CURVE	RADIUS	ARC LENGTH	CHORD LENG	TH CHORD BEARING	DELTA ANGLE
C1	300.00'	225.81'	220.52'	S 68°08'48" E	43°07'35"
22	300.00'	205.73'	201.72'	N 70°03'52" W	39°17'27"
	50.00'	88.81'	77.59'	N 09°31'11" E	101°46'06"
24	300.00'	54.69'	54.62'	S 65°37'35" 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'	80.08'	71.79'	S 41°50'44" W	91°46'05"
C8	300.00'	211.89'		N 17°57'49" E	40°28'05"
C9	300.00'	79.13'	78.90'	N 11°35'41" W	15°06'44" 20°49'22"
C10	180.00'	65.42'	65.06'	N 40°00'27" W	90°00'00"
C11	25.00'	39.27'	35.36'	S 88°46'57" W	
C12	25.00'	39.56'	35.56'	N 01°33'12" W	90°40'28"
C13	275.00'	87.38'	87.01'	S 80°36'25" 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°33'26" 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°44'51" 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"
	325.00'	26.21'	26.20'	N 68°32'21" E	4°37'12"
C26 C27	325.00' 325.00'	11.49'	11.49'	N 71°51'43" E N 76°58'15" E	2°01'32" 8°11'32"
C28	325.00'	46.47' 37.79'	46.43' 37.77'	N 84°23'53" E	6°39'45"
C29	25.00'	39.27'	35.36'	S 01°13'03" E	90°00'00"
C30	323.14'	17.74'	17.74'	S 42°12'56" W	3°08'46"
C31	330.63'	46.52'	46.48'	N 36°36'02" E	8°03'40" 8°00'05"
C32	332.56'	46.44'	46.40'	S 28°19'00" W	8°11'34"
C33	324.82'	46.45'	46.41'	S 20°10'29" W	
C34	325.00'	46.47'	46.43'	S 11°59'01" W	8°11'32"
C35	325.00'		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'	35.90'	N 41°50'44" E	91°46'05"
C38	25.00'	39.27'	35.36'	S 47°16'14" E	90°00'00"
C39	261.68'	78.83'	78.53'	N 06°49'36" E	17°15'37"
C40	261.68'	78.82'	78.52'	S 24°05'09" W	17°15'29"
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'	39.20'	35.31'	S 88°51'26" W	89°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'	46.83'	46.79'	S 35°14'20" W	8°36'31"
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" 8°30'22"
C55	311.68'	46.27'	46.23'	S 26°38'36" W	10°12'47"
C56	311.68'	55.56'	55.48'	S 17°17'02" W	
C57	311.68'	46.30'	46.26'	S 07°55'18" W	8°30'42"
C58	311.68'	34.89'	34.87'	S 00°27'32" W	6°24'49"
C59	25.00'	39.27'	35.36'	N 42°43'46" E	90°00'00"
C60	275.00'	118.14'	117.23'	S 59°11'51" E	24°36'48"
C61	25.00'	39.27'	35.36'	N 88°46'57" E	90°00'00"
C62	275.00'	76.86'	76.61'	N 34°19'22" E	16°00'49"
C63	275.00'	76.64'	76.39'	N 18°19'56" E	15°58'02"
C64	275.00'	69.05'	68.87'	N 03°09'18" E	14°23'14"
C65	75.00'	33.70'	33.41'	N 25°49'10" E	25°44'35"
C66	75.00'	34.02'		N 51°41'12" E	25°59'29"
C67	75.00'	30.17'	29.97'	S 76°12'21" W	23°02'49"
C68	25.00'	39.27'	35.36'	N 42°43'46" E	90°00'00"
C69	25.00'	39.27'	35.36'	S 47°16'14" E	90°00'00" 0°56'46"
C70	275.00'	4.54'	4.54'	N 87°15'23" E	15°56'03"
C71	275.00'	76.48'	76.23'	S 78°48'59" W	
C72	25.00'	39.27'	35.36'	N 25°50'57" E	90°00'00"
C73	325.00'	46.47'	46.43'	N 13°58'01" W	8°11'32"
C74	325.00'	6.17'	6.17'	N 18°36'25" W	1°05'16"
C75	325.00'	33.08'	33.07'	N 06°57'17" W	5°49'57"
C76	15.00'	8.19'	8.09'	S 19°40'54" E	31°17'10"
C77	15.00'	1.44'	1.44'	N 38°04'34" W	5°30'09"
C78	60.00'	47.23'	46.02'	S 18°16'38" E	45°06'01"
C79	60.00'	35.82'	35.29'	S 21°22'39" W	34°12'33"
C80		35.82'	35.29'	S 55°35'13" W	34°12'33"
C81	60.00'	35.82'	35.29'	S 89°47'46" W	34°12'33"
C82 C83	60.00'	35.82' 35.54'	35.29' 35.03'	N 55°59'41" W N 21°55'09" W	34°12'33" 33°56'30"
C84	60.00'	58.37'	56.10'	N 22°55'19" E	55°44'26"
C85		20.69'	20.58'	N 60°40'09" E	19°45'13"
C86	15.00'	19.53'	18.18'	N 33°15'13" E	74°35'04"
C87	275.00'	72.74'	72.53'	N 11°36'57" W	15°09'17"
	25.00'	39.27'	35.36'	S 64°09'03" E	90°00'00"
C89	275.00'	31.49'	31.47'	S 67°34'07" W	6°33'40"
	25.00'	40.96'	36.53'	S 17°20'45" W	93°53'03"
C91	155.00'	55.66'	55.37'	N 39°53'03" W	20°34'34"
C92	15.00'	19.99'	18.55'	N 88°13'26" E	76°21'54"
	60.00'	48.33'	47.04'	N 73°07'05" E	46°09'12"
C94	60.00'	47.60'	46.37'	S 61°04'34" E	45°27'31"
C95	60.00'	44.74'	43.71'	N 16°59'09" W	42°43'19"
C96	60.00'	44.67'	43.64'	N 25°42'11" E	42°39'21"
C97	60.00'	38.61'	37.95'	N 65°28'03" E	36°52'22"
C98	60.00'	39.30'	38.60'	S 77°19'56" E	37°31'40"
C99	60.00'	39.03'	38.34'	S 39°56'01" E	37°16'11"
C100	60.00'	1.58'	1.58'	N 20°32'36" W	1°30'41"
C101	205.00'	38.58'	38.52'	S 45°13'40" E	10°46'56"
C102	205.00'	36.64'	36.59'	N 34°42'59" W	10°14'25"
C103	25.00'	39.27'	35.36'	S 74°35'46" E	90°00'00"
C104	25.00'	43.27'	38.07'	N 10°48'54" E	99°10'39"
C105	275.00'	26.97'	26.95'	N 53°13'41" W	5°37'05"
C106	275.00'	81.75'	81.45'	S 64°33'12" E	17°01'56"
C107	275.00'	79.87'	79.59'	S 81°23'22" E	16°38'26"
C108	141.74'	95.60'	93.80'	S 70°26'15" E	38°38'39"
C109	325.00'	0.95'	0.95'	S 89°37'33" E	0°10'04"
C110	325.00'	46.47'	46.43'	S 85°26'45" E	8°11'32"
C111	325.00'	47.63'	47.59'	S 77°09'04" E	8°23'51"
C112	325.00'	47.63'	47.59'	S 68°45'12" E	8°23'51"
C113	325.00'	47.63'	47.59'	S 60°21'21" E	8°23'51"
C114	325.00'	47.63'	47.59'	S 51°57'30" E	8°23'51"
C115	325.00'	6.16'	6.16'	N 47°12'58" W	1°05'12"
C119	325.00'	15.08'	15.08'	N 51°44'53" W	2°39'29"
C120	75.00'	22.24'	22.15'	S 04°27'17" W	16°59'11"
C121	261.68'	4.51'	4.51'	N 02°17'51" W	0°59'16"
C122	275.00'	6.97'	6.97'	S 43°03'22" 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

SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYAN SIDEWALK ORDINANCE BY BY THE DEVELOPER.

EXPECTATION OF DISTURBANCE WILL NOT BE CONSIDERED PERMANENT AND NOT MARKED ACCORDINGLY.

3. 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", UNLESS OTHERWISE NOTED HEREIN. THE POINT OF BEGINNING FOR THIS TRACT BEARS S 06°50'35" W, 2264.02 FEET FROM CITY OF BRYAN MONUMENT GPS-58. THE ESTABLISHED COORDINATES FOR SAID MONUMENT ARE N

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

• 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.

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 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 PLATTED AREAS WILL BE FREE FROM FLOODING OR

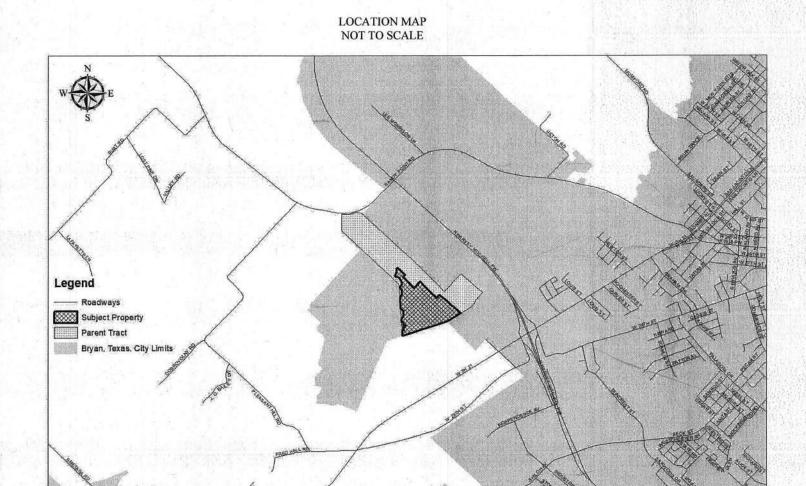
10. OWNERSHIP OF TRACTS A AND B SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION, OPERATION, MANAGEMENT, MAINTENANCE REPAIR AND USE OF SAID COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE PLEASANT HILL HOMEOWNERS ASSOCIATION. PIPING LOCATED IN THE RIGHT OF WAY SHALL BE MAINTAINED BY THE CITY OF

11. PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE PLEASANT HILL HOME OWNER'S ASSOCIATION.

12. ARROW () INDICATES THAT THE STORM WATER RUNOFF MUST FLOW DIRECTLY ONTO AND THROUGH DOWNSTREAM LOT, WITHOUT IMPEDIMENT OR DIVERSION TO OTHER

13. STREETS SHALL BE PAVED WITH ASPHALT

14. 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.



LOT SIZE TABLE

BLOCK NUMBER	LOT NUMBER	SQUARE FEET	BLOCK NUMBER	LOT NUMBER	SQUARE FEET	BLOCK NUMBER	LOT NUMBER	SQUARI FEET
. 8	31	6643	10	22	6000	11	58	5709
8.	32	8508	10	23	6000	11	59	13166
8	33	11098	10	24	6000	11	60	6378
8	34	9635	10	25	6000	11	61	6707
8	35	9245	10	26	6000	11	62	9575
8	36	7640	10	27	6000	11	63	13234
8	37	6812	10	28	6000	11	64	8150
8	38	6194	10	29	6000	11	65	7587
8	39	6011	10	30	6000	11	66	8868
8	40	6013	10	31	6000	11	67	6034
8	41	6012	10	32	7200	11	68	6067
8	42	5877	10	33	6000	11	69	6345
8	43	5497	10	34	6000	11	70	6246
8	44	6177	10	35	6000	11	71	6107
8	45	7155	10	36	6000	11	72	7302
8	46	11979	10	37	7152	11	73	7760
8	47	20997	11	1	7066	11	74	9318
8	48	9577	11	2	6000	11	75	13983
8	49	5965	11	3	6000	11	76	6397
8	50	6000	11	4	6116	11	77	6397
8	51	6000	11	5	7174	11	78	6397
8	52	6000	11	6	7283	11	79	6397
8	53	6000	11	7	7056	11	80	6827
8	54	6000	11	8	6000	11	81	7722
8	55	6463	11	9	6000	11	82	7722
8	56	6358	11	10	6000	11	83	6614
8	57	6000	11	11	6000	11	84	6971
8	58	6000	11	12	6000	11	85	7471
8	59	6000	11	13	6000	11	86	6960
8	60	6000	11	14	6000	11	87	6756
8	61	6000	11	15	7445	11	88	6324
8	62	6000	11	16	10202	11	89	6165
8	63	6000	11	17	7588	11	90	6193
8	64	6900	11	18	6631	12	1	8442
8	65	6900	11	19	6407	12	2	6126
8	66	6000	11	20	6662	12	3	6386
8	67	6000	11	21	6662	12	4	6321
8	68	6000	11	22	9156	12	5	6604
8	69	6000	11	23	7861	12	6	6962
8	70	6000	11	24	7391	12	7	7007
8	71	6000	11	25	8282	12	8	7302
8	72	6000	11	26	6646	12	9	7000
8	73	6150	11	27	6600	12	10	6506
8	74	6765	11	28	6600	12	11	6265
8	75	6545	11	29	6600	12	12	6303
8	76	6000	11	30	7108	12	13	6342
8	77	6000	11	31	7954	12	14	6380
8	78	6803	11	32	6712	12	15	6419
8	79	6000	11	33	6466	12	16	7828
8	80	6000	11	34	6000	12	17	7865
9	14	7066	11	35	6000	12	18	7260
9	15	6000	11	36	6000	12	19	7394
9	16	6000	11	37	6000	12	20	6143
9	17	6000	11	38	6000	12	21	6104
9	18	6000	11	39	5995	12	22	6066
9	19	6000	11	40	6020	12	23	6027
9	20	6000	11	41	9105	12	24	5988
9	21	6000	11	42	16326	12	25	5983
9	22	6000	11	43	12128	12	26	6000
9	23	6000	11	44	6828	12	27	6055
9	24	6156	11	45	8155	12	28	7718
9	25	6000	11	46	5289	12	29	7870
10	11	7835	11	47	6324	12	30	6676
10	12	6837	11	48	6000	12	31	6600
10	13	6336	11	49	6000	12	32	6600
10	14	6087	11	50	6000	12	33	7369
Laboratory and the second	ALCOHOLD WITH A STATE OF	Mark to 10/10/2 Have not at 11/	THE PARTY OF THE P	51	6000	12	34	7005
10	15	6087	11					6983
10	16	6087	11	52	5844	12	35	
10	17	6705	11	53	7037	12 TDACT A	36	7209
10	18	7339	11	54	7066	TRACT A		360529
10	19	9704	11	55	6449	TRACT B	1	165790
10	20	7102	11	56	6000			
10	21	6472	11	57	6000			

FINAL PLAT PLEASANT HILL SECTION 2 - PHASE 5

BRAZOS COUNTY, TEXAS A 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

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 (part of) the tract of land as conveyed to me in the Official Public Records of Brazos County in Document Number 1455630, 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.

Bruce Whitis, President

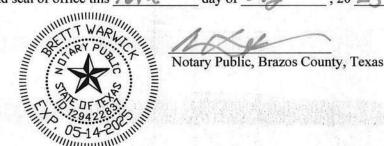
WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 111, A TEXAS SERIES LIMITED LIABILITY COMPANY

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

By: DB

COUNTY OF WILLIAMSON

I, Corey Shannon, Registered Public 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: 8/4/2023 4:24:32 PM In the PLAT Records

Doc Number: 2023 - 1508773 Volume - Page: 18776 - 152 Number of Pages: 2 Order#: 20230804000120

by certify that this plat together with its certificates of

County Clerk Brazos County, Texas By Dekbi Boken Deputy Clerk

I, Len Gonzeles, 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 and same was duly approved on the day of Jay day of May , 20 23/ _ by said Commission.

I, Media Zines, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the

I, San Verno, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the

FIELD NOTES

A METES & BOUNDS description of a certain 54.25 acre tract of land situated in the James McMillen Survey, Abstract No. 176 and the Stephen F. Austin League No. 9, Abstract No. 62 in

Brazos County, Texas, being out of a called 54.47 acre tract conveyed to WBW Single Development Group LLC – Series 111 and recorded in Document No. 1455630 of the Official Public Records of Brazos County (OPRBC); said 54.25 acre tract being more particularly described as follows with all bearings being based on the Texas State Plane Coordinate System of 1983, Central

BEGINNING at a found 1/2-inch iron rod in the base of an oak tree marking a southeast corner of said 54.47 acre tract, the northeast corner of a called 150.00 acre tract described in a deed to Willard Harvey Zumwalt, Jr. and wife, Kathryn D. Zumwalt and recorded in Volume 1215, Page 586 of the Deed Records of Brazos County (DRBC) and a westerly corner of a called 138.58 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 1346547 of the OPRBC;

THENCE, South 70°49'06" West, 1626.92 feet along the common line of said 54.47 acre tract and said 150.00 acre tract to a 1/2-inch iron rod (with cap stamped "YALGO 6200") found for the southwest corner of said 54.47 acre tract and the southeast corner of a called 101.316 acre tract described as Parcel No. 1 in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1439076 of the OPRBC;

THENCE, North 04°18'10" West, 198.13 feet along the common line of said 54.47 acre tract and said 101.316 acre tract to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;

THENCE, along the westerly boundary of said 54.47 acre tract the following seven (7) courses:

- North 86°24'18" East, 60.09 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner; North 02°16'14" West, 120.00 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;
- North 87°43'46" East, 78.36 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner; North 02°16'14" West, 50.00 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;
- South 87°43'46" West, 81.00 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner; North 02°16'14" West, 120.00 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;
- South 87°43'46" West, 67.76 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for a southwest corner of said 54.47 acre tract in the east line of said 101.316 acre tract;

THENCE, North 04°18'10" West, 72.65 feet along the common line of said 101.316 acre tract and said 54.47 acre tract to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;

THENCE, over and across said 54.47 acre tract the following three (3) courses: North 26°15'04" East, 152.63 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;

North 04°18'10" West, 184.92 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner; North 47°52'05" West, 112.58 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner in the common line of said 54.47 acre tract and said 101.316 acre tract;

THENCE, North 04°18'10" West, 382.25 feet along the common line of said 54.47 acre tract and said 101.316 acre tract to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner; THENCE, along the westerly line of said 54.47 acre tract the following nine (9) courses:

- North 42°08'43" East, 47.10 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner; North 27°41'32" East, 97.34 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;
- North 04°13'07" West, 117.00 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner; North 34°45'55" West, 88.32 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;
- North 47°51'17" West, 28.03 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner; North 28°03'17" East, 142.46 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;

North 22°57'45" West, 113.05 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner; North 34°57'48" West, 110.25 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner; North 66°53'15" West, 145.88 feet to a 1/2-inch iron rod (with cap stamped "YALGO LLC") found for a southeast corner of Pleasant Hill Section 2 Phase 4 as shown on map recorded in Document No. 2022-1489549 of the OPRBC:

THENCE, North 20°41'47" East, 160.54 feet along the common line of said 54.47 acre tract and said Pleasant Hill Section 2 Phase 4 to a 1/2-inch iron rod (with cap stamped "YALGO LLC") found for a northeast corner of said Pleasant Hill Section 2 Phase 4 and a southeast corner of Pleasant Hill Section 2 Phase 2 as shown on map recorded in Document No. 2021-1450327 of the

THENCE, along the common line of said 54.47 acre tract and said Pleasant Hill Section 2 Phase 2 the following thirteen (13) courses:

North 01°07'47" West, 121.35 feet to a 1/2-inch iron rod (with cap stamped "YALGO LLC") found for the beginning of a non-tangent curve to the right; Southeasterly, along said non-tangent curve to the right having a radius of 141.74 feet, a central angle of 38°38'39", an arc length of 95.60 feet, and a chord which bears South 70°26'15"

East, 93.80 feet to a 1/2-inch iron rod (with cap stamped "YALGO LLC") found for corner; South 48°27'31" East, 288.74 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;

South 41°32'29" West, 120.00 feet to a 1/2-inch iron rod (with cap stamped "YALGO LLC") found for corner; South 48°27'31" East, 516.00 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;

North 41°32'29" East, 120.00 feet to a 1/2-inch iron rod (with cap stamped "YALGO LLC") found for corner; North 40°18'41" East, 50.01 feet to a 5/8-inch iron rod (with cap stamped "ALL COUNTY SURVEYING") found for corner;

North 41°32'29" East, 120.00 feet to a 1/2-inch iron rod (with cap stamped "YALGO LLC") found for corner;

South 48°27'31" East, 72.88 feet to a 1/2-inch iron rod (with cap stamped "YALGO LLC") found for corner; South 46°13'03" East, 540.77 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;

11. South 48°37'42" East, 50.04 feet to a 1/2-inch iron rod (with cap stamped "YALGO LLC") found for corner; South 46°13'03" East, 130.43 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;

13. North 38°05'50" East, 143.79 feet to a 1/2-inch iron rod (with cap stamped "YALGO LLC") found for a north corner of said 54.47 acre tract and the west corner of Pleasant Hill Section 2 Phase 1 as shown on map recorded in Document No. 2021-1425647 of the OPRBC;

THENCE, along the common line of said 54.47 acre tract and said Pleasant Hill Section 2 Phase 1 the following seven (7) courses:

South 50°14'37" East, 255.69 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;

South 50°48'55" East, 91.04 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner; South 50°23'38" East, 156.77 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;

South 03°47'58" East, 15.37 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;

South 50°49'08" East, 50.25 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner; North 70°55'58" East, 12.36 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;

South 49°21'02" East, 407.02 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for the south corner of said Pleasant Hill Section 2 Phase 1 and the east corner of said 54.47 acre tract and being in the northwest line of said 138.58 acre tract;

THENCE, South 58°09'08" West, 536.92 feet along the common line of said 54.47 acre tract and said 138.58 acre tract to the POINT OF BEGINNING, and containing 54.25 acres of land in Brazos County, Texas.

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK		LOTS AND BLOCKS	OWNER INFO	DEVELOPER INFO	LEGAL DESCRIPTION	Yalgo
5	EDITED NOTES 10 AND 11 RESPONSE TO FIRST CITY OF BRYAN PLAT COMMENTS	07/10/2023 05/02/2023	JCL JCL	TOTAL SIZE: 54.25 TOTAL BLOCKS: 5	CONCRETE TYPOT MONUMENT	FINAL PLAT	LOTS 31 - 80, BLOCK 8	WBW Single Land Investment,	WBW Single Development	54.25 ACRE TRACT	Engineering, LLC
3	RESPONSE TO SECOND COB COMMENTS	12/11/2020	MWP	TOTAL LOTS: 215	CONCRETE TXDOT MONUMMENT (SOUTHEAST R.O.W. LINE OF	DI EAGANETHI I GEGETONIO DILAGE 5	LOTS 14 - 25, BLOCK 9 LOTS 11 - 37, BLOCK 10	LLC-Series 111	Group, LLC-Series 111	SITUATED IN, AND BEING OUT OF, THE STEPHEN F.	109 W 2nd Street Ste. 201 Georgetown, TX 78626
2	2 RESPONSE TO FIRST COB COMMENTS 1 ORIGINAL RELEASE DJECT NUMBER: PH25 CLIENT NAME: WBW SINGLE DEVELOPMENTS		10/29/2020 MWP TOTAL COMMON AREA TRACTS: 2	TOTAL COMMON SANDY POINT ROAD) NAD 83	PLEASANT HILL SECTION 2 - PHASE 5	LOTS 1 - 90, BLOCK 11	109 W 2nd Street Ste. 201	109 W 2nd Street Ste. 201 Georgetown, TX 78626 PH (254) 953-5353	OUT OF, THE STEPHEN F. AUSTIN LEAGUE NO. 9, A-62, AND THE JAMES MCMILLEN SURVEY, A-176, BRAZOS COUNTY, TEXAS	PH (254) 953-5353 FX (254) 953-5057 Texas Registered Engineering	
The second liverage in the second			07/28/2020 MWP AME: WBW SINGLE DEVELOPMENT GROUP, LLC. SERIES 111		N· 10232940 54	CITY OF BRYAN, BRAZOS COUNTY, TEXAS	LOTS 1 - 36, BLOCK 12				Georgetown, TX 78626 PH (254) 953-5353
CLIENT LOCATION: GEORGETOWN, TX		ELEV. = 333.33'	CITY OF BRYAN, BRAZOS COUNTY, TEXAS		FX (254) 953-5057	FX (254) 953-5057		Firm F-24040			
PLI-SHOW STREET	D BY: JCB	No. P. A. P. L. B.	Transfer of	경험물과 생각하는 이 모래나 있었다.							Texas Registered Surveying Firm # 1019479
THORE	ZED BY: WBW		and the latest and th			14. 一种 不能性 医抗性 结束的 2. 他们,我们就是一个人们的人,一个人们的人,他们也是一个人的人,我们就是一个人的人,他们就是一个人的人,他们就是一个人					

