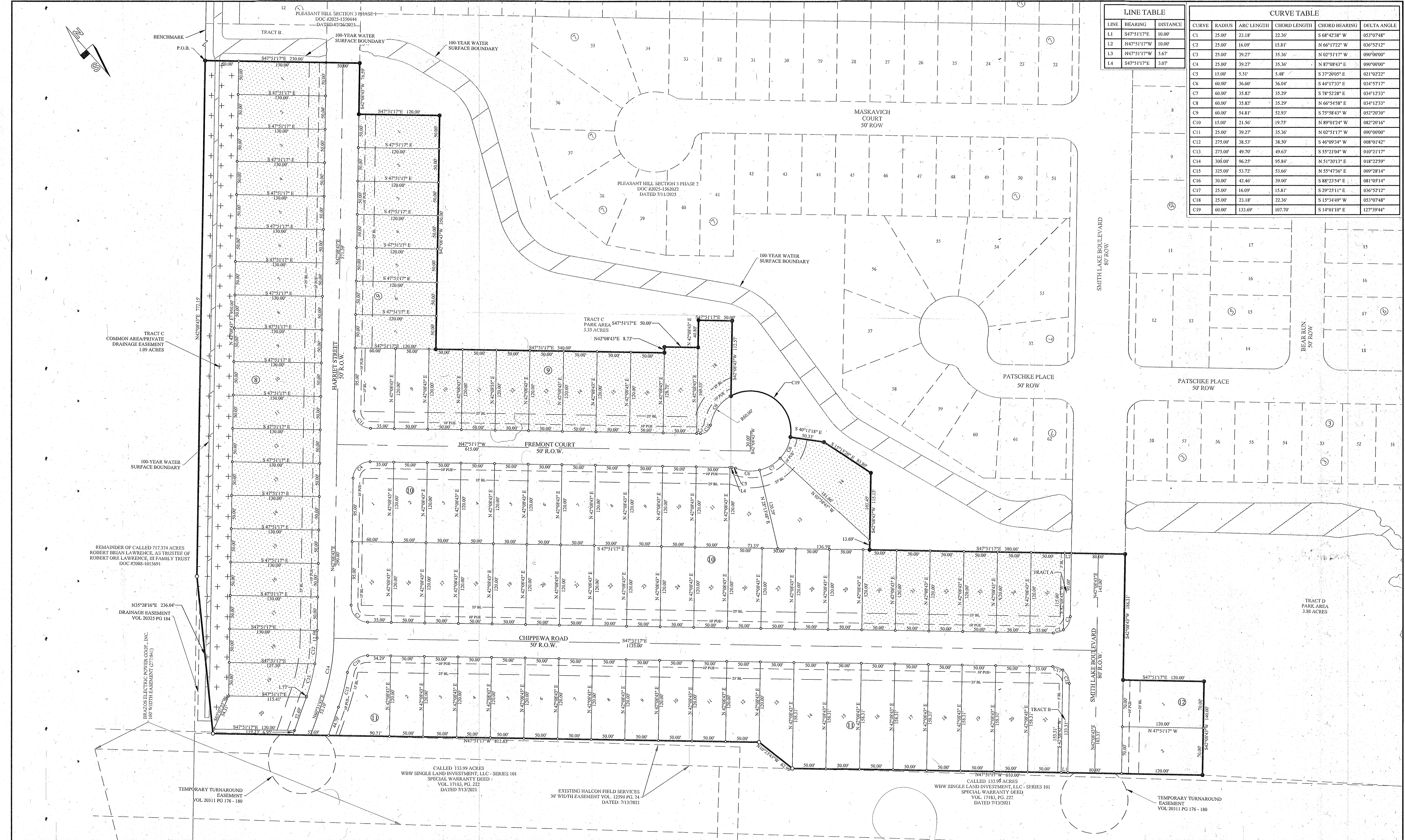


PRINTED ON JANUARY 22, 2026



LINE TABLE			CURVE TABLE					
LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
L1	S47°51'17"E	10.00'	C1	25.00'	23.18'	22.36'	S 68°42'38" W	053°07'48"
L2	N47°51'17"W	10.00'	C2	25.00'	16.09'	15.81'	N 66°17'22" W	036°52'12"
L3	N47°51'17"W	5.67'	C3	25.00'	39.27'	35.36'	N 02°51'17" W	090°00'00"
L4	S47°51'17"E	3.07'	C4	25.00'	39.27'	35.36'	N 87°08'43" E	090°00'00"
			C5	15.00'	5.51'	5.48'	S 37°20'05" E	021°02'22"
			C6	60.00'	36.60'	36.04'	S 44°17'33" E	034°57'17"
			C7	60.00'	35.82'	35.29'	S 78°52'28" E	034°12'33"
			C8	60.00'	35.82'	35.29'	N 66°54'58" E	034°12'33"
			C9	60.00'	54.81'	52.93'	S 75°58'43" W	052°20'30"
			C10	15.00'	21.56'	19.75'	N 89°01'24" W	082°20'16"
			C11	25.00'	39.27'	35.36'	N 02°51'17" W	090°00'00"
			C12	275.00'	38.53'	38.50'	S 46°09'34" W	008°01'42"
			C13	275.00'	49.70'	49.63'	S 55°21'04" W	010°21'17"
			C14	300.00'	96.25'	95.84'	N 51°20'13" E	018°22'59"
			C15	325.00'	53.72'	53.66'	N 55°47'36" E	009°28'14"
			C16	30.00'	42.46'	39.00'	S 88°23'54" E	081°05'14"
			C17	25.00'	16.09'	15.81'	S 29°25'11" E	036°52'12"
			C18	25.00'	23.18'	22.36'	S 15°34'49" W	053°07'48"
			C19	60.00'	133.69'	107.70'	S 14°01'10" E	127°39'44"

REV.

DESCRIPTION

DATE

BY

4

FOR RECORDATION

1/7/2026

JML

3

FIRST PLAT COMMENT RESPONSE

2/13/2025

JML

2

SECOND COMMENT RESPONSE

5/2/2024

BAC

1

ORIGINAL RELEASE

12/22/2023

JDR

PROJECT NUMBER: PH34

CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC SERIES 140

CLIENT LOCATION: GEORGETOWN, TX

APPROVED BY: KAC

AUTHORIZED BY: WBW

TOTAL SIZE: 19.37 ACRES

TOTAL BLOCKS: 5

TOTAL LOTS: 96

TOTAL COMMON AREA TRACTS: 3

GRAPHIC SCALE

0 60' 120' 180'

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: 10222940.54

E: 3532584.48

Z: 333.33

FINAL PLAT

PLEASANT HILL SECTION 3 - PHASE 4

CITY OF BRYAN, BRAZOS COUNTY, TEXAS

LEGAL DESCRIPTION

A 19.37 ACRE TRACT SITUATED IN, AND BEING OUT OF 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

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