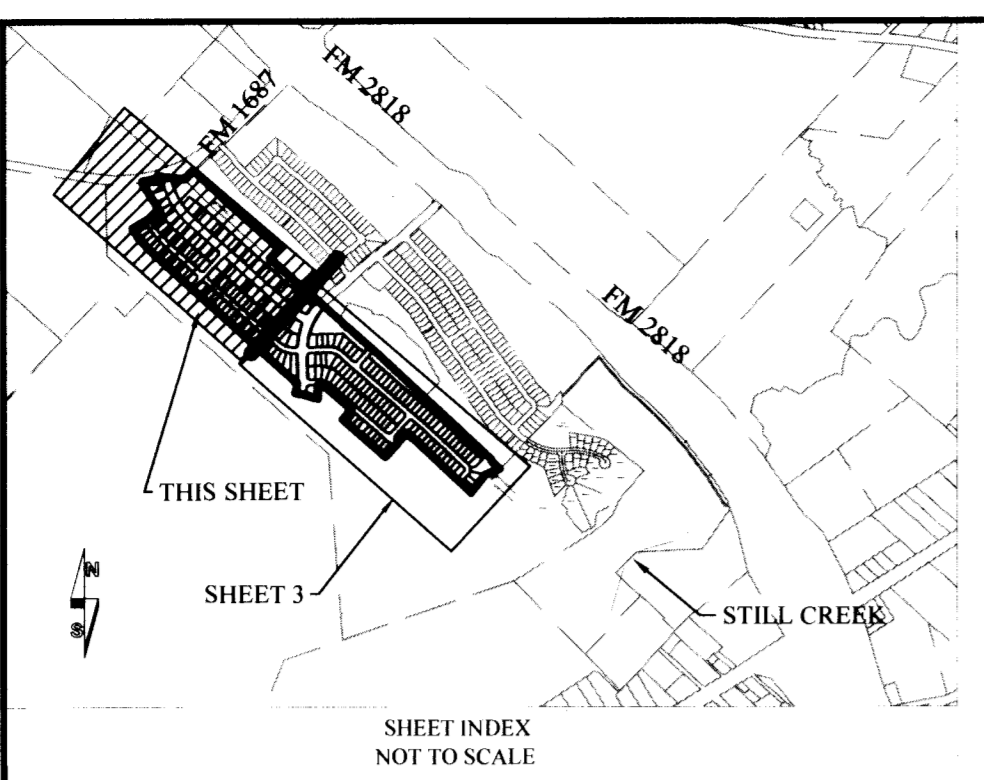


LEGEND

- A.E. ACCESS EASEMENT
 - BM BENCHMARK
 - B.L. BUILD LINE
 - DA DRAINAGE AREA
 - D.E. DRAINAGE EASEMENT
 - DOC. DOCUMENT
 - ELEV. ELEVATION
 - N.T.S. NOT TO SCALE
 - NO. NUMBER
 - RE. REFERENCE
 - REV. REVISION
 - TBM TEMPORARY BENCH MARK
 - TYP. TYPICAL
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.G. PAGE
 - VOL. VOLUME
 - 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 HOME BUILDER FOR EACH INDIVIDUAL LOT MUST ALLOW STORM WATER TO PASS FROM UPSTREAM LOTS TO THE DOWNSTREAM LOTS WITHOUT IMPEDIMENT.



REMAINDER OF MASON TRUDY ANN ET AL CALLED 10.14 ACRE TRACT TRACT 1.1, VOL. 1705, PG. 174 MAR. 1992

REMAINDER OF PAYTON LONZELL & SHIRLEY J CALLED 5.31 ACRE TRACT TRACT 6, VOL. 2656, PG. 251 JUL. 1996

20' WIDE ELECTRIC ESMT DOC. #138553 DATE FEBRUARY 19, 2020

SANDY POINT ROAD FM 1687 80' R.O.W.

TEMPORARY TURNAROUND AND UTILITY EASEMENT BY SEPARATE DOCUMENT TO EXPIRE UPON RECORDATION OF ADJACENT PROPERTY VOL. 17443 PG. 10

CALLED TRACT TWO (59.84 ACRES) R.O. LAWRENCE, III & WIFE, BETTY JEAN LAWRENCE VOL. 1215, PG. 741 OCT. 1990

REMAINDER OF CALLED 153.20 ACRE TRACT BW SINGLE LAND INVESTMENTS, LLC - SERIES 101, DOC. #1374025 SEP. 2019

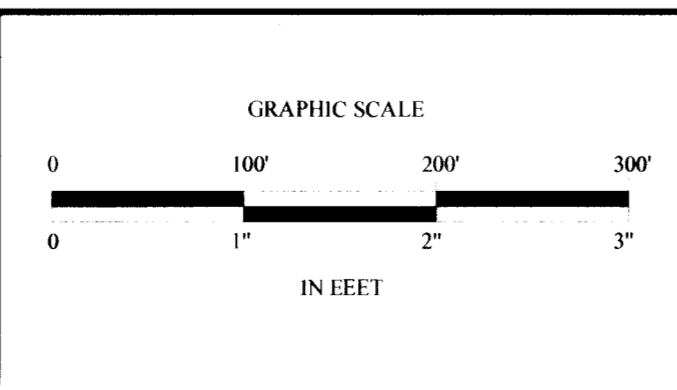
REMAINDER OF CALLED TRACT ONE (717.374 ACRES) R.O. LAWRENCE, III & WIFE, BETTY JEAN LAWRENCE VOL. 1215, PG. 741 OCT. 1990

REV.	DESCRIPTION	DATE	BY
3	RESPONSE TO COMMENTS NO. 2	02/04/2020	JCL
2	RESPONSE TO COMMENTS NO. 1	08/13/2019	JCL
1	ORIGINAL RELEASE	12/17/2018	SIT

PROJECT NUMBER: PH22
 CLIENT NAME: BWV SINGLE DEVELOPMENT GROUP LLC - SERIES 101
 CLIENT LOCATION: KILLEEN, TX

APPROVED BY: JCB
 AUTHORIZED BY: BWV

PROJECT INFORMATION
TOTAL SIZE: 56.26 ACRES
TOTAL BLOCKS: 10
TOTAL LOTS: 214
TOTAL COMMON AREA TRACTS: 10



BENCHMARK
 CONCRETE TXDOT MONUMENT IN SOUTHEAST ROW LINE OF SANDY POINT ROAD NAD83(2011) TX CENTRAL ZONE
 N: 10232940.54
 E: 3525284.49
 Z: 333.33' (NAVD83-GEOID12B)

FINAL PLAT

PLEASANT HILL SECTION 2 - PHASE 2

CITY OF BRYAN, BRAZOS COUNTY, TEXAS

LEGAL DESCRIPTION
 A 56.26 ACRE TRACT SITUATED IN, AND BEING OUT OF, THE STEPHEN E. AUSTIN LEAGUE, ABSTRACT NO. 62, THE AND THE JAMES MCILLEN 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

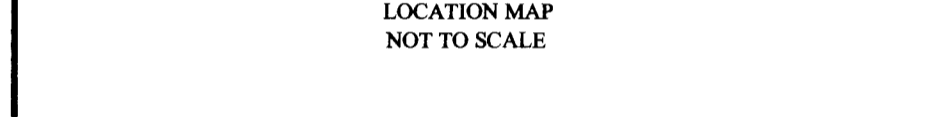
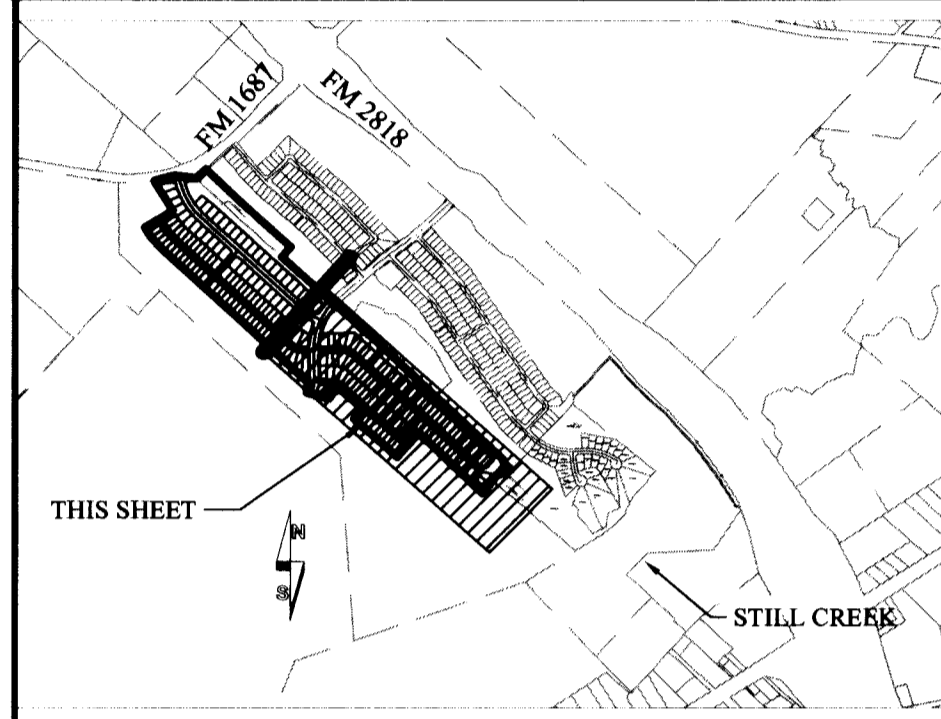
Texas Registered
 Surveying Firm 10-94095

SHEET
 2
 OF
 3

LEGEND

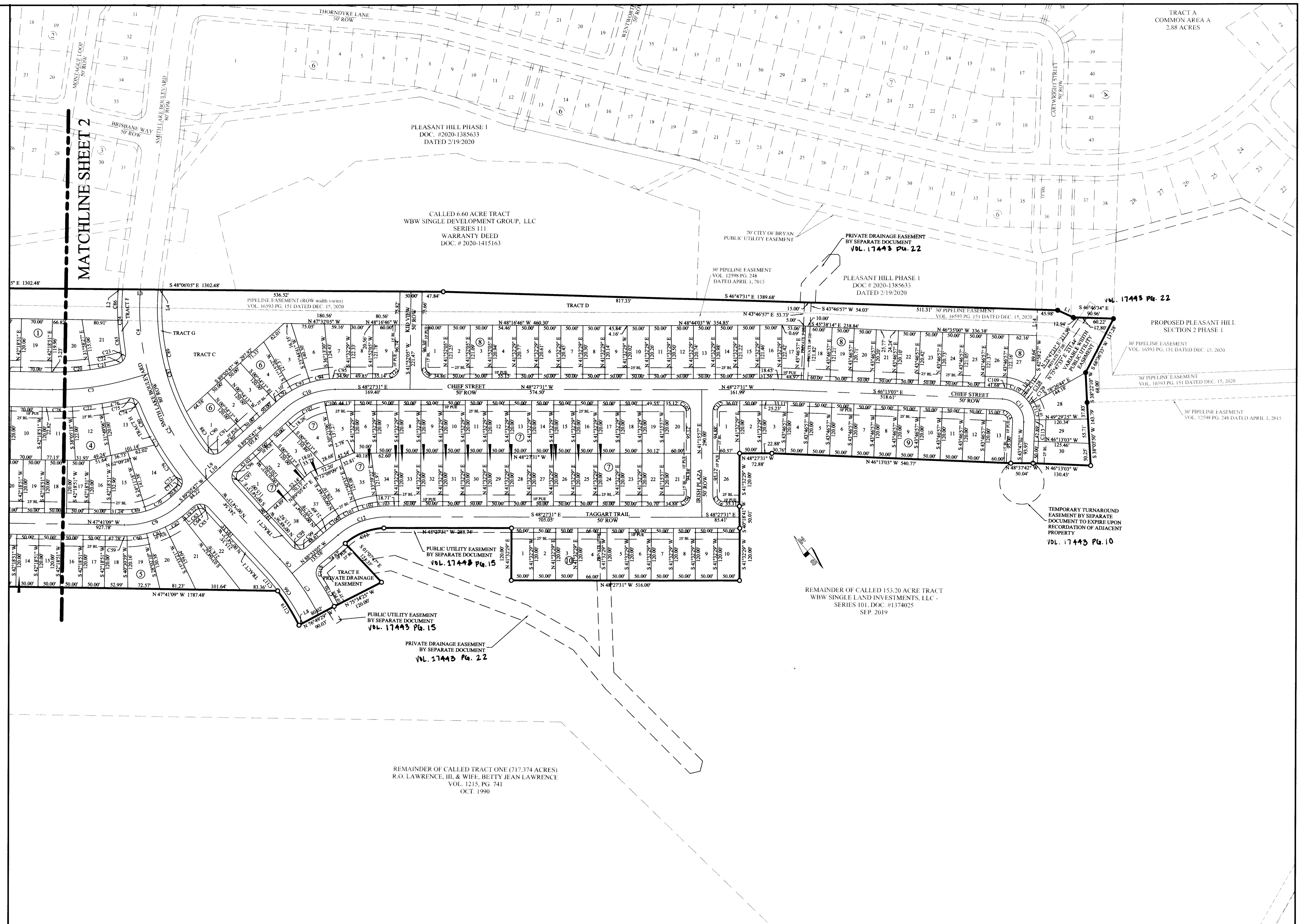
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LINE TABLE

LINE	BEARING	DISTANCE
L1	S 23°49'51" E	38.73'
L2	N 48°06'05" W	10.02'
L3	N 48°06'05" W	80.16'
L4	S 48°06'05" E	10.02'
L5	N 00°45'53" W	20.05'
L6	S 18°01'04" E	20.00'
L7	S 48°27'31" E	15.00'
L8	S 76°49'49" E	10.00'
L9	N 00°54'13" W	3.97'
L10	N 88°49'21" E	39.67'
L11	N 32°19'51" W	12.08'
L12	N 46°21'39" W	36.96'
L13	N 77°30'41" E	54.21'
L14	N 42°56'08" E	58.58'
L15	S 32°35'28" E	24.43'
L16	S 32°35'28" E	26.46'
L17	S 32°35'28" E	22.41'
L18	N 38°27'03" W	5.50'
L19	N 42°42'15" W	3.09'
L20	S 32°19'47" W	8.31'
L21	N 62°02'28" E	50.16'
L22	N 10°16'01" W	20.00'

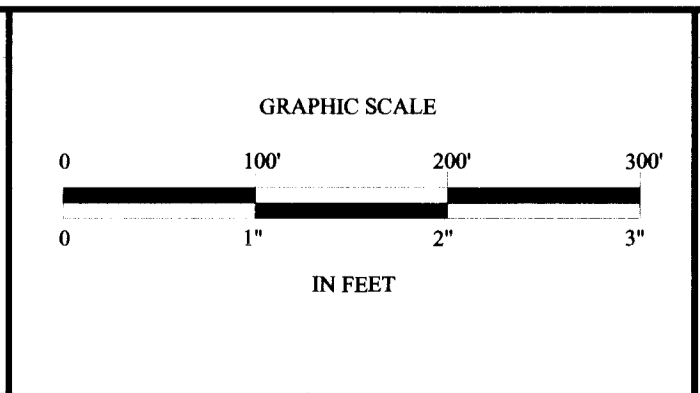


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LEGAL DESCRIPTION
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Yalgo, LLC
3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057
Texas Registered Engineering Firm F-10264
Texas Registered Surveying Firm 10194095

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OF
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