

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 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 N 36°28'45" W, 2130.82 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
LOCAL STREETS = 50' ROW, 27' BOC-BOC (JETER DRIVE, PATSCHKE PLACE, TAGGART TRAIL)
- STREETS SHALL BE PAVED WITH ASPHALT.
- 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), 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.
- NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA'S CASE NO. 12-06-1200P 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 FLOOD DAMAGE.
- OWNERSHIP OF TRACT E, COMMON AREA, 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 OWNER'S ASSOCIATION. TRACT E, COMMON AREA, WILL BE USED AS A PRIVATE DRAINAGE EASEMENT AND COMMON SPACE.
- WHERE ELECTRIC FACILITIES ARE INSTALLED, BUT 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

LEGEND

A.E.	ACCESS EASEMENT
BM	BENCHMARK
DA	DRAINAGE AREA
P.D.E.	PRIVATE DRAINAGE EASEMENT
ELEV.	ELEVATION
N.T.S.	NOT TO SCALE
NO.	NUMBER
RE	REFERENCE
REV.	REVISION
SSE	SANITARY SEWER EASEMENT
TBM	TEMPORARY BENCH MARK
TYP.	TYPICAL
B.L.	BUILD LINE
P.U.E.	PUBLIC UTILITY EASEMENT
●	IRON ROD FOUND
○	IRON ROD SET
①②③	TXDOT MONUMENT FOUND
+	CHANGE IN BEARING
+	BLOCK NUMBERS
+	COMMON SPACE
+	LOTS WITH MINIMUM FINISHED FLOOR ELEVATIONS

LOT SIZE TABLE

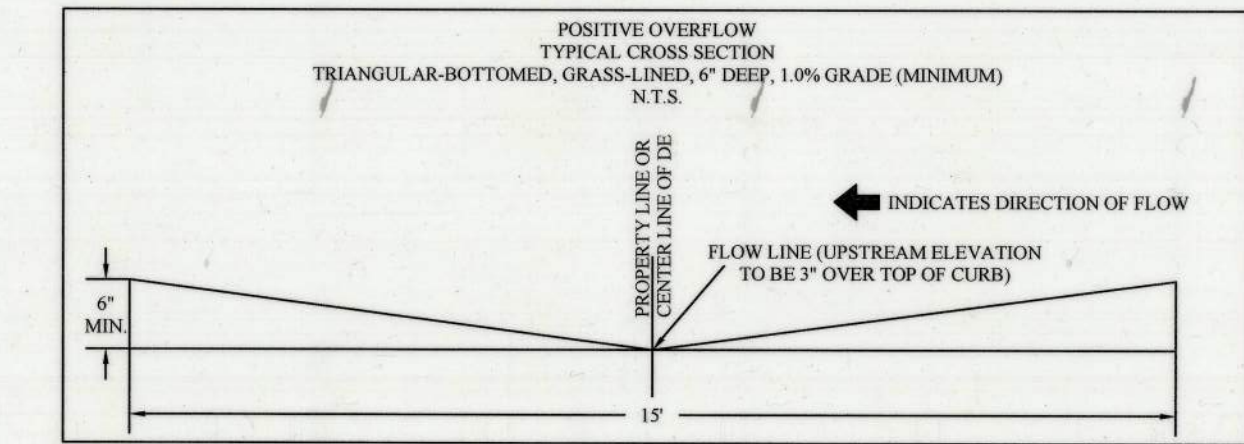
BLOCK NUMBER	LOT NUMBER	AREA (SQ. FT)	LOT WIDTH
3	18	6000	50.00
3	19	6000	50.00
3	20	6000	50.00
3	21	6000	50.00
3	22	6000	50.00
3	23	6000	50.00
3	24	6000	50.00
3	25	6000	50.00
3	26	6000	50.00
3	27	6000	50.00
3	28	6000	50.00
3	29	6000	50.00
3	30	6000	50.00
3	31	6000	50.00
3	32	6000	50.00
3	33	8583.04	75.92
3	34	7680.98	50.23
3	35	6632.42	50.13
3	36	6380.02	50.05
3	37	6000	50.00
3	38	6168.57	50.00
3	39	6981.63	51.32
3	40	10513.96	66.89
3	41	10626.21	67.20
3	42	9035.13	53.70
3	43	9757.17	71.08
3	44	6921	50.00
3	45	6838.77	50.00
3	46	6999.13	61.55
3	47	7380.8	69.44
3	48	8877.60	83.33
3	49	6360.57	56.02
3	50	6000	50.00
6	19	7065.9	60.00
6	20	6000	50.00

BLOCK NUMBER	LOT NUMBER	AREA (SQ. FT)	LOT WIDTH
6	21	6000	50.00
6	22	6000	50.00
6	23	6000	50.00
6	24	6000	50.00
6	25	6000	50.00
6	26	6000	50.00
6	27	6000	50.00
6	28	6000	50.00
6	29	6000	50.00
6	30	6000	50.00
6	31	6000	50.00
6	32	6000	50.00
6	33	6000	50.00
6	34	6000	50.00
13	1	6029.53	50.00
13	2	6088.52	50.00
13	3	6661.73	50.07
13	4	6954.64	50.39
13	5	6915.44	50.10
13	6	6142.51	50.00
13	7	8321.78	60.84
13	8	8294.91	60.89
13	9	6954.64	50.39
13	10	6954.64	50.39
13	11	6954.64	50.39
13	12	6686.71	50.08
13	13	6660.55	50.00
13	14	6855.98	50.00
13	15	5731.91	50.00
13	16	8353.89	52.31
13	17	9303.35	52.31
13	18	13324.72	52.31
13	19	11055.74	54.94
13	20	9912.17	56.43
13	21	6719.52	50.00

BLOCK NUMBER	LOT NUMBER	AREA (SQ. FT)	LOT WIDTH
13	22	8294.52	50.00
13	23	9350.85	50.00
13	24	10123.71	104.28
13	25	9573.99	95.25
13	26	9511.72	93.82
13	27	6696.74	50.00
13	28	6000	50.00
TRACT	E	697203.5	

BFE/MIN FFE TABLE

BLOCK NUMBER	LOT NUMBER	BFE (ft)	MIN. FFE (ft)
3	50	292.97	294.97
3	49	292.38	294.38
3	48	291.85	293.85
3	47	291.15	293.15
3	46	290.96	292.96
3	45	290.82	292.82
3	44	290.16	292.16
3	43	290.02	292.02
3	42	288.97	290.97
3	41	287.64	289.64
3	40	288.13	290.13
3	39	288.71	290.71
3	38	289.02	291.02
3	37	289.29	291.29
3	36	289.72	291.72
3	35	290.17	292.17
3	34	290.57	292.57
3	33	290.57	292.57
3	32	290.58	292.58
3	31	290.57	292.57
3	30	290.59	292.59
3	29	290.66	292.66
3	28	290.52	292.52
3	27	290.64	292.64
3	26	290.70	292.70
3	25	290.73	292.73
3	24	290.75	292.75
3	23	290.86	292.86
3	22	290.97	292.97
3	21	291.06	293.06
3	20	291.19	293.19
3	19	291.36	293.36
3	18	291.67	293.67



FIELD NOTES

A METES & BOUNDS description of a certain 31.20 acre tract of land situated in the James McMillen Survey, Abstract No. 176 in Brazos County, Texas, being all of a 0.224 acre tract described in a deed to WBW Single Development Group, LLC - Series 140 and recorded in Document No. 2025-1569201 of the Official Public Records of Brazos County (OPRBC) and all of a called 30.98 acre tract described in a deed to WBW Single Development Group, LLC - Series 140 and recorded in Document No. 2025-1569200 of the OPRBC; said 31.20 acre tract being more particularly described as follows with all bearings being based on the Texas State Plane Coordinate System of 1983, Central Zone;

BEGINNING at a 1/2 inch iron rod with cap stamped (YALGO 6200) found at the southwest corner of Pleasant Hill Section 2 - Phase 5 as shown on map recorded in Document No. 2023-1508773 of the OPRBC and the southeast corner of said 30.98 acre tract and being in the north line 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 589 of the Deed Records of Brazos County (DRBC);

THENCE, South 70°49'06" West, 559.85 feet along the common line of said 30.98 acre tract and said 150.00 acre tract to a 1/2 inch iron rod found at the northwest corner of said 150.00 acre tract and an interior corner of said 30.98 acre tract;

THENCE, South 22°19'42" West, 68.75 feet continuing along the common line of said 30.98 acre tract and said 150.00 acre tract to a 1/2-inch iron rod (with cap stamped "YALGO") set for the southwest corner of said 30.98 acre tract;

THENCE, North 47°08'23" West, 1007.76 feet along the southwest line of said 30.98 acre tract to a 1/2-inch iron rod (with cap stamped "YALGO") found at the south corner of Pleasant Hill Section 3 - Phase 2 as shown on map recorded in Document No. 2025-1562022 of the OPRBC and the west corner of said 30.98 acre tract;

THENCE, along the common line of said 30.98 acre tract and said Pleasant Hill Section 3 - Phase 2 the following five (5) courses:

- North 42°08'43" East, 620.42 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;
- North 47°51'16" West, 10.00 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;
- North 42°08'43" East, 810.00 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;
- South 47°51'17" East, 290.00 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;
- South 42°08'43" East, 37.90 feet to a 1/2 inch iron rod with cap stamped (YALGO) found at a northwest corner of said Pleasant Hill Section 2 - Phase 5 and the northeast corner of said 30.98 acre tract;

THENCE, South 04°18'10" East, 382.25 feet along the common line of said Pleasant Hill Section 2 - Phase 5 and said 30.98 acre tract to a 1/2 inch iron rod with cap stamped (YALGO) set for a southwest corner of said Pleasant Hill Section 2 - Phase 5 and the most northerly corner of said 0.224 acre tract;

THENCE, along the common line of said 0.224 acre tract and said Pleasant Hill Section 2 - Phase 5 the following three (3) courses:

- South 47°52'05" East, 112.58 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
 - South 04°18'10" East, 184.92 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
 - South 26°15'04" West, 152.63 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for the most southerly corner of said 0.224 acre tract and a northwest corner of said Pleasant Hill Section 2 - Phase 5;
- THENCE, along the common line of said Pleasant Hill Section 2 - Phase 5 and said 30.98 acre tract the following nine (9) courses:
- South 04°18'10" East, 72.65 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
 - North 87°43'46" East, 67.76 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
 - North 42°08'43" East, 810.00 feet to a 1/2 inch iron rod (with cap stamped "YALGO") set for corner;
 - North 87°43'46" East, 81.00 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
 - South 02°16'14" East, 50.00 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
 - South 87°43'46" West, 78.36 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
 - South 02°16'14" East, 120.00 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
 - South 86°22'34" West, 60.09 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
 - South 04°18'10" East, 198.10 feet to the POINT OF BEGINNING, and containing 31.20 acres of land in Brazos County, Texas.

FINAL PLAT
PLEASANT HILL SECTION 3 - PHASE 3

CITY OF BRYAN, BRAZOS COUNTY, TEXAS
A 31.20 AC. ACRE TRACT SITUATED IN, AND BEING OUT OF THE
JAMES MCMILLEN SURVEY, A-176, BRAZOS COUNTY, TEXAS

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF WILLIAMSON

I, WBW Single Development Group, LLC-Series 140, 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 No. 2025-1569200 and Document No. 2025-1569201, 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 140,
A TEXAS SERIES LIMITED LIABILITY COMPANY

Bruce Whitis, President

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 140, 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 13 day of October, 2025

Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS

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.

by: COREY SHANNON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5967

CERTIFICATION BY THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 10/30/2025 12:07:53 PM
In the PLAT Records

Doc Number: 2025 - 1570728
Volume - Page: 20182 - 31
Number of Pages: 2
Amount: 72.00
Order#: 20251030000056
By: PS

County Clerk Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Patrick D. George, 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 14th day of November, 2025 and same was duly approved on the 24th day of November, 2025 by said Commission.

Chair, Planning & Zoning Commission Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Jason Buffalot, the undersigned, 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 22nd day of October, 2025

City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, Jason Buffalot, 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 24th day of October, 2025

City Engineer, Bryan, Texas

FILED ON October 10, 2025

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK
				TOTAL SIZE: 31.20 AC. TOTAL BLOCKS: 3 TOTAL LOTS: 77 TOTAL COMMON AREA TRACTS: 1	CONCRETE TXDOT MONUMENT (SOUTHEAST R.O.W. LINE OF SANDY POINT ROAD) NAD 83 (2011) TX CENTRAL ZONE #4203 N:1022940.54 E: 3525284.48 Z: 333.33'
1	ORIGINAL RELEASE	10/02/2025	JML		
	PROJECT NUMBER: PH33				
	CHECKED BY: JML			CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC-SERIES 140	
	APPROVED BY: KAC			CLIENT LOCATION: GEORGETOWN, TX	

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

LOTS AND BLOCKS	OWNER INFORMATION	DEVELOPER INFORMATION	LEGAL DESCRIPTION	Yalgo Engineering, LLC	SHEET
Block 3, Lots 18 - 50 Block 6, Lots 19 - 34 Block 13, Lots 1 - 28	WBW Single Development Group, LLC - Series 140 109 W 2nd Street Ste. 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057	WBW Single Development Group, LLC - Series 140 109 W 2nd Street Ste. 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057	A 31.20 AC. ACRE TRACT SITUATED IN, AND BEING OUT OF THE JAMES MCMILLEN SURVEY, A-176, BRAZOS COUNTY, TEXAS	109 W 2nd Street Ste. 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057 Texas Registered Engineering Firm F-24040	1 OF 2



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	300.00	50.71	50.65	N 43°00'43" W
C2	300.00	208.73	204.55	N 18°14'12" W
C3	150.00	222.02	202.30	N 11°23'26" W
C4	150.00	100.73	98.85	N 73°01'55" W
C5	275.00	23.66	23.65	S 45°23'23" E
C6	275.00	92.10	91.67	S 33°19'51" E
C7	275.00	76.64	76.39	S 15°45'12" E
C8	275.00	45.43	45.38	S 03°02'13" E
C9	15.00	17.14	16.22	S 34°26'07" W
C10	51.50	56.95	54.09	S 03°22'01" W
C11	51.50	34.76	34.11	S 47°39'06" E
C12	51.50	42.62	41.42	N 89°17'56" E
C13	51.50	42.39	41.20	N 42°00'36" E
C14	51.50	45.13	43.70	N 06°40'17" W
C15	51.50	4.07	4.07	N 34°02'28" W
C16	15.00	9.95	9.77	N 17°18'20" W
C17	325.00	27.65	27.64	N 00°44'27" W
C18	325.00	46.47	46.43	N 07°16'26" W
C19	325.00	43.29	43.26	N 15°11'10" W
C20	325.00	69.03	68.90	N 25°05'15" W
C21	25.00	31.99	29.85	N 05°29'12" E
C22	25.00	39.30	35.38	N 87°11'03" E
C23	125.00	83.94	82.38	N 73°01'55" W
C24	125.00	84.78	83.16	N 34°21'51" W
C25	125.00	100.24	97.58	N 08°02'20" E
C26	15.00	15.12	14.49	N 59°53'49" E
C27	60.00	7.00	6.99	N 85°26'24" E
C28	60.00	56.81	54.71	N 54°58'20" E
C29	60.00	37.36	36.76	N 10°00'22" E
C30	60.00	37.51	36.90	N 25°44'40" W
C31	60.00	35.82	35.29	N 60°45'35" W
C32	60.00	35.82	35.29	S 85°01'52" W
C33	60.00	35.82	35.29	S 50°49'18" W
C34	60.00	55.23	53.30	S 07°20'43" W
C35	60.00	8.09	8.09	S 22°53'30" E
C36	15.00	15.12	14.49	S 02°07'40" W
C37	175.00	18.78	18.77	S 27°56'15" W
C38	175.00	43.86	43.75	S 17°40'55" W
C39	175.00	43.86	43.75	S 03°19'13" W
C40	175.00	43.86	43.75	S 11°02'28" E
C41	175.00	52.70	52.50	S 26°50'56" E
C42	175.00	52.88	52.68	S 44°07'56" E
C43	175.00	43.61	43.50	S 61°54'02" E
C44	175.00	43.86	43.75	S 76°13'13" E
C45	175.00	27.09	27.06	S 87°50'09" E
C46	51.50	28.88	28.50	S 51°06'38" W
C47	175.00	3.07	3.07	S 53°17'27" E
C48	175.00	2.96	2.96	S 54°16'39" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S04°18'10"E	11.37
L2	N01°41'45"E	20.25
L3	S88°18'15"E	12.40
L4	N76°13'13"W	73.75
L5	N87°03'08"W	64.76
L6	S86°22'34"W	50.01
L7	N42°08'45"E	25.00
L8	N42°08'42"E	25.00
L9	S47°51'17"E	25.00
L10	S47°51'17"E	25.00
L11	S02°16'14"E	25.00
L12	S02°16'14"E	25.00
L13	N61°41'13"E	229.41
L14	N61°41'13"E	213.44
L15	N35°28'33"W	15.00
L16	S54°31'27"W	28.92
L17	S54°31'27"E	31.19
L18	N44°07'56"W	88.80
L19	N53°47'24"W	53.27
L20	S66°59'25"E	15.00
L21	N23°00'35"E	48.84
L22	S23°00'35"W	45.36
L23	S46°49'49"W	52.79
L24	N46°49'49"E	47.90
L25	S43°04'05"E	14.98

REV.

DESCRIPTION

DATE

BY

1

ORIGINAL RELEASE

10/02/2025

JML

PROJECT INFORMATION

TOTAL SIZE: 31.20 AC.
TOTAL BLOCKS: 3
TOTAL LOTS: 77
TOTAL COMMON AREA TRACTS: 1

BENCHMARK

CONCRETE TxDOT MONUMENT (SOUTHEAST R.O.W. LINE OF SANDY POINT ROAD) NAD 83 (2011) TX CENTRAL ZONE #4203 N10232940.54 E: 3525284.48 Z: 333.33

GRAPHIC SCALE

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

FINAL PLAT

PLEASANT HILL SECTION 3 - PHASE 3

CITY OF BRYAN, BRAZOS COUNTY, TEXAS

LEGAL DESCRIPTION

A 31.20 AC. ACRE TRACT SITUATED IN, AND BEING OUT OF, THE STEPHEN F. AUSTIN LEAGUE SURVEY, 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