

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	23.18'	22.36'	N 15°34'49" E	053°07'48"
C2	25.00'	39.27'	35.36'	N 87°08'43" E	090°00'00"
C3	15.00'	8.37'	8.27'	N 26°09'04" E	031°59'18"
C4	60.00'	12.00'	11.98'	N 15°53'04" E	011°27'16"
C5	60.00'	42.31'	41.44'	N 41°48'56" E	040°24'28"
C6	60.00'	35.82'	35.29'	S 79°07'27" E	034°12'33"
C7	60.00'	35.82'	35.29'	S 66°40'00" E	034°12'33"
C8	60.00'	35.82'	35.29'	S 32°27'27" E	034°12'33"
C9	60.00'	35.82'	35.29'	S 01°45'07" W	034°12'33"
C10	60.00'	40.69'	39.92'	S 38°17'06" W	038°51'24"
C11	60.00'	64.73'	61.63'	S 88°37'03" W	061°48'38"
C12	15.00'	18.11'	17.03'	S 84°56'22" W	069°10'07"
C13	15.00'	2.15'	2.15'	S 46°15'01" W	008°12'36"
C14	25.00'	39.27'	35.36'	S 02°51'17" E	090°00'00"
C15	25.00'	39.27'	35.36'	S 07°08'43" E	090°00'00"
C16	25.00'	39.27'	35.36'	S 02°51'17" E	090°00'00"
C20	60.00'	43.07'	42.15'	S 46°16'20" E	041°07'37"
C21	60.00'	133.69'	107.70'	N 14°01'10" W	127°39'44"
C22	60.00'	67.67'	64.14'	S 45°32'33" E	064°36'59"
C23	60.00'	21.70'	21.58'	S 02°52'21" E	020°43'25"
C24	60.00'	44.32'	43.32'	S 28°39'02" W	042°19'19"
C26	15.00'	7.83'	7.75'	N 32°53'29" W	029°55'35"
C27	60.00'	11.46'	11.44'	N 23°24'03" W	010°56'44"
C28	60.00'	41.89'	41.04'	N 48°52'21" W	039°59'52"
C29	60.00'	35.82'	35.29'	N 85°58'34" W	034°12'33"
C30	60.00'	35.82'	35.29'	S 59°48'52" W	034°12'33"
C31	60.00'	35.82'	35.29'	S 25°36'19" W	034°12'33"
C32	60.00'	35.82'	35.29'	S 08°36'14" E	034°12'33"
C33	60.00'	62.29'	59.53'	N 83°25'24" E	059°28'56"
C34	15.00'	16.52'	15.70'	N 85°14'29" E	063°07'05"
C35	15.00'	4.02'	4.01'	S 55°31'38" E	015°20'42"
C36	25.00'	23.18'	22.36'	S 15°34'49" W	053°07'48"
C37	25.00'	16.09'	15.81'	N 66°17'22" W	036°52'12"
C38	25.00'	23.18'	22.36'	S 68°42'38" W	053°07'48"
C39	50.00'	6.68'	6.68'	S 38°18'58" W	007°39'30"
C40	50.00'	33.98'	33.33'	S 15°00'57" W	038°56'33"
C41	50.00'	33.98'	33.33'	S 23°55'36" E	038°56'33"
C42	50.00'	33.98'	33.33'	S 62°42'09" E	038°56'33"
C43	50.00'	33.98'	33.33'	N 78°11'18" E	038°56'33"
C44	50.00'	33.98'	33.33'	N 39°14'46" E	038°56'33"
C45	50.00'	53.93'	51.35'	N 11°07'24" W	061°47'47"
C46	50.00'	0.66'	0.66'	N 42°24'05" W	000°43'33"
C47	15.00'	15.37'	14.71'	N 13°25'16" W	058°43'10"
C48	75.00'	41.85'	41.31'	N 00°02'51" W	031°58'20"
C49	50.00'	78.54'	70.71'	N 02°51'17" W	090°00'00"
C50	75.00'	37.90'	37.50'	N 30°30'40" W	028°57'18"
C51	75.00'	3.75'	3.75'	N 46°25'18" W	002°51'57"
C52	25.00'	16.09'	15.81'	N 29°25'11" W	036°52'12"
C53	25.00'	23.18'	22.36'	S 68°42'38" W	053°07'48"
C54	25.00'	16.09'	15.81'	N 66°17'22" W	036°52'12"
C55	25.00'	16.09'	15.81'	N 29°25'11" W	036°52'12"
C56	25.00'	23.18'	22.36'	N 15°34'49" E	053°07'48"
C57	25.00'	39.27'	35.36'	S 02°51'17" E	090°00'00"
C59	25.00'	39.27'	35.36'	S 87°08'43" W	090°00'00"
C60	35.00'	54.98'	49.50'	S 02°51'17" W	090°00'00"
C61	60.00'	94.25'	84.85'	N 02°51'17" W	090°00'00"
C62	85.00'	31.99'	31.80'	N 31°21'50" E	021°33'47"
C63	85.00'	50.99'	50.23'	N 03°23'51" E	034°22'11"
C64	85.00'	38.98'	38.64'	N 26°55'26" W	026°16'23"
C65	85.00'	11.56'	11.55'	N 43°57'27" W	007°47'39"
C66	25.00'	16.09'	15.81'	S 29°25'11" E	036°52'12"

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 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 X CCF = PERMANENT IRON RODS SET FOR CORNER ARE 1/2" IRON RODS WITH CAP MARKED "YALGO". UNLESS OTHERWISE NOTED HEREIN, THE POINT OF BEGINNING FOR THIS TRACT BEARS N 42° 15' 36" E, 3357.56 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).
- ROAD WIDTH LOCAL STREETS = 50' ROW, 27' BOC-BOC MAJOR COLLECTOR STREETS = 80' ROW, 48' 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), ON JULY 13, 2021 (ORDINANCE NO. 2496), AND ON NOVEMBER 9, 2021 (ORDINANCE NO. 2517).
- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
 - 5' SIDE YARD SETBACK
 - 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. 12-06-1920P 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.
- OWNERSHIP OF TRACTS B, C, AND D 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 SHALL BE MAINTAINED BY THE CITY OF BRYAN.
- TRACTS O, P, Q, R, AND S ARE TO BE USED AS FENCE, WALL, LANDSCAPE, AND PUBLIC UTILITY TRACTS BY THE PLEASANT HILL HOME OWNERS ASSOCIATION.
- PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE PLEASANT HILL HOME OWNERS ASSOCIATION.
- ARROW (→) INDICATES THAT THE STORM WATER RUNOFF MUST FLOW DIRECTLY ONTO AND THROUGH DOWNSTREAM LOT, WITHOUT IMPEDIMENT OR DIVERSION TO OTHER LOTS.

LOT SIZE TABLE

Block	Lot	Area (sq.ft.)
3	3	7075
3	4	5960
3	5	7302
3	6	13684
3	7	11358
3	8	8821
3	9	9598
3	10	7978
3	11	7491
3	12	10961
3	13	6514
3	14	7891
3	15	10192
3	16	8644
3	17	6711
3	9	1090
3	51	6000
3	52	6000
3	53	7200
3	54	6000
3	55	6000
3	56	6000
3	57	6000
3	58	5976
5	4	1290
5	6	8400
5	7	8400
5	8	8400
5	9	8400
5	10	8400
5	11	8400
5	12	7676
5	13	7900
5	14	7066
5	15	6000
5	16	6000
5	17	6000
5	18	6000
5	19	6000
5	20	6000
5	21	6000
5	22	6000
5	23	6000
5	24	6000
5	25	6000
5	26	6000
5	27	6000
5	28	6000
5	29	6000
5	30	6000
5	31	7066
6	1	7066
6	2	6000
6	3	6000
6	4	6000
6	5	6000
6	6	6000
6	7	6000
6	8	6000
6	9	6000
6	10	6000
6	11	6000
6	12	6000
6	13	6000
6	14	6000
6	15	6000
6	16	6000
6	17	6000
6	18	7066
6	19	6000
6	20	6000
6	21	6000
6	22	6000
6	23	6000
6	24	6000
6	25	6000
6	26	6000
6	27	6000
6	28	6000
6	29	6000
6	30	6000
6	31	6000
6	32	6000
6	33	5948
6	34	7059
6	35	12941
6	36	10637
6	37	8546
6	38	8485
6	39	7992
6	40	7495
6	41	9206
6	42	6000
6	43	6000
6	44	6000
6	45	6000
6	46	6000
6	47	6000
6	48	6000
6	49	6000
6	50	6000
6	51	5976
6	52	7618
6	53	12443
6	54	11688
6	55	10203
6	56	13128
6	57	8712
6	58	10367
6	59	6731
6	60	7491
6	61	6211
6	62	5976

FINAL PLAT
PLEASANT HILL SECTION 3 - PHASE 2
 BRAZOS COUNTY, TEXAS
 A 32.96 AC. ACRE TRACT SITUATED IN, AND BEING OUT OF, THE
 STEPHEN F. AUSTIN LEAGUE SURVEY, A-62, AND THE JAMES
 MCMILLEN SURVEY, A-176, BRAZOS COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF WILLIAMSON

I, BWB 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 Deeds Records of Brazos County in Volume 1215, Page 741, 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 intended.

BWB 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 BWB Single Development Group, LLC - Series 111, a separate series of BWB 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 _____ day of _____, 20_____.

 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.

by: _____
 COREY SHANNON
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5967

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.

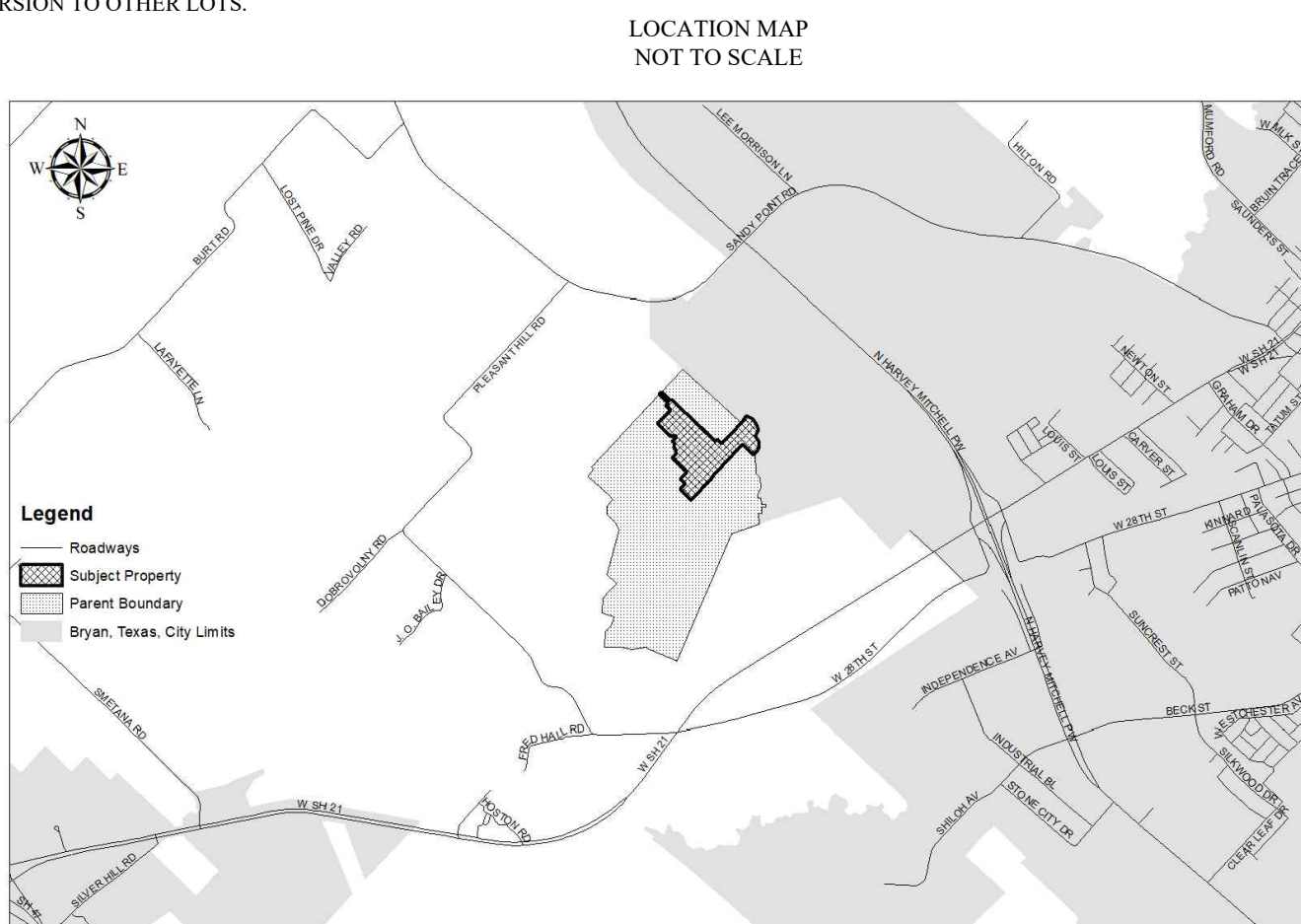
 Chair, Planning & Zoning Commission Bryan, Texas

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



FIELD NOTES

A METES & BOUNDS description of a certain 32.96 acre tract of land situated in the James McMillen Survey, Abstract No. 176 in Brazos County, Texas, being part of a called 101.316 acre tract (Parcel No. 1) described in a deed to BWB Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1439076 of the Official Public Records of Brazos County (OPRBC) and a part of a called 133.99 acre tract described in a deed to BWB Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1439077 of the OPRBC, said 32.96 acre tract being more particularly described as follows with all bearings being based on the Texas State Plane Coordinate System of 1983, Central Zone;

BEGINNING at a 1/2 inch iron rod with cap stamped (YALGO LLC) found at the south corner of Pleasant Hill Section 2 - Phase 4 as shown on map recorded in Document No. 2022-1489549 of the OPRBC and being in the common line of said Parcel No. 1 and a called 153.20 acre tract described in a deed to BWB Single Land Inv. LLC - Series 101 and recorded in Document No. 2019-1374025 of the OPRBC;

THENCE, North 33°24'49" East, 165.07 feet along the south line of said Pleasant Hill Section 2 - Phase 4 to a 1/2 inch iron rod with cap stamped (YALGO LLC) found for the most westerly corner of Pleasant Hill Section 2 - Phase 5 as shown on map recorded in Document No. 2023-1508773 of the OPRBC;

THENCE, along the westerly lines of said Pleasant Hill Section 2 - Phase 5 the following nine (9) courses:

1. South 66°53'15" East, 145.88 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
2. South 34°57'48" East, 110.25 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
3. South 22°57'54" East, 113.05 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
4. South 28°03'17" West, 142.46 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
5. South 47°51'17" East, 28.03 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
6. South 34°45'55" East, 88.32 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
7. South 04°13'07" East, 117.00 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
8. South 27°41'32" West, 97.34 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
9. South 42°08'43" West, crossing the northwest corner of said Pleasant Hill Section 2 - Phase 5 and continuing into said Parcel No. 1 for a total distance of 85.00 feet to a point for corner;

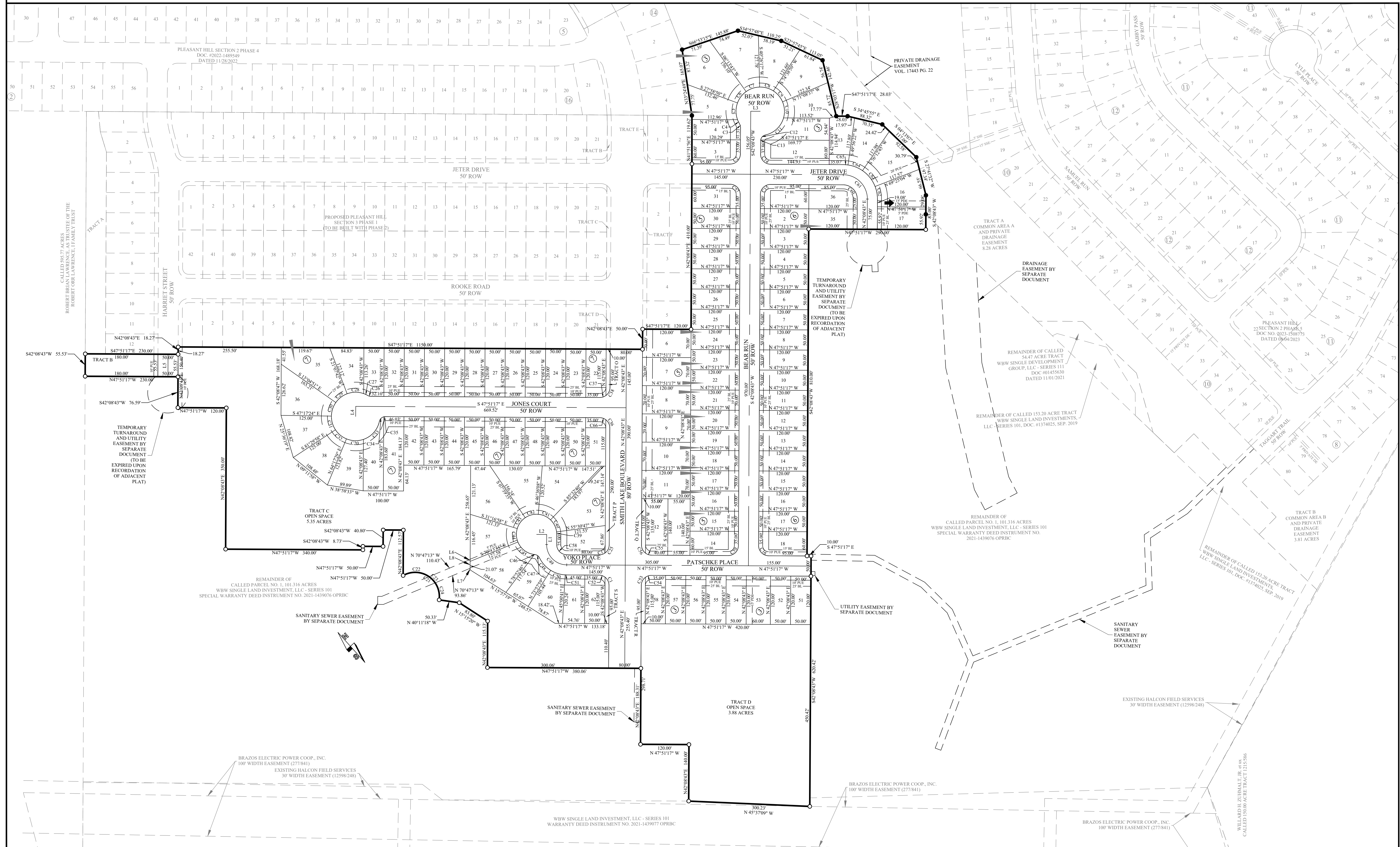
THENCE, over and across said Parcel No. 1 the following four (4) courses:

1. North 47°51'17" West, 290.00 feet to a point for corner;
2. South 42°08'43" West, 810.00 feet to a point for corner;
3. South 47°51'17" East, 10.00 feet to a point for corner;
4. South 42°08'43" West, crossing the common line of said Parcel No. 1 and said 133.99 acre tract and continuing into said 133.99 acre tract for a total distance of 620.42 feet to a point for corner;

THENCE, North 45°37'09" West, over and across said 133.99 acre tract, crossing the common line of said 133.99 acre tract and said Parcel No. 1 and continuing into said Parcel No. 1 for a total distance of 300.23 feet to a point for corner;

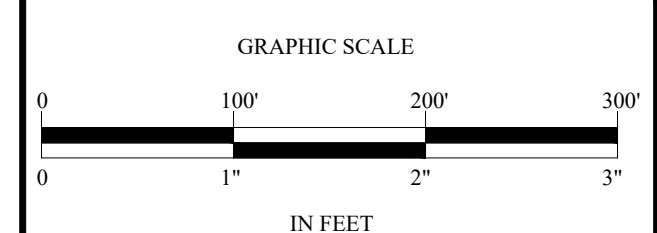
THENCE, over and across said Parcel No. 1 the following eighteen (18) courses:

1. North 42°08'43" East, 140.00 feet to a point for corner;
2. North 47°51'17" West, 120.00 feet to a point for corner;
3. North 42°08'43" East, 188.31 feet to a point for corner;
4. North 47°51'17" West, 380.06 feet



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	LEGAL DESCRIPTION
1	ORIGINAL RELEASE	08/28/23	JCL	TOTAL SIZE: 32.96 AC. TOTAL BLOCKS: 4 TOTAL LOTS: 110 TOTAL TRACTS: 8	CONCRETE TxDOT MONUMENT (SOUTHEAST R.O.W. LINE OF SANDY POINT ROAD) NAD 83 (2011) TX CENTRAL ZONE #4203 N: 10232940.54 E: 3325284.48 ELEV. = 333.33'	32.96 AC. TRACT SITUATED IN, AND BEING OUT OF, THE STEPHEN F. AUSTIN SURVEY, A-62, AND THE JAMES McMILLEN SURVEY, A-176, BRAZOS COUNTY, TEXAS
PROJECT NUMBER: PH32				CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 111		
APPROVED BY: JCB				CLIENT LOCATION: GEORGETOWN, TX		
AUTHORIZED BY: WBW						

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FINAL PLAT
PLEASANT HILL SECTION 3 - PHASE 2
CITY OF BRYAN, COUNTY OF BRAZOS, TEXAS

Yalco Engineering, LLC
109 W 2nd Street Ste. 201
Georgetown, TX 78626
PH (254) 953-5533
FX (254) 953-5057
Texas Registered Engineering Firm F-24040
Texas Registered Surveying Firm # 10194797