

**FINAL PLAT**  
**PLEASANT HILL SECTION 2 - PHASE 3**  
 CITY OF BRYAN, BRAZOS COUNTY, TEXAS  
 A 6.60 ACRE TRACT SITUATED IN, AND BEING OUT OF, THE  
 HEZEKIAH JONES SURVEY ABSTRACT NO. 145, BRYAN, BRAZOS  
 COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BELL

I, WBW 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 us by deed dated December 15, 2020 and recorded in Document No. 1415163, Official Public Records of Brazos County, 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 111,  
 A TEXAS SERIES LIMITED LIABILITY COMPANY

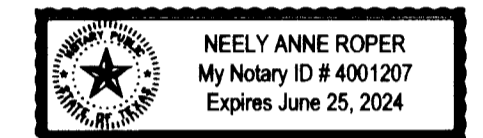
Bruce Whitis, President

STATE OF TEXAS  
 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, Bell County, Texas



STATE OF TEXAS  
 COUNTY OF BELL

I, Luther Frohish, 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 the metes and bounds describing said subdivision will describe a closed geometric form.

by: LUTHER E. FROBISH  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6200



Filed for Record  
 Official Public Records Of:  
 Brazos County Clerk  
 On: 10/22/2021 8:32:41 AM  
 In the PLAT Records  
 Doc Number: 2021-1450326  
 Volume - Page: 17455 - 221  
 Number of Pages: 1  
 Amount: 73.00  
 Order#: 20211022000013  
 By: MG



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

County Clerk Brazos County, Texas  
*Renee M. McCreary*

I, *Lee 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 20<sup>th</sup> day of May, 2019 and same was duly approved on the 16<sup>th</sup> day of July, 2020 by said Commission.

Chair, Planning & Zoning Commission Bryan, Texas

I, *Martha Bismarck*, 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 20<sup>th</sup> day of October, 2021.

City Planner, Bryan, Texas

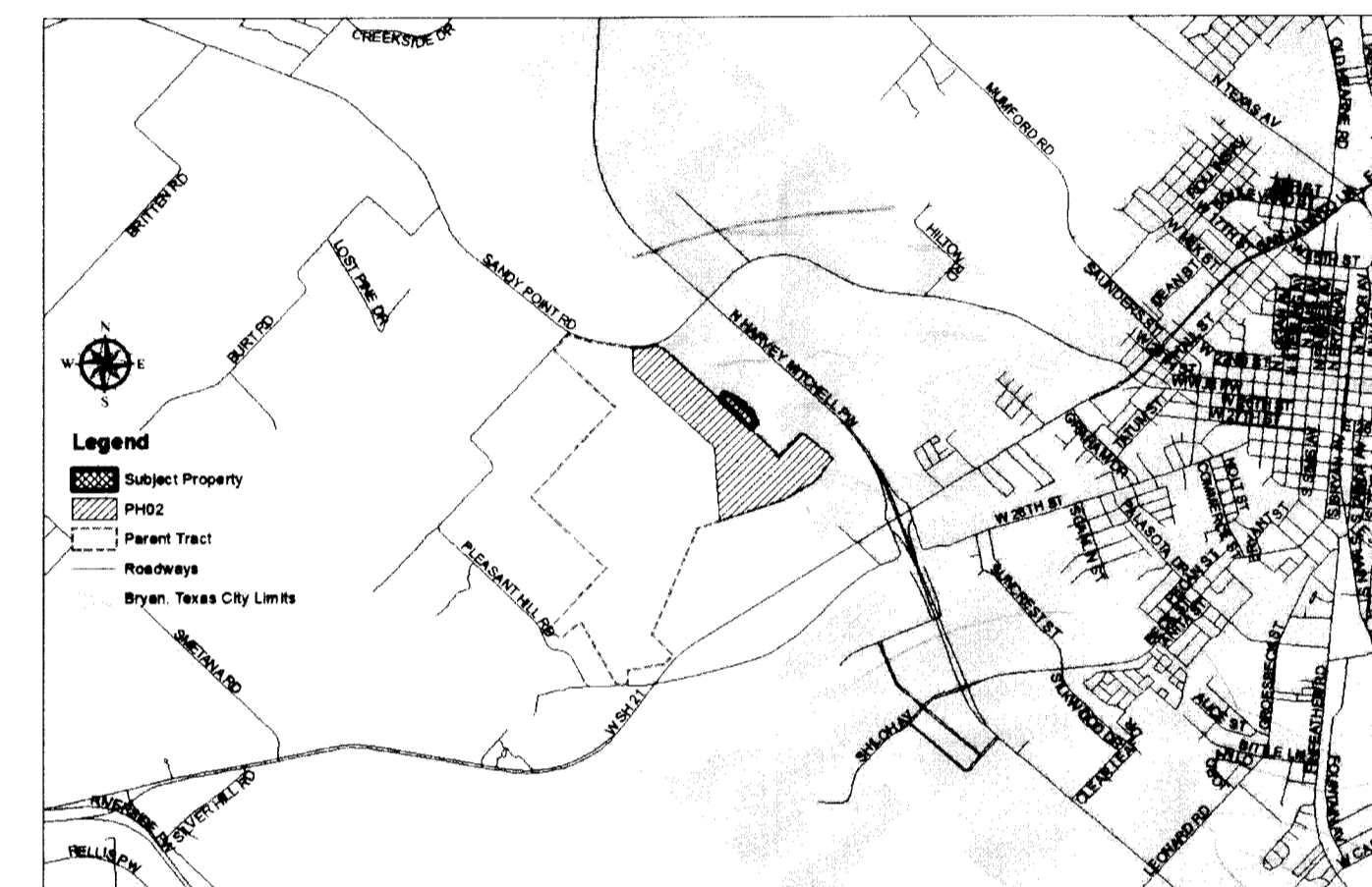
I, *W. Paul*, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 20<sup>th</sup> day of October, 2021.

City Engineer, Bryan, Texas

GENERAL NOTES:

- ALL PERMANENT CORNERS SET ARE 1/2" IRON RODS 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.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYAN SIDEWALK ORDINANCE BY THE DEVELOPER.
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL.
- 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. GRID DISTANCE = GROUND DISTANCE X CCF. THE POINT OF BEGINNING FOR THIS TRACT BEARS N 07°41'37" W, 3956.19 FEET FROM CITY OF BRYAN MONUMENT GPS-58. THE ESTABLISHED COORDINATES FOR SAID MONUMENT ARE N = 10226628.01, E = 3527536.34 (NAD83, TEXAS CENTRAL ZONE 4203).
- ROAD WIDTH LOCAL STREETS = 50' ROW, 27' BOC-BOC
- 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) AND REVISED AS APPROVED BY THE BRYAN CITY COUNCIL ON JULY 9, 2019 (ORDINANCE NO. 2362).
- 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
- 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 4804(C)15E 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.
- OWNERSHIP OF TRACT A SHALL BE CONVEYED TO THE PLEASANT HILLS HOMEOWNERS ASSOCIATION. OPERATION, MANAGEMENT, MAINTENANCE REPAIR AND USE OF SAID COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE PLEASANT HILLS HOMEOWNERS ASSOCIATION. PIPING LOCATED IN THE RIGHT OF WAY OR PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE CITY OF BRYAN.
- STREETS SHALL BE PAVED WITH ASPHALT.

LOCATION MAP  
 NOT TO SCALE



FIELD NOTES SECTION 2, PHASE 3

All that certain tract or parcel of land situated in, and being out of, the HEZEKIAH JONES SURVEY, Abstract No. 145, Brazos County, Texas, and being all of that certain called 6.60 acre tract described in a deed to WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 111, recorded in Document No. 1415163, Official Public Records of Brazos County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at an iron rod with cap found for the most southerly corner of said 6.60 acre tract and a common corner of Pleasant Hill Phase 1, recorded in Volume 15860, Page 212, Plat Records of Brazos County, Texas, and in the east line of a called 153.20 acre tract of land described in a deed to WBW SINGLE LAND INVESTMENT, LLC - SERIES 101, recorded in Document No. 1374025, of said Public Records, for the most southerly corner of the herein described tract, from which a found "Bryan City Monument GPS-58" bears S 07° 41' 37" E, 3956.19 feet;

**THENCE** with the common line of said 6.60 acre tract and said 153.20 acre tract for the following calls:

- 1. N 46° 47' 31" W, 573.06 feet, to an iron rod with cap found;
- 2. N 48° 06' 05" W, 468.24 feet, to an iron rod with cap found for the most westerly corner of the herein described tract.

**THENCE** with the common line of said 6.60 acre tract and said Pleasant Hill Phase 1 for the following calls:

- 1. N 28° 00' 59" E, 174.16 feet, to an iron rod with cap found;
- 2. S 72° 32' 42" E, 108.41 feet, to an iron rod with cap found;
- 3. S 71° 12' 47" E, 113.52 feet, to an iron rod with cap found;
- 4. S 16° 32' 21" E, 39.95 feet, to an iron rod with cap found;
- 5. S 87° 05' 26" E, 92.12 feet, to an iron rod with cap found;
- 6. S 53° 07' 44" E, 229.01 feet, to an iron rod with cap found;
- 7. S 29° 30' 03" E, 52.22 feet, to an iron rod with cap found;
- 8. S 46° 47' 42" E, 200.29 feet, to an iron rod with cap found;
- 9. S 27° 53' 50" E, 215.79 feet, to an iron rod with cap found;
- 10. S 30° 19' 27" E, 103.36 feet, to an iron rod with cap found;
- 11. S 43° 12' 29" W, 201.45 feet, to the POINT OF BEGINNING and containing 6.60 acres of land, more or less.

**NOTE:**  
 The bearings recited hereon 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.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.26'	35.35'	N 03° 07' 00" W	89° 58' 09"
C2	25.00'	12.26'	12.14'	S 62° 08' 55" E	28° 05' 42"
C3	60.00'	29.40'	29.10'	S 62° 09' 38" E	28° 04' 16"
C4	60.00'	38.23'	37.59'	N 29° 52' 51" W	36° 30' 29"
C5	60.00'	38.61'	37.95'	N 06° 49' 09" E	36° 52' 29"
C6	60.00'	40.68'	39.90'	N 44° 40' 58" E	38° 50' 38"
C7	60.00'	147.33'	113.01'	S 45° 33' 25" E	140° 41' 16"
C8	25.00'	31.81'	29.70'	N 11° 39' 38" W	72° 53' 43"
C9	25.00'	18.71'	18.28'	N 68° 14' 12" W	42° 53' 23"
C10	25.00'	13.89'	12.94'	S 75° 19' 11" W	29° 59' 51"
C11	60.00'	132.11'	107.80'	S 56° 33' 01" E	126° 15' 21"
C12	60.00'	51.03'	49.50'	S 30° 56' 29" W	48° 43' 43"
C13	60.00'	40.41'	39.65'	S 74° 35' 54" W	38° 35' 08"
C14	60.00'	38.59'	37.93'	N 67° 40' 55" W	36° 51' 13"
C15	60.00'	32.00'	31.62'	S 33° 48' 43" E	30° 33' 11"
C16	25.00'	12.26'	12.14'	N 32° 44' 55" W	28° 05' 35"
C17	25.00'	39.28'	35.37'	N 86° 53' 01" E	90° 01' 39"
C18	60.00'	0.78'	0.78'	S 16° 26' 31" E	0° 44' 42"
C19	60.00'	14.40'	14.37'	S 09° 11' 37" E	13° 45' 06"
C20	60.00'	1.89'	1.89'	S 01° 24' 52" E	1° 48' 25"
C21	60.00'	7.42'	7.42'	S 03° 01' 59" W	7° 05' 17"
C22	60.00'	107.72'	93.82'	S 68° 14' 48" E	102° 51' 52"

LEGEND	
A.E.	ACCESS EASEMENT
BM	BENCHMARK
DA	DRAINAGE AREA
ELEV.	ELEVATION
N.T.S.	NOT TO SCALE
NO.	NUMBER
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
RE	REFERENCE
REV.	REVISION
S.S.E	SANITARY SEWER EASEMENT
TBM	TEMPORARY BENCH MARK
TYP.	TYPICAL
BL.	BUILD LINE
●	IRON ROD FOUND
○	IRON ROD SET
⊠	TXDOT MONUMENT FOUND
⊞	CHANGE IN BEARING
①②③...	BLOCK NUMBERS
—	LOTS WITH MINIMUM LOWEST FLOOR ELEVATION

LOT SIZE TABLE

BLOCK NUMBER	LOT NUMBER	SQUARE FEET
12	1	7066
12	2	6000
12	3	6000
12	4	5770
12	5	7520
12	6	8330
12	7	6556
12	8	5488
12	9	5500
12	10	5500
12	11	5501
12	12	5502
12	13	5502
12	14	5502
12	15	5502
12	16	6990
12	17	11474
12	18	10943
12	19	8915
12	20	5745
12	21	6000
12	22	6000
12	23	6000
12	24	6000
12	25	6000
12	26	6000
12	27	7234
TRACT A	43345	

LINE TABLE

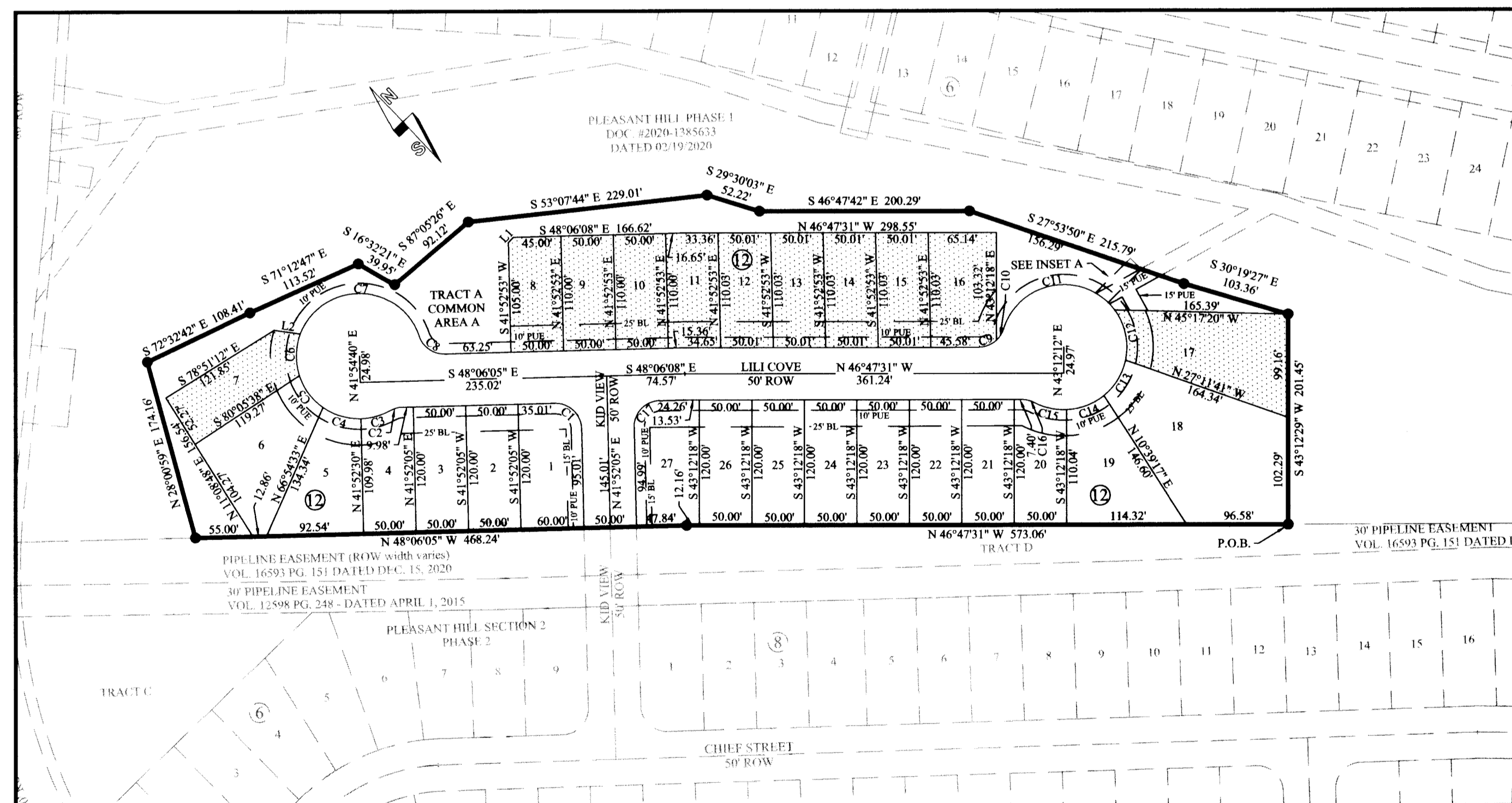
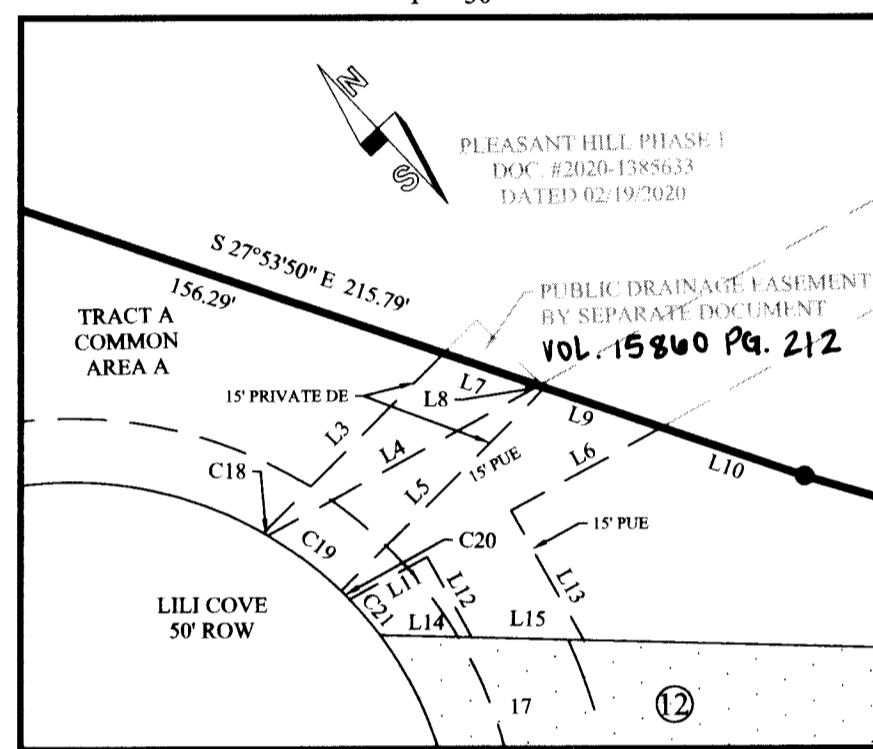
LINE	BEARING	DISTANCE
L1	N 86° 53' 24" E	7.07'
L2	S 38° 39' 12" E	25.44'
L3	N 88° 14' 18" E	39.70'
L4	S 75° 43' 55" E	48.29'
L5	N 88° 14' 18" E	45.00'
L6	N 75° 43' 55" W	26.84'
L7	S 27° 53' 50" E	15.70'
L8	S 27° 53' 50" E	1.01'
L9	S 27° 53' 50" E	19.22'
L10	S 27° 53' 50" E	23.57'
L11	N 75° 43' 55" W	13.80'
L12	N 14° 13' 19" E	14.54'
L13	N 14° 13' 19" E	23.37'
L14	S 45° 17' 20" E	14.35'
L15	S 45° 17' 20" E	17.41'

LFE TABLE

LOT #	BLOCK #	LFE (ft)
7	12	307.80
8	12	305.70
9	12	305.70
10	12	305.50
11	12	305.00
12	12	303.80
13	12	303.50
14	12	303.10
15	12	304.50
16	12	304.10
17	12	301.70

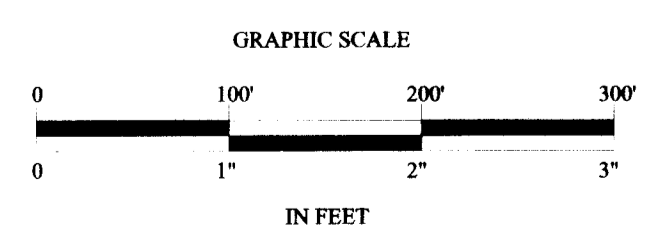
NOTE: LFE = LOWEST FLOOR ELEVATION

INSET A  
 1" = 30'



PRINTED ON February 26, 2021

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK
3	RESPONSE TO COMMENTS NO. 2	4/16/2020	BTW	TOTAL SIZE: 6.60	CONCRETE TXDOT MONUMENT
2	RESPONSE TO COMMENTS NO. 1	02/14/2020	DMM	TOTAL BLOCKS: 1	(SOUTHEAST R.O.W. LINE OF SANDY POINT ROAD) NAD 83
1	ORIGINAL RELEASE	05/24/2019	SJT	TOTAL LOTS: 27	(2011) TX CENTRAL ZONE #4203
				TOTAL COMMON AREA TRACTS: 1	N: 10232940.54
					E: 3525284.48
					ELEV. = 333.33'



LOTS AND BLOCKS	OWNER INFO	DEVELOPER INFO	LEGAL DESCRIPTION	Yalco, LLC	SHEET
LOTS 1 - 27, BLOCK 12	WBW Single Land Investment, LLC-Series 101 3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057	WBW Single Development Group, LLC-Series 101 3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057	6.60 ACRE TRACT SITUATED IN, AND BEING OUT OF, THE HEZEKIAH JONES SURVEY ABSTRACT NO. 145, BRYAN, 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 Texas Registered Surveying Firm 10194095	1 OF 1

**FINAL PLAT**  
**PLEASANT HILL SECTION 2 - PHASE 3**  
 CITY OF BRYAN, BRAZOS COUNTY, TEXAS