

**FINAL PLAT**  
**PLEASANT HILL SECTION 2 - PHASE 5**  
 BRAZOS COUNTY, TEXAS  
 A 54.25 ACRE TRACT SITUATED IN, AND BEING OUT OF, THE  
 STEPHEN F. AUSTIN LEAGUE NO. 9, A-62, AND THE JAMES  
 MCMILLEN SURVEY, A-176, BRAZOS COUNTY, TEXAS

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 HEREIN 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 0.998881. GRID DISTANCE = GROUND DISTANCE X CCF. PERMANENT IRON RODS SET FOR CORNER ARE 1/2 INCH IRON RODS WITH CAP MARKED "YALGO L.L.C." UNLESS OTHERWISE NOTED HEREIN. THE POINT OF BEGINNING FOR THIS TRACT BEARS S 66°50'55" W, 226.62 FEET FROM CITY OF BRYAN MONUMENT GPS-58. THE ESTABLISHED COORDINATES FOR SAID MONUMENT ARE N = 1022662801, E = 352753634 (NAD83, TEXAS CENTRAL ZONE 4203).
- ROAD WIDTH LOCAL STREETS = 50' ROW, 27' BOC-BOC
- 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).
- 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.
- 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. 12-06-1920R REVISED TO REFLECT LETTER OF MAP REVISION EFFECTIVE MAY 7, 2014 FLOOD INSURANCE RATE MAP PANEL NUMBER 4804C195E FOR BRAZOS COUNTY, TEXAS EFFECTIVE JULY 7, 2014. THE SURVEYOR DOES NOT CERTIFY AS TO THE ACCURACY OR FLOOD DAMAGE. ACCURACY 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 TRACTS A AND B 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, PING LOCATED IN THE RIGHT OF WAY OR PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE CITY OF BRYAN.
- DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE PLEASANT HILL HOME OWNER'S ASSOCIATION.
- ARROW INDICATES THAT THE STORM WATER RUNOFF MUST FLOW DIRECTLY ONTO AND THROUGH DOWNSTREAM LOT, WITHOUT IMPEDIMENT OR DIVERSION TO OTHER LOTS.
- STREETS SHALL BE PAVED WITH ASPHALT.

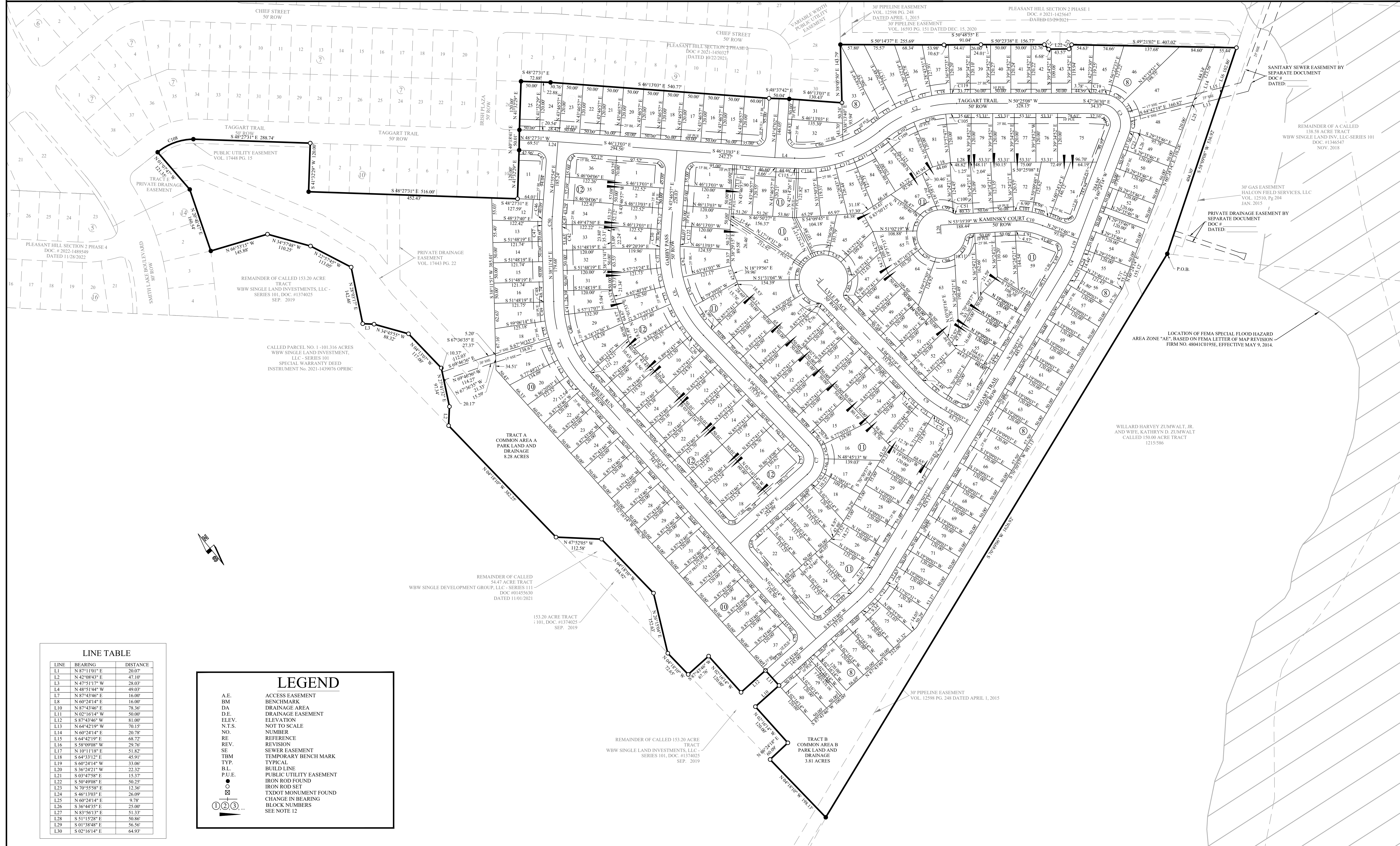
**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.00	225.81	220.52	S 68°08'48" E	43°07'35"
C2	300.00	205.73	201.72	S 65°07'02" E	39°12'27"
C3	50.00	88.81	77.59	N 09°31'11" E	107°46'06"
C4	300.00	54.69	54.62	S 65°37'35" W	107°26'43"
C5	300.00	88.38	88.07	S 79°17'21" W	16°52'49"
C6	300.00	250.39	243.19	N 19°52'19" E	47°49'16"
C7	50.00	60.68	71.29	S 41°50'44" W	93°04'05"
C8	300.00	211.89	207.51	N 17°57'49" E	40°28'05"
C9	300.00	79.13	78.90	N 11°35'41" W	15°06'44"
C10	180.00	65.42	65.06	N 40°00'27" W	20°49'22"
C11	25.00	39.27	35.36	S 88°46'57" W	90°00'00"
C12	25.00	35.56	35.56	N 88°33'13" W	90°00'00"
C13	275.00	87.38	87.01	S 80°36'25" E	18°12'20"
C14	325.00	18.19	18.19	S 88°06'23" E	3°12'24"
C15	325.00	50.20	50.15	N 82°04'42" W	8°51'00"
C16	325.00	46.47	46.43	S 73°33'26" E	8°11'32"
C17	325.00	46.47	46.43	N 65°21'55" W	8°11'32"
C18	325.00	46.47	46.43	N 57°10'23" W	8°11'32"
C19	75.00	11.63	11.62	N 38°04'03" W	8°53'12"
C20	75.00	37.90	37.50	N 19°08'48" W	28°57'18"
C21	75.00	42.98	42.39	N 11°44'51" E	32°50'01"
C22	75.00	32.85	32.88	S 40°42'38" W	23°05'33"
C23	75.00	9.26	9.25	N 56°49'09" E	7°08'49"
C24	325.00	33.04	33.03	N 63°18'59" E	5°49'31"
C25	325.00	26.21	26.20	N 68°32'21" E	4°37'12"
C26	325.00	11.49	11.49	N 71°51'43" E	2°01'32"
C27	325.00	46.47	46.43	N 76°58'15" E	8°11'32"
C28	325.00	39.27	37.79	S 84°23'53" E	46°39'45"
C29	25.00	39.27	35.36	S 01°13'03" E	90°00'00"
C30	323.14	17.74	17.74	S 42°15'56" W	3°08'46"
C31	330.63	46.52	46.48	N 36°36'02" E	8°03'40"
C32	332.56	46.44	46.40	S 28°19'00" W	8°00'05"
C33	324.82	46.45	46.41	S 20°10'29" W	8°11'32"
C34	325.00	46.47	46.43	S 11°59'01" W	8°11'32"
C35	325.00	46.47	46.43	N 03°47'29" E	8°11'32"
C36	325.00	21.18	21.18	N 02°10'18" W	3°44'02"
C37	25.00	40.04	35.90	N 41°50'44" E	91°46'05"
C38	25.00	39.27	35.36	S 47°16'14" E	90°00'00"
C39	261.68	78.82	78.82	S 06°49'09" E	17°15'53"
C40	261.68	78.82	78.52	S 24°05'09" W	17°15'29"
C41	261.68	32.71	32.69	S 36°17'45" W	7°09'45"
C42	275.00	9.64	9.64	N 39°11'56" E	2°00'30"
C43	275.00	17.90	17.89	N 42°04'02" E	3°43'44"
C44	25.00	39.29	35.31	S 88°51'01" W	89°51'01"
C45	25.00	40.31	36.09	S 02°15'48" E	92°21'25"
C46	325.00	14.52	14.52	S 42°39'07" W	2°33'34"
C47	325.00	18.02	18.02	N 39°47'00" E	3°10'39"
C48	311.76	1.26	1.26	S 38°11'41" W	0°13'52"
C49	311.68	46.39	46.39	S 35°45'09" W	8°36'31"
C50	300.00	30.04	30.03	S 41°03'47" W	5°44'13"
C51	15.00	8.85	8.72	S 36°41'27" E	33°48'24"
C55	311.68	46.27	46.23	S 26°38'36" W	8°30'22"
C56	311.68	55.56	55.48	S 17°17'02" W	10°12'47"
C57	311.68	46.30	46.28	S 07°55'18" W	8°30'42"
C58	311.68	34.89	34.87	S 00°23'29" W	4°42'49"
C59	25.00	39.27	35.36	N 42°43'46" E	90°00'00"
C60	275.00	118.14	117.23	S 59°11'51" E	24°36'48"
C61	25.00	39.27	35.36	N 88°46'57" E	90°00'00"
C62	275.00	76.86	76.61	N 34°19'22" E	16°00'49"
C63	275.00	76.64	76.39	N 18°15'56" E	15°08'02"
C64	275.00	69.05	68.87	N 03°09'18" E	14°23'14"
C65	75.00	33.70	33.41	N 25°49'10" E	25°44'35"
C66	75.00	34.02	33.73	N 51°41'12" E	25°59'29"
C67	75.00	30.17	29.97	S 76°12'21" W	23°02'49"
C68	25.00	39.27	35.36	N 42°43'46" E	90°00'00"
C69	25.00	39.27	35.36	S 47°16'14" E	90°00'00"
C70	275.00	4.54	4.54	N 87°15'23" E	0°56'46"
C71	275.00	76.48	76.23	S 78°48'59" W	15°56'03"
C72	25.00	39.27	35.36	N 25°50'57" E	90°00'00"
C73	325.00	46.47	46.43	N 13°58'01" W	8°11'32"
C74	325.00	6.17	6.17	N 88°26'25" W	1°05'16"
C75	325.00	33.08	33.07	N 06°57'17" W	5°49'57"
C76	15.00	8.19	8.09	S 19°40'54" E	31°17'10"
C77	15.00	1.44	1.44	N 38°04'34" W	5°30'09"
C78	60.00	47.23	46.02	S 18°16'38" E	45°06'01"
C79	60.00	35.82	35.29	S 21°22'39" W	34°12'33"
C80	60.00	35.82	35.29	S 55°35'13" W	34°12'33"
C81	60.00	35.82	35.29	S 89°47'46" W	34°12'33"
C82	60.00	35.82	35.29	N 55°59'41" W	34°12'33"
C83	60.00	35.54	35.03	N 21°55'09" W	33°46'30"
C84	60.00	58.17	56.10	N 22°33'19" E	35°42'46"
C85	60.00	20.69	20.58	N 60°40'09" E	19°45'13"
C86	15.00	19.53	18.18	N 33°15'13" E	74°35'04"
C87	275.00	72.74	72.53	N 11°36'57" W	15°09'17"
C88	25.00	39.27	35.36	S 64°09'03" E	90°00'00"
C89	275.00	31.49	31.49	S 67°34'07" W	4°33'40"
C90	25.00	40.96	36.53	S 17°20'45" W	93°53'03"
C91	155.00	55.66	55.37	N 39°53'03" W	20°34'34"
C92	15.00	19.99	18.55	N 88°13'26" E	76°21'54"
C93	60.00	48.33	47.04	N 73°07'05" E	46°09'12"
C94	60.00	47.60	46.37	S 61°04'24" E	45°27'31"
C95	60.00	44.71	43.71	N 16°59'09" W	42°31'19"
C96	60.00	44.67	43.64	N 25°42'11" E	42°39'21"
C97	60.00	38.61	37.95	N 65°28'03" E	36°52'22"
C98	60.00	39.30	38.60	S 77°19'56" E	37°31'40"
C99	60.00	39.03	38.34	S 39°56'01" E	37°16'11"
C100	60.00	1.58	1.58	N 20°32'36" W	1°30'41"
C101	205.00	38.58	38.52	S 45°13'40" E	10°46'56"
C102	205.00	36.64	36.59	N 34°42'59" W	10°14'25"
C103	25.00	39.27	35.36	S 74°35'46" E	90°00'00"
C104	25.00	43.27	38.07	N 10°48'54" E	99°10'39"
C105	275.00	36.97	36.85	N 53°13'41" W	5°37'40"
C106	275.00	81.75	81.45	S 64°33'12" E	17°01'56"
C107	275.00	79.87	79.59	S 81°23'22" E	16°38'26"
C108	141.74	95.60	93.80	S 70°26'15" E	38°38'39"
C109	325.00	0.95	0.95	S 89°37'33" E	0°10'04"
C110	325.00	46.47	46.43	S 85°26'58" E	8°11'32"
C111	325.00	47.63	47.59	S 07°09'04" E	8°22'51"
C112	325.00	47.63	47.59	S 68°45'12" E	8°22'51"
C113	325.00	47.63	47.59	S 60°12'11" E	8°22'51"
C114	325.00	47.63	47.59	S 51°57'30" E	8°22'51"
C115	325.00	6.16	6.16	N 47°12'58" W	1°05'12"
C119	325.00	15.08	15.08	N 51°48'55" W	2°29'29"
C120	75.00	22.24	22.15	S 04°27'17" W	16°59'11"
C121	261.68	4.51	4.51	N 02°17'51" W	0°59'16"
C122	275.00	6.97	6.97	S 43°03'22" W	1°27'11"

LOT SIZE TABLE

BLOCK NUMBER	LOT NUMBER	SQUARE FEET	BLOCK NUMBER	LOT NUMBER	SQUARE FEET	BLOCK NUMBER	LOT NUMBER	SQUARE FEET
8	31	6643	10	22	6000	11	58	5709
8	32	8508	10	23	6000	11	59	13166
8	33	11098	10	24	6000	11	60	6378
8	34	9635	10	25	6000	11	61	6707
8	35	9245	10	26	6000	11	62	9575
8	36	7640	10	27	6000	11	63	13234
8	37	6812	10	28	6000	11	64	8150
8	38	6194	10	29	6000	11	65	7587
8	39	6011	10	30	6000	11	66	8868
8	40	6013	10	31	6000	11	67	6034
8	41	6012	10	32	7200	11	68	6067
8	42	5877	10	33	6000	11	69	6345
8	43	5497	10	34	6000	11	70	6246
8	44	6177	10	35	6000	11	71	6107
8	45	7155	10	36	6000	11	72	7302
8	46	11979	10	37	7152	11	73	7760
8	47	20997	11	1	7066	11	74	9318
8	48	9577	11	2	6000	11	75	13983
8	49	5965	11	3	6000	11	76	6397
8	50	6000	11	4	6116	11	77	6397
8	51	6000	11	5	7174	11	78	6397
8	52	6000	11	6	7283	11	79	6397
8	53	6000	11	7	7056	11	80	6827
8	54	6000	11	8	6000	11	81	7722
8	55	6463	11	9	6000	11	82	7722
8	56	6358	11	10	6000	11	83	6614
8	57	6000	11	11	6000	11	84	6971
8	58	6000	11	12	6000	11	85	7471
8	59	6000	11	13	6000	11	86	6960
8	60	6000	11	14	6000	11	87	6756
8	61	6000	11	15	7445	11	88	6324
8	62	6000	11	16	10202	11	89	6165
8	63	6000	11	17	7588	11	90	6193
8	64	6900	11	18	6631	12	1	8442
8	65	6900	11	19	6407	12	2	





**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 87°11'01" E	20.07
L2	N 42°08'43" E	47.10
L3	N 47°51'17" W	28.03
L4	N 48°51'44" W	49.03
L7	N 87°43'46" E	16.00
L8	N 60°24'14" E	16.00
L10	N 87°43'46" E	78.36
L11	N 02°16'14" W	50.00
L12	S 87°43'46" W	81.00
L13	N 64°42'19" W	70.15
L14	N 60°24'14" E	20.78
L15	S 64°42'19" E	68.72
L16	S 58°09'08" W	29.76
L17	N 10°11'18" E	51.82
L18	S 64°33'12" E	45.91
L19	S 60°24'14" W	33.06
L20	S 36°24'21" W	22.32
L21	S 03°47'58" E	15.37
L22	S 50°49'08" E	50.25
L23	N 70°55'58" E	12.36
L24	S 46°13'03" E	26.09
L25	N 60°24'14" E	9.78
L26	S 36°44'35" E	25.00
L27	N 83°56'13" E	51.33
L28	S 51°15'28" E	50.86
L29	S 01°38'48" E	56.56
L30	S 02°16'14" E	64.93

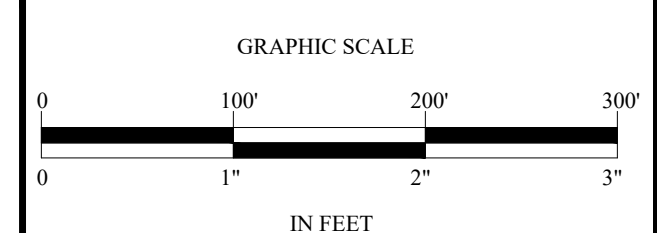
**LEGEND**

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
SE	SEWER EASEMENT
TBM	TEMPORARY BENCH MARK
TRYP	TYPICAL
B.L.	BUILD LINE
P.U.E.	PUBLIC UTILITY EASEMENT
●	IRON ROD FOUND
⊕	IRON ROD SET
⊕	TXDOT MONUMENT FOUND
① ② ③	CHANGE IN BEARING
① ② ③	BLOCK NUMBERS
	SEE NOTE 12

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
4	RESPONSE TO FIRST CITY OF BRYAN PLAT COMMENTS	05/02/2023	JCL	TOTAL SIZE: 54.25 TOTAL BLOCKS: 5
3	RESPONSE TO SECOND COB COMMENTS	12/11/2020	MWP	TOTAL LOTS: 215
2	RESPONSE TO FIRST COB COMMENTS	10/29/2020	MWP	TOTAL COMMON AREA TRACTS: 2
1	ORIGINAL RELEASE	07/28/2020	MWP	

PROJECT NUMBER: PH25  
CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC, SERIES 111  
CLIENT LOCATION: GEORGETOWN, TX

APPROVED BY: JCB  
AUTHORIZED BY: WBW



**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 2 - PHASE 5**  
**CITY OF BRYAN, BRAZOS COUNTY, TEXAS**

**LEGAL DESCRIPTION**

54.25 ACRE TRACT SITUATED IN, AND BEING OUT OF, THE STEPHEN F. AUSTIN LEAGUE NO. 9, A-62, AND THE JAMES MCMILLLEN SURVEY, A-176, BRAZOS COUNTY, TEXAS

**Yalvo Engineering, LLC**  
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FX (254) 953-5057

Texas Registered Engineering Firm F-24040  
Texas Registered Surveying Firm # 10194797

SHEET **2** OF **2**