### CURVE TABLES

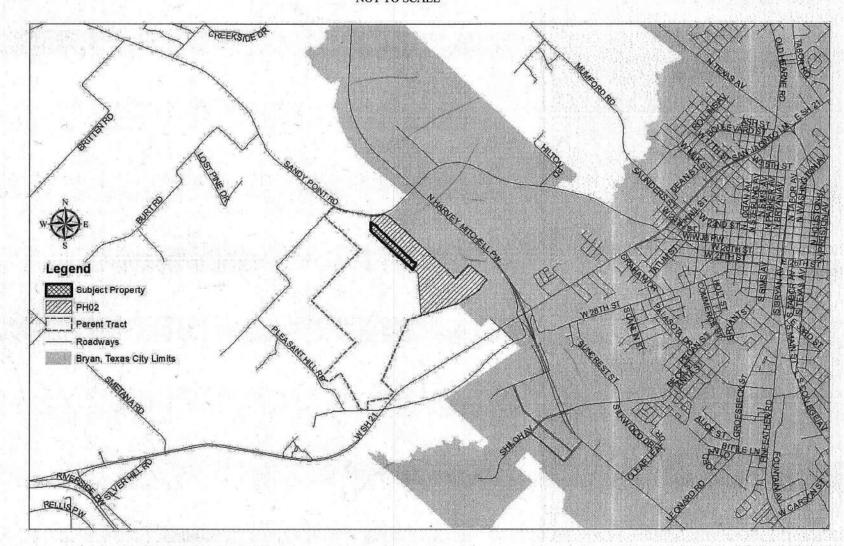
CURVE		ARC LENGTH			DELTA ANGLE
C1	525.00'	91.87'	91.75'	S 09°37'40" W	10°01'34"
C2 .	575.00'	188.06'	187.22'	N 29°49'31" E	18°44'21"
C3	575.00'	59.63'	59.61'	N 17°29'05" E	5°56'32"
C4	300.00'	115.24'	114.53'	N 58°32'22" W	22°00'34"
C5 C6	1370.60' 535.00'	328.82' 122.03'	328.03' 121.77'	N 86°36'21" E N 32°25'53" E	13°44'45" 13°04'08"
C7	25.00'	23.67'	22.79'	S 01°13'33" E	54°14'44"
C8	25.00'	16.51'	16.21'	N 47°16'10" W	37°50'30"
C9	325.00'	43.38'	43.34'	S 62°22'00" E	7°38'49"
C10	325.00'	46.31'	46.27'	N 54°27'40" W	8°09'51"
C11	324.87'	16.07'	16.07'	S 48°57'45" E	2°50'03"
C12	25.00'	39.27'	35.36'	N 87°18'51" E	90°00'00"
C13	25.00'	39.27'	35,36'	N 02°41'09" W	90°00'00"
C14	1220.00'	13.72'	13.72'	S 47°32'10" E	0°38'39"
C15	1220.00'	48.95'	48.95'	S 46°03'52" E	2°17'57"
C16	1220.00'	48.95'	48.95'	S 43°45'56" E	2°17'57"
C17	1220.00'	48.95'	48.95'	S 41°27'59" E	2°17'57"
C18	1220.00'	40.28'	40.28'	S 39°22'15" E	1°53'31"
C19 C20	15.00' 15.00'	8.59' 8.36'	8.47' 8.25'	N 55°56'07" W S 88°17'59" E	32°48'38" 31°55'05"
C21	60.00'	58.71'	56.39'	S 76°13'43" E	56°03'37"
C22	60.00'	39.03'	38.35'	S 29°33'40" E	37°16'31"
C23	60.00'	36.56'	35.99'	N 06°31'52" E	34°54'32"
C24	60.00'	31.73'	31.36'	S 39°08'13" W	30°18'11"
C25	60.00'	24.64'	24.47'	N 66°03'20" E	23°32'03"
C26	60.00'	36.59'	36.03'	N 84°42'22" W	34°56'34"
C27	60.00'	37.63'	37.02'	S 49°15'57" E	35°56'16"
C28	60.00'	43.83'	42.86'	N 10°22'08" W	41°51'21"
C29	15.63'	12.41'	12.08'	S 13°52'00" E	45°29'22"
C30	1170.00'	4.09'	4.09'	N 37°56'37" W	0°12'02"
C31	1170.00'	54.37'	54.37'	N 39°22'31" W	2°39'45"
C32	1170.00'	54.37'	54.37'	N 42°02'16" W	2°39'45"
C33	1170.00'	54.37'	54.37'	N 44°42'02" W	2°39'45"
C34	1346.78	37.34'	37.34'	N 47°25'04" W	1°35'19"
C35	25.00'	23.67'	22.79'	S 41°44'12" W	54°14'44"
C36	25.00'	19.16'	18.70'	S 89°11'01" E	43°54'51"
C37	275.00'	80.00'	79.72'	N 56°25'52" W	16°40'07"
C38 C39	274.77'	1.22' 39.27'	1.22' 35.36'	S 47°58'13" E	0°15'12" 90°00'00"
C40	25.00'	39.27	35.36'	S 02°41'09" E N 87°18'51" E	90°00'00"
C40	615.00'	66.10'	66.07'	N 36°18'54" E	6°09'29"
C42	615.00'	67.30'	67.27'	S 30°06'04" W	6°16'11"
C43	615.00'	67.30'	67.27'	N 23°49'52" E	6°16'11"
C44	615.00'	67.30'	67.27'	N 17°33'41" E	6°16'11"
C45	525.00'	139.47'	139.06'	S 31°17'34" W	15°13'16"
C46	525.00'	111.91'	111.70'	S 10°43'18" W	12°12'50"
C47	615.00'	72.60'	72.56'	N 11°02'40" E	6°45'49"
C48	25.00'	36.41'	33.28'	N 49°23'20" E	83°27'09"
C49	1390.60'	332.14'	331.35'	N 86°34'31" E	13°41'05"
C50	1390.60'	87.76'	87.74'	S 88°23'25" E	3°36'57"
C51	1390.60'	57.50'	57.49'	N 88°37'02" E	2°22'09"
C52	1390.60'	133.11'	133.06'	N 84°41'26" E	5°29'03"
C53	1390.60'	53.77'	53.77'	N 80°50'27" E	2°12'56"
C54 C55	25.00' 50.00'	12.35'	12.22'	N 18°26'30" W	28°17'55"
C56	50.00'	2.23' 42.19'	2.23' 40.95'	N 05°34'03" W N 31°01'01" W	2°33'01" 48°20'54"
C57	50.00'	32.42'	31.85'	N 73°45'57" W	37°08'57"
C58	50.00'	36.19'	35.41'	S 66°55'26" W	41°28'18"
C59	50.00'	13.48'	13.44'	S 38°27'43" W	15°27'08"
C60	25.00'	12.35'	12.22'	S 44°53'06" W	28°17'55"
C61	75.00'	28.08'	27.92'	S 48°18'27" W	21°27'13"
C62	75.00'	36.74'	36.38'	S 23°32'43" W	28°04'15"
C63	75.00'	13.45'	13.43'	N 04°22'22" E	10°16'28"
C64	205.00'	9.89'	9.89'	S 02°08'46" E	2°45'48"
C65	205.00'	48.45'	48.33'	S 10°17'53" E	13°32'24"
C66	205.00'	44.65'	44.57'	S 23°18'29" E	12°28'49"
C67	205.00'	29.08'	29.06'	S 33°36'44" E	8°07'40"
C68	1396.78'	47.44'	47.43'	S 40°36'35" E	1°56'45"
C69 C70	1396.78'	49.12' 49.12'	49.12'	S 42°35'24" E S 44°36'18" E	2°00'54"
C71	1396.78'	49.12	49.12' 49.30'	N 46°37'49" W	2°00'54" 2°02'55"
C72	1378.94	204.88'	204.69'	N 43°56'00" W	8°33'27"
C73	180.00'	115.96'	113.97'	N 19°13'13" W	36°54'42"
C74	50.00'	52.18'	49.85'	N 29°08'06" E	59°47'56"
C75	25.00'	38.56'	34.85'	S 76°46'42" E	88°22'29"
C76	25.00'	26.09'	24.92'	S 29°08'06" W	59°47'56"
C77	155.00'	67.02'	66.50'	S 13°09'03" E	24°46'22"
C78	155.00'	32.84'	32.78'	S 31°36'24" E	12°08'20"
C79	1346.78'	54.52'	54.51'	S 40°49'57" E	2°19′10"
C80	1346.78'	54.45'	54.45'	S 43°09'02" E	2°19'00"
C81	1346.78'	54.41'	54.40'	N 45°27'58" W	2°18'53"
C82	525.00'	20.04'	20.04'	N 15°44'06" E	2°11'14"

LINE	BEARING	DISTANCE
L1	S 47°44'46" E	10.02'
L2	N 69°32'39" W	46.82'

### GENERAL NOTES:

- ALL PERMANENT CORNERS SET ARE 1/2" IRON RODS WITH CAP MARKED "YALGO LLC" 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.
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL.
- 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. PERMANENT IRON RODS SET FOR CORNER ARE 1/2 INCH IRON RODS WITH CAP MARKED "YALGO LLC", UNLESS OTHERWISE NOTED HEREIN. THE POINT OF BEGINNING FOR THIS TRACT BEARS N 30°05'34" W, 6767.19 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).
- MAJOR COLLECTORS = 80' ROW, 48' 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
- 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
- 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
- OWNERSHIP OF TRACTS A, B AND C SHALL BE CONVEYED TO THE 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.
- TRACTS B AND C ARE TO BE USED AS FENCE, WALL AND LANDSCAPE TRACTS BY THE PLEASANT HILL HOME OWNERS ASSOCIATION
- 12. DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION
- 13. TRACT A CONTAINS A BLANKET ACCESS EASEMENT
- 14. STREETS SHALL BE PAVED WITH ASPHALT

### LOCATION MAP NOT TO SCALE



A METES & BOUNDS description of a certain 19.80 acre tract of land situated in the James McMillen Survey, Abstract No. 176 in Brazos County, Texas, being all of a called 19.80 acre tract conveyed to WBW Single Development Group LLC - Series 111 and recorded in Document No. 2021-1431809 of the Official Public Records of Brazos County (OPRBC); said 19.80 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, Central Zone;

BEGINNING at a found 1/2-inch iron rod (with cap stamped "YALGO 6200") marking the northwest corner of the herein described tract and being in the south right-of-way line of Sandy Point Road (80' ROW), and being at the beginning of a curve to the left;

THENCE, along said curve to the left, with the south right-of-way line of said Sandy Point Road, having a radius of 1370.60 feet, a central angle of 13°44'45", an arc length of 328.82 feet, and a long chord bearing North 86°36'21" East, 328.03 feet, to a 1/2-inch iron rod (with cap stamped "YALGO LLC") set for the most northerly corner of the herein described tract;

THENCE along the southwest line of Pleasant Hill Section 2 - Phase 2 as shown on map recorded in Document No. 2021-1450327 of the OPRBC the following thirteen (13) courses and distances:

- South 10°16'01" East, 20.00 feet to a 1/2-inch iron rod (with cap stamped "YALGO LLC") set for corner;
- 2. South 32°19'51" East, 297.65 feet to a 1/2-inch iron rod (with cap stamped "YALGO LLC") set for corner;
- South 57°24'32" West, 121.38 feet to a 1/2-inch iron rod (with cap stamped "YALGO LLC") set for corner
- South 62°02'28" West, 50.16 feet to a 1/2-inch iron rod (with cap stamped "YALGO LLC") set for corner;
- South 59°01'53" West, 120.75 feet to a 1/2-inch iron rod (with cap stamped "YALGO LLC") set for corner
- South 32°01'40" East, 110.31 feet to a 1/2-inch iron rod (with cap stamped "YALGO LLC") set for corner,
- South 42°14'14" East, 142.78 feet to a 1/2-inch iron rod (with cap stamped "YALGO LLC") set for corner;
- 9. Along said non-tangent curve to the right, having a radius of 525.00 feet, a central angle of 10°01'34", an arc length of 91.87 feet, and a long chord bearing South 09°37'40" West, 91.75 feet, to a 1/2-inch iron
- 10. South 76°49'29" East, 90.03 feet, to a 1/2-inch iron rod (with cap stamped "YALGO LLC") set for corner;
- 11. South 75°34'25" East, 120.00 feet, to a 1/2-inch iron rod (with cap stamped "YALGO LLC") set for corner,

PROJECT INFORMATION

TOTAL SIZE:

TOTAL BLOCKS: 5

TOTAL LOTS: 98

TOTAL COMMON

AREA TRACTS:

12. South 20°41'47" West, 160.54 feet, to a 1/2-inch iron rod (with cap stamped "YALGO LLC") set for corner,

BENCHMARK

CONCRETE TXDOT MONUMMENT

(SOUTHEAST R.O.W. LINE OF

SANDY POINT ROAD) NAD 83

N: 10232940.54

ELEV. = 333.33'

E: 3525284.48

(2011) TX CENTRAL ZONE #4203

13. South 33°24'49" West, 165.07 feet, to a 1/2-inch iron rod (with cap stamped "YALGO LLC") set for corner in the southwest line of the residue of a called 153.20 acre tract conveyed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2019-1374025 of the OPRBC, being common with the northeast line of a called 116.53 acre tract conveyed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1439076 of the OPRBC;

THENCE, North 47°44'46" West, along said common line, 2362.45 feet to a found 1/2-inch iron rod (with cap stamped "YALGO 6200") marking the southwest corner of this tract;

THENCE, North 00°45'52" West, along the west line of this tract, 645.70 feet to the POINT OF BEGINNING, and containing 19.80 acres of land in Brazos County, Texas.

8. South 47°41'09" East, 1787.48 feet to a 1/2-inch iron rod (with cap stamped "YALGO LLC") set for corner at the beginning of a non-tangent curve to the right;

### LOT SIZE TABLE

BLOCK LOT SQUARE BLOCK LOT SQUARE BLOCK LOT SQUARE

NUMBER	NUMBER	FEET	NUMBER	NUMBER	FEET	NUMBER	NUMBER	FEET
2	25	6363	3	17	8922	5	43	6000
2	26	6070	3	18	5929	5	44	6000
2	27	7374	3	19	6238	5	45	6000
2	28	13951	3	20	6236	5	46	6000
2	29	15202	3	21	6174	5	47	7844
2	30	11413	3	22	6118	14	1	8628
2	31	15955	3	23	6000	14	2	8628
2	32	16686	3	24	6000	14	3	8618
2	33	10215	3	25	6000	14	4	8798
2	34	9798	3	26	6000	16	1	7121
2	35	9000	3	27	6000	16	2	6043
2	36	8281	3	28	6000	16	3	6040
2	-37	8906	3	29	6000	16	4	6038
2	38	8223	3	30	7040	16	5	6035
2	39	7084	5	23	8121	16	6	6032
2	40	6573	5	24	6000	16	7	6030
2	41	6365	5	25	6000	16	8	6027
2	42	6227	5	26	6000	16	9	6025
2	43	6120	5	27	6000	16	10	6022
2 -	44	6083	5	28	6000	16	11	6019
2	45	6081	5	29	6000	16	12	6017
2	46	6078	5	30	6000	16	13	6014
2	47	6076	5	31	6000	16	14	6011
2	48	6073	5	32	6000	16	15	6009
2	49	6070	5	33	6000	16	16	6006
2	50	6068	5	34	6000	16	17	6003
2	51	6065	5	35	6000	16	18	6001
2	52	6062	5.	36	6000	16	19	6194
2	.53	6060	5	37	6000	16	20	6805
2	54	6057	5	38	6000	16	21	8432
2	55	6055	5	39	6000	TRACT A	The latest	3600
2	56	7128	. 5	40	6000	TRACT B		1348
3	15	9019	5	41	6000	TRACT C		141
3	16	8771	5	42	6000		The state of the s	14 1 2 1 1 1 1 1

# FINAL PLAT

# PLEASANT HILL SECTION 2 - PHASE 4 BRAZOS COUNTY, TEXAS

A 19.80 ACRE TRACT SITUATED IN, AND BEING OUT OF, THE JAMES MCMILLEN SURVEY, A-176, BRAZOS COUNTY, TEXAS

### STATE OF TEXAS

### COUNTY OF WILLIAMSON

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 me in the Deeds Records of Brazos County in Doc. No. 1431809 dated May 17, 2021, 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

### STATE OF TEXAS

## COUNTY OF WILLIAMSON

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

### STATE OF TEXAS

## COUNTY OF WILLIAMSON

I, Corey Shannon, Registered Professional Land Surveyor No. 5967 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.



Official Public Records Of: **Brazos County Clerk** 

On: 11/28/2022 10:17:16 AM In the PLAT Records Doc Number: 2022 - 1489549 Volume - Page: 18350 - 225 Number of Pages: 2 Amount: 73.00

ereby certify that this plat together with its certificates of

I, 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 day of May, 20 19 and same was duly approved on the 16th day of July

Chair, Planning & Zoning Commission Bryan, Texas

I, Matth Zimble Sphericket, 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 day of , 20 27.

3	REMOVED ONE LOT IN BLOCK	<b>ζ</b> 2	1/24/2022	вту		
2	RESPONSE TO COMMENTS NO	02/12/2020	SJT			
1	ORIGINAL RELEASE	05/24/2019	SJT			
PROJECT NUMBER: PH24		CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC. SERIES 11				
		CLIENT LOCATION: GEORGETOWN, TX				
APPROVED BY: JCB						
AUTHORIZED BY: WBW						

FINAL PLAT 1 PLEASANT HILL SECTION 2 - PHASE 4 CITY OF BRYAN, BRAZOS COUNTY, TEXAS

LOTS AND BLOCKS LOTS 25 - 56, BLOCK 2 LOTS 15 - 30, BLOCK 3 LOTS 23 - 47, BLOCK 5 LOTS 1 - 21, BLOCK 16 LOTS 1 - 4, BLOCK 14

LLC-Series 111 209 W 2nd St., Suite 201 Georgetown, TX 78628

FX (254) 953-5057

**OWNER INFO** PH (254) 953-5353

DEVELOPER INFO **WBW Single Developmen** Group, LLC-Series 111 209 W 2nd St., Suite 201 Georgetown, TX 78628 PH (254) 953-5353 FX (254) 953-5057

LEGAL DESCRIPTION Yalgo, LLC 209 W 2nd St., Suite 201 Georgetown, TX 78628 19.80 ACRE TRACT SITUATED IN, AND BEING PH (254) 953-5353 OUT OF, THE JAMES MCMILLEN SURVEY, A-176 BRAZOS COUNTY, TEXAS

FX (254) 953-5057 Texas Registered Engineering Firm F-10264 Texas Registered Surveying Firm 10194095

