

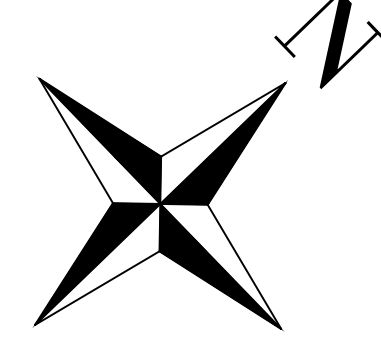
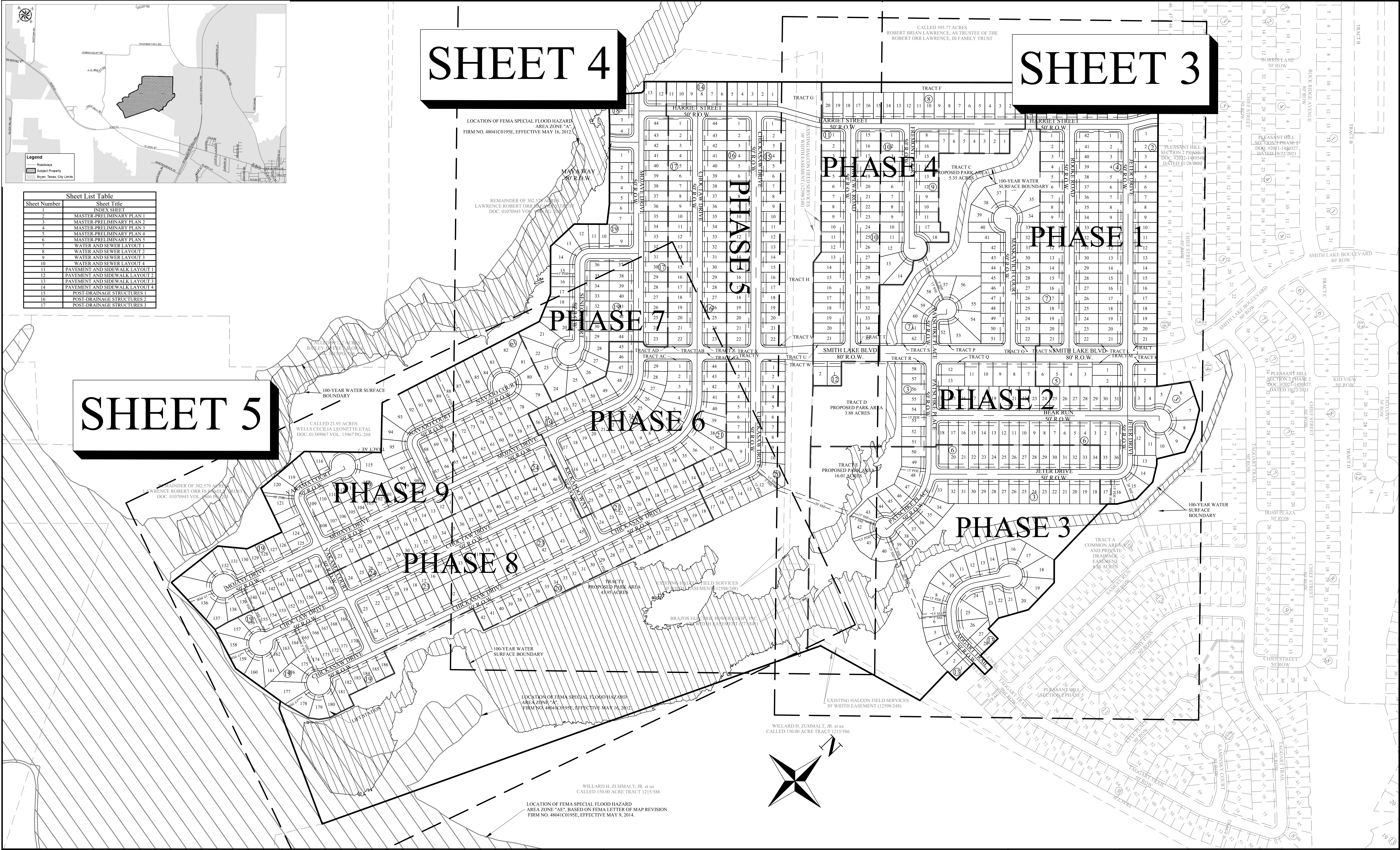
**Legend**  
 Subject Property  
 Bryan, Texas, City Limits

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# SHEET 4

# SHEET 3

# SHEET 5



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

PROJECT INFORMATION	
TOTAL SIZE:	253.51 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
	2001 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**

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

**ENGINEER'S APPROVAL**  
 THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JUAN C. BRIZUELA, P.E. 99981 ON 10/16/2023. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

**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

SHEET  
**1**  
 OF  
**17**

PRINTED ON October 16, 2023

**MASTER - PRELIMINARY PLAN  
PLEASANT HILL SECTION 3, PHASES 1-9**  
CITY OF BRYAN, BRAZOS COUNTY, TEXAS  
A 253.51 ACRE TRACT SITUATED IN, AND BEING OUT OF, THE JAMES MCMILLEN SURVEY, ABSTRACT NO. 176, THE THOMAS F. MCKINNEY LEAGUE, ABSTRACT NO. 33, THE JOHN WILLIAMS LEAGUE, ABSTRACT NO. 237, THE STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 62

- 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 (11) DATUM, TEXAS CENTRAL ZONE NO. 4303. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. THE AVERAGE CORNED CORRECTION FACTOR (CCF) IS 0.9998811. GRID DISTANCE - GROUND DISTANCE X CCF. PERMANENT IRON RODS SET FOR CORNER ARE 1/2 INCH IRON RODS WITH CAP MARKED "YALGO", UNLESS OTHERWISE NOTED HEREIN
  - ROAD WIDTH  
MAJOR COLLECTORS - 80' ROW, 48' BOC-BOC  
MINOR COLLECTORS - 60' ROW, 38' BOC-BOC  
LOCAL STREETS - 50' ROW, 27' BOC-BOC
  - ZONING OF THIS PROPERTY IS CURRENTLY UNDER NEW DEVELOPMENT PLAN FOR A PLANNED DEVELOPMENT - MIXED USE DISTRICT (PD-M) - APPROVED BY THE BRYAN CITY COUNCIL ON NOVEMBER 13, 2018 (ORDINANCE NO. 2366), AND REVISED AS APPROVED BY THE BRYAN CITY COUNCIL ON JULY 9, 2019 (ORDINANCE NO. 2362), ON JULY 13, 2021 (ORDINANCE NO. 2496), AND 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.
  - A 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 48041C0195F FOR BRAZOS COUNTY, TEXAS. 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 A, B, C, D, E, F, G, H, AND I SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION, OPERATION, MANAGEMENT, MAINTENANCE REPAIR AND USE OF SAID COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE PLEASANT HILLS HOMEOWNERS ASSOCIATION. PIPING LOCATED IN THE RIGHT OF WAY OR PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE CITY OF BRYAN.
  - TRACTS J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AND AE ARE TO BE USED AS FENCE, WALL, AND LANDSCAPE TRACTS BY THE PLEASANT HILL HOME OWNERS ASSOCIATION.
  - WHERE ELECTRIC FACILITIES ARE INSTALLED, THEY SHALL BE INSTALLED, 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 253.51 acre tract of land situated in the James McMillen Survey, Abstract No. 176, the Thomas F. McKinney League, Abstract No. 33, the John Williams League, Abstract No. 237 and the Stephen F. Austin League No. 9, Abstract No. 62 in Brazos County, Texas, being all of a called 103.116 acre tract (Parcel No. 1), a called 1.836 acre tract (Parcel No. 2), a called 6.626 acre tract (Parcel No. 3), a called 0.031 acre tract (Parcel No. 4), a called 0.001 acre tract (Parcel No. 5), a called 0.02 acre tract (Parcel No. 6) and a called 6.70 acre tract (Parcel No. 7) all described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-149076 of the Official Public Records of Brazos County (OPRC), also being all of a called 13.20 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-149077 of the OPRC, and being a portion of a called 153.20 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2019-1374025 of the OPRC and a portion of a called 54.47 acre tract described in a deed to WBW Single Development Group, LLC - Series 111 and recorded in Document No. 2021-1455610 of the OPRC; said 253.51 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 found 1/2" iron rod with plastic cap stamped (YALGO 6200) marking the southwest corner of said 54.47 acre tract and the southeast corner of said Parcel No. 1 and being in the north line of a called 150.00 acre tract described in a deed to Willard Harvey Zamwick, Jr. and wife, recorded in Document No. 2020-139967 of the OPRC;

THENCE, South 70°49'06" West, 559.85 feet along the common line of said Parcel No. 1 and said 150.00 acre tract to a 1/2 inch iron rod found at the northwest corner of said 150.00 acre tract and an interior corner of said Parcel No. 1;

THENCE, South 20°21'17" West, 261.31 feet along the east line of said Parcel No. 1 and said 133.99 acre tract common with the west line of said 150.00 acre tract to a point for the southeast corner of said 133.99 acre tract from which a found 1/2 inch iron rod with plastic cap stamped (KERR) bears North 42°48'56" East, 0.38 feet;

THENCE, North 68°30'16" West, 606.74 feet along the south line of said 133.99 acre tract to a 28" pecan tree found at the southwest corner of said 133.99 acre tract;

THENCE, North 39°47'38" West, 38.90 feet along the southwest line of said 133.99 acre tract to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found at the east corner of said Parcel No. 7;

THENCE, along the south line of said Parcel No. 7 the following three (3) courses:  
1. North 78°00'17" West, 272.60 feet to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found at a south corner of said Parcel No. 7;  
2. North 75°59'01" West, 218.47 feet to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found at an interior corner of said Parcel No. 7;  
3. South 89°02'58" West, 216.55 feet to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found at the southwest corner of said Parcel No. 7;

THENCE, along the west line of said Parcel No. 7 the following three (3) courses:  
1. North 03°48'36" East, 291.23 feet to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found at a northwest corner of said Parcel No. 7;  
2. North 47°12'28" East, 146.25 feet to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found at an interior corner of said Parcel No. 7;  
3. North 16°12'52" East, 190.04 feet to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found at the north corner of said Parcel No. 7;

THENCE, North 73°34'25" West, 239.66 feet along the south line of said Parcel No. 2 to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found at the southwest corner of said Parcel No. 2;

THENCE, North 01°32'47" East, 281.06 feet along the west line of said Parcel No. 2 to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found at the northwest corner of said Parcel No. 2 and the southeast line of a called 22.93 acre tract described in an affidavit of township to Cecilia Lomelis, Watts, et al and recorded in Document No. 2020-139967 of the OPRC;

THENCE, North 42°42'10" East, 201.94 feet along the common line of said Parcel No. 2 and said 22.93 acre tract to a 26" Oak found for the northeast corner of said Parcel No. 2 and the northwest corner of said 133.99 acre tract;

THENCE, North 42°40'59" East, 177.54 feet along the common line of said 133.99 acre tract and said 22.93 acre tract to a 3/4 inch iron pipe found at the east corner of said 22.93 acre tract and an interior corner of said 133.99 acre tract from which a found 5/8 inch iron rod bears South 64°20'00" West, a distance of 0.48 feet;

THENCE, North 46°46'07" West, 243.74 feet along the common line of said 133.99 acre tract and said 22.93 acre tract to a 1/2 inch iron rod with cap stamped (KERR 4502) found at a west corner of said 133.99 acre tract and the most southerly corner of said Parcel No. 3;

THENCE, along the west line of said Parcel No. 3 the following five (5) courses:  
1. North 14°38'49" East, 474.20 feet to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found at an interior corner of said Parcel No. 3;  
2. North 25°49'10" West, 145.02 feet to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found at a northwest corner of said Parcel No. 3;  
3. North 47°51'17" West, 237.10 feet to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found at an interior corner of said Parcel No. 3;  
4. North 01°06'23" West, 160.00 feet to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found at the northwest corner of said Parcel No. 3;  
5. North 42°08'47" East, 161.84 feet to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found at the north corner of said Parcel No. 3;

THENCE, North 41°11'32" West, 99.37 feet along the southwest line of said 133.99 acre tract to a calculated point for the southeast corner of said Parcel No. 4;

THENCE, North 47°51'17" West, 389.47 feet along the southwest line of said Parcel No. 4 to a calculated point for the northwest corner of said Parcel No. 4 in the southwest line of said 133.99 acre tract;

THENCE, North 49°18'33" West, 150.64 feet along the southwest line of said 133.99 acre tract with cap stamped (STRONG RPLS 4961) found at a west corner of said 133.99 acre tract;

THENCE, North 38°17'17" East, 3.84 feet along the northwest line of said 133.99 acre tract to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found at the south corner of said Parcel No. 5;

THENCE, North 47°51'17" West, 2.47 feet along the southwest line of said Parcel No. 5 to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found at the west corner of said Parcel No. 5;

THENCE, North 42°08'43" East, 36.72 feet along the northwest line of said Parcel No. 5 to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found at the northeast corner of said Parcel No. 5 in the northwest line of said 133.99 acre tract;

THENCE, North 38°17'17" East, 121.56 feet along the northwest line of said 133.99 acre tract to a 1/2 inch iron rod with cap stamped (KERR 4502) found at an interior corner of said 133.99 acre tract;

THENCE, North 04°23'15" West, 17.38 feet along the west line of said 133.99 acre tract to a calculated point for the southeast corner of said Parcel No. 6;

THENCE, North 47°51'17" West, 42.34 feet along the southwest line of said Parcel No. 6 to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found at the west corner of said Parcel No. 6;

THENCE, North 42°08'43" East, 259.01 feet along the northwest line of said Parcel No. 6, said 133.99 acre tract and said Parcel No. 1 to a 1/2 inch iron rod with cap stamped (YALGO 6200) found at the north corner of said Parcel No. 1 in the southwest line of Pleasant Hill Section 2 - Phase 4 as shown on map recorded in Document No. 2023-148549 of the OPRC;

THENCE, South 47°44'40" East, 1499.48 feet along the common line of said Parcel No. 1 and said Pleasant Hill Section 2 - Phase 4 to a 1/2 inch iron rod with cap stamped (YALGO LLC) found at the south corner of said Pleasant Hill Section 2 - Phase 4;

THENCE, North 33°24'49" East, 165.07 feet along the southeast line of said Pleasant Hill Section 2 - Phase 4 to a 1/2 inch iron rod with cap stamped (YALGO LLC) found at a southeast corner of said Pleasant Hill Section 2 - Phase 4 and a west corner of said 54.47 acre tract;

THENCE, along the west line of said 54.47 acre tract the following nine (9) courses:  
1. South 66°57'15" East, 145.88 feet to a calculated point for corner;  
2. THENCE, South 34°57'48" East, 110.25 feet to a calculated point for corner;  
3. THENCE, South 22°27'49" East, 113.05 feet to a calculated point for corner;  
4. THENCE, South 29°03'17" West, 142.46 feet to a calculated point for corner;  
5. THENCE, South 47°51'17" East, 28.03 feet to a calculated point for corner;  
6. THENCE, South 34°55'55" West, 88.32 feet to a calculated point for corner;  
7. THENCE, South 04°13'07" East, 117.00 feet to a calculated point for corner;  
8. THENCE, South 27°41'32" West, 97.34 feet to a calculated point for corner;  
9. THENCE, South 42°08'43" West, 47.10 feet to a calculated point for corner in the east line of said Parcel No. 1;

THENCE, South 04°18'10" East, 382.25 feet along the common line of said 54.47 acre tract and said Parcel No. 1 to a calculated point for corner;

THENCE, over and across said 54.47 acre tract the following three (3) courses:  
1. South 47°52'00" East, 112.58 feet to a calculated point for corner;  
2. South 04°18'10" East, 18.52 feet to a calculated point for corner;  
3. South 26°15'04" West, 152.63 feet to a calculated point for corner in the common line of said 54.47 acre tract and said Parcel No. 1;

THENCE, South 04°18'10" East, 72.85 feet along the common line of said 54.47 acre tract and said Parcel No. 1 to a calculated point for a southwest corner of said 54.47 acre tract;

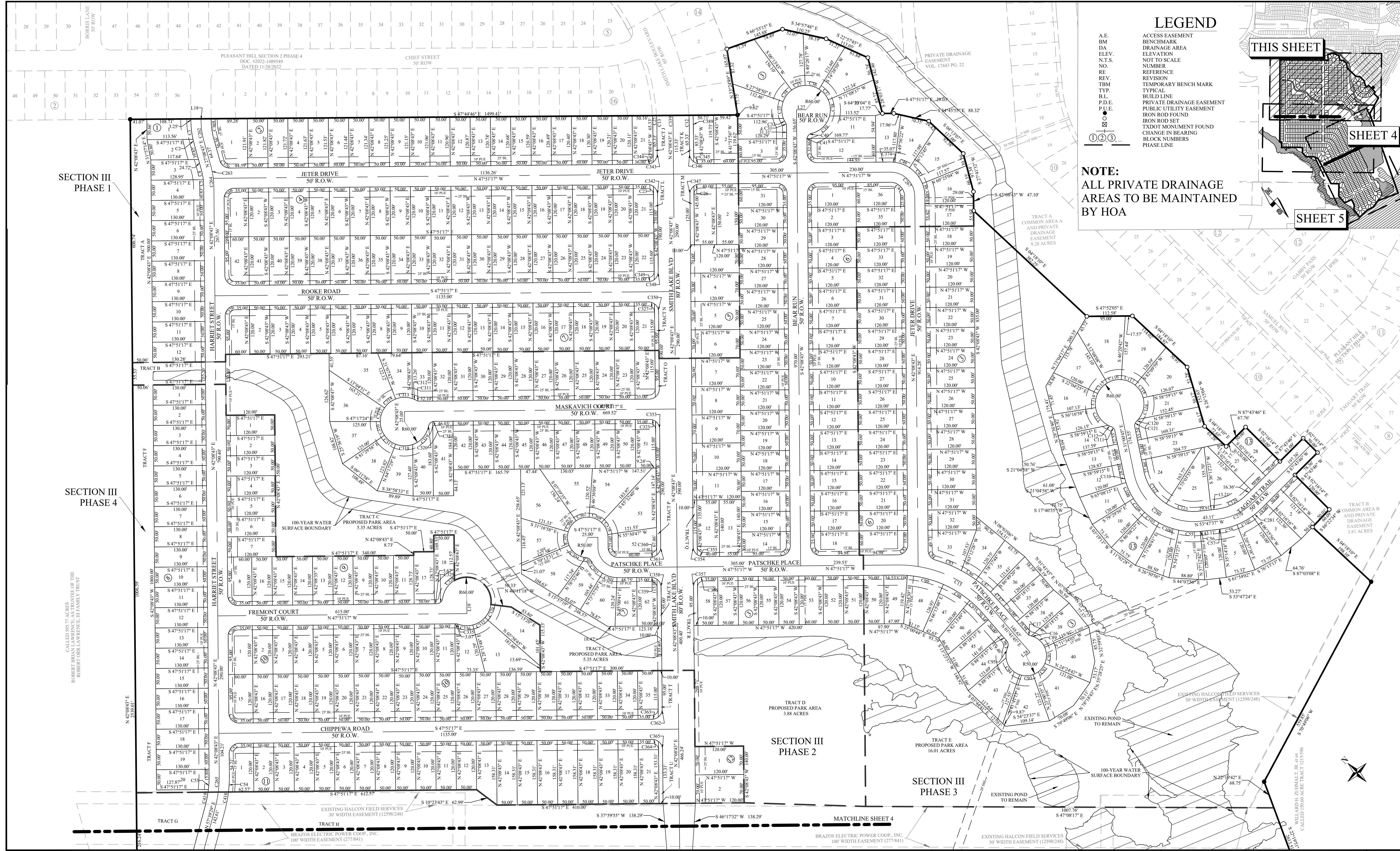
THENCE, along the west line of said 54.47 acre tract the following seven (7) courses:  
1. North 87°43'46" East, 67.76 feet to a calculated point for corner;  
2. South 02°16'14" East, 120.00 feet to a calculated point for corner;  
3. North 87°43'46" East, 61.00 feet to a calculated point for corner;  
4. South 02°16'14" East, 50.00 feet to a calculated point for corner;  
5. South 87°43'46" West, 78.34 feet to a calculated point for corner;  
6. South 02°16'14" East, 120.00 feet to a calculated point for corner;  
7. South 86°22'34" West, 60.09 feet to a calculated point for a northwest corner of said 54.47 acre tract in the east line of said Parcel No. 1;

THENCE, South 04°18'10" East, 198.10 feet along the common line of said 54.47 acre tract and said Parcel No. 1 to the POINT OF BEGINNING, and containing 253.51 acres of land in Brazos County, Texas.

**ENGINEER'S APPROVAL**  
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CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C1	225.00	47.54	47.45°	N 36°15'42" E 012°06'18"
C2	225.00	12.03	12.03°	N 28°40'38" E 003°03'50"
C4	175.00	26.61	26.58°	N 31°30'04" E 008°42'40"
C5	175.00	19.21	19.20°	N 39°00'04" E 006°17'20"
C7	25.00	39.27	35.36°	N 02°51'17" W 090°00'00"
C8	73.66	37.89	37.48°	N 56°30'09" W 029°28'27"
C9	75.00	38.25	37.84°	N 01°40'52" E 029°13'27"
C10	75.00	37.90	37.50°	N 27°24'31" W 028°57'18"
C11	25.00	39.27	35.36°	S 28°42'25" E 090°00'00"
C12	615.00	29.23	29.53°	N 40°46'11" E 002°45'05"
C13	535.00	29.69	29.68°	S 40°33'20" W 003°10'46"
C14	60.00	49.84	48.41°	S 00°23'54" E 047°35'21"
C15	300.00	208.73	204.55°	N 18°14'12" W 039°51'54"
C16	50.00	8.12	8.11°	N 28°16'00" W 009°18'16"
C17	15.44	10.96	10.73°	N 18°44'51" W 040°08'25"
C19	25.00	16.09	15.81°	S 66°17'22" E 036°52'12"
C20	25.00	23.18	22.36°	N 15°34'49" E 053°07'48"
C22	25.00	23.18	22.36°	N 68°42'38" E 053°07'48"
C23	25.00	16.09	15.81°	S 29°25'11" E 036°52'12"
C24	25.00	16.09	15.81°	N 29°25'11" W 036°52'12"
C25	535.00	29.69	29.68°	S 40°33'20" W 003°10'46"
C26	25.00	16.09	15.81°	N 66°17'22" W 036°52'12"
C27	25.00	39.27	35.36°	S 61°17'35" E 090°00'00"
C28	25.00	16.09	15.81°	N 29°25'11" W 036°52'12"
C29	25.00	39.27	35.36°	N 02°51'17" W 090°00'00"
C30	25.00	39.27	35.36°	S 87°08'43" W 090°00'00"
C31	15.00	8.37	8.27°	S 26°09'04" W 031°59'18"
C32	60.00	12.00	11.98°	S 15°53'04" W 011°27'16"
C33	60.00	42.31	41.44°	N 41°48'56" E 040°24'28"
C34	60.00	35.82	35.29°	S 79°07'27" W 034°12'33"
C35	60.00	35.82	35.29°	N 66°40'00" W 034°12'33"
C36	60.00	35.82	35.29°	N 32°27'27" E 040°12'33"
C37	60.00	35.82	35.29°	N 01°45'07" E 034°12'33"
C38	60.00	46.69	39.92°	N 38°17'06" E 038°51'24"
C39	60.00	64.73	61.63°	N 88°37'07" E 061°48'38"
C40	15.00	18.11	17.03°	N 84°56'22" E 069°10'07"
C41	15.00	2.15	2.15°	N 46°15'01" E 008°12'36"
C42	25.00	39.27	35.36°	N 02°51'17" W 090°00'00"
C43	25.00	39.27	35.36°	S 87°08'43" W 090°00'00"
C44	35.00	54.98	49.50°	N 02°51'17" W 090°00'00"
C45	25.00	23.18	22.36°	N 15°34'49" E 053°07'48"
C46	85.00	38.98	38.64°	N 26°55'26" W 026°16'23"
C47	85.00	50.99	50.23°	N 03°23'51" E 042°22'11"
C48	85.00	31.99	31.80°	N 31°21'50" E 021°33'47"
C51	245.00	47.19	47.12°	S 10°40'31" W 011°02'07"
C52	25.00	39.27	35.36°	N 87°08'43" E 090°00'00"
C53	275.00	34.29	34.27°	N 45°43'02" E 007°08'38"
C54	325.00	40.90	40.87°	N 45°45'02" E 007°12'37"
C55	175.00	52.88	52.68°	S 44°07'56" E 017°18'45"
C56	175.00	3.07	3.07°	S 53°12'27" E 001°00'18"
C57	175.00	2.96	2.96°	S 54°16'39" E 005°58'06"
C58	175.00	43.61	43.50°	S 61°54'02" E 014°16'40"
C82	25.00	39.27	35.36°	S 02°51'17" E 090°00'00"
C83	25.00	39.30	35.38°	N 87°11'03" E 090°04'38"
C84	25.00	31.99	29.85°	N 05°29'12" E 073°19'04"
C85	325.00	69.03	68.90°	N 25°05'15" W 012°10'11"
C86	325.00	43.29	43.26°	N 15°11'10" W 007°37'57"
C87	325.00	46.47	46.43°	N 07°16'26" W 008°11'32"
C89	50.00	36.69	35.87°	N 02°35'29" W 040°02'47"
C91	50.00	41.15	40.00°	N 42°03'36" E 047°09'23"
C92	50.00	41.38	40.21°	N 89°17'56" E 047°25'17"
C93	50.00	33.75	33.12°	S 47°39'06" E 038°40'38"
C94	50.00	56.29	53.36°	S 03°56'11" W 064°29'54"
C95	50.00	26.52	26.21°	S 51°22'40" W 030°23'04"
C96	15.00	16.98	16.09	S 34°07'59" W 064°52'27"
C98	275.00	76.64	76.39°	S 15°45'12" E 015°58'02"
C99	275.00	92.10	91.67°	S 33°19'51" E 019°11'17"
C100	275.00	23.66	23.65°	S 45°23'23" E 004°55'47"
C102	175.00	43.86	43.75°	S 76°13'13" E 014°21'41"
C106	175.00	52.70	52.50°	S 26°56'50" E 017°15'14"
C107	175.00	43.86	43.75°	S 11°02'28" E 014°21'41"
C108	175.00	43.86	43.75°	N 23°19'13" W 014°21'41"
C109	175.00	43.86	43.75°	S 17°40'55" W 014°21'41"
C110	175.00	18.78	18.77°	S 27°56'15" W 006°08'59"
C111	15.00	15.12	14.49°	S 02°07'40" W 057°46'09"
C112	60.00	8.09	8.09°	S 22°33'30" E 007°44'38"
C113	60.00	55.23	53.30°	S 07°20'43" W 025°44'38"
C114	60.00	35.82	35.29°	S 59°49'18" W 034°12'33"
C115	60.00	35.82	35.29°	S 85°01'52" W 034°12'33"
C116	60.00	35.82	35.29°	N 60°45'53" W 034°12'33"

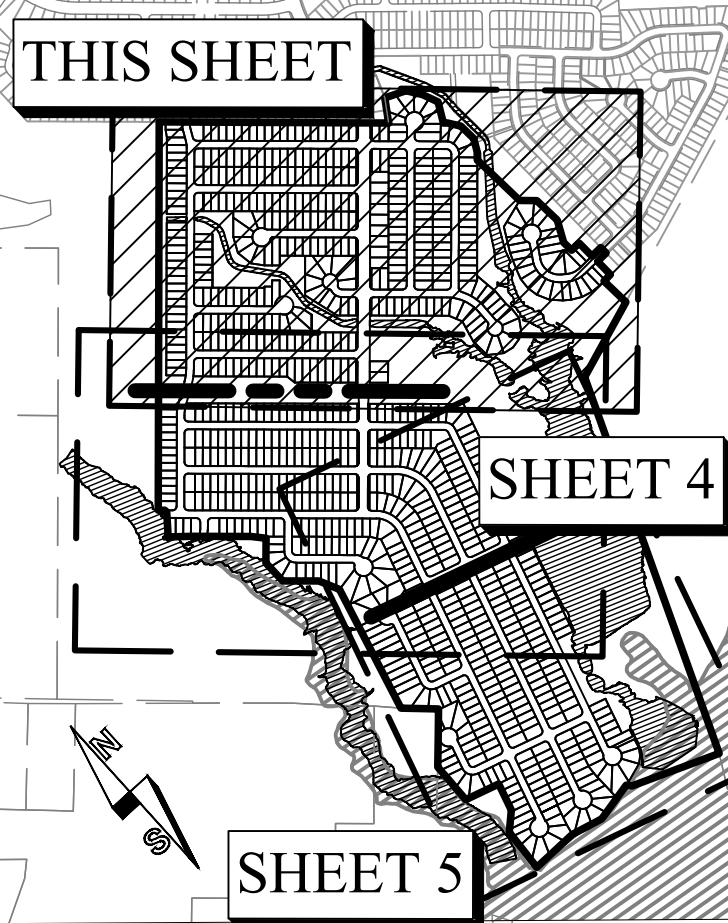
CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C216	60.00	39.53	38.82°	N 53°06'18" W 037°45'11"
C217	60.00	39.53	38.82°	N 15°21'07" W 037°45'11"
C218	60.00	51.86	50.26°	N 28°17'06" E 049°31'16"
C219	60.00	2.66	2.66°	N 54°18'59" E 002°32'30"
C220	15.00	10.29	10.09°	N 35°56'25" E 039°17'39"
C221	25.00	39.27	35.36°	N 28°42'25" W 090°00'00"
C222	25.00	39.27	35.36°	N 61°17'35" E 090°00'00"
C223	25.00	39.27	35.36°	S 28°42'25" E 090°00'00"
C224	25.00	39.27	35.36°	S 28°42'25" E 090°00'00"
C225	25.00	39.27	35.36°	N 61°17'35" E 090°00'00"
C226	15.00	21.56	19.75°	S 57°27'43" W 082°20'16"
C227	60.00	59.81	57.37°	S 70°04'20" W 057°07'01"



**LEGEND**

- A.E. ACCESS EASEMENT
- BM. BENCHMARK
- DA. DRAINAGE AREA
- ELEV. ELEVATION
- N.T.S. NOT TO SCALE
- NO. NUMBER
- REF. 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
- BLOCK NUMBERS
- PHASE LINE

**NOTE:**  
ALL PRIVATE DRAINAGE  
AREAS TO BE MAINTAINED  
BY HOA



REV.	DESCRIPTION	DATE	BY
2	RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	10/16/2023	JCL
1	ORIGINAL RELEASE	06/23/2023	JCL

PROJECT INFORMATION	
TOTAL SIZE:	253.51 AC.
TOTAL BLOCKS:	24
TOTAL LOTS:	306
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 2**  
**PLEASANT HILL SECTION 3 PHASES 1-9**  
**CITY OF BRYAN, BRAZOS COUNTY, TEXAS**

LEGAL DESCRIPTION	
253.51 acre tract of land situated in the James McMillan Survey, Abstract No. 176, of the Thomas F. McKinley League, Abstract No. 33 of the John Williams League, Abstract No. 237 and the Stephen F. Austin League, No. 9, Abstract No. 67 in Brazos County, Texas, being all of a called 100.00 acre tract (Parcel No. 3), a called 1.85 acre tract (Parcel No. 2), a called 6.26 acre tract (Parcel No. 3), a called 0.03 acre tract (Parcel No. 4), a called 0.03 acre tract (Parcel No. 5), a called 0.02 acre tract (Parcel No. 6) and a called 6.70 acre tract (Parcel No. 7), all as defined in a deed to BWB Single Land Investment, LLC, Series 101 and recorded in Document No. 2021-145907 of the Official Public Records of Brazos County (OPRC), also being all of a called 153.99 acre tract described in a deed to BWB Single Land Investment, LLC, Series 101 and recorded in Document No. 2019-137402 of the OPRC and a portion of a called 44.47 acre tract described in a deed to BWB Single Development Group, LLC, Series 111 and recorded in Document No. 2021-145630 of the OPRC.	

OWNER INFO	
BWB SINGLE LAND INVESTMENT, LLC - SERIES 101	
109 W. 2nd Street, Suite 201	
Georgetown, TX 78626	
PH (254) 953-5057	
FAX (254) 953-5057	

ENGINEER'S APPROVAL	
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JUAN C. BRIZUELA, P.E. 99981 ON 10/16/2023. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.	

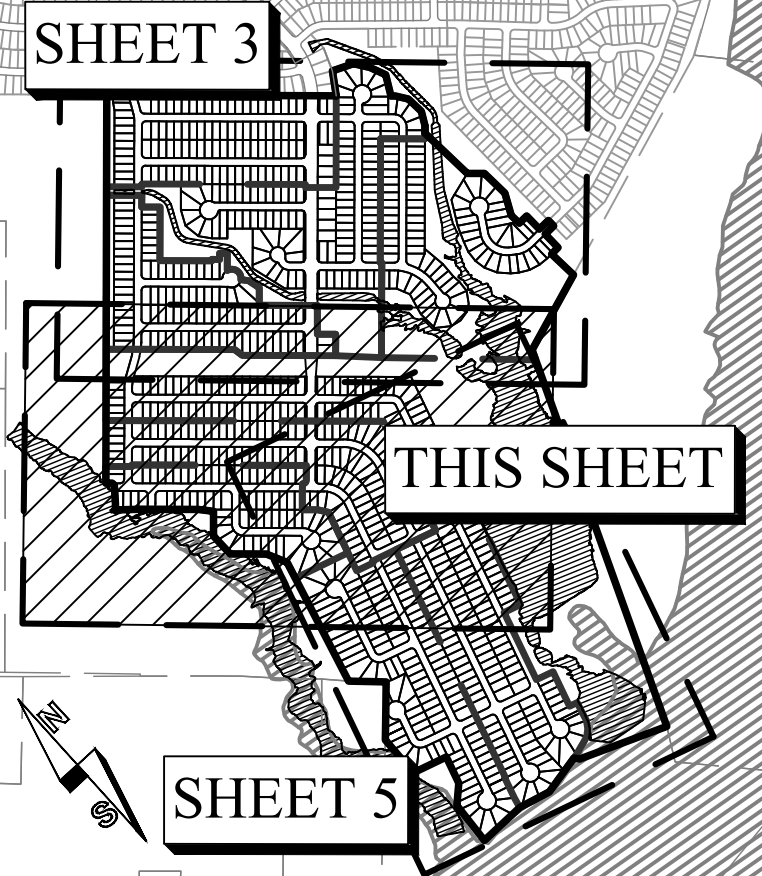
**Yalgo Engineering, LLC**  
109 W 2nd Street, Suite 201  
Georgetown, TX 78626  
PH (254) 953-5057  
FX (254) 953-5057

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

PRINTED ON October 16, 2023  
APPROVED BY: JCB  
AUTHORIZED BY: WBW

CLIENT INFORMATION	
CLIENT NAME:	BWB SINGLE LAND INVESTMENT, LLC - SERIES 101
CLIENT LOCATION:	GEORGETOWN, TX





**LEGEND**

- A.E. ACCESS EASEMENT
- BM BENCHMARK
- DA DRAINAGE AREA
- D.E. DRAINAGE EASEMENT
- ELEV. ELEVATION
- N.T.S. NOT TO SCALE
- NO. NUMBER
- REF. 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
2	RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	10/16/2023	JCL
1	ORIGINAL RELEASE	06/23/2023	JCL

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

PROJECT INFORMATION	
TOTAL SIZE:	253.51 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	ELEV. = 333.33'

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

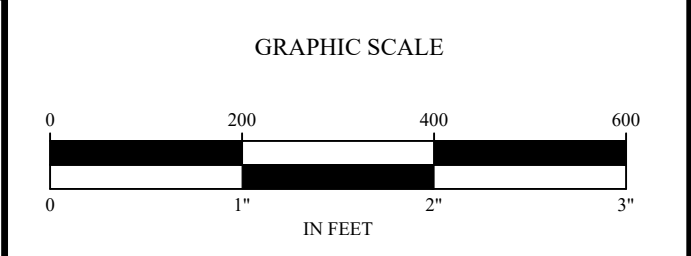
LEGAL DESCRIPTION	
253.51 acre tract of land situated in the James McMillan Survey, Abstract No. 176, in the Town of McKinney & League, Abstract No. 31 of the John Williams League, Abstract No. 237 and the Stephen F. Austin League No. 9, Abstract No. 62 in Brazos County, Texas, being all of a called 10.00 acre tract (Parcel No. 1), a called 1.85 acre tract (Parcel No. 2), a called 6.26 acre tract (Parcel No. 3), a called 0.03 acre tract (Parcel No. 4), a called 0.03 acre tract (Parcel No. 5), a called 0.02 acre tract (Parcel No. 6), and a called 6.30 acre tract (Parcel No. 7), all described in a deed to WBW Single Land Investment, LLC, Series 101 and recorded in Document No. 2021-143907 of the Official Public Records of Brazos County (OPRC), also being all of a called 133.99 acre tract described in a deed to WBW Single Land Investment, LLC, Series 101 and recorded in Document No. 2021-143907 of the OPRC, and a portion of a called 153.20 acre tract described in a deed to WBW Single Land Investment, LLC, Series 101 and recorded in Document No. 2019-137402 of the OPRC and a portion of a called 44.47 acre tract described in a deed to WBW Single Development Group, LLC, Series 111 and recorded in Document No. 2021-1455630 of the OPRC.	

OWNER INFO	
WBW SINGLE LAND INVESTMENT, LLC (SERIES 101)	109 W. 2nd Street, Suite 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5657
WBW SINGLE DEVELOPMENT GROUP, LLC (SERIES 111)	109 W. 2nd Street, Suite 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5657

**ENGINEER'S APPROVAL**  
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JUAN C. BRIZUELA, P.E. 99981 ON 10/16/2023. 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 October 16, 2023



SHEET 2

THIS SHEET

SHEET 3

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
- BLOCK NUMBERS
- PHASE LINE



**NOTE:**  
ALL PRIVATE DRAINAGE  
AREAS TO BE MAINTAINED  
BY HOA

REV.	DESCRIPTION	DATE	BY
2	RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	10/16/2023	JCL
1	ORIGINAL RELEASE	06/23/2023	JCL

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

APPROVED BY: JCB  
AUTHORIZED BY: BWB

PROJECT INFORMATION	
TOTAL SIZE:	253.51 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: 3525284.54 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
253.51 acre tract of land situated in the James McMillan Survey, Abstract No. 176, in the Town of McKinney League, Abstract No. 33, in the John Williams League, Abstract No. 237 and the Stephens F. Austin League No. 9, Abstract No. 67 in Brazos County, Texas, being all of a called 130-acre tract (Parcel No. 1), a called 8.56-acre tract (Parcel No. 2), a called 6.25-acre tract (Parcel No. 3), a called 0.02-acre tract (Parcel No. 4), a called 0.08-acre tract (Parcel No. 7) all described as a deed in BWB Single Land Investment, LLC, Series 101 and recorded in Document No. 2021-1439075 of the Official Public Records of Brazos County (OPRC), also being all of a called 153.99-acre tract described in a deed to BWB Single Land Investment, LLC, Series 101 and recorded in Document No. 2019-1374023 of the OPRC and a portion of a called 54.47-acre tract described in a deed to BWB Single Development Group, LLC, Series 111 and recorded in Document No. 2021-1455630 of the OPRC.

OWNER INFO
BWB SINGLE LAND INVESTMENT, LLC - SERIES 101 109 W 2nd Street, Suite 201 Georgetown, TX 78626 PH (254) 953-5553 FX (254) 953-5057
BWB SINGLE DEVELOPMENT GROUP, LLC - SERIES 111 109 W 2nd Street, Suite 201 Georgetown, TX 78626 PH (254) 953-5553 FX (254) 953-5057

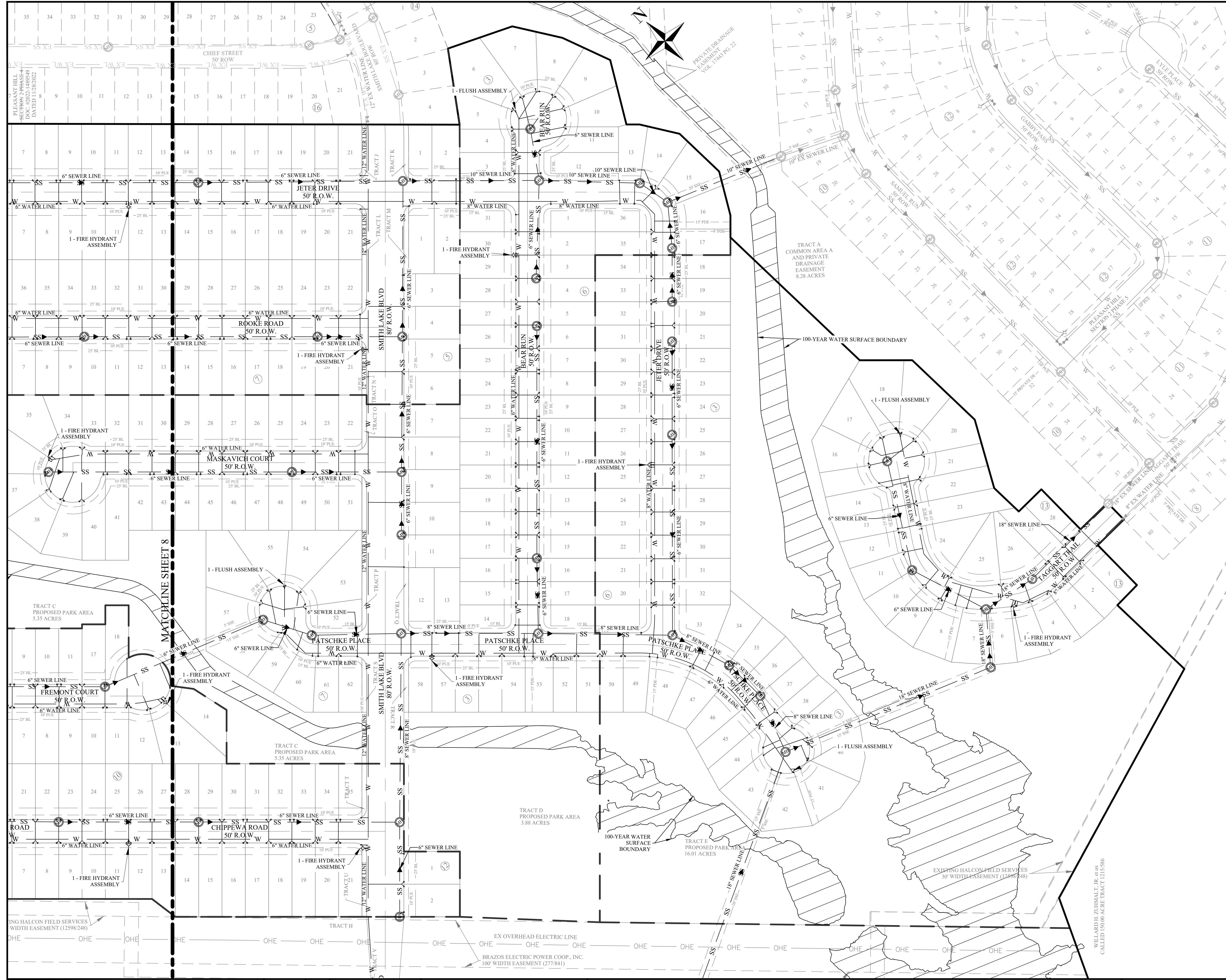
**ENGINEER'S APPROVAL**

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JUAN C. BRIZUELA, P.E. 99981 ON 10/16/2023. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

**Yalco Engineering, LLC**  
109 W 2nd Street, Suite 201  
Georgetown, TX 78626  
PH (254) 953-5553  
FX (254) 953-5057

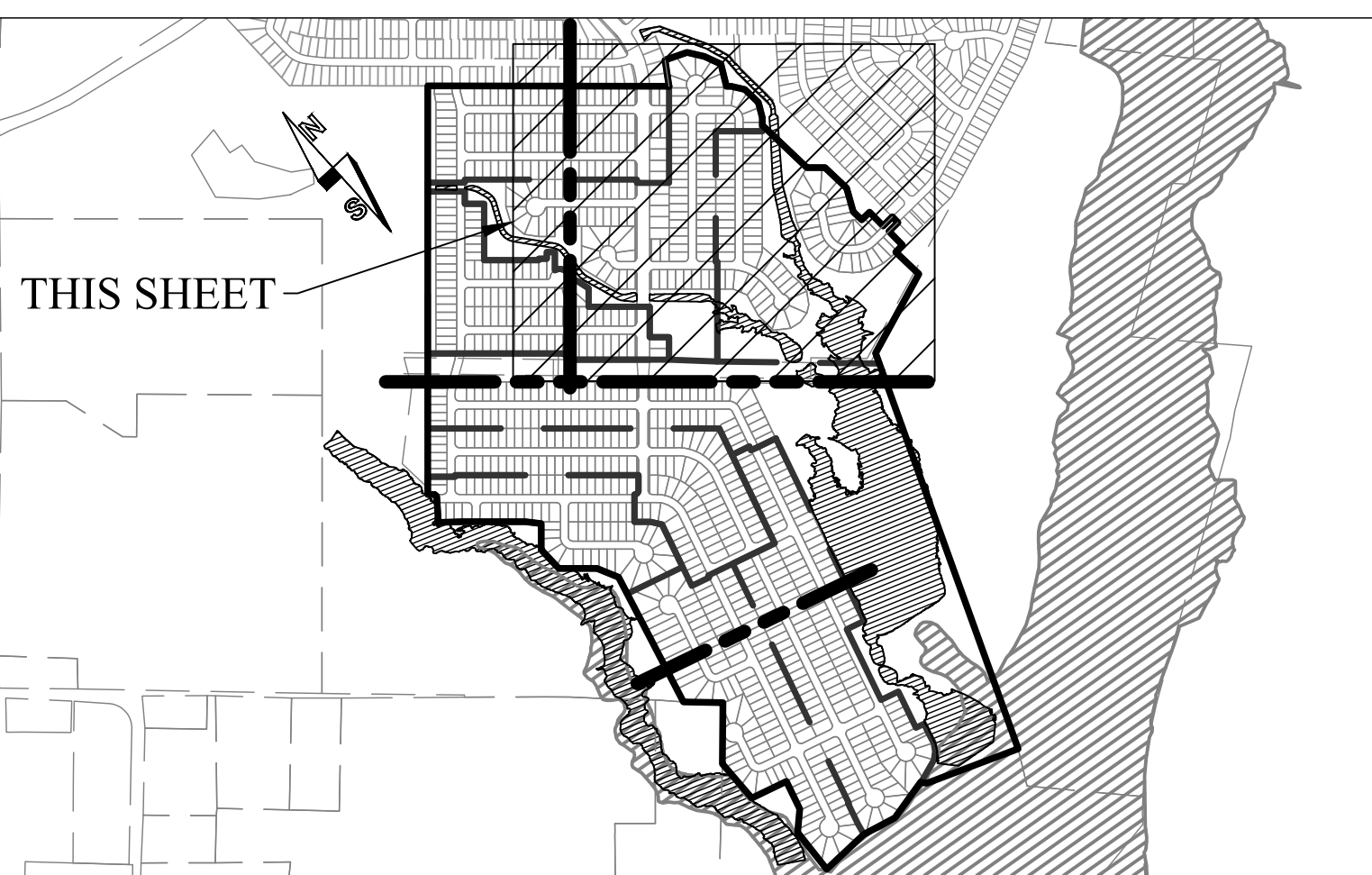
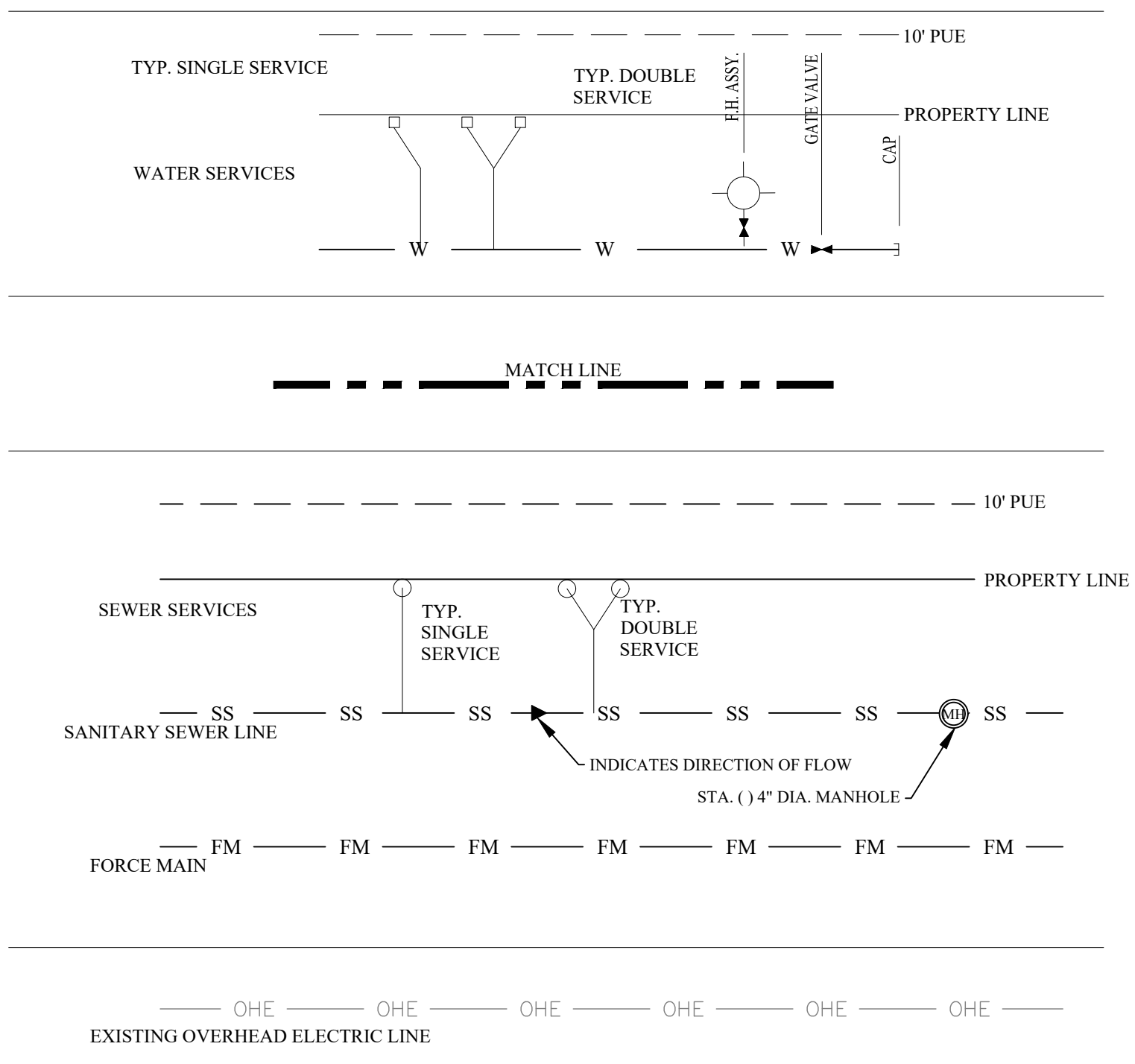
Texas Registered Engineering Firm F-24040  
Texas Registered Surveying Firm # 10194797





NOTE:  
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CONSTRUCTION PLANS

### DESIGN LEGEND



THIS SHEET  
LOCATION MAP  
NOT TO SCALE

REV.	DESCRIPTION	DATE	BY
2	RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	10/16/2023	JCL
1	ORIGINAL RELEASE	06/23/2023	JCL

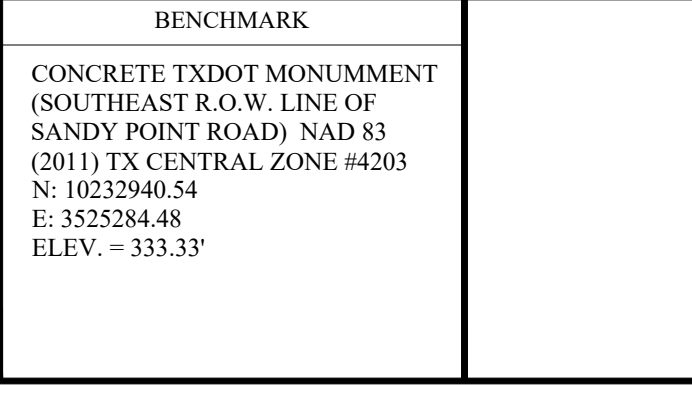
  

PROJECT NUMBER: PH3	CLIENT NAME: BWB SINGLE LAND INVESTMENT, LLC - SERIES 101
APPROVED BY: JCB	CLIENT LOCATION: GEORGETOWN, TX
AUTHORIZED BY: BWB	

PROJECT INFORMATION	
TOTAL SIZE:	253.51 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'	



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

**LEGAL DESCRIPTION**  
253.51 acre tract of land situated in the James McMillin Survey, Abstract No. 176, 0th Thomas F. McKinney League, Abstract No. 3, the John Williams League, Abstract No. 27 and the Stephen F. Austin League No. 9, Abstract No. 62 in Brazos County, Texas, being all of a called 101.16 acre tract (Parcel No. 3), a called 1.836 acre tract (Parcel No. 2), a called 6.620 acre tract (Parcel No. 4), a called 0.031 acre tract (Parcel No. 4), a called 0.001 acre tract (Parcel No. 5), a called 0.02 acre tract (Parcel No. 6) and a called 6.70 acre tract (Parcel No. 7) all 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 (OPBRC), also being all 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 OPBRC and being a portion of a called 153.20 acre tract described in a deed to BWB Single Land Investment, LLC - Series 101 and recorded in Document No. 2019-1374025 of the OPBRC and a portion of a called 54.47 acre tract described in a deed to BWB Single Development Group, LLC - Series 111 and recorded in Document No. 2021-1455630 of the OPBRC.

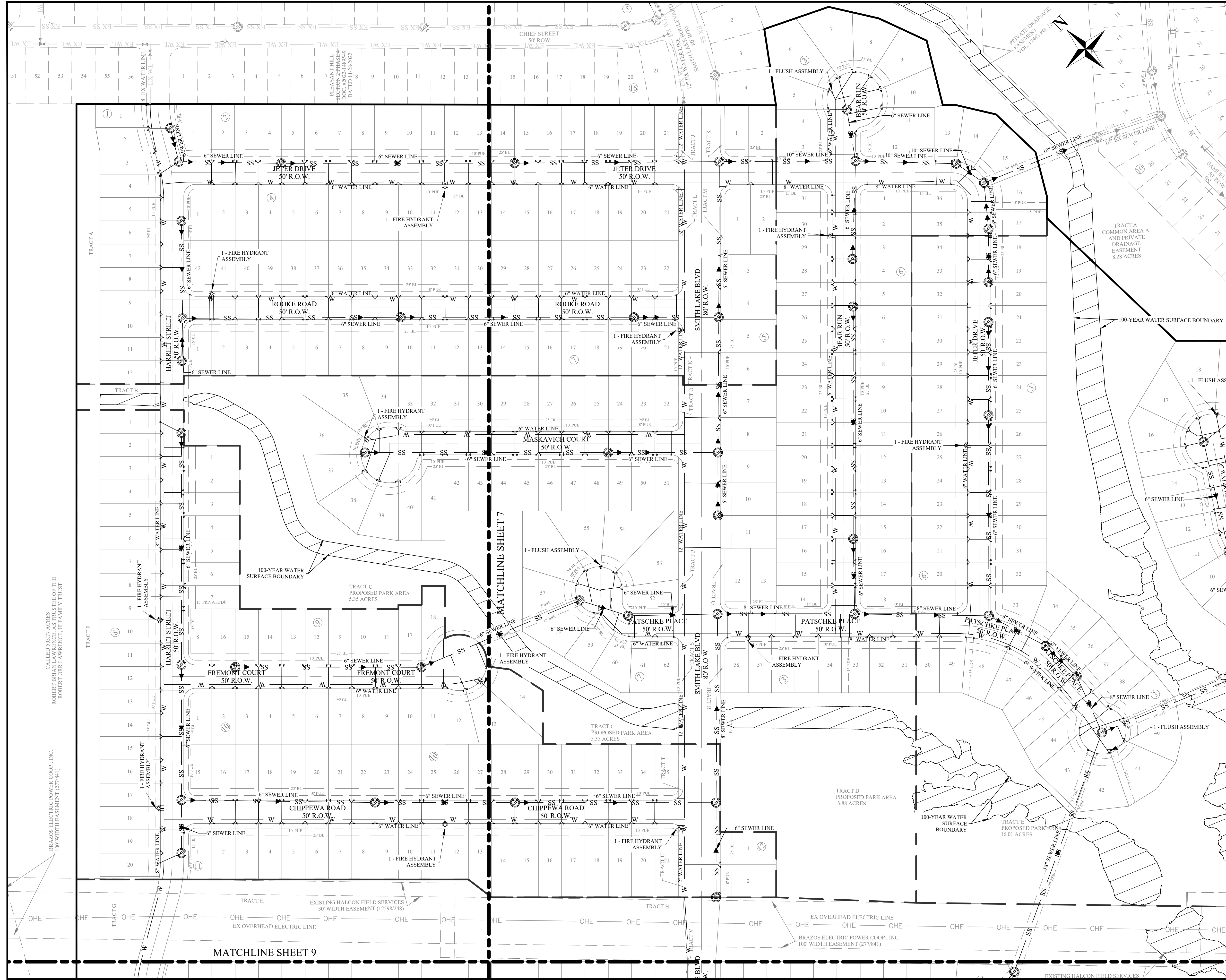
**OWNER INFO**  
BWB SINGLE LAND INVESTMENT, LLC - SERIES 101  
109 W 2nd Street, Suite 201  
Georgetown, TX 78626  
PH (254) 953-5353  
FX (254) 953-5057

**ENGINEER'S APPROVAL**  
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JUAN C. BRIZUELA, P.E. 99981 ON 10/16/2023. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

**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

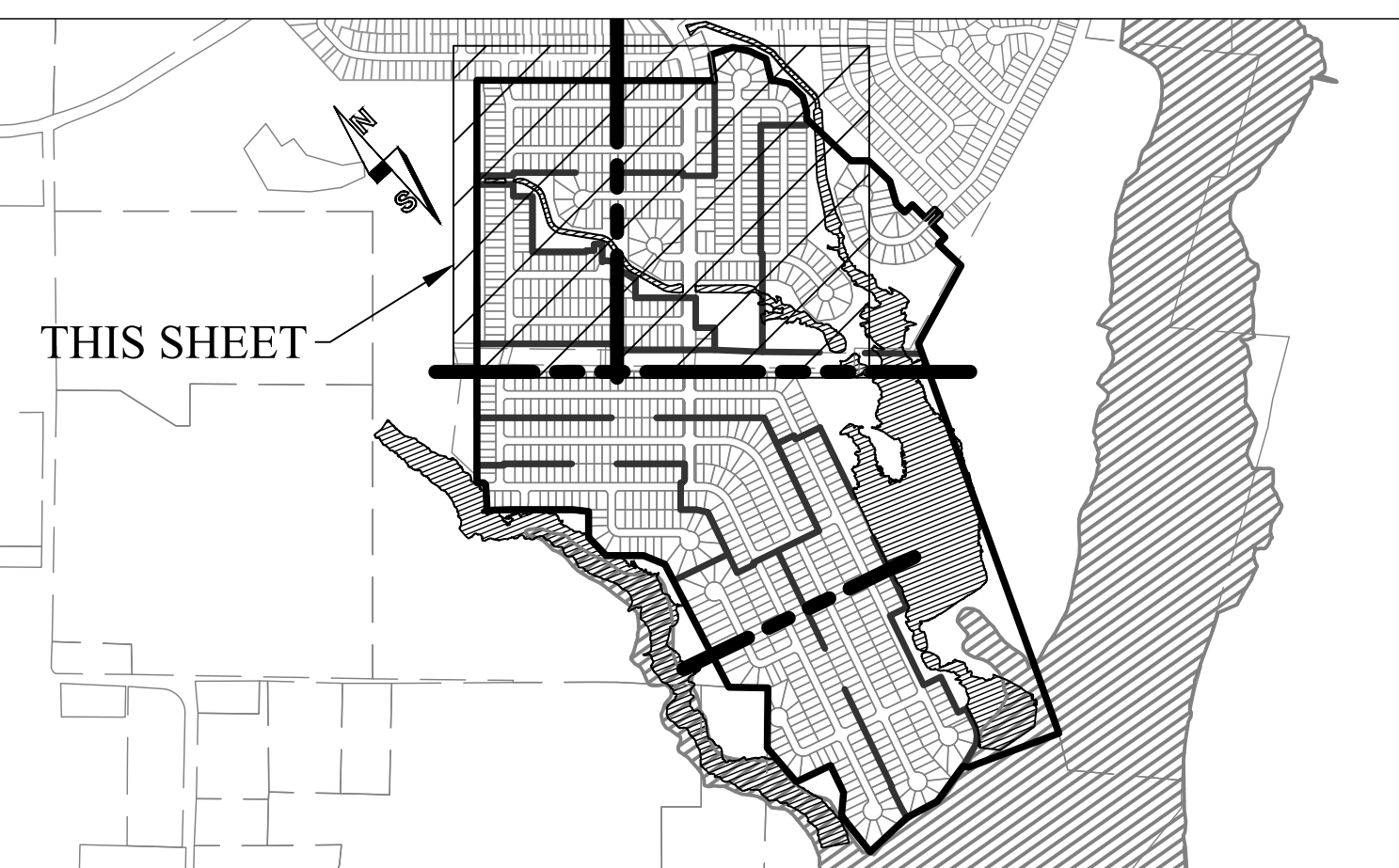
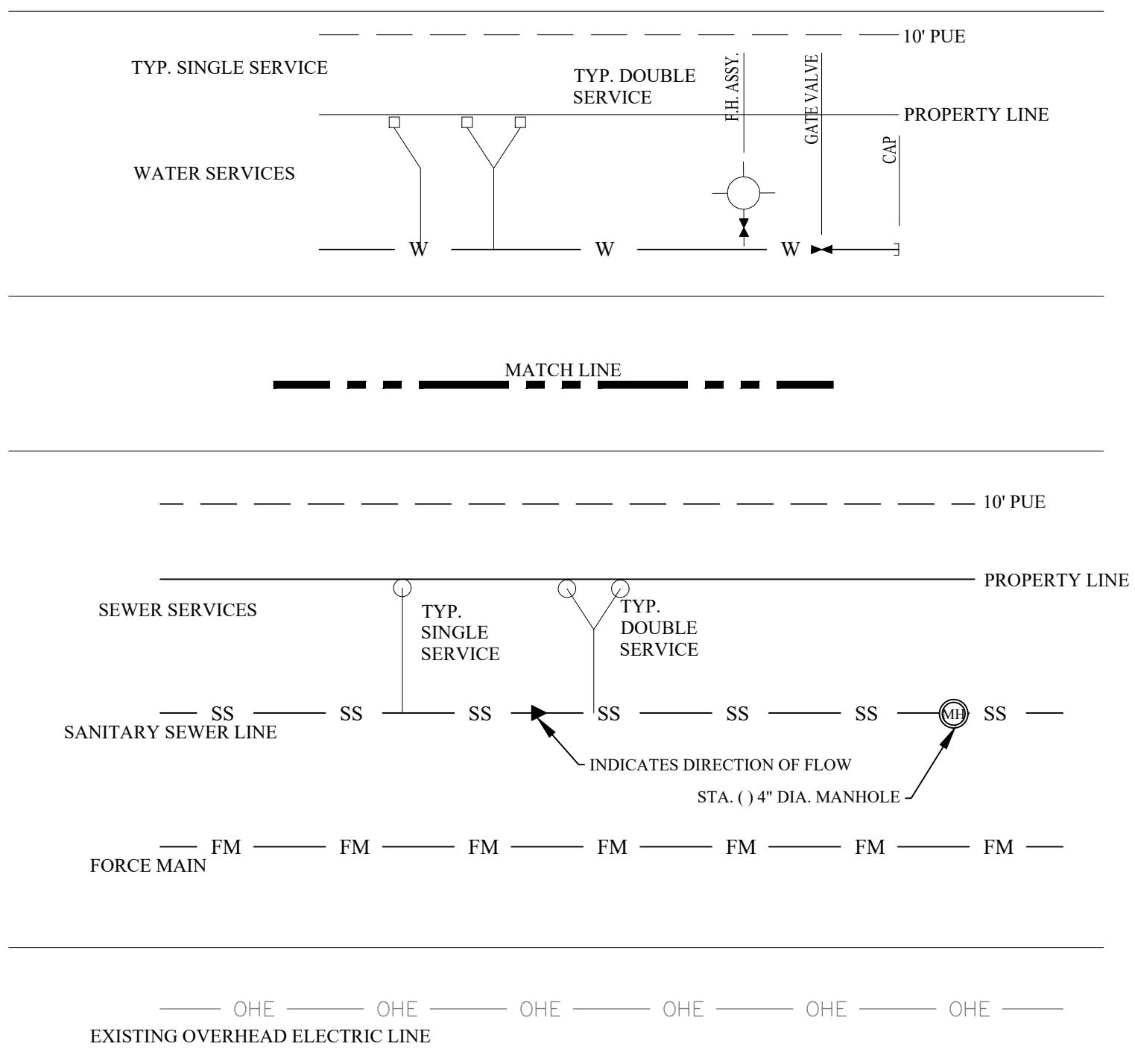
SHEET  
**7**  
OF  
**17**

PRINTED ON October 16, 2023



NOTE:  
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CONSTRUCTION PLANS

### DESIGN LEGEND



REV.	DESCRIPTION	DATE	BY
2	RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	10/16/2023	JCL
1	ORIGINAL RELEASE	06/23/2023	JCL

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

APPROVED BY: JCB  
AUTHORIZED BY: BWB

PROJECT INFORMATION	
TOTAL SIZE:	253.51 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'

## WATER AND SEWER LAYOUT 2

### PLEASANT HILL SECTION 3 PHASES 1-9

#### BRYAN, BRAZOS COUNTY, TEXAS

LEGAL DESCRIPTION	OWNER INFO	ENGINEER'S APPROVAL	ENGINEERING FIRM	SHEET
253.51 acre tract of land situated in the James McMillan Survey, Abstract No. 176, 0th Thomas F. McKinney League, Abstract No. 33, the John Williams League, Abstract No. 237 and the Stephen F. Austin League No. 9, Abstract No. 62, in Brazos County, Texas, being all of a called 101.16 acre tract (Parcel No. 2), a called 1.836 acre tract (Parcel No. 2), a called 6.620 acre tract (Parcel No. 3), a called 0.031 acre tract (Parcel No. 4), a called 0.001 acre tract (Parcel No. 5), a called 0.02 acre tract (Parcel No. 6) and a called 6.70 acre tract (Parcel No. 7) all described in a deed to BWB Single Land Investment, LLC, Series 101 and recorded in Document No. 2021-143907 of the Official Public Records of Brazos County (OPBRC), also being all of a called 131.99 acre tract described in a deed to BWB Single Land Investment, LLC, Series 101 and recorded in Document No. 2021-143907 of the OPBRC and being a portion of a called 153.20 acre tract described in a deed to BWB Single Land Investment, LLC, Series 101 and recorded in Document No. 2019-1374023 of the OPBRC and a portion of a called 54.47 acre tract described in a deed to BWB Single Development Group, LLC, Series 111 and recorded in Document No. 2021-1455630 of the OPBRC.	BWB SINGLE LAND INVESTMENT, LLC - SERIES 101 109 W 2nd Street, Suite 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057	THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JUAN C. BRIZUELA, P.E. 99981 ON 10/16/2023. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.	<b>Yalco Engineering, LLC</b> 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	8 OF 17

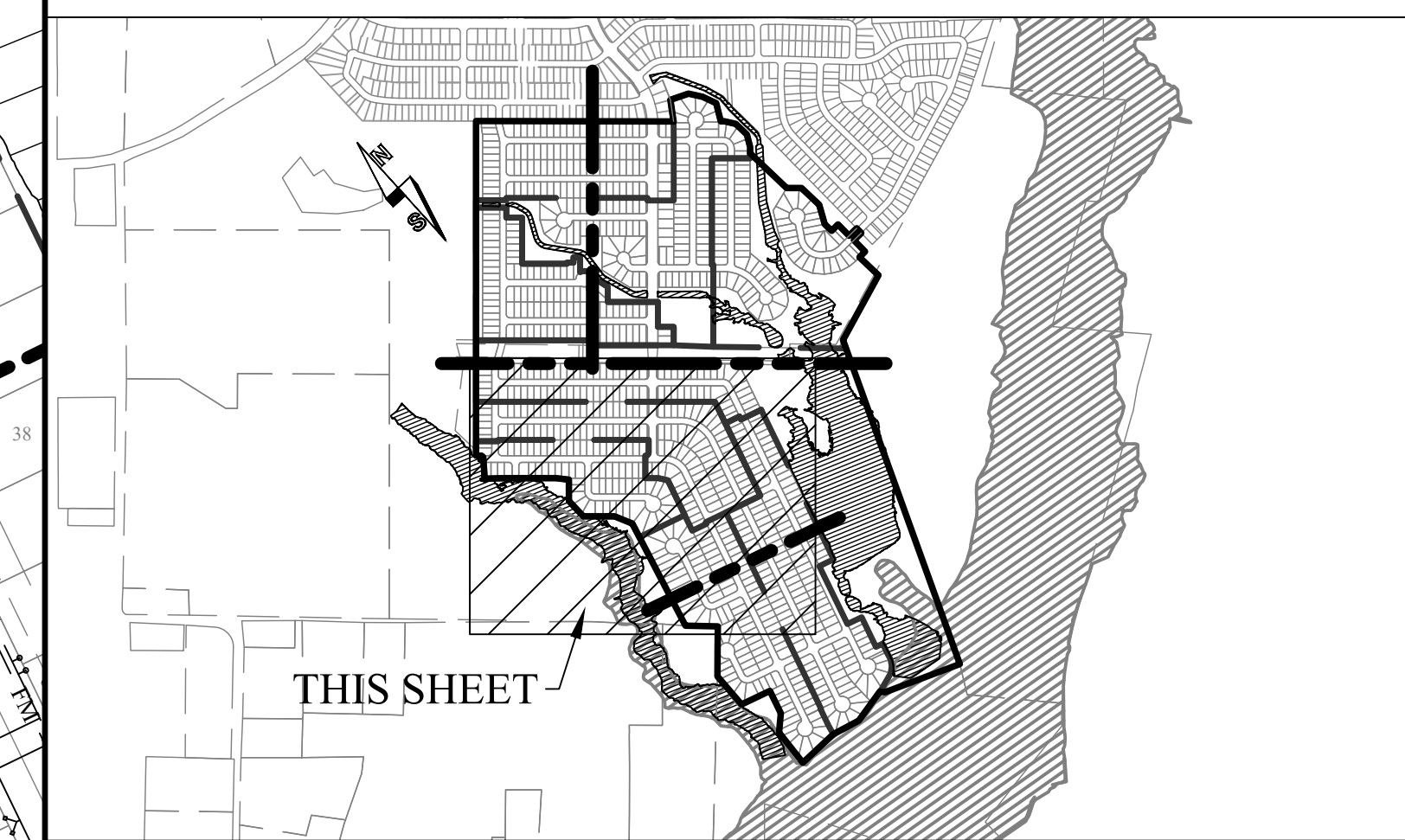
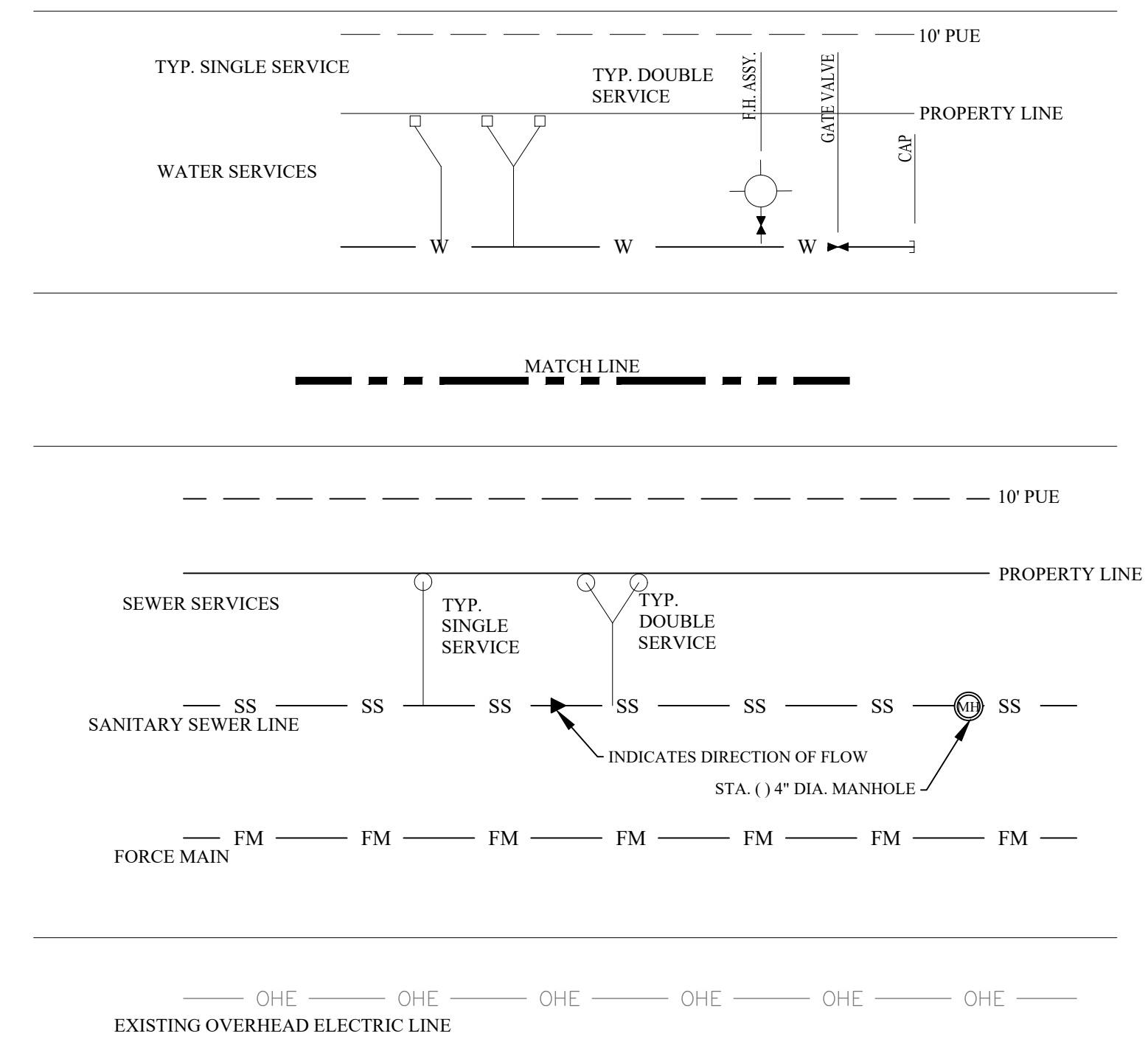
PRINTED ON October 16, 2023



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



**DESIGN LEGEND**



LOCATION MAP  
NOT TO SCALE

REV.	DESCRIPTION	DATE	BY
2	RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	10/16/2023	JCL
1	ORIGINAL RELEASE	06/23/2023	JCL

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

APPROVED BY: JCB  
AUTHORIZED BY: WBW

PROJECT INFORMATION
TOTAL SIZE: 253.51 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: 35232940.54 E: 3525284.48 ELEV. = 333.33'

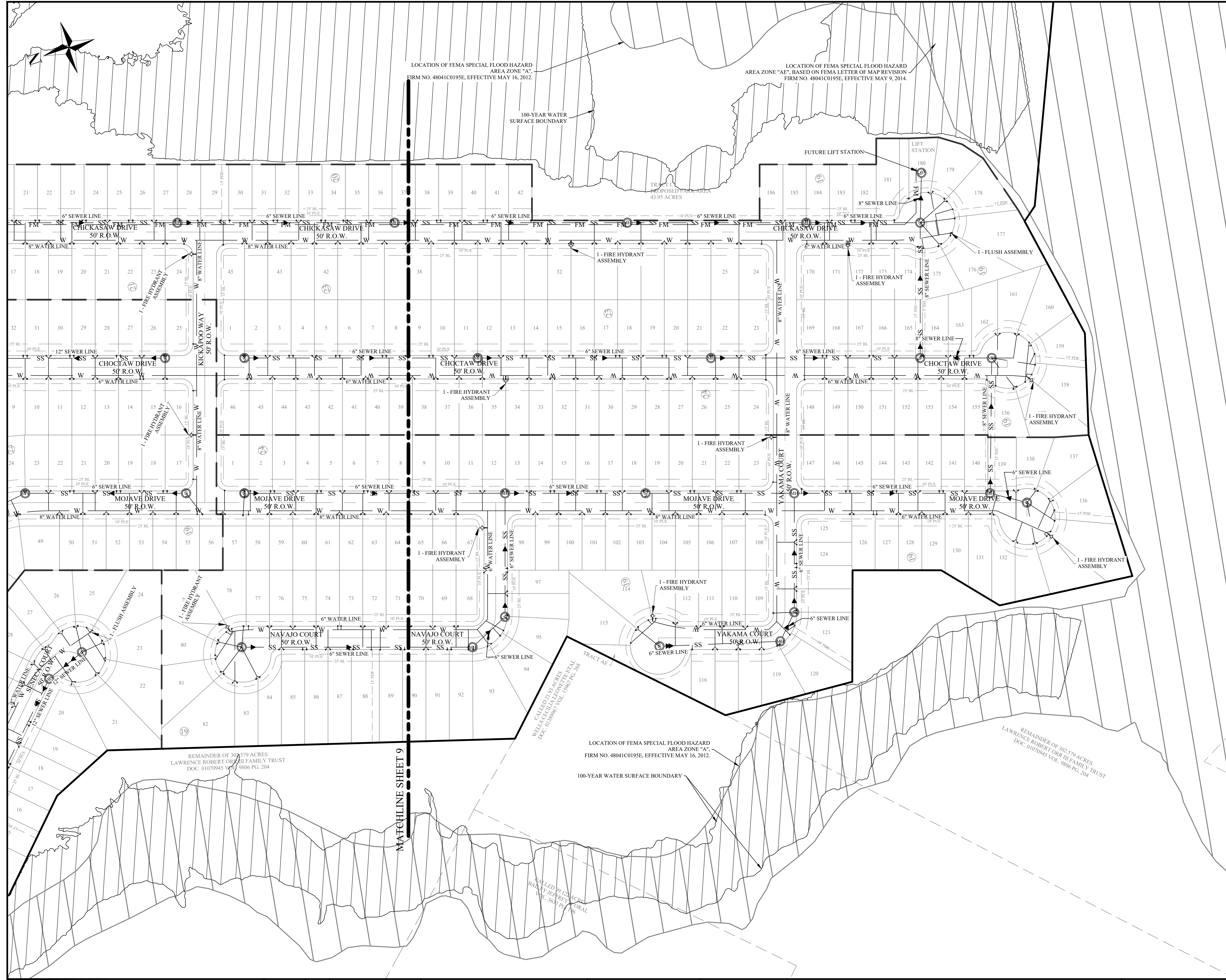
**WATER AND SEWER LAYOUT 3  
PLEASANT HILL SECTION 3 PHASES 1-9  
BRYAN, BRAZOS COUNTY, TEXAS**

LEGAL DESCRIPTION  
253.51 acre tract of land situated in the James McMillan Survey, Abstract No. 176, 6th Town of McKinney League, Abstract No. 33, the John Williams League, Abstract No. 237 and the Stephen F. Austin League No. 9, Abstract No. 82, in Brazos County, Texas, being all of a called 101.30 acre tract (Parcel No. 5), a called 1.836 acre tract (Parcel No. 2), a called 6.620 acre tract (Parcel No. 3), a called 0.033 acre tract (Parcel No. 4), a called 0.000 acre tract (Parcel No. 5), a called 0.02 acre tract (Parcel No. 6), and a called 6.70 acre tract (Parcel No. 7) all described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1439076 of the Official Public Records of Brazos County (OPRBC), also being all of a called 133.99 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1439077 of the OPRBC and being a portion of a called 153.20 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2019-1374023 of the OPRBC and a portion of a called 54.47 acre tract described in a deed to WBW Single Development Group, LLC - Series 111 and recorded in Document No. 2021-1455630 of the OPRBC.

OWNER INFO
WBW SINGLE LAND INVESTMENT, LLC - SERIES 101 109 W 2nd Street, Suite 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057
WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 111 109 W 2nd Street, Suite 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057

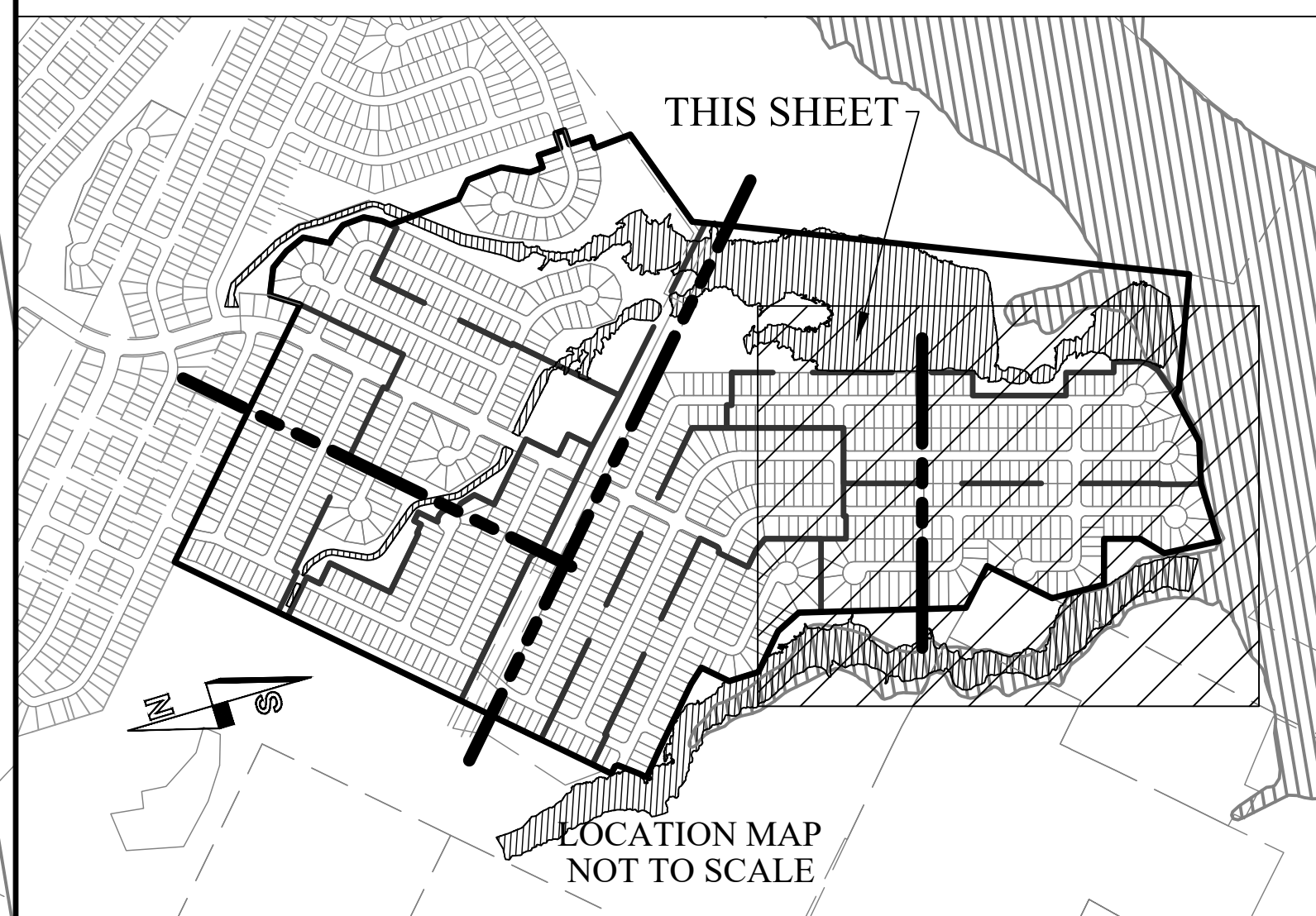
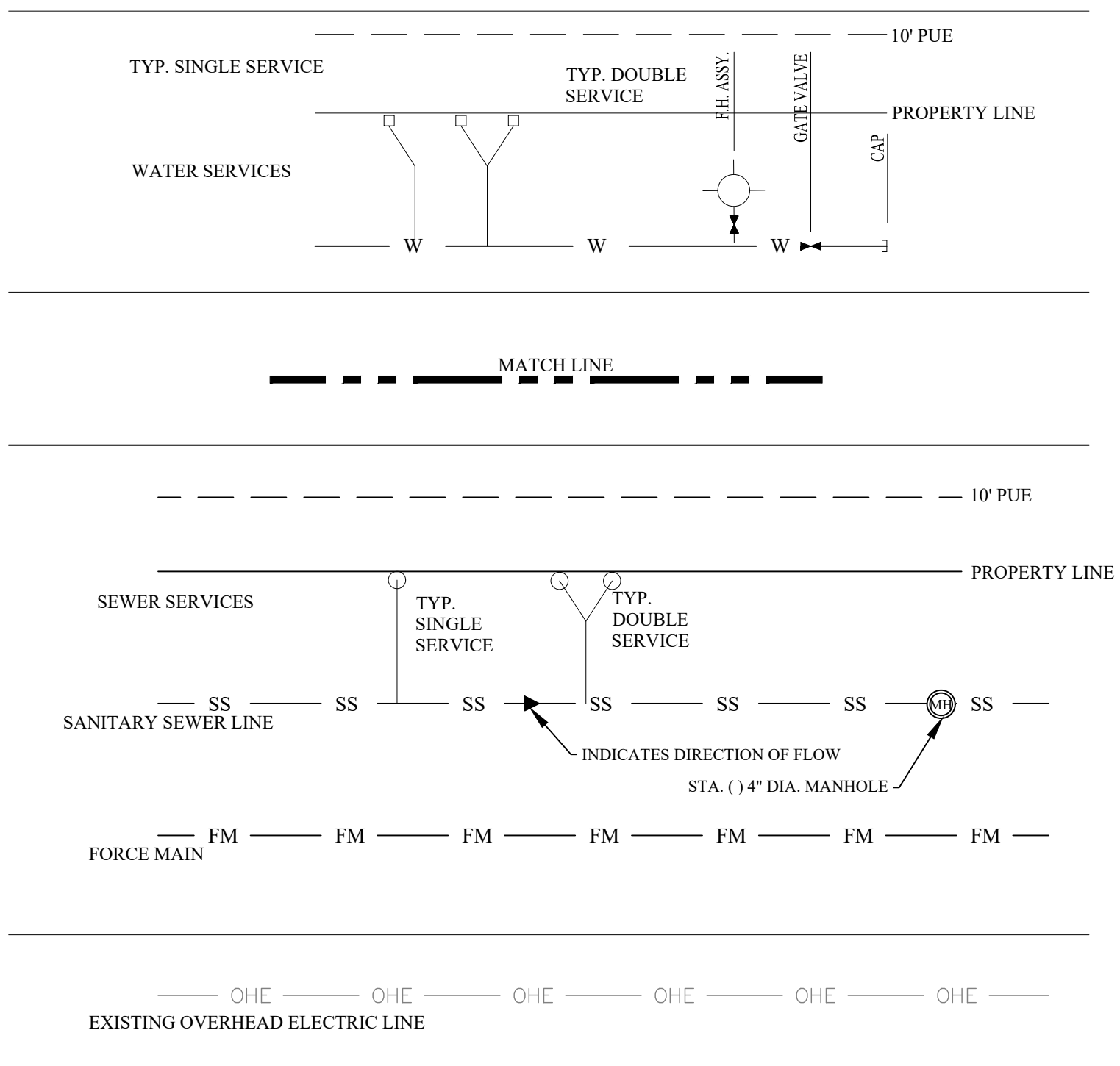
ENGINEER'S APPROVAL
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JUAN C. BRIZUELA, P.E. 99981 ON 10/16/2023. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

**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



NOTE:  
ALL UTILITY INFORMATION IS FOR PRELIMINARY PLAN PURPOSES ONLY  
AND IS SUBJECT TO CHANGE DURING FINAL PREPARATION OF  
CONSTRUCTION PLANS

### DESIGN LEGEND



REV.	DESCRIPTION	DATE	BY
2	RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	10/16/2023	JCL
1	ORIGINAL RELEASE	06/23/2023	JCL

PROJECT INFORMATION	
TOTAL SIZE:	253.51 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**

**LEGAL DESCRIPTION**  
253.51 acre tract of land situated in the James McMillan Survey, Abstract No. 176, 9th Thomas F. McKinney League, Abstract No. 3, the John Williams League, Abstract No. 27 and the Stephen F. Austin League No. 9, Abstract No. 82 in Brazos County, Texas, being all of a called 101.30 acre tract (Parcel No. 2), a called 1.836 acre tract (Parcel No. 2), a called 6.620 acre tract (Parcel No. 3), a called 0.031 acre tract (Parcel No. 4), a called 0.001 acre tract (Parcel No. 5), a called 0.02 acre tract (Parcel No. 6) and a called 6.70 acre tract (Parcel No. 7) all described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1439076 of the Official Public Records of Brazos County (OPBRC), also being all of a called 131.99 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1439077 of the OPBRC and being a portion of a called 153.20 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2019-1374023 of the OPBRC and a portion of a called 54.47 acre tract described in a deed to WBW Single Development Group, LLC - Series 111 and recorded in Document No. 2021-1455630 of the OPBRC.

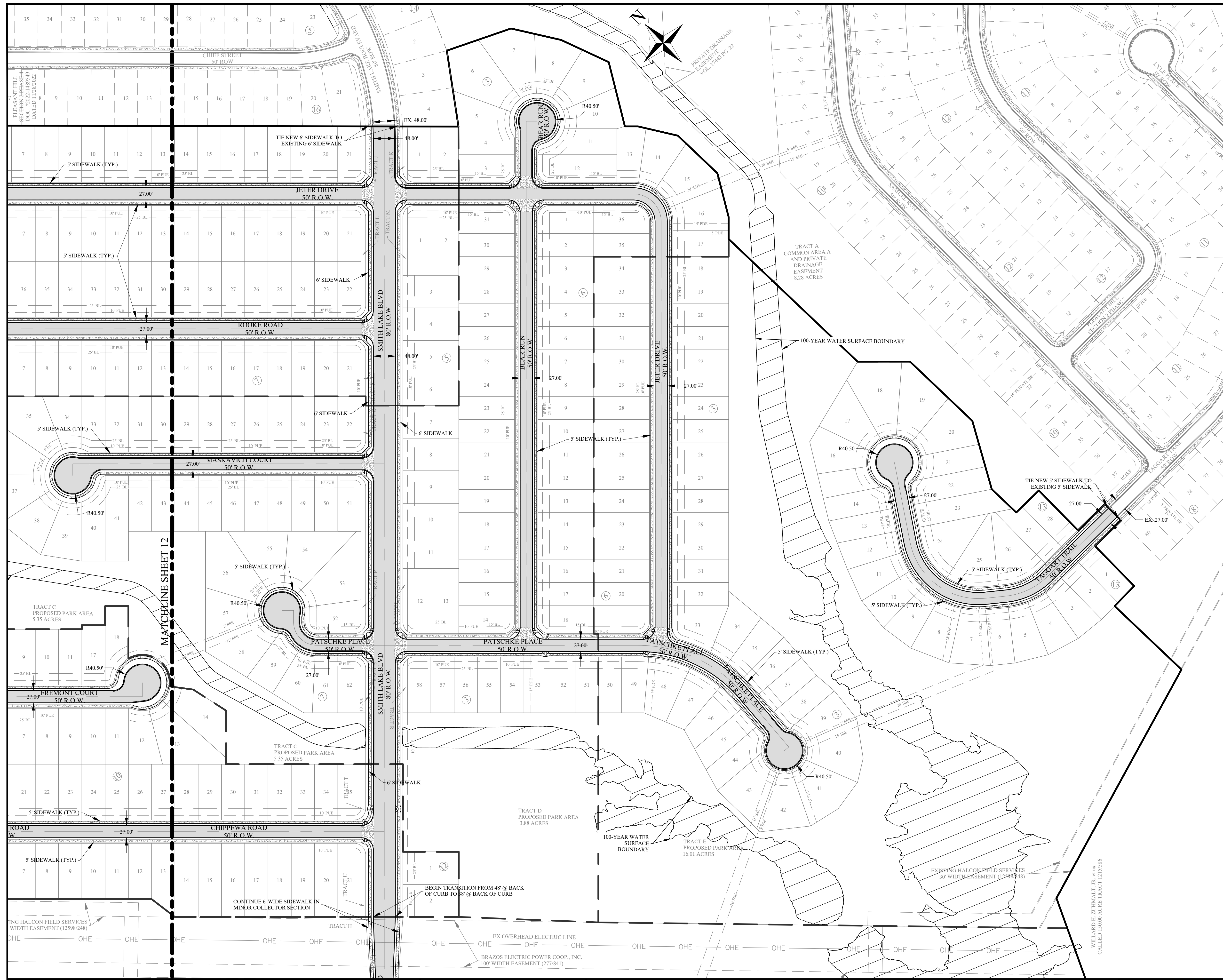
**OWNER INFO**  
WBW SINGLE LAND INVESTMENT, LLC - SERIES 101  
109 W 2nd Street, Suite 201  
Georgetown, TX 78626  
PH (254) 953-5353  
FX (254) 953-5057  
WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 111  
109 W 2nd Street, Suite 201  
Georgetown, TX 78626  
PH (254) 953-5353  
FX (254) 953-5057

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

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**17**

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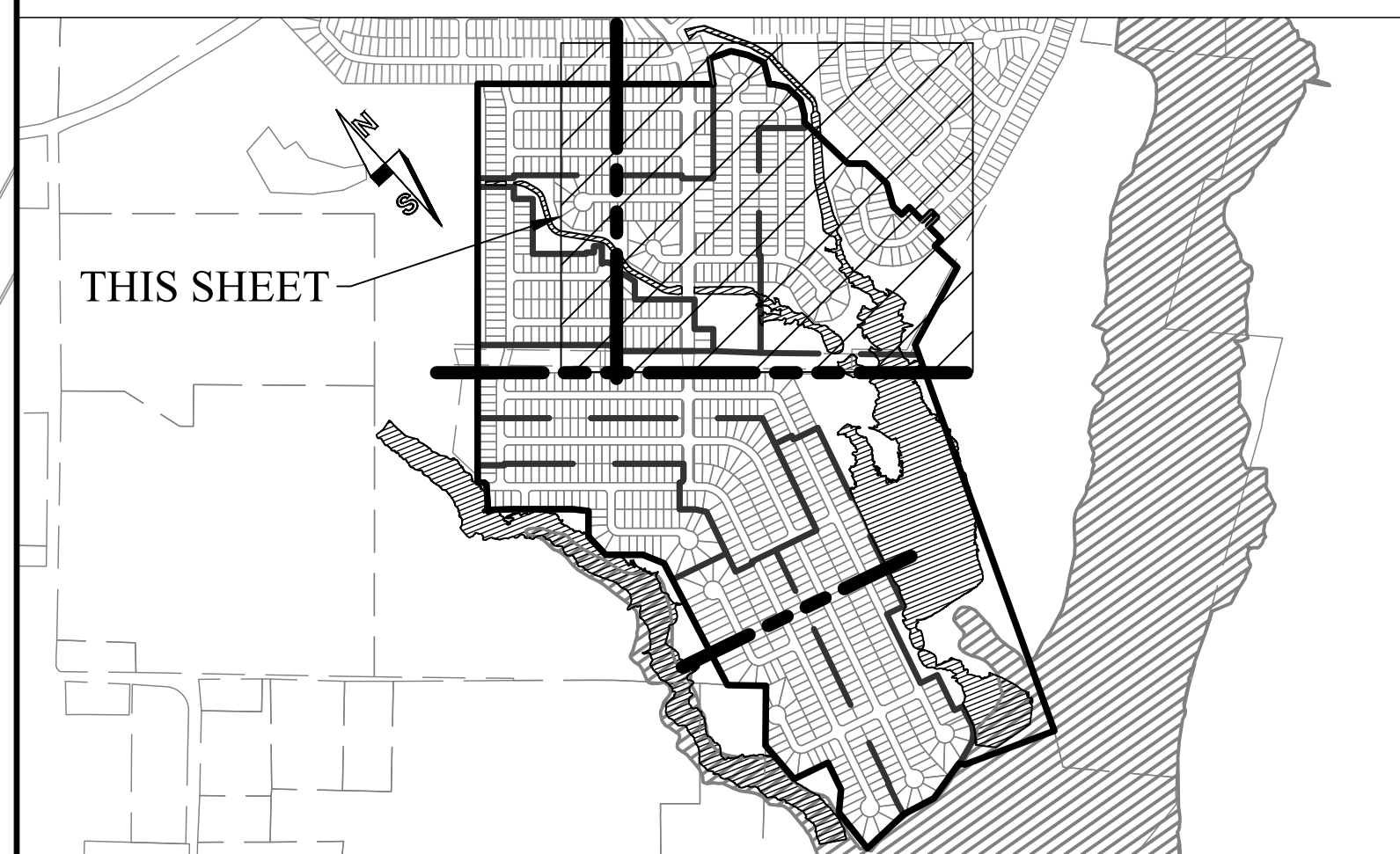
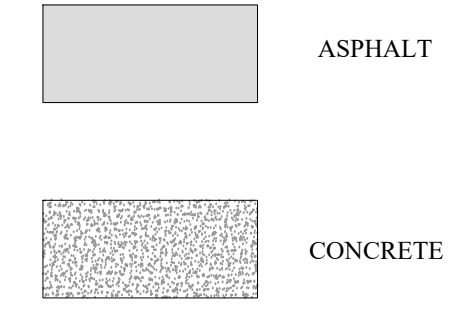


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PAVEMENT WIDTHS  
 • MAJOR COLLECTOR (SMITH LAKE BOULEVARD WHERE 80' R.O.W.): 48' AT BACK OF CURB  
 • MINOR COLLECTOR (SMITH LAKE BOULEVARD WHERE 60' R.O.W.): 38' AT BACK OF CURB  
 • RESIDENTIAL STREETS (ALL OTHERS): 27' AT BACK OF CURB  
 • CUL-DE-SACS: 40.5' AT BACK OF CURB

SIDEWALK WIDTHS  
 • ALL SET 4' FROM BACK OF CURB  
 • 6' ALONG SMITH LAKE BOULEVARD  
 • 5' ALONG ALL OTHERS

### DESIGN LEGEND



LOCATION MAP NOT TO SCALE

REV.	DESCRIPTION	DATE	BY
2	RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	10/16/2023	JCL
1	ORIGINAL RELEASE	06/23/2023	JCL

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

APPROVED BY: JCB  
 AUTHORIZED BY: WBW

PROJECT INFORMATION	
TOTAL SIZE:	253.51 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'

## PAVEMENT AND SIDEWALK LAYOUT 1 PLEASANT HILL SECTION 3 PHASES 1-9 BRYAN, BRAZOS COUNTY, TEXAS

LEGAL DESCRIPTION  
 253.51 acre tract of land situated in the James McMillin Survey, Abstract No. 176, 6th Township, McKinney League, Abstract No. 3, the John Williams League, Abstract No. 27 and the Stephen F. Austin League No. 9, Abstract No. 62 in Brazos County, Texas, being all of a called 101.16 acre tract (Parcel No. 2), a called 1.836 acre tract (Parcel No. 2), a called 6.626 acre tract (Parcel No. 3), a called 0.031 acre tract (Parcel No. 4), a called 0.001 acre tract (Parcel No. 5), a called 0.02 acre tract (Parcel No. 6) and a called 6.70 acre tract (Parcel No. 7) all described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1439076 of the Official Public Records of Brazos County (OPRC), also being all of a called 133.99 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1439077 of the OPRC and being a portion of a called 153.20 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2019-1374023 of the OPRC and a portion of a called 54.47 acre tract described in a deed to WBW Single Development Group, LLC - Series 111 and recorded in Document No. 2021-1455630 of the OPRC.

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

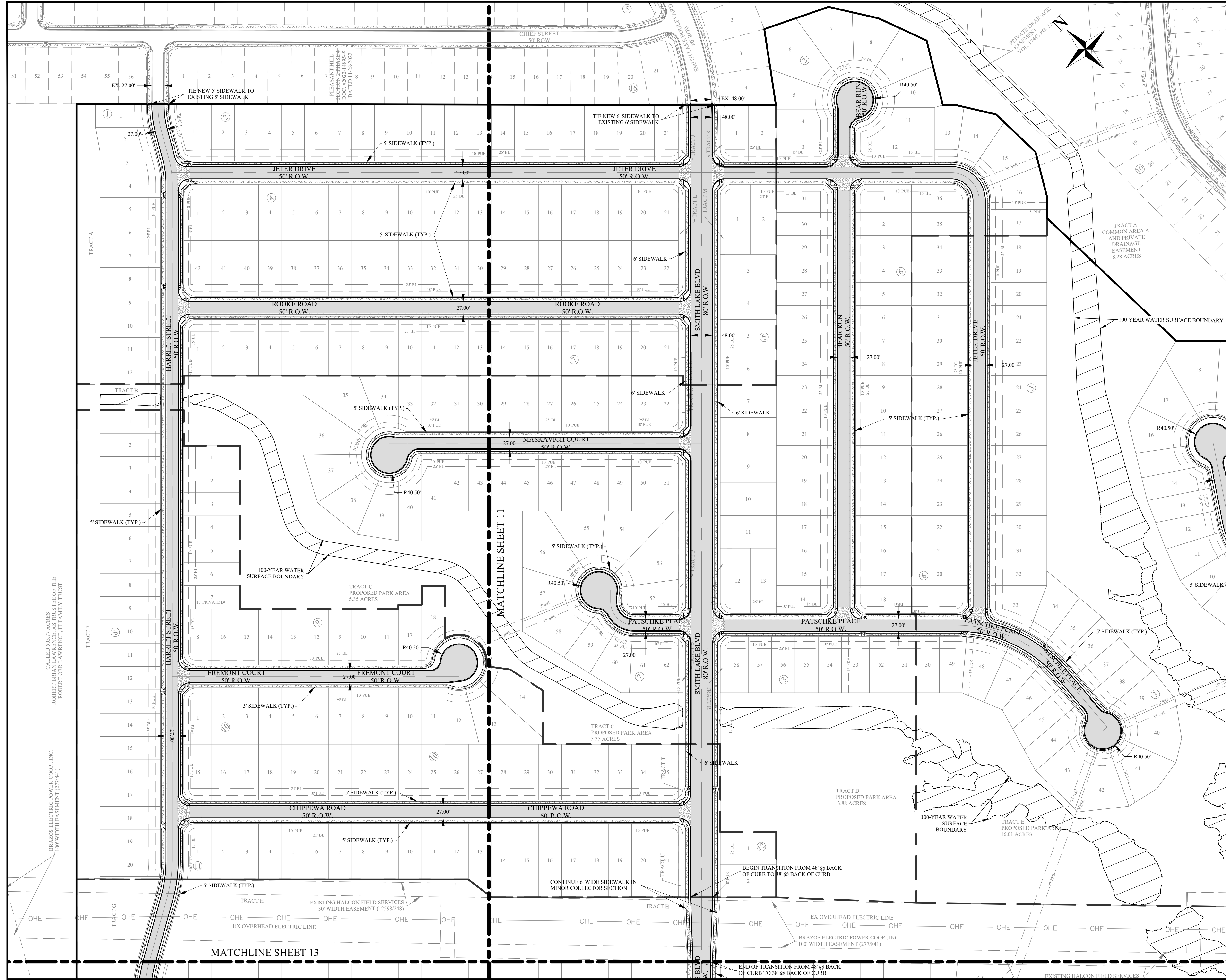
WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 111  
 609 W 2nd Street, Suite 201  
 Georgetown, TX 78626  
 PH (254) 953-5353  
 FX (254) 953-5057

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

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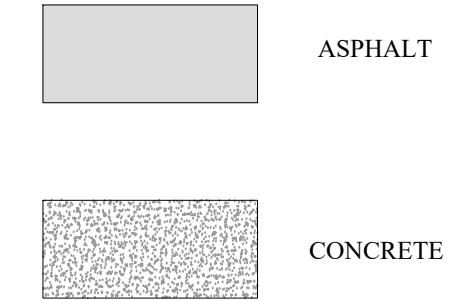


NOTE:  
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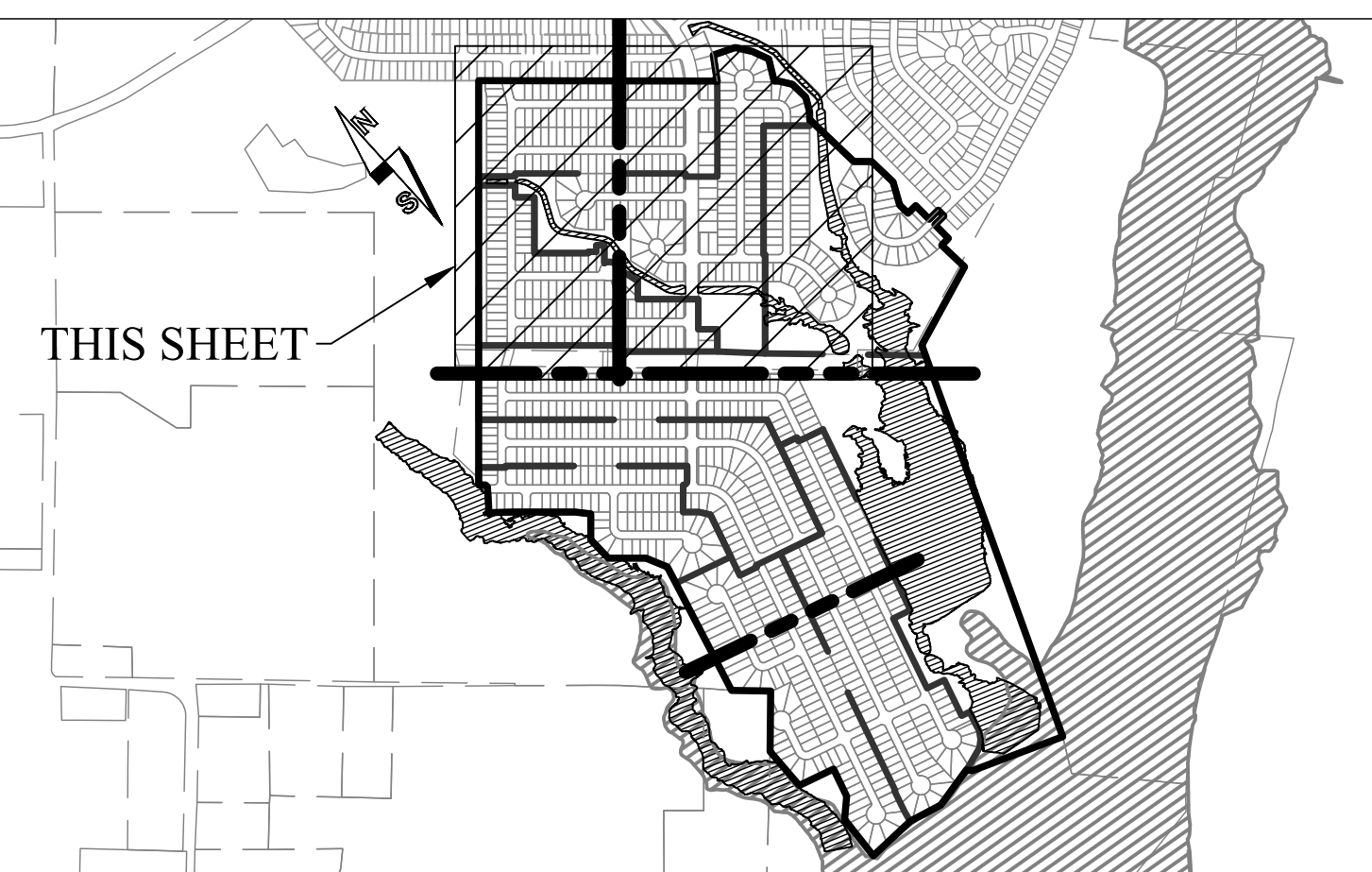
PAVEMENT WIDTHS  
 • MAJOR COLLECTOR (SMITH LAKE BOULEVARD WHERE 80' R.O.W.): 48' AT BACK OF CURB  
 • MINOR COLLECTOR (SMITH LAKE BOULEVARD WHERE 60' R.O.W.): 38' AT BACK OF CURB  
 • RESIDENTIAL STREETS (ALL OTHERS): 27' AT BACK OF CURB  
 • CUL-DE-SACS: 40.5' AT BACK OF CURB

SIDEWALK WIDTHS  
 • ALL SET 4' FROM BACK OF CURB  
 • 6' ALONG SMITH LAKE BOULEVARD  
 • 5' ALONG ALL OTHERS

### DESIGN LEGEND



EXISTING OVERHEAD ELECTRIC LINE



LOCATION MAP NOT TO SCALE

REV.	DESCRIPTION	DATE	BY
2	RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	10/16/2023	JCL
1	ORIGINAL RELEASE	06/23/2023	JCL

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

APPROVED BY: JCB  
 AUTHORIZED BY: BWB

PROJECT INFORMATION	
TOTAL SIZE:	253.51 AC.
TOTAL BLOCKS:	24
TOTAL LOTS:	906
TOTAL TRACTS:	31

GRAPHIC SCALE  
 0 100 200 300  
 IN FEET

BENCHMARK
CONCRETE TxDOT MONUMENT (SANDY POINT ROAD) NAD 83 2011 TX CENTRAL ZONE #4203 N: 10232940.54 E: 3525284.48 ELEV. = 333.33'

## PAVEMENT AND SIDEWALK LAYOUT 2 PLEASANT HILL SECTION 3 PHASES 1-9 BRYAN, BRAZOS COUNTY, TEXAS

LEGAL DESCRIPTION  
 253.51 acre tract of land situated in the James McMillin Survey, Abstract No. 176, 0th Thomas F. McKinney League, Abstract No. 3, the John Williams League, Abstract No. 27 and the Stephen F. Austin League No. 9, Abstract No. 62, in Brazos County, Texas, being all of a called 101.10 acre tract (Parcel No. 2), a called 1.836 acre tract (Parcel No. 2), a called 6.620 acre tract (Parcel No. 3), a called 0.031 acre tract (Parcel No. 4), a called 0.000 acre tract (Parcel No. 5), a called 0.02 acre tract (Parcel No. 6) and a called 6.70 acre tract (Parcel No. 7) all described in a deed to BWB Single Land Investment, LLC, Series 101 and recorded in Document No. 2021-1439077 of the Official Public Records of Brazos County (OPRC), also being all of a called 131.99 acre tract described in a deed to BWB Single Land Investment, LLC, Series 101 and recorded in Document No. 2021-1439077 of the OPRC and being a portion of a called 153.20 acre tract described in a deed to BWB Single Land Investment, LLC, Series 101 and recorded in Document No. 2019-1374025 of the OPRC and a portion of a called 54.47 acre tract described in a deed to BWB Single Land Investment Group, LLC, Series 111 and recorded in Document No. 2021-1455630 of the OPRC.

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

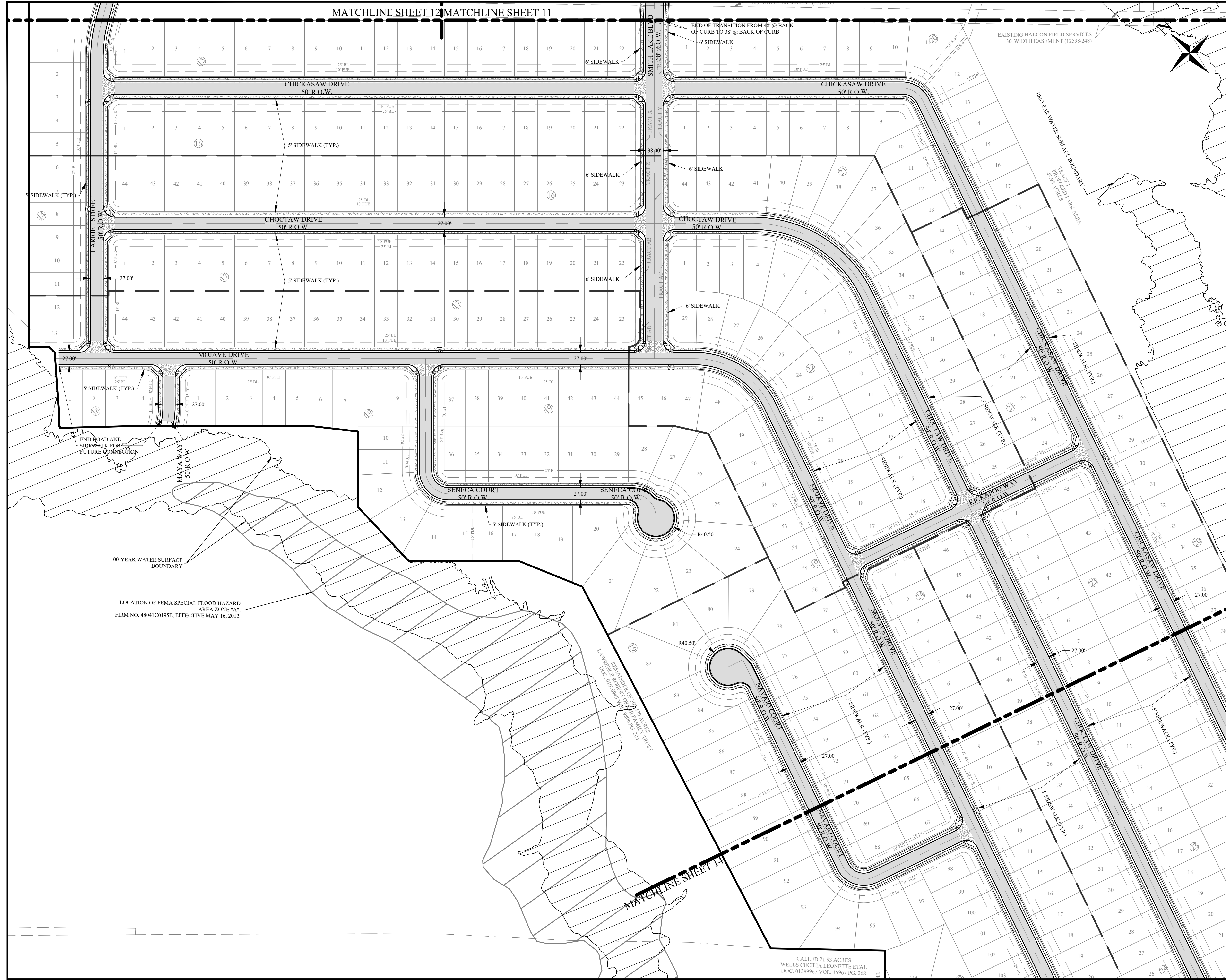
BWB SINGLE DEVELOPMENT GROUP, LLC - SERIES 111  
 609 W 2nd Street, Suite 201  
 Georgetown, TX 78626  
 PH (254) 953-5353  
 FX (254) 953-5057

ENGINEER'S APPROVAL  
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 Georgetown, TX 78626  
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 Texas Registered Surveying Firm # 10194797

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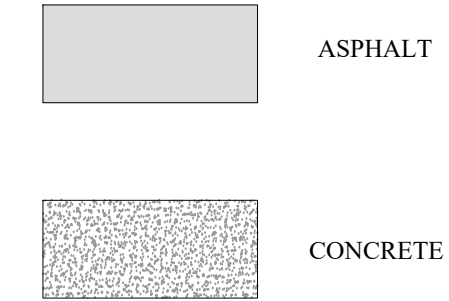


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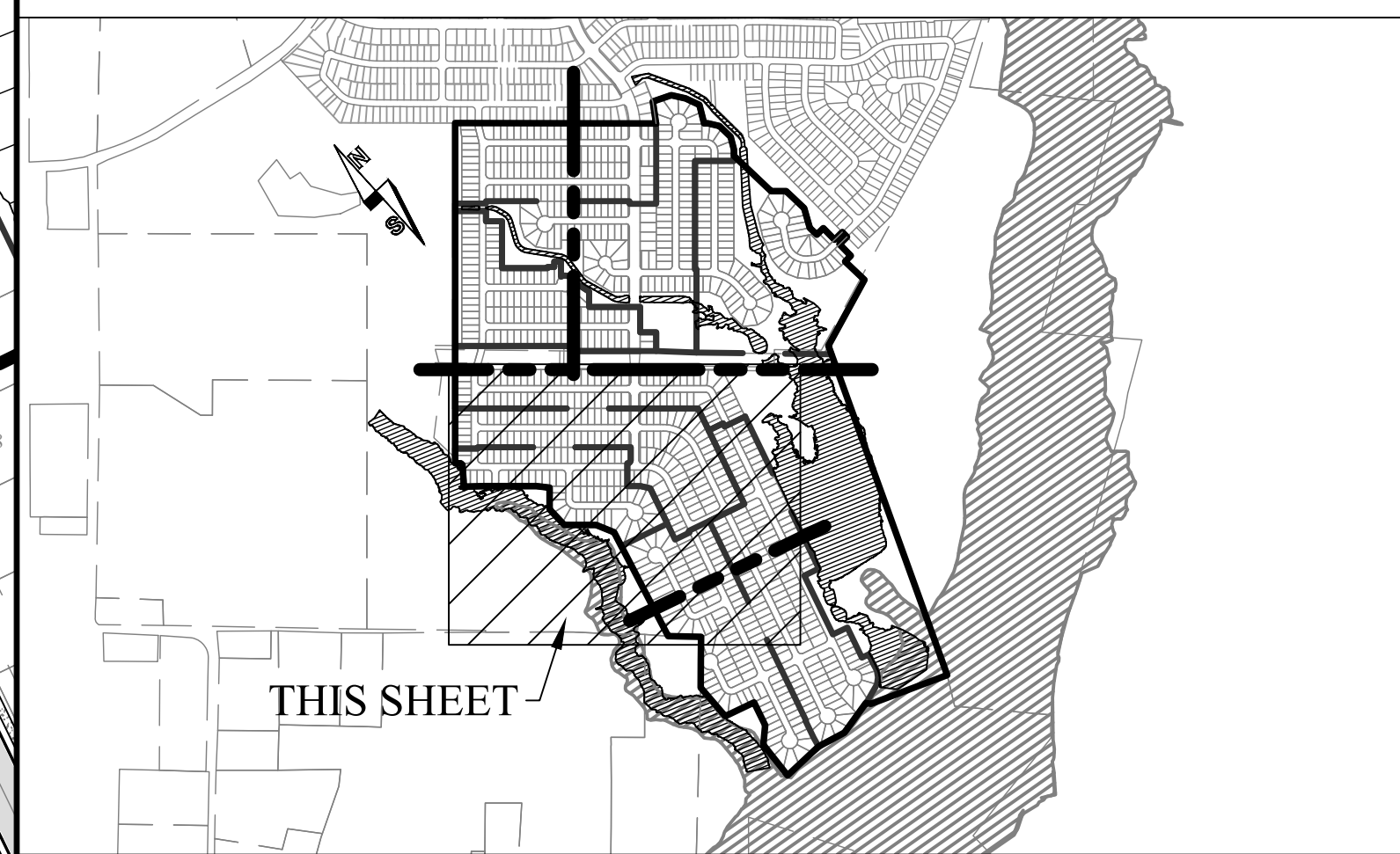
PAVEMENT WIDTHS  
 • MAJOR COLLECTOR (SMITH LAKE BOULEVARD WHERE 80' R.O.W.): 48' AT BACK OF CURB  
 • MINOR COLLECTOR (SMITH LAKE BOULEVARD WHERE 60' R.O.W.): 38' AT BACK OF CURB  
 • RESIDENTIAL STREETS (ALL OTHERS): 27' AT BACK OF CURB  
 • CUL-DE-SACS: 40.5' AT BACK OF CURB

SIDEWALK WIDTHS  
 • ALL SET 4' FROM BACK OF CURB  
 • 6' ALONG SMITH LAKE BOULEVARD  
 • 5' ALONG ALL OTHERS

**DESIGN LEGEND**



EXISTING OVERHEAD ELECTRIC LINE



LOCATION MAP NOT TO SCALE

REV.	DESCRIPTION	DATE	BY
2	RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	10/16/2023	JCL
1	ORIGINAL RELEASE	06/23/2023	JCL

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

APPROVED BY: JCB  
 AUTHORIZED BY: WBW

PROJECT INFORMATION
TOTAL SIZE: 253.51 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'

**PAVEMENT AND SIDEWALK LAYOUT 3 PLEASANT HILL SECTION 3 PHASES 1-9 BRYAN, BRAZOS COUNTY, TEXAS**

LEGAL DESCRIPTION  
 253.51 acre tract of land situated in the James McMillan Survey, Abstract No. 176, 6th Thomas F. McKinney League, Abstract No. 3, the John Williams League, Abstract No. 27 and the Stephen F. Austin League No. 9, Abstract No. 82 in Brazos County, Texas, being all of a called 101.10 acre tract (Parcel No. 2), a called 1.836 acre tract (Parcel No. 2), a called 6.620 acre tract (Parcel No. 3), a called 0.031 acre tract (Parcel No. 4), a called 0.001 acre tract (Parcel No. 5), a called 0.02 acre tract (Parcel No. 6) and a called 6.70 acre tract (Parcel No. 7) all described in a deed to WBW Single Land Investment, LLC, Series 101 and recorded in Document No. 2021-1439076 of the Official Public Records of Brazos County (OPBRC), also being all of a called 131.99 acre tract described in a deed to WBW Single Land Investment, LLC, Series 101 and recorded in Document No. 2021-1439077 of the OPBRC and being a portion of a called 153.20 acre tract described in a deed to WBW Single Land Investment, LLC, Series 101 and recorded in Document No. 2019-1374023 of the OPBRC and a portion of a called 54.47 acre tract described in a deed to WBW Single Development Group, LLC, Series 111 and recorded in Document No. 2021-1455630 of the OPBRC.

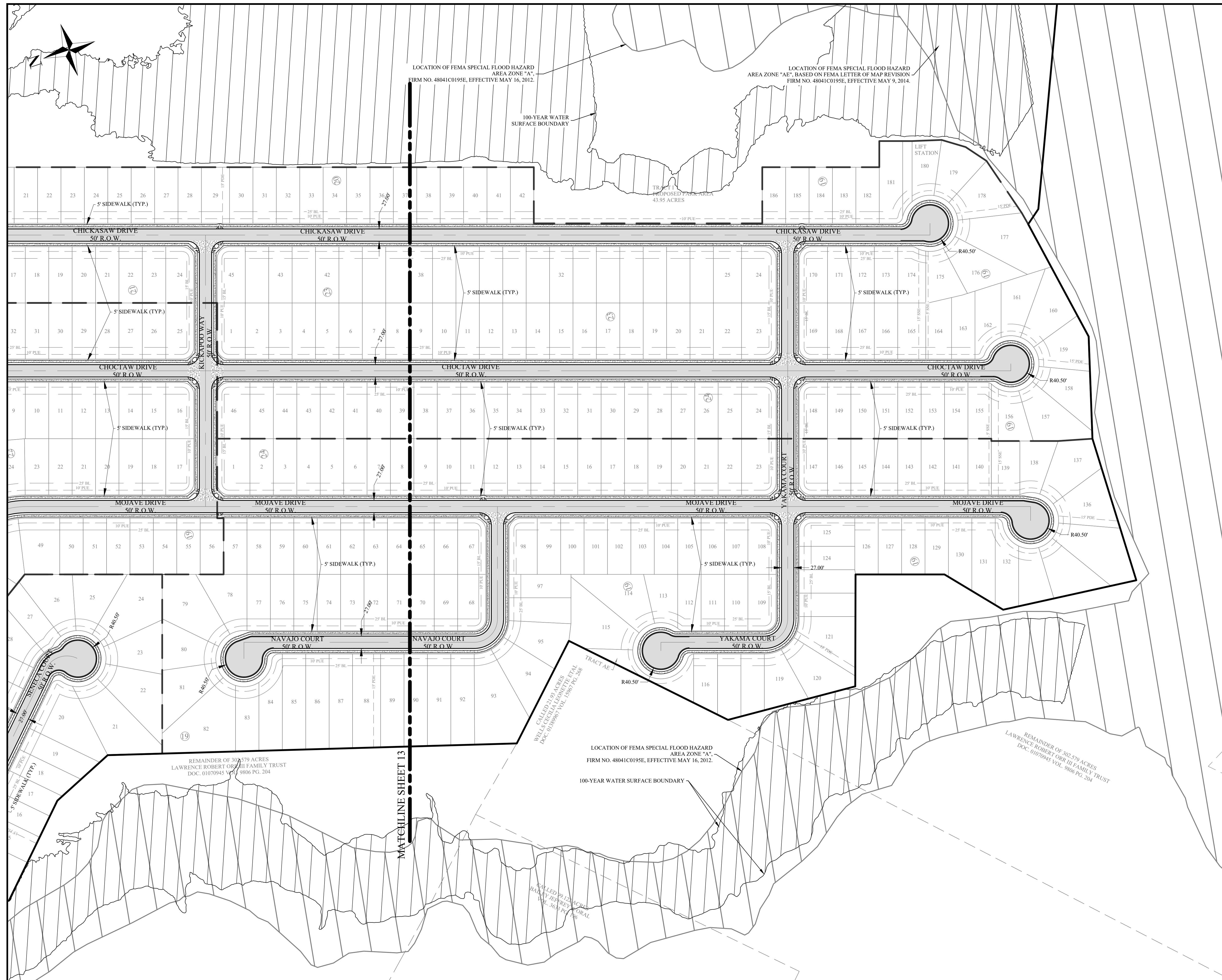
OWNER INFO  
 WBW SINGLE LAND INVESTMENT, LLC, SERIES 101  
 109 W 2nd Street, Suite 201  
 Georgetown, TX 78626  
 PH (254) 953-5353  
 FX (254) 953-5057

WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 111  
 109 W 2nd Street, Suite 201  
 Georgetown, TX 78626  
 PH (254) 953-5353  
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**ENGINEER'S APPROVAL**  
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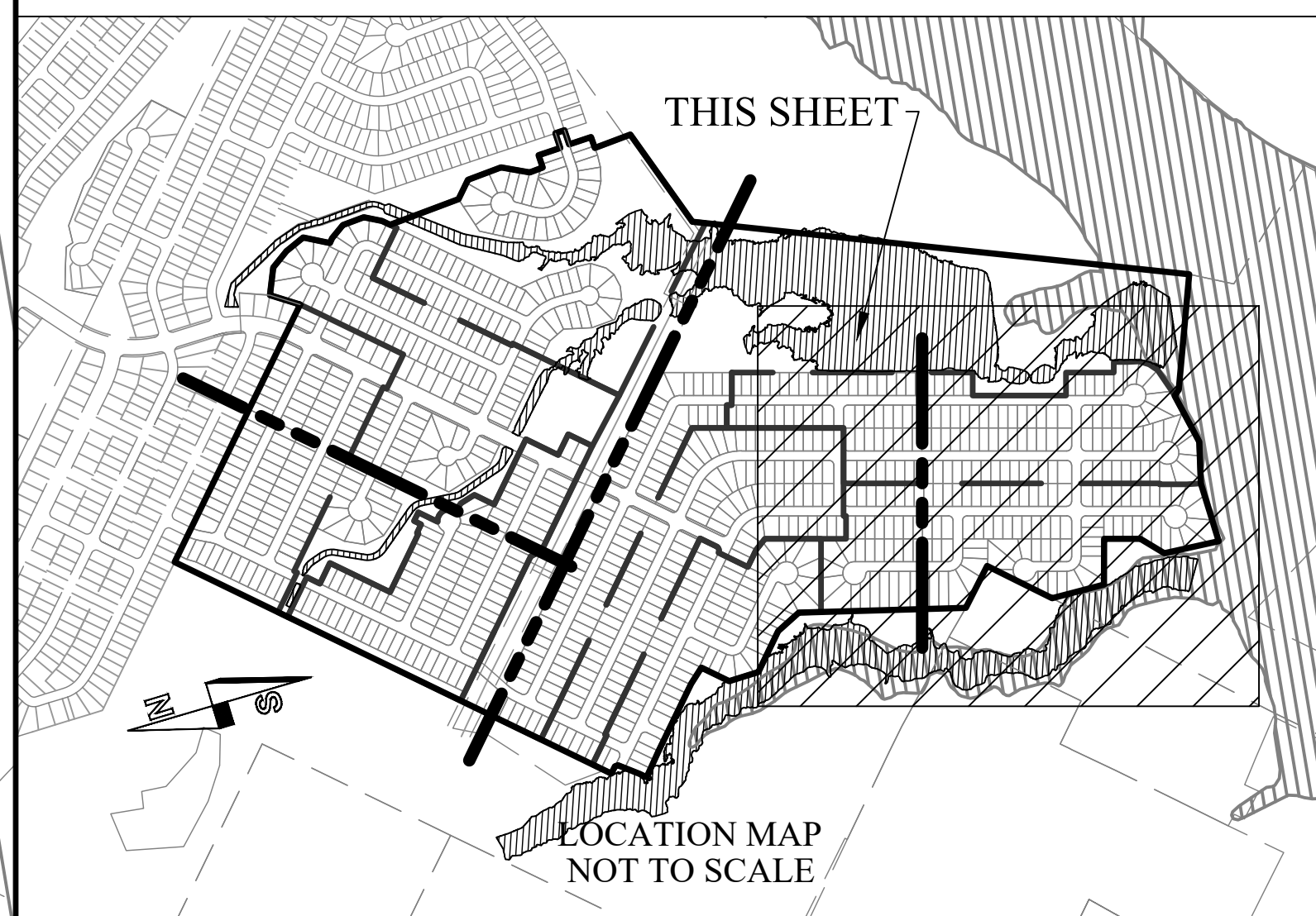
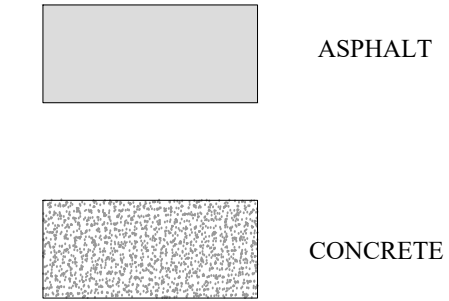


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PAVEMENT WIDTHS  
 • MAJOR COLLECTOR (SMITH LAKE BOULEVARD WHERE 80' R.O.W.): 48' AT BACK OF CURB  
 • MINOR COLLECTOR (SMITH LAKE BOULEVARD WHERE 60' R.O.W.): 38' AT BACK OF CURB  
 • RESIDENTIAL STREETS (ALL OTHERS): 27' AT BACK OF CURB  
 • CUL-DE-SACS: 40.5' AT BACK OF CURB

SIDEWALK WIDTHS  
 • ALL SET 4' FROM BACK OF CURB  
 • 6' ALONG SMITH LAKE BOULEVARD  
 • 5' ALONG ALL OTHERS

### DESIGN LEGEND



REV.	DESCRIPTION	DATE	BY
2	RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	10/16/2023	JCL
1	ORIGINAL RELEASE	06/23/2023	JCL

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

APPROVED BY: JCB  
 AUTHORIZED BY: BWB

PROJECT INFORMATION
TOTAL SIZE: 253.51 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'

## PAVEMENT AND SIDEWALK LAYOUT 4 PLEASANT HILL SECTION 3 PHASES 1-9 BRYAN, BRAZOS COUNTY, TEXAS

LEGAL DESCRIPTION  
 253.51 acre tract of land situated in the James McMillin Survey, Abstract No. 176, 6th Township, F. McKinney League, Abstract No. 3, the John Williams League, Abstract No. 27 and the Stephen F. Austin League No. 9, Abstract No. 82 in Brazos County, Texas, being all of a called 101.10 acre tract (Parcel No. 2), a called 1.836 acre tract (Parcel No. 2), a called 6.620 acre tract (Parcel No. 3), a called 0.031 acre tract (Parcel No. 4), a called 0.001 acre tract (Parcel No. 5), a called 0.02 acre tract (Parcel No. 6) and a called 6.70 acre tract (Parcel No. 7) all 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 (OPBRC), also being all of a called 131.99 acre tract described in a deed to BWB Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1439077 of the OPBRC and being a portion of a called 153.20 acre tract described in a deed to BWB Single Land Investment, LLC - Series 101 and recorded in Document No. 2019-1374023 of the OPBRC and a portion of a called 54.47 acre tract described in a deed to BWB Single Development Group, LLC - Series 111 and recorded in Document No. 2021-1455630 of the OPBRC.

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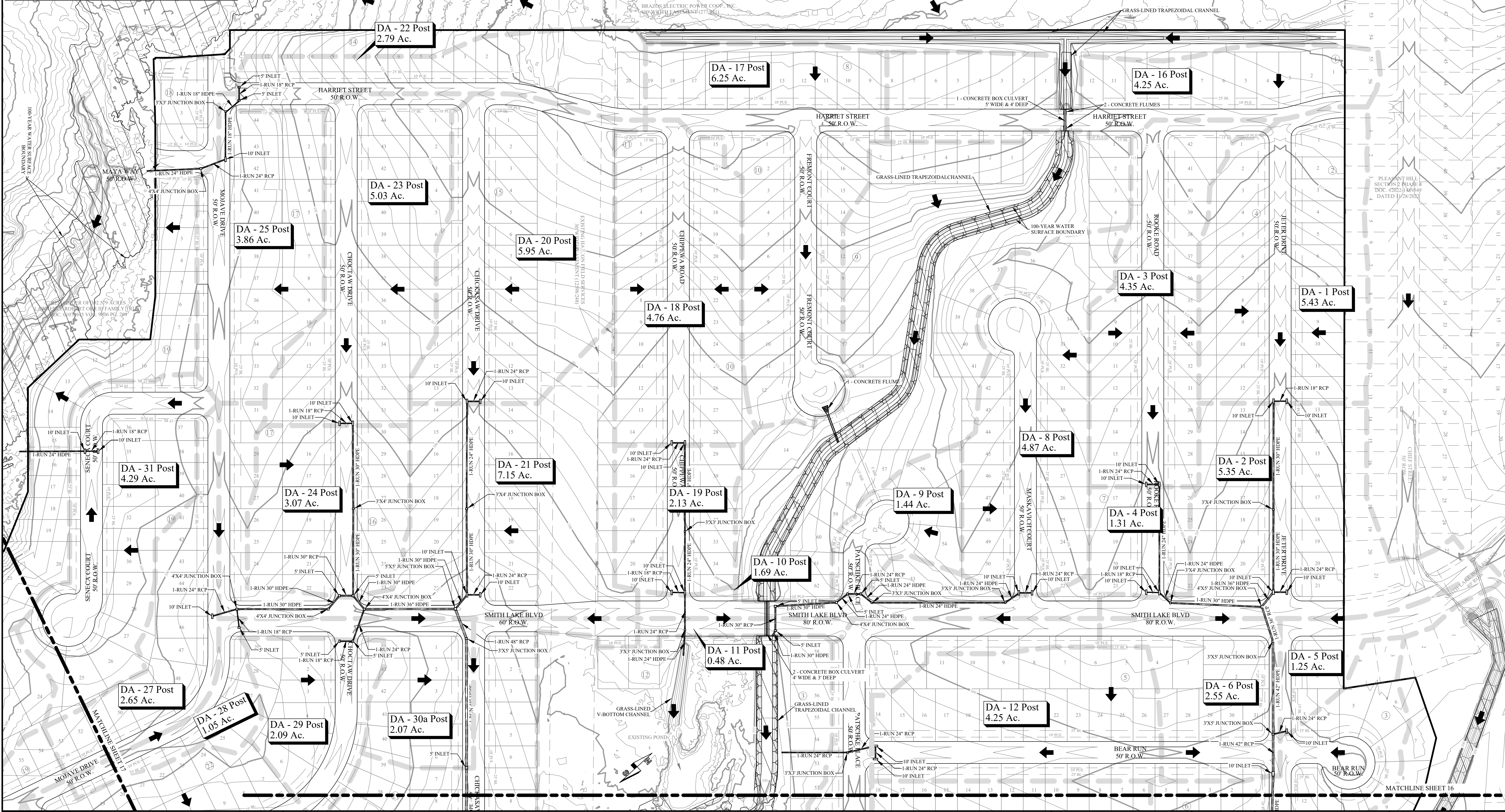
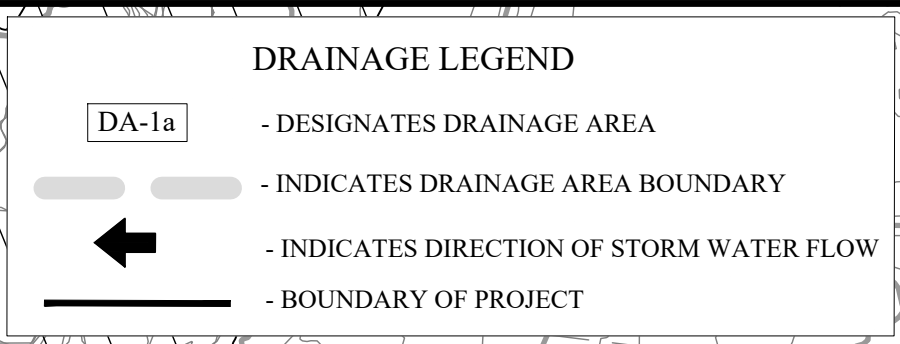
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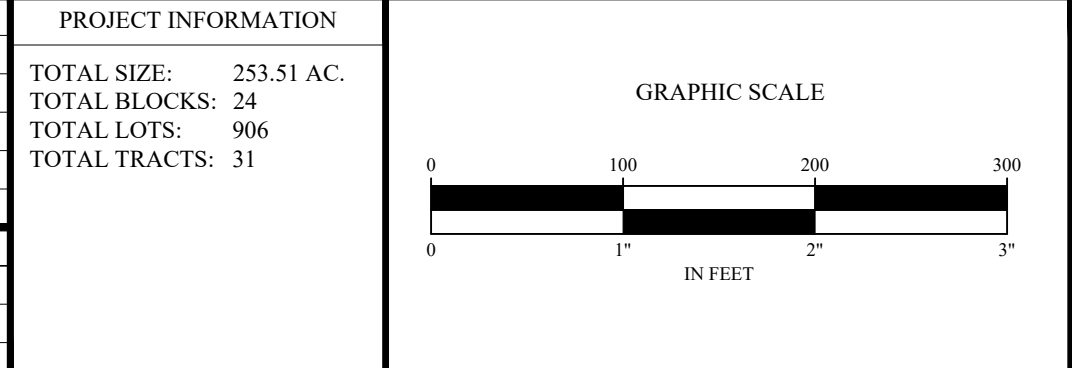
PRINTED ON October 16, 2023

- 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
2	RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	10/16/2023	JCL
1	ORIGINAL RELEASE	06/23/2023	JCL

PROJECT INFORMATION	BENCHMARK
TOTAL SIZE: 253.51 AC. TOTAL BLOCKS: 24 TOTAL LOTS: 906 TOTAL TRACTS: 31	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'



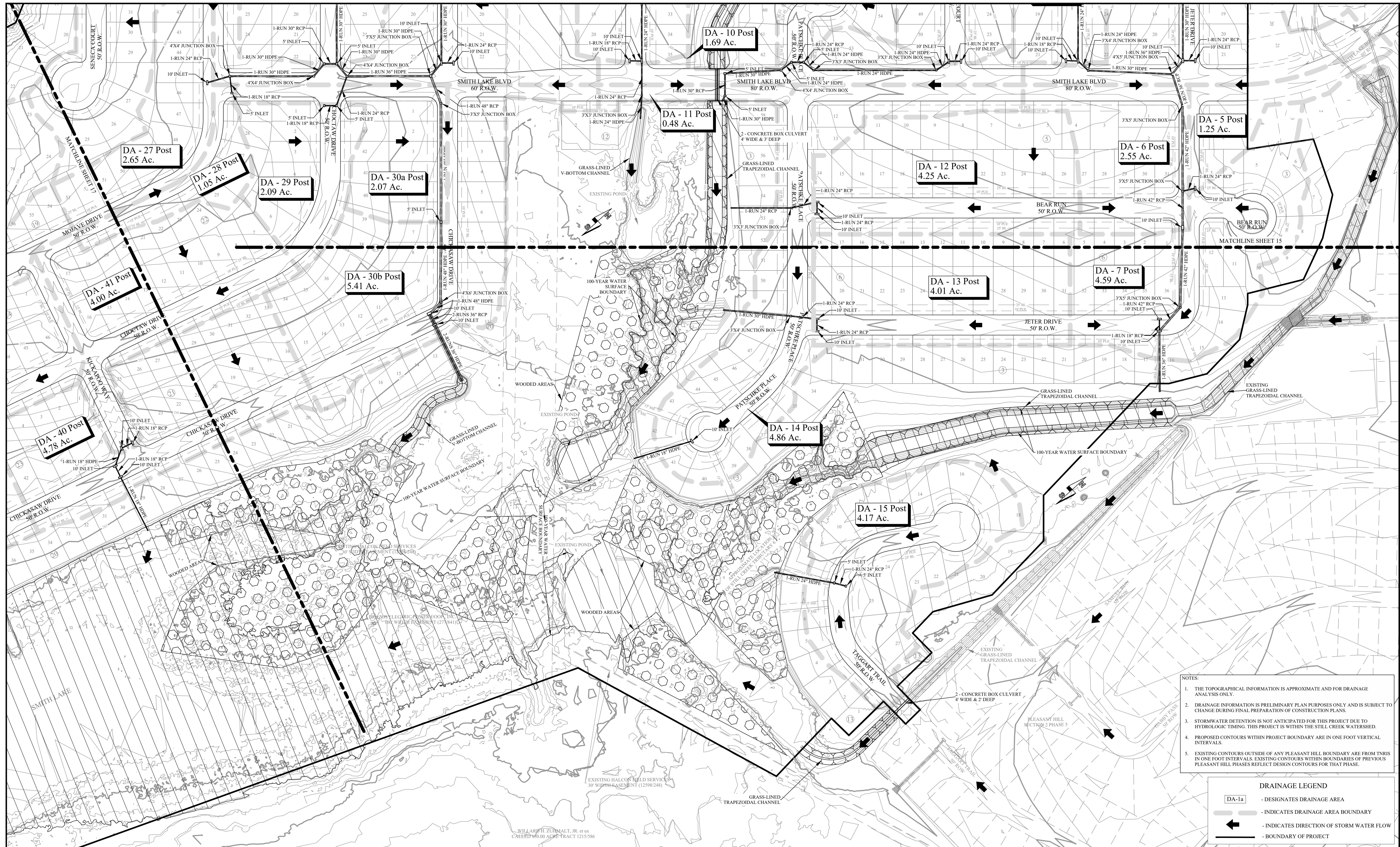
**POST-DRAINAGE STRUCTURES 1**  
**PLEASANT HILL SECTION 3 PHASES 1-9**  
**BRYAN, BRAZOS COUNTY, TEXAS**

LEGAL DESCRIPTION	OWNER INFO
253.51 acre tract of land situated in the James McMillan Survey, Abstract No. 176, 6th Township of McKinney League, Abstract No. 3, 10th John Williams League, Abstract No. 27 and the Stephen F. Austin League No. 9, Abstract No. 62 in Brazos County, Texas, being all of a certain 101.16 acre tract (Parcel No. 3), a certain 1.836 acre tract (Parcel No. 2), a certain 6.620 acre tract (Parcel No. 3), a certain 0.033 acre tract (Parcel No. 4), a certain 0.010 acre tract (Parcel No. 5), a certain 0.022 acre tract (Parcel No. 6), and a certain 6.70 acre tract (Parcel No. 7) all described in a deed to WBS Single Land Investment, L.L.C., Series 101 and recorded in Document No. 2021-143976 of the Official Public Records of Brazos County (OPRC), also being all of a certain 133.99 acre tract described in a deed to WBS Single Land Investment, L.L.C., Series 101 and recorded in Document No. 2021-143977 of the OPRC and being a portion of a certain 153.20 acre tract described in a deed to WBS Single Land Investment, L.L.C., Series 101 and recorded in Document No. 2019-137425 of the OPRC and a portion of a certain 54.47 acre tract described in a deed to WBS Single Development Group, L.L.C., Series 111 and recorded in Document No. 2021-145563 of the OPRC.	WBS SINGLE LAND INVESTMENT, L.L.C. SERIES 101 109 W 2nd Street, Suite 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057  WBS SINGLE DEVELOPMENT GROUP, L.L.C. SERIES 111 109 W 2nd Street, Suite 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057

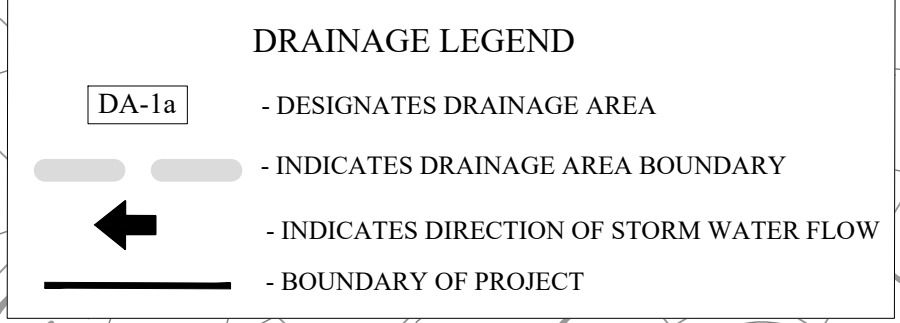
**ENGINEER'S APPROVAL**

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JUAN C. BRIZUELA, P.E. 99981 ON 10/16/2023. 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



- 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
2	RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	10/16/2023	JCL
1	ORIGINAL RELEASE	06/23/2023	

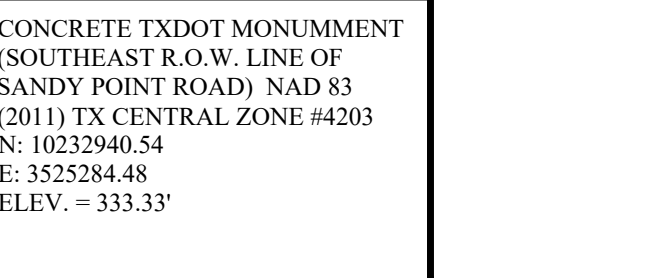
  

PROJECT NUMBER: PH3	CLIENT NAME: WBW SINGLE LAND INVESTMENT, LLC - SERIES 101
APPROVED BY: JCB	CLIENT LOCATION: GEORGETOWN, TX
AUTHORIZED BY: WBW	

PROJECT INFORMATION
TOTAL SIZE: 253.51 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'



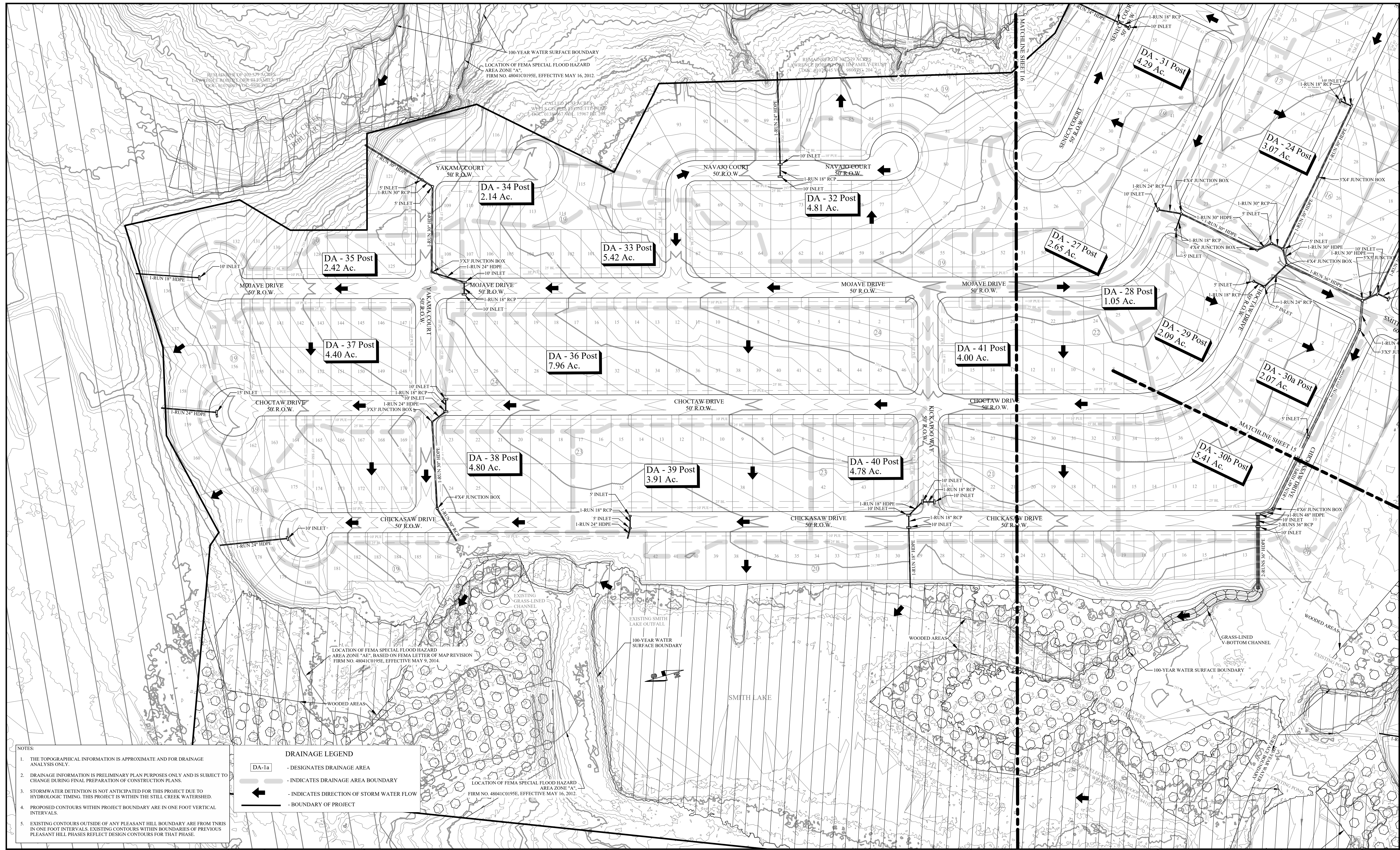
## POST-DRAINAGE STRUCTURES 2 PLEASANT HILL SECTION 3 PHASES 1-9 BRYAN, BRAZOS COUNTY, TEXAS

**LEGAL DESCRIPTION**  
 253.51 acre tract of land located in the James McMillan Survey, Abstract No. 176, 6th Edition of McKinney's Original Survey, Abstract No. 3, 3rd Edition of Williams' Original Survey, Abstract No. 27 and the Stephen F. Austin League No. 9, Abstract No. 62 in Brazos County, Texas, being all of a called 101.10 acre tract (Parcel No. 2), a called 1.836 acre tract (Parcel No. 2), a called 6.620 acre tract (Parcel No. 5), a called 0.031 acre tract (Parcel No. 4), a called 0.010 acre tract (Parcel No. 5), a called 0.02 acre tract (Parcel No. 6), and a called 6.70 acre tract (Parcel No. 7) all described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1439075 of the Official Public Records of Brazos County (OPBRC), also being all of a called 133.99 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1439077 of the OPBRC and being a portion of a called 153.20 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2019-1374025 of the OPBRC and a portion of a called 54.47 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1455630 of the OPBRC.

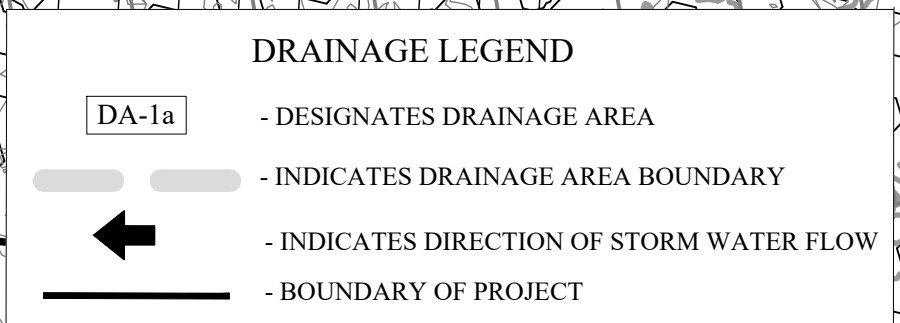
OWNER INFO	ENGINEER'S APPROVAL	Yalvo Engineering, LLC
WBW SINGLE LAND INVESTMENT, LLC - SERIES 101 109 W 2nd Street, Suite 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057	THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JUAN C. BRIZUELA, P.E. 99981 ON 10/16/2023. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.	Yalvo 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

PRINTED ON October 16, 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 TNRIS IN ONE FOOT INTERVALS. EXISTING CONTOURS WITHIN BOUNDARIES OF PREVIOUS PLEASANT HILL PHASES REFLECT DESIGN CONTOURS FOR THAT PHASE.



REV.	DESCRIPTION	DATE	BY
2	RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	10/16/2023	JCL
1	ORIGINAL RELEASE	06/23/2023	JCL

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

APPROVED BY: JCB  
 AUTHORIZED BY: BWB

PROJECT INFORMATION	
TOTAL SIZE:	253.51 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

LEGAL DESCRIPTION	OWNER INFO
253.51 acre tract of land situated in the James McMillan Survey, Abstract No. 176, 6th Division of McKinney League, Abstract No. 33, the John Williams League, Abstract No. 27 and the Stephen F. Austin League No. 9, Abstract No. 62 in Brazos County, Texas, being all of a certain 0.16 acre tract (Parcel No. 2), a certain 1.836 acre tract (Parcel No. 2), a certain 6.620 acre tract (Parcel No. 3), a certain 0.033 acre tract (Parcel No. 4), a certain 0.010 acre tract (Parcel No. 5), a certain 0.02 acre tract (Parcel No. 6), and a certain 6.70 acre tract (Parcel No. 7) all as described in a deed to BWB Single Land Investment, LLC, Series 101 and recorded in Document No. 2021-143976 of the Official Public Records of Brazos County (OPRBC), also being all of a certain 133.99 acre tract described in a deed to BWB Single Land Investment, LLC, Series 101 and recorded in Document No. 2021-143977 of the OPRBC and being a portion of a certain 153.20 acre tract described in a deed to BWB Single Land Investment, LLC, Series 101 and recorded in Document No. 2019-1374025 of the OPRBC and a portion of a certain 54.47 acre tract described in a deed to BWB Single Development Group, LLC, Series 111 and recorded in Document No. 2021-1455630 of the OPRBC.	BWB SINGLE LAND INVESTMENT, 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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Texas Registered Engineering Firm F-24040  
 Texas Registered Surveying Firm # 10194797

SHEET  
 17  
 OF  
 17

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