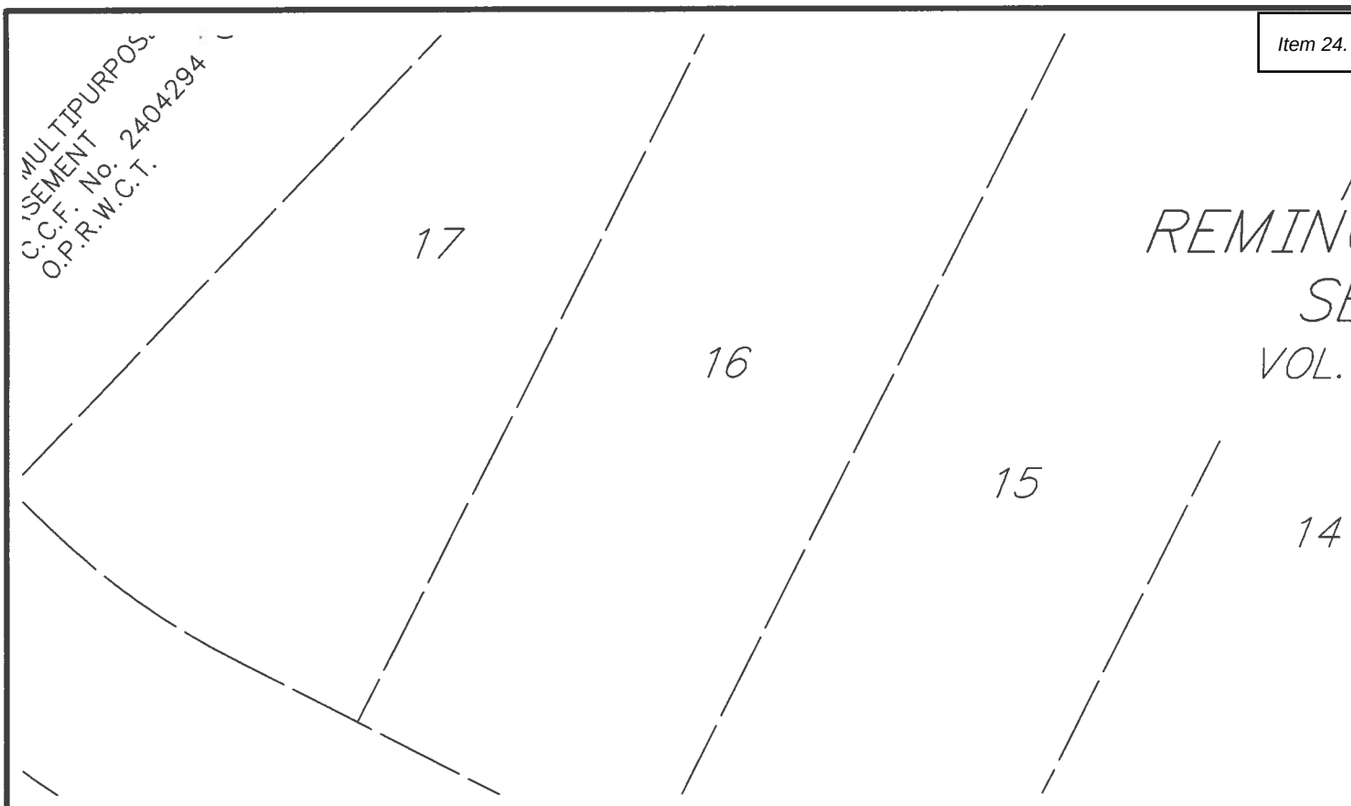
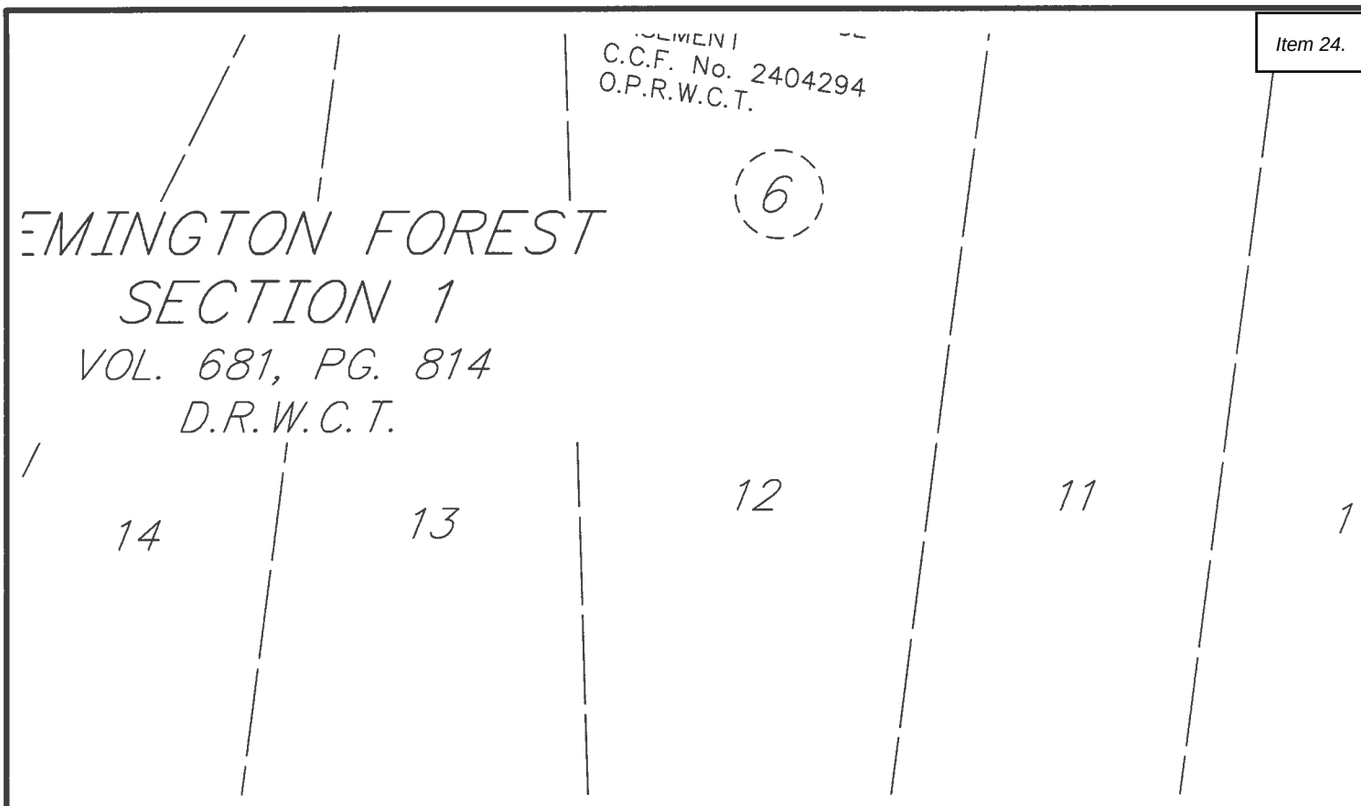
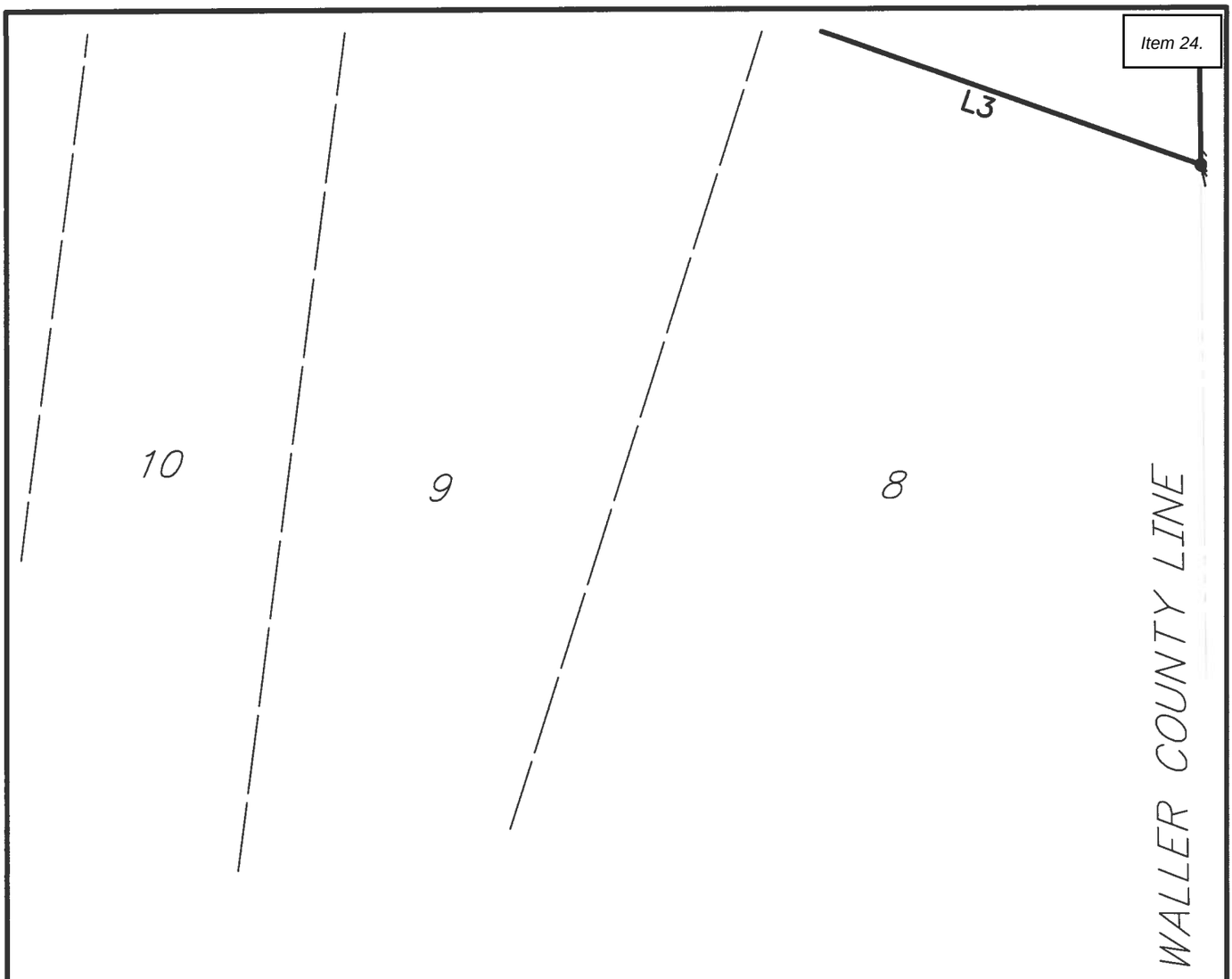


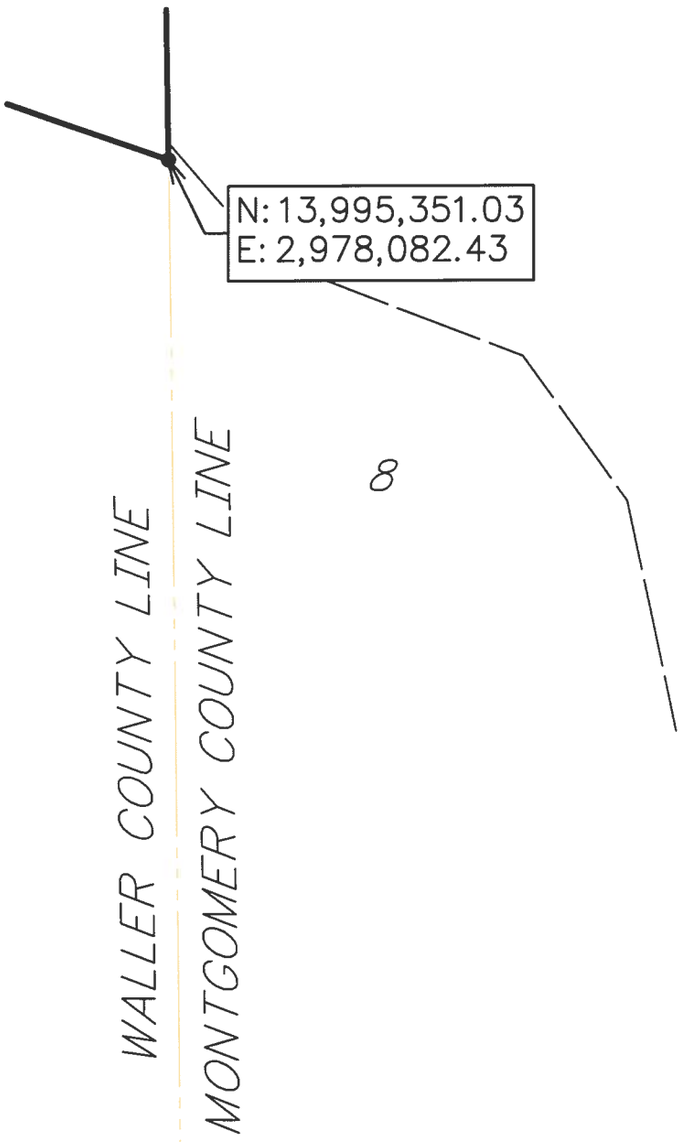
DATE: DECEMBER 2024 SCALE 1"=60' SHEET 1BBB OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	**OWNER/DEVELOPER:** **1605 INVESTMENTS, LTD.** 3200 Southwest Fwy, Suite 2600 Houston, Texas 77027 936.777.6600 jcork@coronadowest.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 150 Venture Drive, Suite 100 • College Station, TX 77845 • 979.731.8000 Cjamnik@quiddity.com



DATE: DECEMBER 2024 SCALE 1"=60' SHEET 1CCC OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	**OWNER/DEVELOPER:** 1605 INVESTMENTS, LTD. 3200 Southwest Fwy, Suite 2600 Houston, Texas 77027 936.777.6600 jcork@coronadowest.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 150 Venture Drive, Suite 100 • College Station, TX 77845 • 979.731.8000 Cjamnik@quiddity.com



DATE: DECEMBER 2024 SCALE 1"=60' SHEET 1DDD OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	**OWNER/DEVELOPER:** 1605 INVESTMENTS, LTD. 3200 Southwest Fwy, Suite 2600 Houston, Texas 77027 936.777.6600 jcork@coronadowest.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 150 Venture Drive, Suite 100 • College Station, TX 77845 • 979.731.8000 Cjamnik@quiddity.com



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Bond No. 4480568
Premium $ 14,947.00

CONSTRUCTION BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, Principal Services, Ltd. / 1605 Investments, LLC as Principal, and SureTec Insurance Company a corporation duly organized and by the virtue of the laws of the State of Texas and authorized to become sole surety on bonds in the State of Texas, as Surety, are held and firmly bound unto the Waller County Judge Carbett "Trey" J. Duhon III or his successors in office, hereinafter called the Obligee, in the just and penal sum of One Million Four Hundred NIne ty Eight Thousand Two Hundred Fourteen and 70/100 Dollars ($1,498,214.70), lawful money of the United States of America, to be the payment of which well and truly to be made the Principal binds itself, its successors and assigns, and the Surety binds itself, its successors and assigns, jointly and severally, firmly by these presents.

WHREAS, the said Principal hereby guarantees against defective workmanship and material for the following improvements:

Woodhaven Estates Section 6

PROVIDED, HOWEVER, that this bond is subject to the following conditions and provisions:

1. This bond is for the term of One (1) year(s) from the date of acceptance of the work by the Obligee to expire June 19, 2026.
2. In the event of default by the Principal in the performance of the maintenance during the term of this bond, the Surety shall be liable only for cost of maintenance up to the termination of the term of this bond.
3. No claim, action, suit or proceeding, except as hereinafter set forth, shall be had or maintained against the Surety on this instrument unless same be brought or instituted and process served upon the Surety after the expiration date of the bond.

Signed and sealed this 19th day of June, 20 25

ATTEST:

Secretary

Print: Brittany Balderas

Principal Services, Ltd.

Principal

By: _____

Print: Kevin Burns, COO

Surety: SureTec Insurance Company

By: _____

Kelly J. Brooks, ATTORNEY IN FACT

ATTEST:

OWNER: **1605 Investments, LLC**

a Texas limited liability company

By: _____
Name:

By: _____
Name: John Cork
Title: Vice President

APPROVED this _____day of _____, 20_____.

ATTEST:

_____
Debbie Hollan
County Clerk

_____
Carbett "Trey" J. Duhon III
County Judge
Waller County, Texas

POA# 4221062

JOINT LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That SureTec Insurance Company, a Corporation duly organized and existing under the laws of the State of Texas and having its principal office in the County of Harris, Texas and Markel Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the state of Illinois, and having its principal administrative office in Glen Allen, Virginia, does by these presents make, constitute and appoint:

C. A. McClure, Kelly J. Brooks, Kenneth L. Meyer, Michelle Ulery

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on their own behalf, individually as a surety or jointly, as co-sureties, and as their act and deed any and all bonds and other undertaking in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

Fifty Million and 00/100 Dollars ($50,000,000.00)

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolutions adopted by the Board of Directors of SureTec Insurance Company and Markel Insurance Company:

"RESOLVED, That the President, any Senior Vice President, Vice President, Assistant Vice President, Secretary, Assistant Secretary, Treasurer or Assistant Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the SureTec Insurance Company and Markel Insurance Company, as the case may be, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Markel Insurance Company and SureTec Insurance Company have caused their official seal to be hereunto affixed and these presents to be signed by their duly authorized officers on the 6th day of November , 2024 .

SureTec Insurance Company

By: _____
Michael C. Keimig, President

SURETEC INSURANCE COMPANY — STATE OF TEXAS

MARKEL INSURANCE COMPANY — CORPORATE SEAL — ILLINOIS

Markel Insurance Company

By: _____
Lindey Jennings, Vice President

State of Texas
County of Harris:

On this 6th day of November , 2024 A. D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICERS OF THE COMPANIES, to me personally known to be the individuals and officers described in, who executed the preceding instrument, and they acknowledged the execution of same, and being by me duly sworn, disposed and said that they are the officers of the said companies aforesaid, and that the seals affixed to the proceeding instrument are the Corporate Seals of said Companies, and the said Corporate Seals and their signatures as officers were duly affixed and subscribed to the said instrument by the authority and direction of the said companies, and that Resolutions adopted by the Board of Directors of said Companies referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal at the County of Harris, the day and year first above written.

JULIE E. MCCLARY
Notary Public State of Texas
Commission # 12947680-5
Commission Expires March 29, 2026

By: _____
Julie E. McClary, Notary Public
My commission expires 3/29/2026

We, the undersigned Officers of SureTec Insurance Company and Markel Insurance Company do herby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, we have hereunto set our hands, and affixed the Seals of said Companies, on the 19th day of June 2025.

SureTec Insurance Company

By: _____
M. Brent Beaty, Assistant Secretary

Markel Insurance Company

By: _____
Andrew Marquis, Assistant Secretary

Any Instrument Issued in excess of the penalty stated above is totally void and without any validity.
For verification of the authority of this Power you may call (713)812-0800 on any business day between 8:30 AM and 5:00 PM CST.

SureTec Insurance Company

IMPORTANT NOTICE
Statutory Complaint Notice/Filing of Claims

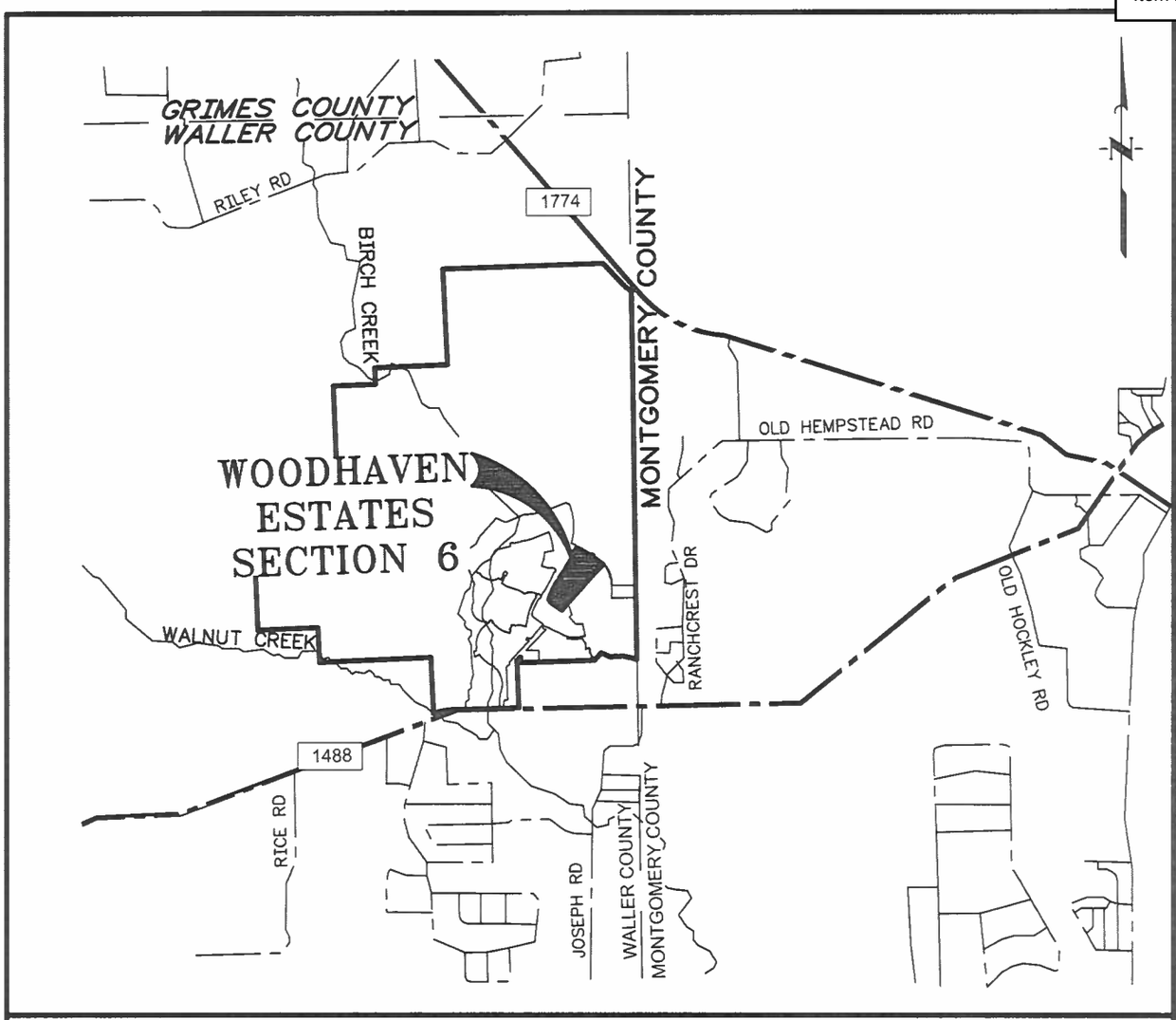
To obtain information or make a complaint: You may call the Surety's toll free telephone number for information or to make a complaint or file a claim at: 1-866-732-0099. You may also write to the Surety at:

SureTec Insurance Company
9737 Great Hills Trail, Suite 320
Austin, TX 78759

You may contact the Texas Department of Insurance to obtain information on companies, coverage, rights or complaints at 1-800-252-3439. You may write the Texas Department of Insurance at:

PO Box 149104
Austin, TX 78714-9104
Fax#: 512-490-1007
Web: http://www.tdi.texas.gov
Email: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIMS DISPUTES: Should you have a dispute concerning your premium or about a claim, you should contact the Surety first. If the dispute is not resolved, you may contact the Texas Department of Insurance.



VICINITY MAP
N.T.S.
KEY MAP 210R

FINAL PLAT OF
WOODHAVEN ESTATES
SECTION 6
A SUBDIVISION OF 34.64 ACRES OF LAND
OUT OF THE
WILLIAM HILLHOUSE SURVEY, A-136
WALLER COUNTY, TEXAS

110 LOTS **5 RESERVES** **3 BLOCKS**

JULY 2025

DATE: JULY 2025 SCALE NTS SHEET 1A OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 6	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 100410-00 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000 CJamnik@quiddity.com

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STATE OF TEXAS §

COUNTY OF WALLER §

A METES AND BOUNDS description of a certain 34.64 acre tract out of the William Hillhouse Survey, Abstract No. 136, in Waller County, Texas, being a portion of a called 722.09 acre tract conveyed by Special Warranty Deed to DRP TX 1, LLC recorded in File No. 2404338 of the Official Public Records of Waller County (OPRWC), said 34.64 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, South Central Zone (4204);

COMMENCING at a found 5/8-inch iron rod, marking the most southerly southeast corner of said 722.09 acre tract, and being in the north right-of-way line of FM 1488 as shown on TxDOT Map, Project No. S1452 (4) (100-foot wide right-of-way);

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

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

1. North 55°17'28" West, 450.28 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
2. North 20°23'46" West, 82.02 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
3. North 75°12'57" West, 25.40 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the right;
4. Along said non-tangent curve to the right having a radius of 1940.00 feet, an arc length of 639.71 feet, a delta angle of 18°53'35", and a chord bearing of North 24°13'51" East, 636.82 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a compound curve to the right;
5. Along said compound curve to the right having a radius of 30.00 feet, an arc length of 47.66 feet, a delta angle of 91°01'54", and a chord bearing of North 79°11'35" East, 42.81 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
6. North 34°30'43" East, 90.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the right;
7. Along said non-tangent curve to the right having a radius of 30.00 feet, an arc length of 47.12 feet, a delta angle of 90°00'00", and a chord bearing of North 10°17'28" West, 42.43 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
8. North 34°42'32" East, 384.39 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
9. Along said tangent curve to the left having a radius of 2060.00 feet, an arc length of 597.68 feet, a delta angle of 16°37'25", and a chord bearing of North 26°23'50" East, 595.59 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the right;
10. Along said reverse curve to the right having a radius of 30.00 feet, an arc length of 47.04 feet, a delta angle of 89°50'17", and a chord bearing of North 63°00'15" East, 42.37 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
11. North 17°55'23" East, 90.99 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), being in a common line of said 722.09 acre tract and a called 883.45 acre tract conveyed by Special Warranty Deed with Vendor's Lien to 1605 Investments, LTD. recorded in File No. 2404340 OPRWC, from which a found 8-inch treated fence post, marking a north interior corner of a called 657.34 acre tract conveyed by Special Warranty Deed to DDSMK, Ltd. recorded in File No. 2406474 OPRWC and the southeast corner of a called 229 acre tract conveyed by Deed to Lone Star Development Company recorded in Volume 72, Page 124 of the Deed Records of Waller County (DRWC) bears: North 78°13'55" West, 7654.39 feet, and marking the beginning of a non-tangent curve to the right;

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

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

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

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

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

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

GENERAL NOTES:

1. One–foot reserve (1' Reserve) dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of street where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re–subdivided in a recorded plat, the one–foot reserve shall thereupon become vested in the public for street right–of–way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2. This subdivision is proposed for single–family residential, detention and other related uses.
3. The radius on all block corners is 25 feet, unless otherwise noted.
4. This plat was prepared from information furnished by Charter Title Company, File No. 1076602300233, Dated June 16, 2025.
5. 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).
6. Structures built on lots in the designated flood plain shall be elevated to two (2) feet or more above the 500–year floodplain elevation, in the 100–year floodplain. Within the 500–year, these structures must be elevated to one (1) foot above the 500–year floodplain level. No development permits will be issued in a Flood Hazard Area below the base flood elevation (B.F.E.) Contact the County Engineer's office for specific information.
7. No structure in this subdivision shall be occupied until connected to a public sewer system.
8. No structure in this subdivision shall be occupied until connected to an individual water supply or a state–approved community water system.
9. According to Map No. 48473C0100E of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Waller County, dated February 18, 2009, the subject tract is situated within Unshaded Zone "X", defined as areas determined to be outside the 0.2% annual chance (500–year) floodplain

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

   The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Quiddity assumes no liability as to the accuracy of the location of the flood zone limits.
10. 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.
11. The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by the Commissioners Court. The Commissioners Court assumes no obligation to build or maintain any of the streets shown on the plat or constructing any of the bridges or drainage improvements. Upon completion of all obligations by the developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the public streets. The county will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets. The county assumes no responsibility for the accuracy of representations by other parties on the plat. Flood plain data, in particular, may change depending on subsequent development. The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the county. The property subdivided herein is further restricted in its use as specified under the terms and conditions of restrictions filed separately. A copy of said restrictions will be furnished by aforesaid DRP TX 1, LLC, a Delaware limited liability company, to the purchaser of each and every lot in the subdivision prior to culmination of each sale include certification that the subdivider has complied with the requirements of section 232.032 and that:
    (a)the water quality and connections to the lots meet, or will meet, the minimum state standards;
    (b)sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
    (c)electrical connections provided to the lot meet, or will meet, the minimum state standards; and
    (d)gas connections, if available, provided to the lot meet, or will meet, the minimum state standards.
12. No pipelines and/or pipeline easements exist within the boundaries of this plat.
13. In a subdivision that is not served by fire hydrants as part of a centralized water system certified by the Texas Commission on Environmental Quality as meeting minimum standards for water utility service, the Commissioners Court may require a limited fire suppression system that requires a developer to construct:
    1. For a subdivision of fewer than 50 houses, 2,500 gallons of storage; or
    2. For a subdivision of 50 or more houses, 2.500 gallons of storage with a centralized water system or 5,000 gallons of storage.
14. TBM 50: Being a 3–inch aluminum disc set in a concrete monument marked "TBM–50 ELEV 255.97", Located on the north side of FM 1488, being 41.0 feet southwest of the southeast corner of Restricted Reserve "A–2" & "A–3" of the Partial Replat of Remington Forest, recorded in Volume 920, Page 202 of the Official Public Records of Waller County, conveyed to DRP TX 1, LLC, recorded in File No. 2404350 of Official Public Records of Waller County, also being 8.5 feet north of the edge of pavement of FM 1488.
15. All lots shall have a 10' back of lot building line measured from the lot line unless otherwise noted on the plat.

DATE: JULY 2025

SCALE NTS

SHEET 1C OF 1

FINAL PLAT OF WOODHAVEN ESTATES SECTION 6

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

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 100486-100
18612 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com

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

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

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

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

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

RESERVE TOTALS
9.55 AC
415,832 Sq. Ft.

LINE TABLE

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

LINE TABLE

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

LINE TABLE

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

DATE: JULY 2025

SCALE NTS

SHEET 1D OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 6

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

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-24290 & 100476100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000
CJamnik@quiddity.com

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

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DATE: JULY 2025

SCALE NTS

SHEET 1E OF 1

FINAL PLAT OF WOODHAVEN ESTATES SECTION 6

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

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 100406-100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000
CJamnik@quiddity.com

CURVE TABLE

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

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DATE: JULY 2025

SCALE NTS

SHEET 1F OF 1

FINAL PLAT OF WOODHAVEN ESTATES SECTION 6

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

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-24290 & 100486-00
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com

STATE OF TEXAS §

COUNTY OF WALLER §

We, DRP TX 1, LLC, a Delaware Limited Liability Company, acting by and through Houdin Honarvar, Authorized Signer, owner of the 34.64 acre tract subdivided, in this plat of Woodhaven Estates Section 6, make subdivision of the property on behalf of the corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown and dedicated to the public, the streets, all alleys, parks and easements shown, and waive all claims for damages occasioned by the establishment of grades as approved for the streets or drainage easements to conform to the grades, and bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

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

1. There is a fifteen feet (15') unobstructed utility easement along all property lines adjacent to all existing publicly dedicated roads bordering the subdivision and public roads within the subdivision dedicated by this plat.

2. There is twenty feet (20') wide unobstructed utility easement for guy, being ten feet (10') on each side of the centerline of the guy and protruding five feet (5') past the point of where the anchor enters the earth.

3. San Bernard Electric Cooperative, Inc. is granted the right to build and maintain utilities on, across, along, upon, over, above and under all publicly dedicated road right-of-ways in this subdivision, in order to provided electric and other services to lots as it becomes necessary.

4. San Bernard Electric Cooperative, Inc. shall have the right to remove, cut down, and chemically treat with herbicides, all trees, shrubbery and vegetation within said easement and the right to remove, cut, and trim from time to time all dead, weak, leaning, or dangerous trees adjacent to and outside of said easement that are tall enough to strike the conductor and/or equipment in falling. San Bernard Electric Cooperative, Inc. will not be responsible for removing debris from vegetation growing outside their easements when cutting down week and leaning trees and brush outside the easement.

5. San Bernard Electric Cooperative, Inc. shall have the right to use and keep all of said easement area granted hereby free and clear of any and all obstructions, except fences that do not exceed eight feet (8') in height and do not interfere with the operation and replacement of San Bernard Electric Cooperative's facilities. San Bernard Electric Cooperative, Inc. shall have the right of ingress and egress to and from said right-of-way for the purpose of reclearing vegetation, constructing, reconstructing, rephasing, respanning, operating, inspecting, repairing, maintaining, replacing, adding, and removing said conductors, poles and equipment. Access for construction, maintenance, inspection and surveying of facilities may be done with, but not limited to vehicles, ATV, aerial drone, pedestrian, and other methods.

6. The Grantor, his successors, assigns, agents or licensees shall not have the right to cause or permit any obstacles except fences not to exceed eight feet (8') in height to be placed or constructed within said easements area without the express written consent of the Cooperative. Fences shall not be placed or constructed in any way that would prevent San Bernard Electric Cooperative, Inc. from exercising any rights and privileges expressed herein.

7. All above descriptions are further described and locations indicated on plat drawing.

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Woodhaven Estates Section 6 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

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

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

Signer thereunto authorize, this 9th day of July, 2025

DRP TX 1, LLC,
a Delaware Limited Liability Company

By: DW General Partner, LLC
Its Manager

By: Houdin Honarvar
Houdin Honarvar
Authorized Signer

DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 6	**OWNER** DRP TX 1, LLC **a Delaware Limited Liability COmpany** 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 150 Venture Drive, Suite 100 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1G OF 1			

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STATE OF NEW YORK §

COUNTY OF NY §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of July, 2025

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

Josephine G. Cimino
Print Name

My commission expires: 7-5-2028

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

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

Certificate of Surveyor

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

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

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

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

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

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

DATE: JULY 2025 SCALE SCALE NTS SHEET 1H OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 6	OWNER DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 150 Venture Drive, Suite 100 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com

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

_____
Date

_____
J. Ross McCall, PE
County Engineer

STATE OF TEXAS §

COUNTY OF WALLER §

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

_____
Debbie Hollan Waller
County, Texas

_____
By:
Deputy

CERTIFICATE OF COMMISSIONERS COURT

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

_____
Carbett "Trey" J. Duhon III
County Judge

_____
John A. Amsler
Commissioner, Precinct 1

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

_____
Kendric D. Jones
Commissioner, Precinct 3

_____
Justin Beckendorff
Commissioner, Precinct 4

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

DATE: JULY 2025 SCALE NTS SHEET 1I OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 6	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 100486-00 18615 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com

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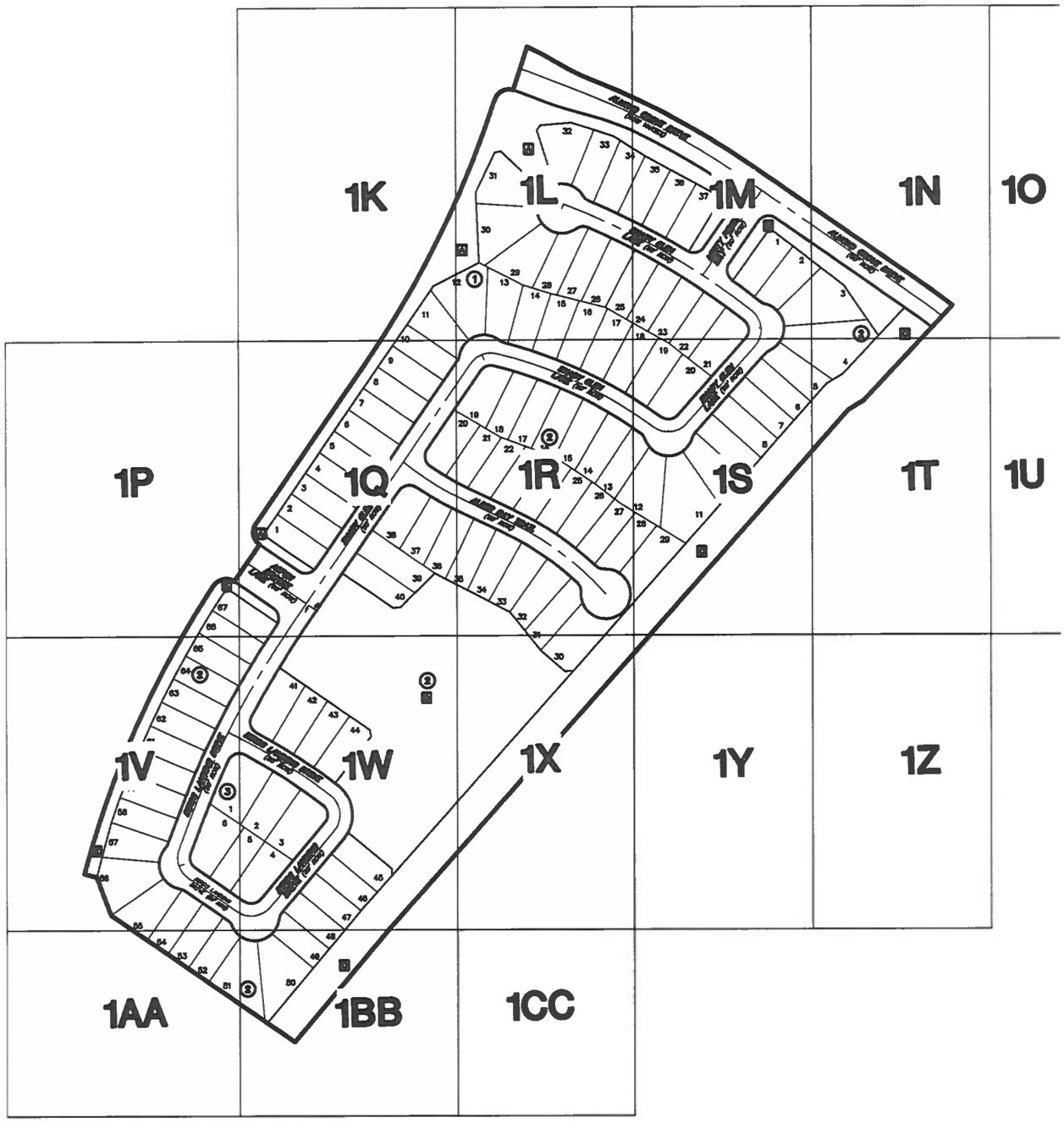

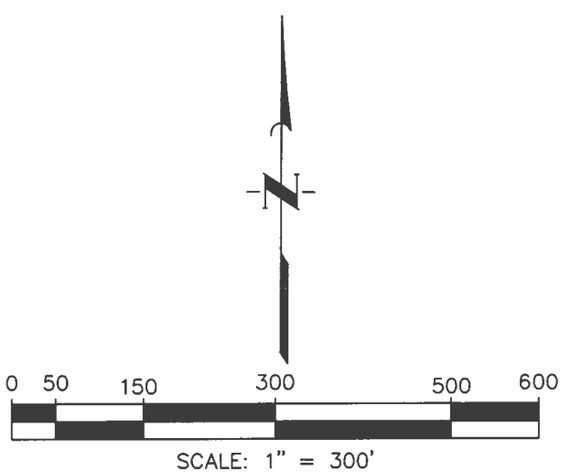

DATE: JULY 2025 SCALE NTS SHEET 1J OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 6	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 100610-00 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000 CJamnik@quiddity.com

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DATE: JULY 2025

SCALE NTS

SHEET 1K OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 6

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

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 100486100
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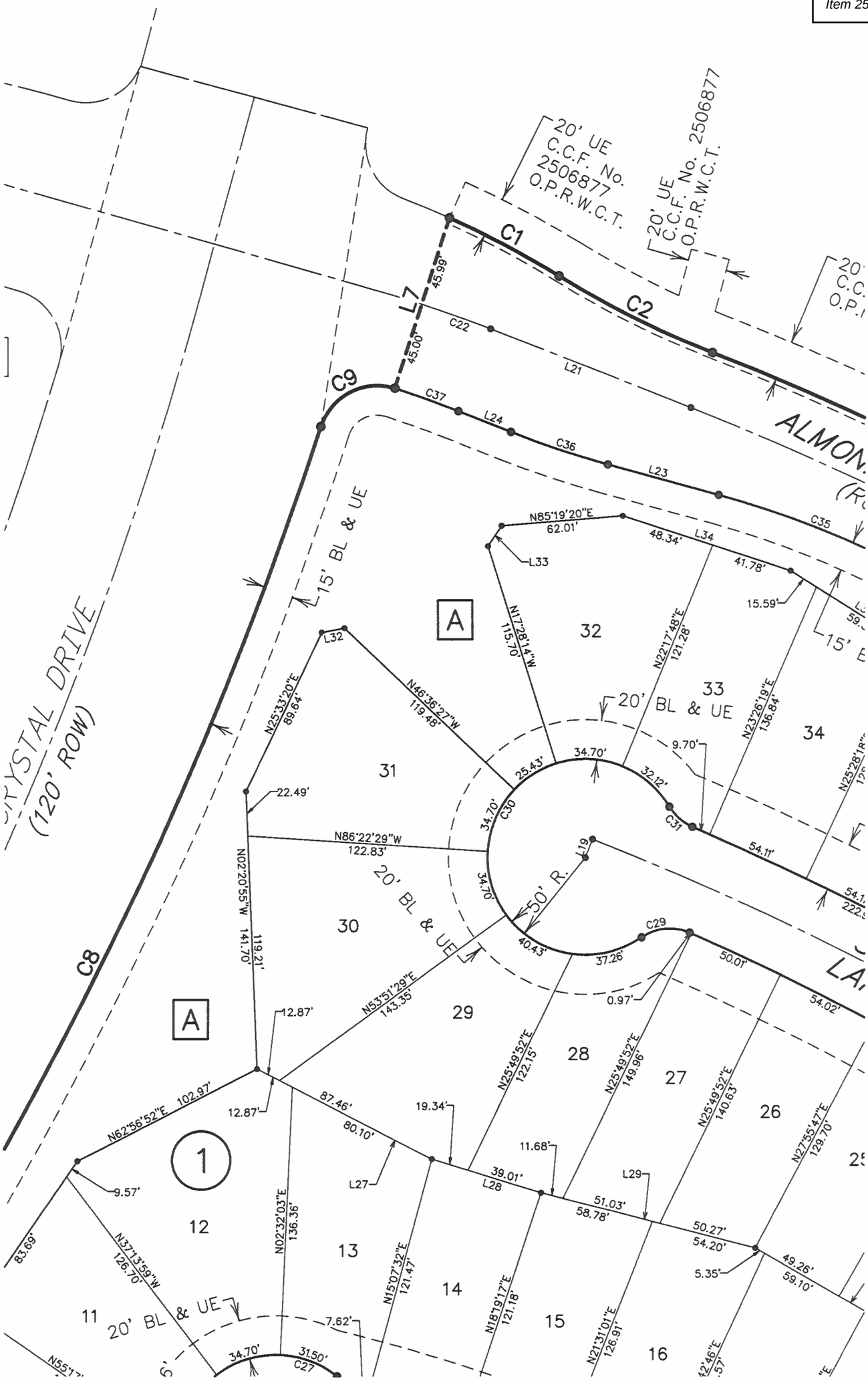

DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 6	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 100616100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000 CJamnik@quiddity.com
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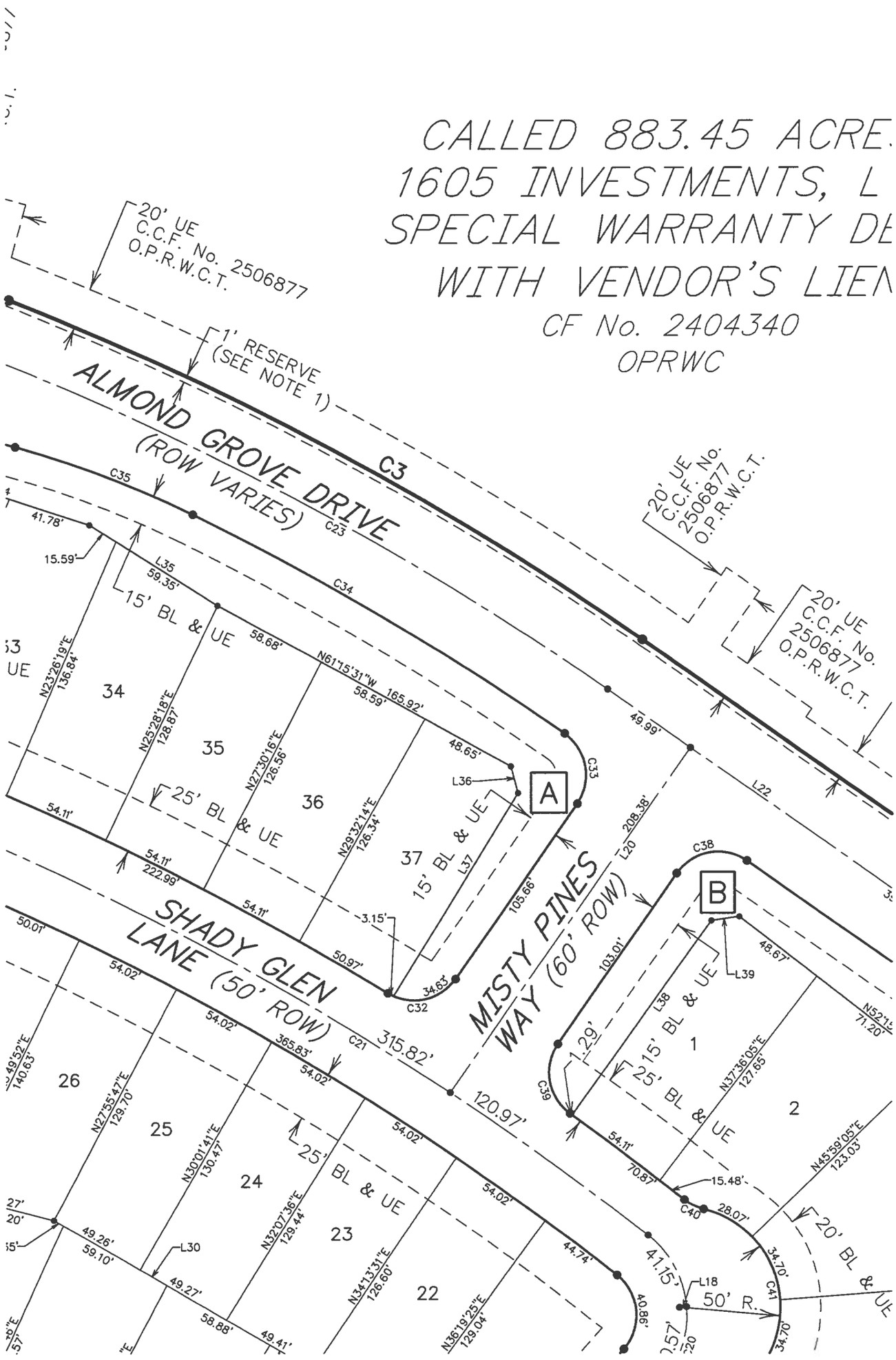

DATE: JULY 2025 SCALE NTS SHEET 1M OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 6	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-24280 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com

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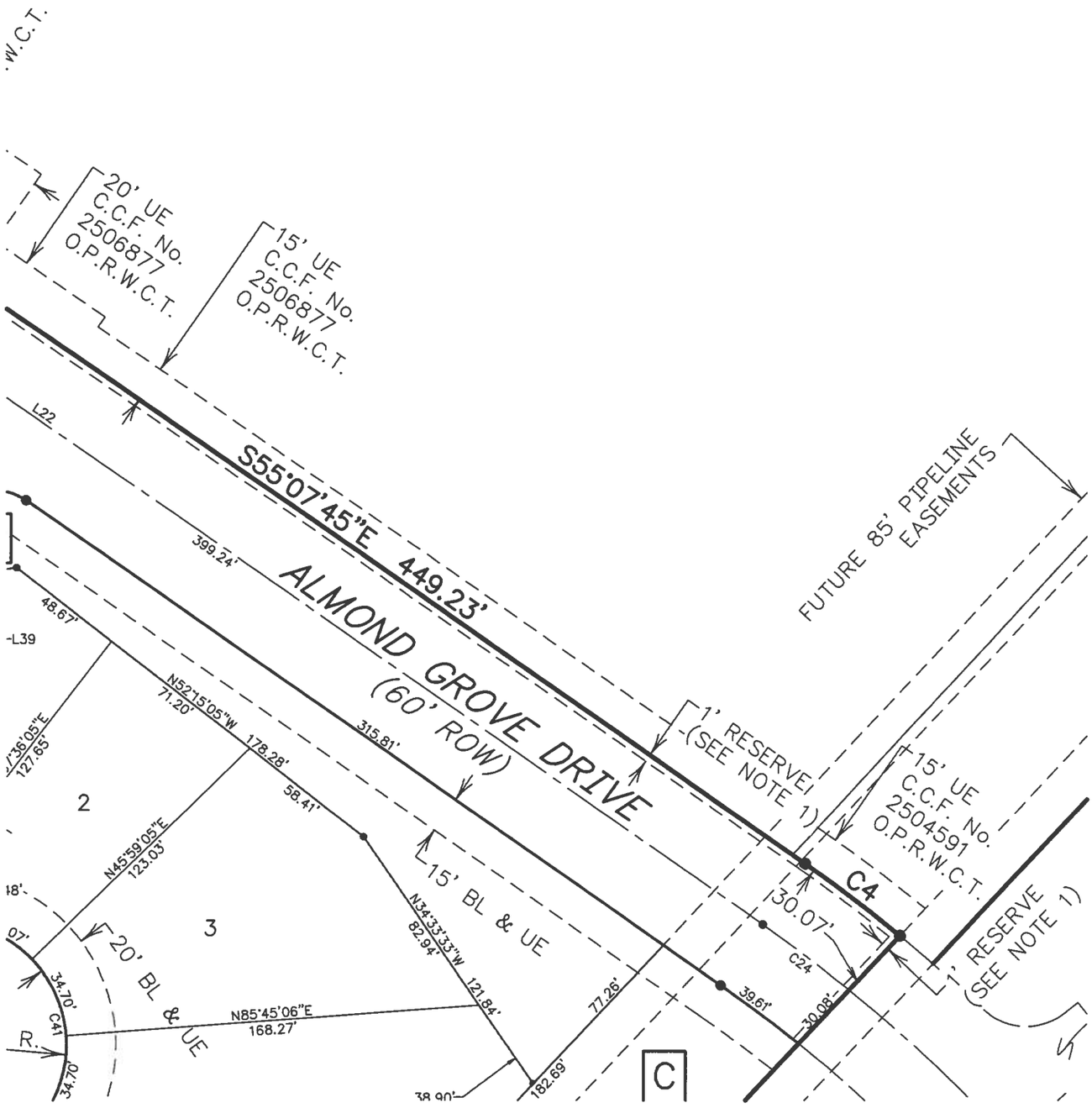

DATE: JULY 2025 SCALE NTS SHEET 1N OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 6	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-24290 & 100486-100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000 CJamnik@quiddity.com

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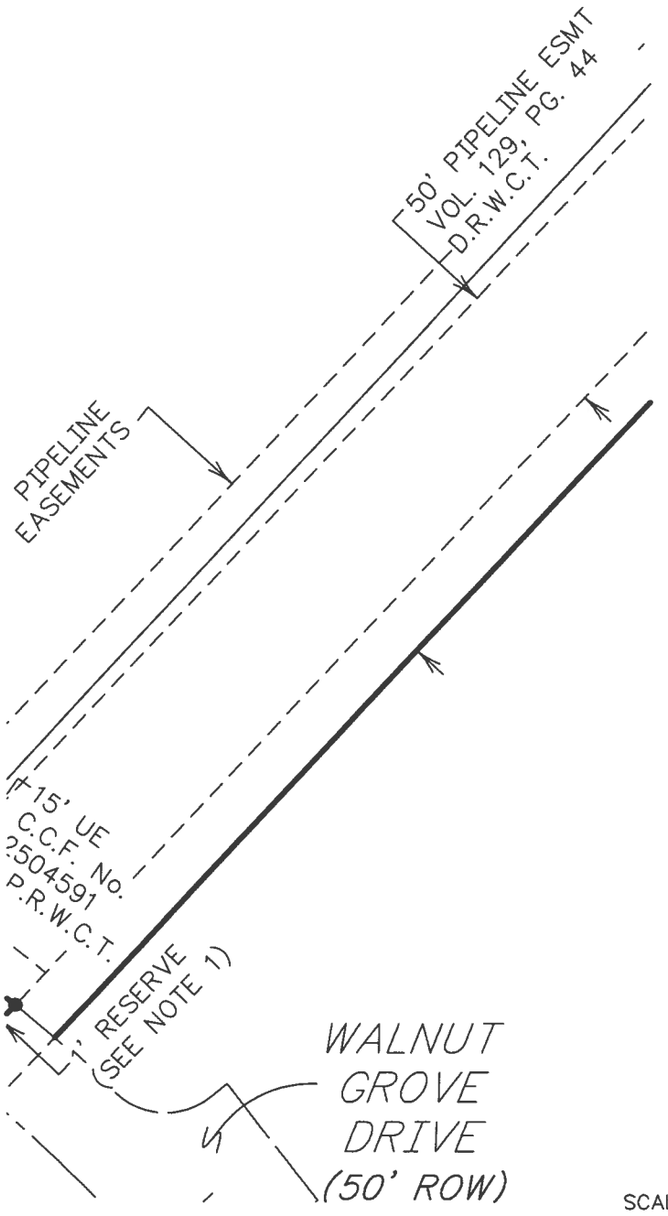

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DATE: JULY 2025 SCALE NTS SHEET 10 OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 6	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-25290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000 CJamnik@quiddity.com

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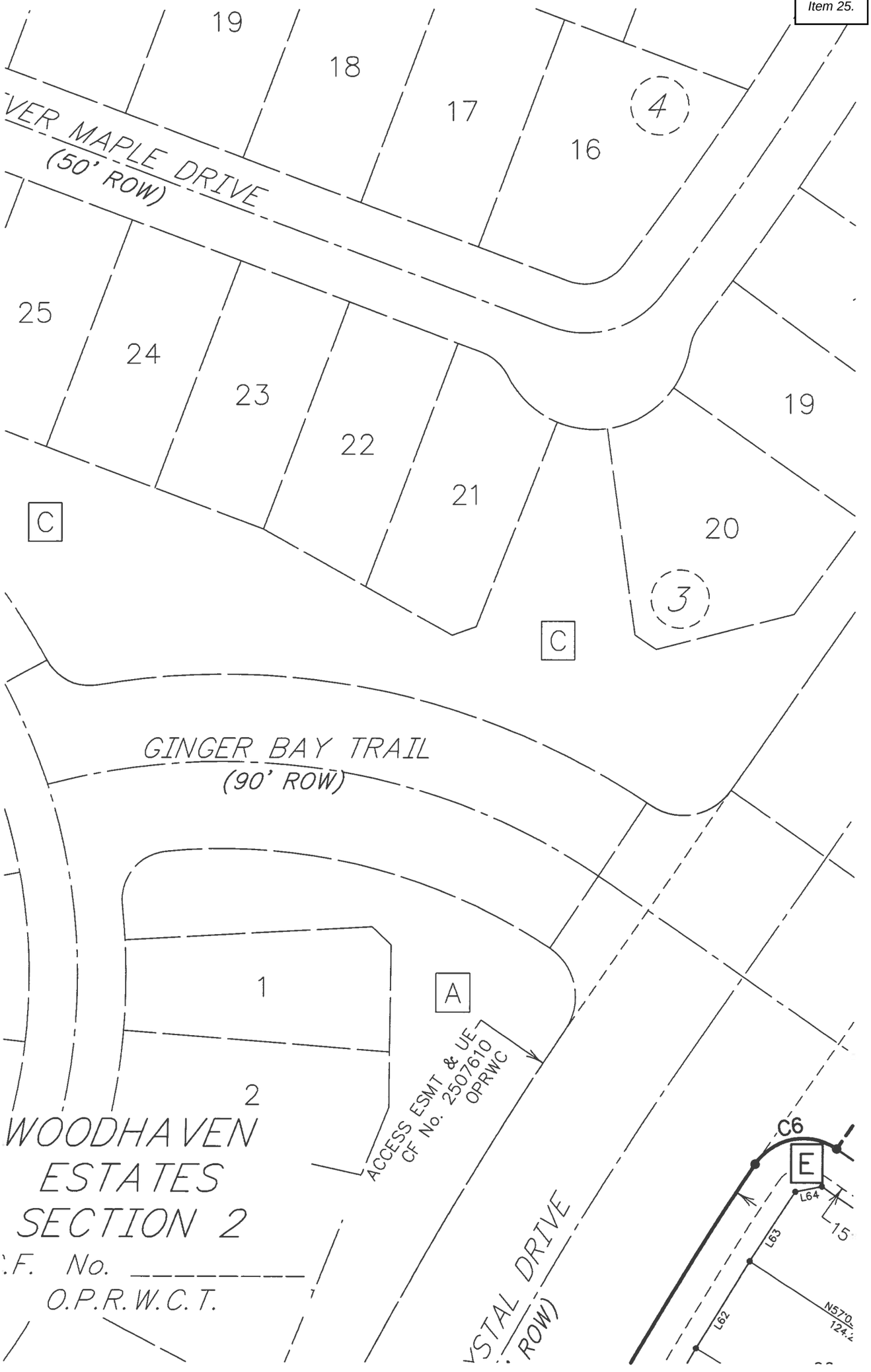

DATE: JULY 2025 SCALE NTS SHEET 1P OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 6	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000 CJamnik@quiddity.com

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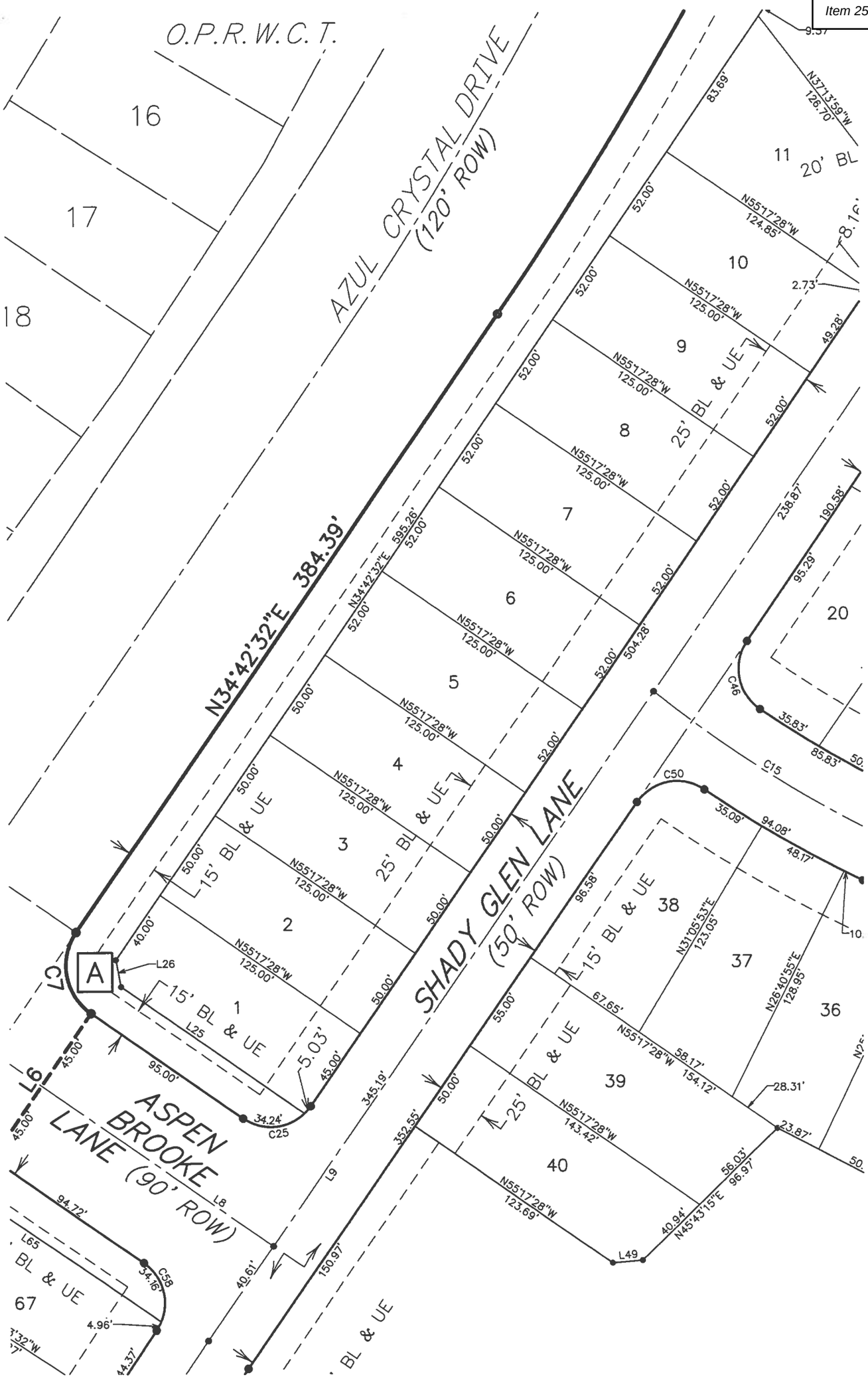
O.P.R.W.C.T.
AZUL CRYSTAL DRIVE (120' ROW)
N34°42'32"E 384.39'
SHADY GLEN LANE (50' ROW)
ASPEN BROOKE LANE (90' ROW)
16
17
18
1
2
3
4
5
6
7
8
9
10
11
20
36
37
38
39
40
67
A
C7
C25
C46
C50
C58
L8
L9
L26
L49
L65
15' BL & UE
25' BL & UE
20' BL
N55°17'28"W 125.00'
N34°42'32"E 595.26'
N55°17'28"W 124.85'
N37°13'59"W 126.70'
N31°05'53"E 123.05'
N26°40'55"E 128.95'
N55°17'28"W 154.12'
N55°17'28"W 143.42'
N55°17'28"W 123.69'
N45°43'15"E 96.97'
N55°17'28"W 58.17'
N55°17'28"W 67.65'
N55°17'28"W 125.00'
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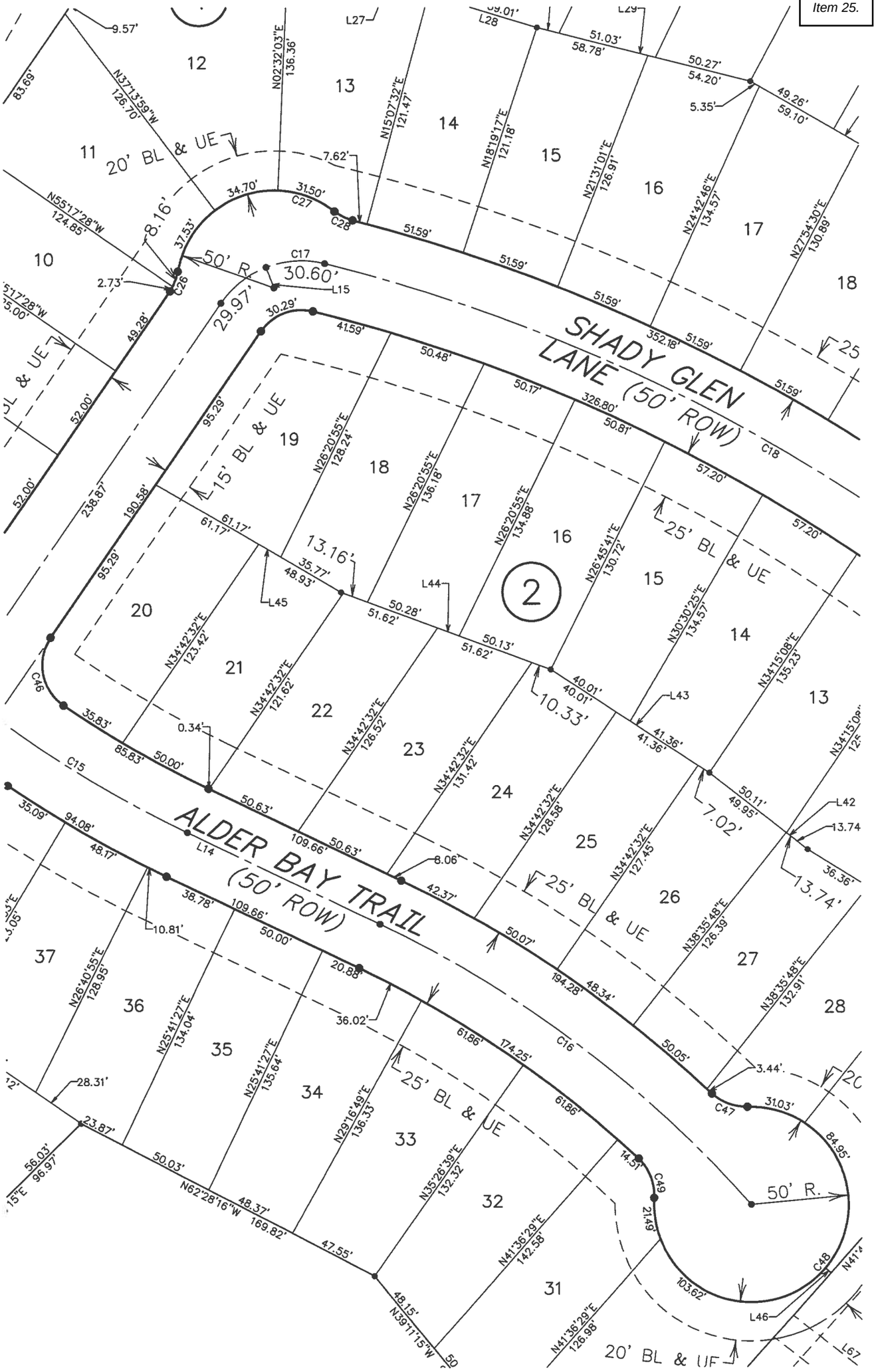
N55°17'28"W 125.00



DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 6	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
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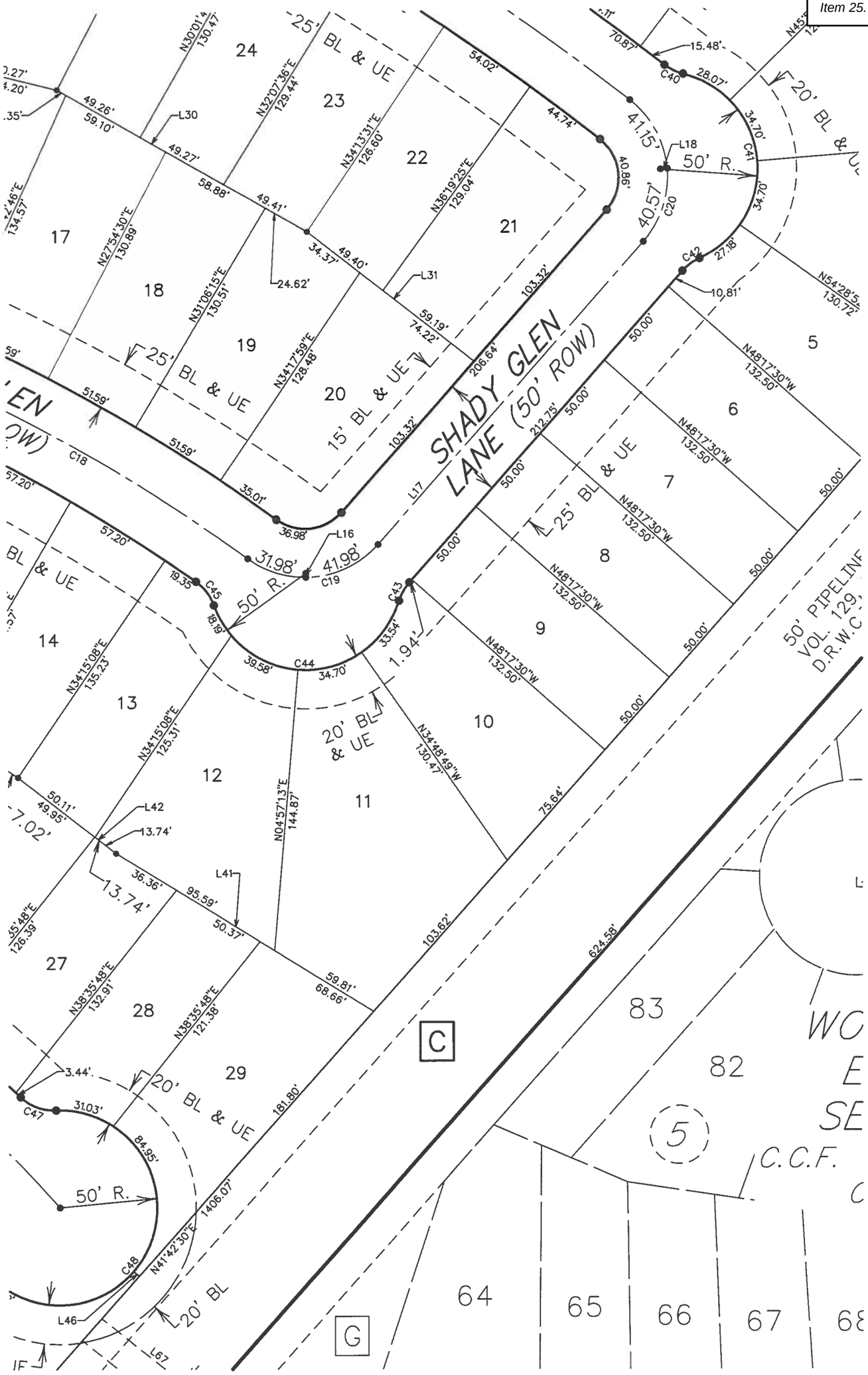

DATE: JULY 2025 SCALE NTS SHEET 1S OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 6	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 100456-00
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000
CJamnik@quiddity.com

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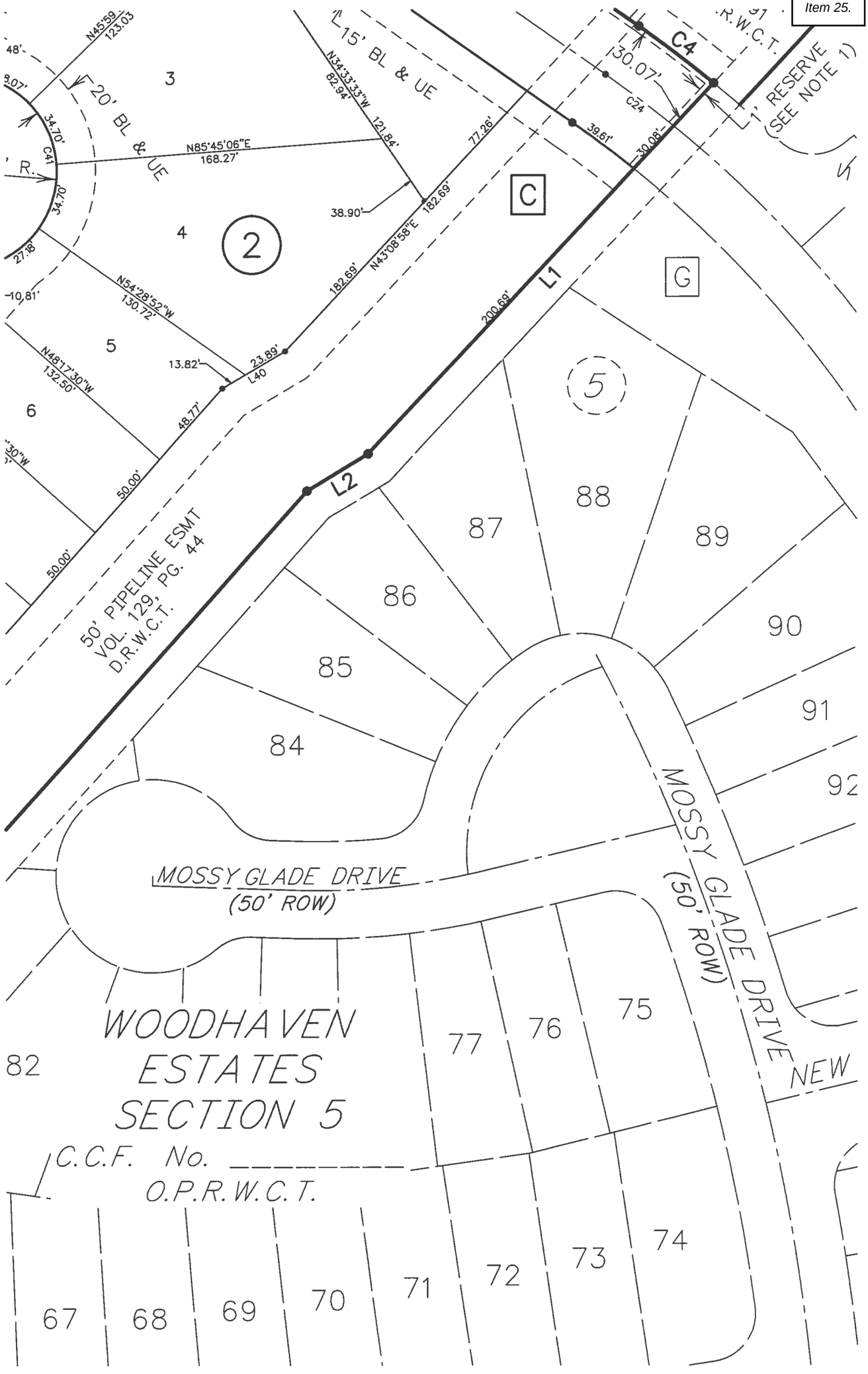

DATE: JULY 2025 SCALE NTS SHEET 1T OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 6	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas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

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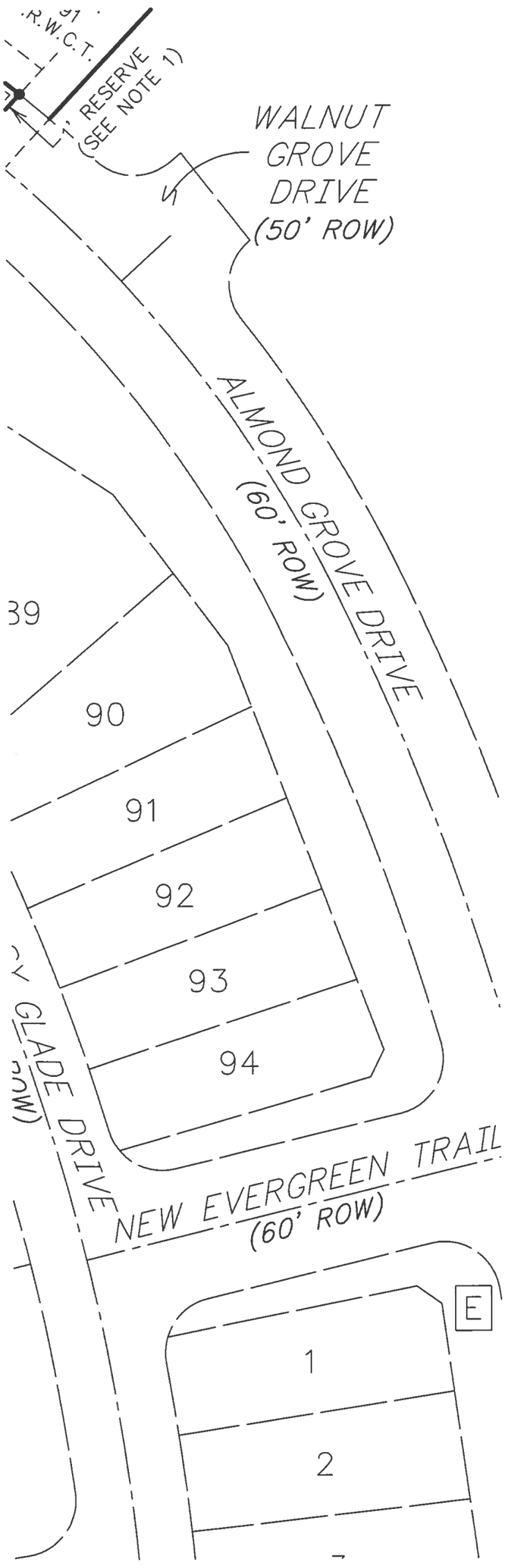

DATE: JULY 2025 SCALE NTS SHEET 1U OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 6	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-24290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com

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

5

G

ED

DATE: JULY 2025 SCALE SCALE NTS SHEET 1CC OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 6	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com

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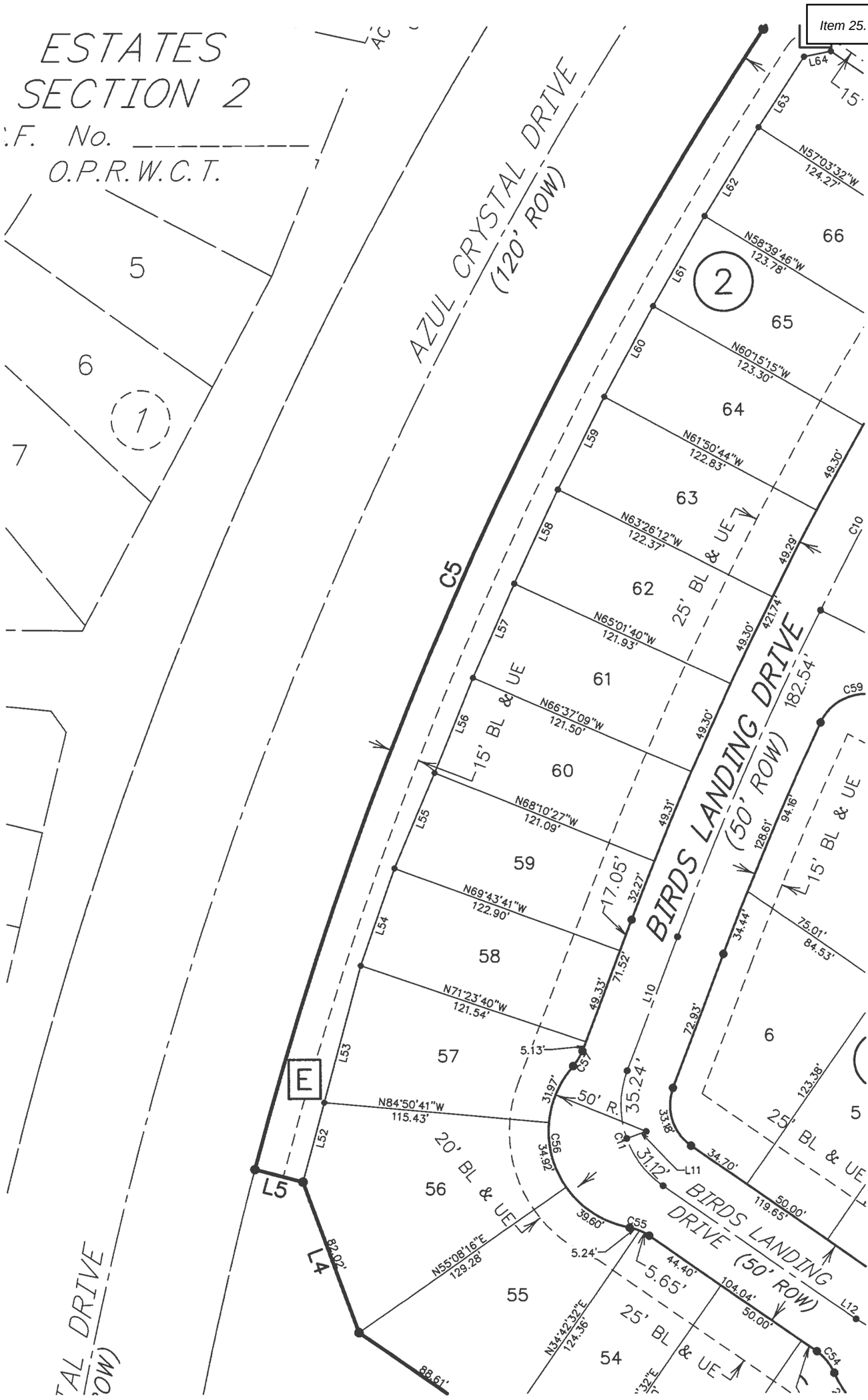

DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 6	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers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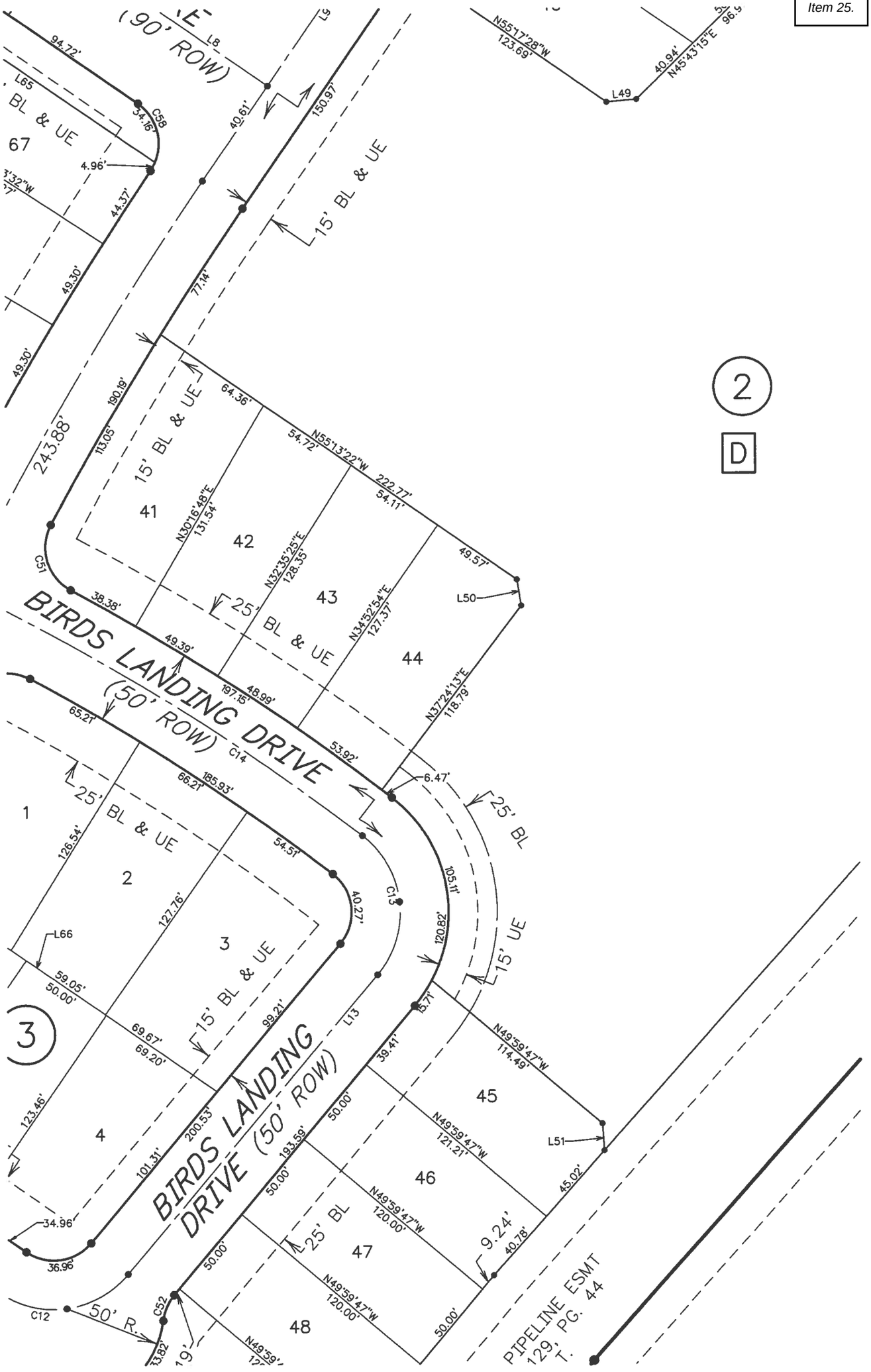

DATE: JULY 2025 SCALE NTS SHEET 1W OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 6	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000 CJamnik@quiddity.com

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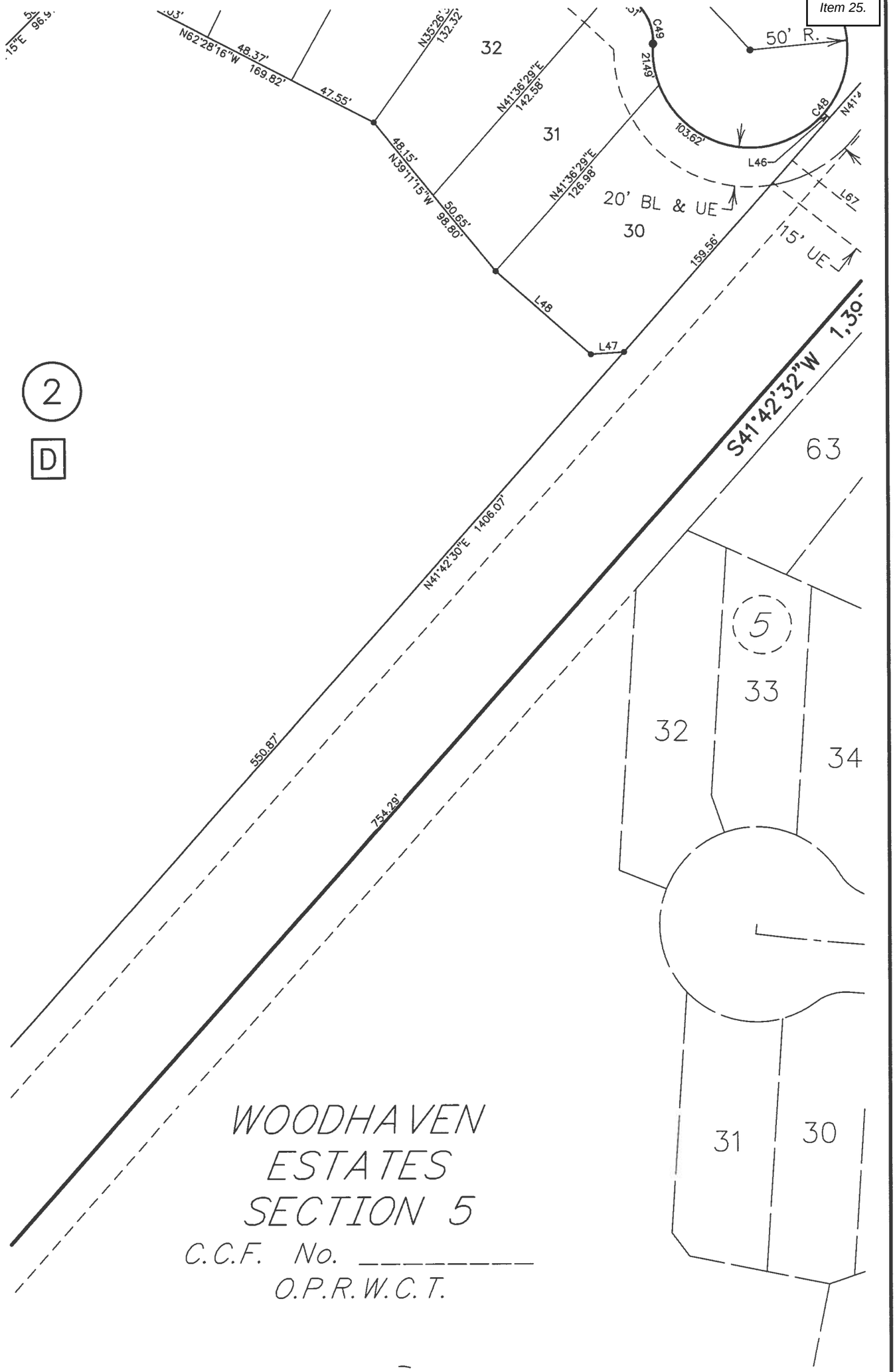

DATE: JULY 2025 SCALE SCALE NTS SHEET 1X OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 6	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000 CJamnik@quiddity.com

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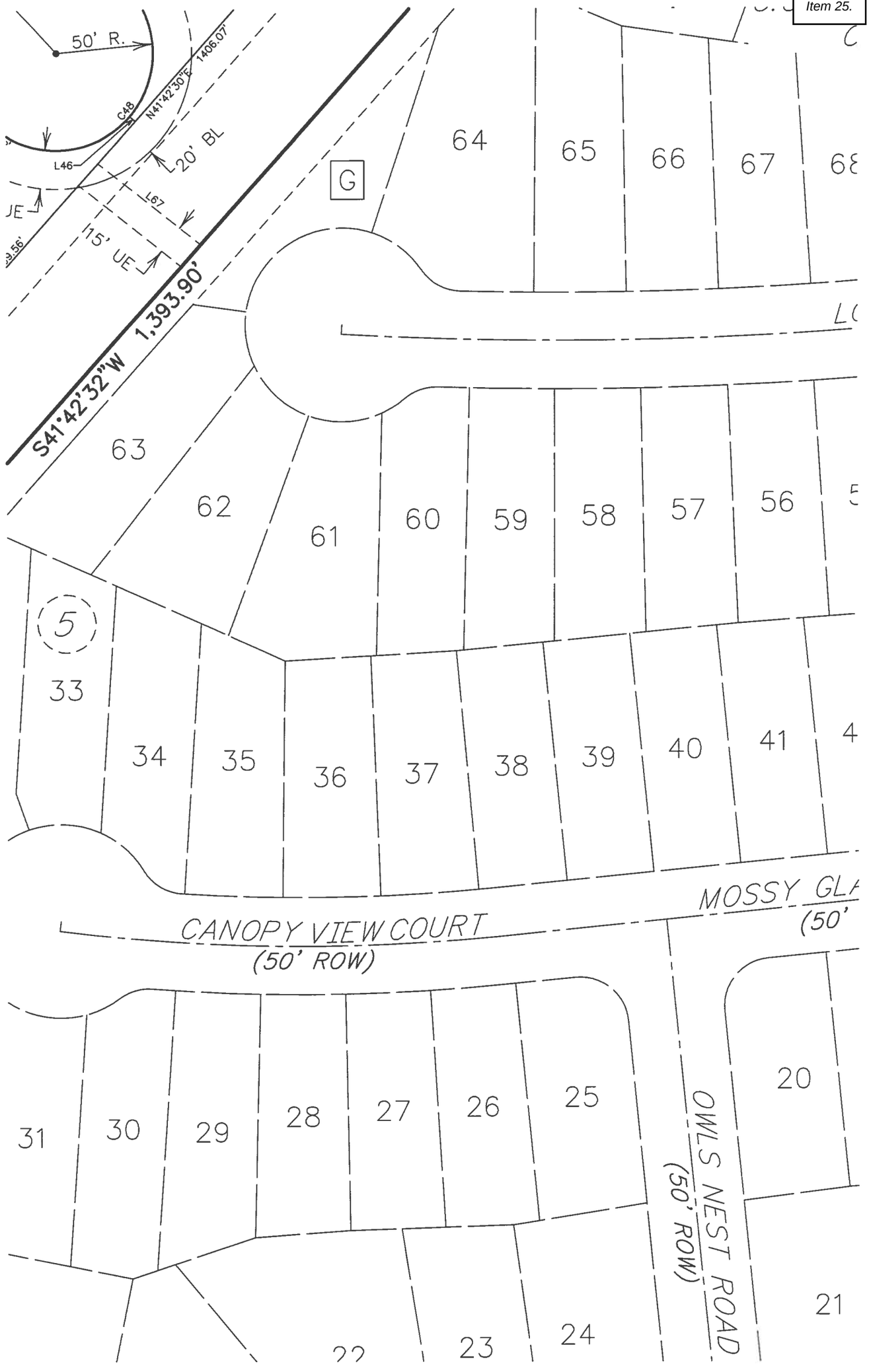

DATE: JULY 2025 SCALE NTS SHEET 1Y OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 6	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-24290 & 10046100 1862 Rock Prairie Road, Suite 201 • College Station, TX 77845 • 979 741 8000 CJamnik@quiddity.com

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DATE: JULY 2025 SCALE NTS SHEET 1Z OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 6	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-14290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com

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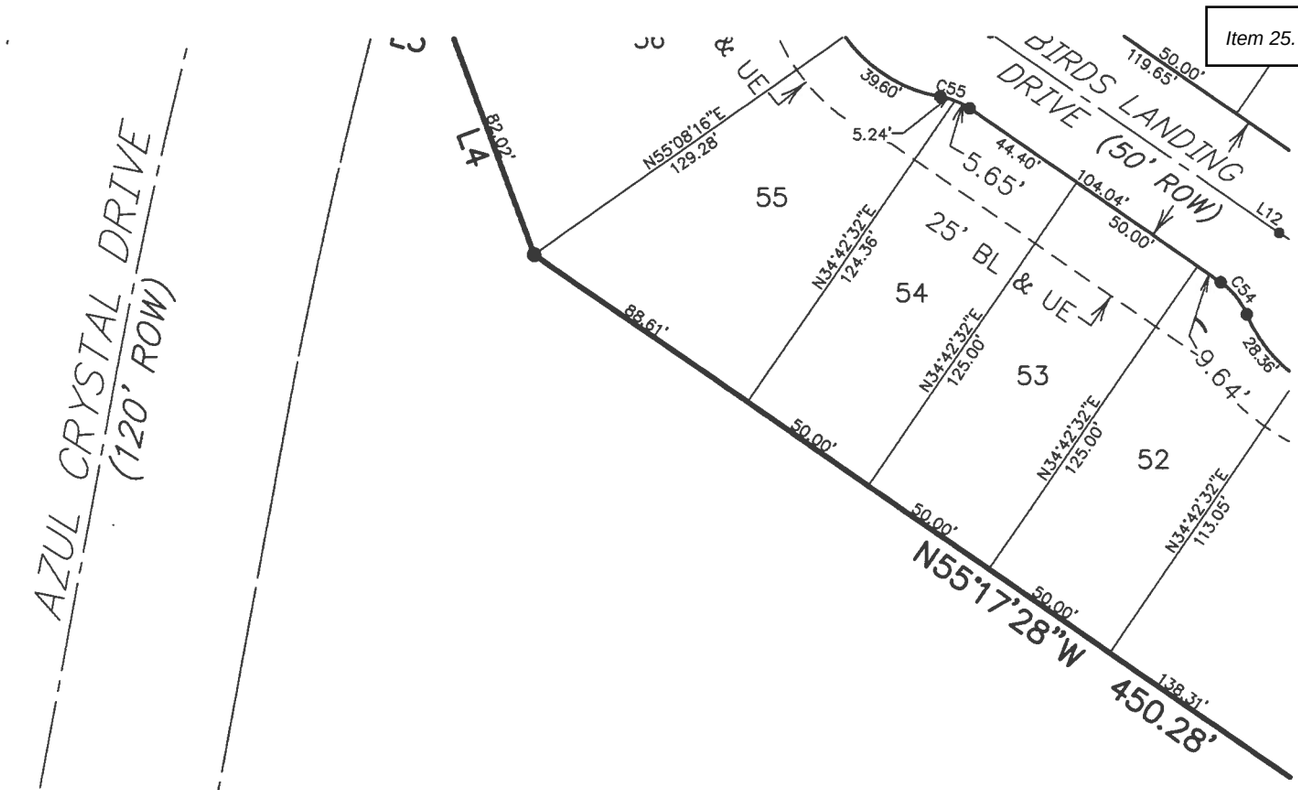
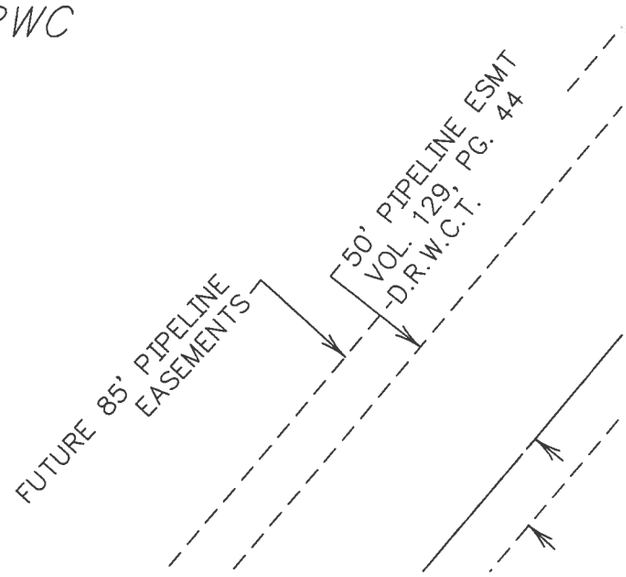


CALLED 772.09 ACRES
DRP TX 1, L.L.C.
SPECIAL WARRANTY DEED
CF No. 2404338
OPRWC



DATE: JULY 2025 SCALE NTS SHEET 1AAA OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 6	**OWNER** DRP TX 1, LLC a Delaware Limited Liability COmpany 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-24290 & 10006100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com

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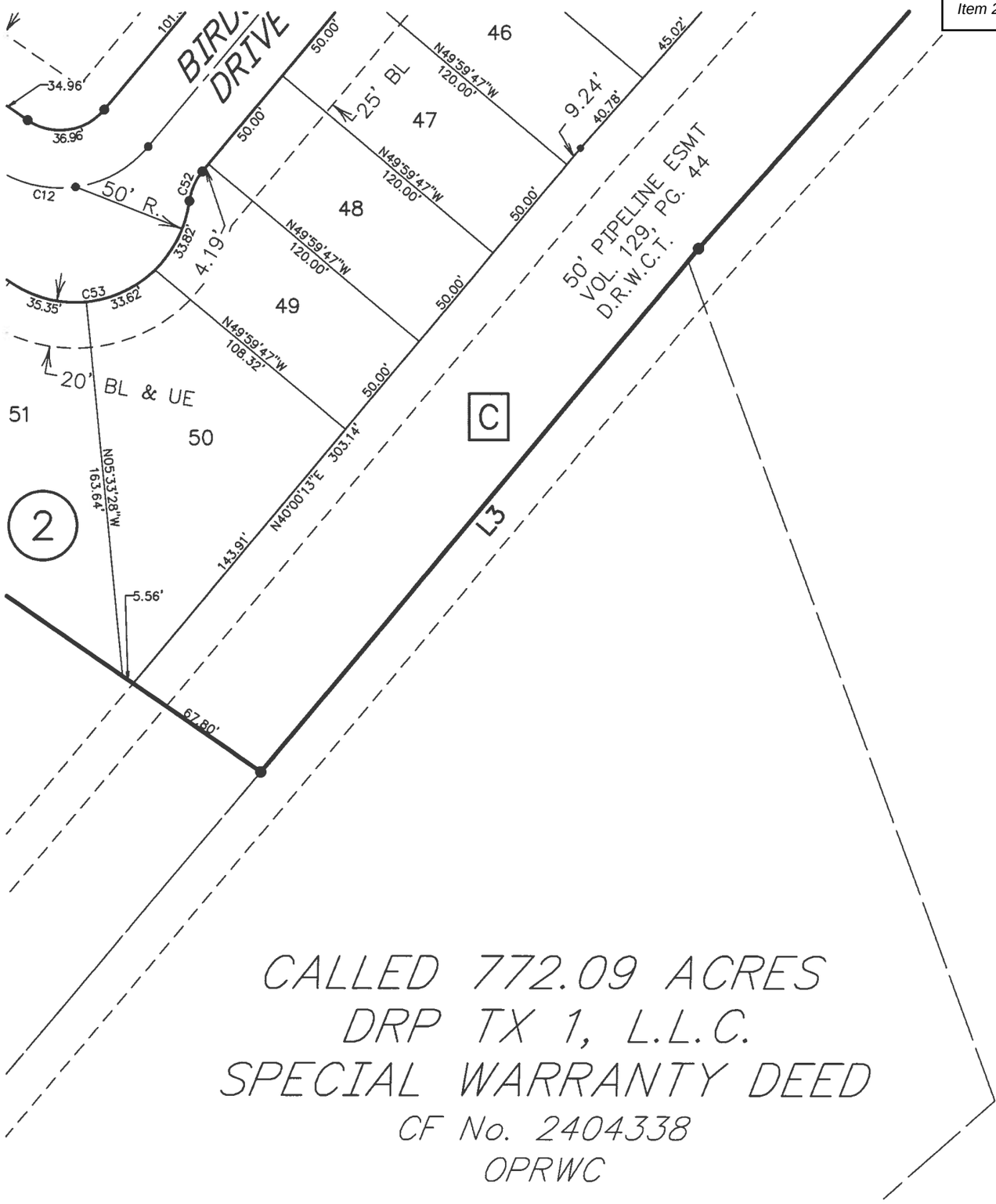

CALLED 772.09 ACRES
DRP TX 1, L.L.C.
SPECIAL WARRANTY DEED
CF No. 2404338
OPRWC

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

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WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

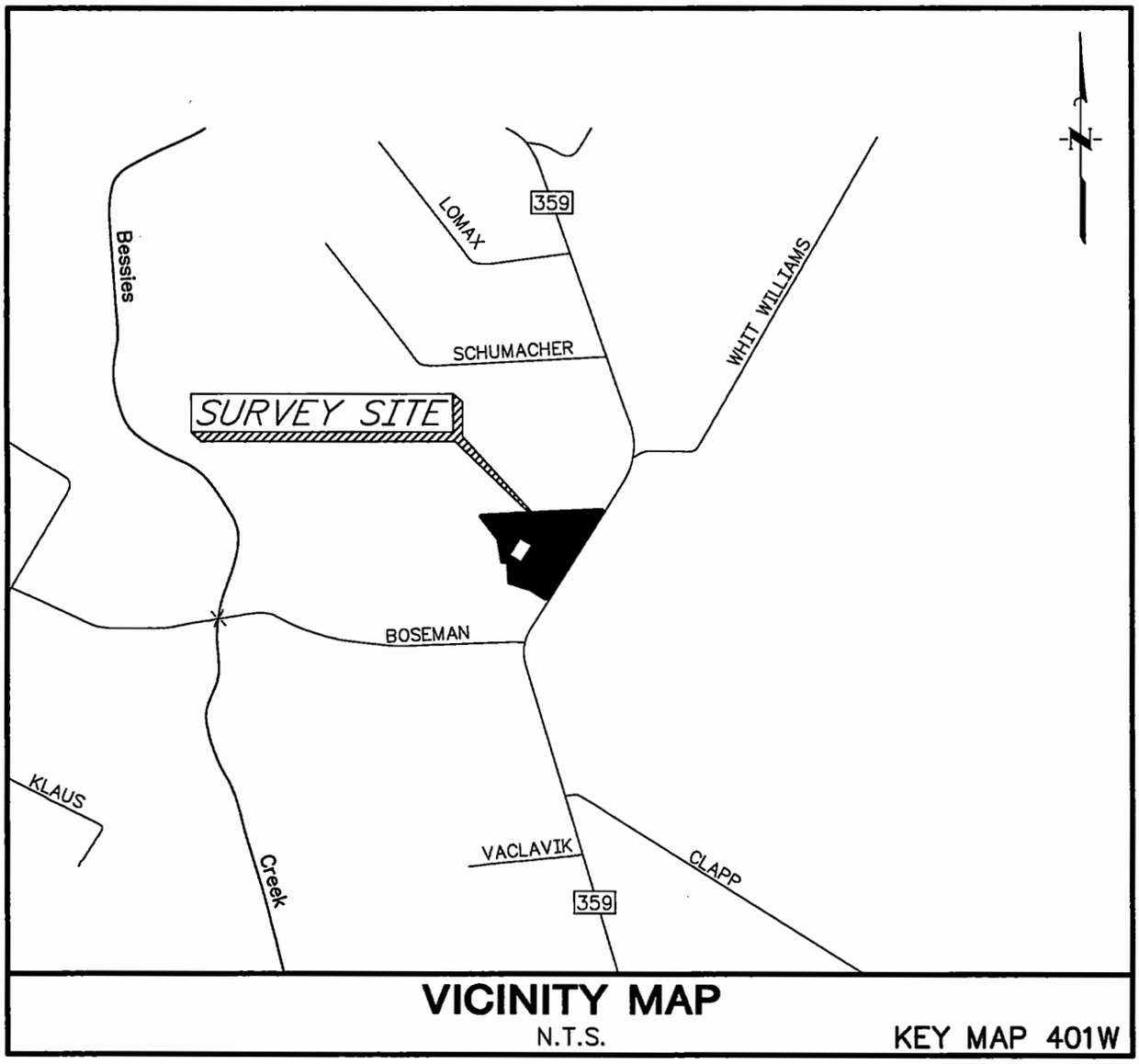
To: Honorable Commissioners' Court

Item: Final Plat Approval-New Life Subdivision

Date: October 1, 2025

Background
Final Plat of New Life Subdivision which consists of 19.07 acres will include 2 Lots, 1 Reserve and 1 Block in Precinct 1.

Staff Recommendation
Approve Plat



VICINITY MAP
N.T.S.
KEY MAP 401W

NEW LIFE
SUBDIVISION

A SUBDIVISION OF 19.07 ACRES OF LAND
OUT OF THE
STEPHEN MILLER SURVEY, A-219
WALLER COUNTY, TEXAS

1 RESERVE 2 LOTS 1 BLOCK

NOVEMBER 2024

DATE: NOVEMBER 2024 SCALE NTS SHEET 1A OF 1	NEW LIFE SUBDIVISON	**OWNER** NEW LIFE BEGINNINGS CHURCH P.O. BOX 203 PATTISON, TEXAS 77466 281.236.9562	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23190 & 10045100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

K:\17495\17495-0003-01 New Life Beginnings Subdivision Plat\Project Management\PLATTING\NEW LIFE CHURCH - PLAT.dwg May 14,2025 - 12:42pm CKJ

STATE OF TEXAS §

COUNTY OF WALLER §

A METES & BOUNDS description of a 19.07 acre tract of land in the Stephen Miller Survey, Abstract 219, Waller County, Texas, being comprised of a portion of the residue of that certain called 21.5512 acre tract recorded in Volume 866, Page 309, Official Records, Waller County, Texas, and all of that certain called 0.33 acre tract recorded under County Clerk's File Number 2410695, Official Public Records, Waller County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Beginning at a 5/8 inch iron rod with cap marked "Team" found in the apparent occupied northwesterly right-of-way line of F. M. Highway 359 (called 100-feet wide) for the northeast corner of said called 21.5512 acre tract, same being the southeast corner of an adjoining called 53.8279 acre tract recorded in Volume 1204, Page 770, Official Records, Waller County, Texas, for the northeast corner and Place of Beginning of the herein described tract, said point being in a non-tangent curve to the right;

Thence with said non-tangent curve to the right, along the apparent northwesterly right-of-way line of F. M. Highway 359, having a central angle of 07 degrees 58 minutes 05 seconds, an arc length of 72.73 feet, a radius of 522.96 feet, and a chord bearing South 27 degrees 52 minutes 17 seconds West, 72.67 feet;

Thence South 32 degrees 51 minutes 52 seconds West continuing along the apparent northwesterly right-of-way line of F. M. Highway 359, 1,123.82 feet to a point for corner, being the east corner of an adjoining called 0.39 acre tract recorded under County Clerk's File Number 2410694, Official Public Records, Waller County, Texas, said point being in a non-tangent curve to the right;

Thence along the common line of the herein described tract and said adjoining called 0.39 acre tract, and an adjoining called 1.84 acre tract recorded in Volume 863, Page 623, Official Records, Waller County, Texas with the following courses and distances:

Thence with said non-tangent curve to the right, having a central angle of 29 degrees 40 minutes 57 seconds, an arc length of 457.18 feet, a radius of 882.48 feet, and a chord bearing North 28 degrees 50 minutes 46 seconds West, 452.08 feet;

North 14 degrees 00 minutes 18 seconds West, 48.49 feet;

North 21 degrees 41 minutes 46 seconds West, 65.75 feet;

North 32 degrees 12 minutes 38 seconds East, 88.11 feet;

North 57 degrees 47 minutes 22 seconds West, 217.80 feet;

South 32 degrees 12 minutes 38 seconds West, 300.00 feet;

South 57 degrees 47 minutes 22 seconds East, 217.80 feet;

North 32 degrees 12 minutes 38 seconds East, 174.76 feet;

South 21 degrees 41 minutes 46 seconds East, 41.86 feet;

South 14 degrees 00 minutes 18 seconds East, 46.47 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 30 degrees 07 minutes 57 seconds, an arc length of 479.89 feet, a radius of 912.48 feet, and a chord bearing South 29 degrees 04 minutes 16 seconds East, 474.37 feet to a point for corner, being the south corner of said adjoining called 0.39 acre tract, and being in the apparent northwesterly right-of-way line of F. M. Highway 359;

Thence South 32 degrees 51 minutes 52 seconds West along the apparent northwesterly right-of-way line of F. M. Highway 359, 80.68 feet to a 5/8 inch iron rod with cap marked "Quiddity" set for the south corner of the herein described tract, said point being the east corner of an adjoining called 5.237 acre tract recorded in Volume 870, Page 488, Official Records, Waller County, Texas, and described in Volume 478, Page 377, Deed Records, Waller County, Texas;

Thence North 57 degrees 34 minutes 12 seconds West along the common line of the herein described tract and said adjoining called 5.237 acre tract, 217.30 feet to a fence corner post found for angle point;

Thence North 72 degrees 04 minutes 07 seconds West continuing along said common line, 281.69 feet to a 5/8 inch iron rod with cap marked "Quiddity" set for corner;

Thence North 03 degrees 11 minutes 56 seconds West establishing the westerly line of the herein described tract, following an existing fence line, 252.95 feet to a 5/8 inch iron rod with cap marked "Quiddity" set for corner;

Thence North 81 degrees 06 minutes 05 seconds West continuing along said existing fence line, 77.68 feet to a 5/8 inch iron rod with cap marked "Quiddity" set for corner, said point being in the east line of an adjoining called 22.05 acre tract recorded in Volume 587, Page 895, Official Records, Waller County, Texas'

Thence North 09 degrees 42 minutes 41 seconds West along the common line of the herein described tract and said adjoining called 22.05 acre tract, 282.74 feet to a 5/8 inch iron rod with cap marked "Quiddity" set for angle point;

Thence North 37 degrees 27 minutes 27 seconds West continuing along said common line, 359.90 feet to a 1-½ inch iron pipe found for the northwest corner of the herein described tract and said called 21.5512 acre tract, same being the southwest corner of the aforementioned adjoining called 53.8279 acre tract;

Thence North 87 degrees 21 minutes 52 seconds East along the north line of the herein described tract and said called 21.5512 acre tract, same being the south line of said adjoining called 53.8279 acre tract, 1,514.78 feet to the Place of Beginning and containing 19.07 acres of land, more or less.

DATE: NOVEMBER 2024 SCALE NTS SHEET 1B OF 1	NEW LIFE SUBDIVISON	**OWNER** NEW LIFE BEGINNINGS CHURCH P.O. BOX 203 PATTISON, TEXAS 77466 281.236.9562	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10045100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

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General Notes

AC . . . . . "Acres"
AE . . . . . "Aerial Easement"
BL . . . . . "Building Line"
C.C.F. . . . . ."County Clerk's File"
D.R.W.C.T. . . . . ."Deed Records, Waller County, Texas"
IRF . . . . . ."Found 5/8" iron rod with cap stamped "Jones |Carter. Property Corner"
IRQ . . . . . ."Found 5/8" iron rod with cap stamped "Quiddity Eng. Property Corner"
No . . . . . "Number"
O.P.R.W.C.T. . . . "Official Public Records, Waller County, Texas"
ROW . . . . . "Right-of-Way"
SSE . . . . . ."Sanitary Sewer Easement"
Sq Ft . . . . . ."Square Feet"
UE . . . . . "Utility Easement"
Vol _, Pg _ . . ."Volume and Page"
WLE . . . . . ."Waterline Easement"
• . . . . . ."Set 3/4-inch Iron Rod with (cap stamped "Quiddity Eng. Property Corner") as per certification"
(1). . . . . ."Block Number"

1. All coordinates shown are grid based on the Texas Coordinate System of 1983, South Central Zone, and may be converted to surface by dividing by the combined scale factor of 1.0001000668.
2. All bearings are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
3. New development within the subdivision plat shall obtain a storm water quality permit before the issuance of any development permits.
4. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
5. Structures built on lots in the designated flood plain shall be elevated to two (2) feet or more above the 500-year floodplain elevation, in the 100-year floodplain. Within the 500-year, these structures must be elevated to one (1) foot above the 500-year floodplain level. No development permits will be issued in a Flood Hazard Area below the base flood elevation (B.F.E.) Contact the County Engineer's office for specific information.
6. No structure in this subdivision shall be occupied until connected to an individual water supply or a state - approved community water system.
7. This tract lies within Zone "X" of the Flood Insurance Rate Map, Community No. 480640, Map Number 48473C0350E, Panel 350, suffix "E" dated February 18, 2009 for Waller County, Texas and incorporated areas. Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
   The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ.Quiddity assumes no liability as to the accuracy of the location of the flood zone limits.
8. 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.
9. 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 New Life Beginnings, 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.
10. No pipeline or pipeline easements exist within the boundaries of the platted area.

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DATE: NOVEMBER 2024 SCALE NTS SHEET 1C OF 1	NEW LIFE SUBDIVISON	**OWNER** NEW LIFE BEGINNINGS CHURCH P.O. BOX 203 PATTISON, TEXAS 77466 281.236.9562	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23790 & 10045100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N14°00'18"W	48.49'
L2	N21°41'46"W	65.75'
L3	N32°12'38"E	88.11'
L4	N32°12'38"E	174.76'
L5	S21°41'46"E	41.86'
L6	S14°00'18"E	46.47'
L7	S32°51'52"W	80.68'
L8	N57°34'12"W	217.30'
L9	N81°06'05"W	77.68'
L10	N57°47'22"W	114.29'
L11	N27°04'20"W	176.98'
L12	N17°44'50"W	107.98'
L13	N14°26'29"W	90.61'
L14	N32°12'38"E	150.00'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	522.96'	7°58'05"	72.73'	S27°52'17"W	72.67'	36.42'
C2	882.48'	29°40'57"	457.18'	N28°50'46"W	452.08'	233.84'
C3	912.48'	30°07'57"	479.89'	S29°04'16"E	474.37'	245.63'

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DATE: NOVEMBER 2024

SCALE NTS

SHEET 1D OF 1

NEW LIFE SUBDIVISON

OWNER
NEW LIFE BEGINNINGS CHURCH
P.O. BOX 203
PATTISON, TEXAS 77466
281.236.9562

ENGINEER/PLANNER/SURVEYOR:

QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

Certificate of Surveyor

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

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

No portion of this subdivision lies within the boundaries of the 1% annual chance flood plain as delineated on Waller County Community Panel #480640, dated 2/18/2009.

No portion of this subdivison lies within the boundaries of the 0.2% annual change (500–year) floodplain as delineated on Waller County Community Panel # 480640, dated 2/18/2009.

Chris D. Kalkomey
Registered Professional Land Surveyor
Texas Registration No. 5869

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.

6-2-25
Date

J. Ross McCall, PE
County Engineer

DATE: NOVEMBER 2024 SCALE NTS SHEET 1E OF 1	NEW LIFE SUBDIVISON	**OWNER** NEW LIFE BEGINNINGS CHURCH P.O. BOX 203 PATTISON, TEXAS 77466 281.236.9562	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

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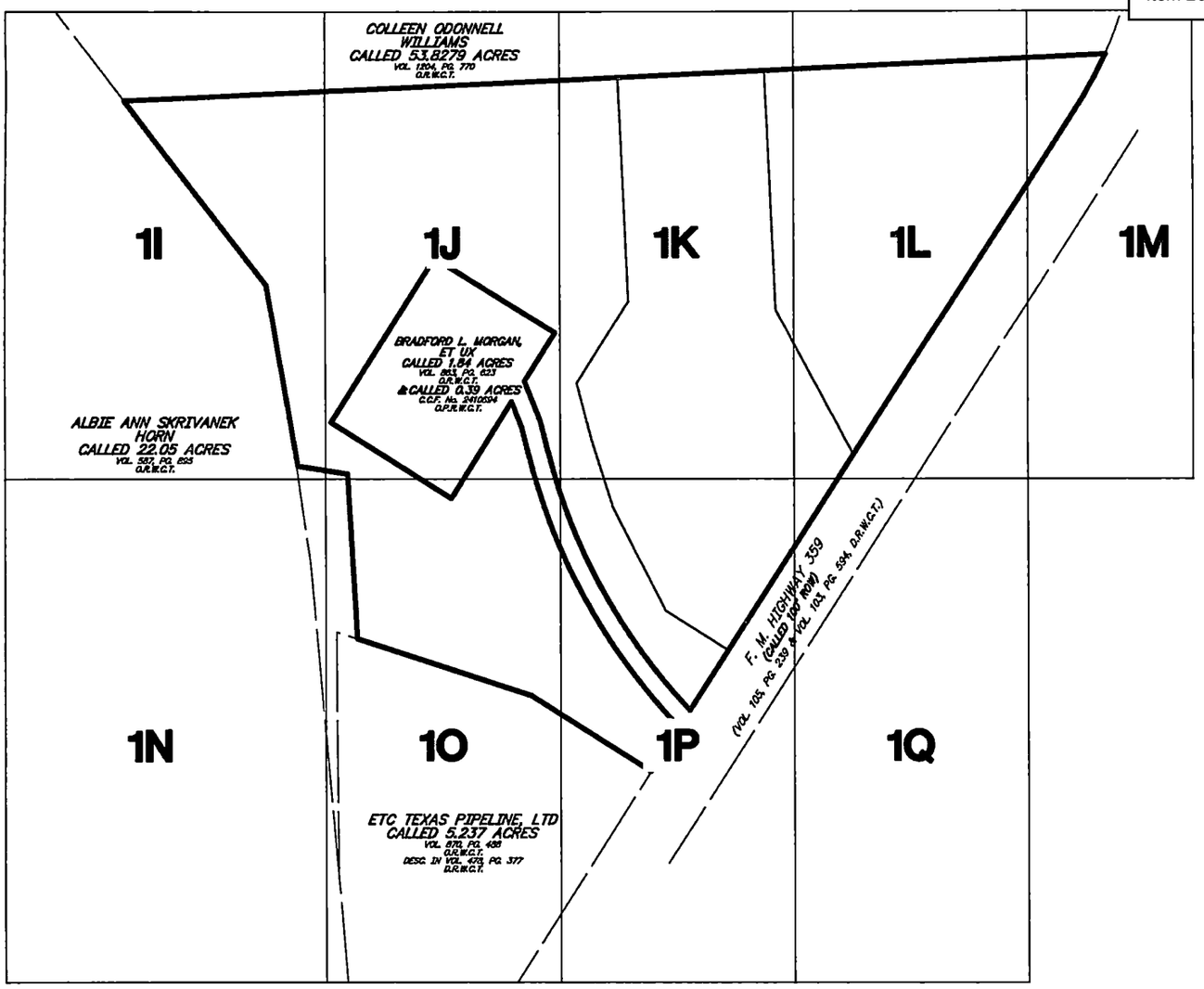

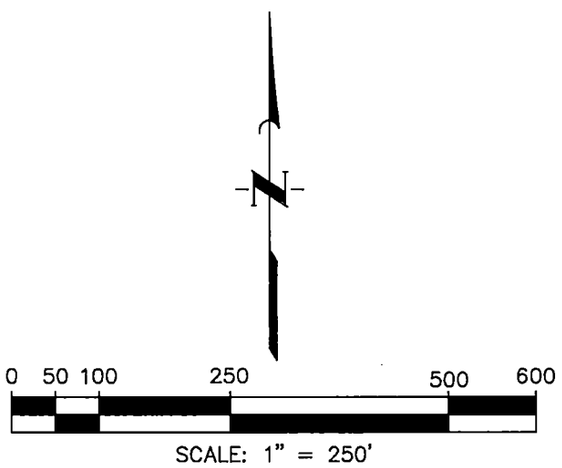

DATE: NOVEMBER 2024 SCALE 1" = 250' SHEET 1F OF 1	NEW LIFE SUBDIVISON	**OWNER** NEW LIFE BEGINNINGS CHURCH P.O. BOX 203 PATTISON, TEXAS 77466 281.236.9562	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-23290 & 10045100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

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STATE OF TEXAS §

COUNTY OF WALLER §

We, New Life Beginnings Church acting by and through David Johnson, Elder being an officer of New Life Beginnings Church and , owners hereinafter referred to as Owner of the 19.07 tract described in the above and foregoing map of New Life Subdivision, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

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

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

1. That drainage of septic tanks into roads, streets, alleys or public ditches, streams, ect., either directly or indirectly is strictly prohibited.
2. All stock animals, horses and fowl, shall be fenced in and not allowed to run at large in the subdivision.
3. Drainage structures under private drives shall have a new drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and three quarters (1-1/4) 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 New Life Chruch Beginnigs has caused these presents to be signed by David Johnson, Elder, thereunto authorize, this 30 day of January, 2025

New Life Church Beginnigs
By: _____
David Johnson
Title Elder

STATE OF TEXAS §

COUNTY OF Austin §

BEFORE ME, the undersigned authority, on this day personally appeared David Johnson, Elder, 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 30 day of Jauury, 2025

_____
Notary Public in and for the State of Texas

Amy Rohan
Print Name

My commission expires: 3-11-26

AMY R. ROHAN
Notary Public, State of Texas
Comm. Expires 03-11-2026
Notary ID 133640906

DATE: NOVEMBER 2024	NEW LIFE SUBDIVISON	**OWNER** NEW LIFE BEGINNINGS CHURCH P.O. BOX 203 PATTISON, TEXAS 77466 281.236.9562	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE NTS			
SHEET 1G 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 _____, 2024, 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 _____, 2024.

_____
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: NOVEMBER 2024	NEW LIFE SUBDIVISON	**OWNER** NEW LIFE BEGINNINGS CHURCH P.O. BOX 203 PATTISON, TEXAS 77466 281.236.9562	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10045100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE NTS			
SHEET 1H OF 1			

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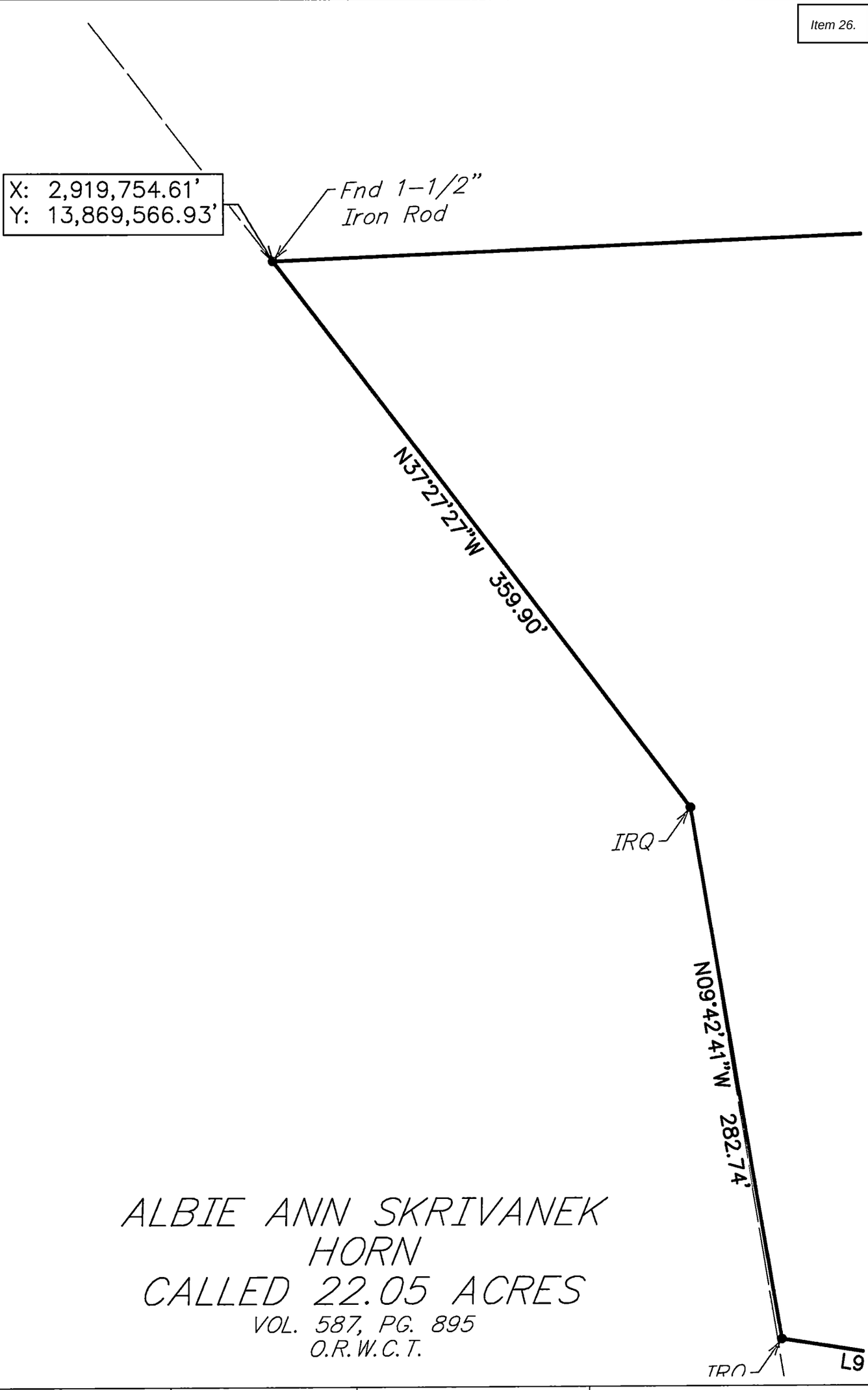

DATE: NOVEMBER 2024	NEW LIFE SUBDIVISON	**OWNER** NEW LIFE BEGINNINGS CHURCH P.O. BOX 203 PATTISON, TEXAS 77466 281.236.9562	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10045100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE 1" = 60'			
SHEET 1I OF 1			

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COLLEEN ODONNELL
WILLIAMS
CALLED 53.8279 ACRES
VOL. 1204, PG. 770
O.R.W.C.T.

760.69'

1

LOT 1

Fnd 1/2"
Iron Rod

N57°47'22"W 217.80'

S32°12'38"W 300.00'

BRADFORD L. MORGAN,
ET UX
CALLED 1.84 ACRES
VOL. 863, PG. 623
O.R.W.C.T.
& CALLED 0.39 ACRES
C.C.F. No. 2410694
O.P.R.W.C.T.

L3

L2

IRF

L1

L5

L4

L6

Fnd 1/2"
Iron Rod

S57°47'22"E 217.80'

N09°42'41"W 282.74'

TRN

L9

DATE: NOVEMBER 2024 SCALE 1" = 60' SHEET 1J OF 1	NEW LIFE SUBDIVISON	**OWNER** NEW LIFE BEGINNINGS CHURCH P.O. BOX 203 PATTISON, TEXAS 77466 281.236.9562	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10045100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

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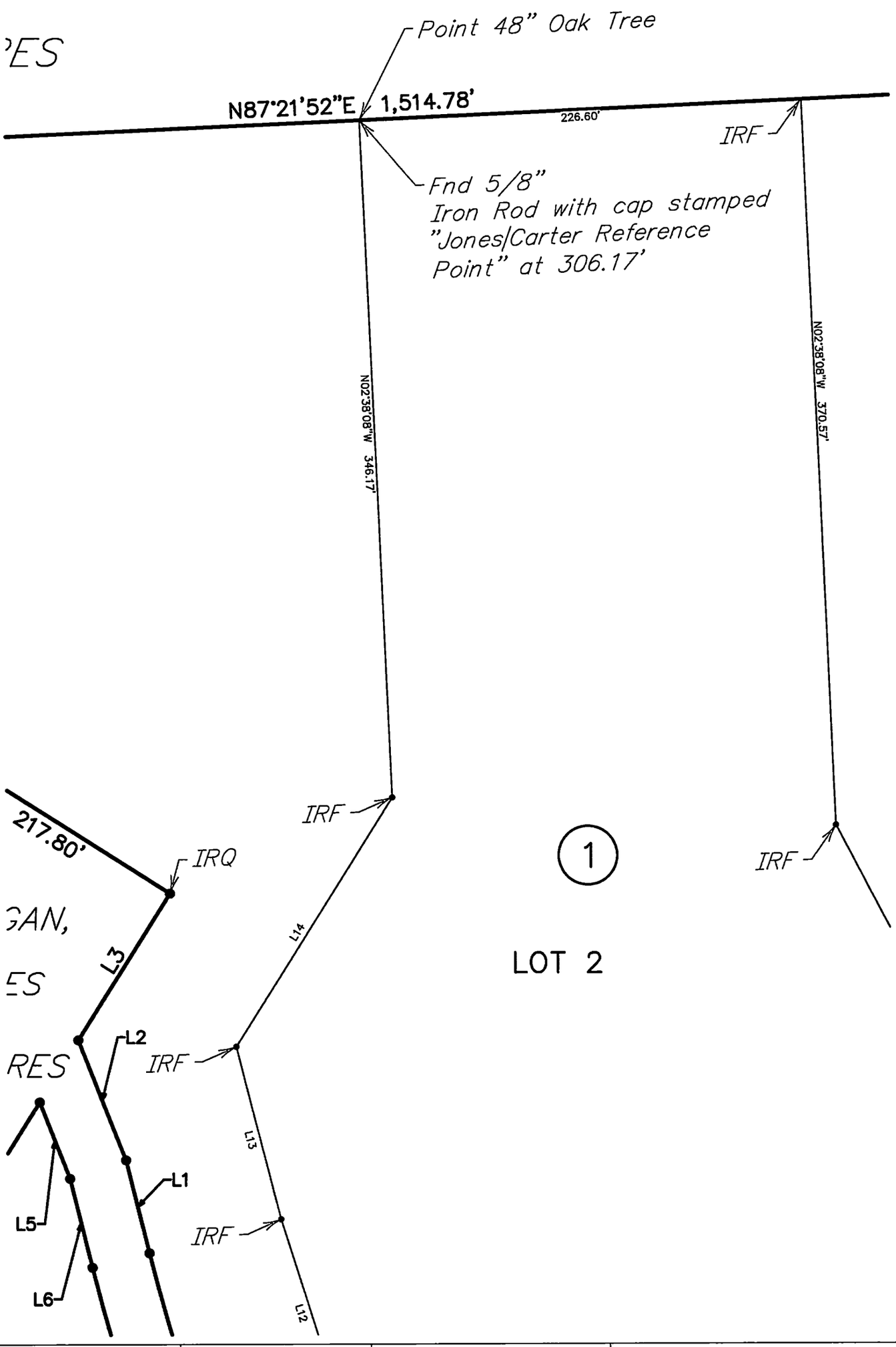

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SCALE 1" = 60'			
SHEET 1K OF 1			

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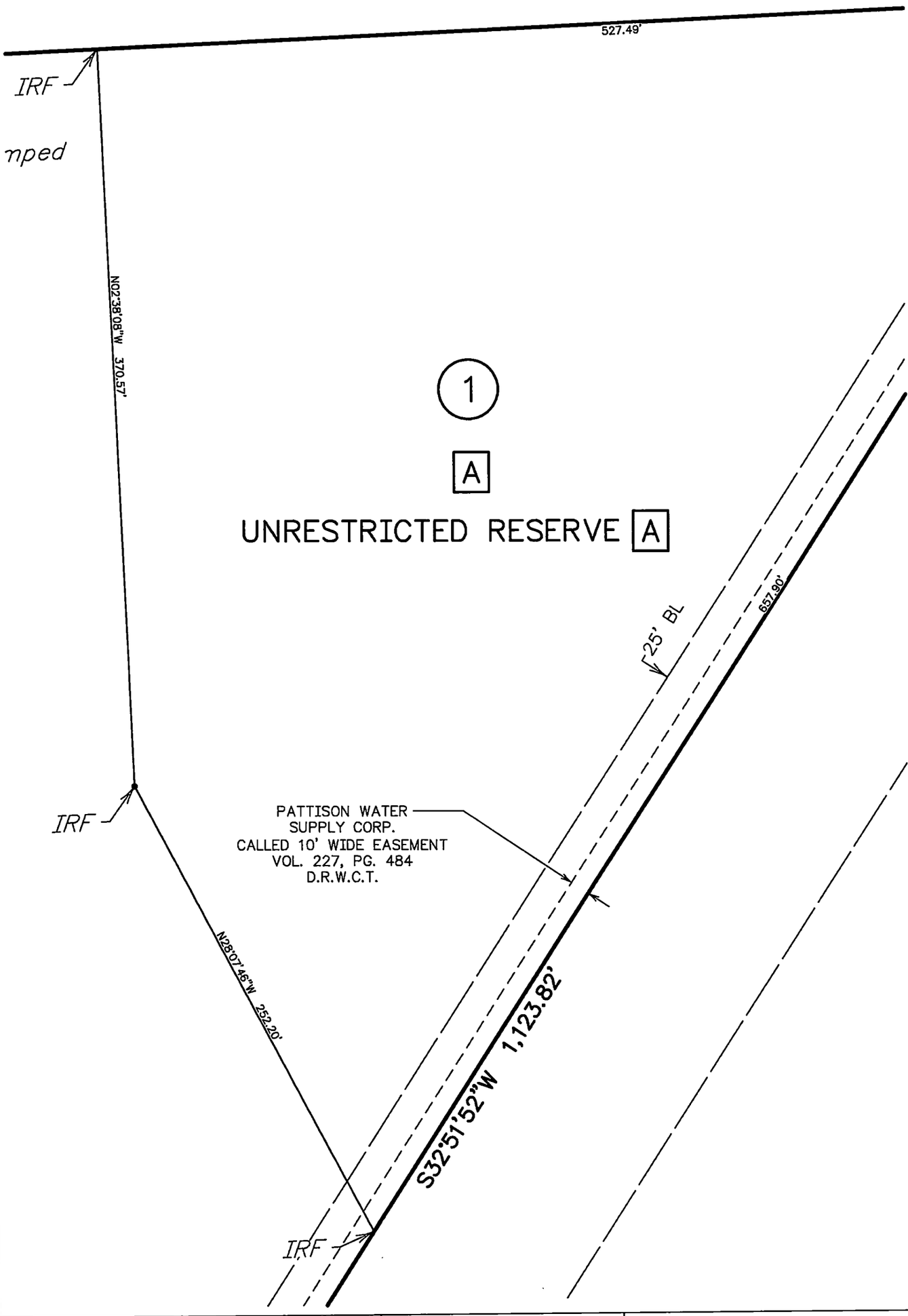

DATE: NOVEMBER 2024 SCALE 1" = 60' SHEET 1L OF 1	NEW LIFE SUBDIVISON	**OWNER** NEW LIFE BEGINNINGS CHURCH P.O. BOX 203 PATTISON, TEXAS 77466 281.236.9562	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10045100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

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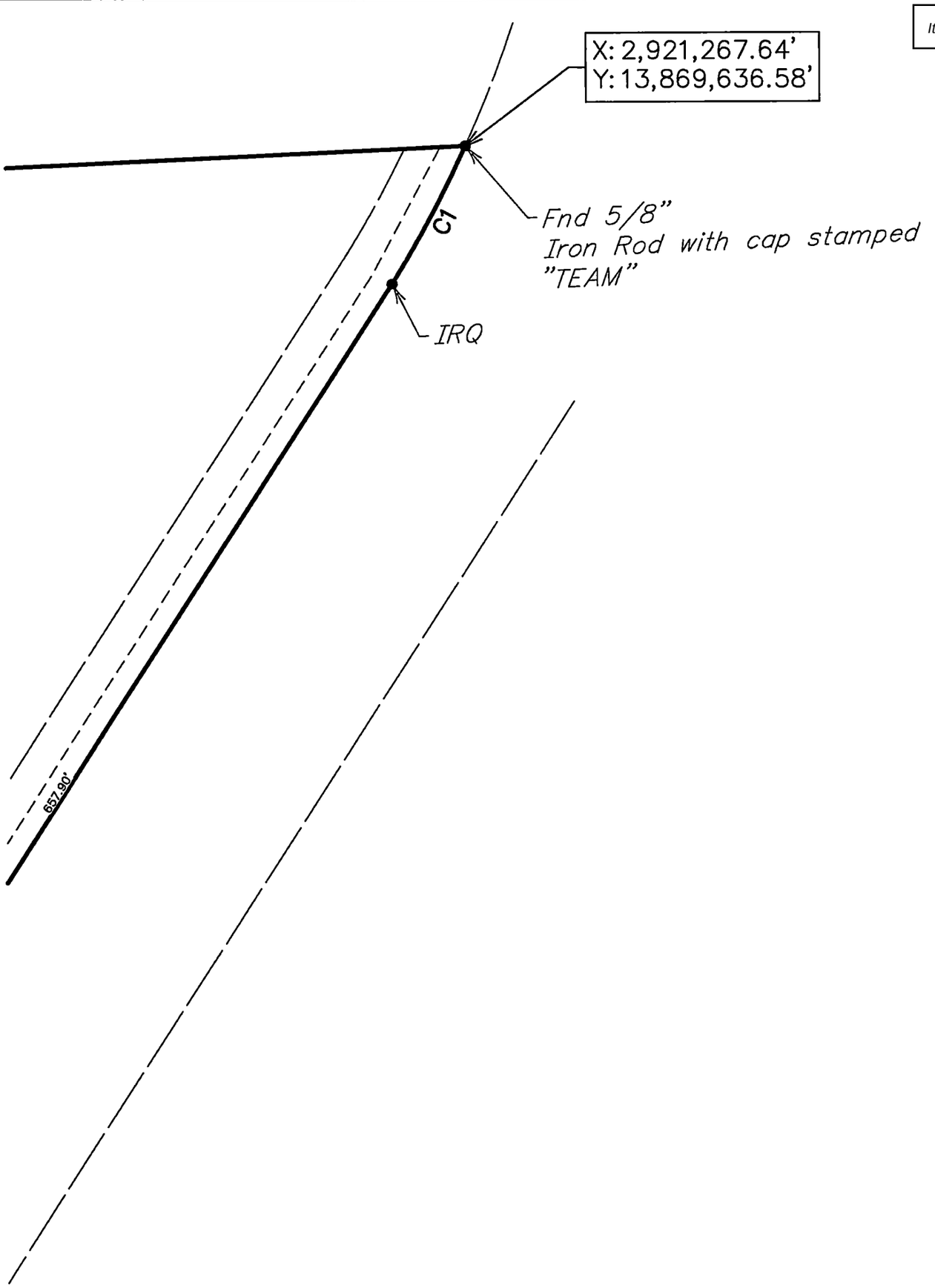

DATE: NOVEMBER 2024 SCALE 1" = 60' SHEET 1M OF 1	NEW LIFE SUBDIVISON	**OWNER** NEW LIFE BEGINNINGS CHURCH P.O. BOX 203 PATTISON, TEXAS 77466 281.236.9562	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

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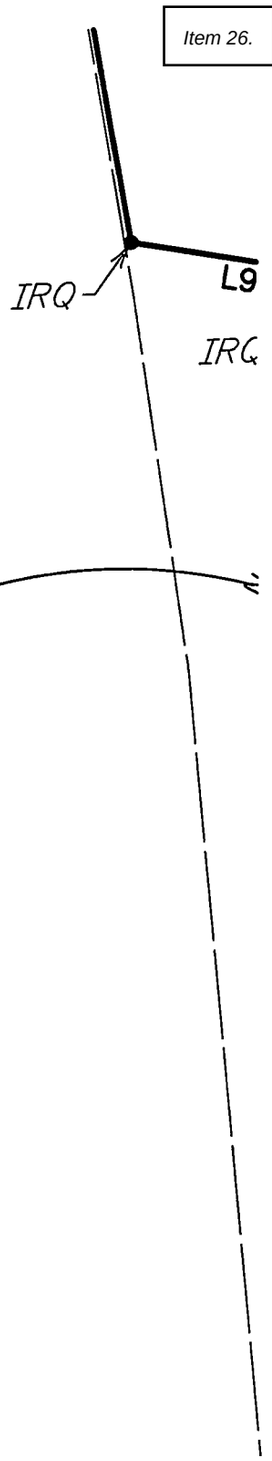
ALBIE ANN SKRIVANEK
HORN
CALLED 22.05 ACRES
VOL. 587, PG. 895
O.R.W.C.T.



AREA OF QUESTIONABLE
OWNERSHIP

DATE: NOVEMBER 2024 SCALE 1" = 60' SHEET 1N OF 1	NEW LIFE SUBDIVISON	**OWNER** NEW LIFE BEGINNINGS CHURCH P.O. BOX 203 PATTISON, TEXAS 77466 281.236.9562	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10045100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

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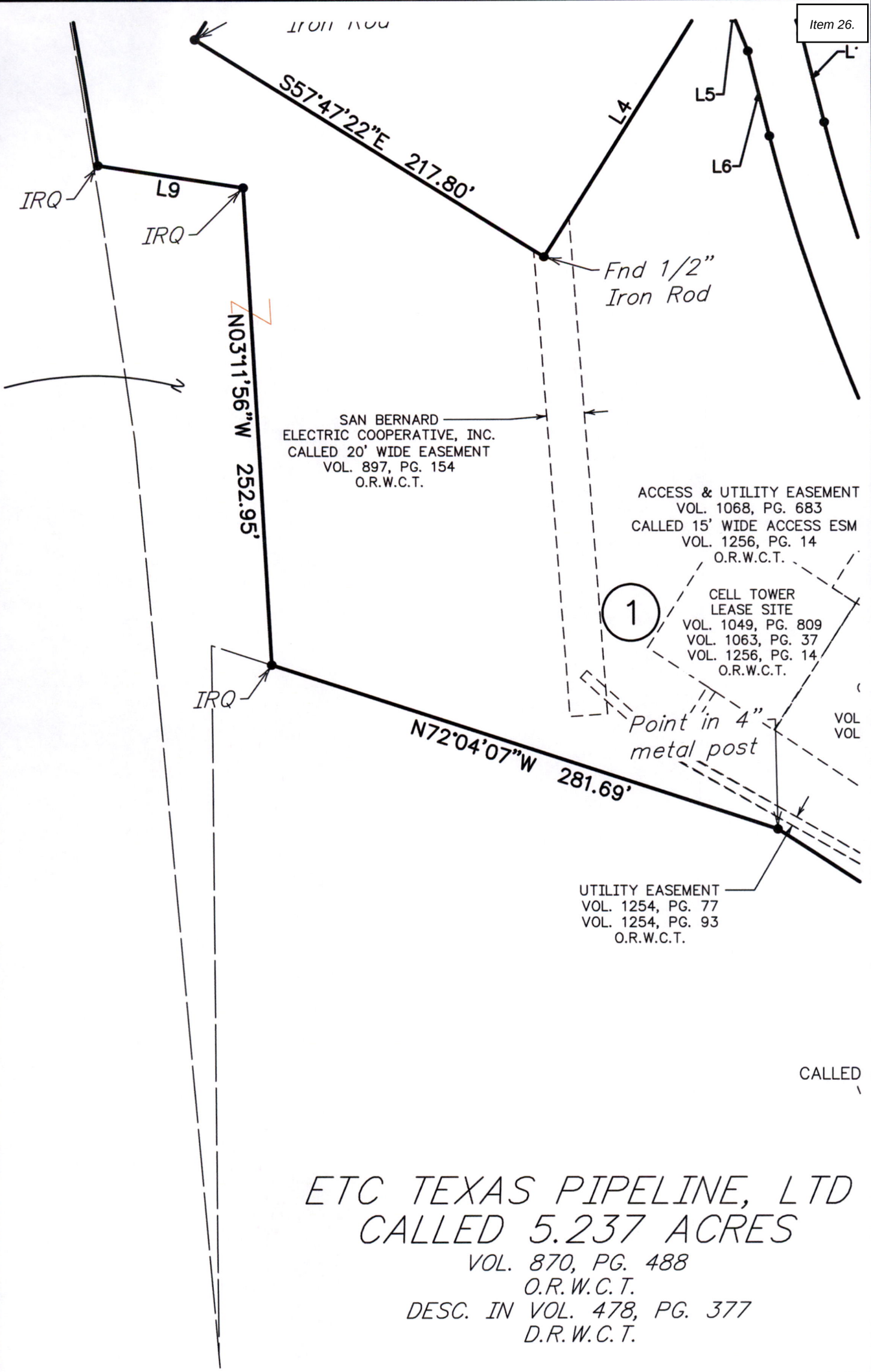

DATE: NOVEMBER 2024 SCALE 1" = 60' SHEET 10 OF 1	NEW LIFE SUBDIVISON	**OWNER** NEW LIFE BEGINNINGS CHURCH P.O. BOX 203 PATTISON, TEXAS 77466 281.236.9562	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

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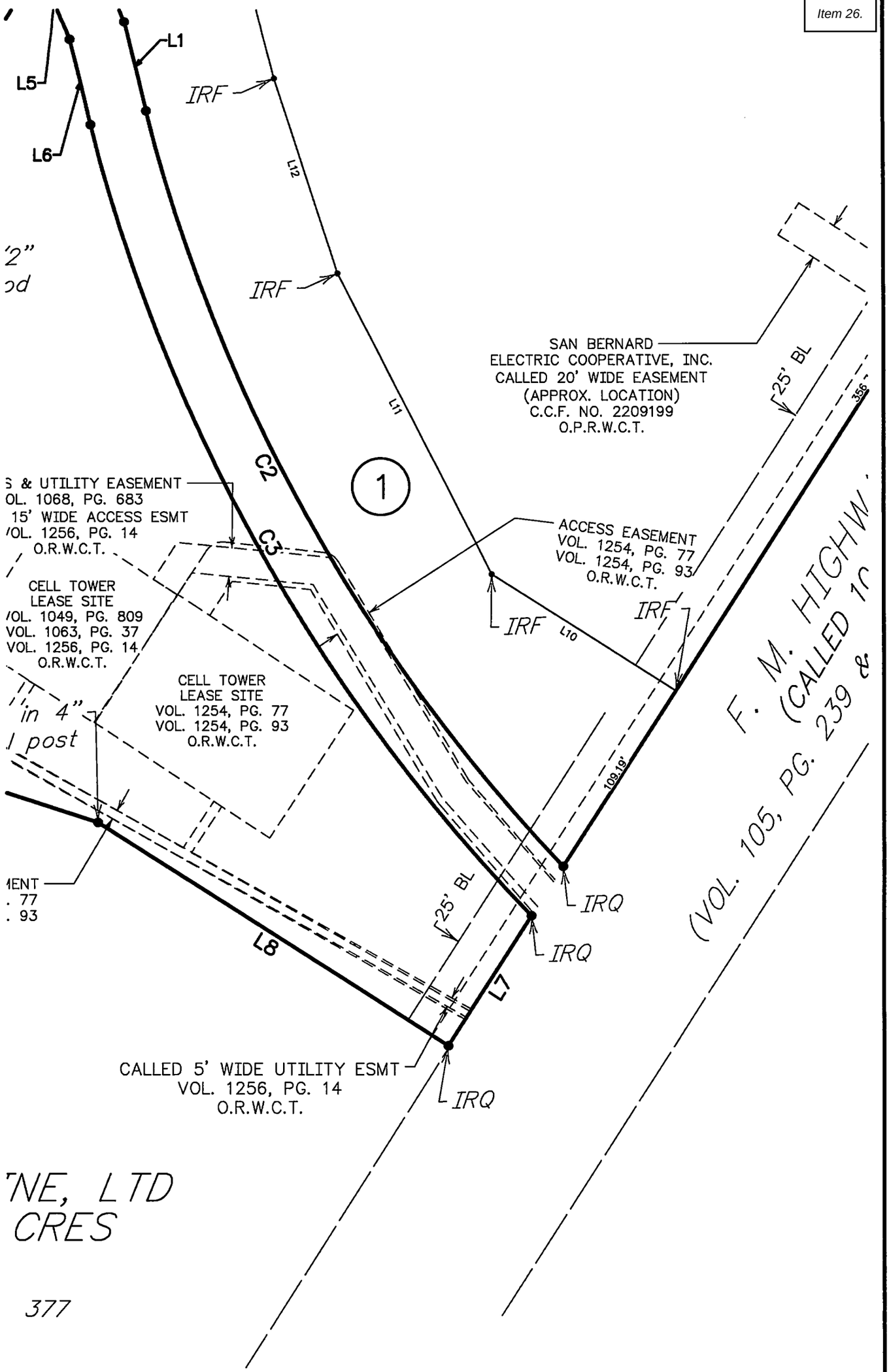

DATE: NOVEMBER 2024	NEW LIFE SUBDIVISON	**OWNER** NEW LIFE BEGINNINGS CHURCH P.O. BOX 203 PATTISON, TEXAS 77466 281.236.9562	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE 1" = 60'			
SHEET 1P OF 1			

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DATE: NOVEMBER 2024 SCALE 1" = 60' SHEET 1Q OF 1	NEW LIFE SUBDIVISON	**OWNER** NEW LIFE BEGINNINGS CHURCH P.O. BOX 203 PATTISON, TEXAS 77466 281.236.9562	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23790 & 10045100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

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THE STATE OF TEXAS
COUNTY OF WALLER

INTERLOCAL AGREEMENT BY AND BETWEEN THE COUNTY OF WALLER, TEXAS AND EAST WALLER COUNTY MANAGEMENT DISTRICT FOR AD VALOREM ASSESSMENT AND COLLECTION

This Interlocal Agreement for the assessment and collection of ad valorem taxes ("Interlocal") is entered into on the date of the last signature affixed hereto ("Effective Date") by and between Waller County, Texas ("County"), a political subdivision of the State of Texas, and East Waller County Management District ("Taxing Unit"), Management District (each referred to individually as "Party" and collectively as "Parties").

WHEREAS, Waller County is a political subdivision of the State of Texas that is authorized by Texas Government Code Chapter 791 to enter into an interlocal agreement with another local government to provide governmental functions and services,

WHEREAS, East Waller County Management District is a Management District, which is a taxing unit under the laws of the State of Texas, and is authorized by Texas Tax Code § 6.24 to contract as provided by Texas Government Code Chapter 791;

WHEREAS, Texas Tax Code § 6.24 authorizes political subdivisions of the State of Texas to enter into interlocal contracts for the provision of tax assessing and collecting services; and

WHEREAS, East Waller County Management District, acting by and through its Board of Directors requests that the Waller County Tax Assessor-Collector perform duties relating to the assessment and collection of taxes for the Management District in the form and manner most economical to it and its taxpayers;

WHEREAS, the County, acting by and through its Commissioners Court, agrees to contract with East Waller County Management District for the Waller County Tax Assessor-Collector to perform duties relating to the assessment and collection of taxes for East Waller County Management District as requested; and

WHEREAS, the Waller County Tax Assessor-Collector approves of this Interlocal Agreement;

NOW, THEREFORE, in consideration of the mutual promises, covenants, and conditions contained in the Contract, the Parties agree to the following terms and conditions:

SECTION 1. PURPOSE

1.1 Purpose: The purpose of this Contract is to establish the terms and conditions under which the Waller County Tax Assessor-Collector will provide to the Taxing Unit assessment and collection services related to ad valorem taxes owed to the Taxing Unit.

SECTION 2. OBLIGATIONS

2.1 Assessment and Collection: The Waller County Tax Assessor-Collector shall diligently assess and collect the ad valorem taxes the Taxing Unit imposes in Waller County, Texas, and shall promptly remit such taxes on a monthly basis to the Taxing Unit within thirty (30) days of the end of the month. The Tax Assessor-Collector shall remit the taxes into a depository specified by the Taxing Unit. The amounts remitted to the Taxing Unit shall be made only after the Fee for Services has been deducted in accordance with Section 3.1.

2.2 Record Keeping: The Waller County Tax Assessor-Collector shall prepare and mail all tax statements, provide monthly collection reports to the Taxing Unit, prepare tax certificates, develop and maintain both current and delinquent tax rolls, for relevant properties pursuant to applicable law, and develop and maintain such other records and forms as are necessary or required by law or state rules and regulations.

2.3 Written Policies and Procedures: The Tax Assessor-Collector shall develop and maintain written policies and procedures concerning its operations, to make available to the Taxing Unit regarding the operation of the county tax office

2.4 Taxing Unit's Records: The Taxing Unit shall promptly deliver to the Waller County Tax Assessor-Collector all records from the previous tax year that the Taxing Unit has accumulated and developed in the assessment and collection of taxes, and shall locate and furnish any other information and records as requested by the Tax Assessor-Collector to perform its duties. The records shall be delivered to the Tax Assessor-Collector by September 1, 2025 or as soon thereafter as possible, unless otherwise specified in writing by the Tax Assessor-Collector.

2.5 Taxing Unit's Effective Tax Rate: The Taxing Unit shall calculate its effective tax rate. The Taxing Unit shall be responsible for publishing and giving notice of said effective tax rate, and shall bear all costs associated therewith. The Taxing Unit shall be responsible for any and all costs associated with additional publication and notices that are necessary in the event the Taxing Unit fails to adopt its effective tax rate by the date required by applicable law, or if the effective tax rate adopted by the Taxing Unit is rolled back.

2.6 Additional Costs: The Taxing Unit shall pay any additional assessing costs incurred by the County for processing late and separate tax bills or issuing corrected bills, including but not limited to: preparation and mailing tax statements, postage, computer programming, paper, outsourcing, and employee's time associated therewith. The Tax Assessor-Collector shall strictly account for such costs, which shall be paid by the Taxing Unit upon submissions of an invoice by the County.

2.7 Taxing Unit's Legal Counsel: The Taxing Unit shall provide its own legal counsel to enforce the collection of its delinquent taxes in accordance with Texas Tax Code § 6.30.

2.8 Waiver of Penalties and Interest: The Tax Assessor-Collector may waive penalties, or interest accrued from delinquent payments or nonpayment, to pursuant to applicable law. The County is authorized to collect partial payments of taxes as provided under Chapter 31 of the Tax Code. The County will perform any refunds as required pursuant to applicable law.

2.9 Tax Records: The Taxing Unit may audit the tax records that are related to services the Tax Assessor-Collector performs pursuant to this Contract during reasonable times. The Taxing Unit shall pay all expenses related to any audit it requests. The Taxing Unit shall provide a copy of the report and related papers of any audit it conducts to the Tax Assessor-Collector and the County.. Neither the County, nor the Waller County Auditor will perform any audit of the Taxing Unit. Extent of Obligations: The Tax Assessor-Collector shall perform all duties related to tax assessment and collection. The Taxing Unit agrees that notwithstanding the obligations contained within this Contract, the Taxing Unit is not reserving any authority that would compete or interfere with the responsibilities of the Tax Assessor-Collector.

SECTION 3. PAYMENT FOR SERVICES

3.1 Fee for Services: The Taxing Unit shall pay the County $1.00 per account of taxable property on the tax roll for which the Tax Assessor-Collector assesses and/or collects ad valorem taxes for the Taxing Unit.

3.2 Payment: Payment shall be made from the Tax Assessor-Collector's first collection of the current year's taxes, and deducted from the first disbursement of tax revenue to the Taxing Unit for the applicable tax year. If the amount collected does not cover the Fee for Services, The Tax Assessor-Collector shall issue an invoice to the Taxing Unit's governing body, at the address of the governing body contained within this Contract, of the outstanding balance owed to the County. Payment shall be due on any invoice issued by the Tax Assessor-Collector within 30 days of its due date.

3.3 Reporting: The Tax Assessor-Collector shall report all amounts taxes collected and payments deducted from any and all disbursements to the Taxing Unit.

3.4 Additional Costs Incurred: In the event that the Fee for Services is less than the actual cost incurred by the Tax Assessor-Collector in providing the services pursuant to this Contract, the Taxing Unit shall reimburse the County for the actual costs incurred. In such an event, the Tax Assessor-Collector shall provide the Taxing Unit with an invoice that shows the actual costs incurred. The Taxing Unit shall pay the invoice within 30 days of its receipt.

3.5 Payment After Termination: In the event the Contract is terminated in accordance with Section 4, the Taxing Unit shall pay the final invoice within 30 days of receipt of the invoice.

SECTION 4. TERM AND TERMINATION

4.1 Agreement Term: The term of this Contract shall begin on the Effective Date and shall end on **September 30, 2026** ("Initial Term"). Upon expiration of the Initial Term, the Agreement may be renewed for additional one (1) year periods by official action of the governing body of the Taxing Unit and the Waller County Commissioners Court ("Renewal Term").

4.2 Termination for Failure to Pay: The County may, in its sole discretion terminate this Contract without notice if the Taxing Unit fails to make a payment within 30 days of an invoice due date. The County's failure to demand payment is not a waiver of the Taxing Unit's obligation to make timely payment.

4.3 Termination for Cause or Convenience: Either Party may terminate this Contract for cause or convenience by providing written notice to the other Party at the address of the governing body contained within this Contract. The notice must state the reasons for such termination. The Contract shall continue in force for the 30 day notice period.

4.4 Notice of Termination: The terminating Party shall provide 30 days written notice of termination to the other Party as provided in Section 4.3.

4.5 Payment for Services Rendered Prior to Termination: The Taxing Unit shall pay County for all services rendered by the Tax Assessor-Collector pursuant to this Contract through the end of the 30 day notice period specified in Section 4.4. The Tax Assessor-Collector shall provide an invoice to the Taxing Unit for all outstanding balances owed to the County, including any owed for services rendered during the 30 day notice period.

4.6 Records After Termination: In the event of Termination and upon written request of the Taxing Unit, the County will provide the Taxing Unit copies of all necessary records pertaining to the assessment and collection of the Taxing Unit's taxes. The Taxing Unit shall pay the County for the reasonable costs associated with the provision of the records pursuant to this Section.

SECTION 5. PROPERTY VALUATION

5.1 Property Valuation: The County and Taxing Unit acknowledge and understand that the Waller County Appraisal District determines the value of all property subject to ad valorem taxation, and provides the property valuation to the Tax Assessor-Collector for tax assessment. After the assessments are made and certified, the Tax Assessor-Collector will not alter any assessment in any way. In the event that the Waller County Appraisal District alters an assessment, the Tax Assessor-Collector shall record that change pursuant to applicable law.

SECTION 6. LIMITATION OF LIABILITYAND INDEMNIFICATION

6.1 Limitation of Liability: Neither the County, nor the Tax Assessor-Collector shall be liable to the Taxing Unit for any claims, damages, or attorney's fees arising from or related to the intentional acts, negligence, wrongful acts, or omissions of County's or the Tax Assessor-Collector's officials or employees. Furthermore, the Taxing Unit waives any and all claims against the County which it may now or hereafter have for any and all acts of negligence alleged in the performance or the administration of this Contract.

6.2 INDEMNIFICATION. TAXING UNIT AGREES TO DEFEND, HOLD HARMLESS, AND INDEMNIFY COUNTY, THE TAX ASSESSOR-COLLECTOR AND THEIR OFFICIALS, EMPLOYEES, AGENTS, INSURERS AND REPRESENTATIVES FROM AND AGAINST ANY AND ALL CLAIMS, DAMAGES, DEMANDS, LOSSES, COSTS, ASSESSMENTS, AND EXPENSES, INCLUDING ATTORNEYS' FEES AND COURT COSTS (COLLECTIVELY, THE "LIABILITIES"), INCURRED OR SUFFERED BY COUNTY, THE TAX ASSESSOR-COLLECTOR AND THEIR OFFICIALS, EMPLOYEES, AGENTS, INSURERS AND REPRESENTATIVES THAT ARISE OUT OF OR RESULT FROM ANY CAUSE OR CLAIM OR ANY NEGLIGENT OR WRONGFUL ACT OR FAILURE TO ACT BY TAXING UNIT OR ITS OFFICERS,

EMPLOYEES, AGENTS, OR REPRESENTATIVES, OR ITS SUBCONTRACTORS OR ASSIGNS, FOR LIABILITIES THAT ARISE OR RESULT FROM THE ACTS OR OMISSIONS OF TAXING UNIT IN ITS PERFORMANCE OF THIS AGREEMENT. THIS INDEMNITY SHALL NOT COVER ANY LIABILITIES, CLAIMS, DAMAGES, LOSSES, OR EXPENSES, INCLUDING ATTORNEYS' FEES CAUSED BY, OR RESULTING FROM, LIABILITIES THAT ARE SOLELY ATTRIBUTABLE TO THE GROSS NEGLIGENT ACTS OR OMISSIONS OF COUNTY, THE TAX ASSESSOR-COLLECTOR OR THEIR OFFICIALS, EMPLOYEES, AGENTS, OR REPRESENTATIVES OR ANY LEGAL ENTITY FOR WHOSE GROSS NEGLIGENT ACTION OR OMISSION COUNTY MAY BE LIABLE. IN NO EVENT SHALL COUNTY OR THE TAX ASSESSOR-COLLECTOR BE DEEMED TO HAVE WAIVED ANY IMMUNITY, DEFENSE OR LIABILITY CAP AVAILABLE TO IT BY LAW.

SECTION 7. INDEPENDENT CONTRACTOR

7.1 Independent Contract: Each Party has and retains the exclusive right of control over its employees and contractors assigned to perform services under this Contract. Neither Party has the authority to bind or otherwise obligate the other Party orally, in writing, or otherwise. Each Party providing services to the other Party pursuant to this Contract is providing services as an independent contractor. Nothing in this Contract creates an employer-employee relationship between the employees of one Party and the other Party.

SECTION 8. MISCELLANEOUS

8.1 Entire Agreement: This Contract embodies the complete agreement of the Parties hereto, superseding all oral or written previous and contemporary agreements between the Parties and relating to matters in this Contract.

8.2 Amendments and Modifications: The Contract may not be modified, altered, or amended except by written instrument duly approved by the governing bodies of both Parties, and executed by both Parties.

8.3 Jurisdiction and Venue: This Contract is made in and shall be construed according to the laws of the State of Texas, without regard to its conflict of laws provisions. Venue of any court action(s) brought directly or indirectly by reason of this Contract shall be in a court of competent jurisdiction in Waller County, Texas. This Contract is made and is to be performed in Waller County, Texas.

8.4 Compliance with Law: The Parties hereby agree to comply with all federal, state, and local laws and ordinances applicable to the services to be performed under this Contract.

8.5 Severability: If any provision of this Contract is invalid, illegal, or unenforceable under any applicable statute, court decision, or rule of law, it is to that extent to be deemed omitted. In such event, there shall be substituted for such deleted provisions a provision as similar as possible in terms and in effect to such deleted provision that is valid, legal, or enforceable. The remainder of the agreement shall be valid and enforceable to the maximum extent possible.

8.6 Force Majeure: Except for the obligation to pay for the services rendered, each Party may be relieved of any obligation to the extent that its ability to perform its obligation is prevented or impaired by any cause generally recognized under Texas law as force majeure.

8.7 Titles Not Restrictive: The titles assigned to the various sections and paragraphs of this Contract are for convenience only. Titles shall not be considered restrictive of the subject matter of any part of this Contract.

8.8 No Third-Party Beneficiaries: This Contract does not inure to the benefit of any third party, except permitted successor or assigns.

8.9 Confidentiality: The County and Tax Assessor-Collector are bound by Texas Government Code Chapter 552, the Public Information Act, and other laws concerning government records. The County will make good faith efforts to promptly notify the Taxing Unit if any such information is requested in a public information request, subpoena, or other method so the Taxing Unit may argue against the release of such information. Taxing Unit recognizes and understands that the final decision as to what information must be disclosed pursuant to the PIA lies with the Texas Attorney General. The Taxing Unit further agrees that the County may furnish information acquired through or pursuant to this Contract and that is requested through the PIA to the Texas Attorney General for a determination of whether the information must be disclosed. Neither the County, nor the Tax Assessor-Collector, or any of either's officers, or employees shall have any liability or obligation to any party for the disclosure to the public, or to any person or persons, of any items or data furnished to the County or Tax Assessor-Collector by the Taxing Unit in reliance on any statute, court opinion, court order, or the advice, decision, or opinion of the Texas Attorney General.

8.10 Authority to Sign: Signatories to this Contract represent and warrant that they have the authority to bind the respective parties.

8.11 Notices: Any written notice required to be given under this Contract shall be in writing and shall be delivered by certified mail, return receipt requested. Notices shall be deemed received when the notice is deposited in the mail, enclosed in a wrapper with the proper postage paid. Any notice or certification to be provided pursuant to this Contract shall be delivered to the following persons, unless a substitute representative is designated in writing:

County:

Attn: County Judge
425 FM 1488, Suite 106
Hempstead, Texas 77445

With a copy to:

Waller County Tax Assessor-Collector
Attn: Tax Assessor
730 9th St.
Hempstead, TX 77445

East Waller County Management District

Attn: President, Board of Directors
600 W 5th Street, Suite 900
Austin, TX 78701

[Signature Page Follows]

IN WITNESS WHEREOF, this Contract is executed by authority of the governing bodies of the respective Parties hereto.

For the County:

_____ _____
County Judge Date
Carbett "Trey" Duhon, III

ATTEST:

_____ _____
County Clerk Date
Debbie Hollan

APPROVED:

_____ _____
County Tax Assessor-Collector Date
Carolyn Miedke

For the Taxing Unit:

_____
Chairman
Lisa Cooper

ATTEST:

_____
Title: Secretary
Name: Kevin Vader

County Auditor's Form 58I
Harris County, TX (REV. 09/01/2024)

INVOICE

Invoice No: 0000024928
Invoice Date: 9/2/25
Page: 1 of 1

Remit To:

Harris County Accounts Receivable – General
Dept 300
PO Box 4354
Houston, TX 77210-4354

Customer No: 0000003180
Payment Terms: Net 30
Due Date: 10/2/25

Bill To:

WALLER COUNTY
ATTN CO TREASURER
836 AUSTIN ST STE 316
HEMPSTEAD TX 77445
United States

AMOUNT DUE: **7,033.00 USD**

Amount Remitted

For billing questions, please call Accounts Receivable at (832) 927-4550

Line	Description	Quantity	UOM	Unit Amt	Original Net Amount
1	Appellate court reimbursements	1.00	EA	3,516.00	3,516.00
2	Appellate court reimbursements	1.00	EA	3,517.00	3,517.00

Subtotal: 7,033.00

AMOUNT DUE: **7,033.00 USD**

FY2024 Appellate charges.

Please make prompt payment to the remittance address above. Credit card payments are not accepted. Accounts not paid in full by the due date will be referred to the Harris County Attorney's Office for collections.

Registration # 026979
Joan Sargent Waller Co. Treasurer
Deputy JB Date 9-9-25

SEP8'25AM10:22TREASURER

SEP9'25PM3:37AUDITOR

00000031800000024928000007033003

Invoice

Waller County Economic Dev.
519 9th St Suite A.
Hempstead, TX 77445

SEP10'25AM11:32AUDITOR

Bill To
Waller County 425 FM 1488 Hempstead, TX 77445

Date	Invoice No.	P.O. Number	Terms	Project
10/01/25	2688	contract	Net 15	

Item	Description	Quantity	Rate	Amount
County Contract payment	2025 Contract - 4th Qtr Pymt Registration # 027010 Joan Sargent Waller Co. Treasurer Deputy JG Date 9-10-25		75,000.00	75,000.00
			Subtotal	$75,000.00
			Sales Tax	$0.00
			Total	$75,000.00

SEP9'25AM11:46TREASURER

INVOICE

Fort Bend Medical Examiner
3840 Bamore Road
Rosenberg, TX 77471

kelley.large@fortbendcountytx.gov
+1 (832) 471-4011

Bill to
Judge Trey Duhon
Waller County Judge
425 FM 1488
Suite 106
Hempstead, TX 77445

Ship to
Judge Trey Duhon
Waller County Judge
425 FM 1488
Suite 106
Hempstead, TX 77445

Invoice details
Invoice no.: 1545
Terms: Net 30
Invoice date: 09/02/2025
Due date: 10/02/2025

026960
Registration # _____
Joan Sargent Waller Co. Treasurer
Deputy JG Date 9-9-25

#	Date	Product or service	Description	Qty	Rate	Amount
1.	07/23/2025	**Autopsy**	Full Autopsy Case# 25-01901WL ordered by Judge J.R. Woolley	1	$2,600.00	$2,600.00

Total **$2,600.00**

Ways to pay

BANK

View and pay

SEP 3 '25 AM 11:42 TREASURER

THE RANDLE LAW OFFICE LTD., L.L.P.

INVOICE

The Randle Law Office
820 Gessner, Suite 1570
Houston, TX - Texas 77024

Invoice #: 7125
Date: 09-02-2025

Waller County

Matter Name:Sandhill and Falcon Development Agreement

Services

Date	Staff	Description	Hours	Rate	Amount
08-25-25	AT	Review revisions.	1.70	400.00	$680.00

Services Subtotal: $680.00

Subtotal	$680.00
Total	$680.00
Payment	$0.00
Balance Due	$680.00

Detailed Statement Account Summary

Previous Balance:	$4,600.00
New Charges:	$680.00
Payments Applied:	$4,600.00

Payment Date	Invoice No	Amount
08-26-25	6988	$4,600.00

Total Amount Outstanding: $680.00

Timekeeper Summary

Name	Initials	Hours	Rate	Total
Alexandra Tolbert	AT	1.70	400.00	$680.00

To pay by credit card, please call our office at 281-657-2000
Firm Tax ID 20-3850938

THE RANDLE LAW OFFICE LTD., L.L.P.

INVOICE

The Randle Law Office
820 Gessner, Suite 1570
Houston, TX - Texas 77024

Invoice #: 7124
Date: 09-02-2025

Waller County

Matter Name:Sagebrush Development Agreement

Services

Date	Staff	Description	Hours	Rate	Amount
08-25-25	AT	Review revisions.	2.00	400.00	$800.00

Services Subtotal: $800.00

Subtotal	$800.00
Total	$800.00
Payment	$0.00
Balance Due	$800.00

Detailed Statement Account Summary

Previous Balance:	$1,720.00
New Charges:	$800.00
Payments Applied:	$1,720.00

Payment Date	Invoice No	Amount
09-08-25	7042	$1,720.00

Total Amount Outstanding: $800.00

Timekeeper Summary

Name	Initials	Hours	Rate	Total
Alexandra Tolbert	AT	2.00	400.00	$800.00

To pay by credit card, please call our office at 281-657-2000
Firm Tax ID 20-3850938

THE RANDLE LAW OFFICE LTD., L.L.P.

INVOICE

The Randle Law Office
820 Gessner, Suite 1570
Houston, TX - Texas 77024

Invoice #: 7123
Date: 09-02-2025

Waller County

Matter Name:Fieldstone Landing Development Agreement

Services

Date	Staff	Description	Hours	Rate	Amount
08-05-25	AT	Review developer revisions for needed comments.	0.50	400.00	$200.00
08-25-25	AT	Review revisions and make recommendations.	2.80	400.00	$1,120.00

Services Subtotal: $1,320.00

Subtotal	$1,320.00
Total	$1,320.00
Payment	$0.00
Balance Due	$1,320.00

Detailed Statement Account Summary

Previous Balance:	$9,007.00
New Charges:	$1,320.00
Payments Applied:	$9,007.00

Payment Date	Invoice No	Amount
08-26-25	6986	$2,160.00
09-08-25	7040	$6,847.00

Total Amount Outstanding: $1,320.00

Timekeeper Summary

Name	Initials	Hours	Rate	Total
Alexandra Tolbert	AT	3.30	400.00	$1,320.00

To pay by credit card, please call our office at 281-657-2000
Firm Tax ID 20-3850938

QUIDDITY

Invoice Total $10,999.00

Invoice #: ARIV1036527
Invoice date: 4/28/2025
Project Number: R0029-0080-01

Carbett Trey Duhon
Waller County, Texas
836 Austin Street Ste 316
Hempstead, TX 77445

PAYMENT POLICY

Payments are due upon receipt. Our standard payment options are check or ACH. We also accept all major credit cards subject to a 2.5% convenience fee. Please send remittance advice to AccountsReceivable@quiddity.com

Remit Address
Quiddity Engineering
PO Box 991
Houston, TX 77001

ACH Info
Vantage Bank
Acct #: 108119104
ABA #: 114915272

For professional services from 21-Jun-2024 through 11-Apr-2025

Waller County GLO - Diemer

Progress detail

Phase	Fee	Percent complete	Previous billing	Remaining contract	Current billing
Diemer Project Management	6,080.00	100.00%	6,080.00	0.00	0.00
Diemer Prelim Roadway	13,763.00	100.00%	13,763.00	0.00	0.00
Diemer Final Roadway	99,125.00	100.00%	99,125.00	0.00	0.00
Diemer Miscellanous Design	5,125.00	100.00%	5,125.00	0.00	0.00
Diemer Survey	31,000.00	100.00%	31,000.00	0.00	0.00
Diemer Expenses	400.00	100.00%	400.00	0.00	0.00
Diemer CPS	20,000.00	100.00%	11,001.00	0.00	8,999.00
Diemer Parcel Mapping	13,500.00	100.00%	13,500.00	0.00	0.00
AD Ranch Staking	2,000.00	100.00%	0.00	0.00	2,000.00
Subtotal	190,993.00	100.00%	179,994.00	0.00	10,999.00
				Subtotal	10,999.00
				Invoice subtotal	10,999.00
				Total	**10,999.00**

Billings to date	Current	Prior	To-Date
Fee	10,999.00	179,994.00	190,993.00

Outstanding invoices

Invoice	Date	Balance
ARIV1025827	10/9/2024	21,028.19

Waller County Check Request/Reimbursement Form

Employee submitting request: Julie Adams

Department: Road and Bridge

Total Amount Due: $151,574.98

Please make check payable to:

Name: GFT Infrastructure, Inc.

Address: PO Box 829160

Philadelphia, PA 19182-9160

Please mail check to:

Name: GFT Infrastructure, Inc.

Address: PO Box 829160

Philadelphia, PA 19182-9160

Purpose of check: Invoice # 81708-01-01 Waller County - Owens Rd

For Professional Services Rendered April 1, 2025 through June 30, 2025

Charge to GL line: 605-605-545405

Julie Adams 9-4-25

Signature of Person Submitting Request **Date**

J. Ross McCall 9-15-25

Signature of Official/Department Head Submitting Request **Date**

GFT

Check Payment Information:
Gannett Fleming, Inc. | GFT Infrastructure, Inc.
PO Box 829160, Philadelphia, PA 19182-9160 **Federal EIN:** 25-1613591
ACH/EFT Payment Information:
Account Name: Gannett Fleming, Inc. | GFT Infrastructure, Inc. **ABA:** 031312738 **Account No.:** 5003165655
Wire Routing No.: 043000096 **SWIFT:** PNCCUS33 (required for international payments)
Send Remit Info: AccountsReceivable@gftinc.com
Send Audit Inquiries: GovtContractAudit@gftinc.com
All Other Inquires Contact the Project Team

Attention: J. Ross McCall
Waller County
775 Business US 290 East
Hempstead, TX 77445
UNITED STATES

Invoice : 081708-01-01
Invoice Date : 7/22/2025
Due Date: 8/21/2025
Project : 081708
Project Name : Waller Cty Owens Rd - Mobility Bond Eng.
Bill Term : 01

For Professional Services Rendered For 4/1/2025 Through 6/30/2025

Contract : GFC756078
Contract Name : Waller County
Contract Date : 4/10/2025

Waller County 2023 Mobility Bond Program - Project No. 23310

Waller Cty Owens Rd - Mobility Bond Eng.

				Billings		
		Fee	% Complete	To Date	Previous	Current
1 - Project Management		51,130.00	30.00	15,339.00	0.00	15,339.00
2 - Preliminary Engineering		123,130.00	40.00	49,252.00	0.00	49,252.00
3 - Final Design		260,320.00	0.00	0.00	0.00	0.00
4 - SUE - Utility Engineering		63,667.00	22.03	14,025.95	0.00	14,025.95
5 - Geotechnical Investigation		41,111.00	35.34	14,528.63	0.00	14,528.63
6 - Environmental		23,320.00	31.97	7,455.40	0.00	7,455.40
7 - Right-of-Way Survey		170,525.00	29.89	50,974.00	0.00	50,974.00
	Total :	733,203.00	20.67	151,574.98	0.00	151,574.98

			Billings		
	Fee	Available	To Date	Previous	Current
8 - Expenses	3,500.00	3,500.00	0.00	0.00	0.00
9 - Construction Phase Services	67,860.00	67,860.00	0.00	0.00	0.00
Total :	71,360.00	71,360.00	0.00	0.00	0.00

Current Billings		151,574.98
Amount Due This Bill	**US**	151,574.98

Total Fee :	804,563.00
To Date Billings :	151,574.98
Total Remaining :	652,988.02

Owens Road from University Road to James Muse Parkway in Waller County, Texas
Waller County Mobility Bond Program - Project No. 23310

PHASE	CONTRACT FEE	% COMPLETE	BILLED TO DATE	PREVIOUSLY BILLED	CURRENT BILLING	FEE REMAINING
Project Management (GF)	$ 51,130.00	30.00%	$ 15,339.00	$ -	$ 15,339.00	$ 35,791.00
Preliminary Engineering (GF)	$ 123,130.00	40.00%	$ 49,252.00	$ -	$ 49,252.00	$ 73,878.00
Final Design (GF)	$ 260,320.00	0.00%	$ -	$ -	$ -	$ 260,320.00
SUE - Utility Engineering (Cobb Fendley)	$ 63,667.00	22.03%	$ 14,025.95	$ -	$ 14,025.95	$ 49,641.05
Geotechnical Investigation (HTS)	$ 41,111.00	35.34%	$ 14,528.63	$ -	$ 14,528.63	$ 26,582.37
Environmental (Terracon)	$ 23,320.00	31.97%	$ 7,455.40	$ -	$ 7,455.40	$ 15,864.60
Right-of-Way Survey (Weisser)	$ 170,525.00	29.89%	$ 50,974.00	$ -	$ 50,974.00	$ 119,551.00
Other Direct Costs (GF)	$ 3,500.00	0.00%	$ -	$ -	$ -	$ 3,500.00
Additional Services						
Construction Phase Services (GF)	$ 67,860.00	0.00%	$ -	$ -	$ -	$ 67,860.00
Total Management & Engineering Fees	$ 804,563.00	18.84%	$ 151,574.98	$ -	$ 151,574.98	$ 652,988.02

Progress Report No. 01

Owens Road

From University Drive to Kirkpatrick Road

Waller County 2023 Mobility Bond Program – Project No. 23310

Reporting Period: April 15, 2025 to June 30, 2025

Report Date: July 07, 2025

Reported by: GFT

1. Activities this Billing Period

1.1 Project Management (GFT)

- Held kickoff meeting with LJA on 04/10/2025.
- Held internal kickoff meeting with subconsultants on 04/30/2025.
- Conducted bi-weekly coordination meetings with subconsultants.
- Held monthly progress meetings with LJA.
- Prepared and submitted project milestone schedule to LJA.
- Executed subconsultant contracts.
- Coordinated with LJA for design clarifications.
- Developed financial tracking spreadsheet.
- Mailed ROE letters to the property owners, collected responses.

1.2 Survey (Weisser)

- Completed field work in May 2025.
- Prepared and submitted preliminary survey file on 06/09/2025.
- Addressed comments from GFT and submitted updated survey file and tin file in June 2025.
- Prepared preliminary base file of existing ROW. Coordinated with Prairie View A&M to obtain existing property line information.

1.3 SUE (Cobb Fendley)

- Place 811 calls, records research, request utility records from identified owners.
- Created Utility Contact List and SUE Exhibits.
- Completed QL B SUE work and processed survey data.
- Began QL D and QL C SUE work and updated SUE file.

1.4 Geotechnical (HTS)

- Completed field work (drilling and sampling) along the roadway portion of the project in May.
- Began Laboratory testing of soil samples.

1.5 Environmental Studies (Terracon)

- Prepared and submitted drafts of three reports:
  - Cultural Resources on 05/07/2025.
  - Phase I ESA on 05/30/2025
  - Wetlands and Endangered Species on 06/10/2025.
  - Coordinated with GFT to address review comments.

1.6 Schematic Design (GFT)

- Collected project information and design criteria.
- Developed aerial and existing EOP base files.
- Developed the CAD structure for the roll plot.
- Drafted preliminary existing & proposed typical sections.
- Created preliminary horizontal alignment base file.
- Developed three TCP options and submitted for review.

2. Activities Next Month

2.1 Project Management (GFT)

- Continue to hold bi-weekly meetings with the subconsultants and monthly meetings with LJA.
- Continue to update project progress report.

2.2 Survey (Weisser)

- Update survey file based on comments from GFT and Cobb Fendley.
- Update existing ROW base file with property information.

2.3 SUE (Cobb Fendley)

- Complete QL D and Q C SUE work and update SUE file.
- Begin review of utility conflicts.

2.4 Geotechnical (HTS)

- Complete Laboratory testing of soil samples.
- Complete Engineering Analysis and prepare Geotechnical Report for review.

2.5 Environmental Studies (Terracon)

- Address review comments and finalize reports.

2.6 Schematic Design (GFT)

- Create a roll plot with aerial imagery, preliminary horizontal alignment, and proposed edge of pavement (EOP) for Option 1.
- Create options for University Drive and Herman T. Jones Elementary School.
- Create TCP roll plots of alternatives based on example provided.

3. Project Issues

- It was determined that traffic counts at University Drive and Herman T. Jones Elementary School will be obtained in September 2025. This will push the schedule to the dates shown below.

4. Schedule of Submittals

- Expected 10% (draft roll plot) submittal: October 2025
- Expected PER submittal: October 2025
- Expected 30% submittal: December 2025
- Expected 70% submittal: March 2026
- Expected 100% (final) submittal: May 2026

Michael J. Kaspar, P.E.

Julie Adams

From: Daniel Freeman <dfreeman@lja.com>
Sent: Thursday, September 4, 2025 3:33 PM
To: Ross McCall; Luke Fortkamp
Cc: Julie Adams; John Tyler
Subject: 2023 Mobility Bond Invoice; Owens Road; Invoice 1
Attachments: 20250722-Invoice#081708-01-01-GannettFleming-OwensRoad-23310.pdf

CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know that the content is safe.

Ross/Luke,

Subject invoice for your review. **This invoice has been revised, and I don't think it got processed to you. I sent you Invoice 2 earlier this week. Again, this is a revision to Invoice #1.**

Project #: 23310
Project Name: Owens Road
Consultant: Gannett Fleming
Percent spent so far: 18.8%
Design Schedule Changes: none

Invoice Date	Invoice #	Invoice $
7/22/2025	081708-01-01	$ 151,574.98

Please let me know if you need anything else.

Feel free to call me at 512-413-6764 if you have questions on this.

Thanks,

Daniel W. Freeman | Project Director
Program Management
O: 512.767.7300 | D: 512.366.3568 | C: 512.413.6764
1904 W Grand Parkway N, Suite 100, Katy, TX 77449
EMPLOYEE-OWNED. CLIENT FOCUSED.
www.lja.com

LJA PROGRAM MANAGEMENT Top Workplaces USA | 2023

NOTICE OF PUBLIC HEARING

WALLER COUNTY COMMISSIONERS' COURT
October 1st, 2025 @ 9:00 A.M.
COMMISSIONERS' COURTROOM
Waller County Joe Kuciemba Annex, 425 FM 1488 Hempstead, Texas 77445

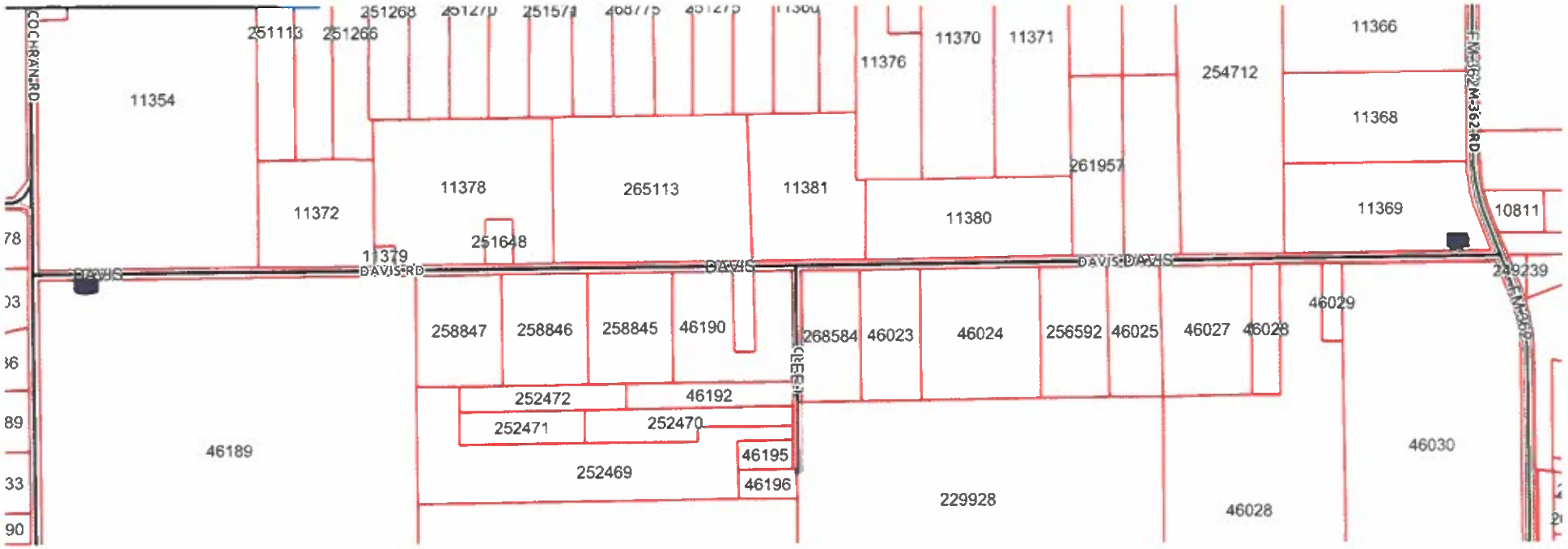
The Waller County Commissioners' Court will conduct a Public Hearing under the Authority of Chapter 251.152, Transportation Code, to consider the establishment and the installation of " **No Thru Trucks**" signs on the following roads:

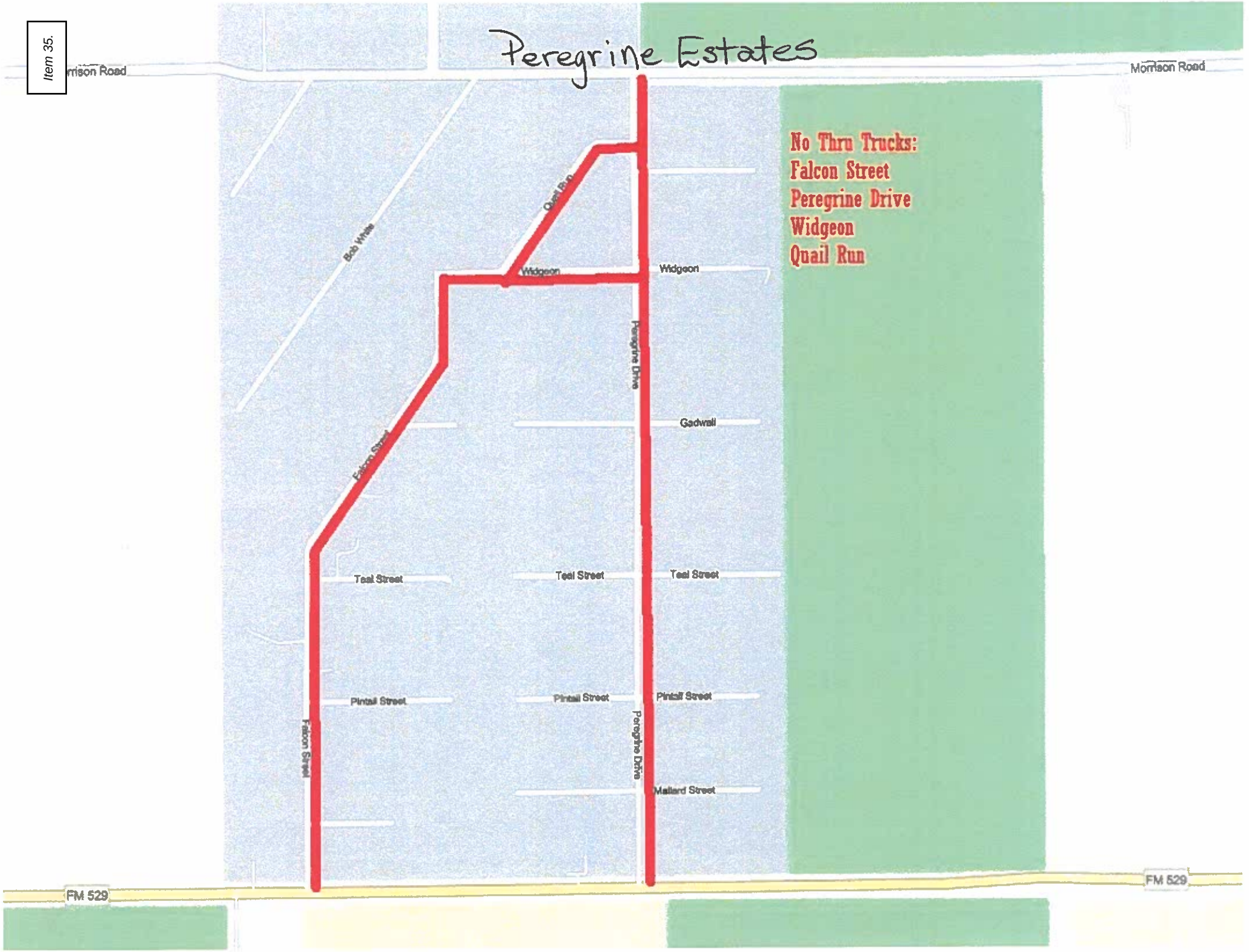
DAVIS RD – Between Cochran Rd and FM 362, Waller, Texas
FALCON ST – Peregrine Estates, Brookshire, Texas
PEREGRINE DR - Peregrine Estates, Brookshire, Texas
WIDGEON – Peregrine Estates, Brookshire, Texas
QUAIL RUN RD - Peregrine Estates, Brookshire, Texas
(Peregrine Estates is located between Morrison Rd. and FM 529)

All interested persons are encouraged to attend and participate in the Public Hearing.

Item 35.

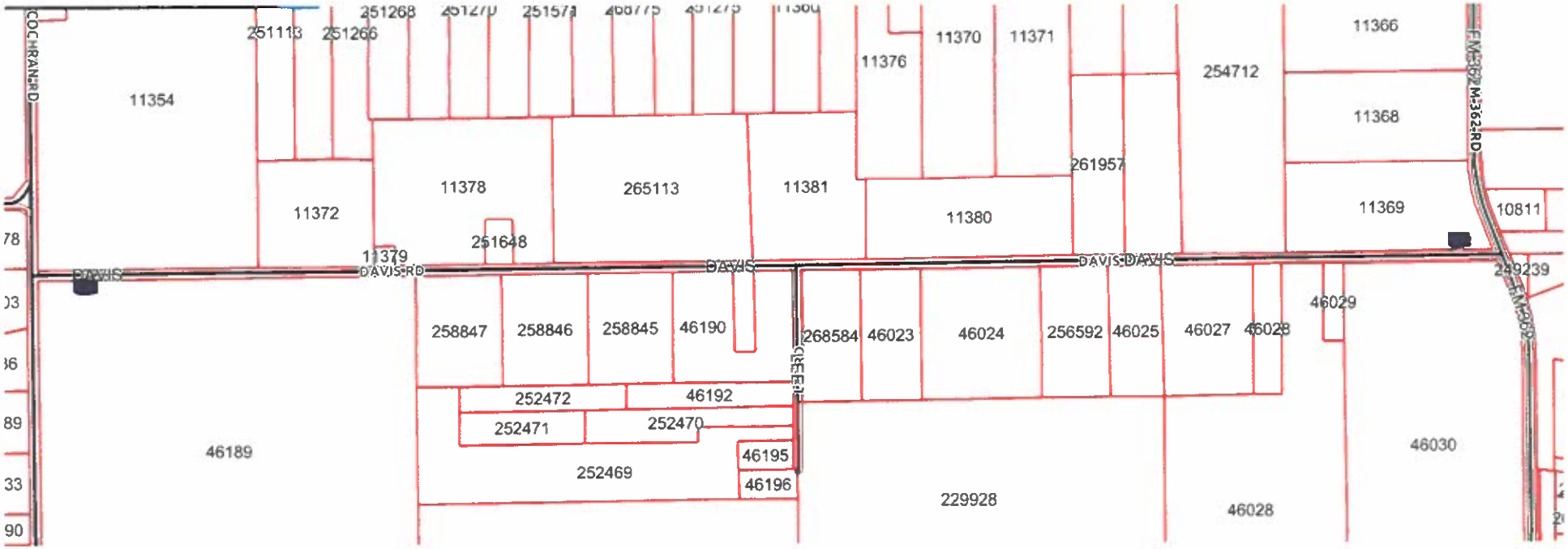
DAVIS Rd.

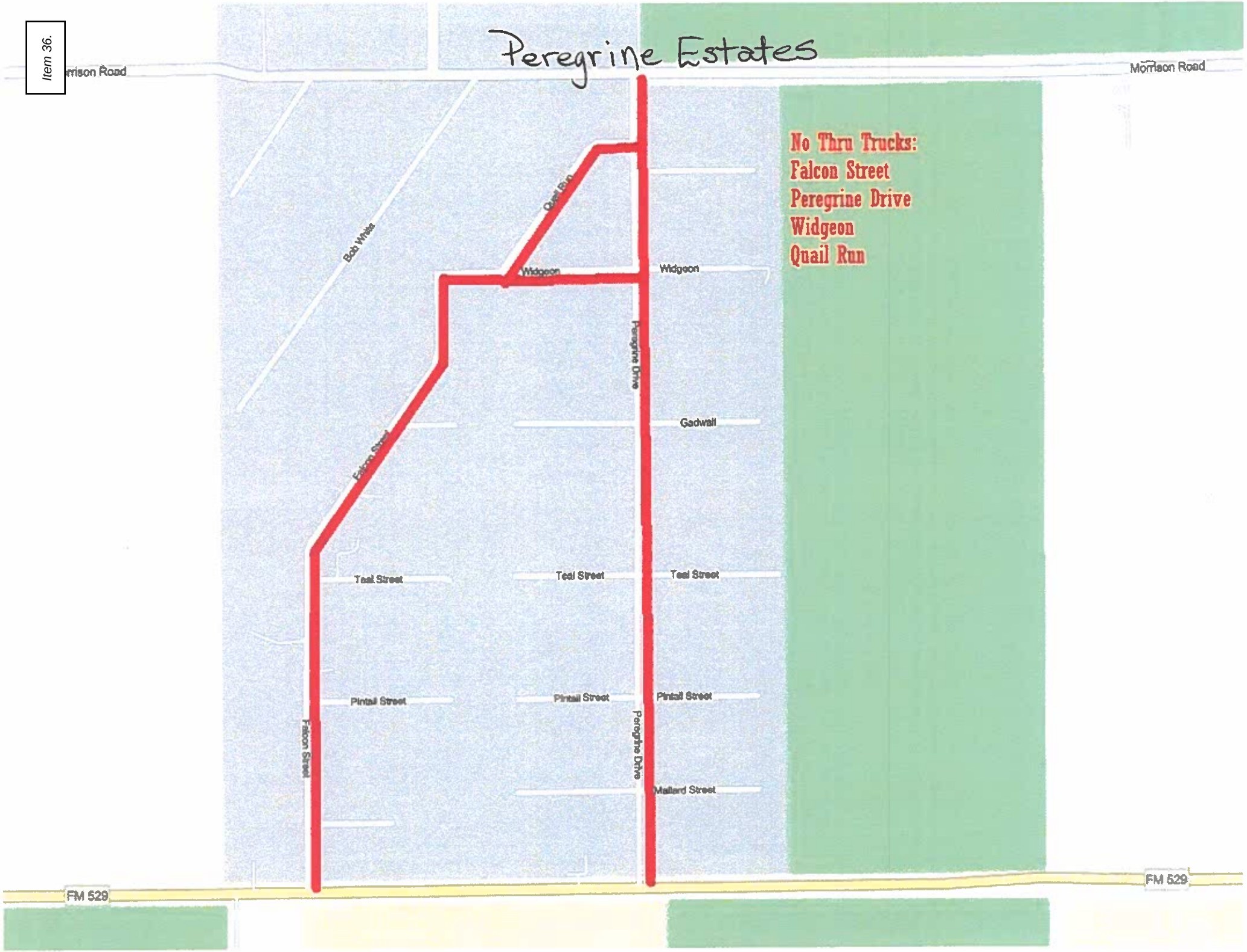



Peregrine Estates
Morrison Road
Morrison Road
No Thru Trucks:
Falcon Street
Peregrine Drive
Widgeon
Quail Run
Bob White
Quail Run
Widgeon
Widgeon
Peregrine Drive
Gadwall
Falcon Street
Teal Street
Teal Street
Teal Street
Pintail Street
Pintail Street
Pintail Street
Falcon Street
Peregrine Drive
Mallard Street
FM 529
FM 529

Item 36.

DAVIS Rd.




Peregrine Estates
Morrison Road
Bob White
Quail Run
Widgeon
Widgeon
Peregrine Drive
Gadwall
Falcon Street
Teal Street
Teal Street
Teal Street
Pintail Street
Pintail Street
Pintail Street
Falcon Street
Peregrine Drive
Mallard Street
FM 529
FM 529
No Thru Trucks:
Falcon Street
Peregrine Drive
Widgeon
Quail Run

2026 Waller County Resolution
Texas Indigent Defense Grant Program

WHEREAS, under the provisions of the Texas Government Code Section 79.037 and Texas Administrative Code Chapter 173, counties are eligible to receive grants from the Texas Indigent Defense Commission to provide improvements in indigent defense services in the county; and

WHEREAS, this grant program will assist Waller County (County) in the implementation and the improvement of the indigent criminal defense services in the County; and

WHEREAS, Waller County Commissioners' Court (Commissioners' Court) has agreed that in the event of loss or misuse of the funds, Commissioners' Court assures that the funds will be returned in full to the Texas Indigent Defense Commission.

NOW THEREFORE, BE IT RESOLVED and ordered that the County Judge of this county is designated as the Authorized Official to apply for, accept, decline, modify, or cancel the grant application for the Indigent Defense Formula Grant Program and all other necessary documents to accept said grant; and

BE IT FURTHER RESOLVED that the County Auditor is designated as the Financial Officer for this grant.

Adopted this ____ day of October, 2025.

_____
Carbett "Trey" Duhon, III
Waller County Judge

Attest:

_____
Debbie Hollan
County Clerk

PAPE-DAWSON ENGINEERS

September 23, 2025

Mr. Ross McCall
County Engineer
775 Bus 290 East
Hempstead, TX 77445

Via Email: r.mccall@wallercounty.us

Re: Additional Services Request for Work Authorization No. 1 - On-Call Engineering Services
Waller County, Texas
PD Job Number 14042397-010

Dear Mr. McCall:

We are pleased to present this Additional Services Request to increase the budget of Work Authorization No. 1 from $100,000 to $200,000 for to facilitate on-going drainage construction plan and drainage report reviews as part of the On-Call Engineering Services. The work authorization no. 1 was authorized by commissioner's court on January 22, 2025. Our proposed scope of services and associated fees are as follows:

I. ON-CALL ENGINEERING SERVICES (TASK 502) $100,000

The Engineer will provide general consultation to the County Engineer and leadership in relation to the County's drainage and floodplain management needs. This can include but not limited to:

- Provide and attend meetings with the County or their representatives or other individuals as directed by the County Engineer.
- Create documentation of various items as directed by the County Engineer to include drainage review guidance documents, drainage review checklist, and review/recommend methodologies.
- Perform site visits as requested by County leadership.
- Create exhibits in association with infrastructure and/or County business as requested by the County Engineer.
- Provide engineering review of development and infrastructure plans in relation to the County adopted ordinances for drainage and floodplain management. This includes technical review and letter of recommendation for approval/denial to the County Engineer for submitted Drainage Impact Analysis and Master Drainage Plans as assigned by the County Engineer.
- Manage and perform work associated with miscellaneous engineering related services as requested by County Engineer.

Note: Any professional opinions expressed in AI generated meeting notes should be confirmed by the client in contract documents and communications.

SUMMARY OF SCOPE AND FEES

I.	On-Call Engineering Services	Task 502	$100,000
		Total:	**$100,000**

A budget increase of **$100,000.00** is the estimated cost of Pape-Dawson's current understanding of the additional services identified above. Upon signing of this ASR by the client, this ASR to be governed by the existing proposal for this project signed by the client and engineer on the 22nd day of January, 2025

We appreciate the opportunity to work with you on this project. If you concur with this request, please acknowledge your approval by signing in the space provided below and returning this letter to our office via email, fax, or US Mail for our records. If you have questions or need additional information, please do not hesitate to contact me at your earliest convenience.

Sincerely,
Pape-Dawson Consulting Engineers, LLC

James S. Wilcox

J. Stephen Wilcox, P.E. CFM
Vice President
Hydrology & Hydraulics

WALLER COUNTY

Signature:_____

Name:_____

Title:_____

Date:_____

WALLER COUNTY
ACCOUNTS PAYABLE CONTACT INFO

Email:_____

Silver CountyChoice℠
Texas Association of Counties
Retiree Medical Program

Transamerica Life Insurance Company & Retiree Rx Care
2026 Renewal Notice and Benefit Confirmation

Group: Waller County
Return to TAC by: October 1, 2025

Below are the new renewal rates for TLIC medical and Retiree RxCare prescription drug coverages. Please initial and complete each section below. An authorized signature on last page is required to confirm and accept your group's renewal. Email renewals to CCS@county.org.

PACKAGE PLANS

Current Plan: Package 1

	Medical Only	Med + Rx	Medicare Advantage
Current Rates:	$279.08	$559.39	$392.96
New Rates: (eff 1/1/2026)	$298.51	$592.84	$427.50

☑ Renew and keep current plan. OR

☐ Change Package option (select only one from the list below)

PACKAGE OPTIONS (Rates eff. 1/1/26)

☐ **Package 2**
- **Medical Only**: $165.61
- **Med+Rx**: $259.83
- **MedAdvantage**: $332.17

☐ **Package 3**
- **Medical Only**: $273.09
- **Med+Rx**: $542.59
- **MedAdvantage**: $332.17

_____ Initial to accept 2026 retiree package options rates.

MANAGE MY HEALTH (OPTIONAL)

☐ Add Manage My Health for an additional $10 per retiree per month.

_____ Initial to accept Manage My Health.

Silver CountyChoice℠
Texas Association of Counties
Retiree Medical Program

Transamerica Life Insurance Company & Retiree Rx Care
2026 Renewal Notice and Benefit Confirmation

Group: Waller County
Return to TAC by: October 1, 2025

BILLING AND CONTRIBUTION SCHEDULE

Please select your preferred billing option (Current billing option is Split):

☐ **Direct Bill:** Invoice for 100% of the cost to each retiree.

☐ **List Bill:** Invoice sent to the employer for 100% of the cost for each retiree. Employer will be responsible for collecting any premium due from retirees/spouses.

☑ **Split Bill:** Invoice will be sent to the group for employer subsidy and Amwins will send invoice to retiree for their remaining portion.

- **List/Split Billing**: Please indicate monthly contributions levels for Employer and Retirees:

	Medical Premium	Med+ Rx Premium	MedAdvantage
Paid by Employer	$ 200.00	$ 400.00	$ 300.00
Paid by Retiree	$ 98.51	$ 192.84	$ 127.50

_____ Initial to accept Billing Method.

CountyChoice Silver
Member Contact Designations
Waller County

Contracting Authority: As specified in the Interlocal Participation Agreement, each Member hereby designates and appoints a Contracting Authority of department head rank or above and agrees that TAC HEBP shall not be required to contact or provide **notices** to any other person. Further, any notice to, or agreement by, a Member's Contracting Authority, with respect to service or claims hereunder, shall be binding on the Member. Each Member reserves the right to change its Contracting Authority from time to time by giving written notice to TAC HEBP. Please complete each category below:

		Please list changes and/or corrections below
Name/Title:	**Carbett "Trey" J. Duhon County Judge**	
Address:	**425 FM 1488 Rd #102**	836 Austin St Ste 4300
	Hempstead, Tx 77445	Hempstead, TX 77445
Phone:	**(979) 826-7700**	
Fax:	**(979) 826-2112**	
Email:	**t.duhon@wallercounty.us**	

Primary Contact: Main contact for daily matters pertaining to retiree benefits.

		Please list changes and/or corrections below
Name/Title:	**Joan Sargent County Treasurer**	
Address:	**425 FM 1488 Road #102**	836 Austin St Ste 2200
	Hempstead, Tx 77445	Hempstead, TX 77445
Phone:	**979-472-3909**	
Fax:	**(979) 826-7709**	
Email:	**j.sargent@wallercounty.us**	

Billing Contact: Responsible for receiving all invoices relating to retiree benefits. (Not applicable if Direct Bill).

		Please list changes and/or corrections below
Name/Title:	**Joan Sargent County Treasurer**	
Address:	**425 FM 1488 Rd #102**	836 Austin St Ste 2200
	Hempstead, Tx 77445	Hempstead, TX 77445
Phone:	**(979) 826-7707**	
Fax:	**979-472-3909**	
Email:	**j.sargent@wallercounty.us**	

_____ 10/01/2025

Signature of County Judge or Contracting Authority **Date**

Carbett "Trey" J. Duhon, III

Please PRINT Name and Title

AMWINS™

Bring on the **Future**

2026 Package 1
Program Summary

Silver CountyChoice℠
Texas Association of Counties
Retiree Medical Program

2026 Package 1 Program Summary

Texas Association of Counties Health and Employee Benefits Pool is pleased to provide the 2026 Post-65 Group Retiree Healthcare Package 1 Program Summary.

Plan Designs & Rates:

Medical Plan

Underwritten by Transamerica Life Insurance Company

Medical Plan	Package 1
Monthly Cost	**$298.51**
Calendar Year Deductible*	$0
Skilled Nursing	0%
Part B Co-Insurance	0%
Out-of-Pocket Maximum**	Unlimited
Office Visit Co-pay	$0
Emergency Room Co-pay	$0

**Includes Part B Deductible (2025: $257).*

***Includes Calendar Year Deductible*

Prescription Drug Plan

Underwritten by MG Insurance Company through Retiree RxCare

Prescription Drug Plan (30 Day Retail)	Package 1
Monthly Cost:	**$294.33**
Annual Deductible:	$0
Tier 1: Generic	$5
Tier 2: Preferred Brand	$25
Tier 3: Non-Preferred Brand	$60
Tier 4: Specialty	25%
OPX that Triggers Catastrophic	$2,100
Catastrophic Member Copays:	$0

2026 Package 1 Program Summary

Plan Designs & *Rates (continued):*

MAPD Plan

Underwritten by Humana

MAPD Plan	Package 1
Monthly Cost	**$427.50**
Calendar Year Deductible*	$0
Part B Co-Insurance	0%
Out-of-Pocket Maximum**	Unlimited
Office Visit Co-pay	$0
Emergency Room Co-pay	$0
Part D Prescription	
Tier 1: Generic	$5
Tier 2: Preferred Brand	$25
Tier 3: Non-Preferred Brand	$60
Tier 4: Specialty	33%
OPX that Triggers Catastrophic	$2,100
Catastrophic Member Copays:	$0

2026 Package 1 Program Summary

Please contact Andrea Walker by October 1, 2025 if:

- If you don't already offer the complete Package 1 and are interested in offering the complete Package 1 for 2026.
- If you should need to make any changes to your primary contact or billing method for 2026.
- If your county doesn't already offer Manage My Health and would like to include this benefit for 2025 at an additional $10 Per Member Per Month.

Included with this summary is the TAC HEBP 2026 Renewal Notice and Benefit Confirmation. Please complete and initial each section and sign to confirm your renewal for 2026. The notice should be returned to Andrea Walker by **October 1, 2025.**

The following contacts at Amwins are available to help you with any questions about your plans.

Amwins Points of Contact

Vanessa Hagen, Team Lead, Relationship Manager
Phone: 401-734-4118 Email: vanessa.hagen@amwins.com

- All Day–to-Day issues, Escalations, Billing, ID cards, General Questions and Client Support.
- The Relationship Management Team will engage internal and external resources as needed.

Heide Sisson, Director, Relationship Management
Phone: 401-734-5939 Email: heide.sisson@amwins.com

DIWALI FIREWORKS PERIOD

(OCTOBER 23-MIDNIGHT, OCTOBER 22)

DEADLINE TO ADOPT ORDER: OCTOBER 3, 2025

Occupations Code, §2154.202(h), permits the commissioners court to adopt an order authorizing the sale of fireworks for Diwali (October 18 – 22).

If the court decides to permit the sale of fireworks during the Diwali period, the order must be adopted before October 3. If the court does not wish to permit the sale of fireworks during this period, no action is required.

Please note the distinction between this law (Occupations Code, §2154.202(h)), which **allows** the commissioners court at its **discretion** to **permit** fireworks sales for the holiday period and the other law (Local Government Code, §352.051) which **requires** the court to take action to **restrict or prohibit** sales during certain times of the year if drought conditions are present.

To assist the court in determining whether conditions are suitable for authorizing the sale of fireworks, the Texas A&M Forest Service is required to make its services available each day during the Diwali period to respond to the request of a county as to whether or not drought conditions exist. To obtain a determination from the Texas A&M Forest Service, call (979) 458-7331.

If the court decides to adopt such an order for Diwali, it may **restrict or prohibit** the sale of "restricted fireworks," which are defined as "skyrockets with sticks" and as "missiles with fins." A violation of the order is a Class C misdemeanor. Also, a citizen may file suit for an injunction to prevent a violation or threatened violation of the order.

Under Local Government Code §352.051(f), the county may also designate one or more "safe" areas where the use of restricted fireworks is not prohibited. In determining if an area may be considered "safe" the court should take into account whether adequate public safety and fire protection services are provided to the area.

A copy of Local Government Code §352.051, and the portions of the Occupations Code that define and explain permitted and prohibited fireworks, are available online at county.org/fireworks. A sample order authorizing the sale of fireworks during this period is provided on the following page. If your court decides to designate "safe" areas, the sample order will need to be modified to include appropriate language. If you have any questions, please contact the TAC Legal Department at (888) 275-8224.

STATE OF TEXAS
COUNTY OF WALLER

ORDER AUTHORIZING DIWALI FIREWORKS SALES

WHEREAS, the Commissioners Court of Waller County is authorized under Occupations Code Section 2154.202(h), to issue an order allowing retail fireworks permit holders to sell fireworks to the public in celebration of Diwali; and

WHEREAS, on the 1st day of October, 2025, the Commissioners Court of Waller County has determined that conditions are favorable to issue such an Order;

NOW, THEREFORE, the Commissioners Court of Waller County adopts this Order authorizing the sale of fireworks to the public by retail fireworks permit holders during the Diwali period beginning October 13,2025 and ending at midnight October 22, 2025, subject to the following restrictions:

a. This order expires on the date the Texas A&M Forest Service determines drought conditions exist in the county or midnight, October 22, 2025, whichever is earlier.

Approved this the 1st day of October, 2025, by the Waller County Commissioners Court.

_____

Carbett "Trey" J. Duhon III
Waller County Judge

WALLER COUNTY APPRAISAL DISTRICT

M E M O R A N D U M

TO: Taxing Jurisdictions

FROM: Becky Gurrola

SUBJECT: Section 6.03 Selection of Board of Directors

DATE: September 10, 2025

As a reminder, your taxing unit participates in selecting members of the Waller County Appraisal District's board of directors. You were notified back on June 16th, 2025, of your vote entitlement. The board is composed of five members who serve two-year terms, all of which expire December 31, 2025.

The election calendar for the 2026 – 2027 Board of Directors election is as follows:

The presiding officer of the governing body of the unit shall submit the names of the unit's nominees to the chief appraiser **before** October 15th. To nominate, the governing body must adopt a resolution nominating the candidate by formal action. The officer must provide a certified copy of the resolution and may include a cover letter naming the nominee.

On October 15th, the chief appraiser will prepare a ballot listing the nominees in alphabetical order. The chief appraiser will deliver a copy of the ballot to the presiding officer of each voting entity.

No later than December 15th, each entity must cast its vote for one or more nominees, formally adopt a resolution naming the person or persons for whom it votes and submit a certified copy to the chief appraiser. **Ballots received by the chief appraiser after December 15th, may not be counted.**

The chief appraiser will count the votes, declare the results, and notify the winner, the nominees, and the presiding officers of each taxing entity. A tie vote will be resolved by a method of chance chosen by the chief appraiser.

Thank you for your cooperation. I look forward to you responding. Please do not hesitate to call me at (979) 921-0060 or at beckyg@waller-cad.org.

RESOLUTION
NOMINATION FOR BOARD OF DIRECTORS
WALLER COUNTY APPRAISAL DISTRICT

WHEREAS, Waller County Commissioners' Court met in Regular Session on October 1, 2025 at 9:00 a.m. in the Waller County Commissioners Courtroom, Hempstead, Texas; and

WHEREAS, Waller County Commissioners' Court vote to nominate _____ as candidate for the Board of Directors of the Waller County Appraisal District; and

WHEREAS, these nominations will be for a two-term year beginning January 2026; and

NOW THEREFORE, BE IT RESOLVED that **WALLER COUNTY COMMISSIONERS' COURT** passed and approved to nominate_____ as their candidate for the Board of Directors of the Waller County Appraisal District.

Signed this the 1st day of October, 2025.

_____
Carbett "Trey" J. Duhon III
Waller County Judge

_____ _____
John A. Amsler, Commissioner Pct. 1 Walter E. Smith, Commissioner Pct. 2

_____ _____
Kendric D. Jones, Commissioner, Pct. 3 Justin Beckendorff, Commissioner Pct. 4