

LOT SIZE TABLE

BLOCK NUMBER	LOT NUMBER	SQUARE FEET
13	1	8398
13	2	7829
13	3	7816
13	4	8214
13	5	8792
13	6	8137
13	7	10465
13	8	28035
13	9	45565
13	10	21995
13	11	9172
13	12	8661
13	13	7808
13	14	8590
13	15	10381
13	16	12888
13	17	18389
13	18	59864
13	19	51748
13	20	10854
13	21	7825
13	22	8658
13	23	8929
13	24	8334
13	25	8293
13	26	7523
13	27	7369
13	28	8313
TRACT A		125531
TRACT B		385739

LINE	BEARING	DISTANCE
L1	N 02°29'42" W	99.22'
L2	S 19°08'46" E	94.29'
L3	N 70°51'14" E	25.00'
L4	S 70°55'58" W	12.36'
L5	N 50°49'08" W	50.25'
L6	N 03°47'58" W	15.37'
L7	S 58°09'08" W	20.00'

LFE TABLE		
LOT #	BLOCK #	LFE (ft)
8	13	291.00
9	13	291.00
10	13	292.00
11	13	292.50
27	13	293.00
28	13	293.00

FIELD NOTES

BEGINNING at an iron rod with cap found for the most westerly corner of said 22.79 acre tract and an interior corner of a called 138.58 acre tract of land as described by a deed to WBW SINGLE LAND INVESTMENT, LLC - SERIES 101, recorded in Document No. 1346547, of said Public Records, for the most westerly corner of the herein described tract;

1. S 40° 16' 51" W, 339.72 feet, to an iron rod with cap found;
2. S 23° 13' 12" W, 135.11 feet, to a 1/2 inch iron rod found bent over;
3. S 37° 08' 35" W, 55.15 feet, to an iron rod with cap found;
4. S 49° 17' 36" W, 193.40 feet, to a shiner in the trunk of a 30 inch diameter oak tree;
5. S 58° 09' 08" W, 311.57 feet, to an iron rod with cap found for the most southerly corner of said 22.79 acre tract and the southeast corner of the remainder of a called 153.20 acre tract of land as described by a deed to BWB SINGLE LAND INVESTMENT, LLC - SERIES 101, recorded in Document No. 1374025, of said Public Records;

1. N 49° 21' 02" W, 407.02 feet, to an iron rod with cap found;
2. S 70° 55' 58" W, 12.36 feet, to an iron rod with cap found;
3. N 50° 49' 08" W, 50.25 feet, to an iron rod with cap found;
4. N 03° 47' 58" W, 15.37 feet, to an iron rod with cap found;
5. N 50° 23' 38" W, 156.77 feet, to an iron rod with cap found;
6. N 50° 48' 55" W, 91.04 feet, to an iron rod with cap found;
7. N 50° 14' 37" W, 255.69 feet, to an iron rod with cap found;
8. N 38° 22' 10" E, 68.00 feet, to an iron rod with cap found;
9. N 68° 36' 33" E, 137.28 feet, to an iron rod with cap found for a common corner of said 22.79 acre tract and said 138.58 acre tract;

NOTE: The bearings recited hereon are grid bearings derived from GPS observations based on the NAD1983 (2011) State Plane Coordinate System, Texas Central Zone No. 4203. All distances are horizontal ground distances. The average Combined Correction Factor (CCF) is 0.9998881. Permanent iron rods set for corner are 1/2 inch iron rods with cap marked "YALGO 6200", unless otherwise noted herein.

1. ALL PERMANENT CORNERS SET ARE 1/2" IRON RODS WITH CAP MARKED "YALGO 6200" UNLESS OTHERWISE NOTED HEREON. IRON RODS SET IN AREAS WHERE THERE IS AN EXPECTATION OF DISTURBANCE WILL NOT BE CONSIDERED PERMANENT AND NOT MARKED ACCORDINGLY.
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 RECID HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD1983
4.1 2011 DATUM, TEXAS CENTRAL ZONE NO. 4205. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. THE AVERAGE COMBINED CORRECTION FOR CURVATURE IS 0.0000001. GRID DISTANCE - GROUND DISTANCE X CCF. PERMANENT IRON RODS SET FOR CORNER ARE 1/2 INCH IRON RODS WITH CAP MARKED "YALGO 6200", UNLESS OTHERWISE NOTED HEREIN
5. THE POINT OF BEGINNING FOR THIS TRACT BEARS N 22°57'08" E, 3555.16 FEET FROM CITY OF BRYAN MONUMENT GPS-58. THE ESTABLISHED COORDINATES FOR SAID MONUMENT ARE N = -10226628.01, E = -5527556.34 (NAD83, TEXAS CENTRAL ZONE 4203).
6. ROAD WIDTH
LOCAL STREETS = 50' ROW, 27' BOC-BOC
7. ZONING OF THIS PROPERTY IS CURRENTLY YF 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), AND REVISED AS APPROVED BY THE BRYAN CITY COUNCIL ON JULY 9, 2019 (ORDINANCE NO. 2363).
8. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
 9. 5' SIDE YARD SETBACK
 10. 7.5' REAR YARD SETBACK
 11. 25' FRONT YARD SETBACK
 12. 15' STREET SIDE YARD SETBACK
 13. 15' STREET SIDE YARD SETBACK ADJACENT TO COLLECTOR STREETS.
14. ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS.
15. PORTIONS OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA ZONE AE 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 48041C0195E 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 FLATTED AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.
16. OWNERSHIP OF TRACTS A AND B SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION. OPERATION, MANAGEMENT, MAINTENANCE REPAIR AND USE OF SAID DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LEASANT HILLS HOMEOWNERS ASSOCIATION. PIPING LOCATED IN THE RIGHT OF WAY OR PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE CITY OF BRYAN.

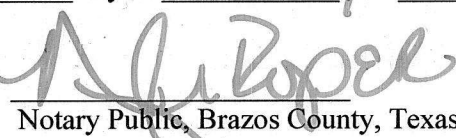
I, BWB Single Development Group, LLC-Series 111, the owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Public Records of Brazos County, Texas, recorded in Instrument No. 1406888, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Bruce Whitis, President

COUNTY OF BELL

Before me, the undersigned authority, on this day personally appeared Bruce Whitis, in his capacity as President of WBW Single Development Group, LLC - Series 111, 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 19th day of January, 2021



COUNTY OF BELL

I, Luther Frobish, Registered Public Surveyor No. 6200 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: Matthew T. Fulkerson 1/19/21

LUTHER E. FROBISH
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6200



reby certify that this plat together with its certificates of
day of _____, 20 _____, in the Official

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 3/29/2021 3:44:23 PM
In the PLAT Records

Doc Number: 2021-142564
Volume- Page: 16854-22
Number of Pages: 2
Amount: 73.00
Order#: 20210329000205
By: SC

County Clerk Brazos County, Texas

I, Leo Gonzalez, 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 28th day of May, 2019 and same was duly approved on the 16th day of January, 2020 by said Commission.

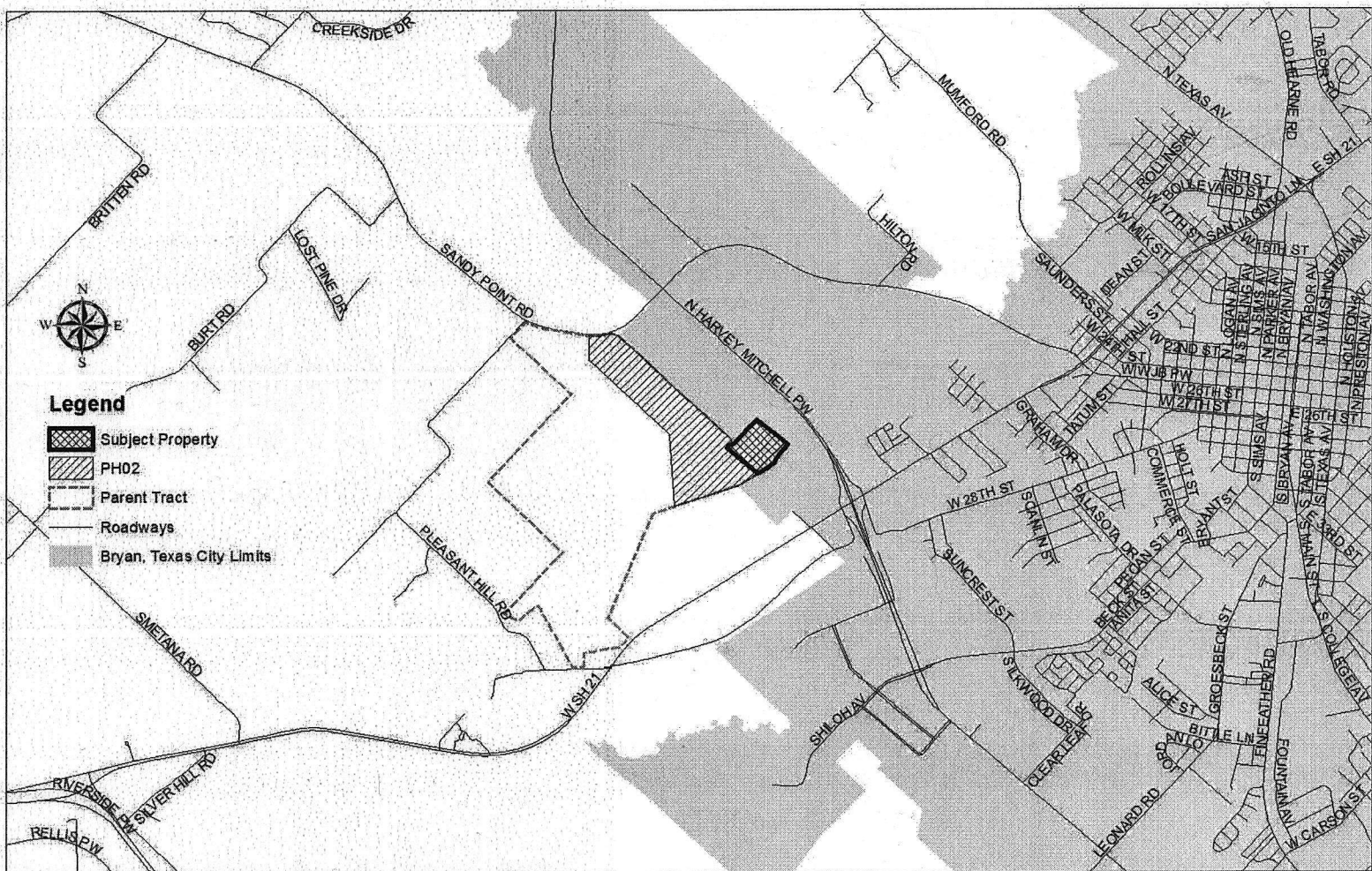
Chair, Planning & Zoning Commission Bryan, Texas

I, Matina 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 12th day of March, 20 21.

City Planner, Bryan, Texas

I, W. K. 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 29th day of March, 2021.

City Engineer, Bryan, Texas



FINAL PLAT
PLEASANT HILL SECTION 2 - PHASE 1
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

REV.		DESCRIPTION		DATE	BY	PROJECT INFORMATION		BENCHMARK		FINAL PLAT PLEASANT HILL SECTION 2 - PHASE 1 CITY OF BRYAN, BRAZOS COUNTY, TEXAS				LOTS AND BLOCKS		OWNER INFO		DEVELOPER INFO		LEGAL DESCRIPTION		Yalgo, LLC		SHEET					
3		UPDATED LIFE TABLE		12/02/2020	JCB	TOTAL SIZE: 22.79		GRAPHIC SCALE 0100'200'300' 01"2"3" IN FEET						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'		LOTS 1 - 28, BLOCK 13		WBW Single Development Group, LLC-Series 111		WBW Single Development Group, LLC-Series 111		22.79 ACRE TRACT SITUATED IN, AND BEING OUT OF, THE STEPHEN F. AUSTIN LEAGUE, ABSTRACT NO 62, THE AND THE JAMES MCMLLEN SURVEY, ABSTRACT NO 176, BRAZOS COUNTY, TEXAS		3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057		Texas Registered Engineering Firm F-10264		1	
2		RESPONSE TO COMMENTS NO. 1		07/26/2019	SJT	TOTAL BLOCKS: 1										3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057		3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057		Texas Registered Surveying Firm 10194095		OF							
1		ORIGINAL RELEASE		05/24/2019	SJT	TOTAL LOTS: 28																2							
						TOTAL COMMON AREA TRACTS: 2																							
PROJECT NUMBER: PH02				CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC SERIES 111																									
APPROVED BY: JCB				CLIENT LOCATION: KILLEEN, TX																									
AUTHORIZED BY: WBW																													

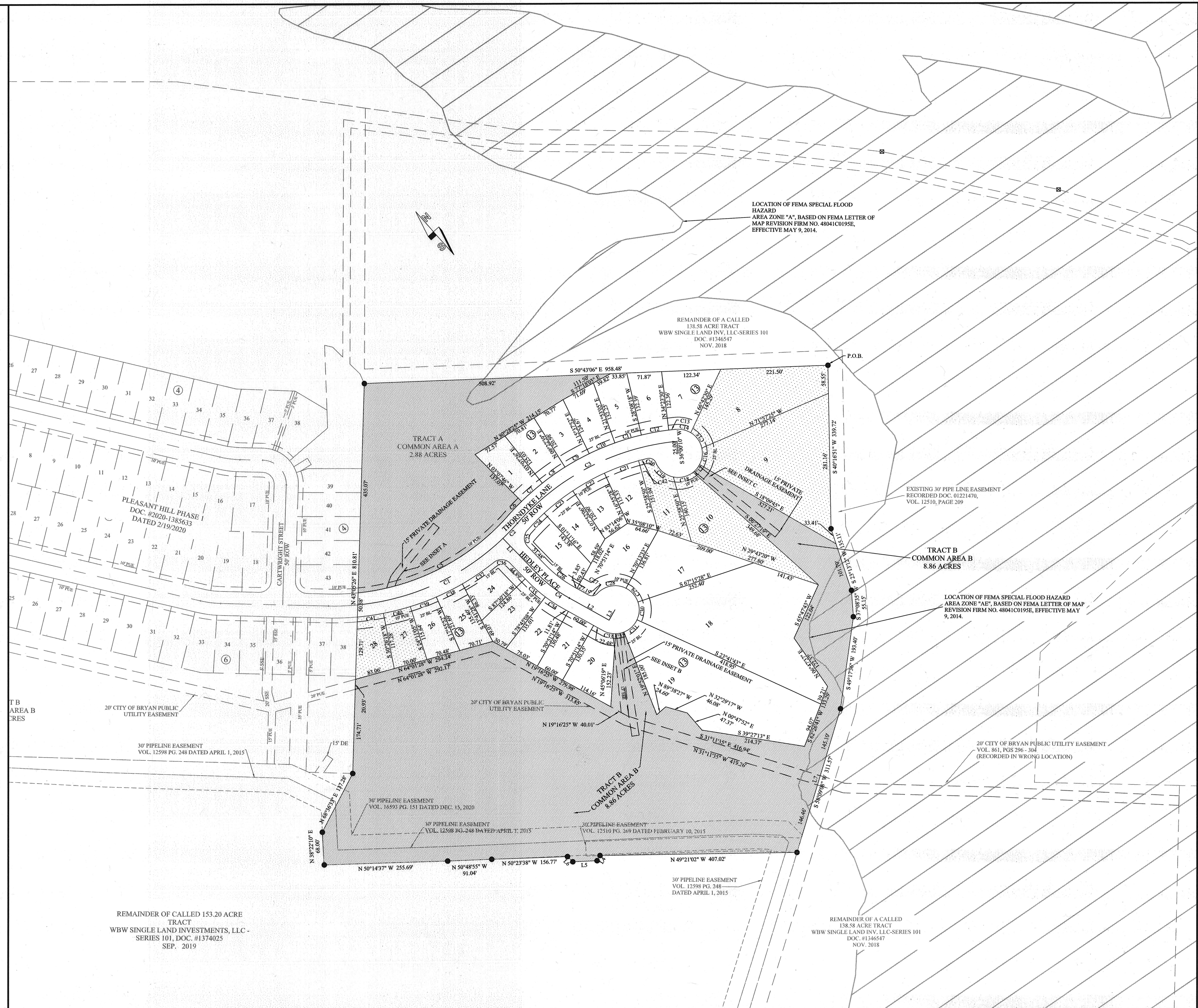
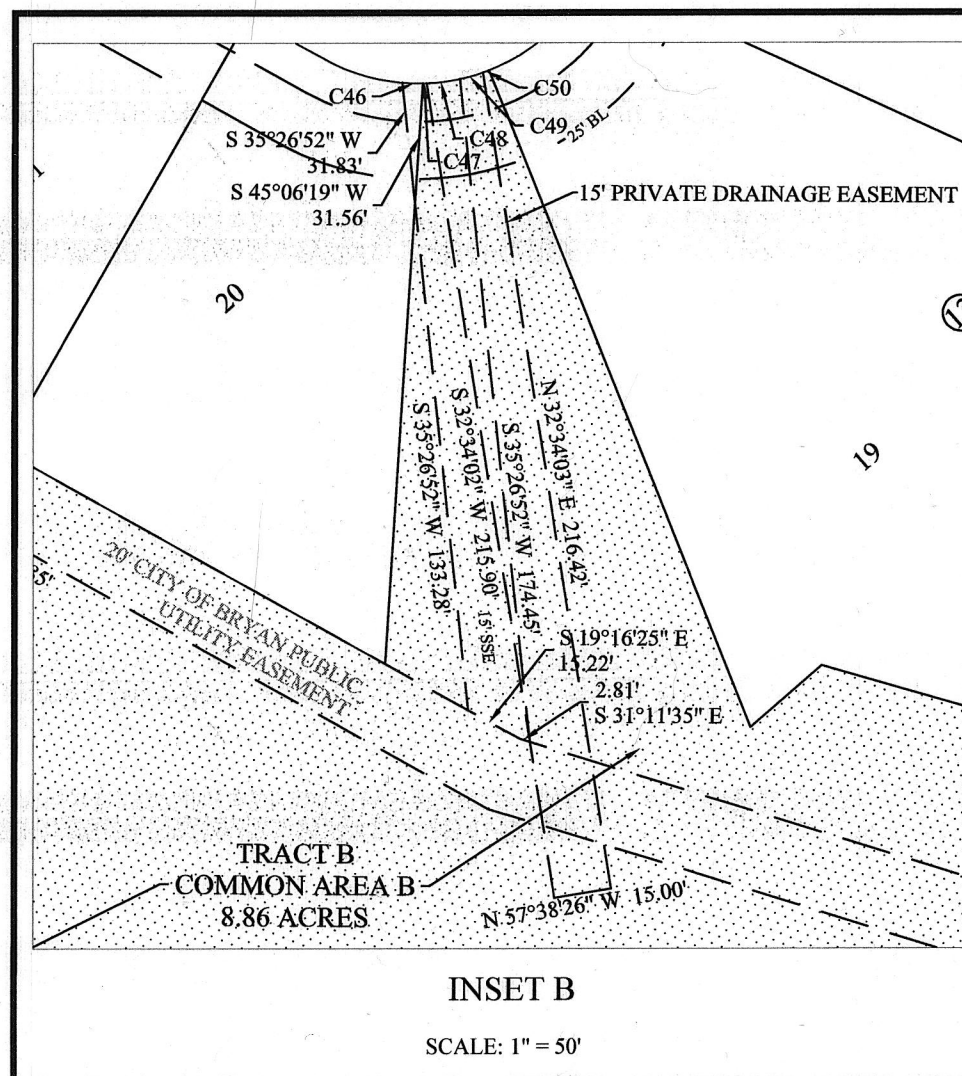
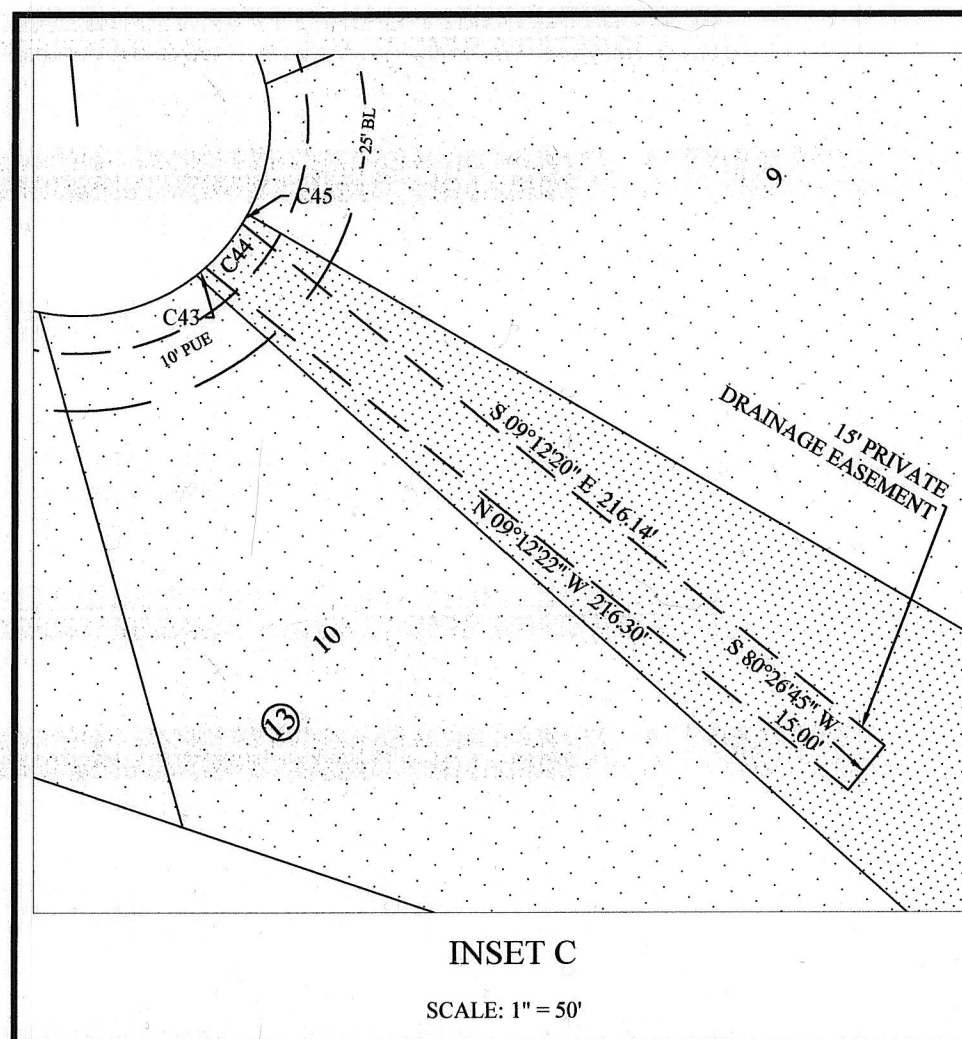
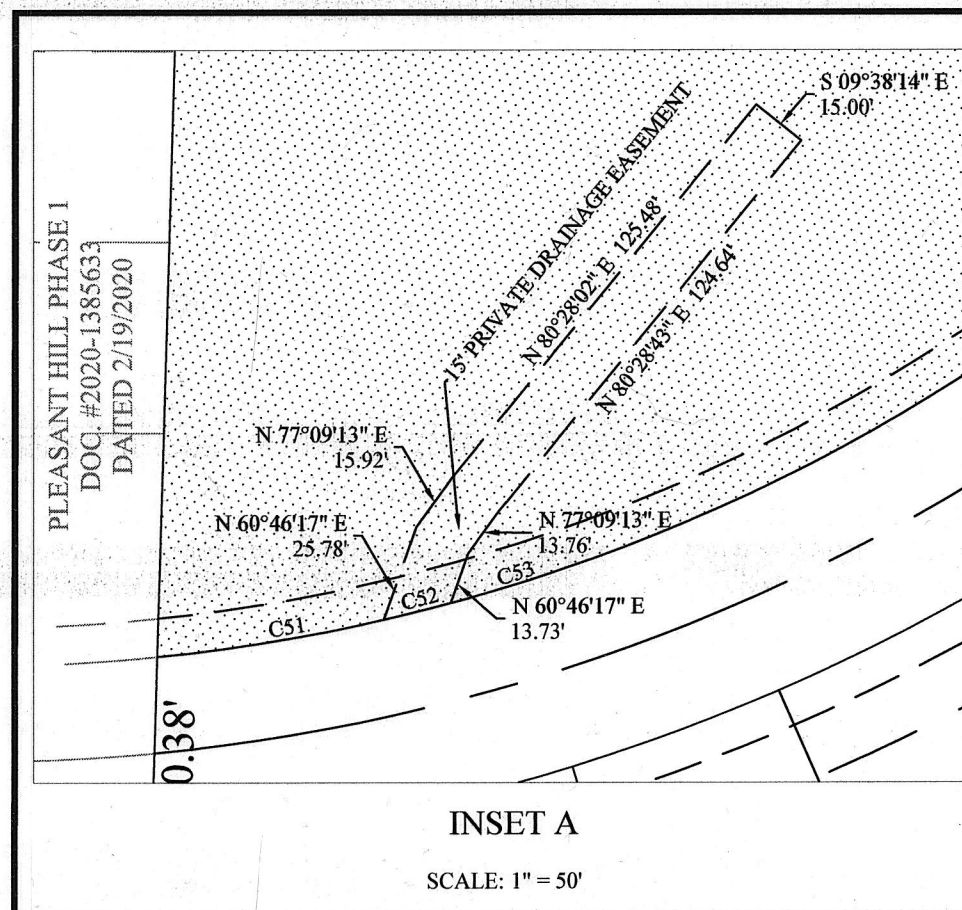
LEGEND

A.E.
BM
DA
D.E.
ELEV.
N.T.S.
NO.
RE
REV.
TBM
TYP.
B.L.
P.U.E.

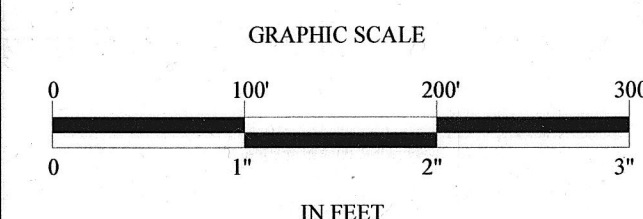
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ACCESS EASEMENT
BENCHMARK
DRAINAGE AREA
DRAINAGE EASEMENT
ELEVATION
NOT TO SCALE
NUMBER
REFERENCE
REVISION
TEMPORARY BENCH MARK
TYPICAL
BUILD LINE
PUBLIC UTILITY EASEMENT
IRON ROD FOUND
IRON ROD SET
TXDOT MONUMENT FOUND
CHANGE IN BEARING
BLOCK NUMBERS

LOTS WITH MINIMUM LOWEST FLOOR
ELEVATION
COMMON AREA TRACTS



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
3	RESPONSE TO COMMENTS NO. 2	10/07/2019	JCL	TOTAL SIZE: 22.79
2	RESPONSE TO COMMENTS NO. 1	07/26/2019	SIT	TOTAL BLOCKS: 1
1	ORIGINAL RELEASE	05/24/2019	SIT	TOTAL LOTS: 28
PROJECT NUMBER: PH02		CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC SERIES 111		TOTAL COMMON AREA TRACTS: 2
APPROVED BY: JCB		CLIENT LOCATION: KILLEEN, TX		
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 SECTION 2 - PHASE 1
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

LEGAL DESCRIPTION
22.79 ACRE TRACT SITUATED IN, AND BEING OUT OF, THE STEPHEN F. AUSTIN LEAGUE, ABSTRACT NO 62, THE AND THE JAMES MCMLLEN SURVEY, ABSTRACT NO 176, 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
2
OF
2