

CURVE TABLES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	325.00'	36.51'	36.49'	S 39°39'49" E	6°26'11"
C2	275.00'	30.86'	30.84'	S 39°39'49" E	6°26'11"
C3	950.00'	116.99'	116.92'	N 50°03'49" E	7°03'22"
C4	300.00'	33.70'	33.68'	S 39°39'49" E	6°26'11"
C5	300.00'	33.66'	33.64'	N 39°39'36" W	6°25'45"
C6	300.00'	21.29'	21.29'	N 44°54'28" W	4°03'59"
C7	300.00'	13.62'	13.62'	S 41°14'22" E	7°36'30"
C8	300.00'	31.82'	31.81'	N 46°30'11" W	6°04'38"
C9	300.00'	6.15'	6.15'	N 39°56'11" W	1°10'31"
C10	590.00'	62.58'	62.55'	N 46°30'11" W	6°04'38"
C11	340.00'	36.53'	36.46'	S 38°42'55" E	6°13'33"
C12	1040.00'	41.04'	41.04'	N 48°20'06" E	7°15'40"
C13	1040.00'	5.52'	5.52'	N 47°03'09" E	0°18'14"
C14	1040.00'	121.45'	121.38'	N 50°14'46" E	6°41'28"
C15	800.00'	142.10'	141.91'	S 38°22'33" E	10°10'38"
C16	200.00'	42.07'	41.99'	N 41°00'01" W	12°03'04"
C17	50.00'	78.64'	78.78'	N 01°58'01" W	0°01'03"
C18	500.00'	88.81'	88.70'	N 38°22'33" E	10°10'38"
C19	200.00'	5.89'	5.89'	N 34°07'51" W	1°41'16"
C20	200.00'	42.07'	41.99'	S 41°00'01" E	12°03'04"
C21	500.00'	60.49'	60.39'	N 50°29'59" W	6°55'25"
C22	275.00'	27.80'	27.88'	S 40°00'26" E	5°44'58"
C23	275.00'	3.30'	3.30'	S 36°47'20" E	0°41'13"
C24	325.00'	36.47'	36.45'	S 39°39'36" E	6°25'45"
C25	324.75'	20.39'	20.39'	S 44°40'21" E	3°35'52"
C26	324.74'	17.43'	17.43'	N 48°00'29" W	3°04'29"
C27	275.00'	27.44'	27.43'	S 46°40'59" E	5°43'00"
C28	275.00'	1.73'	1.73'	N 43°38'40" W	0°21'38"
C29	275.00'	4.39'	4.39'	S 39°56'11" E	0°54'49"
C30	25.00'	14.29'	14.09'	S 20°02'11" E	3°24'48"
C31	25.00'	23.18'	23.18'	S 22°54'02" W	3°15'40"
C32	1040.00'	63.30'	63.29'	N 51°50'53" E	3°29'14"
C33	25.00'	39.42'	35.46'	N 88°02'59" W	9°02'10"
C34	25.00'	14.64'	14.43'	S 26°41'27" W	3°33'26"
C35	50.00'	36.62'	35.81'	N 30°33'45" E	4°14'03"
C36	500.00'	33.33'	33.33'	N 71°21'03" E	3°01'59"
C37	50.00'	33.68'	33.05'	S 69°52'49" E	38°55'44"
C38	50.00'	30.19'	29.74'	S 33°17'00" E	34°55'53"
C39	25.00'	14.64'	14.43'	S 32°45'47" E	3°33'26"
C40	25.00'	37.96'	34.41'	S 86°57'50" W	36°59'20"
C41	25.00'	42.03'	37.25'	S 01°23'00" E	0°01'59"
C42	599.51'	41.88'	41.87'	S 47°33'45" E	4°00'08"
C43	549.76'	23.35'	23.35'	S 44°36'10" E	3°26'02"
C44	565.00'	18.56'	18.56'	S 48°36'01" E	1°52'57"
C45	565.00'	41.36'	41.36'	N 45°33'42" W	4°11'41"
C46	25.00'	4.47'	4.47'	S 42°57'54" E	1°10'45"
C47	25.00'	8.67'	8.62'	N 62°41'16" W	19°51'45"
C48	50.00'	37.02'	36.18'	S 51°24'38" E	42°25'01"
C49	50.00'	33.98'	33.33'	S 10°43'51" E	38°56'33"
C50	50.00'	32.52'	31.95'	S 27°21'18" W	37°15'45"
C51	50.00'	32.91'	32.91'	S 64°51'54" W	37°42'22"
C52	25.00'	14.64'	14.43'	S 66°55'54" W	3°33'26"
C53	451.88'	30.81'	30.80'	S 43°39'59" E	3°54'23"
C54	25.00'	40.08'	35.93'	N 04°13'12" E	91°51'58"
C55	25.00'	37.69'	34.22'	S 86°39'21" E	36°27'28"
C56	25.00'	37.72'	34.28'	N 06°42'20" E	86°39'41"
C57	325.02'	2.67'	2.67'	N 49°34'23" W	0°28'12"
C58	325.01'	30.83'	30.82'	N 46°08'39" W	5°26'07"
C59	1040.00'	64.78'	64.77'	N 48°19'12" E	3°34'07"
C60	1040.00'	48.35'	48.33'	N 48°19'59" E	3°29'09"
C61	1040.00'	5.66'	5.66'	N 03°03'40" E	0°19'15"
C62	1000.00'	97.96'	97.92'	N 50°01'40" E	5°36'46"
C63	25.00'	23.44'	22.59'	N 79°41'31" E	53°42'56"
C64	25.00'	19.17'	18.70'	N 21°30'05" W	43°55'33"
C65	25.00'	15.03'	15.03'	S 42°57'54" E	2°05'09"
C66	25.00'	23.18'	22.36'	N 27°01'36" E	3°07'48"
C67	225.00'	40.02'	39.96'	S 40°04'11" E	10°11'24"
C68	225.00'	7.31'	7.31'	N 46°05'43" W	1°51'40"
C69	25.00'	19.01'	18.55'	S 58°11'20" E	43°33'59"
C70	25.00'	16.78'	16.78'	N 24°02'27" W	3°03'40"
C71	25.00'	22.77'	21.99'	S 21°01'57" W	52°15'11"
C72	825.00'	14.75'	14.75'	S 42°57'08" E	1°10'27"
C73	25.00'	12.82'	12.68'	N 58°09'02" W	29°22'20"
C74	1080.00'	20.66'	20.66'	N 53°02'37" E	1°05'46"
C75	825.00'	48.53'	48.53'	S 49°45'15" E	5°09'46"
C76	775.00'	34.44'	34.44'	N 42°11'28" W	2°32'47"
C77	775.00'	58.13'	58.12'	N 38°46'08" W	4°17'52"
C78	775.00'	45.08'	45.08'	N 34°57'13" W	3°19'59"
C79	25.00'	39.27'	35.36'	S 11°42'47" W	50°00'00"
C80	25.00'	34.83'	34.83'	S 79°03'14" E	1°02'49"
C81	825.00'	48.54'	48.53'	S 37°23'03" E	3°22'15"
C82	825.00'	34.72'	34.72'	S 34°29'34" E	2°24'42"
C83	175.00'	9.92'	9.92'	S 36°35'56" E	3°14'53"
C84	175.00'	26.89'	26.88'	N 42°37'28" W	8°48'11"
C85	67.81'	26.89'	26.89'	N 32°49'57" E	2°24'47"
C86	231.41'	40.08'	40.03'	S 39°59'56" E	9°55'27"
C87	108.65'	7.25'	7.24'	N 46°32'34" W	3°49'16"
C88	25.00'	39.32'	35.39'	S 01°58'01" E	90°07'03"
C89	64.08'	5.97'	5.96'	S 43°37'35" E	5°20'01"
C90	550.52'	49.61'	49.59'	S 40°49'53" E	5°09'46"
C91	538.52'	37.69'	37.68'	N 35°18'58" W	4°00'35"
C92	503.45'	30.09'	30.08'	S 41°42'38" E	3°25'26"
C93	486.10'	54.29'	54.26'	N 36°31'40" W	6°23'55"
C94	25.00'	39.27'	35.36'	N 78°17'13" W	50°00'00"
C95	25.00'	40.01'	35.82'	N 10°52'09" E	91°41'16"
C96	225.00'	6.63'	6.63'	N 34°07'51" W	1°41'16"
C97	175.00'	15.88'	15.87'	S 37°31'29" E	5°05'59"
C98	175.00'	21.23'	21.22'	N 43°33'01" W	6°57'05"
C99	75.00'	34.04'	34.04'	S 37°48'15" E	1°02'49"
C100	25.00'	39.22'	35.32'	S 88°01'59" W	89°52'27"
C101	25.00'	39.32'	35.39'	S 01°58'01" E	90°07'03"
C102	525.00'	8.02'	8.02'	S 47°27'48" E	0°52'30"
C103	525.00'	52.35'	52.35'	S 30°49'27" E	5°42'48"
C104	475.00'	60.80'	60.80'	S 50°40'28" E	7°17'53"
C105	1080.00'	14.40'	14.40'	N 46°55'04" E	0°45'51"
C106	75.00'	37.10'	36.73'	S 13°25'06" E	28°20'47"
C107	75.00'	28.47'	28.30'	S 11°37'49" W	21°45'02"
C108	24.99'	23.88'	22.99'	N 79°55'46" E	54°43'49"
C109	1080.00'	126.12'	126.05'	S 59°44'56" W	7°41'28"
C110	25.00'	23.18'	22.36'	S 73°27'56" W	53°07'48"
C111	1090.00'	38.38'	38.38'	N 47°54'34" E	2°10'03"
C112	1090.00'	50.00'	50.00'	N 50°13'46" E	2°37'43"
C113	1090.00'	38.31'	38.90'	N 52°34'09" E	2°02'42"
C114	990.00'	117.02'	116.95'	S 64°46'21" W	6°46'21"
C115	1080.00'	4.90'	4.90'	S 47°01'50" W	0°15'36"
C116	1080.00'	43.45'	43.44'	N 48°18'47" E	2°18'18"
C117	575.00'	41.99'	41.98'	N 47°38'19" E	4°11'04"
C118	615.00'	38.31'	38.30'	S 47°02'42" W	3°34'07"
C119	535.00'	34.04'	34.04'	N 47°48'15" E	3°38'45"
C120	565.00'	6.10'	6.10'	S 42°59'48" E	0°57'27"

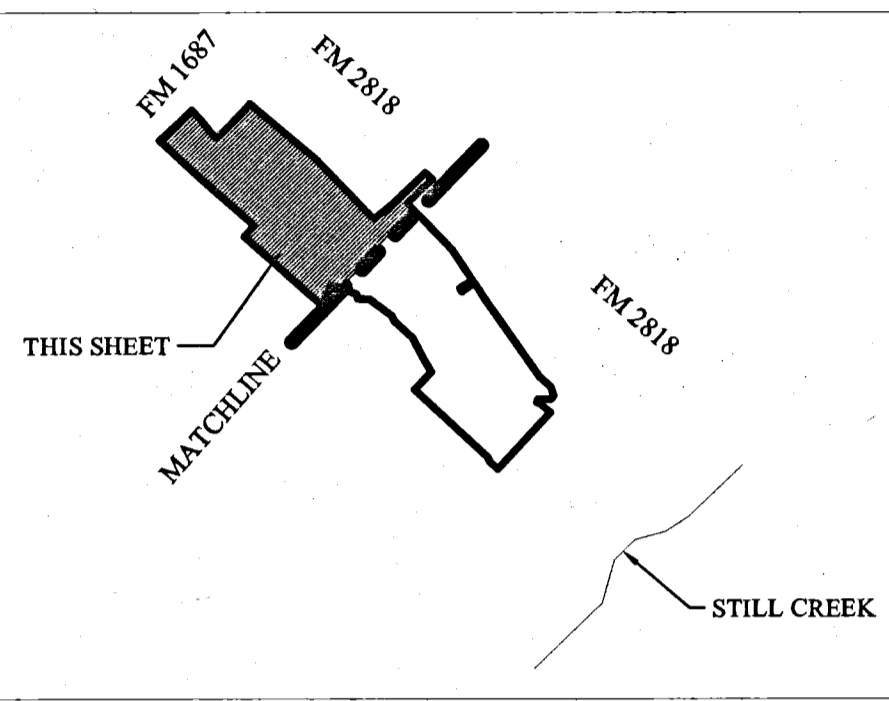
LOT SIZE TABLES

BLOCK NUMBER	LOT NUMBER	SQUARE FEET	BLOCK NUMBER	LOT NUMBER	SQUARE FEET	BLOCK NUMBER	LOT NUMBER	SQUARE FEET	BLOCK NUMBER	LOT NUMBER	SQUARE FEET	BLOCK NUMBER	LOT NUMBER	SQUARE FEET
1	1	720	2	1	6000	4	1	6000	5	1	6000	6	1	6000
1	2	6276	2	2	6000	4	2	6000	5	2	6000	6	2	6000
1	3	6269	2	3	6000	4	3	6000	5	3	6000	6	3	6000
1	4	6280	2	4	6000	4	4	6000	5	4	6000	6	4	6000
1	5	6299	2	5	6000	4	5	6000	5	5	6000	6	5	6000
1	6	11222	2	6	6000	4	6	6000	5	6	6000	6	6	6000
1	7	9312	2	7	6000	4	7	6000	5	7	6000	6	7	6000
1	8	5819	2	8	6000	4	8	6000	5	8	6000	6	8	6000
1	9	6000	2	9	6000	4	9	6000	5	9	6000	6	9	6000
1	10	6000	2	10	6000	4	10	6000	5	10	6000	6	10	6000
1	11	6000	2	11	6000	4	11	6000	5	11	6000	6	11	6000
1	12	6000	2	12	6000	4	12	6000	5	12	6000	6	12	6000
1	13	6000	2	13	6000	4	13	6000	5	13	6000	6	13	6000
1	14	6000	2	14	6000	4	14	6000	5	14	6000	6	14	6000
1	15	6000	2	15	6000	4	15	6000	5	15	6000	6	15	6000
1	16	6000	2	16	6000	4	16	6000	5	16	6000	6	16	6000
1	17	6000	2	17	6000	4	17	6000	5	17	6000	6	17	6000
1	18	6310	2	18	6000	4	18	6000	5	18	6000	6	18	6000
1	19	6165	2	19	7500	4	19	6000	5	19	6000	6	19	6000
1	20	6000	3	1	7200	4	20	6000	5	20	6000	6	20	6000
1	21	6000	3	2	6471	4	21	6000	5	21	6000	6	21	6000
1	22	6000	3	3	5942	4	22	6000	5	22	6000	6	22	6000
1	23	6000	3	4	6384	4	23	6000	5	23	6000	6	23	6000
1	24	6000	3	5	7200	4	24	6000	5	24	6000	6	24	6000
1	25	6000	3	6	6000	4	25	6000	5	25	6000	6	25	6000
1	26	6000	3	7	6000	4	26	6000	5	26	6000	6	26	6000
1	27	6001	3	8	6006	4	27	6000	5	27	6000	6	27	6000
1	28	6458	3	9	6003	4	28	6000	5	28	6000	6	28	6000
1	29	12712	3	10	6000	4	29	6000	5	29	6000	6	29	6000
1	30	13969	3	11	6000	4	30	6000	5	30	6000	6	30	6000
1	31	6668	3	12	6000	4	31	6000	5	31	6000	6	31	

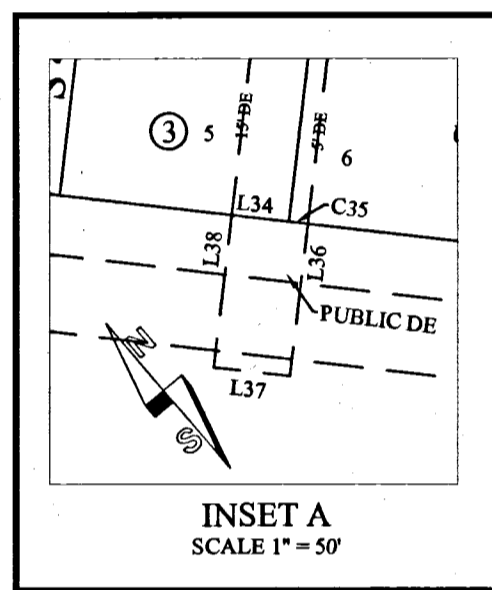
LEGEND

- 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
- TBM TEMPORARY BENCH MARK
- TYP. TYPICAL
- B.L. BUILD LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- IRON ROD FOUND
- IRON ROD SET
- TXDOT MONUMENT FOUND
- CHANGE IN BEARING
- BLOCK NUMBERS

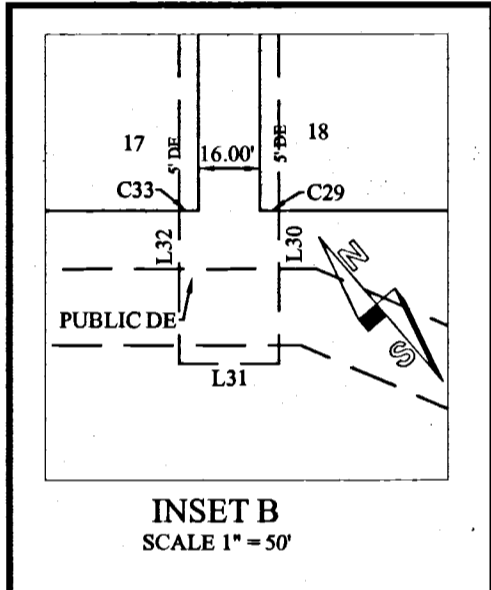
INDICATES THAT THE STORM WATER RUNOFF MUST FLOW DIRECTLY FROM ALL ADJACENT UPSTREAM LOTS TO THE DOWNSTREAM LOT, WITHOUT IMPEDIMENT OR DIVERSION TO OTHER LOTS. DRAINAGE PLANS PRESENTED BY THE HOMEOWNER FOR EACH INDIVIDUAL LOT MUST ALLOW STORM WATER TO PASS FROM UPSTREAM LOTS TO THE DOWNSTREAM LOTS WITHOUT IMPEDIMENT.



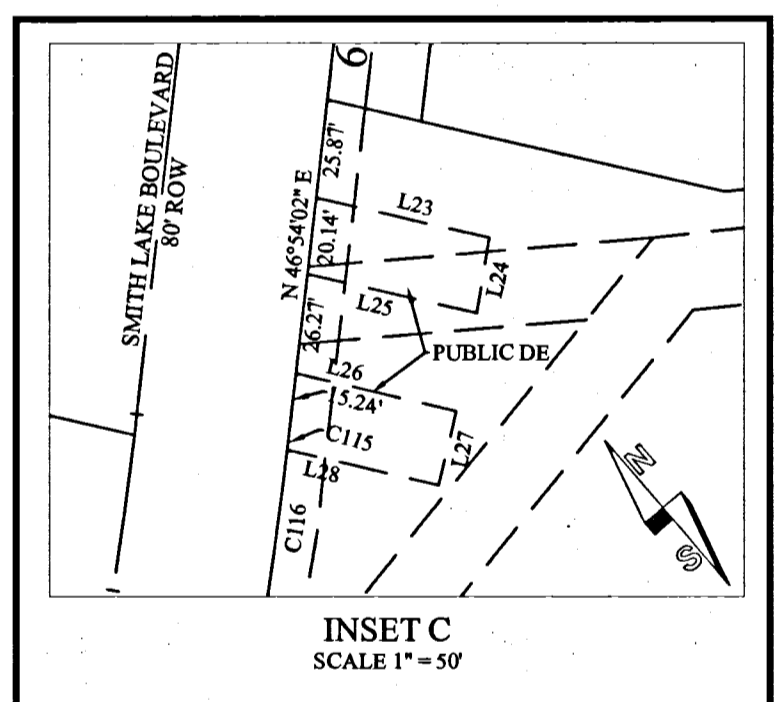
LOCATION MAP NOT TO SCALE



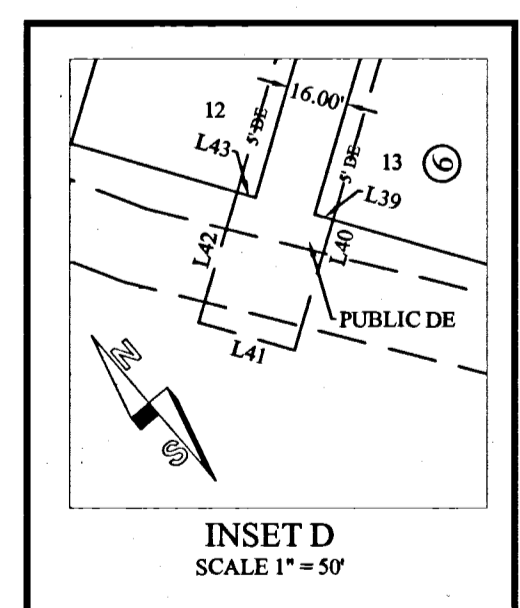
INSET A SCALE 1" = 50'



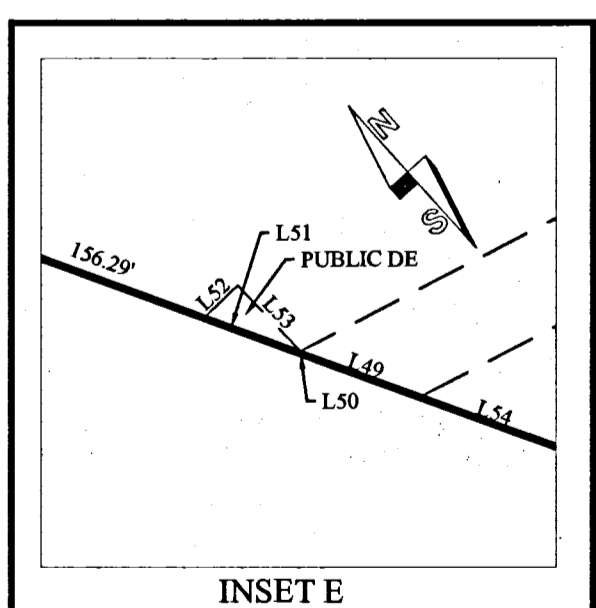
INSET B SCALE 1" = 50'



INSET C SCALE 1" = 50'



INSET D SCALE 1" = 50'



INSET E SCALE 1" = 30'

LINE	BEARING	DISTANCE
L1	N 46°40'49" E	70.64
L2	S 54°39'44" E	106.38
L3	S 54°42'22" E	92.32
L4	N 2°57'43" E	164.11
L5	N 42°57'24" E	40.60
L6	S 47°02'36" E	5.00
L7	S 64°02'17" E	101.39
L8	N 64°01'28" W	101.34
L9	S 64°01'28" E	32.77
L10	S 42°58'27" W	35.60
L11	S 46°47'31" E	15.00
L12	N 46°47'31" W	5.10
L13	N 23°40'51" W	32.64
L14	N 23°40'51" E	6.99
L15	N 42°57'24" E	46.69
L16	S 79°06'15" W	140.56
L17	N 46°54'02" E	20.40
L18	S 43°27'52" E	10.00
L19	S 64°01'28" E	35.60
L20	N 25°57'43" E	20.36
L21	N 42°57'24" E	37.62
L22	S 47°02'36" E	15.00
L23	N 42°26'17" E	7.10
L24	S 36°24'30" E	46.27
L25	S 49°46'28" W	20.00
L26	N 36°24'30" W	45.26
L27	S 36°16'05" E	42.85
L28	S 53°41'57" W	20.00
L29	S 49°32'30" E	5.00
L30	S 40°27'30" W	40.09
L31	N 49°33'45" W	26.00
L32	N 40°27'30" E	40.10
L33	S 49°32'30" E	5.00
L34	S 42°52'28" E	5.00
L35	S 42°52'28" E	5.00
L36	S 47°07'32" W	40.07
L37	N 43°00'00" W	20.00
L38	N 47°07'32" E	40.12
L39	S 33°17'13" E	5.00
L40	S 56°42'47" W	35.58
L41	N 33°21'51" W	26.00
L42	N 56°42'47" E	35.62
L43	S 33°17'13" E	5.00
L44	N 47°02'36" W	5.00
L45	N 47°01'33" W	5.00
L46	N 75°47'33" E	43.53
L47	S 54°12'27" E	15.00
L48	S 75°47'33" W	33.95
L49	N 27°53'50" W	19.22
L50	N 27°53'50" W	1.01
L51	N 27°53'50" W	15.70
L52	N 88°14'18" E	2.37
L53	S 01°42'49" E	15.00
L54	N 27°53'50" W	23.57

108'x 100' DOC. VOL. 140 ELECTRIC EASEMENT TO TXDOT MONUMENT DATED JANUARY 11, 1999 AND VOL. 140 PG. 140 PG. 140 DATED MAY 18, 1999

30' WIDE CITY OF COLLEGE STATION PUBLIC UTILITY EASEMENT VOL. 4423, PGS. 55-60

15' CITY OF BRYAN PUBLIC UTILITY EASEMENT VOL. 15805, PG. 294 DATED JANUARY 2020

20' ELECTRIC EASEMENT VOL. 15086, PG. 120 DATED JANUARY 2019

20' CITY OF BRYAN PUBLIC UTILITY EASEMENT

REMAINDER OF A CALLED 177.64 ACRE TRACT SITC, LLC VOL. 9148, PG. 270 JUNE 2009

PRIVATE DRAINAGE EASEMENT VOL. 15804, PG. 158 DATED JANUARY 2020

25'x25' PRIVATE ENTRY MONUMENT EASEMENT VOL. 15804, PG. 165 DATED JANUARY 2020

10' PUBLIC UTILITY, FENCE WALL AND LANDSCAPE EASEMENT VOL. 15806, PG. 01 DATED JANUARY 2020

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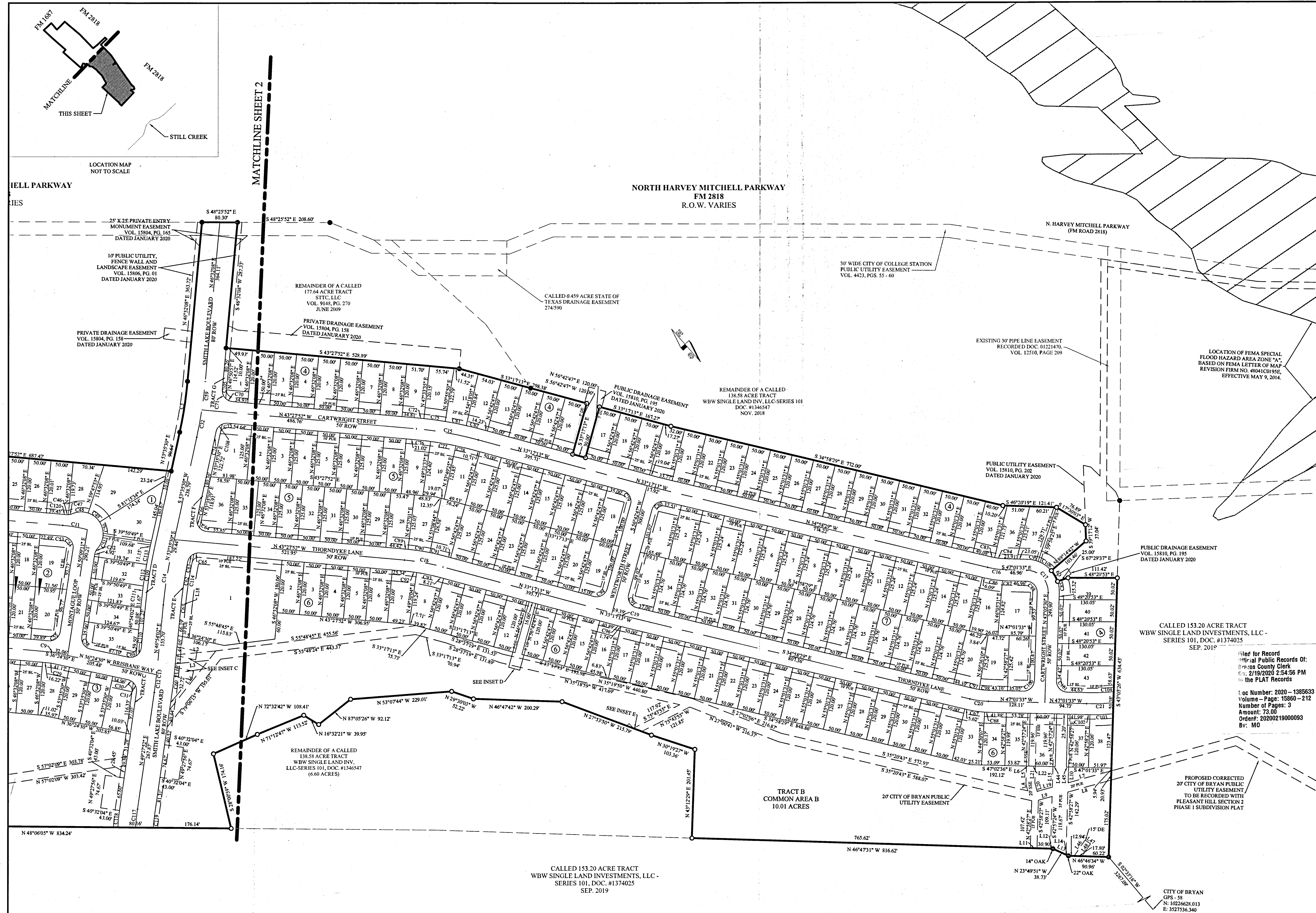
LEGEND

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
TYP.	TYPICAL
B.L.	BUILD LINE
P.U.E.	PUBLIC UTILITY EASEMENT
○	IRON ROD FOUND
●	IRON ROD SET
○	TXDOT MONUMENT FOUND
○	CHANGE IN BEARING
○	BLOCK NUMBERS

LIFE TABLE

LOT #	BLOCK #	LFE (ft)
29	1	315.90
30	1	315.70
31	1	315.50
1	3	332.00
2	3	328.40
4	3	327.40
5	3	325.50
6	3	324.60
7	3	323.80
8	3	323.10
9	3	322.30
10	3	321.60
11	3	321.00
12	3	320.40
13	3	320.00
14	3	320.00
15	3	320.00
16	3	320.00
17	3	317.50
18	3	316.70
19	3	316.20
20	3	315.70
21	3	315.20
22	3	314.70
23	3	314.10
24	3	313.40
25	3	312.70
26	3	312.20
27	3	312.00
28	3	310.60
29	3	310.60
30	3	310.60
31	3	310.60
11	4	303.50
12	4	301.50
13	4	301.20
14	4	300.90
15	4	300.70
16	4	300.40
17	4	300.00
18	4	299.70
19	4	299.60
20	4	299.20
21	4	298.80
22	4	298.10
23	4	298.10
24	4	297.80
25	4	297.50
26	4	297.10
27	4	296.70
28	4	296.50
29	4	296.10
30	4	295.80
31	4	295.40
32	4	295.00
33	4	294.70
34	4	294.30
35	4	294.00
36	4	294.00
37	4	294.00
38	4	294.00
39	4	294.00
1	6	307.50
2	6	306.00
3	6	305.70
4	6	305.70
5	6	305.70
6	6	305.70
7	6	305.70
8	6	305.50
9	6	305.50
10	6	302.90
11	6	302.50
12	6	302.30
13	6	302.40
14	6	302.10
15	6	302.00
16	6	301.90
17	6	301.90
18	6	301.60
19	6	301.70
20	6	301.60
21	6	301.50
22	6	301.40
23	6	301.70
24	6	300.10
25	6	299.40
26	6	298.70
27	6	298.00
28	6	297.60
29	6	297.30
30	6	297.00
31	6	296.70
32	6	296.50
33	6	296.30
34	6	296.00
35	6	295.30
36	6	295.30
37	6	294.40
38	6	293.90

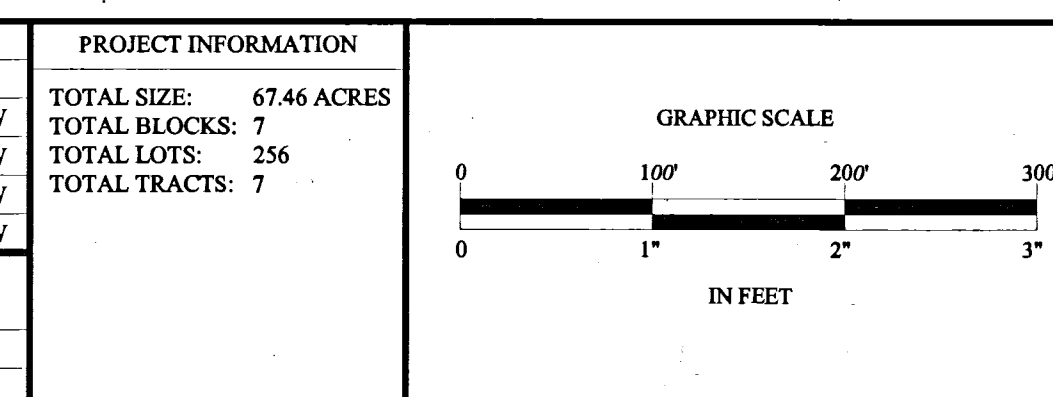
NOTE: LFE = LOWEST FLOOR ELEVATION



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
4	ADDED AMENITY LOT IN BLOCK 6 (REVISED LOTS)	11/12/2019	BTW	TOTAL SIZE: 67.46 ACRES
3	ADDED PUBLIC DESCRIPTION TO ALL APPLICABLE EASEMENTS	02/13/2019	BTW	TOTAL BLOCKS: 7
2	ADDED COB SDR COMMENTS	01/30/2019	BTW	TOTAL LOTS: 256
1	ORIGINAL RELEASE	12/21/2018	BTW	TOTAL TRACTS: 7

PROJECT NUMBER: PH01
 CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC
 CLIENT LOCATION: KILLEEN, TX

APPROVED BY: JCB
 AUTHORIZED BY: WBW



BENCHMARK
 CONCRETE TXDOT 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'

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

LEGAL DESCRIPTION
 A 67.46 ACRE TRACT
 SITUATED IN, AND BEING
 OUT OF, THE STEPHEN F.
 AUSTIN SURVEY, A-62, THE
 HEZEKIAH JONES SURVEY,
 A-145, AND THE JAMES
 McMILLEN SURVEY, A-116,
 BRYAN, BRAZOS COUNTY,
 TEXAS

Yalgo, LLC
 3000 Illinois Ave, Suite 100
 Killeen, TX 76543
 PH (254) 953-5353
 FX (254) 953-5057

Texas Registered
 Engineering Firm F-10264

Texas Registered
 Surveying Firm 10194095

SHEET **3** OF **3**

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