





FINAL PLAT

PLEASANT HILL SECTION 3 PHASE 1

CITY OF BRYAN, BRAZOS COUNTY, TEXAS
A 19.97 ACRE TRACT SITUATED IN, AND BEING OUT OF, THE
JAMES MCMILLEN SURVEY, A-176, BRAZOS COUNTY, TEXAS

CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Contains 29 curve entries.

GENERAL NOTES:

- 1. ALL PERMANENT CORNERS SET ARE 1/2" IRON RODS WITH CAP MARKED "YALGO" UNLESS OTHERWISE NOTED HEREON.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYAN SIDEWALK ORDINANCE BY THE DEVELOPER.
3. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL.
4. THE BEARINGS RECTED HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD1983 (2011) DATUM, TEXAS CENTRAL ZONE NO. 4203.
5. ROAD WIDTH LOCAL STREETS = 50' ROW, 27' BOC-BOC MAJOR COLLECTOR STREETS = 80' ROW, 48' BOC-BOC
6. ZONING OF THIS PROPERTY IS CURRENTLY FOR NEW DEVELOPMENT PLAN FOR A PLANNED DEVELOPMENT - MIXED USE DISTRICT (PD-M) APPROVED BY THE BRYAN CITY COUNCIL ON NOVEMBER 13, 2018 (ORDINANCE NO. 2396) AND REVISED AS APPROVED BY THE BRYAN CITY COUNCIL ON JULY 9, 2019 (ORDINANCE NO. 2362) AND REVISED AS APPROVED BY THE BRYAN CITY COUNCIL ON JULY 13, 2021 (ORDINANCE NO. 2496) AND REVISED AS APPROVED BY THE BRYAN CITY COUNCIL ON NOVEMBER 9, 2021 (ORDINANCE NO. 2517).
7. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
8. ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS.
9. NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA'S CASE NO. 12-06-1920P REVISED TO REFLECT LETTER OF MAP REVISION EFFECTIVE MAY 9, 2014 FLOOD INSURANCE RATE MAP PANEL NUMBER 4804C0195E FOR BRAZOS COUNTY, TEXAS.
10. TRACT A SHALL BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION AS A PRIVATE DRAINAGE EASEMENT AND COMMON SPACE OPERATION, MANAGEMENT, MAINTENANCE, REPAIR, AND USE OF THE TRACT SHALL BE THE RESPONSIBILITY OF THE PLEASANT HILL HOMEOWNERS ASSOCIATION. PIPING LOCATED IN THE RIGHT OF WAY SHALL BE MAINTAINED BY THE CITY OF BRYAN.
11. ARROW INDICATES THAT THE STORM WATER RUNOFF MUST FLOW DIRECTLY ONTO AND THROUGH THE DOWNSTREAM LOT, WITHOUT IMPEDIMENT OR DIVERSION TO OTHER LOTS.
12. WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
13. TRACTS B, C, D, E, AND F SHALL BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION TO BE USED AS FENCE, WALL, LANDSCAPE, AND PUBLIC UTILITY TRACTS, OPERATION, MANAGEMENT, MAINTENANCE, REPAIR, AND USE OF THE TRACTS SHALL BE THE RESPONSIBILITY OF THE PLEASANT HILL HOMEOWNERS ASSOCIATION. PIPING LOCATED IN THE RIGHT OF WAY SHALL BE MAINTAINED BY THE CITY OF BRYAN.

FIELD NOTES

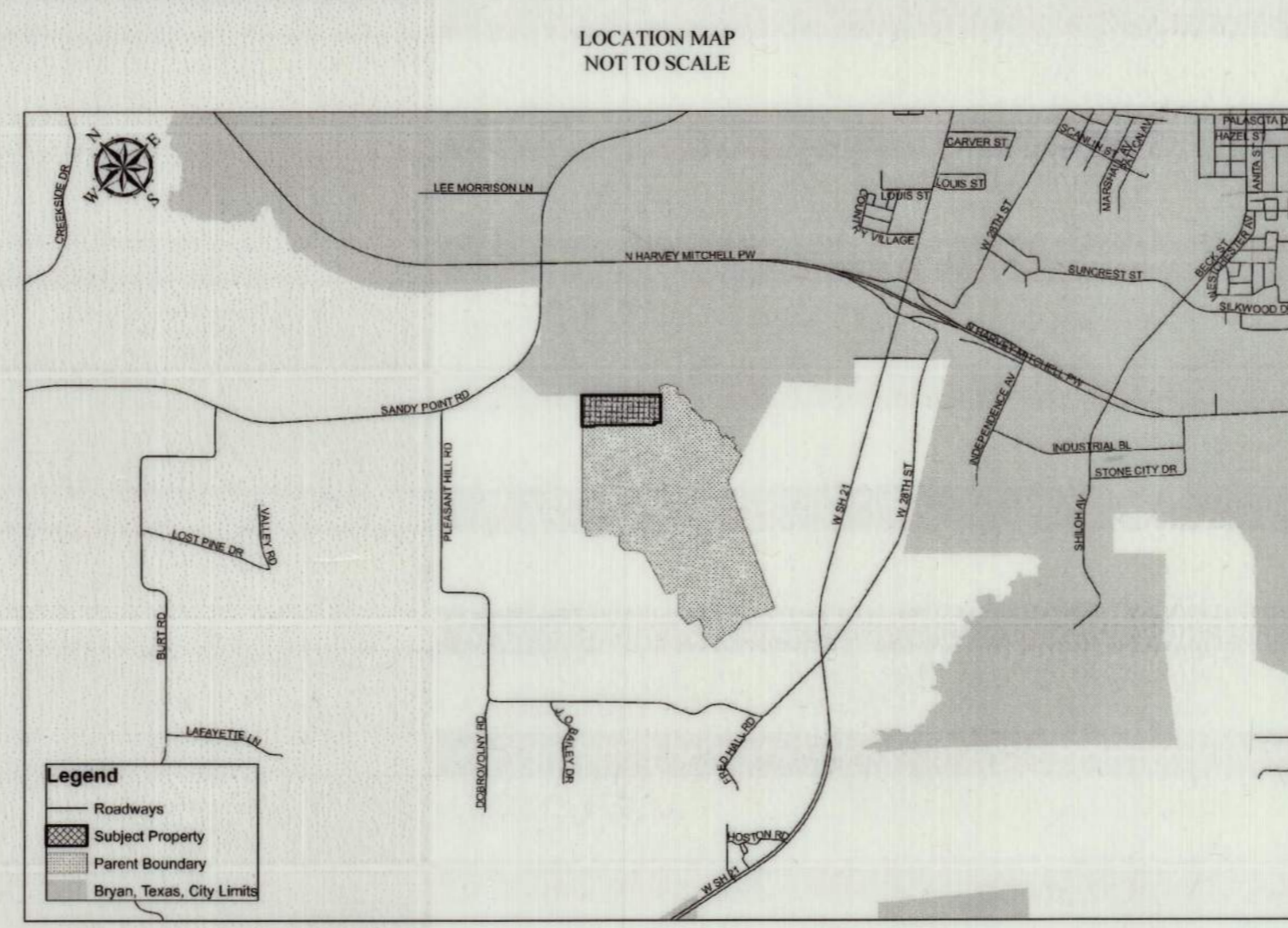
A METES & BOUNDS description of a certain 19.97 acre tract of land situated in the James McMillen Survey, Abstract No. 176 in Brazos County, Texas, being the same tract conveyed to WBW Single Development Group, LLC - Series 140 and recorded in Document No. 1536418 of the Official Public Records of Brazos County (OPRBC) and being part of a called 101.316 acre tract (Parcel No. 1) described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1439076 of the OPRBC; said 19.97 acre tract being more particularly described as follows with all bearings being based on the Texas State Plane Coordinate System of 1983, Central Zone;

BEGINNING at a 1/2 inch iron rod with cap stamped (YALGO 6200) found at the north corner of said Parcel No. 1 in the southwest line of Pleasant Hill Section 2 - Phase 4 as shown on map recorded in Document No. 2022-1489549 of the OPRBC;
THENCE, South 47°44'46" East, 1499.48 feet along the common line of said Parcel No. 1 and said Pleasant Hill Section 2 - Phase 4 to a 1/2 inch iron rod with cap stamped (YALGO LLC) found at the south corner of said Pleasant Hill Section 2 - Phase 4;

THENCE, over and across said Parcel 1 the following seven (7) courses:

- 1. South 41°51'56" West, 119.62 feet to a 1/2-inch iron rod with cap stamped (YALGO) set for corner;
2. South 42°08'43" West, 410.00 feet to a 1/2-inch iron rod with cap stamped (YALGO) set for corner;
3. North 47°51'17" West, 120.00 feet to a 1/2-inch iron rod with cap stamped (YALGO) set for corner;
4. South 42°08'43" West, 50.00 feet to a 1/2-inch iron rod with cap stamped (YALGO) set for corner;
5. North 47°51'17" West, 1150.00 feet to a 1/2-inch iron rod with cap stamped (YALGO) set for corner;
6. South 42°08'43" West, 18.27 feet to a 1/2-inch iron rod with cap stamped (YALGO) set for corner;
7. North 47°51'17" West, 230.06 feet to a 1/2-inch iron rod with cap stamped (YALGO) set for corner in the northwest line of said Parcel 1;

THENCE, North 42°08'43" East, 600.74 feet along the northwest line of said Parcel 1 to the POINT OF BEGINNING, and containing 19.97 acres of land in Brazos County, Texas.



LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 7 line entries.

LOT SIZE TABLE

Table with columns: BLOCK NUMBER, LOT NUMBER, AREA (SQ FT). Contains lot size data for blocks 1 through 7.

BFE/MIN. FFE TABLE

Table with columns: TRACT, AREA (SQ FT), BLOCK NUMBER, LOT NUMBER, BFE (ft), MIN. FFE (ft). Contains BFE and FFE data for tracts A through F.

LEGEND defining symbols for ACCESS EASEMENT, BENCHMARK, DRAINAGE AREA, ELEVATION, NUMBER, REFERENCE, REVISION, SEWER EASEMENT, TEMPORARY BENCH MARK, TYPICAL, BUILD LINE, PUBLIC UTILITY EASEMENT, IRON ROD FOUND, IRON ROD SET, TXDOT MONUMENT FOUND, CHANGE IN BEARING, BLOCK NUMBERS, SEE NOTE 11, SHADING DENOTES COMMON AREA, LOTS WITH BFE AND MIN. FFE (SEE TABLE).

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, WBW Single Development Group, LLC-Series 140, the owner and developer of the land shown on this plat, being (part of) the tract of land as conveyed to me in Document No. 1536418 of the Official Public Records of Brazos County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 140, A TEXAS SERIES LIMITED LIABILITY COMPANY
Doug Reinke, Chief Operating Officer

STATE OF TEXAS
COUNTY OF WILLIAMSON

Before me, the undersigned authority, on this day personally appeared Doug Reinke, in his capacity as Chief Operating Officer of WBW Single Development Group, LLC - Series 140, a separate series of WBW Single Development Group, LLC, a Texas series limited liability company, on behalf of said series, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal of office this 13th day of February, 2025
Notary Public, Brazos County, Texas



STATE OF TEXAS
COUNTY OF WILLIAMSON

I, Corey Shannon, Registered Public Surveyor No. 5967 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

by: Corey Shannon, Registered Professional Land Surveyor No. 5967



Filed for Record Official Public Records Of: Brazos County Clerk On: 2/26/2025 10:25:39 AM In the PLAT Records. Doc Number: 2025-1550444 Volume - Page: 19700 - 183 Number of Pages: 2 Amount: 72.00 Order#: 2025022600050 By: PS Karen McQueen, County Clerk Brazos County, Texas

WILLIAMS SUBD REPLAT LOTS 4R-11 & 4R-2. I, Mark Zimmerman, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 25th day of February, 2025 and same was duly approved on the 25th day of February, 2025 by said Commission.

Chair, Planning & Zoning Commission Bryan, Texas

I, Mark Zimmerman, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 25th day of February, 2025.

City Planner, Bryan, Texas

I, Paul Hagan, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 25th day of February, 2025.

City Engineer, Bryan, Texas

PRINTED ON February 13, 2025

Table with columns: REV., DESCRIPTION, DATE, BY, PROJECT INFORMATION, BENCHMARK. Contains revision history and project details.

FINAL PLAT PLEASANT HILL SECTION 3 PHASE 1 CITY OF BRYAN, BRAZOS COUNTY, TEXAS. Includes project information, benchmark details, and client information.

Table with columns: LOTS AND BLOCKS, OWNER INFORMATION, DEVELOPER INFORMATION, LEGAL DESCRIPTION, Yalgo Engineering, LLC, SHEET. Contains lot/block details, owner/developer info, legal description, and sheet number.