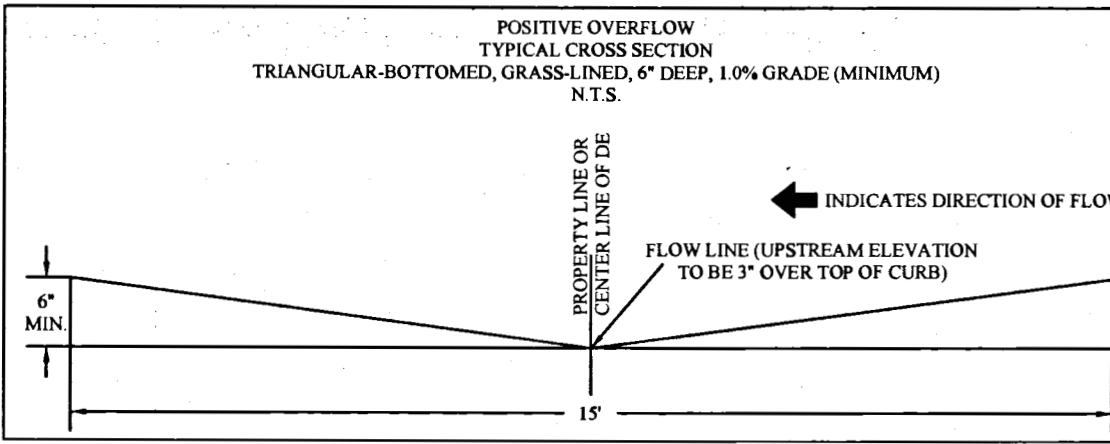


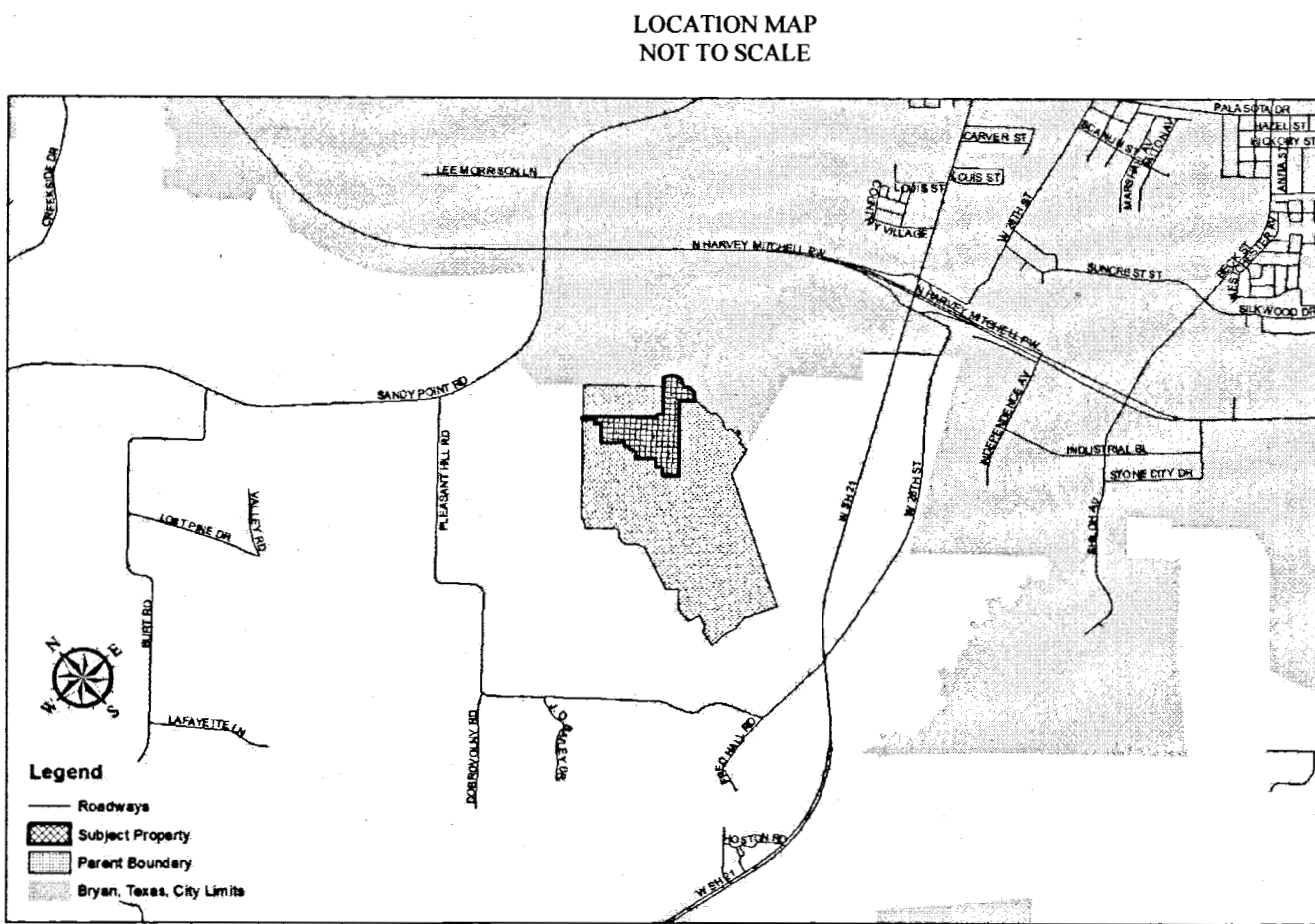
CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C2	25.00'	39.27'	35.36'	N 87°08'43" E
C3	15.00'	8.37'	8.27'	N 26°09'04" E
C4	60.00'	12.00'	11.98'	N 15°53'04" E
C5	60.00'	42.31'	41.44'	N 41°48'56" E
C6	60.00'	35.82'	35.29'	N 79°07'27" E
C7	60.00'	35.82'	35.29'	S 66°40'00" E
C8	60.00'	35.82'	35.29'	S 32°27'27" E
C9	60.00'	35.82'	35.29'	S 01°45'07" W
C10	60.00'	40.69'	39.92'	S 38°17'06" W
C11	60.00'	64.73'	61.63'	S 88°37'07" W
C12	15.00'	18.11'	17.03'	S 84°56'22" W
C13	15.00'	2.15'	2.15'	S 46°15'01" W
C14	25.00'	39.27'	35.36'	S 02°51'17" E
C15	25.00'	39.27'	35.36'	S 87°08'43" W
C16	25.00'	39.27'	35.36'	S 02°51'17" E
C17	25.00'	16.09'	15.81'	N 66°17'22" W
C20	60.00'	43.07'	42.15'	S 46°16'20" E
C21	60.00'	133.69'	107.70'	N 14°01'10" W
C22	60.00'	61.53'	58.87'	S 48°28'18" E
C23	60.00'	32.90'	32.49'	S 03°22'54" E
C24	60.00'	39.25'	38.56'	S 31°04'13" W
C25	25.00'	23.18'	22.36'	S 68°42'38" W
C26	15.00'	7.83'	7.75'	N 32°53'29" W
C27	60.00'	11.46'	11.44'	N 23°24'03" W
C28	60.00'	41.89'	41.04'	N 48°52'21" W
C29	60.00'	35.82'	35.29'	N 85°58'34" W
C30	60.00'	35.82'	35.29'	S 59°48'52" W
C31	60.00'	35.82'	35.29'	S 25°36'19" W
C32	60.00'	35.82'	35.29'	S 08°36'14" E
C33	60.00'	62.29'	59.53'	N 83°25'24" E
C34	15.00'	16.52'	15.70'	N 85°14'29" E
C35	15.00'	4.02'	4.01'	S 55°13'38" E
C36	25.00'	23.18'	22.36'	S 15°34'49" W
C37	25.00'	16.09'	15.81'	N 66°17'22" W
C38	25.00'	23.18'	22.36'	S 68°42'38" W
C49	50.00'	78.54'	70.71'	N 02°51'17" W
C53	25.00'	23.18'	22.36'	S 68°42'38" W
C54	25.00'	16.09'	15.81'	N 66°17'22" W
C55	25.00'	16.09'	15.81'	N 29°25'11" W
C56	25.00'	23.18'	22.36'	N 15°34'49" E
C57	25.00'	39.27'	35.36'	S 02°51'17" E
C58	25.00'	39.27'	35.36'	N 02°51'17" W
C59	25.00'	39.27'	35.36'	S 87°08'43" W
C60	35.00'	54.98'	49.50'	N 02°51'17" W
C61	60.00'	94.25'	84.85'	N 02°51'17" W
C62	85.00'	31.99'	31.80'	N 31°21'50" E
C63	85.00'	50.99'	50.23'	N 03°23'51" E
C64	85.00'	38.98'	38.64'	N 26°55'26" W
C65	85.00'	11.56'	11.55'	N 43°57'27" W
C66	25.00'	16.09'	15.81'	S 29°25'11" E
C67	51.50'	19.34'	19.23'	N 45°14'51" E
C68	51.50'	34.29'	33.66'	N 15°24'45" E
C69	51.50'	34.29'	33.66'	N 22°44'12" W
C70	51.50'	34.29'	33.66'	N 60°53'08" W
C71	51.50'	34.29'	33.66'	S 80°57'56" W
C72	51.50'	37.86'	37.01'	S 40°49'58" W
C73	51.50'	54.65'	52.12'	S 10°37'36" E
C74	15.00'	15.29'	14.64'	S 14°22'49" E
C75	75.00'	40.39'	39.90'	S 00°36'26" E
C76	75.00'	37.90'	37.50'	S 30°30'40" E
C77	75.00'	3.75'	3.75'	S 46°25'18" E
C78	51.50'	2.29'	2.29'	S 42°18'14" E
C79	25.00'	16.09'	15.81'	S 29°25'11" E
C80	25.00'	23.18'	22.36'	S 15°34'49" W

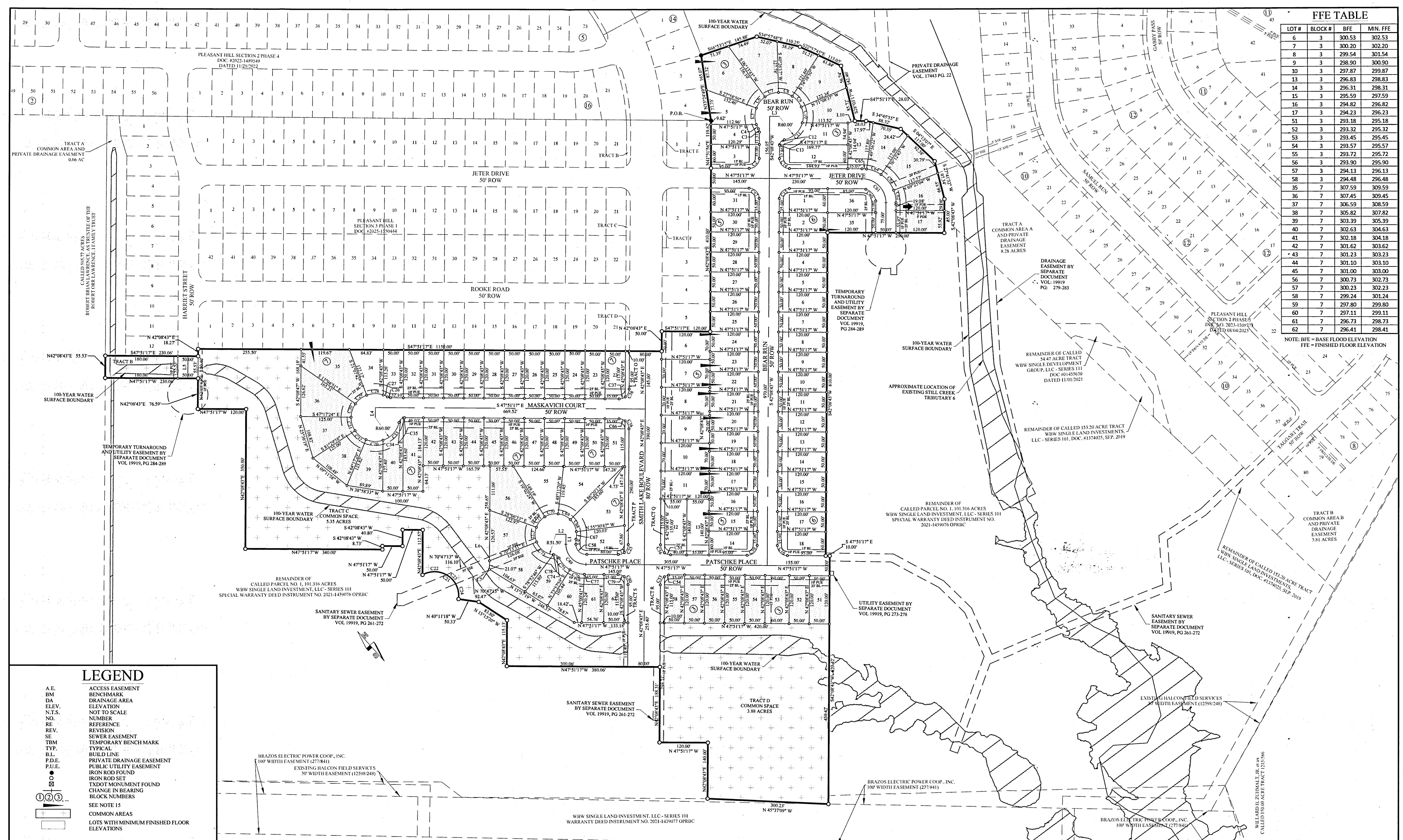


REV.	DESCRIPTION	DATE	BY
3	RESPONSE TO COB COMMENTS (NOTES, BFE TABLE)	12/20/23	JCL
2	RESPONSE TO FIRST COB COMMENTS	09/06/23	JCL
1	ORIGINAL RELEASE	08/28/23	JCL
PROJECT NUMBER: PH32			
CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 140			
CLIENT LOCATION: GEORGETOWN, TX			
APPROVED BY: KAC			
AUTHORIZED BY: WBW			

GENERAL NOTES:

- ALL PERMANENT CORNERS SET ARE 1/2" IRON RODS WITH CAP MARKED "VALGO" 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 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 "VALGO". UNLESS OTHERWISE NOTED HEREIN, THE POINT OF BEGINNING FOR THIS TRACT BEARS N 24°18'45" W, 3973.26 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
MAJOR COLLECTOR STREETS (SMITH LAKE BOULEVARD) = 80' ROW, 48' BOC-BOC
LOCAL STREETS (ALL OTHERS) = 50' ROW, 27' BOC-BOC
- STREETS SHALL BE PAVED WITH ASPHALT.
- ZONING OF THIS PROPERTY IS CURRENTLY FOR NEW DEVELOPMENT PLAN FOR A PLANNED DEVELOPMENT - MIXED USE DISTRICT (PD-MIX) APPROVED BY THE BRYAN CITY COUNCIL ON NOVEMBER 13, 2018 (ORDINANCE NO. 2386) AND REVISED AS APPROVED BY THE BRYAN CITY COUNCIL ON JULY 9, 2019 (ORDINANCE NO. 2362), ON JULY 13, 2021 (ORDINANCE NO. 2496), AND ON NOVEMBER 9, 2021 (ORDINANCE NO. 2517).
- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
 - 5' SIDE YARD SETBACK
 - 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.





FFE TABLE			
LOT#	BLOCK #	BFE	MIN. FFE
6	3	300.53	302.53
7	3	300.20	302.20
8	3	299.54	301.54
9	3	298.90	300.90
10	3	297.87	299.87
13	3	296.83	298.83
14	3	296.31	298.31
15	3	295.59	297.59
16	3	294.82	296.82
17	3	294.23	296.23
51	3	293.18	295.18
52	3	293.32	295.32
53	3	293.45	295.45
54	3	293.57	295.57
55	3	293.72	295.72
56	3	293.90	295.90
57	3	294.13	296.13
58	3	294.48	296.48
35	7	307.59	309.59
36	7	307.45	309.45
37	7	306.59	308.59
38	7	305.82	307.82
39	7	303.39	305.39
40	7	302.63	304.63
41	7	302.18	304.18
42	7	301.62	303.62
43	7	301.23	303.23
44	7	301.10	303.10
45	7	301.00	303.00
56	7	300.73	302.73
57	7	300.23	302.23
58	7	299.24	301.24
59	7	297.80	299.80
60	7	297.11	299.11
61	7	296.73	298.73
62	7	296.41	298.41

NOTE: BFE = BASE FLOOD ELEVATION
FFE = FINISHED FLOOR ELEVATION

LEGEND

- A.E. ACCESS EASEMENT
- BM. BENCHMARK
- DA. DRAINAGE AREA
- 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.D.E. PRIVATE DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- IRON ROD FOUND
- IRON ROD SET
- TXDOT MONUMENT FOUND
- CHANGE IN BEARING
- BLOCK NUMBERS
- SEE NOTE 15
- COMMON AREAS
- LOTS WITH MINIMUM FINISHED FLOOR ELEVATIONS

REV.	DESCRIPTION	DATE	BY
3	RESPONSE TO SECOND COB COMMENTS (FFE HATCH AND TABLE)	12/20/23	JCL
2	RESPONSE TO FIRST COB COMMENTS	09/06/23	JCL
1	ORIGINAL RELEASE	08/28/23	JCL
PROJECT NUMBER: PH32			
CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 140			
CLIENT LOCATION: GEORGETOWN, TX			
APPROVED BY: KAC			
AUTHORIZED BY: WBW			

PROJECT INFORMATION	
TOTAL SIZE:	32.96 AC.
TOTAL BLOCKS:	4
TOTAL LOTS:	110
TOTAL TRACTS:	8

GRAPHIC SCALE

0 100' 200' 300'

0 1" 2" 3"

IN FEET

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'

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

LEGAL DESCRIPTION
32.96 AC. ACRE TRACT SITUATED IN, AND BEING OUT OF, THE STEPHEN F. AUSTIN SURVEY, A-62, AND THE JAMES MCILLEN 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
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SHEET 2 OF 2
