

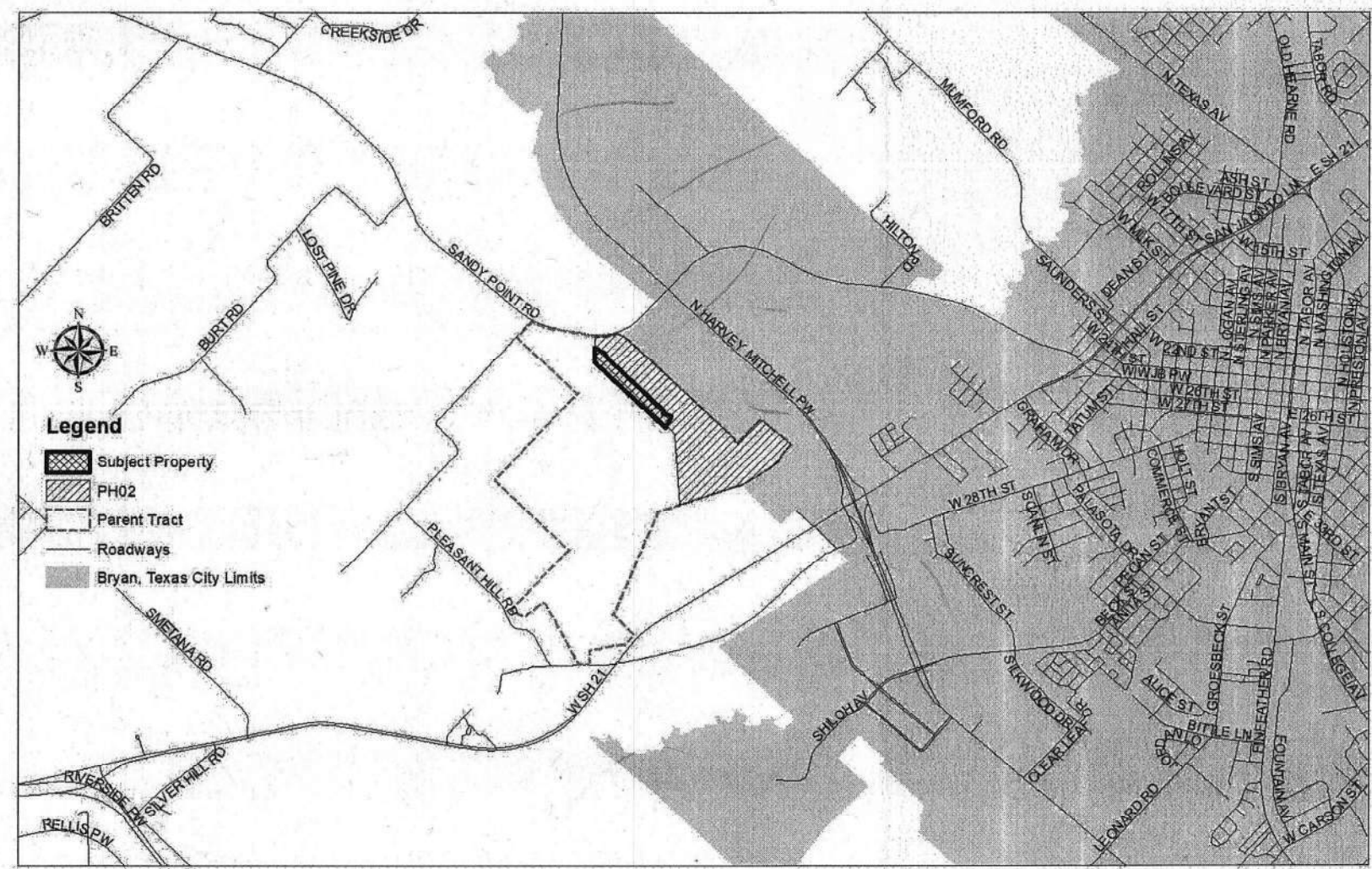
CURVE TABLES

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Lists curves C1 through C82 with their respective measurements.

GENERAL NOTES

- 1. 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.
3. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL.
4. THE BEARINGS RECTED 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°03'34" W, 6767.19 FEET FROM CITY OF BRYAN MONUMENT GPS-58. THE ESTABLISHED COORDINATES FOR SAID MONUMENT ARE N = 10226828.01, E = 3527536.54 (NAD83, TEXAS CENTRAL ZONE 4203).

LOCATION MAP NOT TO SCALE



FIELD NOTES

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 328.62 feet, and a long chord bearing North 86°32'1" 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:

- 1. 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;
3. South 57°24'32" West, 121.38 feet to a 1/2-inch iron rod (with cap stamped "YALGO LLC") set for corner;
4. South 62°02'28" West, 50.16 feet to a 1/2-inch iron rod (with cap stamped "YALGO LLC") set for corner;
5. South 59°01'53" West, 120.75 feet to a 1/2-inch iron rod (with cap stamped "YALGO LLC") set for corner;
6. South 32°01'40" East, 110.31 feet to a 1/2-inch iron rod (with cap stamped "YALGO LLC") set for corner;
7. South 42°14'14" East, 142.76 feet to a 1/2-inch iron rod (with cap stamped "YALGO LLC") set for corner;
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;
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 rod (with cap stamped "YALGO LLC") set for corner;
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;
12. South 20°34'17" West, 160.54 feet, to a 1/2-inch iron rod (with cap stamped "YALGO LLC") set for corner;
13. South 33°24'49" West, 166.07 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 163.20 acre tract conveyed to WBW Single Development Group LLC - Series 101 and recorded in Document No. 2019-1374625 of the OPRBC, being common with the northeast line of a called 116.53 acre tract conveyed to WBW Single Development Group LLC - Series 101 and recorded in Document No. 2021-1435076 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.

LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Lists line segments L1 and L2 with their bearings and distances.

LOT SIZE TABLE

Table with columns: BLOCK NUMBER, LOT NUMBER, SQUARE FEET. Contains three tables for Block 2, Block 3, and Block 5, listing lot numbers and their square foot areas.

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

Bruce Whittis, President

STATE OF TEXAS

COUNTY OF WILLIAMSON

Before me, the undersigned authority, on this day personally appeared Bruce Whittis, 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 14th day of November, 2022.

Notary Public, Williamson County, Texas



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.

Corey Shannon Registered Professional Land Surveyor No. 5967



Filed for Record Official Public Records Of: Brazos County Clerk On: 11/28/2022 10:17:16 AM In the PLAT Records

Doc Number: 2022-1489549 Number of Pages: 2 Amount: 73.00 Order#: 2022112800029 By: LG Karen McQueen



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

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 _____, 20____, and same was duly approved on the _____ day of _____, 20____, by said Commission.

Chair, Planning & Zoning Commission Bryan, Texas

I, _____, 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____.

City Planner, Bryan, Texas

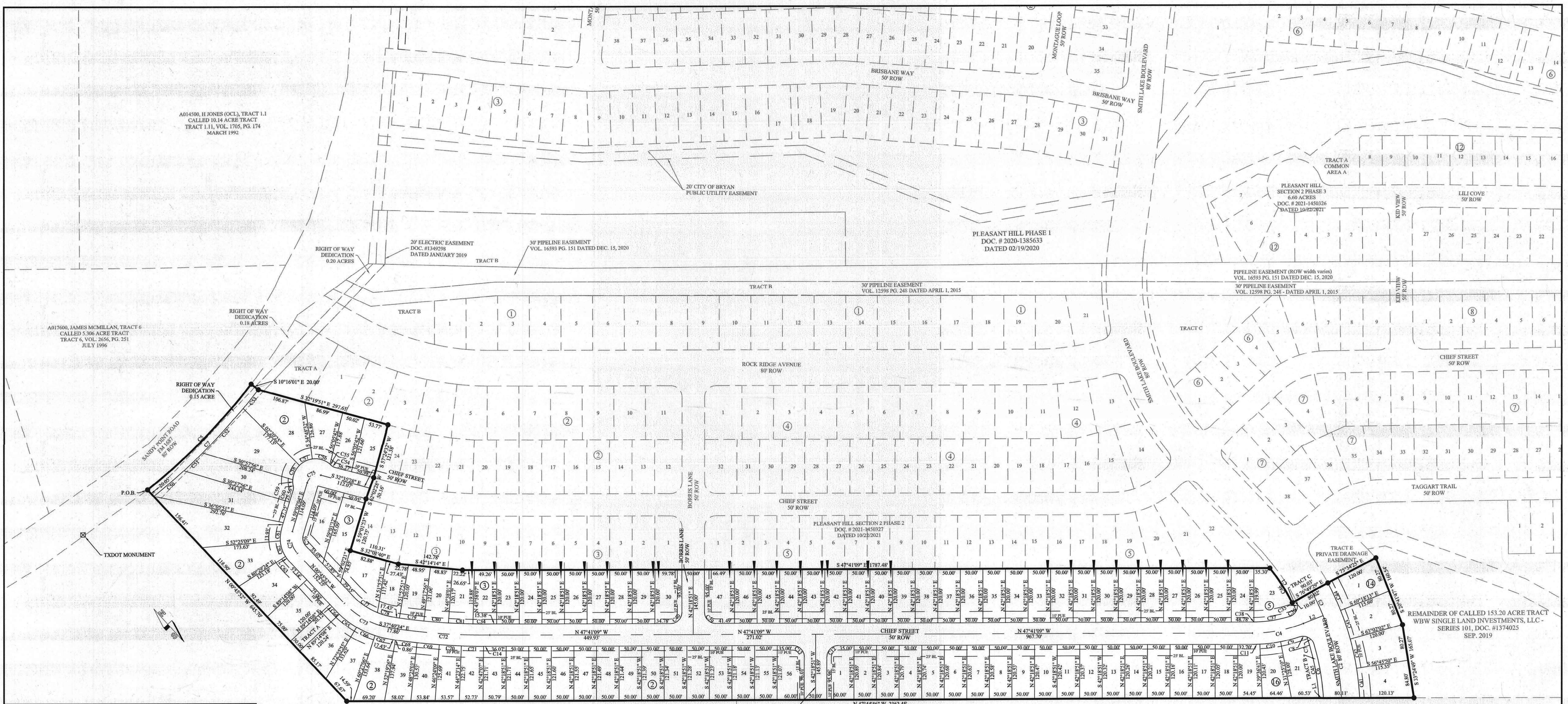
I, _____, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

City Engineer, Bryan, Texas

PRINTED ON November 8, 2022

Table with columns: REV., DESCRIPTION, DATE, BY, PROJECT INFORMATION, BENCHMARK, LOTS AND BLOCKS, OWNER INFO, DEVELOPER INFO, LEGAL DESCRIPTION, Yalگو, LLC, SHEET. Contains project details, lot/block information, owner/developer info, legal description, and sheet number.

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



LEGEND

- A.E. ACCESS EASEMENT
- BM BENCHMARK
- DA DRAINAGE AREA
- D.E. DRAINAGE EASEMENT
- ELEV. ELEVATION
- N.T.S. NOT TO SCALE
- NUMBER 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
- ⊕ CHANGE IN BEARING
- ① BLOCK NUMBERS
- () REPRESENTS CALL RECORD
- 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

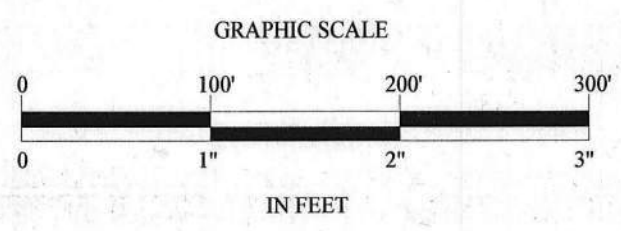
REV.	DESCRIPTION	DATE	BY
3	REMOVED LOT 35 BLOCK 2, RENUMBERED LOTS AND CHANGED STREET NAME	01/24/2022	BTW
2	RESPONSE TO COMMENTS NO. 1	02/12/2020	SIT
1	ORIGINAL RELEASE	05/24/2019	SIT

PROJECT NUMBER: PH24

CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC. SERIES 111
CLIENT LOCATION: KILLEEN, TX

APPROVED BY: JCB
AUTHORIZED BY: WBW

PROJECT INFORMATION		BENCHMARK	
TOTAL SIZE:	19.80	CONCRETE TXDOT MONUMENT	
TOTAL BLOCKS:	5	(SOUTHEAST R.O.W. LINE OF SANDY POINT ROAD) NAD 83	
TOTAL LOTS:	98	(2011) TX CENTRAL ZONE #4203	
TOTAL TRACTS:	3	N: 10333940.54	
		E: 3525284.48	
		ELEV. = 333.33'	



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

LEGAL DESCRIPTION	Yalgo, LLC	SHEET
19.80 ACRE TRACT SITUATED IN, AND BEING OUT OF, THE JAMES McMILLAN SURVEY, A-176, BRAZOS COUNTY, TEXAS	209 W 2nd St., Suite 201 Georgetown, TX 78628 PH (254) 953-5353 FX (254) 953-5057	2
	Texas Registered Engineering Firm F-10264	OF
	Texas Registered Surveying Firm 10194095	2

PRINTED ON November 8, 2022