

**FINAL PLAT**  
**PLEASANT HILL PHASE 1 FIRST AMENDMENT**  
**OF LOTS 29, 30 AND 31; BLOCK 1 AND LOT 21; BLOCK 6**  
**CITY OF BRYAN, BRAZOS COUNTY, TEXAS**  
**AND BEING OUT OF, THE STEPHEN F. AUSTIN SURVEY, A-62, THE HEZEKIAH JONES SURVEY, A-145, AND THE JAMES MCMILLEN SURVEY, A-176, BRYAN, BRAZOS COUNTY, TEXAS**

STATE OF TEXAS

COUNTY OF BRAZOS  
 Continental Homes of Texas, L.P., the owner of Lots 29, 30 and 31, Block 1 shown on this plat, being the tract of land as conveyed to me in the Official Public Records of Brazos County in Instrument Nos. 1426309, 1427293 and 1434181, and whose name is subscribed hereto, hereby acknowledge and accept the amendments as shown hereon.

CONTINENTAL HOMES OF TEXAS, L.P.

Philip Bargas, Land Manager

STATE OF TEXAS

COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Philip Bargas, in his capacity as Land Manager of Continental Homes of Texas, L.P., 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Notary Public, Brazos County, Texas

STATE OF TEXAS

COUNTY OF BRAZOS

We, Monica Ybarra and Lawrence Wayne Wallace, wife and husband, being the owners of Lot 21, Block 6 shown on this plat, being the tract of land as conveyed to us in the Official Public Records of Brazos County in Instrument No. 1417105, and whose names are subscribed hereto, hereby acknowledge and accept the amendments as shown hereon.

Monica Ybarra

Lawrence Wayne Wallace

STATE OF TEXAS

COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Monica Ybarra and Lawrence Wayne Wallace, Wife and Husband, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that she and he executed the same for the purpose stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Notary Public, Brazos County, Texas

STATE OF TEXAS

COUNTY OF BRAZOS

I, \_\_\_\_\_, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, in the Official Records of Brazos County in Volume \_\_\_\_\_, Page \_\_\_\_\_.

County Clerk Brazos County, Texas

I, \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_ by said Commission.

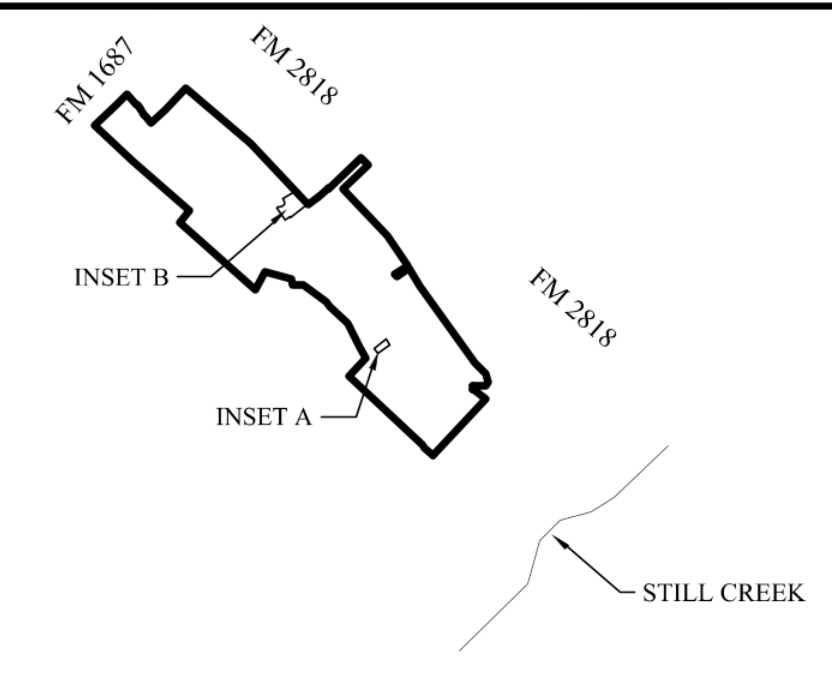
Chair, Planning & Zoning Commission Bryan, Texas

I, \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

City Planner, Bryan, Texas

I, \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

City Engineer, Bryan, Texas



LOCATION MAP  
NOT TO SCALE

**GENERAL NOTES:**

- ALL PERMANENT CORNERS SET ARE 1/2" IRON RODS WITH CAP MARKED "VALGO 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.
- 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 0.0998881. GRID DISTANCE - GROUND DISTANCE X CCF. PERMANENT IRON RODS SET FOR CORNER ARE 1/2 INCH IRON RODS WITH CAP MARKED "VALGO 6200", UNLESS OTHERWISE NOTED HEREIN.
- 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).
- 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 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 4804IC0195E 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.

STATE OF TEXAS

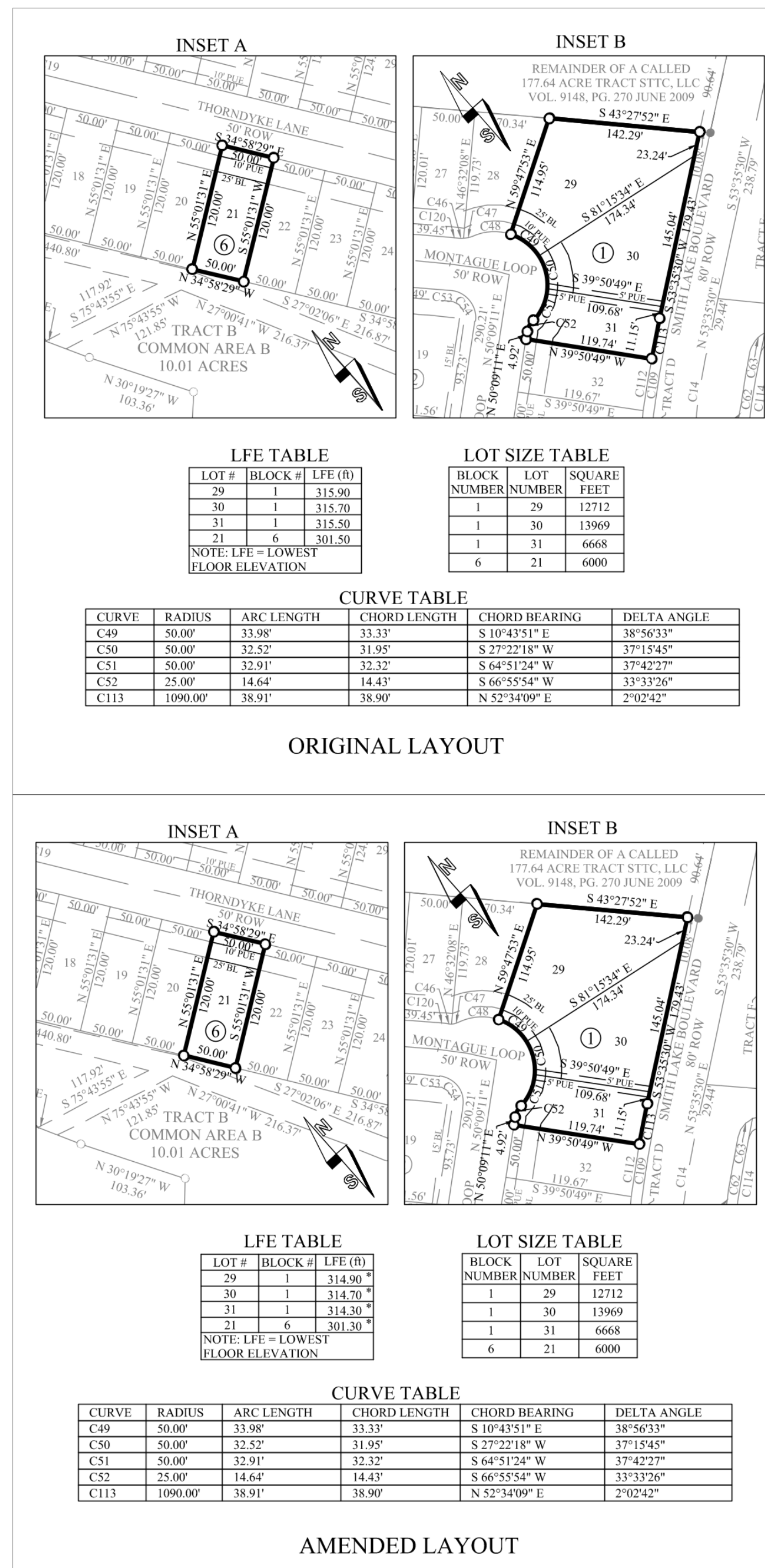
STATE OF TEXAS §  
 COUNTY OF WILLIAMSON §

That I, Corey Shannon, Registered Professional Land Surveyor No. 5967 in the State of Texas, hereby certify that this amending plat is true and correct and the amendments shown hereon were made under my supervision.

TO CERTIFY WHICH, WITNESS by my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Corey Shannon  
 Registered Professional  
 Land Surveyor No. 5967

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.



**LEGEND**

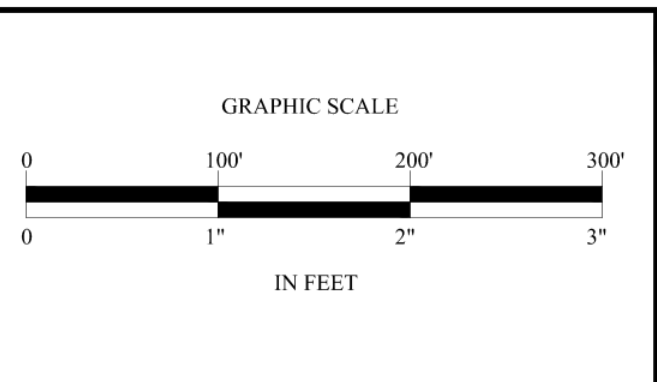
A.E.	ACCESS EASEMENT
BM	BENCHMARK
DA	DRAINAGE AREA
D.E.	PUBLIC DRAINAGE EASEMENT
ELEV.	ELEVATION
N.T.S.	NOT TO SCALE
NO.	NUMBER
RE	REFERENCE
REV.	REVISION
SSE	SANITARY SEWER EASEMENT
TBM	TEMPORARY BENCH MARK
TYP.	TYPICAL
B.L.	BUILD LINE
P.U.E.	PUBLIC UTILITY EASEMENT
○	IRON ROD FOUND
⊙	IRON ROD SET
⊗	TXDOT MONUMENT FOUND
— —	CHANGE IN BEARING
① ② ③ ...	BLOCK NUMBERS

PRINTED ON January 26, 2022

REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	1/06/2022	BTW
PROJECT NUMBER: PH01		CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC	
APPROVED BY: JCB		CLIENT LOCATION: KILLEEN, TX	
AUTHORIZED BY: WBW			

**PROJECT INFORMATION**

TOTAL SIZE: 0.795 ACRES  
 TOTAL BLOCKS: 2  
 TOTAL LOTS: 4  
 TOTAL TRACTS: 0



**BENCHMARK**

CONCRETE TXDOT MONUMENT (SOUTHEAST R.O.W. LINE OF SANDY POINT ROAD) NAD 83 (2011) TX CENTRAL ZONE #4203  
 N: 10232940.54  
 E: 3352284.48  
 ELEV. = 333.33'

**FINAL PLAT**  
**PLEASANT HILL PHASE 1 FIRST AMENDMENT**  
**CITY OF BRYAN, BRAZOS COUNTY, TEXAS**

LOTS AND BLOCKS	OWNER INFO	LEGAL DESCRIPTION
LOTS 29-31, BLOCK 1	CONTINENTAL HOMES OF TEXAS, L.P.	LOTS 29-31, BLOCK 1 AND LOT 21, BLOCK 6, OF PLEASANT HILL PHASE 1, A SUBDIVISION IN BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15860, PAGE 212 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
LOT 21, BLOCK 6	MONICA YBARRA AND LAWRENCE WAYNE WALLACE	

**Yalgo, LLC**  
 109 W. 2nd St., Suite 201  
 Georgetown, Tx 78626  
 PH (254) 953-5353  
 FX (254) 953-5057  
 Texas Registered Engineering Firm F-10264  
 Texas Registered Surveying Firm 10194095

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OF  
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