CURVE C1	RADIUS 300.00'	ARC LENGTH 225.81'	CHORD LENGTH 220.52'	CHORD BEARING S 68°08'48" E	DELTA ANGLE 43°07'35"
C2	300.00'	205.73'	201.72'	N 70°03'52" W	39°17'27"
23	50.00'	88.81'	77.59'	N 09°31'11" E	101°46'06"
24	300.00'	54.69'	54.62'	S 65°37'35" W	10°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"
C <b>7</b>	50.00'	80.08'	71.79'	S 41°50'44" W	91°46'05"
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'	39.56'	35.56'	N 01°33'12" W	90°40'28"
C13		87.38'	87.01'	S 80°36'25" E	18°12'20"
C14	275.00' 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'		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'	32.58'	S 40°42'38" W	25°05'33"
C23	75.00'	9.36'	9.35'	N 56°49'49" 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'	37.79'	37.77'	N 84°23'53" E	6°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°12'56" 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°11'34"
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'	78.83'	78.53'	N 06°49'36" E	17°15'37"
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'	39.20'	35.31'	S 88°51'26" W	89°51'03"
C45	25.00'	40.31'	36.09'	S 02°15'48" E	92°23'25"
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'	46.83'	46.79'	S 35°14'20" 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'	46.26'	S 07°55'18" W	8°30'42"
C58	311.68'	34.89'	34.87'	S 00°27'32" W	6°24'49"
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°19'56" E	15°58'02"
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 18°36'25" 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		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°56'30"
C84	60.00'	58.37'	56.10'	N 22°55'19" E	55°44'26"
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"
	25.00'	39.27'	35.36'	S 64°09'03" E	90°00'00"
C89	275.00'	31.49'	31.47'	S 67°34'07" W	6°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		48.33'	47.04'	N 73°07'05" E	46°09'12"
C94	60.00'	47.60'	46.37'	S 61°04'34" E	45°27'31"
C95	60.00'	44.74'	43.71'	N 16°59'09" W	42°43'19"
C96		44.67'	43.64'	N 25°42'11" E	42°39'21"
C97	60.00'	38.61' 39.30'	37.95' 38.60'	N 65°28'03" E S 77°19'56" E	36°52'22" 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'	26.97'	26.95'	N 53°13'41" W	5°37'05"
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°26'45" E	8°11'32"
C111	325.00'	47.63'	47.59'	S 77°09'04" E	8°23'51"
C112	325.00'	47.63'	47.59'	S 68°45'12" E	8°23'51"
C113	325.00'	47.63'	47.59'	S 60°21'21" E	8°23'51"
C114	325.00'	47.63'	47.59'	S 51°57'30" E	8°23'51"
C115	325.00'	6.16'	6.16'	N 47°12'58" W	1°05'12"
C119	325.00'	15.08'	15.08'	N 51°44'53" W	2°39'29"
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"

DESCRIPTION

ESPONSE TO FIRST CITY OF BRYAN PLAT COMMENTS

RESPONSE TO SECOND COB COMMENTS

RESPONSE TO FIRST COB COMMENTS

ORIGINAL RELEASE

ROJECT NUMBER: PH25

APPROVED BY: JCB UTHORIZED BY: WBW 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.

2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYAN SIDEWALK ORDINANCE BY BY THE DEVELOPER.

3. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL.

4. 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 LLC", UNLESS OTHERWISE NOTED HEREIN. THE POINT OF BEGINNING FOR THIS TRACT BEARS S 06°50'35" W, 2264.02 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).

5. ROAD WIDTH LOCAL STREETS = 50' ROW, 27' BOC-BOC

6. 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).

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. 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 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

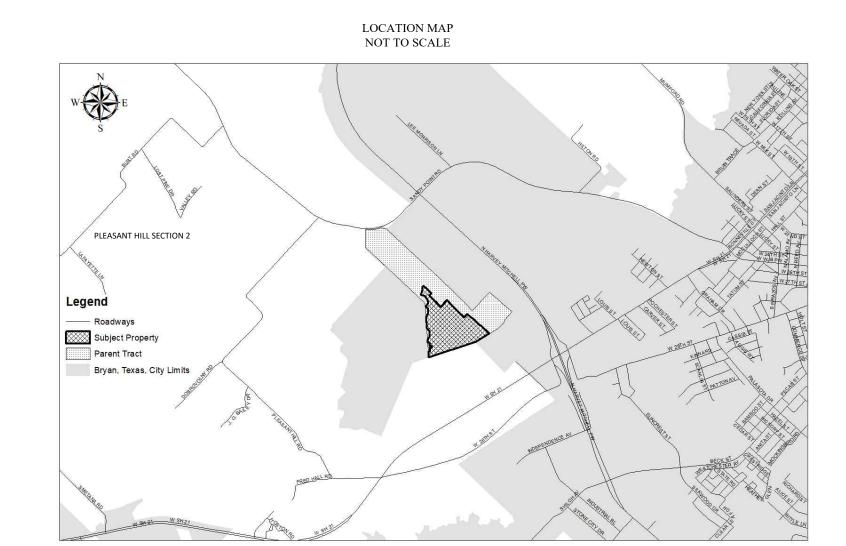
10. OWNERSHIP OF TRACTS A AND B SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION, OPERATION, MANAGEMENT, MAINTENANCE REPAIR AND USE OF SAID COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE PLEASANT HILL HOMEOWNERS ASSOCIATION. PIPING LOCATED IN THE RIGHT OF WAY OR PUBLIC DRAINAGE EASEMENTS SHALL BE

11. DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE PLEASANT HILL HOME OWNER'S ASSOCIATION

12. ARROW ( ) INDICATES THAT THE STORM WATER RUNOFF MUST FLOW DIRECTLY ONTO AND THROUGH DOWNSTREAM LOT, WITHOUT IMPEDIMENT OR DIVERSION TO OTHER

13. STREETS SHALL BE PAVED WITH ASPHALT

14. WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU 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



## FIELD NOTES

A METES & BOUNDS description of a certain 54.25 acre tract of land situated in the James McMillen Survey, Abstract No. 176 and the Stephen F. Austin League No. 9, Abstract No. 62 in Brazos County, Texas, being out of a called 54.47 acre tract conveyed to WBW Single Development Group LLC - Series 111 and recorded in Document No. 1455630 of the Official Public Records of Brazos County (OPRBC); said 54.25 acre tract being more particularly described as follows with all bearings being based on the Texas State Plane Coordinate System of 1983, Central

BEGINNING at a found 1/2-inch iron rod in the base of an oak tree marking a southeast corner of said 54.47 acre tract, the northeast corner 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 586 of the Deed Records of Brazos County (DRBC) and a westerly corner of a called 138.58 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 1346547 of the OPRBC;

THENCE, South 70°49′06" West, 1626.92 feet along the common line of said 54.47 acre tract and said 150.00 acre tract to a 1/2-inch iron rod (with cap stamped "YALGO 6200") found for the southwest corner of said 54.47 acre tract and the southeast corner of a called 101.316 acre tract described as Parcel No. 1 in a deed to WBW Single Land Investment, LLC - Series 101 and

THENCE, North 04°18'10" West, 198.13 feet along the common line of said 54.47 acre tract and said 101.316 acre tract to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;

THENCE, along the westerly boundary of said 54.47 acre tract the following seven (7) courses:

1. North 86°24'18" East, 60.09 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner; North 02°16'14" West, 120.00 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;

North 87°43'46" East, 78.36 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;

North 02°16'14" West, 50.00 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner; South 87°43'46" West, 81.00 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;

North 02°16'14" West, 120.00 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner; South 87°43'46" West, 67.76 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for a southwest corner of said 54.47 acre tract in the east line of said 101.316 acre tract;

THENCE, North 04°18'10" West, 72.65 feet along the common line of said 101.316 acre tract and said 54.47 acre tract to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner,

THENCE, over and across said 54.47 acre tract the following three (3) courses: North 26°15'04" East, 152.63 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;

North 04°18'10" West, 184.92 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;

3. North 47°52'05" West, 112.58 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner in the common line of said 54.47 acre tract and said 101.316 acre tract;

THENCE, North 04°18'10" West, 382.25 feet along the common line of said 54.47 acre tract and said 101.316 acre tract to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;

THENCE, along the westerly line of said 54.47 acre tract the following nine (9) courses:

OTAL SIZE:

TOTAL BLOCKS: 5

TOTAL COMMON

AREA TRACTS: 2

TOTAL LOTS: 215

05/02/2023

12/11/2020

10/29/2020

LIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC. SERIES 11

LIENT LOCATION: GEORGETOWN, TX

JCL

MWP

MWP

MWP

1. North 42°08'43" East, 47.10 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner; North 27°41'32" East, 97.34 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;

North 04°13'07" West, 117.00 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner; North 34°45'55" West, 88.32 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner,

North 47°51'17" West, 28.03 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner; 6. North 28°03'17" East, 142.46 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;

> PROJECT INFORMATION BENCHMARK CONCRETE TXDOT MONUMMENT (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

LOT SIZE TABLE

9. North 66°53'15" West, 145.88 feet to a 1/2-inch iron rod (with cap stamped "YALGO LLC") found for a southeast corner of Pleasant Hill Section 2 Phase 4 as shown on map recorded in

THENCE, North 20°41'47" East, 160.54 feet along the common line of said 54.47 acre tract and said Pleasant Hill Section 2 Phase 4 to a 1/2-inch iron rod (with cap stamped "YALGO LLC")

North 01°07'47" West, 121.35 feet to a 1/2-inch iron rod (with cap stamped "YALGO LLC") found for the beginning of a non-tangent curve to the right;

found for a northeast corner of said Pleasant Hill Section 2 Phase 4 and a southeast corner of Pleasant Hill Section 2 Phase 2 as shown on map recorded in Document No. 2021-1450327 of the

Southeasterly, along said non-tangent curve to the right having a radius of 141.74 feet, a central angle of 38°38'39", an arc length of 95.60 feet, and a chord which bears South 70°26'15"

13. North 38°05'50" East, 143.79 feet to a 1/2-inch iron rod (with cap stamped "YALGO LLC") found for a north corner of said 54.47 acre tract and the west corner of Pleasant Hill Section 2

7. South 49°21'02" East, 407.02 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for the south corner of said Pleasant Hill Section 2 Phase 1 and the east corner of said 54.47

THENCE, South 58°09'08" West, 536.92 feet along the common line of said 54.47 acre tract and said 138.58 acre tract to the POINT OF BEGINNING, and containing 54.25 acres of land in

NUMBER | NUMBER |

NUMBER | NUMBER |

North 22°57'45" West, 113.05 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;

THENCE, along the common line of said 54.47 acre tract and said Pleasant Hill Section 2 Phase 2 the following thirteen (13) courses:

7. North 40°18'41" East, 50.01 feet to a 5/8-inch iron rod (with cap stamped "ALL COUNTY SURVEYING") found for corner;

8. North 34°57'48" West, 110.25 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;

East, 93.80 feet to a 1/2-inch iron rod (with cap stamped "YALGO LLC") found for corner;

3. South 48°27'31" East, 288.74 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;

5. South 48°27'31" East, 516.00 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;

10. South 46°13'03" East, 540.77 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;

12. South 46°13'03" East, 130.43 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;

Phase 1 as shown on map recorded in Document No. 2021-1425647 of the OPRBC;

acre tract and being in the northwest line of said 138.58 acre tract;

Brazos County, Texas.

4. South 41°32'29" West, 120.00 feet to a 1/2-inch iron rod (with cap stamped "YALGO LLC") found for corner;

6. North 41°32'29" East, 120.00 feet to a 1/2-inch iron rod (with cap stamped "YALGO LLC") found for corner;

8. North 41°32'29" East, 120.00 feet to a 1/2-inch iron rod (with cap stamped "YALGO LLC") found for corner;

9. South 48°27'31" East, 72.88 feet to a 1/2-inch iron rod (with cap stamped "YALGO LLC") found for corner;

11. South 48°37'42" East, 50.04 feet to a 1/2-inch iron rod (with cap stamped "YALGO LLC") found for corner;

South 50°14'37" East, 255.69 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;

South 50°48'55" East, 91.04 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;

South 50°23'38" East, 156.77 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner; 4. South 03°47'58" East, 15.37 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;

South 50°49'08" East, 50.25 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner; 6. North 70°55'58" East, 12.36 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;

THENCE, along the common line of said 54.47 acre tract and said Pleasant Hill Section 2 Phase 1 the following seven (7) courses:

Document No. 2022-1489549 of the OPRBC;

FEET

SQUARE

FEET

54 7066

NUMBER

TRACT A

TRACT B

NUMBER

LOTS AND BLOCKS

LOTS 31 - 80, BLOCK 8

LOTS 14 - 25, BLOCK 9

LOTS 11 - 37, BLOCK 10

LOTS 1 - 90, BLOCK 11

LOTS 1 - 36, BLOCK 12

FEET

FINAL PLAT PLEASANT HILL SECTION 2 - PHASE 5

STEPHEN F. AUSTIN LEAGUE NO. 9, A-62, AND THE JAMES

MCMILLEN SURVEY, A-176, BRAZOS COUNTY, TEXAS

BRAZOS COUNTY, TEXAS A 54.25 ACRE TRACT SITUATED IN, AND BEING OUT OF, THE

STATE OF TEXAS

COUNTY OF WILLIAMSON

I, WBW Single Development Group, LLC-Series 111, 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 Number 1455630, 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 111, 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 111, 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

Notary Public, Brazos County, Texas

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.

> COREY SHANNON REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5967

STATE OF TEXAS COUNTY OF BRAZOS

, 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 Records of Brazos County in Volume

County Clerk Brazos County, Texas

, 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 and same was duly approved on the

Chair, Planning & Zoning Commission Bryan, Texas

, 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

City Planner, Bryan, Texas

, 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

OWNER INFO	DEVELOPER INFO	LEGAL DESCRIPTION	Yalgo	~~~~	
WBW Single Land Investment, LLC-Series 111 109 W 2nd Street Ste. 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057	WBW Single Development Group, LLC-Series 111 109 W 2nd Street Ste. 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057	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	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  1  OF  2	

