

SHEET 3

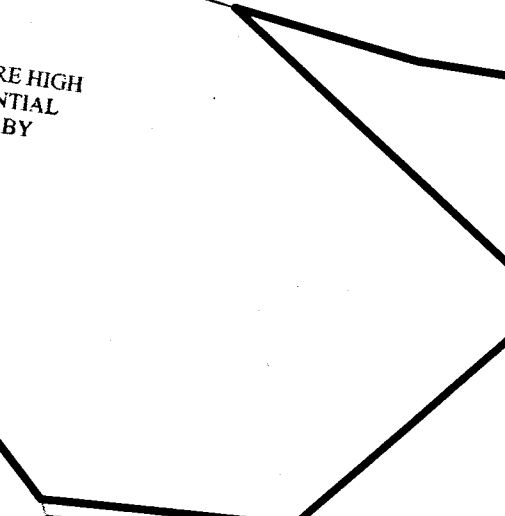
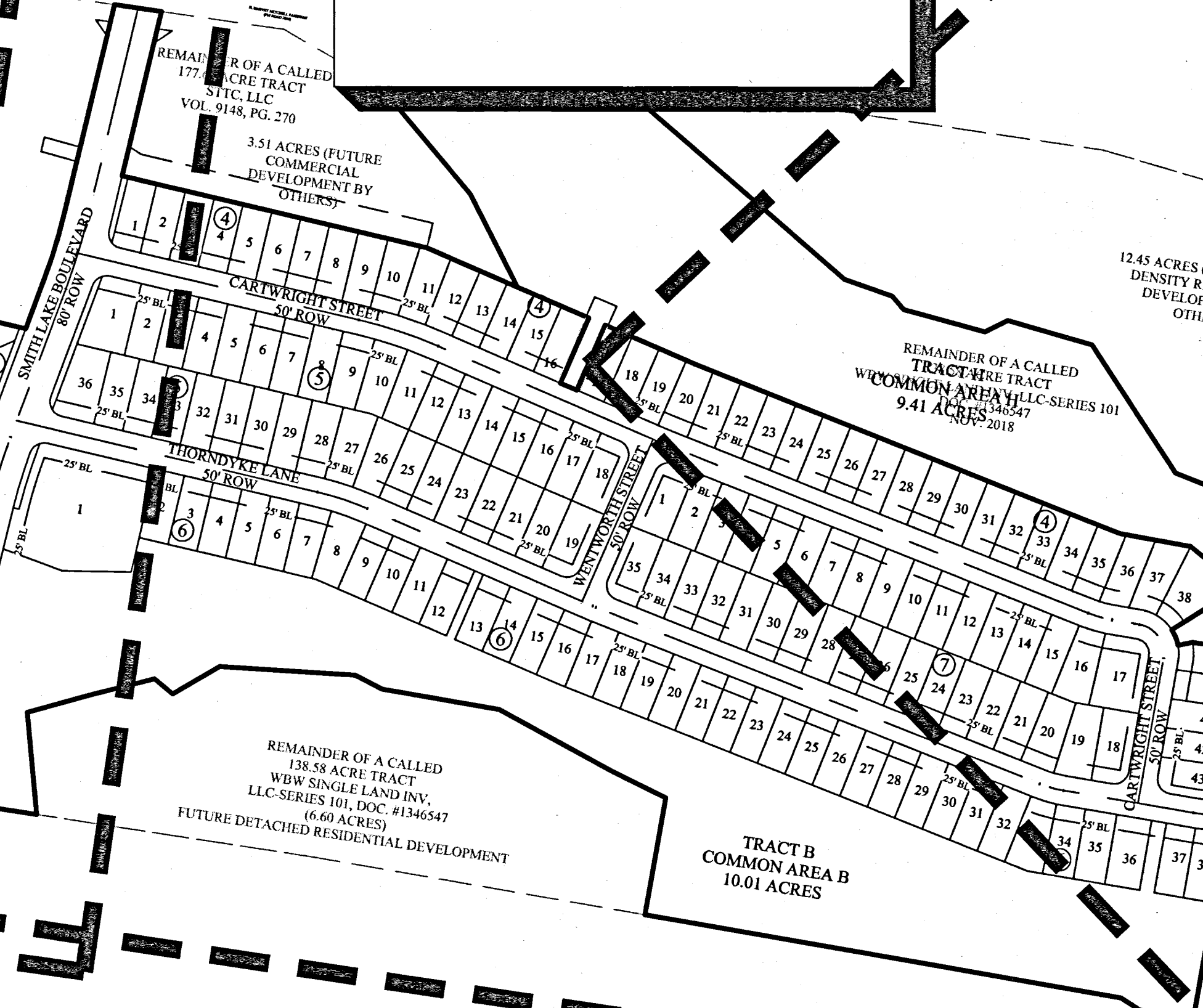
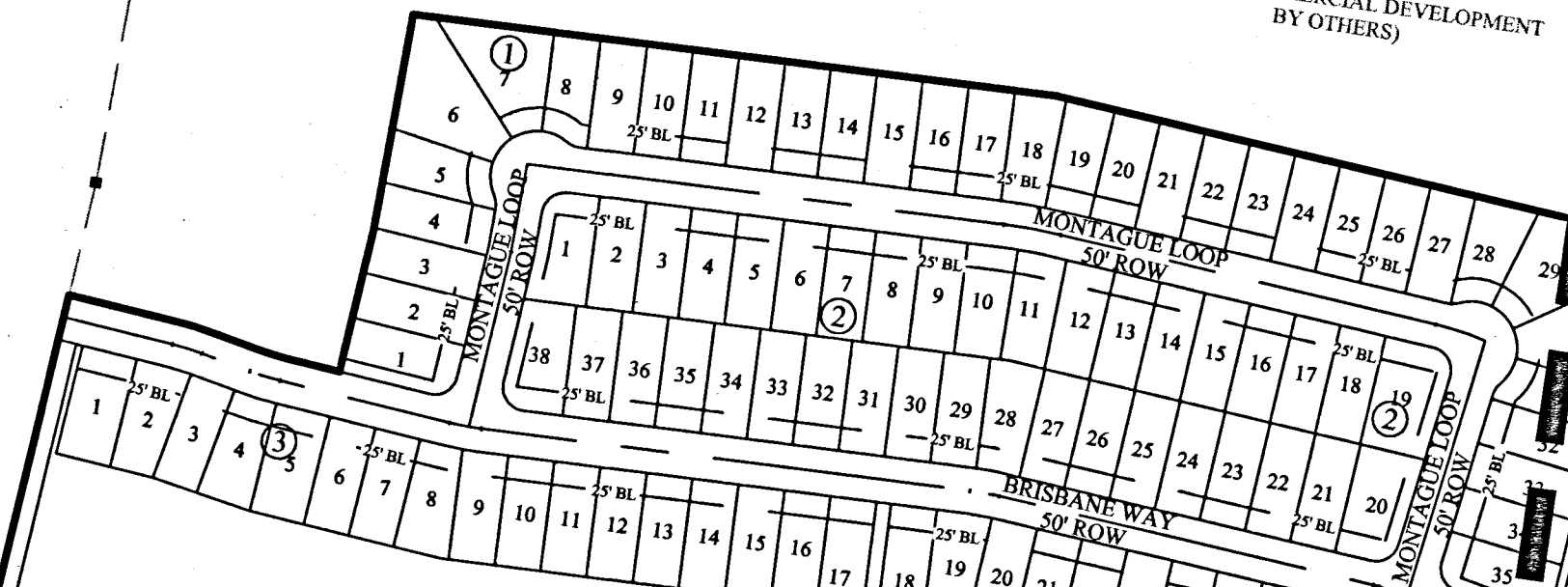
SHEET 4

SHEET 5

SANDY POINT ROAD
FM 1687
80' R.O.W.

NORTH HARVEY MITCHELL PARKWAY
FM 2818
R.O.W. VARIES

NORTH HARVEY MITCHELL PARKWAY
FM 2818
R.O.W. VARIES



TRACT A
COMMON AREA A
7.41 ACRES
REMAINDER OF A CALLED 138.58 ACRE TRACT
WBW SINGLE LAND INV. LLC-SERIES 101, DOC. #1346547
NOV. 2018 (2.90 ACRES)
FUTURE DETACHED RESIDENTIAL DEVELOPMENT

CALLED 153.20 ACRE TRACT
WBW SINGLE LAND INVESTMENTS, LLC.
SERIES 101, DOC. #1374025
SEP. 2019

REMAINDER OF A CALLED
138.58 ACRE TRACT
WBW SINGLE LAND INV.
LLC-SERIES 101, DOC. #1346547
(6.60 ACRES)
FUTURE DETACHED RESIDENTIAL DEVELOPMENT

TRACT B
COMMON AREA B
10.01 ACRES

CALLED 153.20 ACRE TRACT
WBW SINGLE LAND INVESTMENTS, LLC.
SERIES 101, DOC. #1374025
SEP. 2019

TRACT I
COMMON AREA I
(POSSIBLE
PARKLAND)
37.66 ACRES

FUTURE
DETACHED
RESIDENTIAL
2.11 ACRES

WILLARD HARVEY ZUMWALT, JR.
AND WIFE, KATHRYN D. ZUMWALT
CALLED 150.00 ACRE TRACT
1215/586

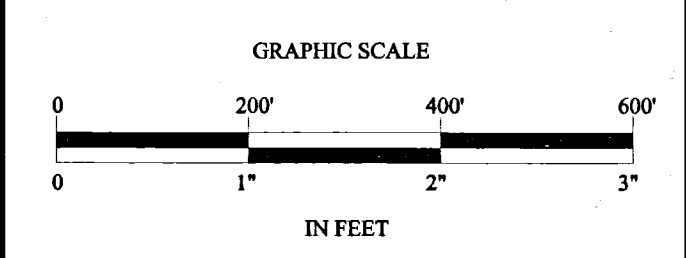
CITY OF BRYAN
CALLED 1907 ACRE TRACT
1992/23

Sheet List Table	
PAGE	TITLE
1	INDEX SHEET
2	PRELIMINARY PLAN 1
3	PRELIMINARY PLAN 2
4	PRELIMINARY PLAN 3
5	PRELIMINARY PLAN 4
6	WATER AND SEWER LAYOUT 1
7	WATER AND SEWER LAYOUT 2
8	POST-DRAINAGE STRUCTURES 1
9	POST-DRAINAGE STRUCTURES 2

REV.	DESCRIPTION	DATE	BY
4	ADDED AMENITY CENTER LOT IN BLOCK 6 (REVISED LOT #S)	11/20/2019	JCB
3	CHANGE LABEL FOR PARK AREA A TO COMMON AREA 1	09/14/2018	BTW
2	UPDATE COMMON AREA LABELS	08/29/2018	BTW
1	ORIGINAL RELEASE	08/08/2018	BTW

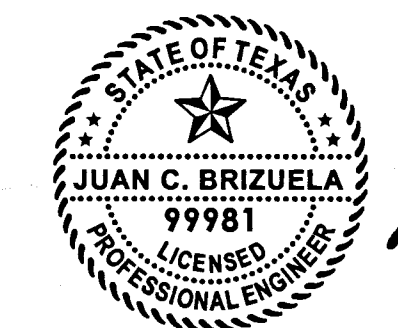
PROJECT NUMBER: PH01	CLIENT NAME: WBW DEVELOPMENT GROUP, LLC.
APPROVED BY: JCB	CLIENT LOCATION: KILLEEN, TX
AUTHORIZED BY: WBW	

PROJECT INFORMATION	
TOTAL SIZE:	114.53
TOTAL BLOCKS:	7
TOTAL LOTS:	256
TOTAL TRACTS:	9



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'	

INDEX SHEET
PLEASANT HILL PHASE 1
CITY OF BRYAN, BRAZOS COUNTY, TEXAS



Juan C. Brizuela

Yalgo, LLC
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5153
FX (254) 953-5057
Texas Registered
Engineering Firm F-10264
Texas Registered
Surveying Firm 10194095

PRINTED ON November 26, 2019

PRELIMINARY PLAN

PLEASANT HILL

CITY OF BRYAN, BRAZOS COUNTY, TEXAS

A 114.53 ACRE TRACT SITUATED IN, AND BEING OUT OF, THE STEPHEN F. AUSTIN LEAGUE NO. 9, A-62 HEZEKIAH JONES SURVEY, A-145 JAMES McMILLEN SURVEY, A-176 BRYAN, BRAZOS COUNTY, TEXAS

GENERAL NOTES:

- 1. ALL PERMANENT CORNERS SET ARE 1/2" IRON RODS WITH CAP MARKED "YALGO 6200" 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.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYAN SIDEWALK ORDINANCE.
3. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL.
4. 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 0.999881. GRID DISTANCE = GROUND DISTANCE X CCF. PERMANENT IRON RODS SET FOR CORNER ARE 1/2 INCH IRON RODS WITH CAP MARKED "YALGO 6200", UNLESS OTHERWISE NOTED HEREIN.
5. ROAD WIDTH MAJOR COLLECTORS = 80' ROW, 48' BOC-BOC LOCAL STREETS = 50' ROW, 27' BOC-BOC
6. ZONING OF THIS PROPERTY IS CURRENTLY FOR A PLANNED DEVELOPMENT - MIXED USE DISTRICT (PD-M) - APPROVED BY THE BRYAN CITY COUNCIL ON NOVEMBER 13, 2018 (ORDINANCE NO. 2306).
7. 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.
8. ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS.
9. A PORTION OF THIS TRACT (TRACT D, 37.66 ACRES), IS SHOWN TO BE WITHIN SPECIAL FLOOD HAZARD AREA ZONE "A" AND "AB" BASED ON FEMA'S CASE NO. 12-06-0208 HAZARD IDENTIFICATION 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. THE SURVEYOR WOULD ADVISE PROPERTY OWNERS HAVING PROPERTY ADJACENT TO, OR WITHIN, SPECIAL FLOOD HAZARD AREAS TO CONTACT THE APPROPRIATE LOCAL PLANNING ADMINISTRATOR WITH REGARD TO ANY FLOODPLAIN RELATED QUESTIONS.
10. OWNERSHIP OF TRACTS A, B, C, D, E, F, G, H AND I 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 OR PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE CITY OF BRYAN.
11. TRACTS E, F, G, H AND I ARE TO BE USED AS FENCE, WALL AND LANDSCAPE LOTS BY THE PLEASANT HILL HOME OWNERS ASSOCIATION.

LOT SIZE TABLES

Table with columns: BLOCK NUMBER, LOT NUMBER, SQUARE FEET. Multiple columns showing lot details for blocks 1 through 11.

FIELD NOTES

All that certain tract or parcel of land situated in the Stephen F. Austin League, Abstract No. 62, the Hezekiah Jones Survey, Abstract No. 145, and the James McMillen Survey, Abstract No. 178, Brazos County, Texas, and being part of that certain called 138.58 acre tract of land described in a deed to WBW SINGLE LAND INVESTMENT, LLC - SERIES 101, recorded in Document No. 1346547, Official Deed Records of Brazos County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod with cap found in the southeast right-of-way line of Sandy Point Road, for a common corner of said 138.58 acre tract and the remainder of a called 177.64 acre tract of land described in a deed to STIC, L.L.C., recorded in Volume 9146, Page 270, of said Deed Records, for the most northerly corner of the herein described tract, from which a found concrete TXDOT monument bears N 46° 40' 49" E, 124.50 feet;

THENCE with the common boundary line of said 138.58 acre tract and the remainder of said 177.64 acre tract for the following courses:
1. S 42° 52' 55" E, 100.75 feet, to an iron rod with cap found at the beginning of a curve to the right;
2. Along said curve to the right, having a radius of 323.00 feet, an arc length of 36.51 feet, and a long chord bearing S 39° 39' 49" E, 36.49 feet, to an iron rod with cap found at the end of said curve;

THENCE across and upon said 138.58 acre tract for the following courses:
1. N 38° 28' 44" E, 85.00 feet, to an iron rod with cap found at the beginning of a curve to the left;
2. Along said curve to the left, having a radius of 278.00 feet, an arc length of 30.86 feet, and a long chord bearing S 39° 39' 38" E, 30.84 feet, to an iron rod with cap found at the end of said curve;

THENCE across and upon said 138.58 acre tract and the remainder of said 177.64 acre tract for the following courses:
1. S 42° 52' 55" E, 60.25 feet, to an iron rod with cap found for an interior corner of the herein described tract;
2. N 48° 49' 28" E, 157.50 feet, to an iron rod with cap found;

THENCE across and upon said 138.58 acre tract and the remainder of said 177.64 acre tract for the following courses:
1. N 43° 34' 27" E, 238.58 feet, to an iron rod with cap found;
2. S 49° 32' 30" E, 698.98 feet, to an iron rod with cap found;

THENCE across and upon said 138.58 acre tract and the remainder of said 177.64 acre tract for the following courses:
1. S 43° 23' 52" E, 687.42 feet, to an iron rod with cap found for an interior corner of the herein described tract;
2. N 53° 35' 30" E, 80.64 feet, to an iron rod with cap found at the beginning of a curve to the left;
11. Along said curve to the left, having a radius of 950.00 feet, an arc length of 116.99 feet, and a long chord bearing N 50° 03' 49" E, 116.92 feet, to an iron rod with cap found at the end of said curve;

THENCE across and upon said 138.58 acre tract and the remainder of said 177.64 acre tract for the following courses:
1. N 46° 32' 08" E, 383.72 feet, to an iron rod with cap found in the southwest right-of-way line of F.M. Road 2818;
2. N 46° 32' 08" E, 383.72 feet, to an iron rod with cap found in the southwest line of said 138.58 acre tract and the northeast line of said 153.20 acre tract;

THENCE S 48° 25' 52" E, 80.30 feet, with the common line of said 138.58 acre tract and F.M. Road 2818 right-of-way line, to an iron rod with cap found, from which a found concrete TXDOT monument bears S 48° 25' 52" E, 208.60 feet;

THENCE with the common boundary line of said 138.58 acre tract and the remainder of said 177.64 acre tract for the following courses:
1. S 42° 52' 08" W, 287.33 feet, to an iron rod with cap found for an interior corner of the herein described tract;
2. S 42° 27' 52" E, 528.89 feet, to an iron rod with cap found;

THENCE across and upon said 138.58 acre tract and the remainder of said 177.64 acre tract for the following courses:
1. S 48° 17' 17" E, 208.30 feet, to a found concrete TXDOT monument;
2. S 70° 12' 31" E, 108.36 feet, to an iron rod with cap set;
3. S 48° 23' 59" E, 62.83 feet, to an iron rod with cap set;

THENCE across and upon said 138.58 acre tract for the following courses:
1. S 15° 44' 48" E, 500.79 feet, to an iron rod with cap set;
2. S 37° 19' 14" E, 85.59 feet, to an iron rod with cap set;
3. S 07° 48' 10" E, 29.77 feet, to an iron rod with cap set;

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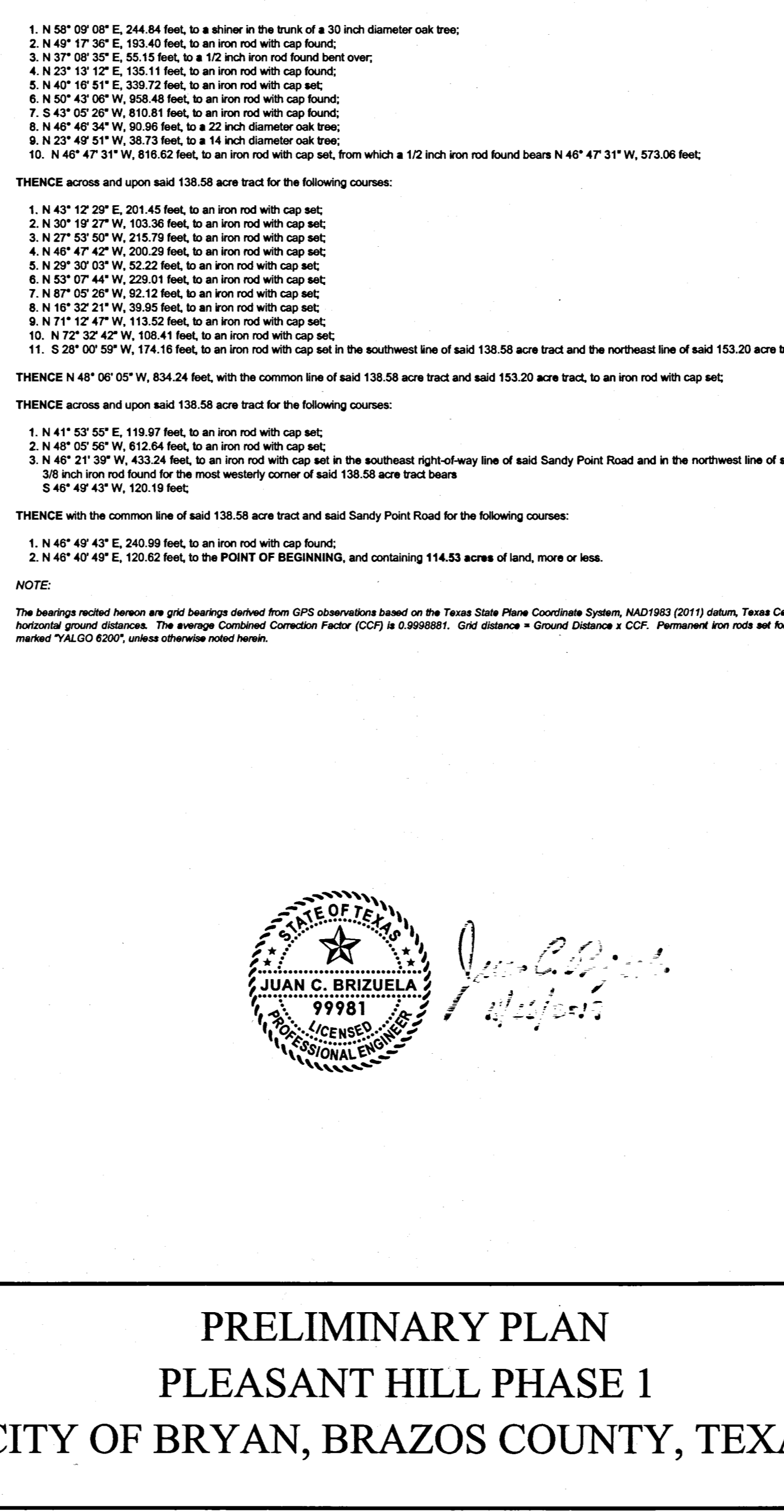
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PRELIMINARY PLAN PLEASANT HILL PHASE 1 CITY OF BRYAN, BRAZOS COUNTY, TEXAS

Table with columns: REV., DESCRIPTION, DATE, BY, PROJECT INFORMATION, BENCHMARK, LOTS AND BLOCKS, OWNER INFO, DEVELOPER INFO. Includes details on project information, benchmark (CONCRETE TXDOT MONUMENT), and contact information for Yalgo, LLC.

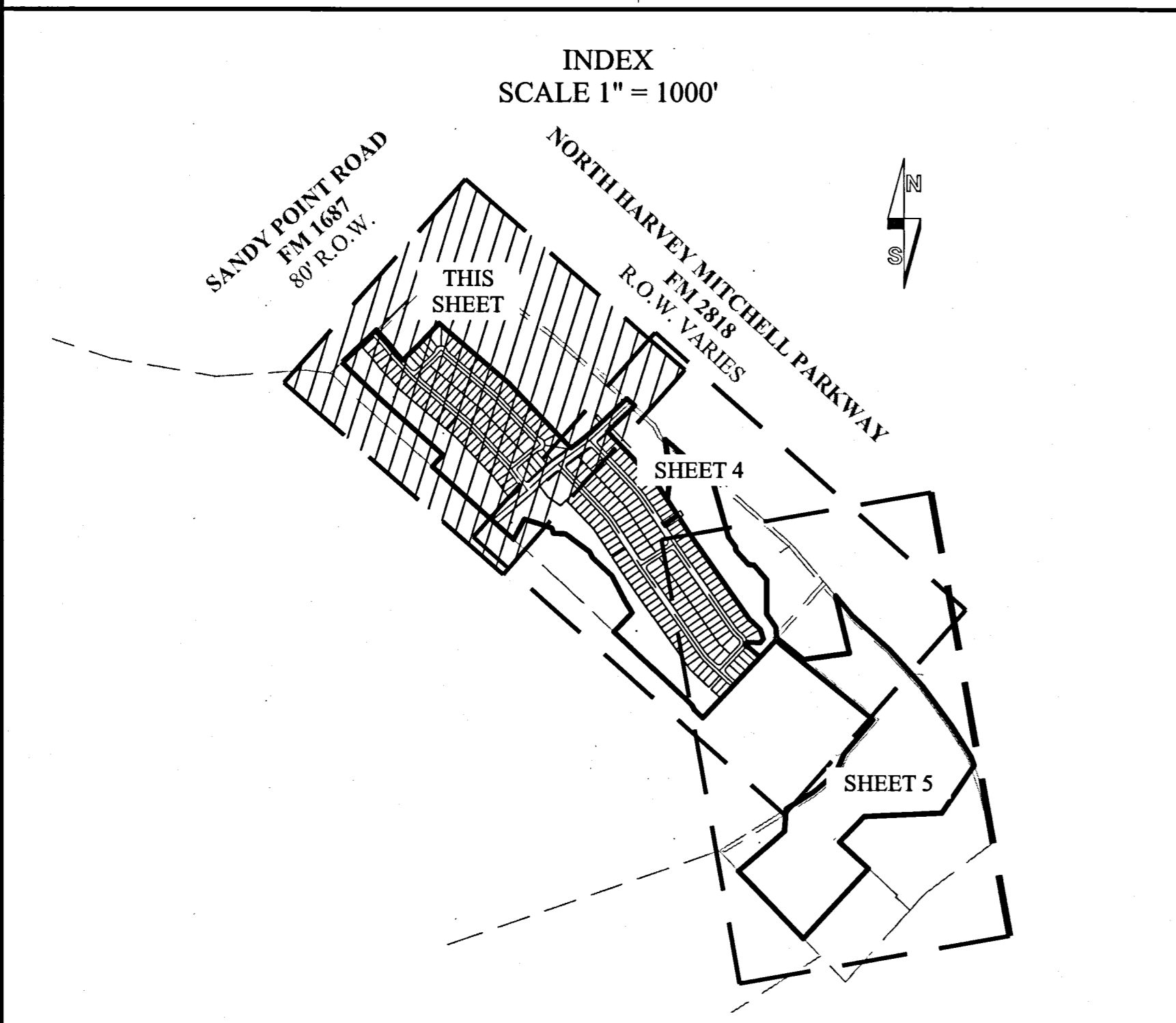
Table with columns: REV., DESCRIPTION, DATE, BY. Revision history table showing updates to the plan.

APPROVED BY: JCB AUTHORIZED BY: WBW

LEGEND

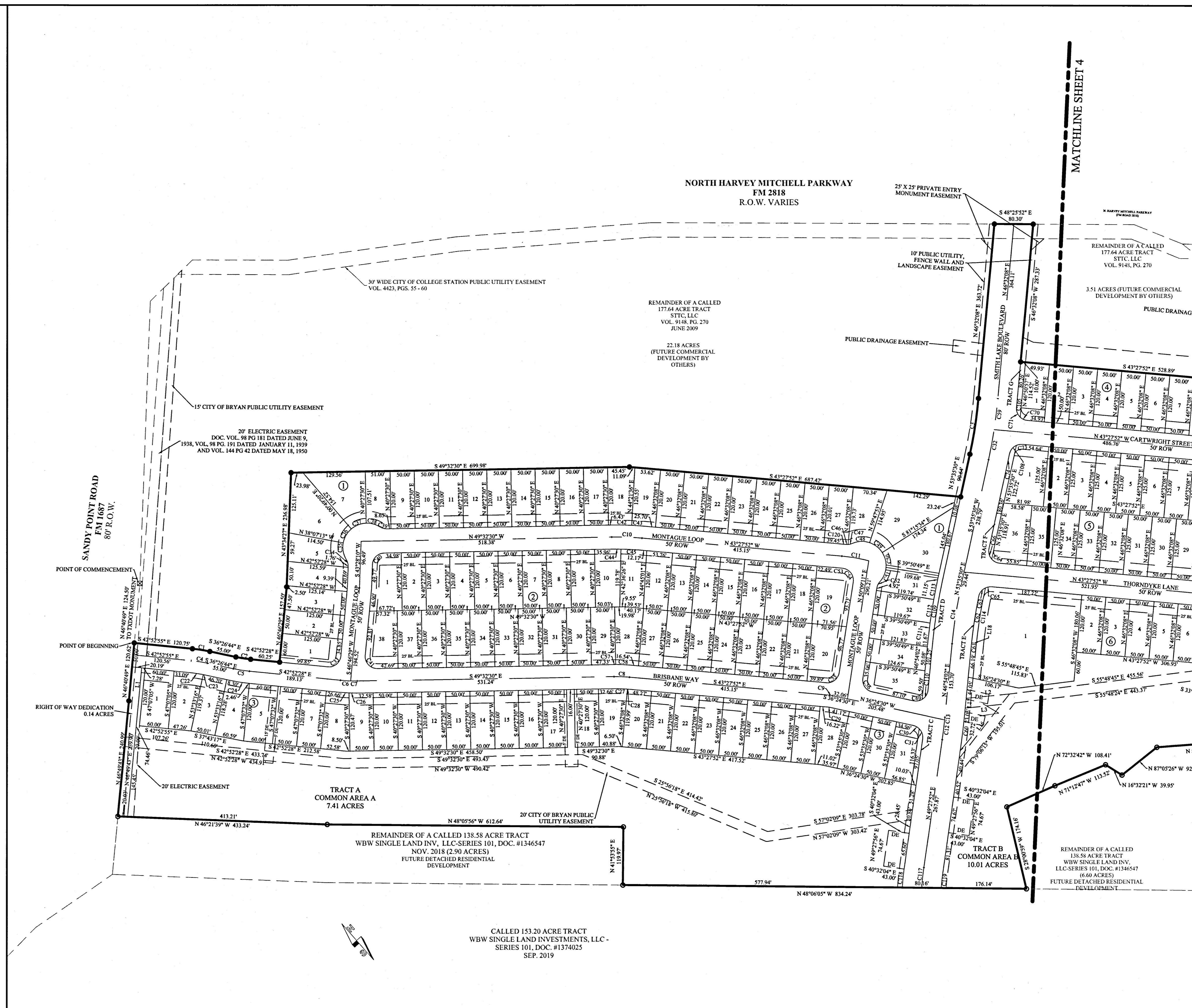
- A.E. ACCESS EASEMENT
- BM BENCHMARK
- DA DRAINAGE AREA
- D.E. DRAINAGE EASEMENT
- ELEV. ELEVATION
- N.T.S. NOT TO SCALE
- NO. NUMBER
- RE REFERENCE
- REV. REVISION
- TBM TEMPORARY BENCH MARK
- TYP. TYPICAL
- BL. BUILD LINE
- U.E. UTILITY EASEMENT
- IRON ROD FOUND
- IRON ROD SET
- TXDOT MONUMENT FOUND
- CHANGE IN BEARING
- BLOCK NUMBERS

①②③



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 46°40'49" E	70.64
L2	S 54°39'44" E	106.38
L3	S 54°42'22" E	92.32
L4	N 25°57'43" E	16.41
L5	N 42°57'24" E	40.60
L6	S 47°02'36" E	5.00
L7	S 64°02'17" E	101.39
L8	N 64°01'28" W	101.34
L9	S 64°01'28" E	32.27
L10	S 42°58'27" W	35.60
L11	S 46°47'31" E	15.00
L12	N 46°47'31" W	5.10
L13	N 23°49'51" W	32.64
L14	N 23°49'51" W	6.09
L15	N 42°57'24" E	46.69
L16	S 79°06'15" W	140.58
L17	N 46°54'02" E	20.40
L18	S 43°27'52" E	10.00
L19	S 64°01'28" E	35.60
L20	N 25°57'43" E	20.36
L21	N 42°57'24" E	37.62
L22	S 47°02'36" E	15.00
L23	N 42°26'17" E	7.10
L24	S 36°24'30" E	46.27
L25	S 49°46'20" W	20.00
L26	N 36°24'30" W	45.26
L27	S 36°16'05" E	42.85
L28	S 53°41'57" W	20.00
L29	N 36°16'05" W	40.47
L30	S 49°32'09" E	5.00
L31	N 49°33'45" W	26.00
L32	N 40°27'30" E	40.10
L33	S 49°32'09" E	5.00
L34	S 42°52'28" E	15.00
L35	S 42°52'28" E	5.00
L36	S 47°07'32" W	40.07
L37	N 43°00'00" W	20.00
L38	N 47°07'32" E	40.12
L39	S 33°17'13" E	5.00
L40	S 56°42'47" W	35.58
L41	N 33°21'51" W	26.00
L42	S 56°42'47" E	35.62
L43	S 33°17'13" E	5.00
L44	N 47°02'36" W	5.00
L45	N 47°01'33" W	5.00
L46	N 75°47'33" E	43.53
L47	S 14°12'27" E	15.00
L48	S 75°47'33" W	33.95
L49	N 27°53'50" W	19.22
L50	N 27°53'50" W	1.01
L51	N 27°53'50" W	15.70
L52	N 88°14'18" E	7.37
L53	S 01°42'49" E	15.00
L54	N 27°53'50" W	23.57



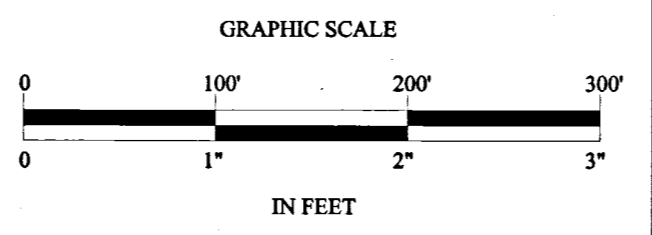
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3	ADDED AMENITY CENTER LOT IN BLOCK 6 (REVISED LOT #S)	11/20/2019	JCB
2	UPDATE COMMON AREA LABELS	08/29/2018	BTW
1	ORIGINAL RELEASE	08/08/2018	BTW

PROJECT NUMBER: PH01
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 CLIENT LOCATION: KILLEEN, TX

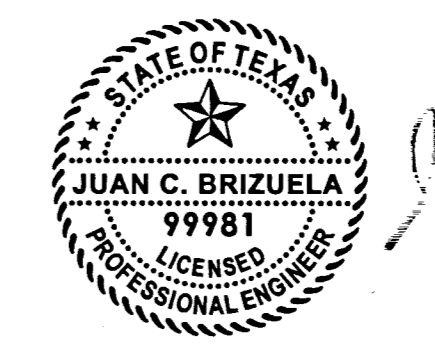
APPROVED BY: JCB
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TOTAL SIZE:	114.53
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BENCHMARK	
CONCRETE TXDOT MONUMENT	(SOUTHEAST R.O.W. LINE OF SANDY POINT ROAD) NAD 83 (2011) TX CENTRAL ZONE #4203
N:	10232940.54
E:	3525284.48
ELEV.:	= 333.3'



**PRELIMINARY PLAN 2
 PLEASANT HILL
 CITY OF BRYAN, BRAZOS COUNTY, TEXAS**



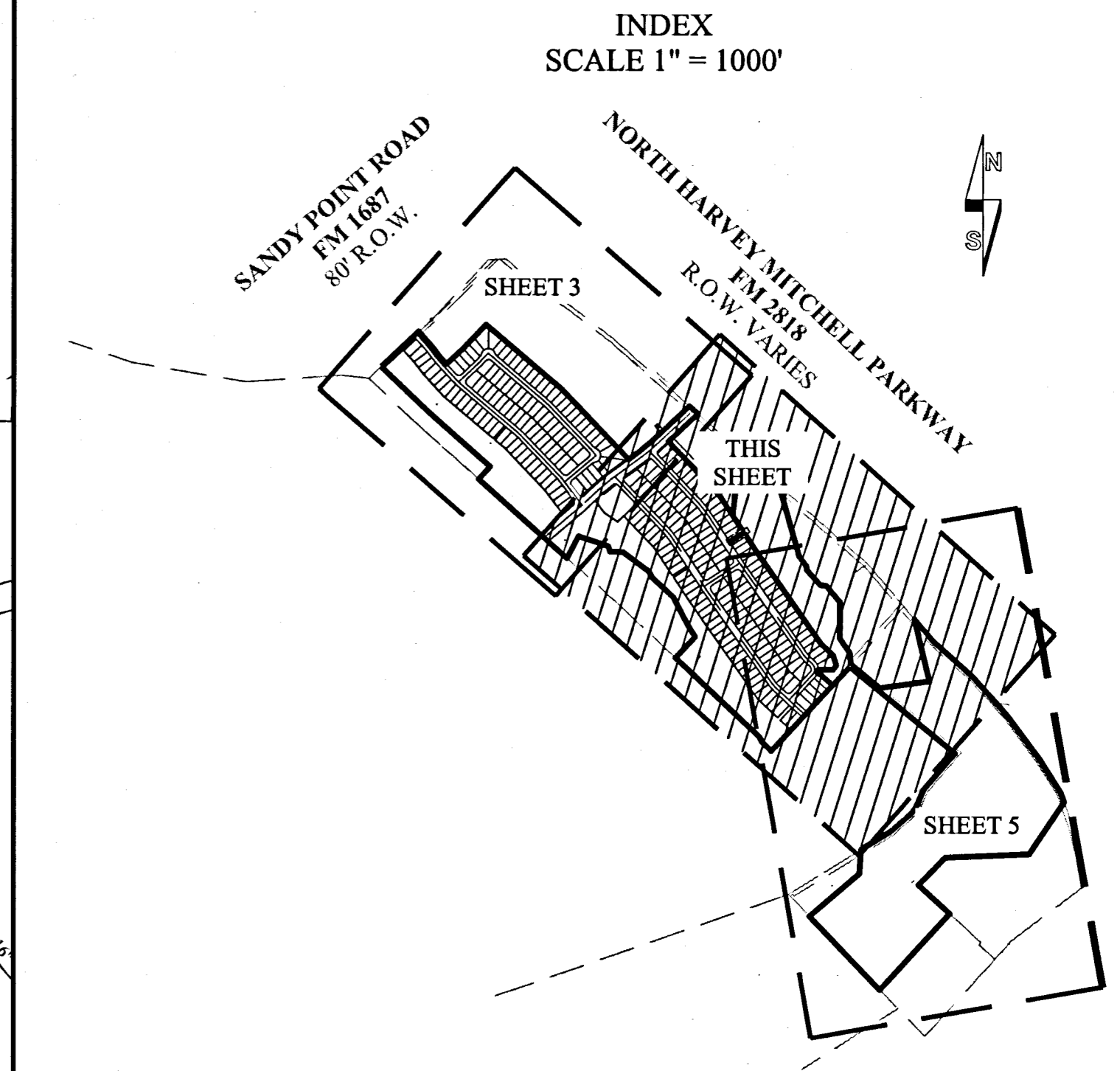
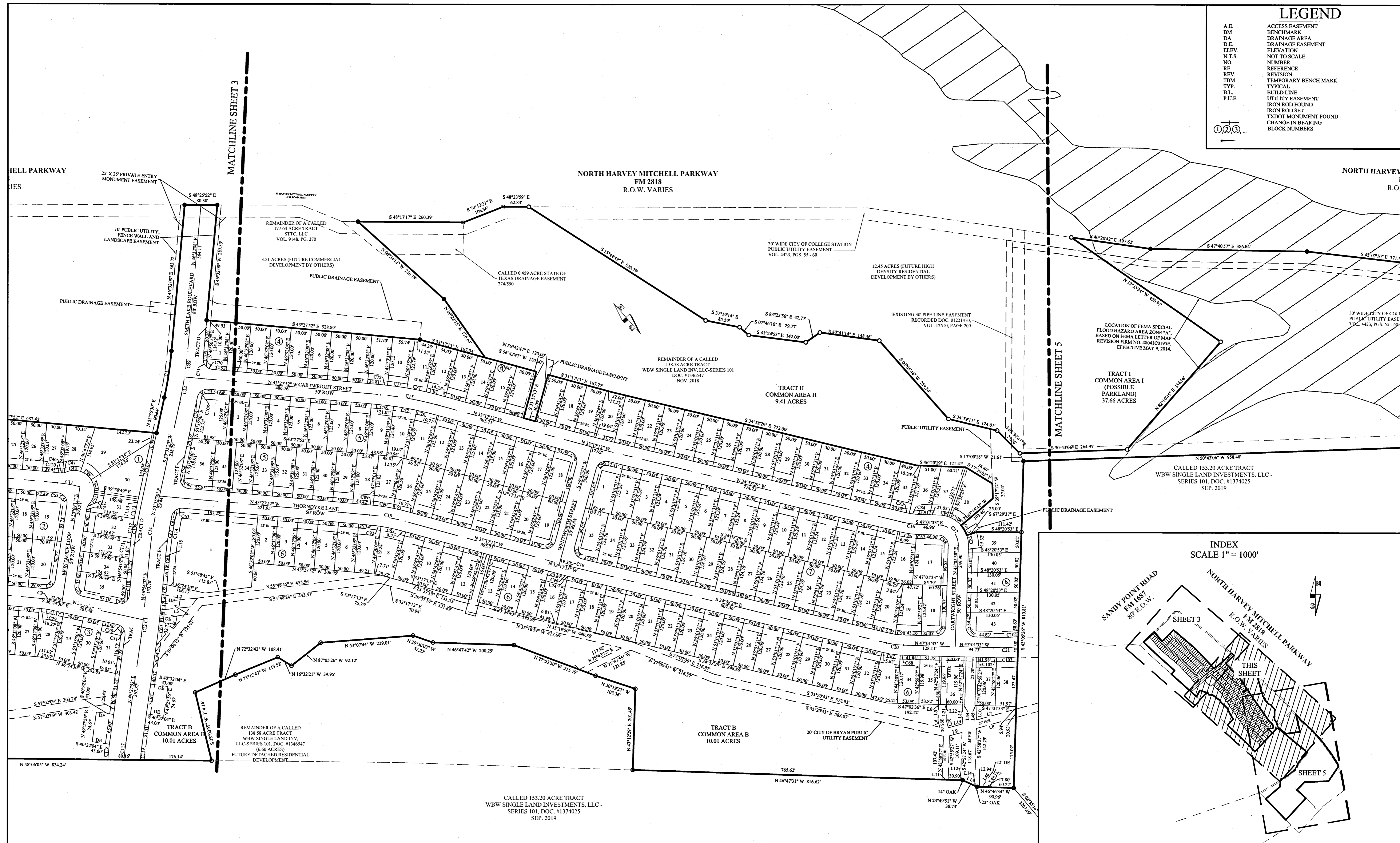
Valgo, LLC
 3000 Illinois Ave., Suite 100
 Killeen, TX 76543
 PH (254) 953-5353
 FX (254) 953-5057

Texas Registered
 Engineering Firm F-10264
 Texas Registered
 Surveying Firm 10194095

SHEET
3
 OF
9

PRINTED ON November 26, 2019

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
TBM	TEMPORARY BENCH MARK
TYP.	TYPICAL
B.L.	BUILD LINE
P.U.E.	UTILITY EASEMENT
	UTILITY EASEMENT
	IRON ROD FOUND
	IRON ROD SET
	TXDOT MONUMENT FOUND
	CHANGE IN BEARING
	BLOCK NUMBERS



REV.	DESCRIPTION	DATE	BY
4	ADDED AMENITY CENTER LOT IN BLOCK 6 (REVISED LOT #5)	11/20/2019	JCB
3	CHANGE LABEL FOR PARK AREA A TO COMMON AREA 1	09/14/2018	BTW
2	UPDATE COMMON AREA LABELS	08/29/2018	BTW
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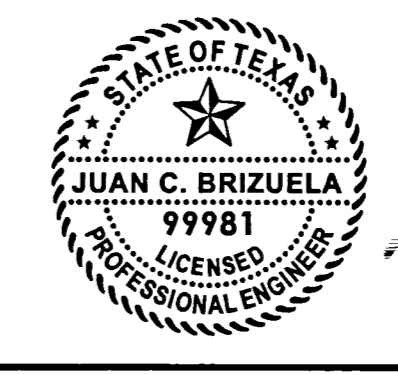
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TOTAL TRACTS:	9

GRAPHIC SCALE
 0 100' 200' 300'
 1" = 100'
 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'

PRELIMINARY PLAN 3
PLEASANT HILL
CITY OF BRYAN, BRAZOS COUNTY, TEXAS



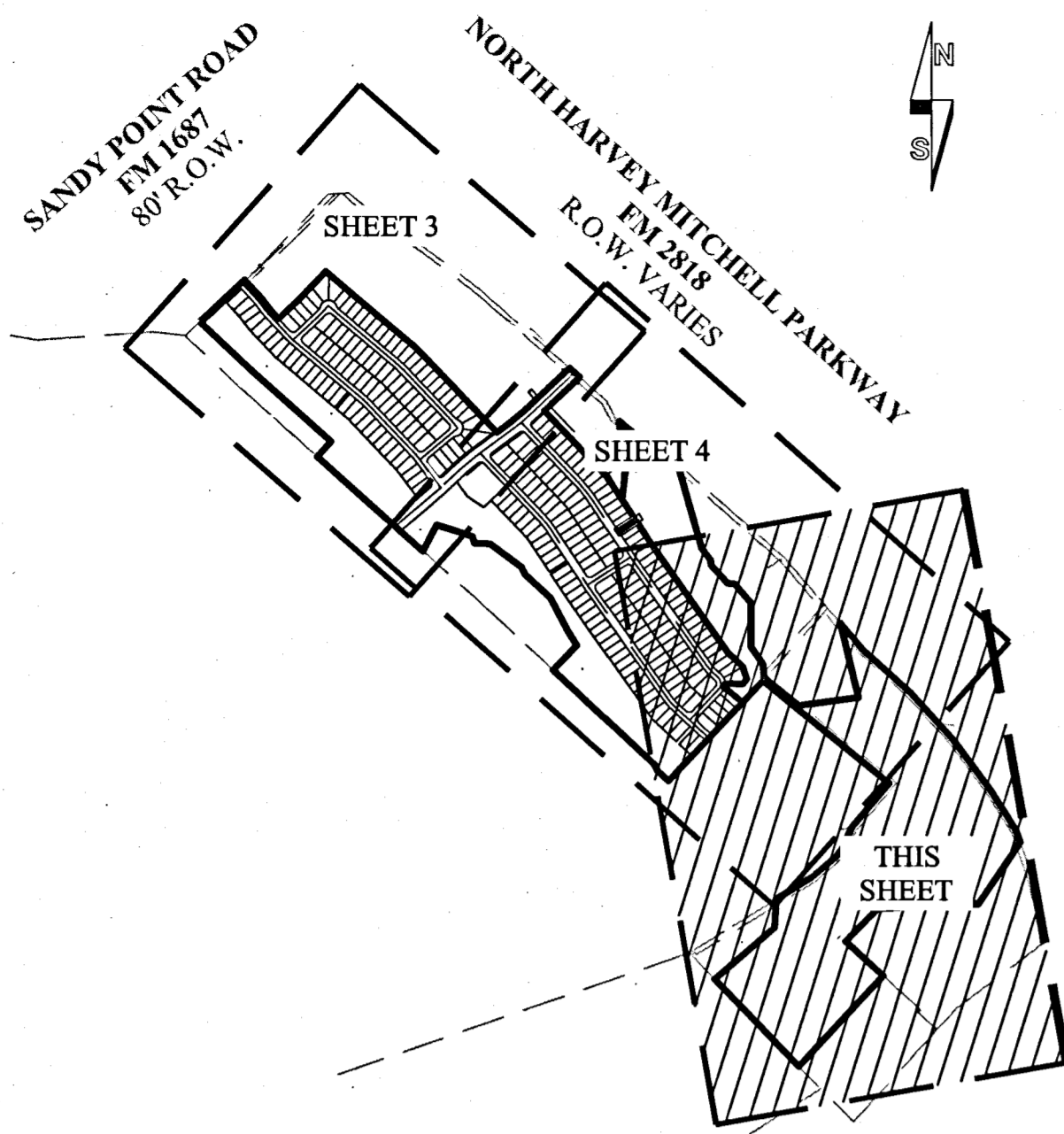
Yalco, LLC 3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057	SHEET 4 OF 9
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LEGEND

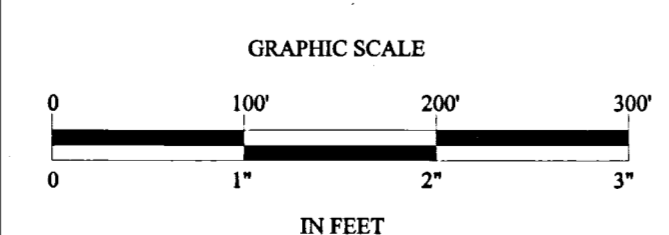
- A.E. ACCESS EASEMENT
- BM BENCHMARK
- DA DRAINAGE AREA
- D.E. DRAINAGE EASEMENT
- ELEV. ELEVATION
- N.T.S. NOT TO SCALE
- NO. NUMBER
- RE REFERENCE
- REV. REVISION
- TBM TEMPORARY BENCH MARK
- TYP. TYPICAL
- BL. BUILD LINE
- U.E. UTILITY EASEMENT
- IRON IRON ROD FOUND
- IRON IRON ROD SET
- TxDOT TxDOT MONUMENT FOUND
- CHG. CHANGE IN BEARING
- BLK. BLOCK NUMBERS

INDEX
SCALE 1" = 1000'



REV.	DESCRIPTION	DATE	BY
4	ADDED AMENITY CENTER LOT IN BLOCK 6 (REVISED LOT #S)	11/20/2019	JCB
3	CHANGE LABEL FOR PARK AREA A TO COMMON AREA 1	09/14/2018	BTW
2	UPDATE COMMON AREA LABELS	08/29/2018	BTW
1	ORIGINAL RELEASE	08/08/2018	BTW

PROJECT INFORMATION		BENCHMARK	
TOTAL SIZE:	114.53	CONCRETE TxDOT MONUMENT	(SOUTHEAST R.O.W. LINE OF SANDY POINT ROAD) NAD 83
TOTAL BLOCKS:	7		(2011) TX CENTRAL ZONE #4203
TOTAL LOTS:	256		N: 10232940.54
TOTAL TRACTS:	9		E: 3525284.48
			ELEV. = 333.3'



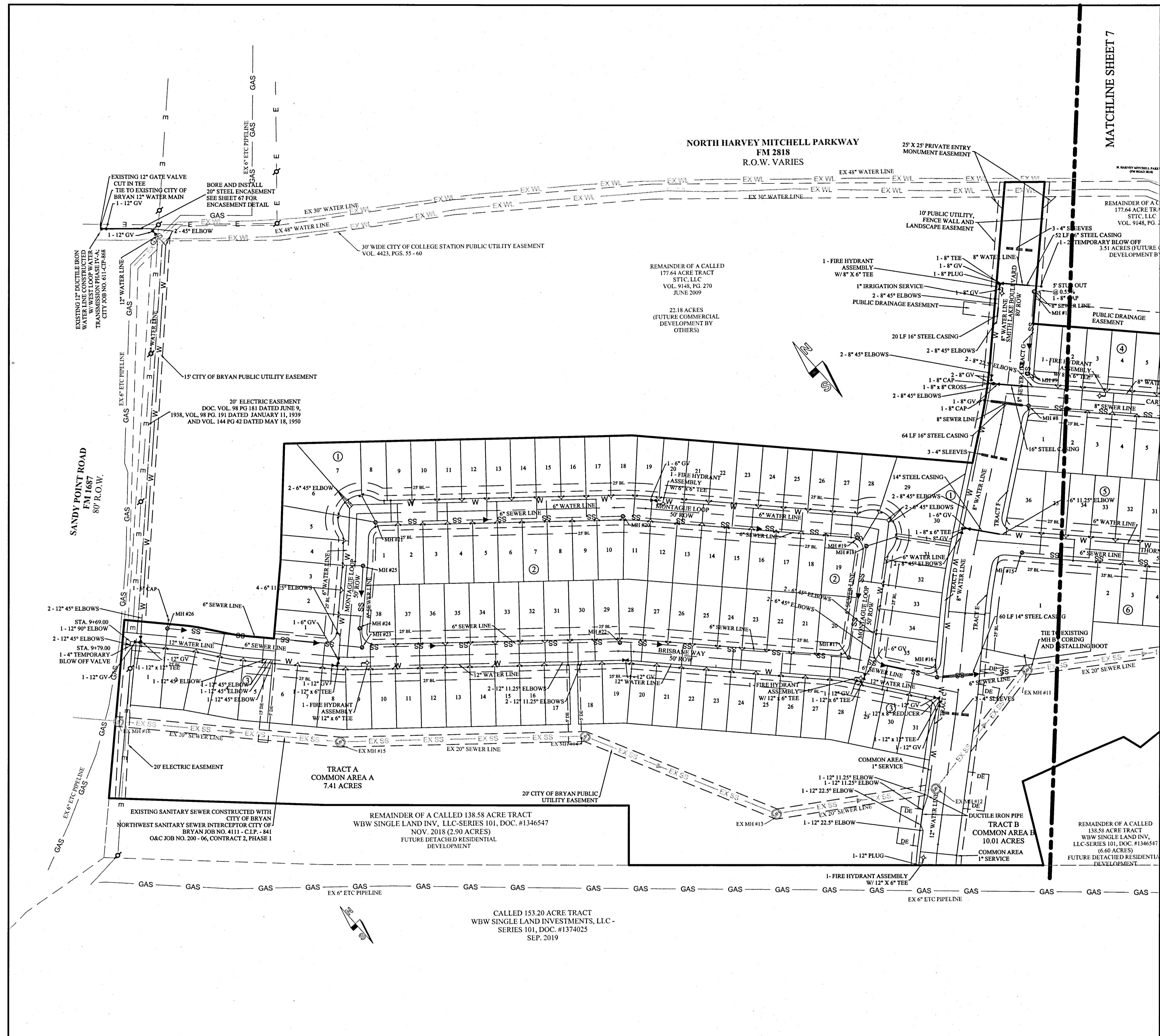
PRELIMINARY PLAN 4
PLEASANT HILL
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

Yalgo, LLC
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-5057

Texas Registered
Engineering Firm F-10264

Texas Registered
Surveying Firm 10194095

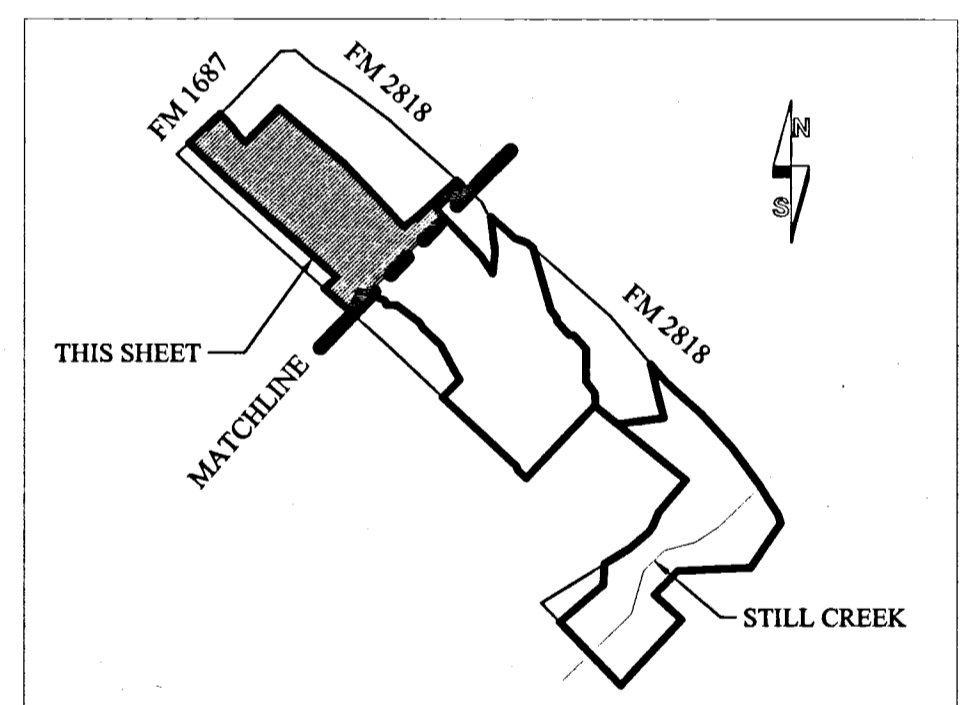
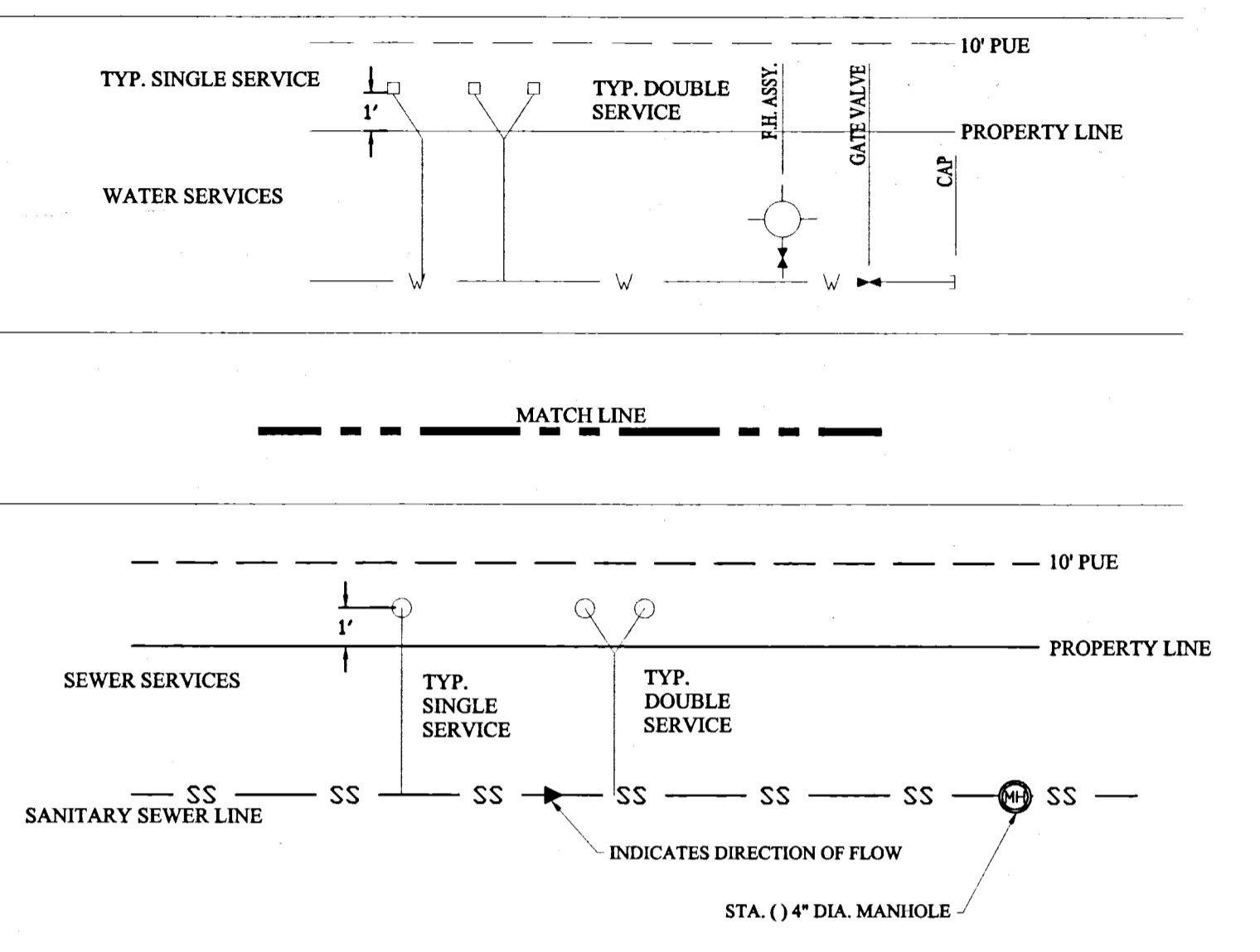
SHEET
5
OF
9



MATCHLINE SHEET 7

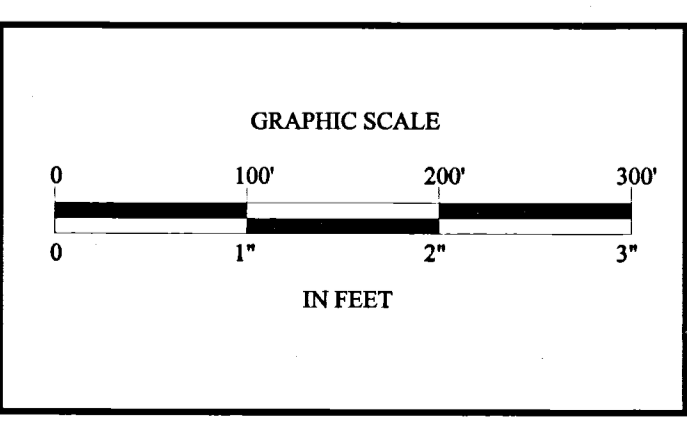
NOTE:
ALL UTILITY INFORMATION IS FOR PRELIMINARY PLAN PURPOSES ONLY
AND IS SUBJECT TO CHANGE DURING FINAL PREPARATION OF
CONSTRUCTION PLANS

DESIGN LEGEND



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
3	ADDED AMENITY CENTER LOT IN BLOCK 6 (REVISED LOT #S)	11/20/2019	JCB	TOTAL SIZE: 114.53 TOTAL BLOCKS: 7 TOTAL LOTS: 256 TOTAL TRACTS: 9
2	UPDATE COMMON AREA LABELS	08/29/2018	BTW	
1	ORIGINAL RELEASE	08/08/2018	BTW	

PROJECT NUMBER: PH01	CLIENT NAME: WBW DEVELOPMENT GROUP, LLC.
CHECKED BY:	CLIENT LOCATION: KILLEEN, TX
APPROVED BY: JCB	
AUTHORIZED BY: WBW	



BENCHMARK
CONCRETE TYPED 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'

WATER AND SEWER LAYOUT 1
PLEASANT HILL
BRYAN, BRAZOS COUNTY, TEXAS

ENGINEER'S APPROVAL

Juan C. Brizuela

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3000 Illinois Ave., Suite 100
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EX (254) 953-5057

Texas Registered
Engineering Firm # 10264

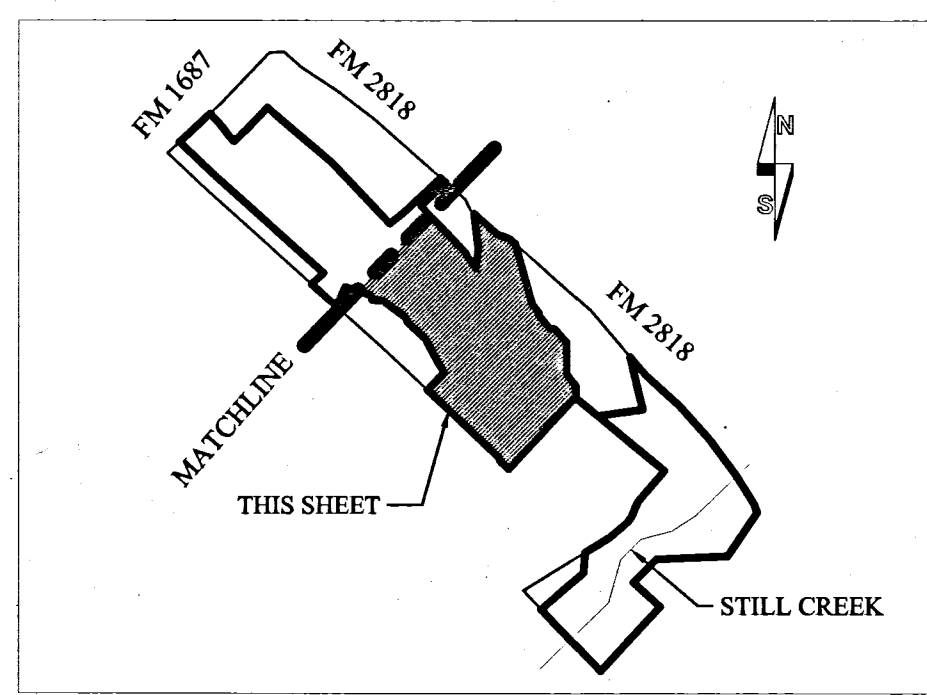
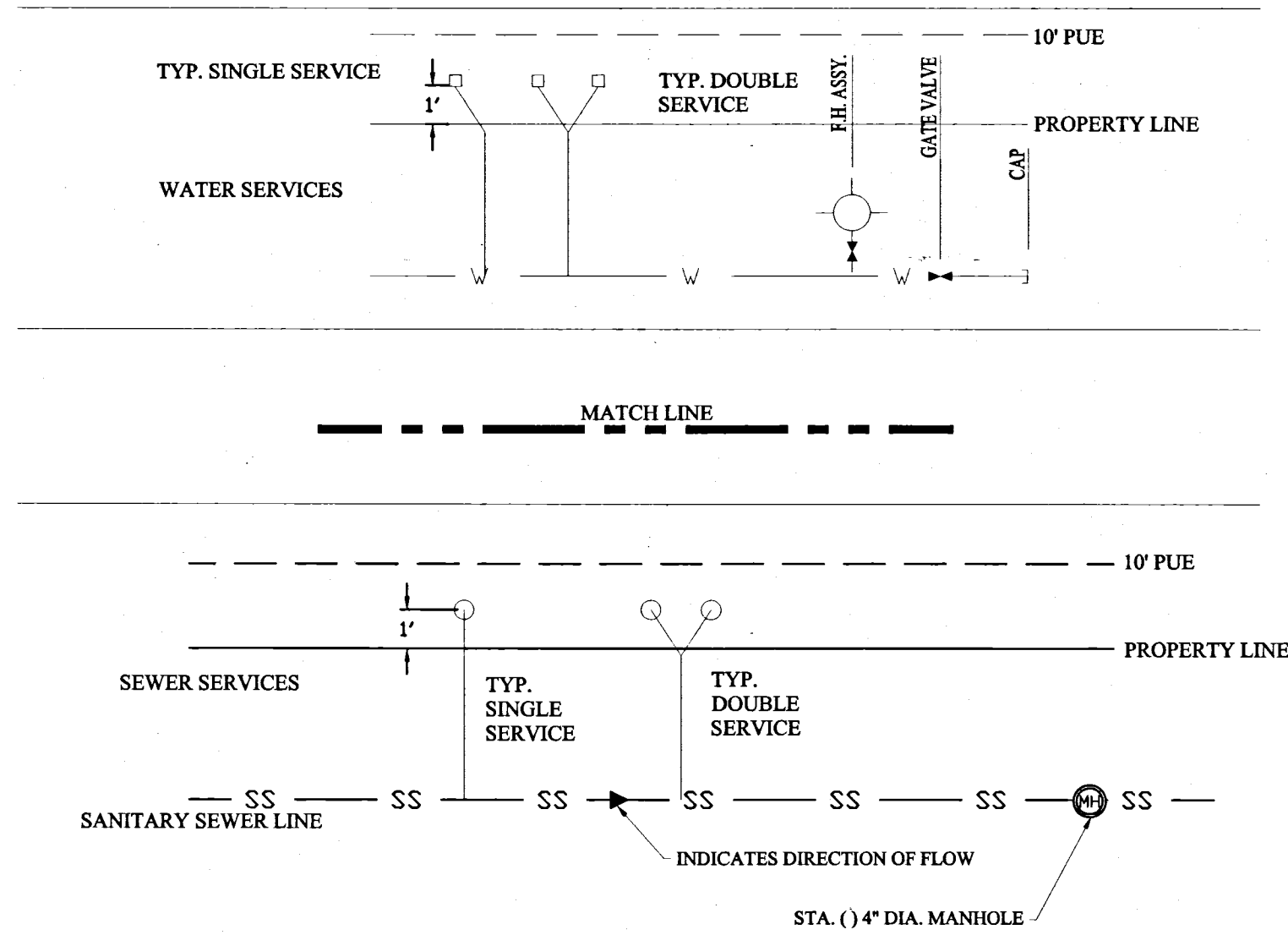
Texas Registered
Surveying Firm # 10194095

SHEET
6
OF
9

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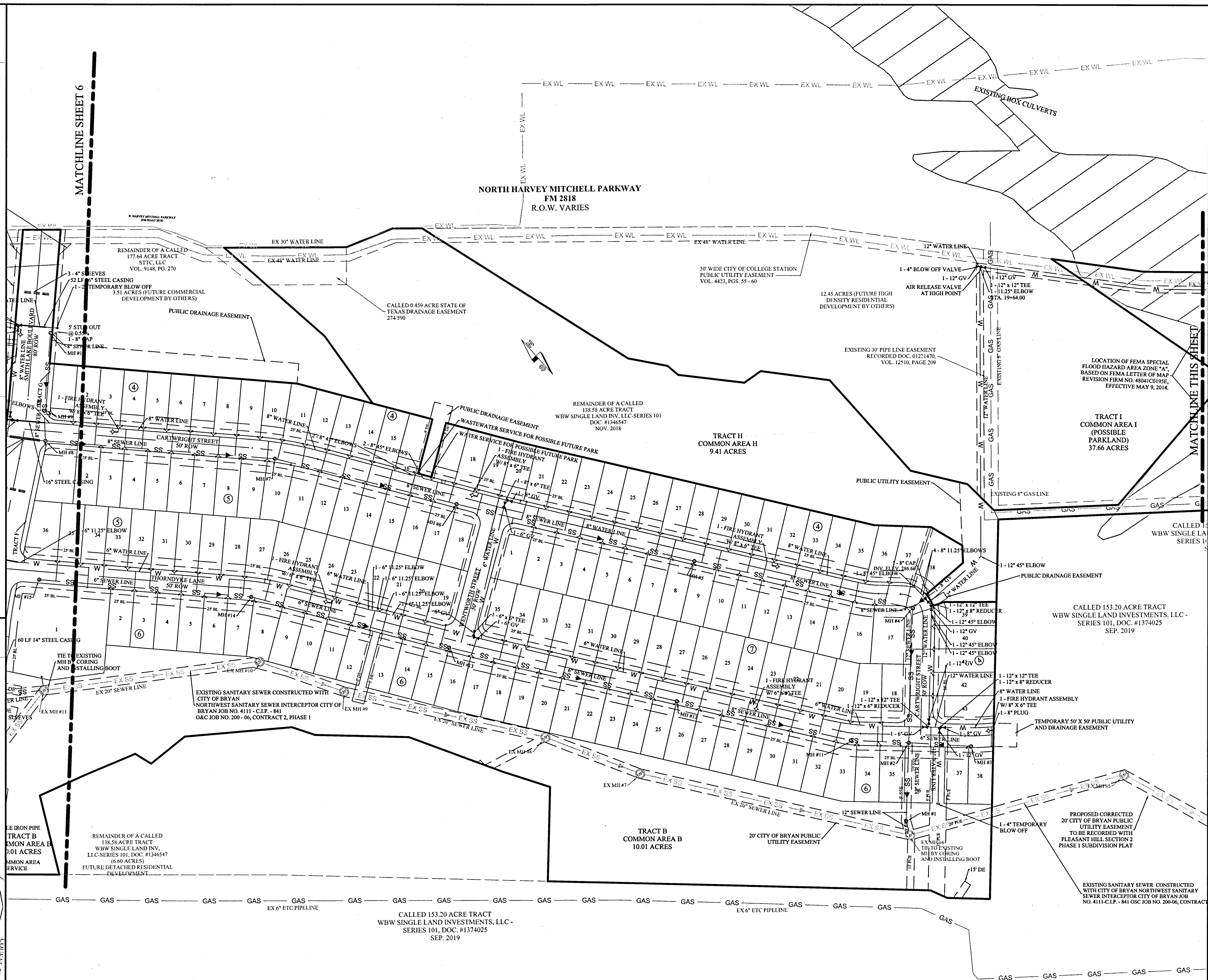
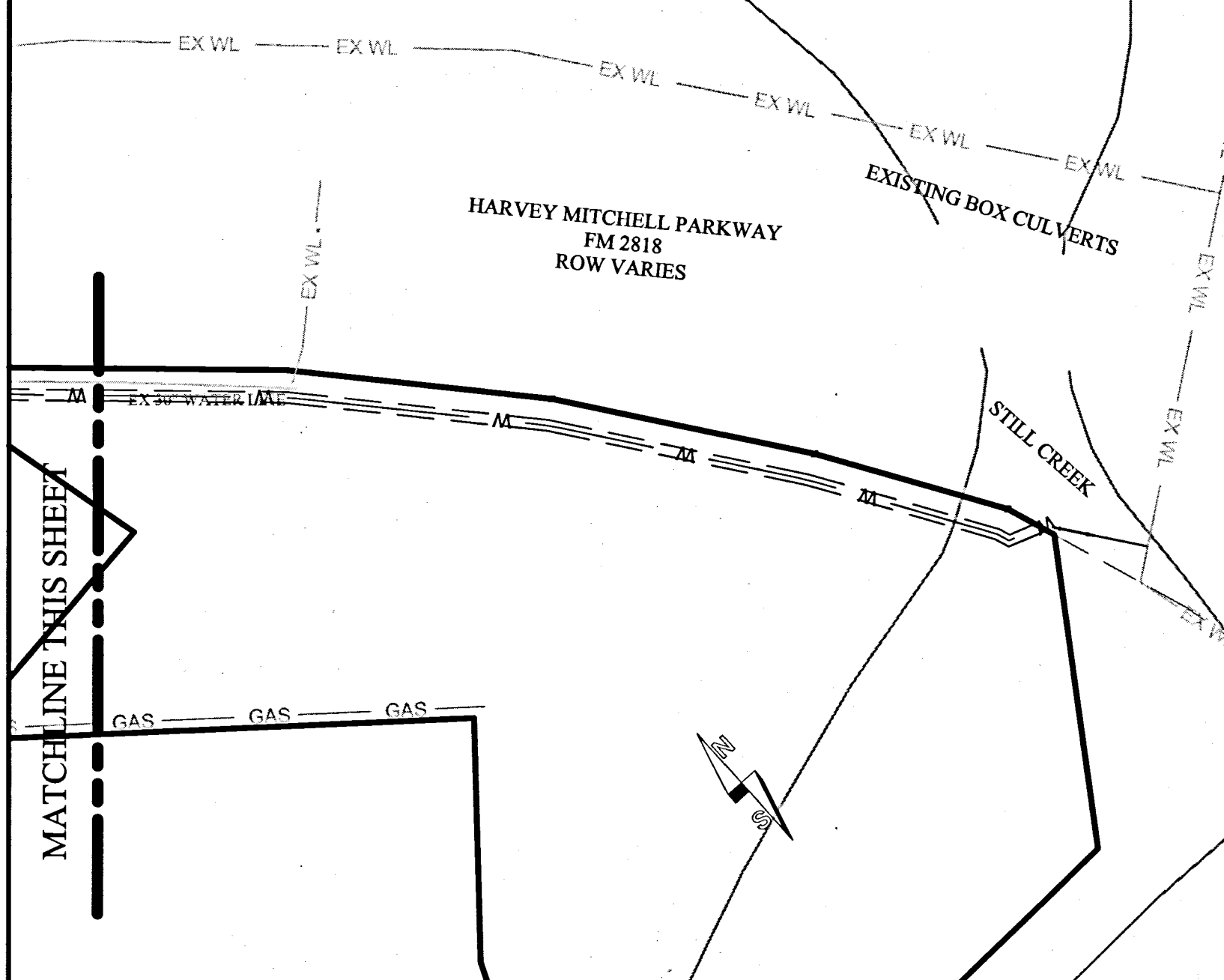
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AND IS SUBJECT TO CHANGE DURING FINAL PREPARATION OF
CONSTRUCTION PLANS

DESIGN LEGEND



WATER LINE TIE IN

SCALE: 1" = 200'



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
4	ADDED AMENITY CENTER LOT IN BLOCK 6 (REVISED LOT #S)	11/20/2019	JCB	TOTAL SIZE: 114.53
3	CHANGE LABEL FOR PARK AREA A TO COMMON AREA I	09/14/2018	BTW	TOTAL BLOCKS: 7
2	UPDATE COMMON AREA LABELS	08/29/2018	BTW	TOTAL LOTS: 256
1	ORIGINAL RELEASE	08/08/2018	BTW	TOTAL TRACTS: 9

PROJECT NUMBER: PH01
CLIENT NAME: WBW DEVELOPMENT GROUP, LLC.
CLIENT LOCATION: KILLEEN, TX

CHECKED BY:
APPROVED BY: JCB
AUTHORIZED BY: WBW

GRAPHIC SCALE

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'

WATER AND SEWER LAYOUT 2

PLEASANT HILL

BRYAN, BRAZOS COUNTY, TEXAS

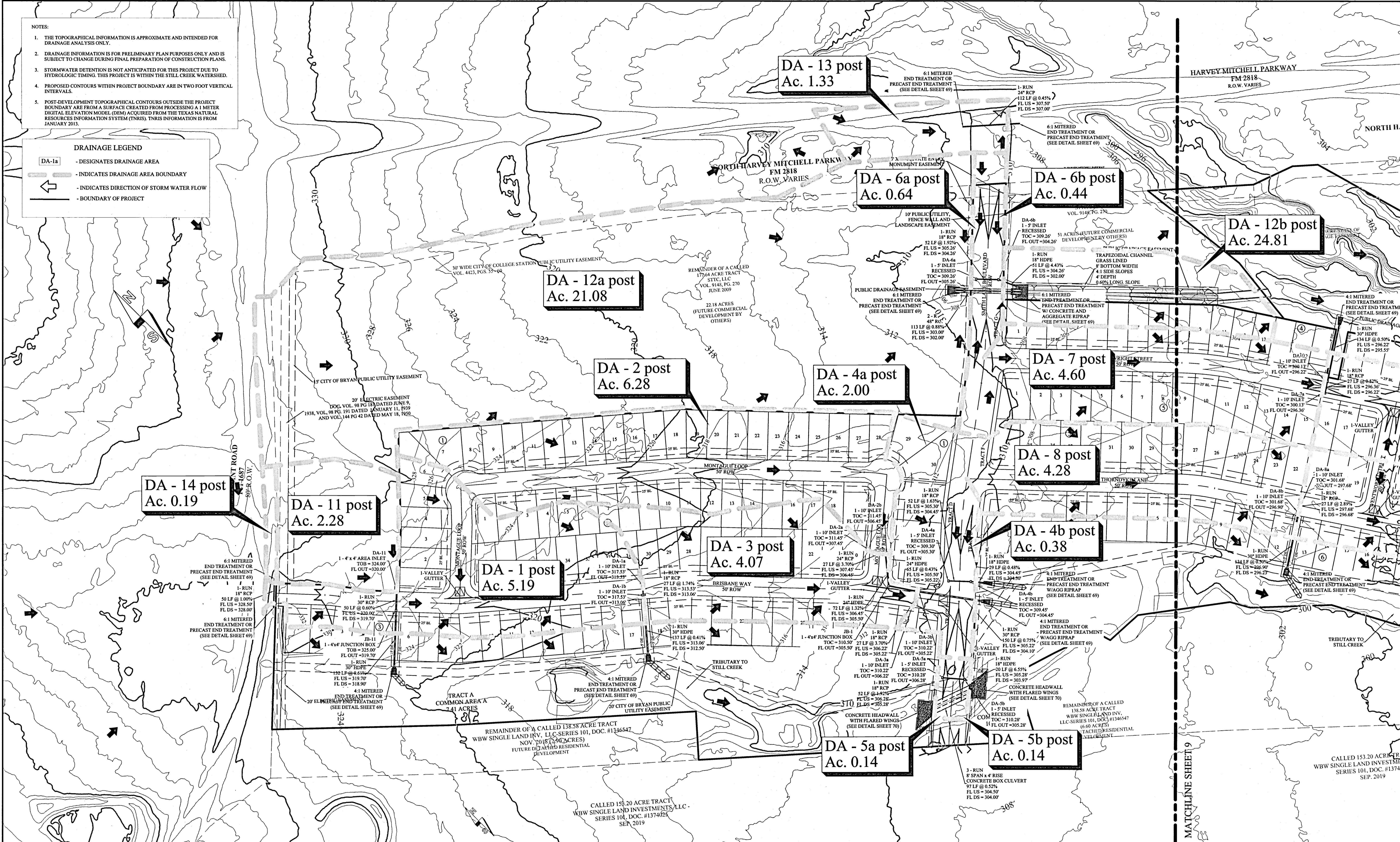
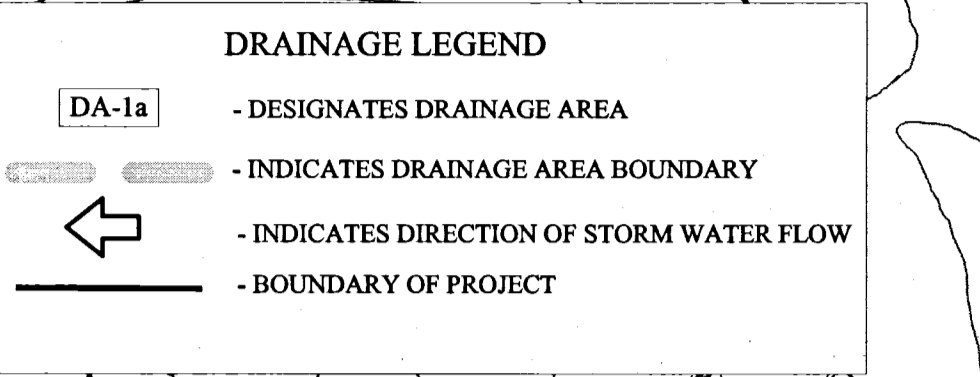
ENGINEER'S APPROVAL

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Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-5057
Texas Registered
Engineering Firm # 10264
Texas Registered
Surveying Firm # 1019495

SHEET
7
OF
9

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- NOTES:
1. THE TOPOGRAPHICAL INFORMATION IS APPROXIMATE AND INTENDED FOR DRAINAGE ANALYSIS ONLY.
 2. DRAINAGE INFORMATION IS FOR PRELIMINARY PLAN PURPOSES ONLY AND IS SUBJECT TO CHANGE DURING FINAL PREPARATION OF CONSTRUCTION PLANS.
 3. STORMWATER DETENTION IS NOT ANTICIPATED FOR THIS PROJECT DUE TO HYDROLOGIC TIMING. THIS PROJECT IS WITHIN THE STILL CREEK WATERSHED.
 4. PROPOSED CONTOURS WITHIN PROJECT BOUNDARY ARE IN TWO FOOT VERTICAL INTERVALS.
 5. POST-DEVELOPMENT TOPOGRAPHICAL CONTOURS OUTSIDE THE PROJECT BOUNDARY ARE FROM A SURFACE CREATED FROM PROCESSING A 1 METER DIGITAL ELEVATION MODEL (DEM) ACQUIRED FROM THE TEXAS NATURAL RESOURCES INFORMATION SYSTEM (TNRS). TNRS INFORMATION IS FROM JANUARY 2013.



REV.	DESCRIPTION	DATE	BY
4	ADDED AMENITY CENTER LOT IN BLOCK 6 (REVISED LOT #S)	11/20/2019	JCB
3	ADDRESS 2ND COB COMMENTS	05/04/2019	JCB
2	ADDRESS COB COMMENTS	02/13/2019	JCB
1	ORIGINAL RELEASE	12/21/2018	BTW

PROJECT NUMBER: PH01
 CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC.
 CLIENT LOCATION: KILLEEN, TX

APPROVED BY: JCB
 AUTHORIZED BY: WBW

PROJECT INFORMATION	
TOTAL SIZE:	114.53 ACRES
TOTAL BLOCKS:	7
TOTAL LOTS:	256
TOTAL TRACTS:	9

GRAPHIC SCALE
 0 100' 200' 300'
 IN FEET

BENCHMARK
 CONCRETE TXDOT MONUMENT
 (SOUTHEAST R.O.W. LINE OF SANDY POINT ROAD) NAD 83
 N: 10232940.54
 E: 3525284.48
 ELEV. = 333.33'

**POST-DRAINAGE STRUCTURES 1
 PLEASANT HILL PHASE 1
 BRYAN, BRAZOS COUNTY, TEXAS**

ENGINEER'S APPROVAL

JUAN C. BRIZUELA
 99981
 LICENSED PROFESSIONAL ENGINEER

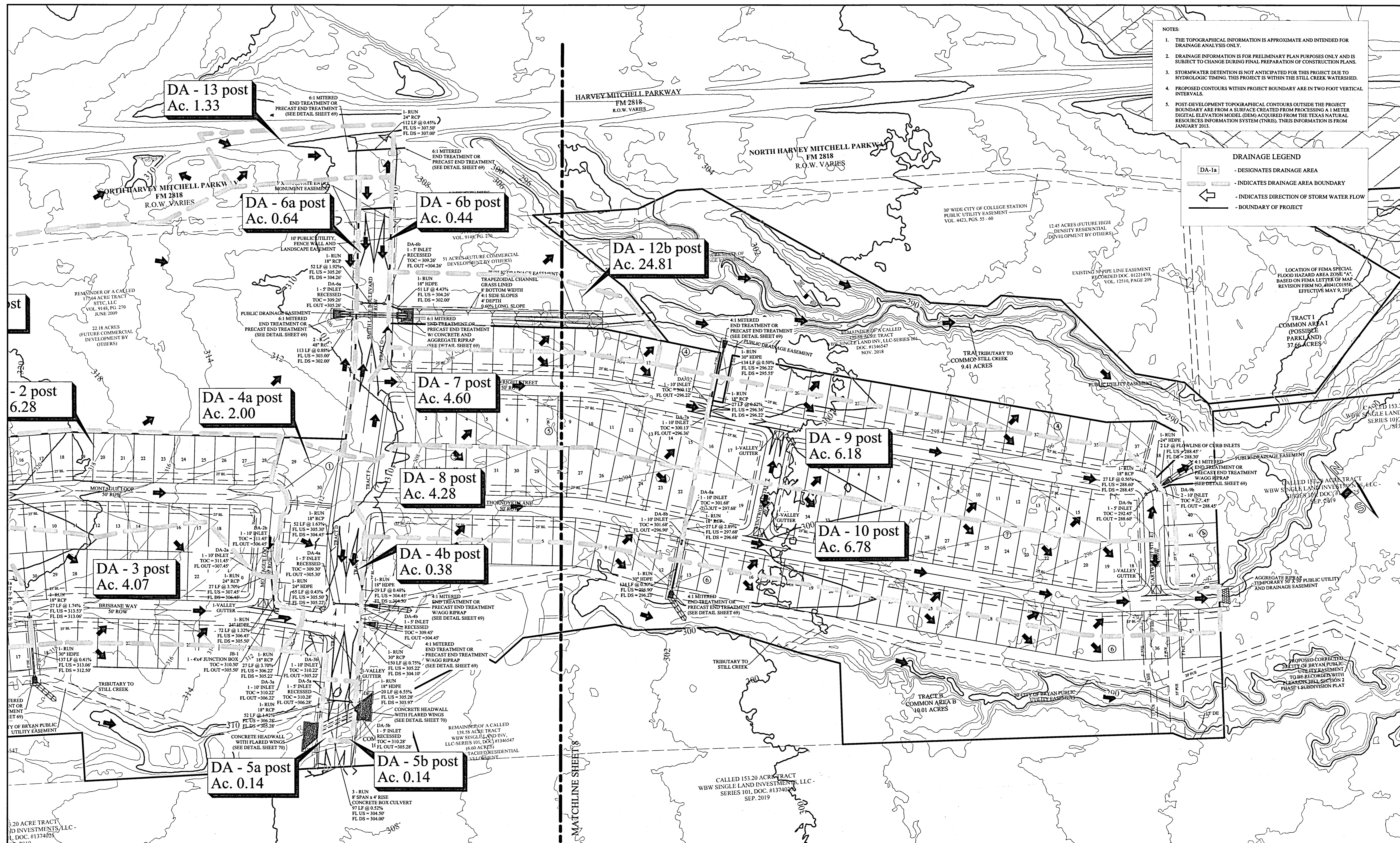
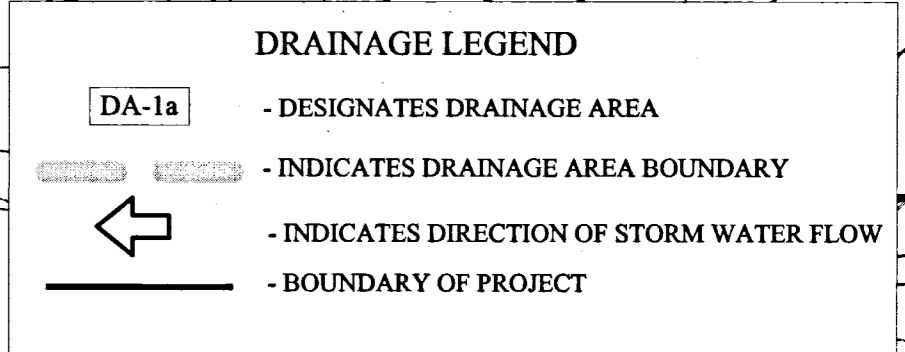
Yalco, LLC
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 Killeen, TX 76543
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 FX (254) 953-5057

Texas Registered
 Engineering Firm # 10264
 Texas Registered
 Surveying Firm 10194095

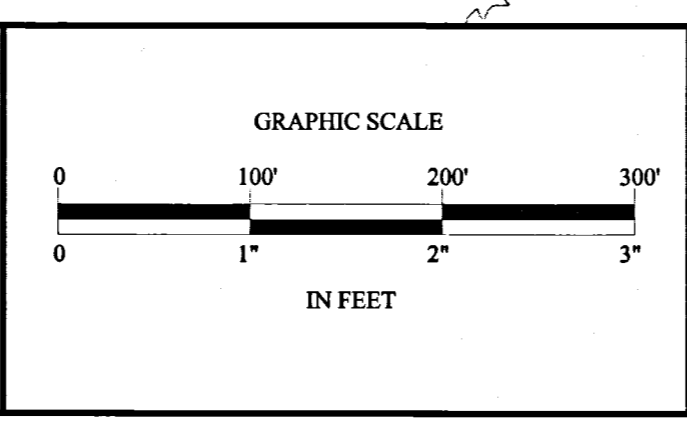
SHEET 8 OF 9

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- NOTES:
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 3. STORMWATER DETENTION IS NOT ANTICIPATED FOR THIS PROJECT DUE TO HYDROLOGIC TIMING. THIS PROJECT IS WITHIN THE STILL CREEK WATERSHED.
 4. PROPOSED CONTOURS WITHIN PROJECT BOUNDARY ARE IN TWO FOOT VERTICAL INTERVALS.
 5. POST-DEVELOPMENT TOPOGRAPHICAL CONTOURS OUTSIDE THE PROJECT BOUNDARY ARE FROM A SURFACE CREATED FROM PROCESSING A 1 METER DIGITAL ELEVATION MODEL (DEM) ACQUIRED FROM THE TEXAS NATURAL RESOURCES INFORMATION SYSTEM (TNIS). TNIS INFORMATION IS FROM JANUARY 2013.



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
4	ADDED AMENITY CENTER LOT IN BLOCK 6 (REVISED LOT #S)	11/20/2019	JCB	TOTAL SIZE: 114.53 ACRES
3	ADDRESS COB COMMENTS	05/04/2019	JCB	TOTAL BLOCKS: 7
2	ADDRESS COB COMMENTS	02/13/2019	JCB	TOTAL LOTS: 256
1	ORIGINAL RELEASE	12/21/2018	BTW	TOTAL TRACTS: 9



BENCHMARK

CONCRETE TYPED 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'

**POST-DRAINAGE STRUCTURES 2
 PLEASANT HILL PHASE 1
 BRYAN, BRAZOS COUNTY, TEXAS**

ENGINEER'S APPROVAL

STATE OF TEXAS
 JUAN G. BRIZUELA
 9998
 LICENSED PROFESSIONAL ENGINEER

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Texas Registered
 Engineering Firm # 10264

Texas Registered
 Surveying Firm 10194095

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