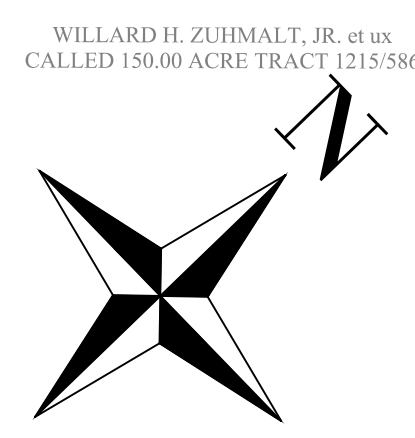
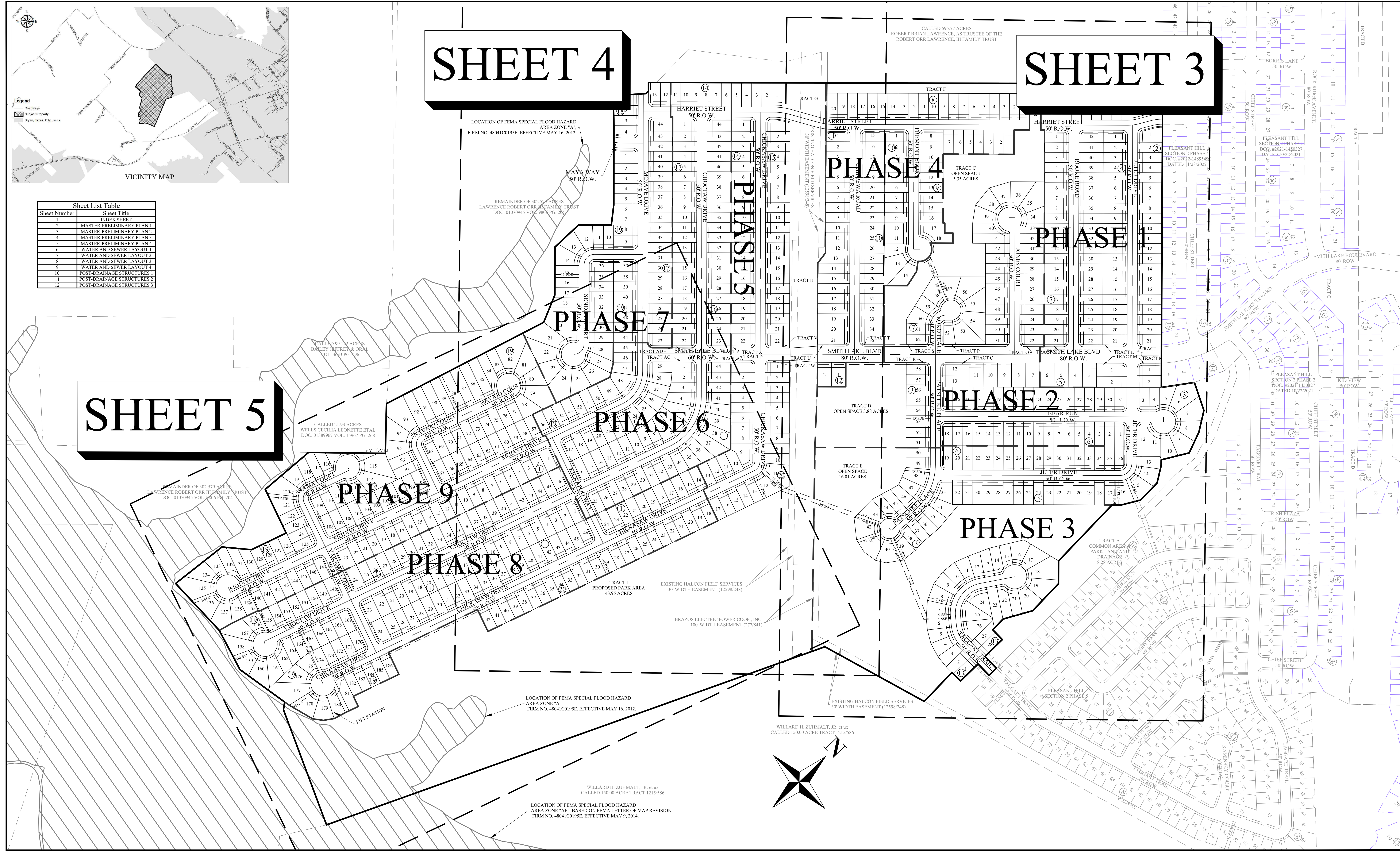


Sheet Number	Sheet Title
1	INDEX SHEET
2	MASTER-PRELIMINARY PLAN 1
3	MASTER-PRELIMINARY PLAN 2
4	MASTER-PRELIMINARY PLAN 3
5	MASTER-PRELIMINARY PLAN 4
6	WATER AND SEWER LAYOUT 1
7	WATER AND SEWER LAYOUT 2
8	WATER AND SEWER LAYOUT 3
9	WATER AND SEWER LAYOUT 4
10	POST-DRAINAGE STRUCTURES 1
11	POST-DRAINAGE STRUCTURES 2
12	POST-DRAINAGE STRUCTURES 3

SHEET 4

SHEET 3

SHEET 5



REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	06/23/2023	JCL

PROJECT NUMBER: PH3
CLIENT NAME: BWB SINGLE LAND INVESTMENTS, LLC - SERIES 101
CLIENT LOCATION: GEORGETOWN, TX

APPROVED BY: JCB
AUTHORIZED BY: BWB

PROJECT INFORMATION	
TOTAL SIZE:	253.48 AC.
TOTAL BLOCKS:	24
TOTAL LOTS:	906
TOTAL TRACTS:	31

GRAPHIC SCALE
0 200 400 600
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'

INDEX SHEET
PLEASANT HILL SECTION 3 PHASES 1-9
BRYAN, BRAZOS COUNTY, TEXAS

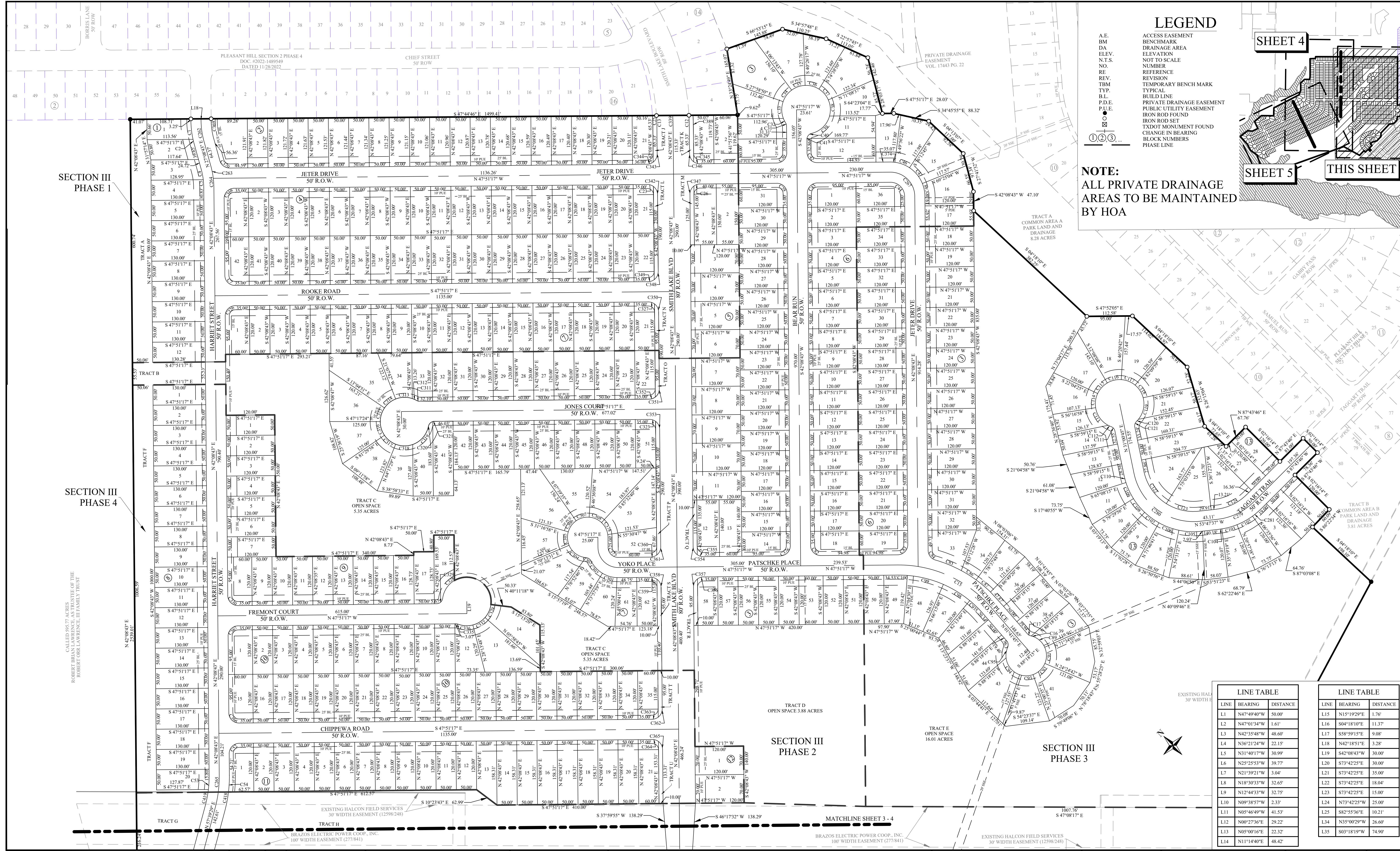
BWB SINGLE LAND INVESTMENTS, LLC - SERIES 101
109 W. 2nd Street, Suite 201
Georgetown, TX 78626
PH (254) 953-5353
FX (254) 953-5057

ENGINEER'S APPROVAL
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Yalco 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

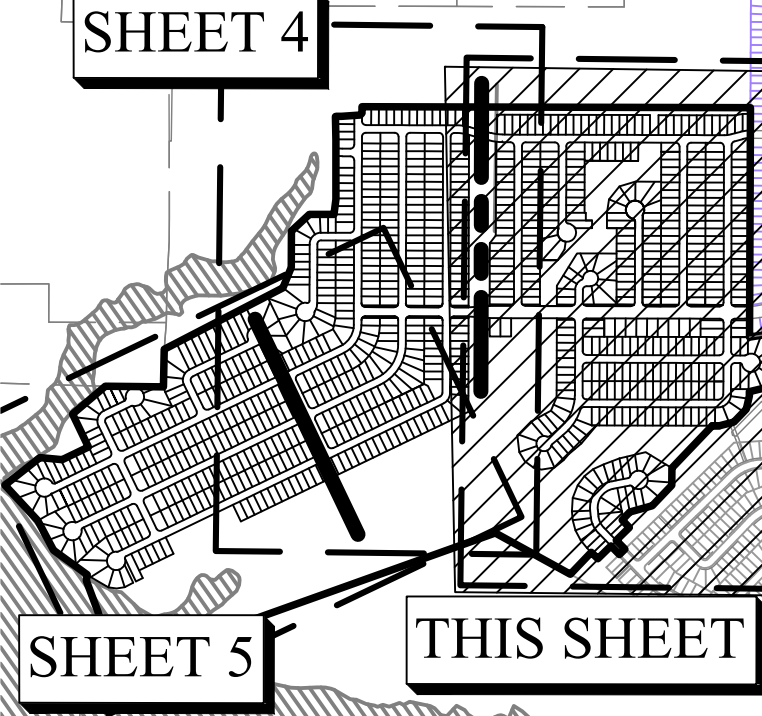
SHEET
1
OF
12

PRINTED ON: June 23, 2023



LEGEND

- A.E. ACCESS EASEMENT
- B.M. BENCHMARK
- DA DRAINAGE AREA
- ELEV. ELEVATION
- N.T.S. NOT TO SCALE
- NO. NUMBER
- RE. REFERENCE
- REV. REVISION
- T.B.M. TEMPORARY BENCH MARK
- TY. TYPICAL
- B.L. BUILD LINE
- P.D.E. PRIVATE DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- IR. IRON ROD FOUND
- R.S. IRON ROD SET
- T.M.F. TxDOT MONUMENT FOUND
- C.B. CHANGE IN BEARING
- B.N. BLOCK NUMBERS
- P.L. PHASE LINE



NOTE:
ALL PRIVATE DRAINAGE
AREAS TO BE MAINTAINED
BY HOA

SECTION III
PHASE 1

SECTION III
PHASE 4

LINE	BEARING	DISTANCE
L1	N47°49'40" W	50.00'
L2	N40°18'34" W	1.61'
L3	N42°35'48" W	48.60'
L4	N36°21'24" W	22.15'
L5	N31°40'17" W	30.99'
L6	N25°25'53" W	39.77'
L7	N21°39'21" W	3.04'
L8	N18°30'33" W	32.65'
L9	N12°44'33" W	32.75'
L10	N09°38'57" W	2.33'
L11	N05°46'49" W	41.53'
L12	N00°27'36" E	29.22'
L13	N05°00'16" E	22.32'
L14	N11°14'40" E	48.42'

LINE	BEARING	DISTANCE
L15	N15°19'29" E	1.76'
L16	S04°18'10" E	11.37'
L17	S58°59'15" E	9.08'
L18	N42°18'51" E	3.28'
L19	S42°08'43" W	30.00'
L20	S73°42'25" E	30.00'
L21	S73°42'25" E	35.00'
L22	S73°42'25" E	18.04'
L23	S73°42'25" E	15.00'
L24	N73°42'25" W	25.00'
L25	S82°55'36" E	10.21'
L34	N35°00'29" W	26.60'
L35	S03°18'19" W	74.90'

REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	06/23/2023	JCL

PROJECT INFORMATION	
TOTAL SIZE:	253.48 AC.
TOTAL BLOCKS:	24
TOTAL LOTS:	906
TOTAL TRACTS:	31

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'	

MASTER-PRELIMINARY PLAN 2
PLEASANT HILL SECTION 3 PHASES 1-9
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

LEGAL DESCRIPTION	
BRAZOS ELECTRIC POWER COOP., INC. 100' WIDTH EASEMENT (277841)	
EXISTING HALCON FIELD SERVICES 30' WIDTH EASEMENT (12598248)	

OWNER INFO	
WBW SINGLE LAND INVESTMENTS, LLC - SERIES 101	
109 W. 2nd Street, Suite 201	Georgetown, TX 78626
PH (254) 953-5353	FX (254) 953-5057

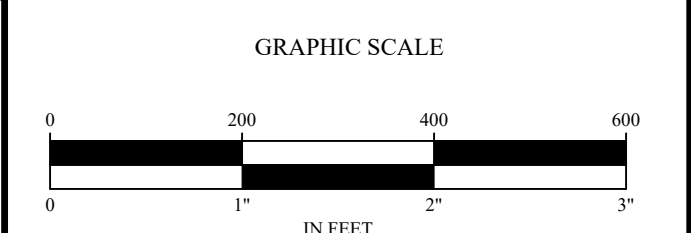
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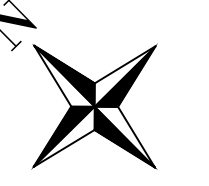
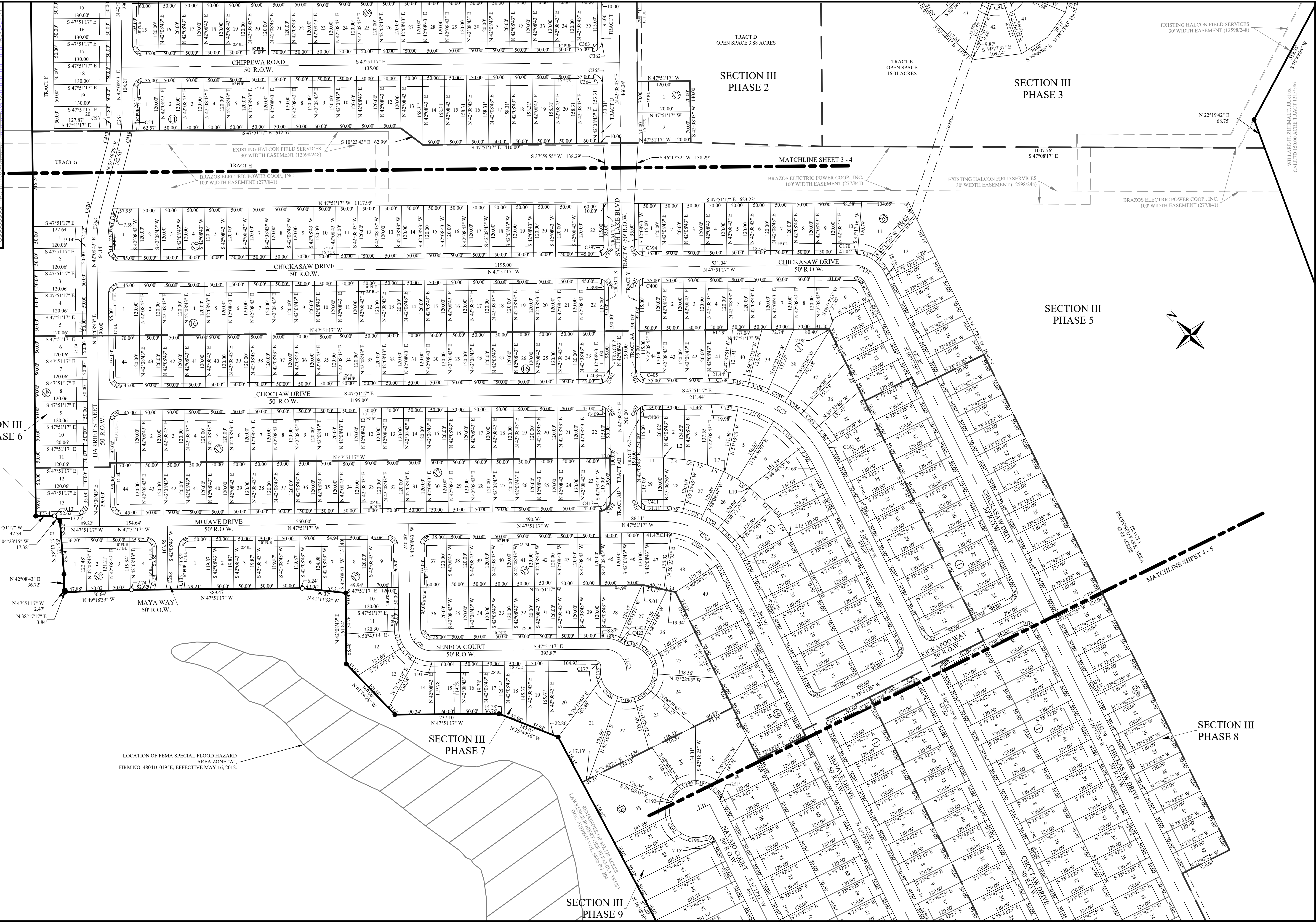
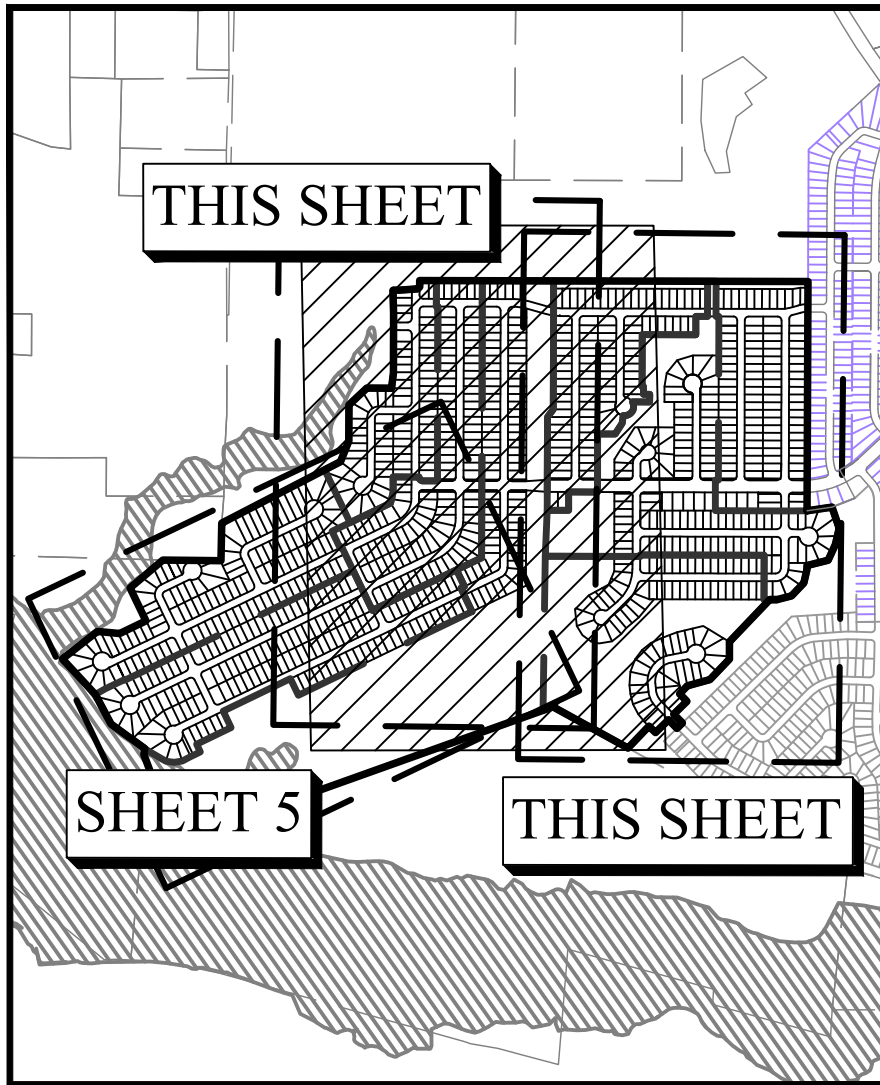
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Yalgo Engineering, LLC	
109 W. 2nd Street, Suite 201	Georgetown, TX 78626
PH (254) 953-5353	FX (254) 953-5057
Texas Registered Engineering Firm F-24040	Texas Registered Surveying Firm #10194797

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OF
12

PRINTED ON June 23, 2023





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 BENCHMARK
TYP.	TYPICAL
B.L.	BUILD LINE
P.U.E.	PUBLIC UTILITY EASEMENT
○	IRON ROD FOUND
⊗	IRON ROD SET
⊕	TXDOT MONUMENT FOUND
○	CHANGE IN BEARING
—	PHASE LINE

NOTE:
ALL PRIVATE DRAINAGE AREAS TO BE MAINTAINED BY HOA

REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	06/23/2023	JCL

PROJECT NUMBER: PH3
CLIENT NAME: BWB SINGLE LAND INVESTMENTS, LLC - SERIES 101
CLIENT LOCATION: GEORGETOWN, TX

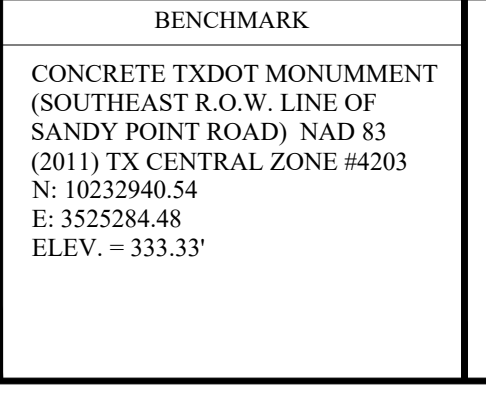
APPROVED BY: JCB
AUTHORIZED BY: BWB

PROJECT INFORMATION

TOTAL SIZE: 253.48 AC.
TOTAL BLOCKS: 24
TOTAL LOTS: 906
TOTAL TRACTS: 31

BENCHMARK

CONCRETE TXDOT MONUMENT (SOUTHEAST R.O.W. LINE OF SANDY POINT ROAD) NAD 83
2011 TX CENTRAL ZONE #4203
N: 1023294.54
E: 3525284.48
ELEV. = 333.33'



MASTER-PRELIMINARY PLAN 3
PLEASANT HILL SECTION 3 PHASES 1-9
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

LEGAL DESCRIPTION

SECTION III PHASE 2
SECTION III PHASE 3
SECTION III PHASE 5
SECTION III PHASE 6
SECTION III PHASE 7
SECTION III PHASE 8
SECTION III PHASE 9

OWNER INFO

BWB SINGLE LAND INVESTMENTS, LLC - SERIES 101
109 W. 2nd Street, Suite 201
Georgetown, TX 78626
PH (254) 953-5353
FX (254) 953-5057

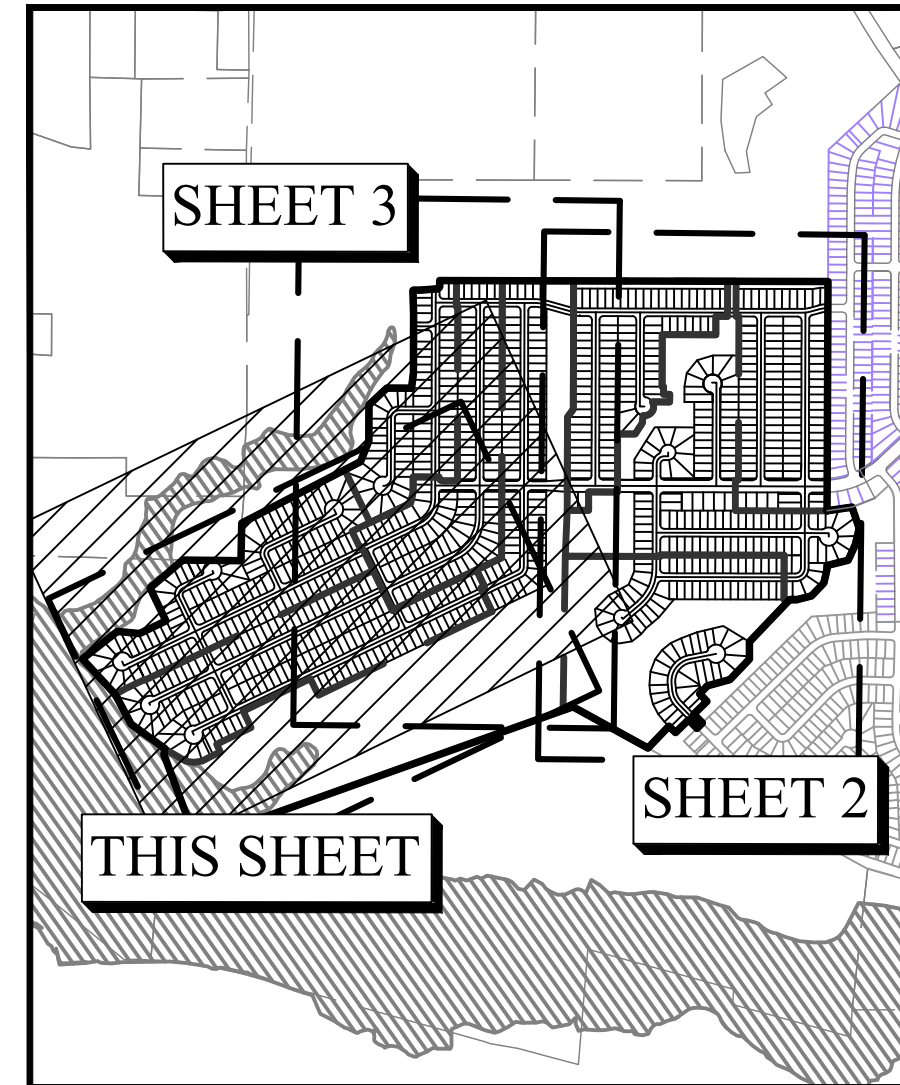
ENGINEER'S APPROVAL

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FX (254) 953-5057

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

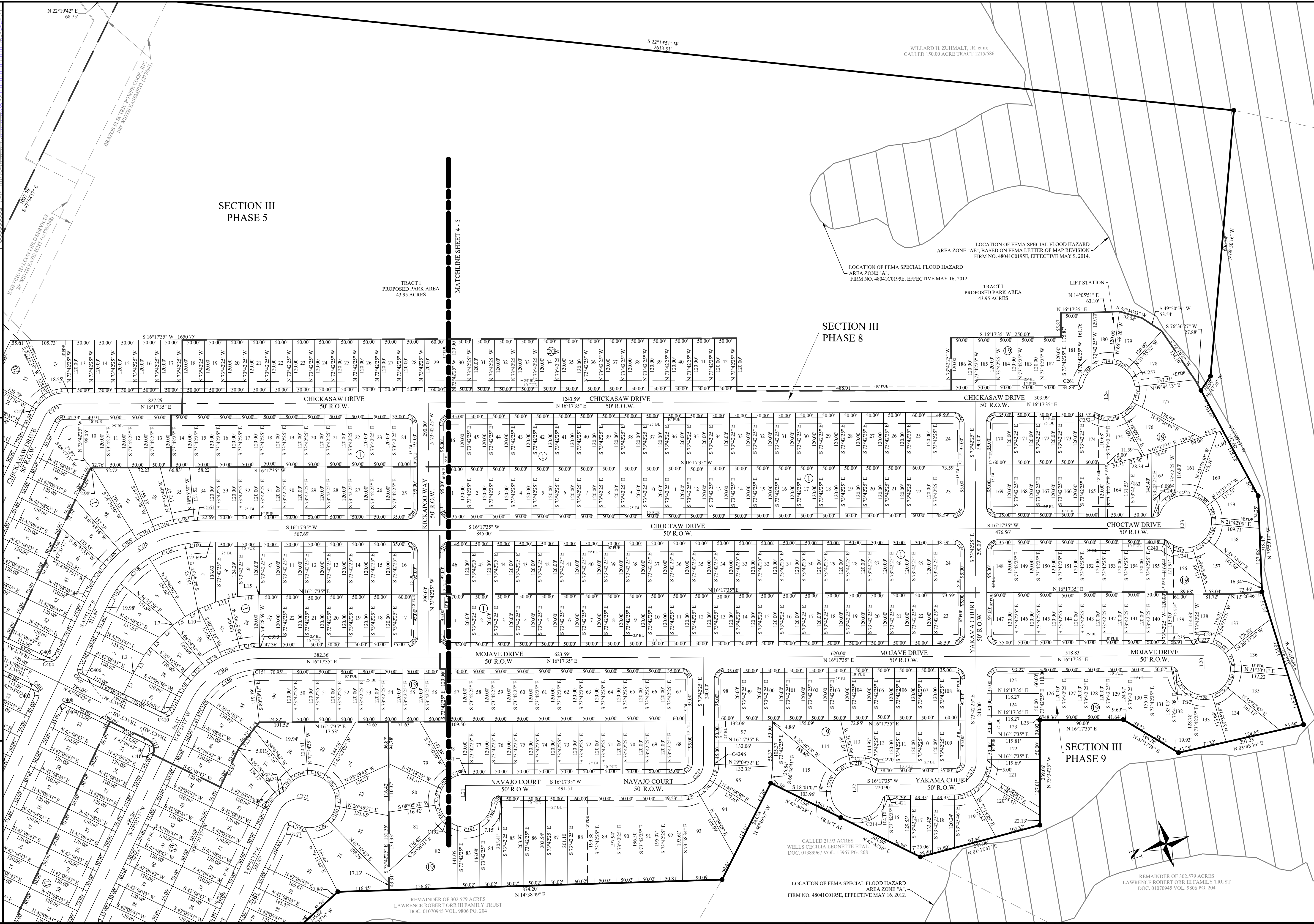
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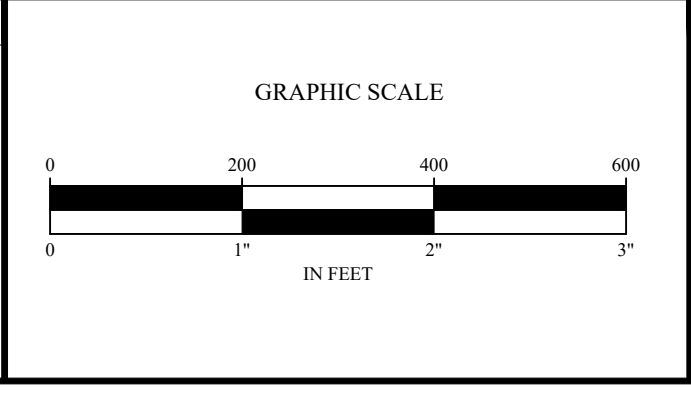
LEGEND

- A.E. ACCESS EASEMENT
- BM BENCHMARK
- DA DRAINAGE AREA
- 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.D.E. PRIVATE DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- IRON ROD FOUND
- IRON ROD SET
- ⊙ TXDOT MONUMENT FOUND
- CHANGE IN BEARING
- ① BLOCK NUMBERS
- ② PHASE LINE

NOTE:
ALL PRIVATE DRAINAGE AREAS TO BE MAINTAINED BY HOA



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
1	ORIGINAL RELEASE	06/23/2023	JCL	TOTAL SIZE: 253.48 AC. SOUTH EAST R.O.W. LINE OF SANDY POINT ROAD) NAD 83 2011 TX CENTRAL ZONE #4203 N: 10232940.54 E: 3525284.48 ELEV. = 333.33'
PROJECT NUMBER: PH3		CLIENT NAME: WBW SINGLE LAND INVESTMENTS, LLC - SERIES 101		
APPROVED BY: JCB		CLIENT LOCATION: GEORGETOWN, TX		
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'

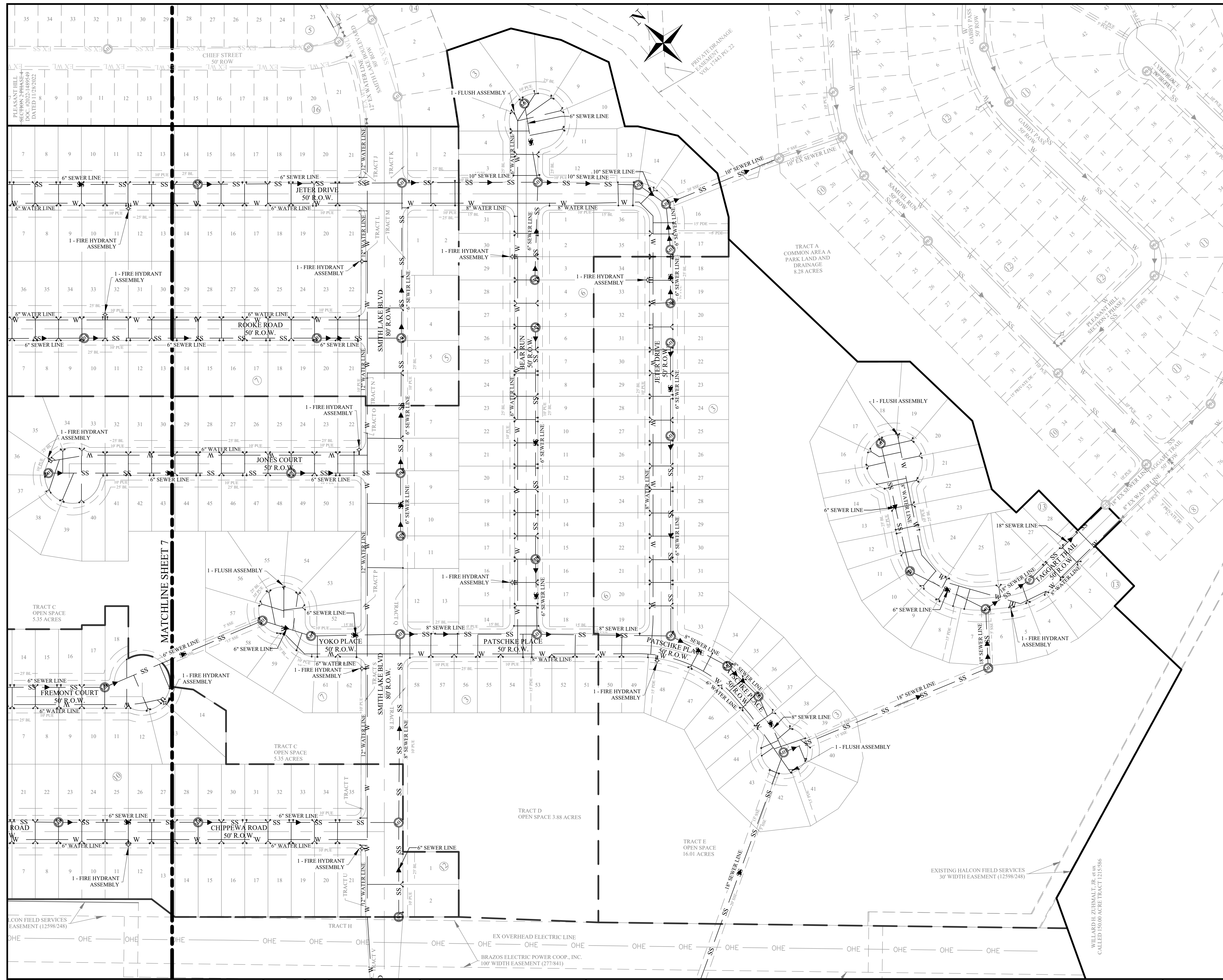
**MASTER-PRELIMINARY PLAN 4
PLEASANT HILL SECTION 3 PHASES 1-9
CITY OF BRYAN, BRAZOS COUNTY, TEXAS**

LEGAL DESCRIPTION
REMAINDER OF 302.579 ACRES LAWRENCE ROBERT ORR III FAMILY TRUST DOC. 01070945 VOL. 9806 PG. 204

OWNER INFO
WBW SINGLE LAND INVESTMENTS, LLC - SERIES 101
109 W. 2nd Street, Suite 201
Georgetown, TX 78626
PH (254) 953-5353
FX (254) 953-5057

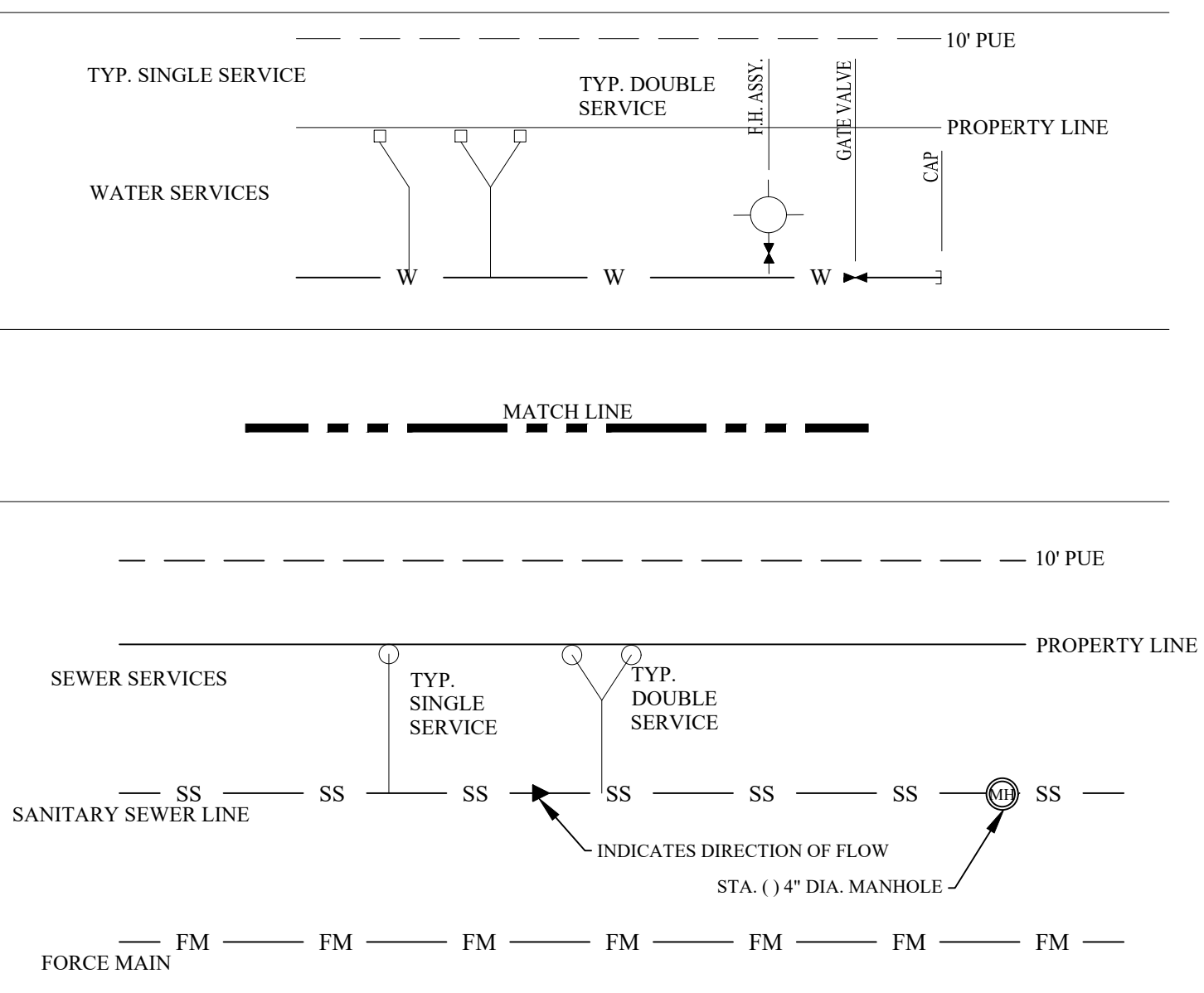
ENGINEER'S APPROVAL
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Yalgo Engineering, LLC
109 W. 2nd Street, Suite 201
Georgetown, TX 78626
PH (254) 953-5353
FX (254) 953-5057
Texas Registered Engineering Firm F-24040
Texas Registered Surveying Firm # 10194797



NOTE:
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AND IS SUBJECT TO CHANGE DURING FINAL PREPARATION OF
CONSTRUCTION PLANS

DESIGN LEGEND



REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	06/23/2023	JCL

PROJECT NUMBER: PH3
CLIENT NAME: WBW SINGLE LAND INVESTMENTS, LLC - SERIES 101
CLIENT LOCATION: GEORGETOWN, TX

APPROVED BY: JCB
AUTHORIZED BY: WBW

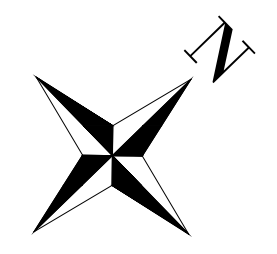
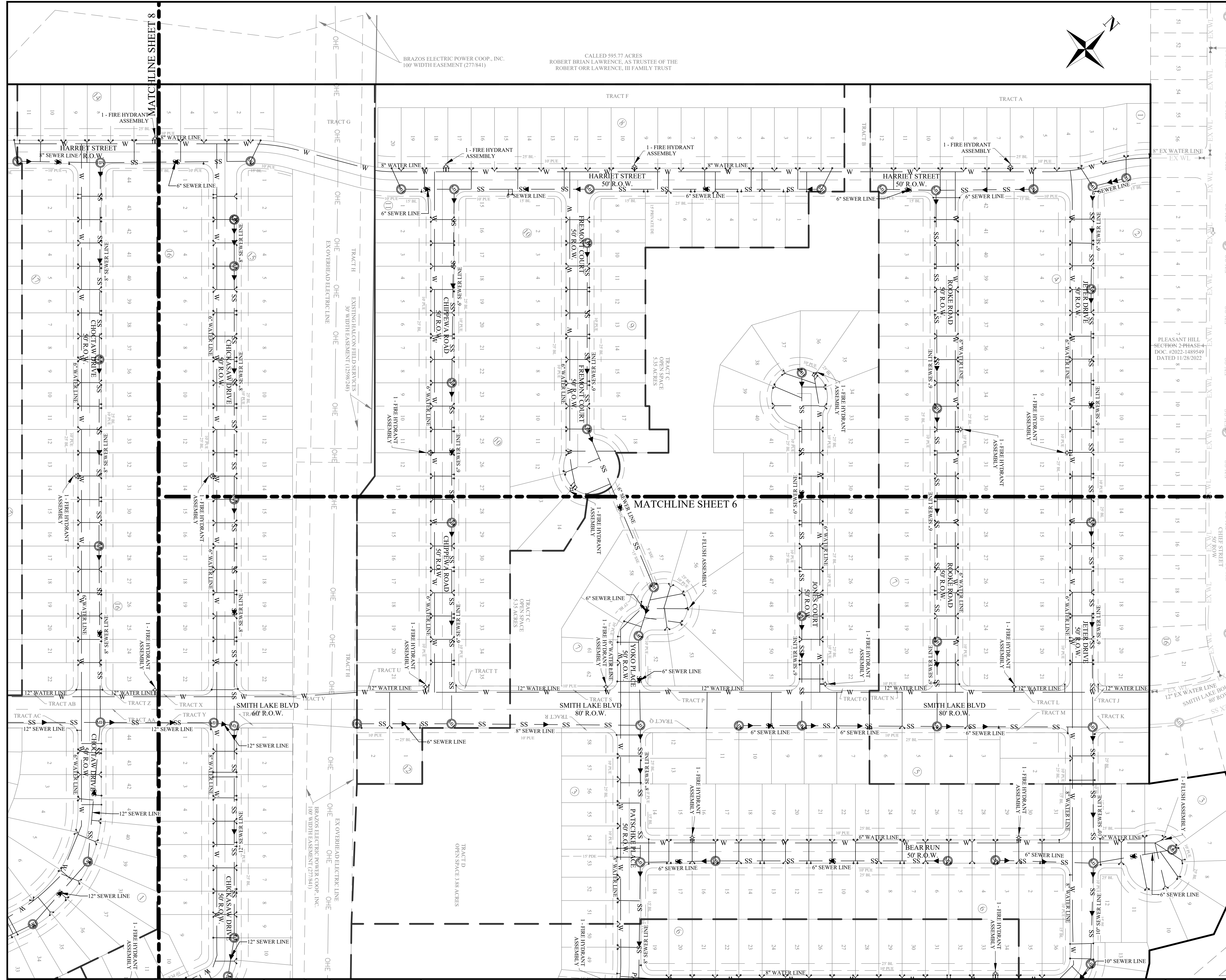
PROJECT INFORMATION	
TOTAL SIZE:	253.48 AC.
TOTAL BLOCKS:	24
TOTAL LOTS:	906
TOTAL TRACTS:	31

GRAPHIC SCALE
0 100 200 300
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. = 333.3'

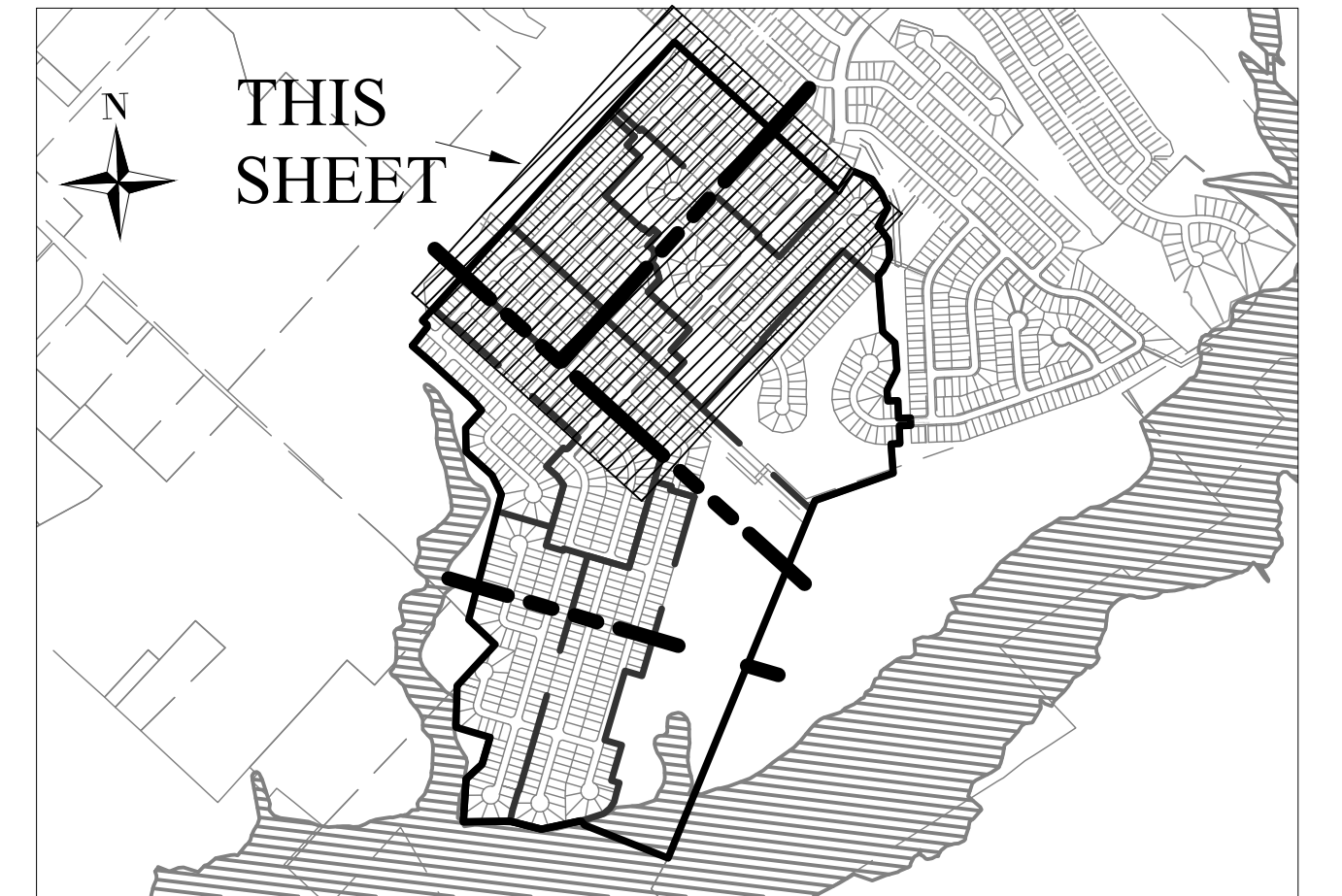
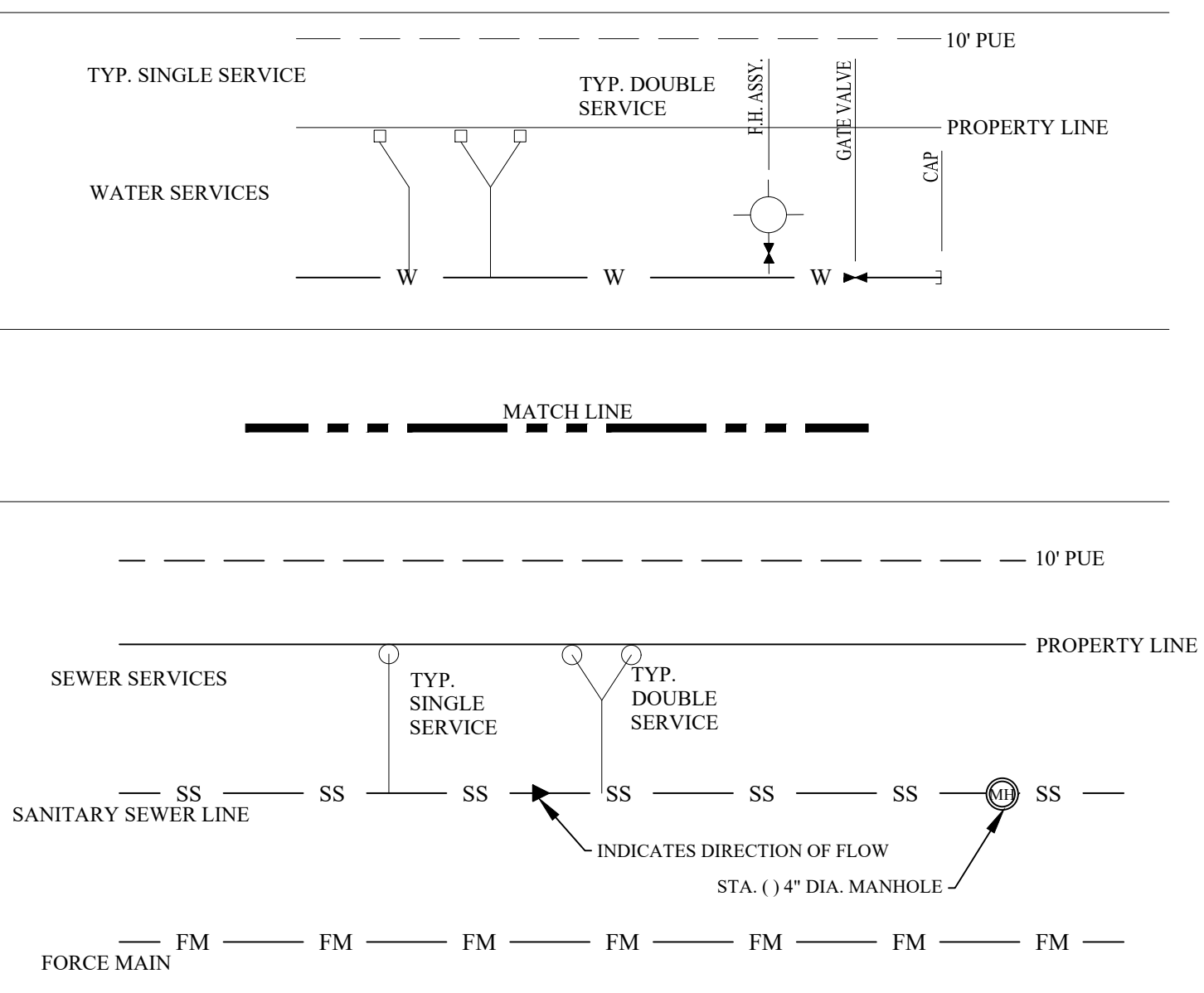
WATER AND SEWER LAYOUT 1 PLEASANT HILL SECTION 3 PHASES 1-9 BRYAN, BRAZOS COUNTY, TEXAS

ENGINEER'S APPROVAL	Yalgo Engineering, LLC	SHEET
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JUAN C. BRIZUELA, P.E. 99981 ON 06/23/2023. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.	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	6 OF 12



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CONSTRUCTION PLANS

DESIGN LEGEND



LOCATION MAP
NOT TO SCALE

REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	06/23/2023	JCL

PROJECT INFORMATION	
TOTAL SIZE:	253.48 AC.
TOTAL BLOCKS:	24
TOTAL LOTS:	906
TOTAL TRACTS:	31

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'	

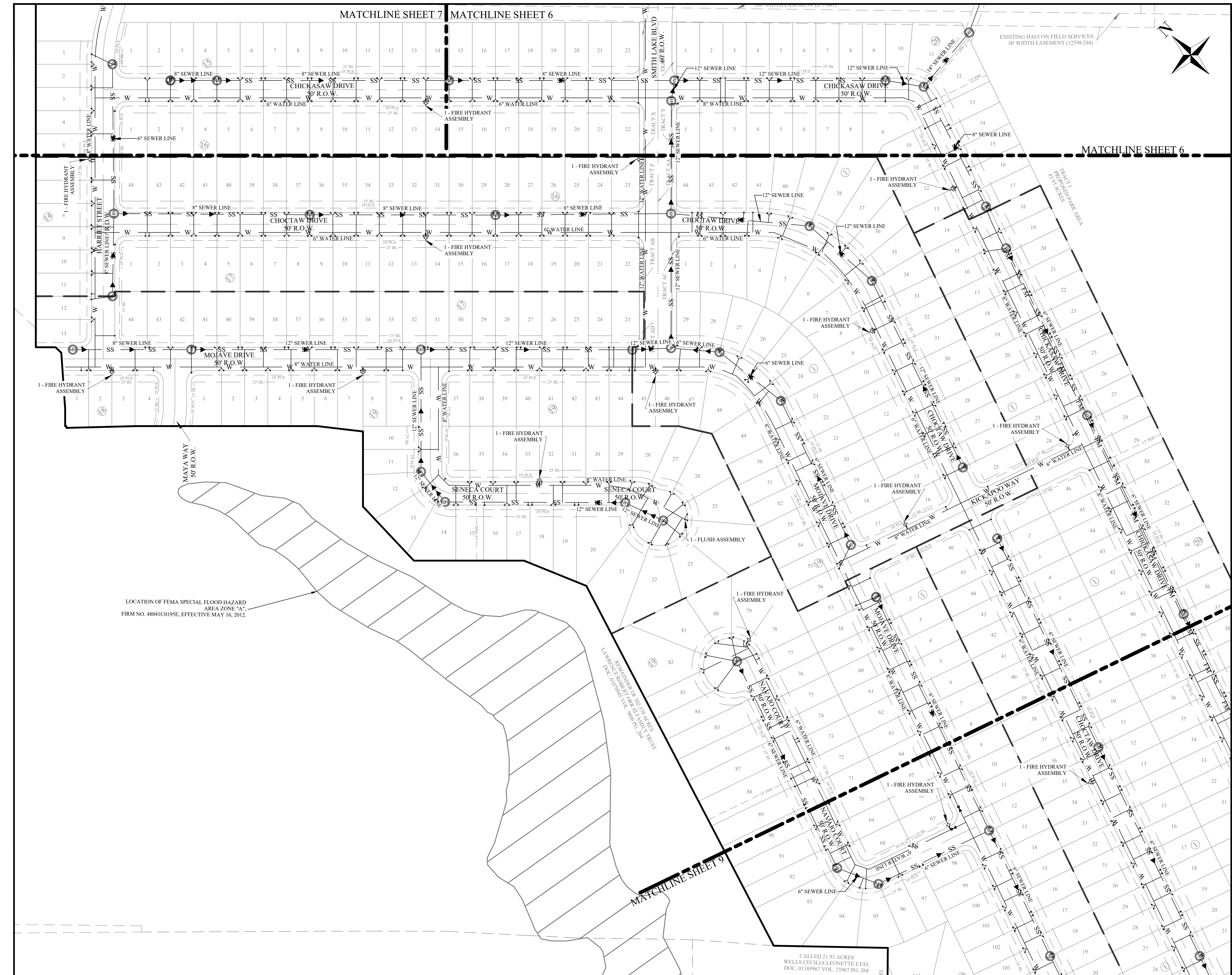
WATER AND SEWER LAYOUT 2 PLEASANT HILL SECTION 3 PHASES 1-9 BRYAN, BRAZOS COUNTY, TEXAS

ENGINEER'S APPROVAL
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Texas Registered Engineering Firm F-24040
Texas Registered Surveying Firm # 10194797

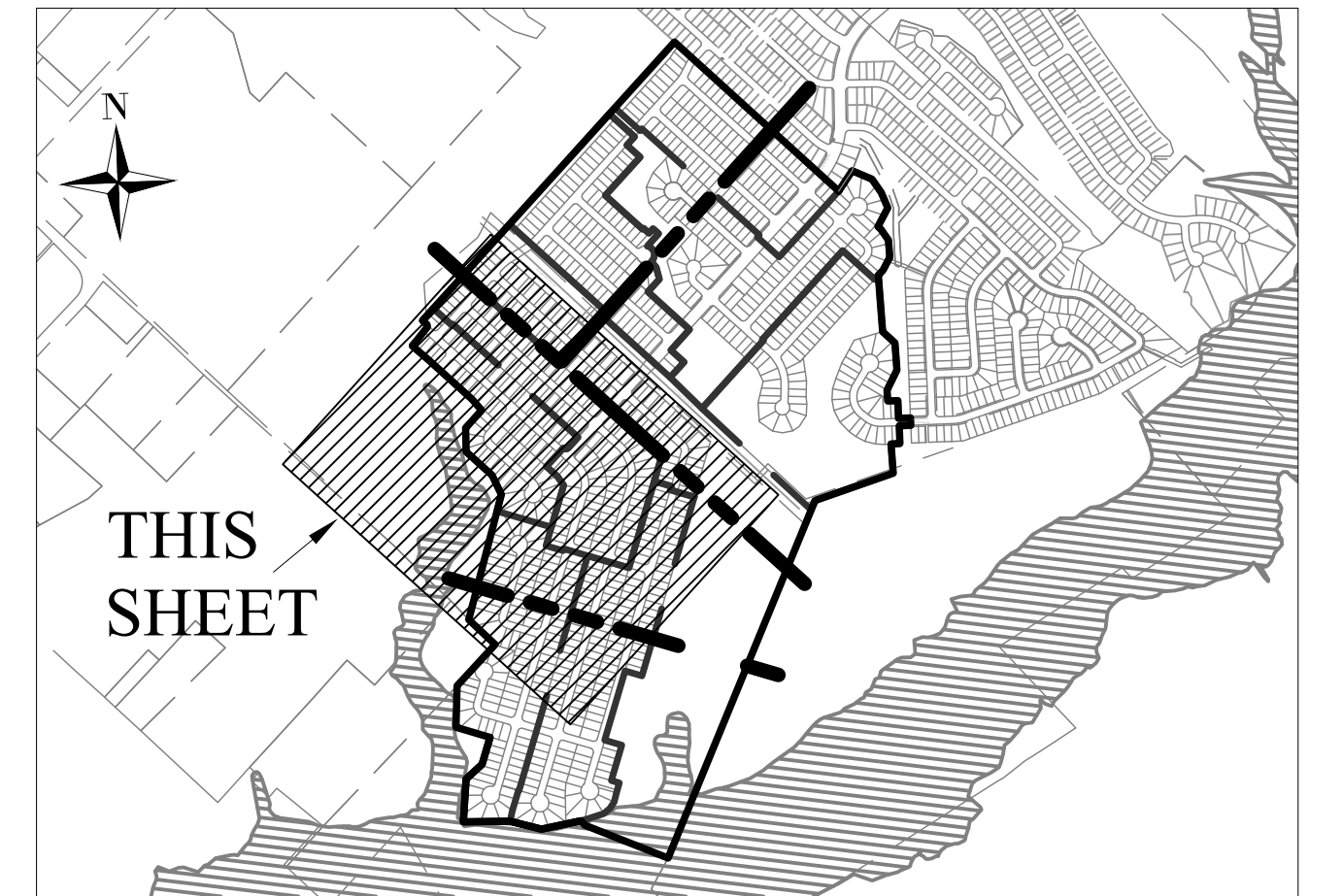
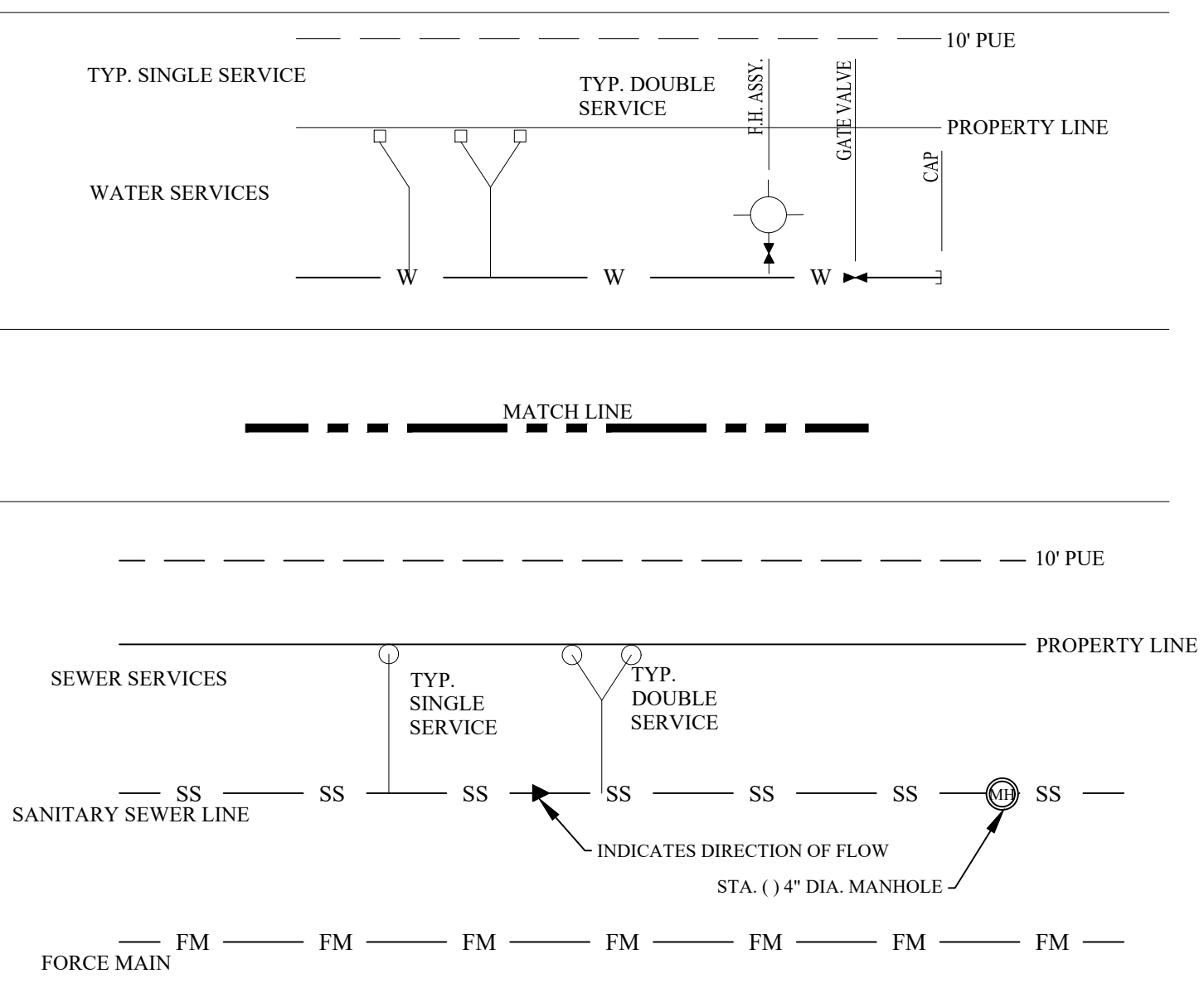
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PRINTED ON: June 23, 2023



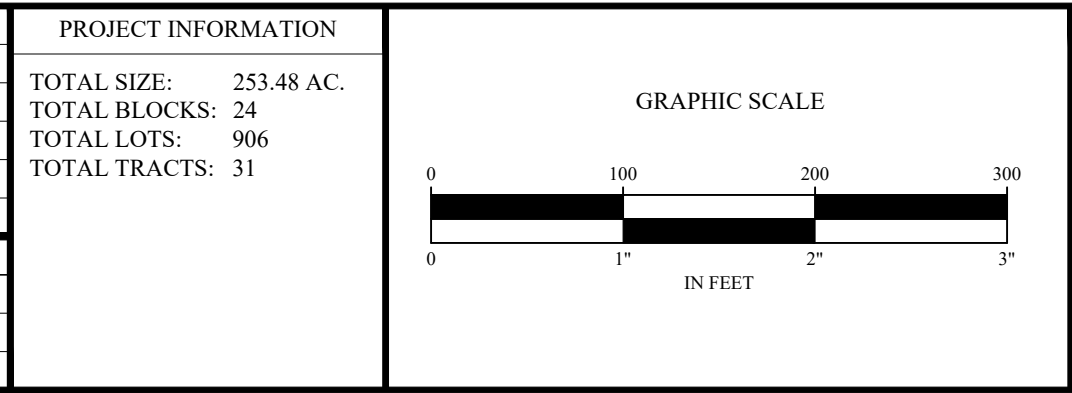
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CONSTRUCTION PLANS

DESIGN LEGEND



LOCATION MAP
NOT TO SCALE

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
1	ORIGINAL RELEASE	06/23/2023	JCL	TOTAL SIZE: 253.48 AC. TOTAL BLOCKS: 24 TOTAL LOTS: 906 TOTAL TRACTS: 31
PROJECT NUMBER: PH3		CLIENT NAME: WBW SINGLE LAND INVESTMENTS, LLC - SERIES 101		
APPROVED BY: JCB		CLIENT LOCATION: GEORGETOWN, TX		
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'

WATER AND SEWER LAYOUT 3 PLEASANT HILL SECTION 3 PHASES 1-9 BRYAN, BRAZOS COUNTY, TEXAS

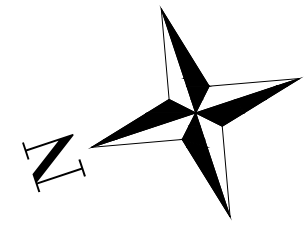
ENGINEER'S APPROVAL

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PURPOSES.

**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

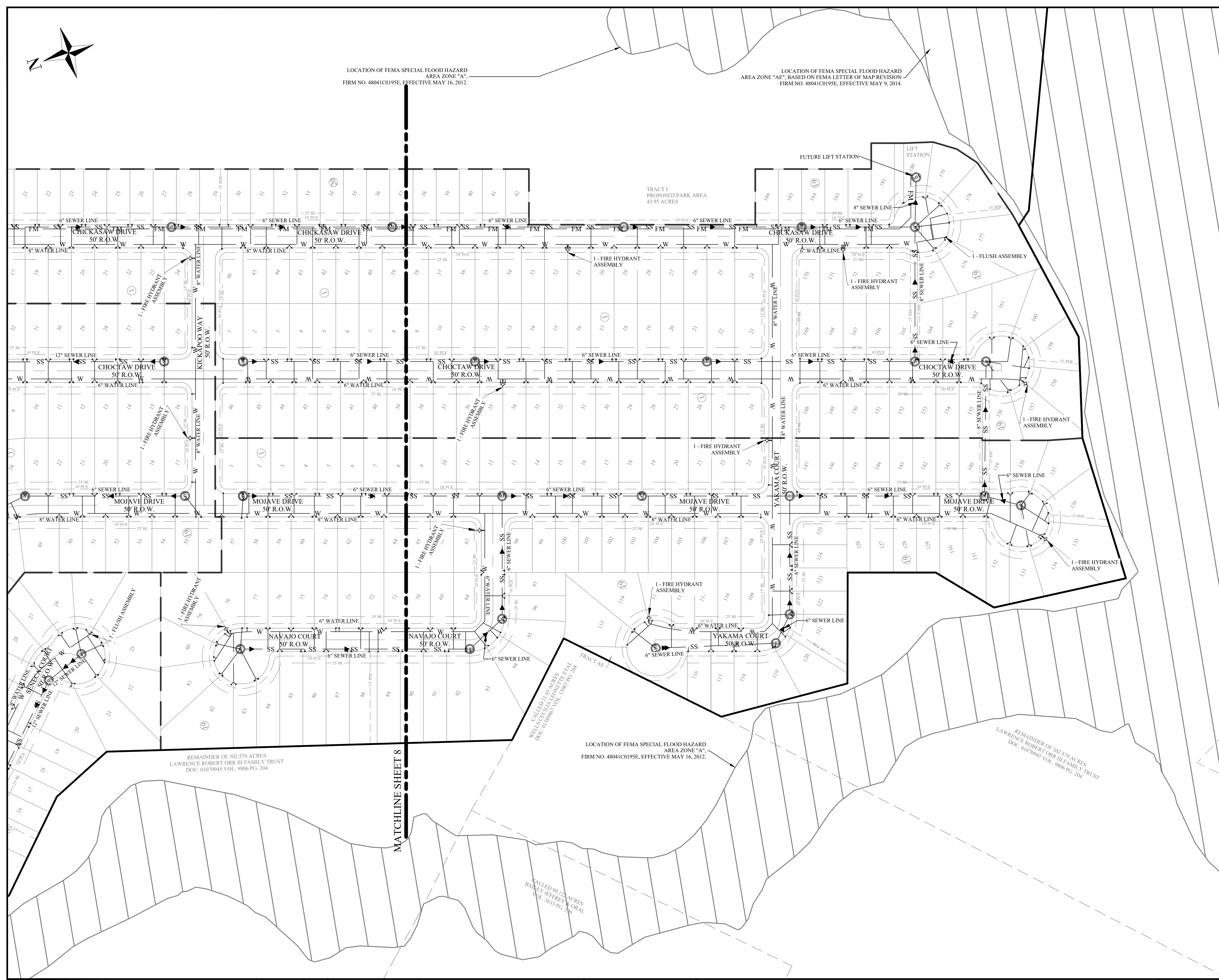
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8
OF
12

PRINTED ON: June 23, 2023



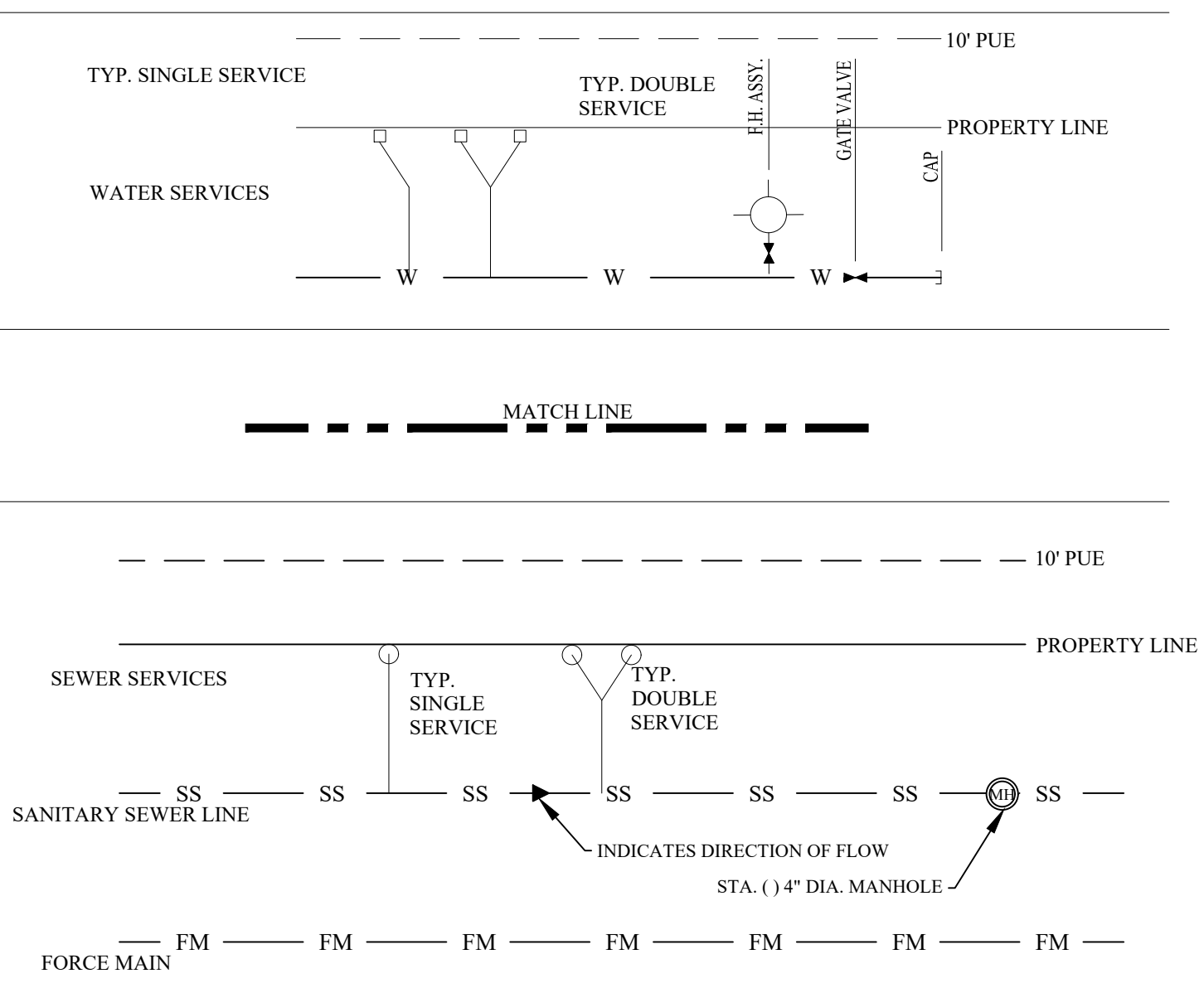
LOCATION OF FEMA SPECIAL FLOOD HAZARD AREA ZONE "A", FIRM NO. 48041C0195E, EFFECTIVE MAY 16, 2012.

LOCATION OF FEMA SPECIAL FLOOD HAZARD AREA ZONE "AE", BASED ON FEMA LETTER OF MAP REVISION FIRM NO. 48041C0195E, EFFECTIVE MAY 9, 2014.



NOTE:
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CONSTRUCTION PLANS

DESIGN LEGEND



THIS SHEET

LOCATION MAP NOT TO SCALE

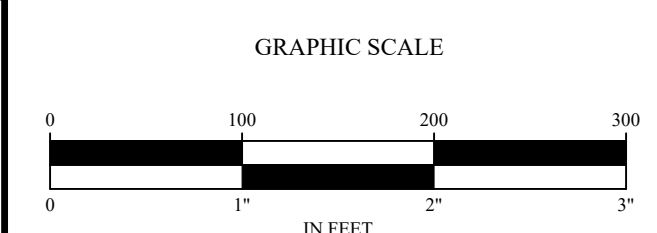
REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	06/23/2023	JCL

PROJECT NUMBER: PH3
CLIENT NAME: BWB SINGLE LAND INVESTMENTS, LLC - SERIES 101
CLIENT LOCATION: GEORGETOWN, TX

APPROVED BY: JCB
AUTHORIZED BY: BWB

PROJECT INFORMATION	
TOTAL SIZE:	253.48 AC.
TOTAL BLOCKS:	24
TOTAL LOTS:	906
TOTAL TRACTS:	31

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 4 PLEASANT HILL SECTION 3 PHASES 1-9 BRYAN, BRAZOS COUNTY, TEXAS

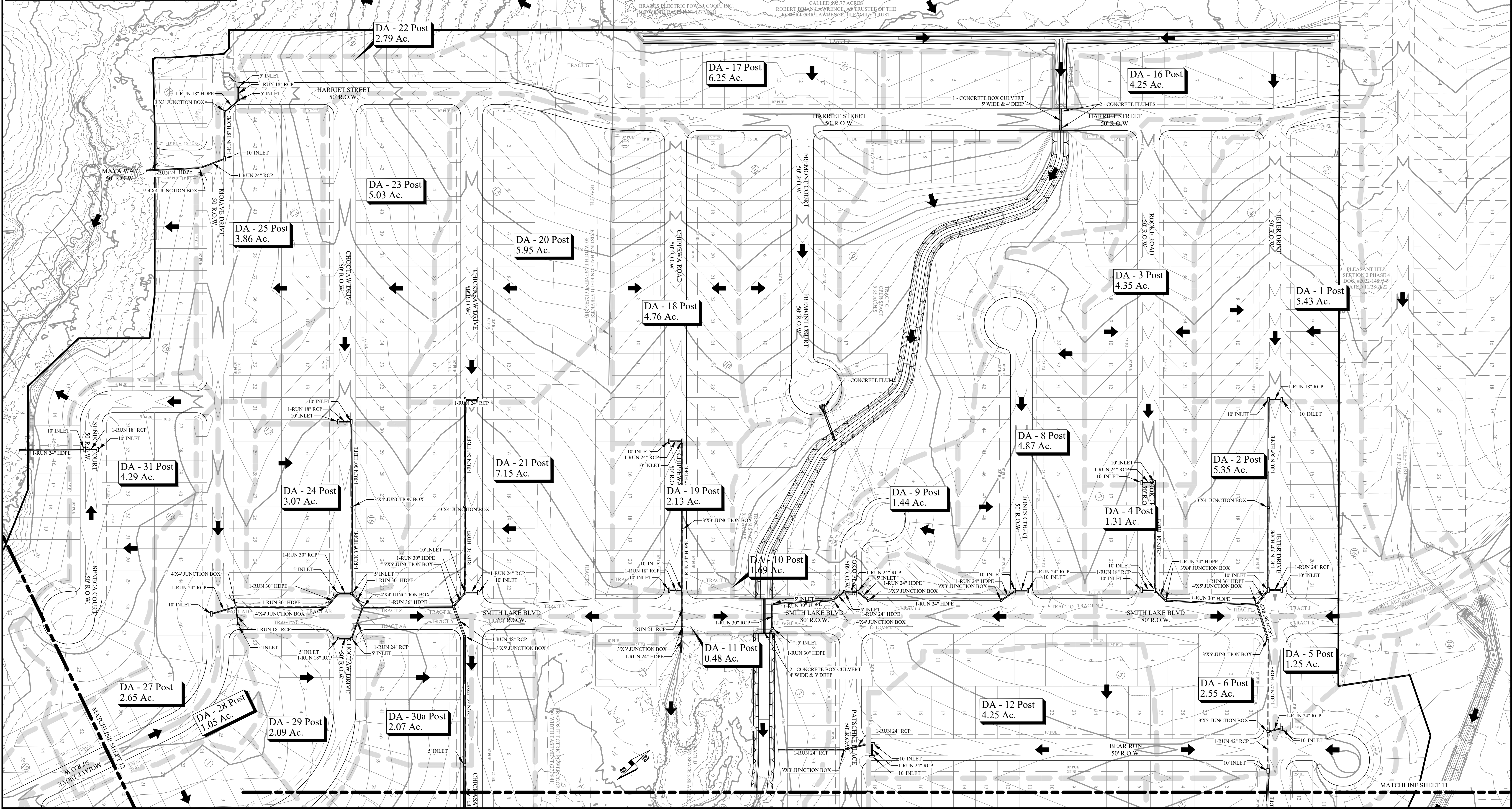
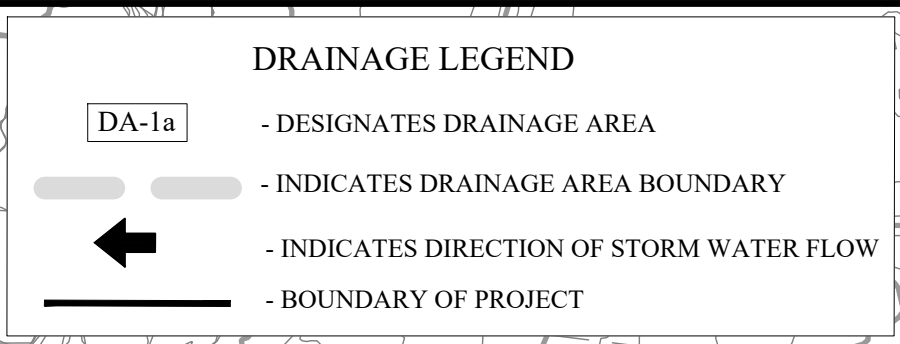
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109 W 2nd Street Ste. 201
Georgetown, TX 78626
PH (254) 953-5353
FX (254) 953-5057
Texas Registered Engineering Firm F-24040
Texas Registered Surveying Firm # 10194797

SHEET
9
OF
12

PRINTED ON: June 23, 2023

- NOTES:
1. THE TOPOGRAPHICAL INFORMATION IS APPROXIMATE AND FOR DRAINAGE ANALYSIS ONLY.
 2. DRAINAGE INFORMATION IS 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 ONE FOOT VERTICAL INTERVALS.
 5. EXISTING CONTOURS OUTSIDE OF ANY PLEASANT HILL BOUNDARY ARE FROM TNRS IN ONE FOOT INTERVALS. EXISTING CONTOURS WITHIN BOUNDARIES OF PREVIOUS PLEASANT HILL PHASES REFLECT DESIGN CONTOURS FOR THAT PHASE.



REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	06/23/2023	JCL

PROJECT INFORMATION	
TOTAL SIZE:	253.48 AC.
TOTAL BLOCKS:	24
TOTAL LOTS:	906
TOTAL TRACTS:	31

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'	

POST-DRAINAGE STRUCTURES 1
PLEASANT HILL SECTION 3 PHASES 1-9
BRYAN, BRAZOS COUNTY, TEXAS

ENGINEER'S APPROVAL

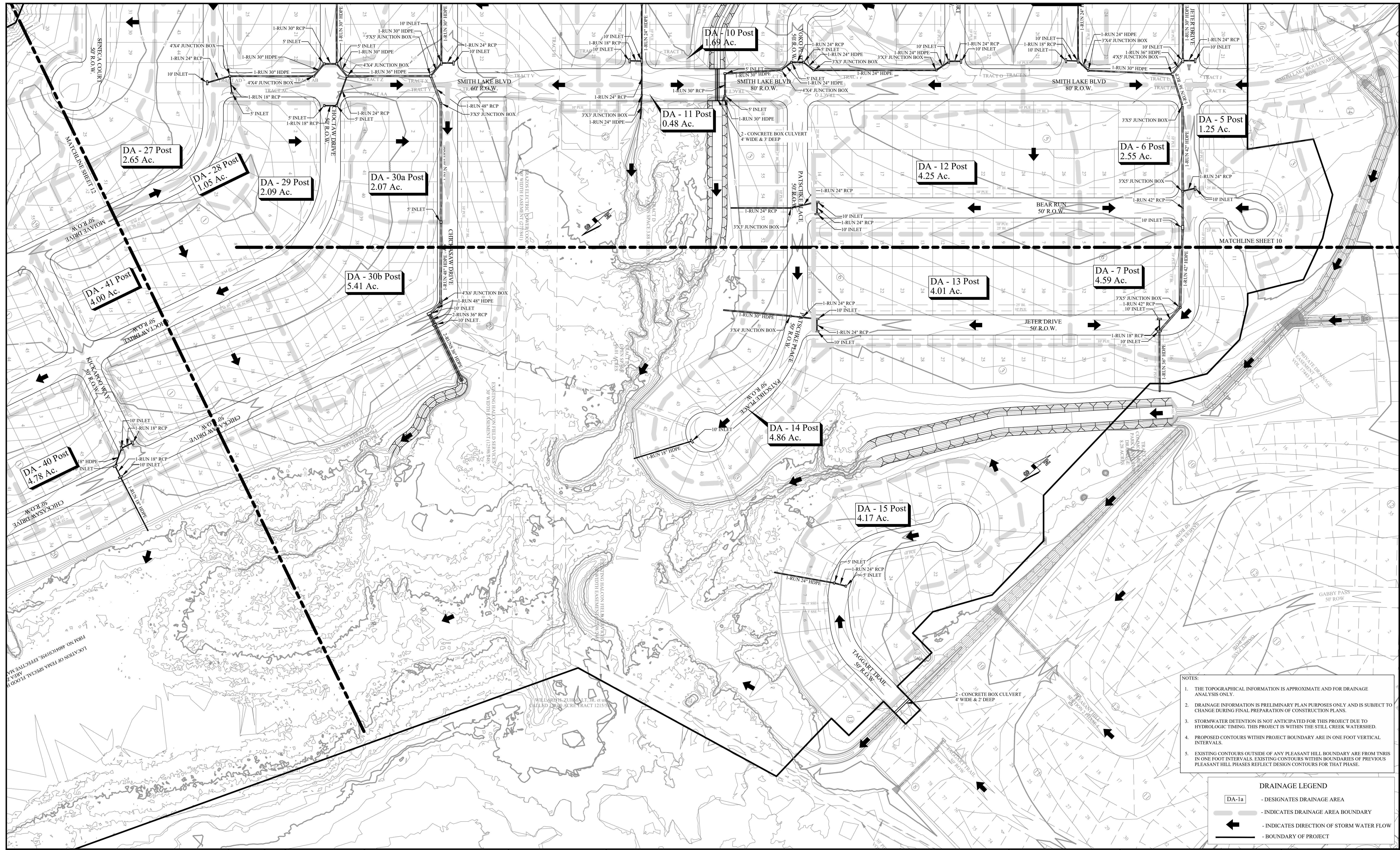
THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF REVIEW UNDER THE
AUTHORITY OF JUAN C. BRIZUELA, P.E. 99981
ON 06/23/2023. IT IS NOT TO BE USED FOR
CONSTRUCTION PURPOSES.

Yalgo Engineering, LLC
109 W 2nd Street Ste. 201
Georgetown, TX 78626
PH (254) 953-5353
FX (254) 953-5057

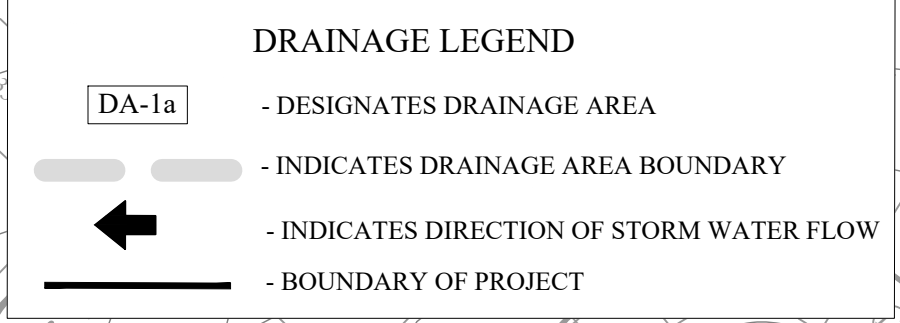
Texas Registered Engineering Firm F-24040
Texas Registered Surveying Firm # 10194797

PRINTED ON: June 23, 2023

SHEET
10
OF
12



- NOTES:
1. THE TOPOGRAPHICAL INFORMATION IS APPROXIMATE AND FOR DRAINAGE ANALYSIS ONLY.
 2. DRAINAGE INFORMATION IS 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 ONE FOOT VERTICAL INTERVALS.
 5. EXISTING CONTOURS OUTSIDE OF ANY PLEASANT HILL BOUNDARY ARE FROM TNRS IN ONE FOOT INTERVALS. EXISTING CONTOURS WITHIN BOUNDARIES OF PREVIOUS PLEASANT HILL PHASES REFLECT DESIGN CONTOURS FOR THAT PHASE.



REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	06/23/2023	

PROJECT NUMBER: PH3
 CLIENT NAME: WBW SINGLE LAND INVESTMENTS, LLC - SERIES 101
 CLIENT LOCATION: GEORGETOWN, TX

APPROVED BY: JCB
 AUTHORIZED BY: WBW

PROJECT INFORMATION

TOTAL SIZE: 253.48 AC.
 TOTAL BLOCKS: 24
 TOTAL LOTS: 906
 TOTAL TRACTS: 31

GRAPHIC SCALE

0 100 200 300
 IN FEET

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 SECTION 3 PHASES 1-9
 BRYAN, BRAZOS COUNTY, TEXAS**

ENGINEER'S APPROVAL

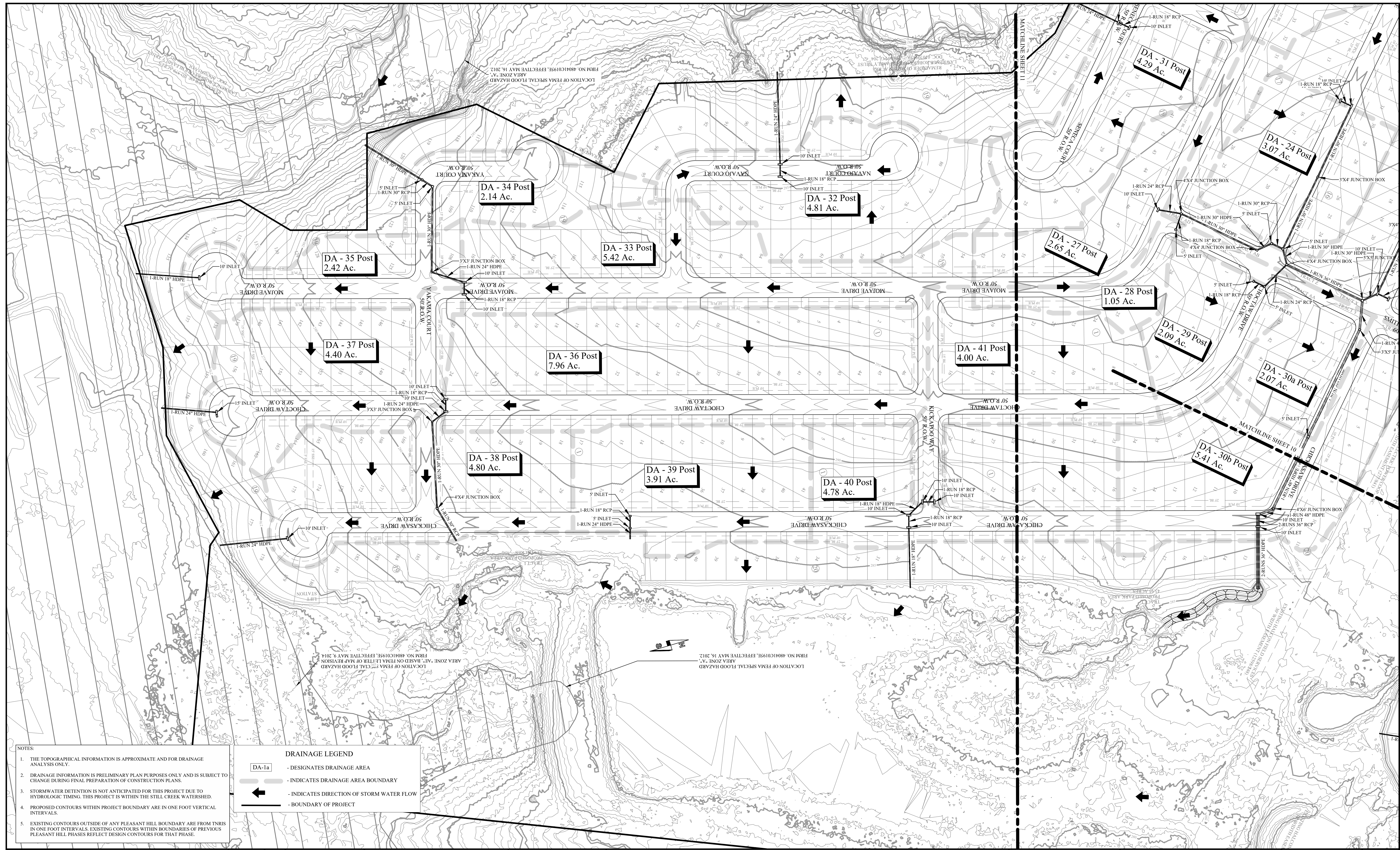
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 Texas Registered Surveying Firm # 10194797

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 OF
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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 ONE FOOT VERTICAL INTERVALS.
 5. EXISTING CONTOURS OUTSIDE OF ANY PLEASANT HILL BOUNDARY ARE FROM TNRIS IN ONE FOOT INTERVALS. EXISTING CONTOURS WITHIN BOUNDARIES OF PREVIOUS PLEASANT HILL PHASES REFLECT DESIGN CONTOURS FOR THAT PHASE.

DRAINAGE LEGEND	
DA-1a	- DESIGNATES DRAINAGE AREA
---	- INDICATES DRAINAGE AREA BOUNDARY
←	- INDICATES DIRECTION OF STORM WATER FLOW
---	- BOUNDARY OF PROJECT

REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	06/23/2023	JCL

PROJECT NUMBER: PH3
 CLIENT NAME: BWB SINGLE LAND INVESTMENTS, LLC - SERIES 101
 CLIENT LOCATION: GEORGETOWN, TX

APPROVED BY: JCB
 AUTHORIZED BY: BWB

PROJECT INFORMATION	
TOTAL SIZE:	253.48 AC.
TOTAL BLOCKS:	24
TOTAL LOTS:	906
TOTAL TRACTS:	31

GRAPHIC SCALE
 0 100 200 300
 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'

POST-DRAINAGE STRUCTURES 3 PLEASANT HILL SECTION 3 PHASES 1-9 BRYAN, BRAZOS COUNTY, TEXAS

ENGINEER'S APPROVAL

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