

LOCATION MAP NOT TO SCALE

- GENERAL NOTES:
- ALL PERMANENT CORNERS SET ARE 1/2" IRON RODS WITH CAP MARKED "VALGO 6200" UNLESS OTHERWISE NOTED HEREBY. IRON RODS SET IN AREAS WHERE THERE IS AN EXPECTATION OF DISTURBANCE WILL NOT BE CONSIDERED PERMANENT AND NOT MARKED ACCORDINGLY.
  - SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYAN SIDEWALK ORDINANCE BY THE DEVELOPER.
  - PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL.
  - THE BEARINGS AND DISTANCES ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD1983 (2011) DATUM, TEXAS CENTRAL ZONE NO. 4203. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. THE AVERAGE COMBINED CORRECTION FACTOR (CCF) IS 0.9998881. GRID DISTANCE = GROUND DISTANCE X CCF. PERMANENT IRON RODS SET FOR CORNER ARE 1/2 INCH IRON RODS WITH CAP MARKED "VALGO 6200", UNLESS OTHERWISE NOTED HEREBY.
  - 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. 2306).
  - MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
    - 5' SIDE YARD SETBACK
    - 7.5' REAR YARD SETBACK
    - 25' FRONT YARD SETBACK
    - 15' STREET SIDE YARD SETBACK
    - 15' STREET SIDE YARD SETBACK ADJACENT TO COLLECTOR STREETS.
  - ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS.
  - 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 48041C0195B FOR BRAZOS COUNTY, TEXAS EFFECTIVE JULY 7, 2014. THE SURVEYOR DOES NOT CERTIFY AS TO THE ACCURACY OR INACCURACY OF SAID INFORMATION AND DOES NOT WARRANT OR IMPLY THAT STRUCTURES PLACED WITHIN ANY OF THE PLATTED AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

STATE OF TEXAS  
 COUNTY OF WILLIAMSON  
 That I, Corey Shannon, Registered Professional Land Surveyor No. 5967 in the State of Texas, hereby certify that this amending plat is true and correct and the amendments shown hereon were made under my supervision.

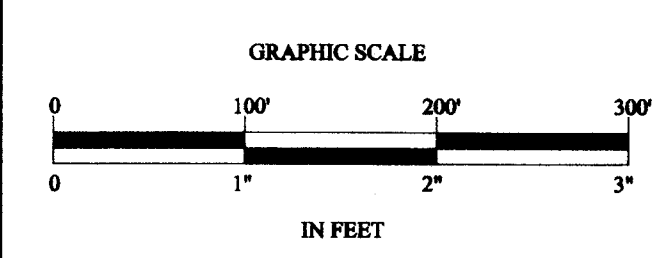
TO CERTIFY WHICH, WITNESS by my hand this 15<sup>th</sup> day of February, 2022.

*Corey Shannon*  
 Corey Shannon  
 Registered Professional  
 Land Surveyor No. 5967

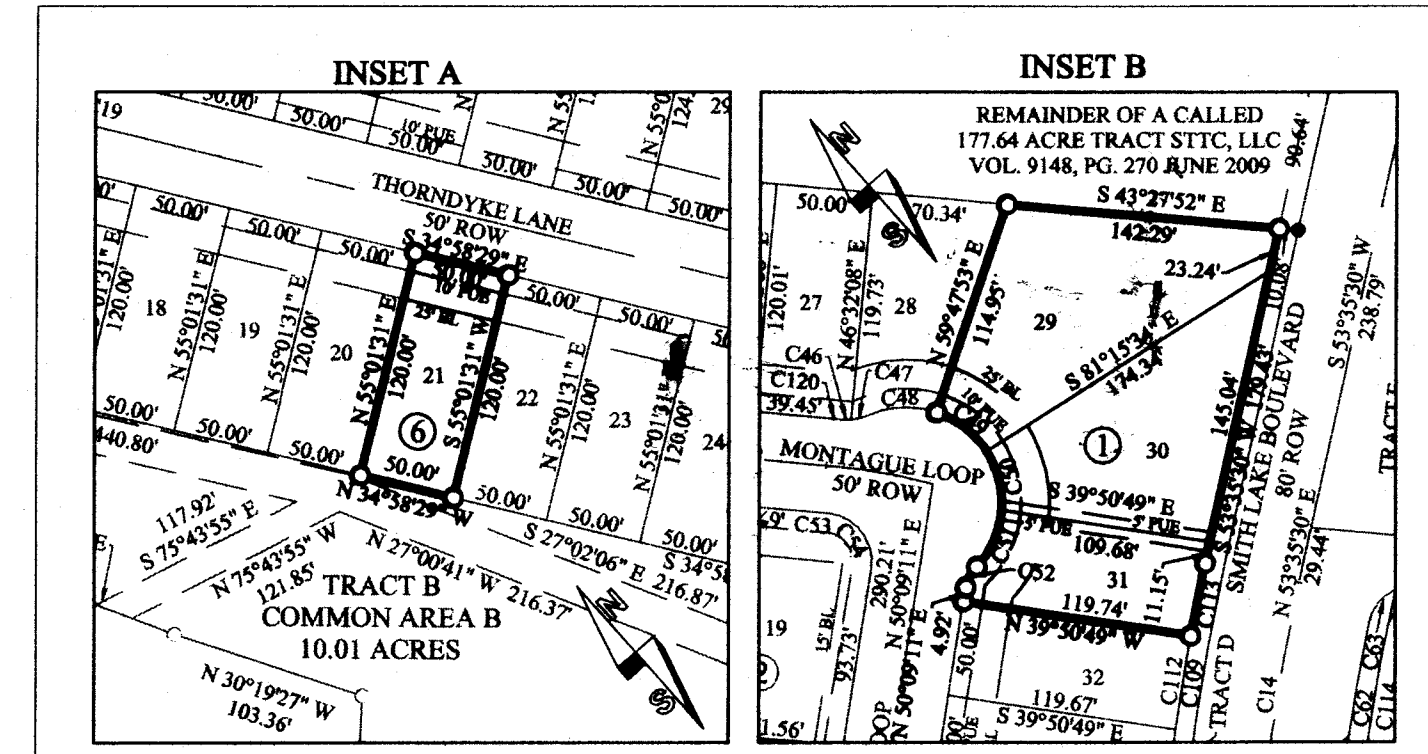
**LEGEND**

A.E.	ACCESS EASEMENT
BM	BENCHMARK
DA	DRAINAGE AREA
D.E.	PUBLIC DRAINAGE EASEMENT
ELEV.	ELEVATION
N.T.S.	NOT TO SCALE
NO.	NUMBER
RE.	REFERENCE
REV.	REVISION
SSE	SANITARY SEWER EASEMENT
TBM	TEMPORARY BENCH MARK
TPP	TYPICAL
B.L.	BUILD LINE
P.U.E.	PUBLIC UTILITY EASEMENT
●	IRON ROD FOUND
○	IRON ROD SET
⊗	TYDOT MONUMENT FOUND
+	CHANGE IN BEARING
①②③	BLOCK NUMBERS

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK
1	ORIGINAL RELEASE	1/06/2022	BTW	TOTAL SIZE: 0.795 ACRES TOTAL BLOCKS: 2 TOTAL LOTS: 4 TOTAL TRACTS: 0	CONCRETE TYDOT MONUMENT (SOUTHEAST R.O.W. LINE OF SANDY POINT ROAD) NAD 83 (2011) TX CENTRAL ZONE #4203 N: 10232940.54 E: 3525284.48 ELEV. = 333.33'
PROJECT NUMBER: PH01		CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC		SERIES 101	
APPROVED BY: JCB		CLIENT LOCATION: GEORGETOWN, TX			
AUTHORIZED BY: WBW					



**FINAL PLAT**  
**PLEASANT HILL PHASE 1 FIRST AMENDMENT**  
**OF LOTS 29, 30 AND 31; BLOCK 1 AND LOT 21; BLOCK 6**  
**CITY OF BRYAN, BRAZOS COUNTY, TEXAS**  
 AND BEING OUT OF, THE STEPHEN F. AUSTIN SURVEY, A-62, THE HEZEKIAH JONES SURVEY, A-145, AND THE JAMES MCMILLEN SURVEY, A-176, BRYAN, BRAZOS COUNTY, TEXAS



**LFE TABLE**

LOT #	BLOCK #	LFE (ft)
29	1	315.50
30	1	315.70
31	1	315.50
21	6	301.50

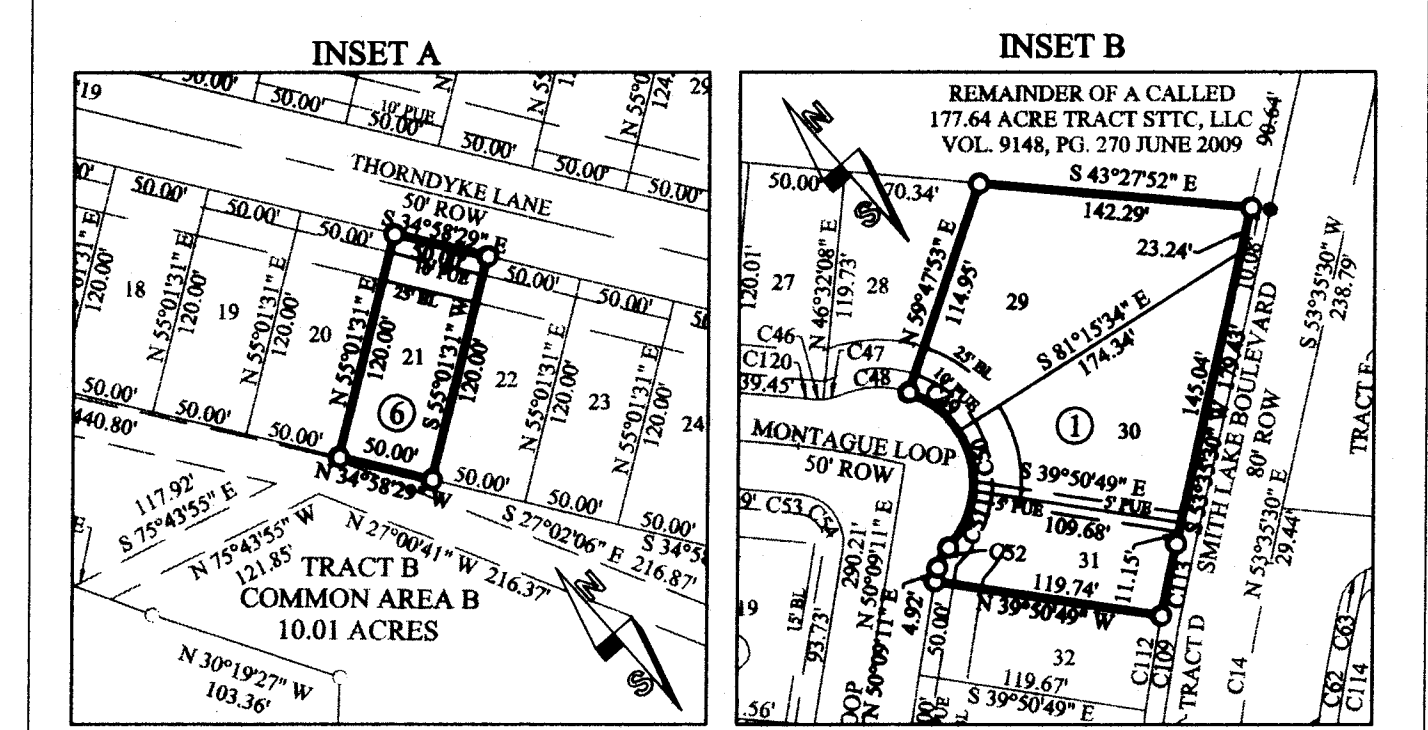
NOTE: LFE = LOWEST FLOOR ELEVATION

**LOT SIZE TABLE**

BLOCK NUMBER	LOT NUMBER	SQUARE FEET
1	29	12712
1	30	13969
1	31	6668
6	21	6000

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C49	50.00'	33.98'	33.33'	S 10°43'51" E	38°56'33"
C50	50.00'	32.52'	31.95'	S 27°22'18" W	37°15'45"
C51	50.00'	32.91'	32.32'	S 64°51'24" W	37°42'27"
C52	25.00'	14.64'	14.43'	S 66°55'54" W	33°33'26"
C113	1090.00'	38.91'	38.90'	N 52°54'09" E	2°02'42"



**LFE TABLE**

LOT #	BLOCK #	LFE (ft)
29	1	314.00
30	1	314.70
31	1	314.20
21	6	301.30

NOTE: LFE = LOWEST FLOOR ELEVATION

**LOT SIZE TABLE**

BLOCK NUMBER	LOT NUMBER	SQUARE FEET
1	29	12712
1	30	13969
1	31	6668
6	21	6000

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C49	50.00'	33.98'	33.33'	S 10°43'51" E	38°56'33"
C50	50.00'	32.52'	31.95'	S 27°22'18" W	37°15'45"
C51	50.00'	32.91'	32.32'	S 64°51'24" W	37°42'27"
C52	25.00'	14.64'	14.43'	S 66°55'54" W	33°33'26"
C113	1090.00'	38.91'	38.90'	N 52°54'09" E	2°02'42"

AMENDED LAYOUT

AMENDED ITEMS

**FINAL PLAT**  
**PLEASANT HILL PHASE 1 FIRST AMENDMENT**  
**CITY OF BRYAN, BRAZOS COUNTY, TEXAS**

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Continental Homes of Texas, L.P., the owner of Lots 29 and 30, Block 1 shown on this plat, being the tract of land as conveyed to me in the Official Public Records of Brazos County in Instrument No. 1426309 and 1427293, and whose name is subscribed hereto, hereby acknowledge and accept the amendments as shown hereon.

CONTINENTAL HOMES OF TEXAS, L.P.  
*Philip Vargas*  
 Philip Vargas, Land Manager

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared Philip Vargas, in his capacity as Land Manager of Continental Homes of Texas, L.P., 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 25<sup>th</sup> day of February, 2022.  
*Jagorad Taylor*  
 Notary Public, Brazos County, Texas

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Maria Espinoza, the owner of Lot 31, Block 1 shown on this plat, being the tract of land as conveyed to me in the Official Public Records of Brazos County in Instrument No. 1460746, and whose name is subscribed hereto, hereby acknowledge and accept the amendments as shown hereon.

*Maria Espinoza*  
 Maria Espinoza, Owner

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared Maria Espinoza, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose stated.

Given under my hand and seal of office this 25<sup>th</sup> day of February, 2022.  
*Jagorad Taylor*  
 Notary Public, Brazos County, Texas

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 We, Monica Ybarra and Lawrence Wayne Wallace, wife and husband, being the owners of Lot 21, Block 6 shown on this plat, being the tract of land as conveyed to us in the Official Public Records of Brazos County in Instrument No. 1417105, and whose names are subscribed hereto, hereby acknowledge and accept the amendments as shown hereon.

*Monica Ybarra*  
 Monica Ybarra  
*Lawrence Wayne Wallace*  
 Lawrence Wayne Wallace

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared Monica Ybarra and Lawrence Wayne Wallace, Wife and Husband, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that she and he executed the same for the purpose stated.

Given under my hand and seal of office this 2<sup>nd</sup> day of March, 2022.  
*Jagorad Taylor*  
 Notary Public, Brazos County, Texas

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, \_\_\_\_\_, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Official Records of Brazos County in Volume \_\_\_\_\_, Page \_\_\_\_\_.

*Karen McQuinn*  
 Karen McQuinn, County Clerk Brazos County, Texas

I, *Neil 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 17<sup>th</sup> day of March, 2022.

*Neil Zimmerman*  
 City Planner, Bryan, Texas

I, *W.P. Kasper*, 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 8<sup>th</sup> day of March, 2022.

*W.P. Kasper*  
 City Engineer, Bryan, Texas

Filed for Record  
 Official Public Records Of:  
 Brazos County Clerk  
 On: 3/9/2022 2:53:11 PM  
 In the PLAT Records  
 Doc Number: 2022-1463887  
 Volume - Page: 17776-6  
 Number of Pages: 6  
 Amount: 73.00  
 Order#: 20220309000142  
 By: PD



**Yalگو, LLC**  
 109 W. 2nd St., Suite 201  
 Georgetown, Tx 78626  
 PH (254) 953-5553  
 FX (254) 953-5057  
 Texas Registered  
 Engineering Firm F-10264  
 Texas Registered  
 Surveying Firm 10194095