

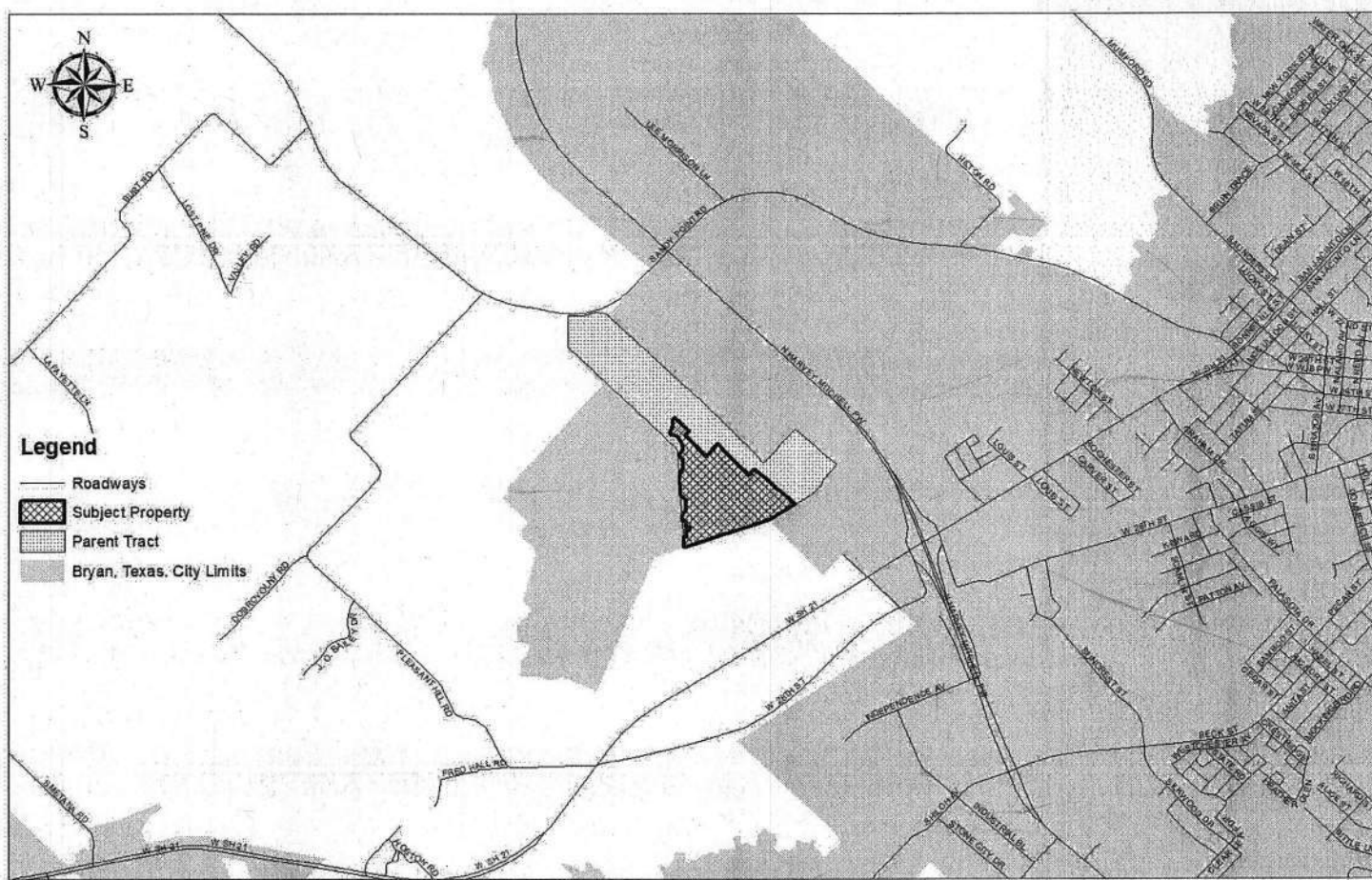
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.00	225.81	220.52	S 68°08'48" E	43°07'35"
C2	300.00	205.73	201.72	N 70°52'22" W	301°72'27"
C3	50.00	88.47	71.59	N 09°31'11" E	101°46'06"
C4	300.00	54.69	54.62	S 63°57'33" W	10°26'43"
C5	300.00	88.38	88.07	S 79°17'21" W	16°52'49"
C6	300.00	250.39	243.19	N 19°52'19" E	47°49'16"
C7	50.00	80.68	71.79	S 41°59'44" W	91°46'05"
C8	300.00	211.89	207.51	N 17°57'49" E	40°28'05"
C9	300.00	79.13	78.90	N 11°35'41" W	15°06'44"
C10	180.00	65.42	65.06	N 40°02'27" W	20°49'22"
C11	25.00	39.27	35.56	S 88°40'57" W	90°00'00"
C12	25.00	39.27	35.56	N 03°12'22" W	90°00'00"
C13	275.00	87.38	87.01	S 80°30'25" E	18°12'20"
C14	325.00	18.19	18.19	S 88°06'23" E	3°12'24"
C15	325.00	50.20	50.15	N 82°04'42" W	8°51'00"
C16	325.00	46.47	46.43	S 73°32'42" E	8°11'32"
C17	325.00	46.47	46.43	N 65°21'55" W	8°11'32"
C18	325.00	46.47	46.43	N 57°10'23" W	8°11'32"
C19	75.00	11.63	11.62	N 38°04'03" W	8°53'12"
C20	75.00	37.90	37.50	N 19°08'48" W	28°57'18"
C21	75.00	42.98	42.39	N 11°45'11" E	32°50'01"
C22	75.00	32.85	32.58	S 40°42'38" W	25°05'33"
C23	75.00	9.36	9.35	N 56°49'49" E	7°08'49"
C24	325.00	33.04	33.03	N 63°18'59" E	5°49'31"
C25	325.00	26.21	26.20	N 68°32'11" E	4°23'12"
C26	325.00	11.49	11.49	N 71°54'57" E	2°01'32"
C27	325.00	46.47	46.43	N 76°58'15" E	8°11'32"
C28	325.00	37.79	37.77	N 84°23'33" E	6°39'45"
C29	25.00	39.27	35.56	S 01°13'03" E	90°00'00"
C30	325.00	17.74	17.74	S 42°25'46" W	1°08'46"
C31	330.63	46.52	46.48	N 36°36'02" E	8°03'40"
C32	332.56	46.44	46.40	S 28°19'00" W	8°00'05"
C33	324.82	46.45	46.41	S 20°10'29" W	8°11'34"
C34	325.00	46.47	46.43	S 11°59'11" W	8°11'32"
C35	325.00	46.47	46.43	N 03°47'29" E	8°11'32"
C36	325.00	21.18	21.18	N 02°10'18" W	3°44'02"
C37	25.00	40.04	35.56	N 41°50'44" E	91°46'05"
C38	25.00	39.27	35.56	S 47°16'14" E	90°00'00"
C39	261.68	78.83	78.53	N 06°49'52" E	17°52'25"
C40	261.68	78.83	78.53	S 24°00'00" W	17°52'25"
C41	261.68	32.71	32.69	S 36°17'45" W	7°09'45"
C42	275.00	9.64	9.64	N 39°11'56" E	2°00'30"
C43	275.00	17.90	17.89	N 42°04'02" E	3°43'44"
C44	25.00	39.27	35.56	S 88°51'26" W	80°51'03"
C45	25.00	40.31	36.09	S 02°15'48" E	92°23'25"
C46	325.00	14.52	14.52	S 42°39'07" W	2°33'34"
C47	325.00	18.02	18.02	N 39°47'00" E	3°10'39"
C48	311.76	1.26	1.26	S 38°11'41" W	0°13'52"
C49	311.68	36.93	36.79	S 35°42'00" W	8°26'39"
C50	300.00	30.04	30.03	S 41°03'47" W	5°44'13"
C51	15.00	8.85	8.72	S 36°41'27" E	33°48'24"
C52	311.68	46.27	46.23	S 26°38'36" W	8°30'22"
C53	311.68	55.56	55.48	S 17°17'02" W	10°12'47"
C54	311.68	46.20	46.20	S 07°59'48" W	8°20'42"
C55	311.68	34.89	34.87	S 00°27'32" E	6°24'49"
C56	25.00	39.27	35.56	N 42°43'46" E	90°00'00"
C57	275.00	118.14	117.23	S 59°11'51" E	24°36'48"
C58	275.00	39.27	35.56	N 88°40'57" W	90°00'00"
C59	275.00	76.64	76.39	N 18°19'56" E	15°58'02"
C60	275.00	69.05	68.87	N 03°09'18" E	14°23'14"
C61	75.00	33.70	33.41	N 25°49'10" E	25°44'35"
C62	75.00	33.70	33.41	N 13°41'12" W	23°52'29"
C63	75.00	30.17	29.97	S 76°12'11" W	23°02'49"
C64	25.00	39.27	35.56	N 42°43'46" E	90°00'00"
C65	25.00	39.27	35.56	S 47°16'14" E	90°00'00"
C66	275.00	4.54	4.54	N 87°15'23" E	0°36'46"
C67	275.00	27.68	27.62	N 85°45'59" W	15°56'03"
C68	25.00	39.27	35.56	N 25°50'57" E	90°00'00"
C69	25.00	39.27	35.56	N 13°58'01" W	8°11'32"
C70	325.00	6.17	6.17	N 18°36'25" W	1°05'16"
C71	325.00	33.08	33.07	N 08°14'18" E	5°49'57"
C72	15.00	8.79	8.09	S 19°57'44" E	31°17'10"
C73	15.00	1.44	1.44	N 38°04'34" W	5°30'09"
C74	60.00	47.23	46.02	S 18°16'38" E	45°06'01"
C75	60.00	35.82	35.29	S 21°22'39" W	34°12'33"
C76	60.00	35.82	35.29	S 55°51'31" W	34°12'33"
C77	60.00	35.82	35.29	S 89°47'46" W	34°12'33"
C78	60.00	35.82	35.29	N 55°59'41" W	34°12'33"
C79	60.00	35.82	35.03	N 21°55'09" W	33°56'30"
C80	60.00	58.27	56.10	N 22°51'19" E	55°44'26"
C81	60.00	20.69	20.58	N 60°40'09" E	19°45'13"
C82	15.00	19.53	18.18	N 33°15'13" E	74°35'04"
C83	275.00	72.74	72.53	N 11°36'57" W	15°09'17"
C84	25.00	39.27	35.56	S 64°09'03" E	90°00'00"
C85	275.00	31.49	31.47	S 67°40'07" E	6°33'40"
C86	25.00	40.96	36.53	S 17°20'45" W	93°53'03"
C87	155.00	55.66	55.37	N 39°53'03" W	20°34'34"
C88	15.00	19.99	18.55	N 88°13'26" E	76°21'54"
C89	60.00	48.23	47.04	N 73°07'05" E	46°09'12"
C90	60.00	47.60	46.37	N 61°04'31" E	42°27'21"
C91	60.00	44.74	43.71	N 16°59'09" W	42°43'19"
C92	60.00	44.67	43.64	N 25°42'11" E	42°39'21"
C93	60.00	38.61	37.95	N 65°28'03" E	36°52'22"
C94	60.00	39.20	38.60	S 77°19'56" E	37°31'40"
C95	60.00	39.20	38.60	S 39°50'11" E	37°16'11"
C96	100.00	1.58	1.58	N 20°32'36" W	1°30'41"
C97	100.00	38.58	38.52	S 45°13'40" E	10°46'56"
C98	205.00	36.64	36.59	N 34°42'59" W	10°14'25"
C99	25.00	39.27	35.56	S 74°54'48" E	90°00'00"
C100	25.00	42.77	38.07	N 10°48'54" E	99°19'39"
C101	275.00	26.97	26.95	N 53°13'41" W	5°37'05"
C102	275.00	81.75	81.45	S 64°31'12" E	17°01'56"
C103	275.00	79.87	79.59	S 81°23'22" E	16°38'26"
C104	141.74	95.60	92.80	S 70°38'15" E	28°38'29"
C105	325.00	0.95	0.95	S 89°37'33" E	0°10'04"
C106	325.00	46.47	46.43	S 85°26'45" E	8°11'32"
C107	325.00	47.63	47.59	S 77°09'04" E	8°23'51"
C108	325.00	47.63	47.59	S 68°45'12" E	8°23'51"
C109	325.00	47.63	47.59	S 60°12'12" E	8°23'51"
C110	325.00	47.63	47.59	S 51°57'50" E	8°23'51"
C111	325.00	6.16	6.16	N 47°12'58" W	1°05'12"
C112	325.00	15.08	15.08	N 11°44'53" W	2°39'29"
C113	75.00	22.84	22.15	S 04°27'18" E	16°59'11"
C114	261.68	4.51	4.51	N 02°17'15" W	0°29'16"
C115	275.00	6.97	6.97	S 43°02'22" W	1°27'11"

GENERAL NOTES:

- ALL PERMANENT CORNERS SET ARE 1/2" IRON RODS WITH CAP MARKED "YALGO" 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 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 0.9999881. GRID DISTANCE = GROUND DISTANCE X CCF. PERMANENT IRON RODS SET FOR CORNER ARE 1/2 INCH IRON RODS WITH CAP MARKED "YALGO", UNLESS OTHERWISE NOTED HEREON. THE POINT OF BEGINNING FOR THIS TRACT BEARS S 06°59'55" W, 2264.02 FEET FROM CITY OF BRYAN MONUMENT GPS-58. THE ESTABLISHED COORDINATES FOR SAID MONUMENT ARE N = 1022662.01, E = 1527536.34 (NAD83, TEXAS CENTRAL ZONE 4203).
- 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
 - 15' STREET SIDE YARD SETBACK ADJOINING TO COLLECTOR STREETS.
- 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. 12-06-1020P REVISED TO REFLECT LETTER OF MAP REVISION EFFECTIVE MAY 9, 2014. FLOOD INSURANCE RATE MAP PANEL NUMBER 48040C0195E 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.
- OWNSHIP OF TRACTS A AND B SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION. OPERATION, MANAGEMENT, MAINTENANCE REPAIR AND USE OF SAID COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE PLEASANT HILL HOMEOWNERS ASSOCIATION. PIPING LOCATED IN THE RIGHT OF WAY SHALL BE MAINTAINED BY THE CITY OF BRYAN.
- PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE PLEASANT HILL HOME OWNERS ASSOCIATION.
- ARROW (→) INDICATES THAT THE STORM WATER RUNOFF MUST FLOW DIRECTLY ONTO AND THROUGH DOWNSTREAM LOT, WITHOUT IMPEDIMENT OR DIVERSION TO OTHER LOTS.
- STREETS SHALL BE PAVED WITH ASPHALT.
- WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE, AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

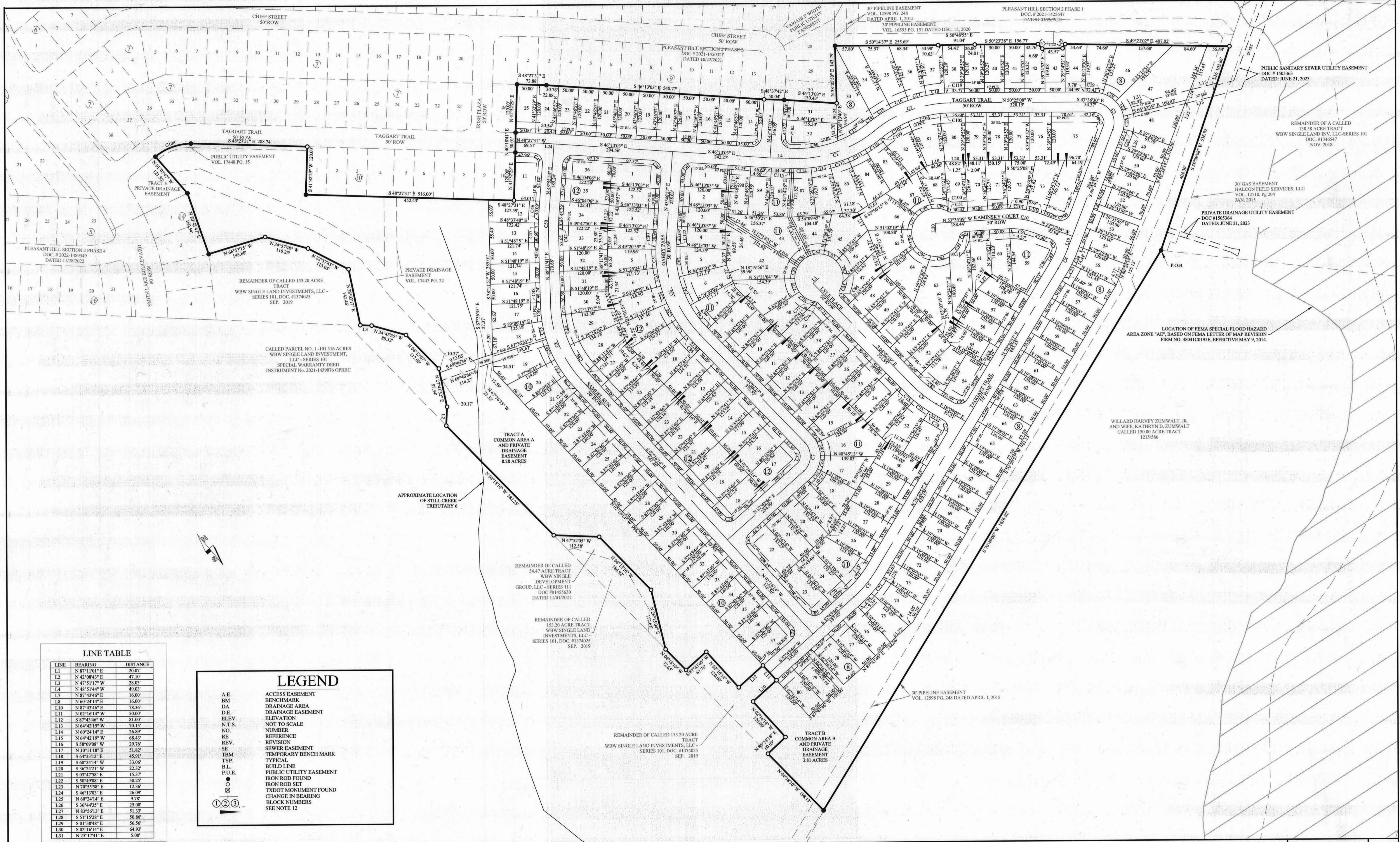
**LOCATION MAP
NOT TO SCALE**



BLOCK NUMBER	LOT NUMBER	SQUARE FEET
8	31	6643
8	32	8508
8	33	11098
8	34	9635
8	35	9245
8	36	7640
8	37	6812
8	38	6194
8	39	6011
8	40	6013
8	41	6012
8	42	5877
8	43	5497
8	44	6177
8	45	7155
8	46	11979
8	47	20997
8	48	9577
8	49	5965
8	50	6000
8	51	6000
8	52	6000
8	53	6000
8	54	6000
8	55	6463
8	56	6358
8	57	6000
8	58	6000
8	59	6000
8	60	6000
8	61	6000
8	62	6000
8	63	6000
8	64	6900
8	65	6900
8	66	6000
8	67	6000
8	68	6000
8	69	6000
8	70	6000
8	71	6000
8	72	6000
8	73	6150
8	74	6765
8	75	6545
8	76	6000
8	77	6000
8	78	6803
8	79	6000
8	80	6000
9	14	7066
9	15	6000
9	16	6000
9	17	6000
9	18	6000
9	19	6000
9	20	6000
9	21	6000
9	22	6000
9	23	6000
9	24	6156
9	25	6000
10	11	7835
10	12	6837
10	13	6336
10	14	6087
10	15	6087
10	16	6087
10	17	6705
10	18	7339
10	19	9704
10	20	7102
10	21	6472

LOT SIZE TABLE

BLOCK NUMBER	LOT NUMBER	SQUARE FEET
10	22	6000
10	23	6000
10	24	6000
10	25	6000
10	26	6000
10	27	6000
10	28	6000
10	29	6000
10	30	6000
10	31	6000
10	32	7200
10	33	6000
10	34	6000
10	35	6000
10	36	6000
10	37	7152
11	1	7066
11	2	6000
11		



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 87°10'1" E	20.07
L2	N 42°04'5" E	47.10
L3	N 47°51'7" W	28.03
L4	N 48°51'44" W	49.03
L7	N 87°43'46" E	16.00
L8	N 69°24'14" E	16.00
L10	N 87°43'46" E	78.36
L11	N 02°16'14" W	50.00
L12	S 87°43'46" W	81.00
L13	N 64°42'19" W	70.15
L14	N 69°24'14" E	26.89
L15	N 64°42'19" W	68.43
L16	S 58°09'08" W	29.76
L17	N 10°11'18" E	51.82
L18	S 64°33'12" E	45.91
L19	S 69°24'14" W	33.06
L20	S 36°24'21" W	22.32
L21	S 03°47'58" E	15.37
L22	S 50°49'08" E	50.25
L23	N 70°55'58" E	12.36
L24	S 46°13'03" E	26.09
L25	N 69°24'14" E	9.78
L26	S 36°44'35" E	25.00
L27	N 83°50'13" E	51.33
L28	S 51°15'28" E	50.86
L29	S 01°58'48" E	56.56
L30	S 02°16'14" E	64.93
L31	N 25°17'41" E	5.00

LEGEND

A.E.	ACCESS EASEMENT
BM	BENCHMARK
DA	DRAINAGE AREA
D.E.	DRAINAGE EASEMENT
ELEV.	ELEVATION
N.T.S.	NOT TO SCALE
NO.	NUMBER
RE	REFERENCE
REV.	REVISION
SE	SEWER EASEMENT
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL
B.L.	BUILD LINE
P.U.E.	PUBLIC UTILITY EASEMENT
○	IRON ROD FOUND
●	IRON ROD SET
○	TXDOT MONUMENT FOUND
○	CHANGE IN BEARING
○	BLOCK NUMBERS
○	SEE NOTE 12

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
5	UPDATED TRACT A AND B LABELS PER CITY OF BRYAN COMMENT	07/25/2023	JCL	TOTAL SIZE: 54.25
4	RESPONSE TO FIRST CITY OF BRYAN PLAT COMMENTS	05/02/2023	JCL	TOTAL BLOCKS: 5
3	RESPONSE TO SECOND COB COMMENTS	12/11/2020	MWP	TOTAL LOTS: 215
2	RESPONSE TO FIRST COB COMMENTS	10/29/2020	MWP	TOTAL COMMON AREA TRACTS: 2
1	ORIGINAL RELEASE	07/28/2020	MWP	

PROJECT NUMBER: PH25
 CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, L.L.C. SERIES 111
 CLIENT LOCATION: GEORGETOWN, TX

APPROVED BY: JCB
 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'

GRAPHIC SCALE

0 100 200 300
 0 1" 2" 3"
 IN FEET

FINAL PLAT
PLEASANT HILL SECTION 2 - PHASE 5
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

LEGAL DESCRIPTION

54.25 ACRE TRACT SITUATED IN, AND BEING OUT OF, THE STEPHEN F. AUSTIN LEAGUE NO. 9, A-62, AND THE JAMES McMILLEN SURVEY, A-176, BRAZOS COUNTY, TEXAS

Yalgo Engineering, LLC
 109 W 2nd Street Ste. 201
 Georgetown, TX 78626
 PH (254) 953-5353
 FX (254) 953-5057

Texas Registered Engineering Firm F-24040
 Texas Registered Surveying Firm # 10194797

SHEET 2 OF 2

PRINTED ON July 25, 2023