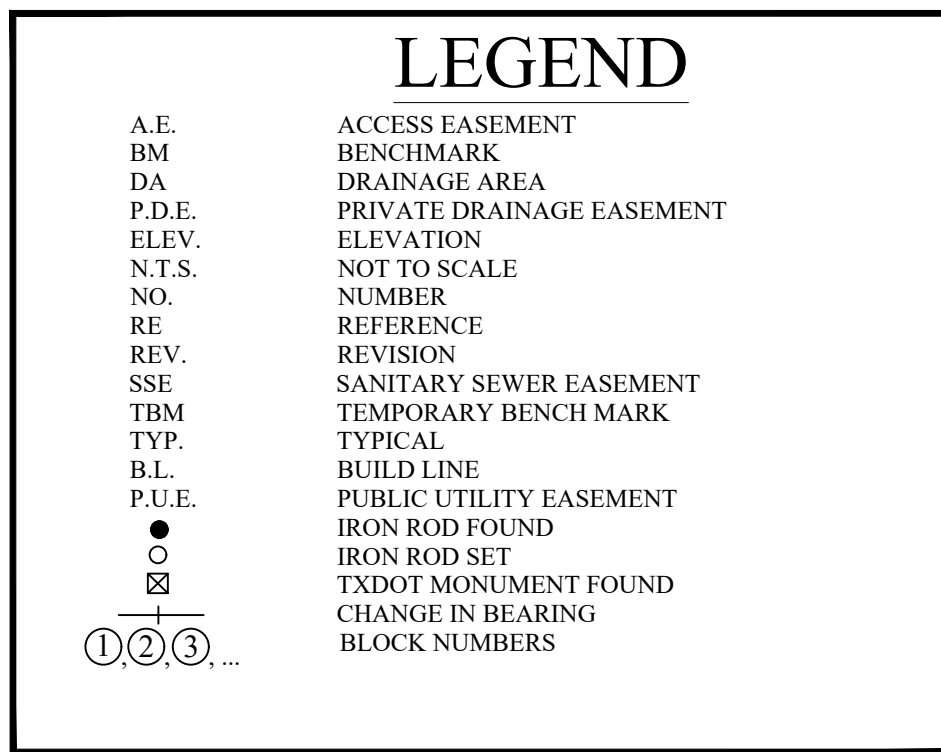
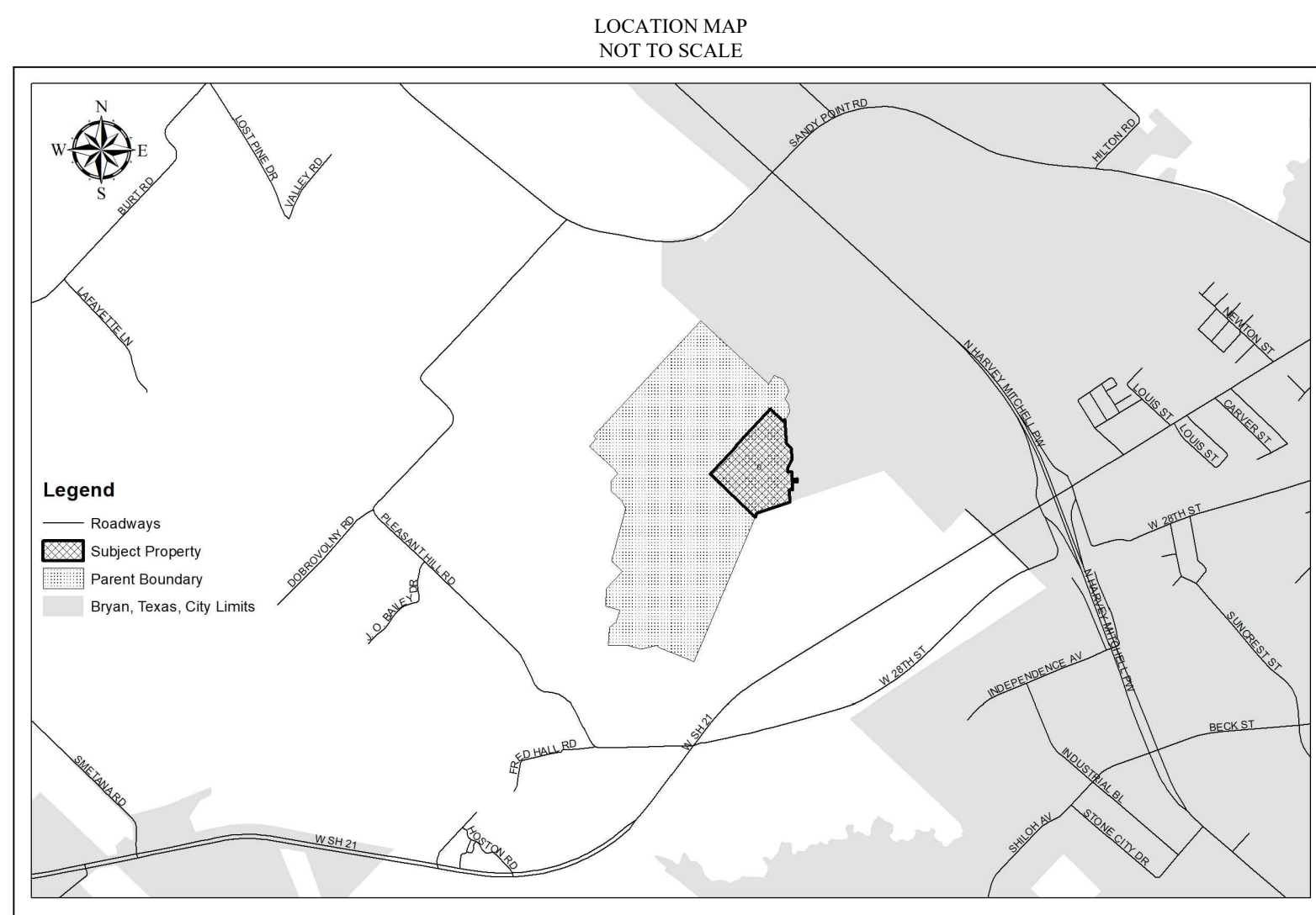


GENERAL NOTES:

- 1. ALL PERMANENT CORNERS SET ARE 1/2" IRON RODS WITH CAP MARKED "YALGO" UNLESS OTHERWISE NOTED HEREON. IRON RODS SET IN AREAS WHERE THERE IS AN EXPECTATION OF DISTURBANCE WILL NOT BE CONSIDERED PERMANENT AND NOT MARKED ACCORDINGLY.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYAN SIDEWALK ORDINANCE BY THE DEVELOPER.
3. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL.
4. THE BEARINGS RECITED HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD1983 (2011) DATUM, TEXAS CENTRAL ZONE NO. 4203. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. THE AVERAGE COMBINED CORRECTION FACTOR (CCF) IS 0.9998881. GRID DISTANCE = GROUND DISTANCE X CCF. PERMANENT IRON RODS SET FOR CORNER ARE 1/2 INCH IRON RODS WITH CAP MARKED "YALGO". UNLESS OTHERWISE NOTED HEREON, THE POINT OF BEGINNING FOR THIS TRACT BEARS N 36°28'45" W, 2130.82 FEET FROM CITY OF BRYAN MONUMENT GPS-58. THE ESTABLISHED COORDINATES FOR SAID MONUMENT ARE N = 10226628.01, E = 3527536.34 (NAD83, TEXAS CENTRAL ZONE 4203).
5. ROAD WIDTH LOCAL STREETS = 50' ROW, 27' BOC-BOC
6. ZONING OF THIS PROPERTY IS CURRENTLY FOR NEW DEVELOPMENT PLAN FOR A PLANNED DEVELOPMENT - MIXED USE DISTRICT (PD-M) - APPROVED BY THE BRYAN CITY COUNCIL ON NOVEMBER 13, 2018 (ORDINANCE NO. 2306) AND REVISED AS APPROVED BY THE BRYAN CITY COUNCIL ON JULY 9, 2019 (ORDINANCE NO. 2362), ON JULY 13, 2021 (ORDINANCE NO. 2496), AND ON NOVEMBER 9, 2021 (ORDINANCE NO. 2517).
7. 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.
8. ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS.
9. NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA'S CASE NO. 12-06-1920P REVISED TO REFLECT LETTER OF MAP REVISION EFFECTIVE MAY 9, 2014 FLOOD INSURANCE RATE MAP PANEL NUMBER 48041C0195E FOR BRAZOS COUNTY, TEXAS EFFECTIVE JULY 7, 2014. THE SURVEYOR DOES NOT CERTIFY AS TO THE ACCURACY OR INACCURACY OF SAID INFORMATION AND DOES NOT WARRANT OR IMPLY THAT STRUCTURES PLACED WITHIN ANY OF THE PLATTED AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.
10. OWNERSHIP OF TRACT E SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION, OPERATION, MANAGEMENT, MAINTENANCE REPAIR AND USE OF SAID COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE PLEASANT HILL HOMEOWNERS ASSOCIATION. PIPING LOCATED IN THE RIGHT OF WAY OR PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE CITY OF BRYAN.
11. PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE PLEASANT HILL HOME OWNER'S ASSOCIATION. TRACT E WILL BE USED AS A PRIVATE DRAINAGE EASEMENT AND COMMON SPACE.



FIELD NOTES

A METES & BOUNDS description of a certain 31.20 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 WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1439076 of the Official Public Records of Brazos County (OPRBC), a part of the residue of a called 153.20 acre tract described in a deed to WBW Single Land Inv, LLC - Series 101 and recorded in Document No. 2019-1374025 of the OPRBC and a part of the residue 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; said 31.20 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 6200) found at the southwest corner of Pleasant Hill Section 2 - Phase 5 as shown on map recorded in Document No. 2023-1508773 of the OPRBC 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 Zanzwalt, Jr. and wife, Kathryn D. Zanzwalt and recorded in Volume 1215, Page 589 of the Deed Records of Brazos County (DRBC);
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 22°19'42" West, 68.75 feet continuing along the common line of said Parcel No. 1 and said 150.00 acre tract to a point for corner;
THENCE, over and across said Parcel No. 1 the following six (6) courses:
1. North 47°08'23" West, 1007.76 feet to a point for corner;
2. North 42°08'43" East, 620.42 feet to a point for corner;
3. North 47°51'16" West, 10.00 feet to a point for corner;
4. North 42°08'43" East, 810.00 feet to a point for corner;
5. South 47°51'17" East, 290.00 feet to a point for corner;
6. North 42°08'43" East, 37.90 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for a northwest corner of said Pleasant Hill Section 2 - Phase 5 in the east line of said Parcel No. 1;
THENCE, South 04°18'10" East, 382.25 feet along the common line of said Pleasant Hill Section 2 - Phase 5 and said Parcel No. 1 to a 1/2 inch iron rod with cap stamped (YALGO) set for a southwest corner of said Pleasant Hill Section 2 - Phase 5;
THENCE, along the west line of said Pleasant Hill Section 2 - Phase 5 the following three (3) courses:
1. South 47°52'05" East, 112.58 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
2. South 04°18'10" East, 184.92 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner in the east line of said Parcel No. 1;
3. South 26°15'04" West, 152.63 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner in the east line of said Parcel No. 1;
THENCE, South 04°18'10" East, 72.65 feet along the common line of said Pleasant Hill Section 2 - Phase 5 and said Parcel No. 1 to a 1/2 inch iron rod with cap stamped (YALGO) set for a southwest corner of said Pleasant Hill Section 2 - Phase 5;
THENCE, along the west line of said Pleasant Hill Section 2 - Phase 5 the following seven (7) courses:
1. North 87°43'46" East, 67.76 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
2. South 02°16'14" East, 120.00 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
3. North 87°43'46" East, 81.00 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
4. South 02°16'14" East, 50.00 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
5. South 87°43'46" West, 78.36 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
6. South 02°16'14" East, 120.00 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
7. South 86°22'34" West, 60.09 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner in the east line of said Parcel No. 1;
THENCE, South 04°18'10" East, 198.10 feet along the common line of said Pleasant Hill Section 2 - Phase 5 and said Parcel No. 1 to the POINT OF BEGINNING, and containing 31.20 acres of land in Brazos County, Texas.

FINAL PLAT
PLEASANT HILL SECTION 3 - PHASE 3
CITY OF BRYAN, BRAZOS COUNTY, TEXAS
A 31.20 AC. ACRE TRACT SITUATED IN, AND BEING OUT OF THE
JAMES MCMILLEN SURVEY, A-176, BRAZOS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, WBW Single Development Group, LLC-Series 111, the owner and developer of the land shown on this plat, being (part of) the tract of land as conveyed to me in the 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 identified.

WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 111,
A TEXAS SERIES LIMITED LIABILITY COMPANY

Bruce Whitis, President

STATE OF TEXAS
COUNTY OF WILLIAMSON

Before me, the undersigned authority, on this day personally appeared Bruce Whitis, in his capacity as President of WBW Single Development Group, LLC - Series 111, a separate series of WBW Single Development Group, LLC, a Texas series limited liability company, on behalf of said series, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal of office this _____ 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

LOT SIZE TABLE

Table with 4 columns: BLOCK NUMBER, LOT NUMBER, AREA (SQ. FT), LOT WIDTH. Contains 25 rows of lot data.

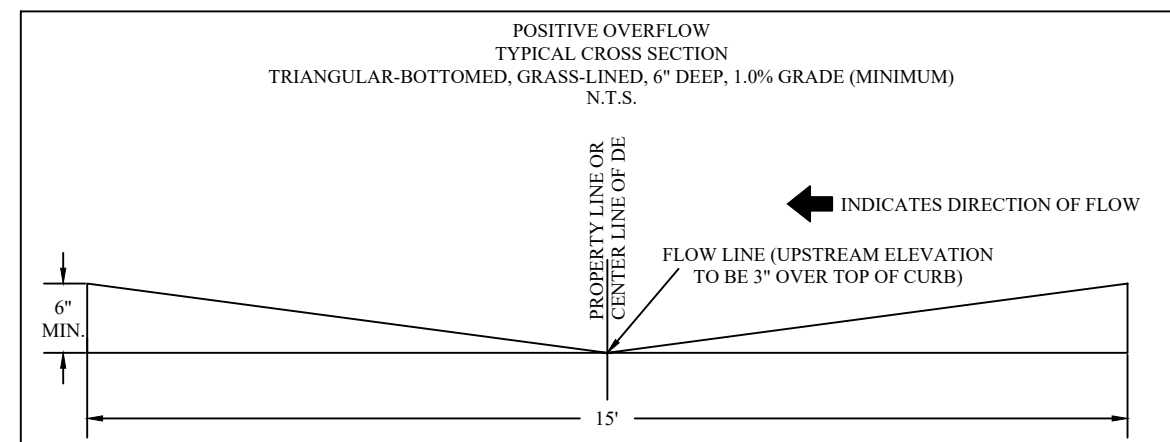
Table with 4 columns: BLOCK NUMBER, LOT NUMBER, AREA (SQ. FT), LOT WIDTH. Contains 25 rows of lot data.

Table with 4 columns: BLOCK NUMBER, LOT NUMBER, AREA (SQ. FT), LOT WIDTH. Contains 5 rows of lot data.

BFE/MIN FFE TABLE

Table with 4 columns: BLOCK NUMBER, LOT NUMBER, BFE (ft), MIN. FFE (ft). Contains 25 rows of BFE/FFE data.

Table with 4 columns: BLOCK NUMBER, LOT NUMBER, BFE (ft), MIN. FFE (ft). Contains 18 rows of BFE/FFE data.



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

Table with columns: REV., DESCRIPTION, DATE, BY. Includes project information and approval signatures.

Table with columns: PROJECT INFORMATION, BENCHMARK. Includes details about the monument and survey coordinates.

Table with columns: LOTS AND BLOCKS, OWNER INFORMATION, DEVELOPER INFORMATION, LEGAL DESCRIPTION. Includes details about the land parcels and the surveying firm.

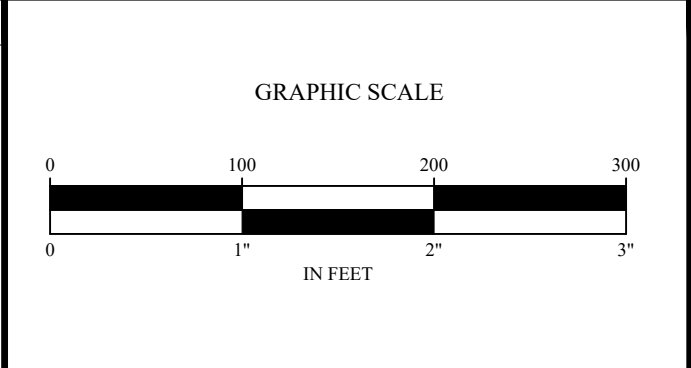
Table with columns: SHEET 1 OF 2. Includes the logo and contact information for Yalگو Engineering, LLC.



| CURVE TABLE | | | | | |
|-------------|--------|------------|--------------|---------------|-------------|
| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
| C1 | 300.00 | 50.71 | 50.65 | N 43°00'43" W | 009°41'08" |
| C2 | 300.00 | 208.73 | 204.55 | N 18°14'12" W | 039°51'54" |
| C4 | 150.00 | 222.02 | 202.30 | N 11°23'26" W | 084°48'21" |
| C5 | 150.00 | 100.73 | 98.85 | N 73°01'55" W | 038°28'38" |
| C6 | 275.00 | 23.66 | 23.65 | S 45°23'23" E | 004°55'47" |
| C7 | 275.00 | 92.10 | 91.67 | S 33°19'51" E | 019°11'17" |
| C8 | 275.00 | 76.64 | 76.39 | S 15°45'12" E | 015°58'02" |
| C9 | 275.00 | 45.43 | 45.38 | S 03°02'13" E | 009°27'56" |
| C10 | 15.00 | 17.14 | 16.22 | S 34°26'07" W | 065°28'43" |
| C11 | 51.50 | 56.95 | 54.09 | S 03°22'01" W | 063°21'35" |
| C12 | 51.50 | 34.76 | 34.11 | S 47°39'06" E | 038°40'38" |
| C13 | 51.50 | 42.62 | 41.42 | N 89°17'56" E | 047°25'17" |
| C14 | 51.50 | 42.39 | 41.20 | N 42°00'36" E | 047°09'23" |
| C15 | 51.50 | 45.13 | 43.70 | N 06°40'17" W | 050°12'24" |
| C16 | 51.50 | 4.07 | 4.07 | N 34°02'28" W | 004°31'57" |
| C17 | 15.00 | 9.95 | 9.77 | N 17°18'20" W | 038°00'12" |
| C18 | 413.36 | 27.64 | 27.64 | N 00°44'27" W | 003°49'53" |
| C19 | 315.71 | 46.47 | 46.43 | N 07°16'26" W | 008°26'00" |
| C20 | 294.19 | 43.30 | 43.26 | N 15°11'10" W | 008°26'00" |
| C21 | 325.00 | 69.03 | 68.90 | N 25°05'15" W | 012°10'11" |
| C22 | 25.00 | 31.99 | 29.85 | N 05°29'12" E | 073°19'04" |
| C23 | 25.00 | 39.30 | 35.38 | N 87°11'03" E | 090°04'38" |
| C29 | 125.00 | 83.94 | 82.38 | N 73°01'55" W | 038°28'38" |
| C30 | 125.00 | 84.78 | 83.16 | N 34°21'51" W | 038°51'31" |
| C31 | 125.00 | 100.24 | 97.58 | N 08°02'20" E | 045°56'50" |
| C32 | 15.00 | 15.12 | 14.49 | N 59°53'49" E | 057°46'09" |
| C33 | 60.00 | 7.00 | 6.99 | N 85°36'24" E | 006°40'58" |
| C34 | 60.00 | 56.81 | 54.71 | N 54°58'20" E | 054°15'11" |
| C35 | 60.00 | 37.36 | 36.76 | N 10°00'22" E | 035°40'45" |
| C36 | 60.00 | 37.51 | 36.90 | N 25°44'40" W | 035°49'18" |
| C37 | 60.00 | 35.82 | 35.29 | N 60°45'53" W | 034°12'33" |
| C38 | 60.00 | 35.82 | 35.29 | S 85°01'52" W | 034°12'33" |
| C39 | 60.00 | 35.82 | 35.29 | S 50°49'18" W | 034°12'33" |
| C40 | 60.00 | 55.23 | 53.30 | S 07°20'43" W | 052°44'38" |
| C41 | 60.00 | 8.09 | 8.09 | S 22°53'30" E | 007°43'48" |
| C42 | 15.00 | 15.12 | 14.49 | S 02°07'40" W | 057°46'09" |
| C43 | 175.00 | 18.78 | 18.77 | S 27°56'15" W | 006°08'59" |
| C44 | 175.00 | 43.86 | 43.75 | S 17°40'55" W | 014°21'41" |
| C45 | 175.00 | 43.86 | 43.75 | S 03°19'13" W | 014°21'41" |
| C46 | 175.00 | 43.86 | 43.75 | S 11°02'28" E | 014°21'41" |
| C47 | 175.00 | 52.70 | 52.50 | S 26°50'56" E | 017°15'14" |
| C48 | 175.00 | 52.88 | 52.68 | S 44°07'56" E | 017°18'45" |
| C49 | 175.00 | 43.61 | 43.50 | S 61°54'02" E | 014°16'40" |
| C50 | 175.00 | 43.86 | 43.75 | S 76°13'13" E | 014°21'41" |
| C51 | 175.00 | 27.09 | 27.06 | S 87°50'09" E | 008°52'10" |
| C52 | 51.50 | 28.88 | 28.50 | S 51°06'38" W | 032°07'41" |
| C54 | 175.00 | 3.07 | 3.07 | S 53°17'27" E | 001°00'18" |
| C55 | 175.00 | 2.96 | 2.96 | S 54°16'39" E | 000°58'06" |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S04°18'10"E | 11.37 |
| L9 | N01°41'45"E | 20.25 |
| L10 | S88°18'15"E | 12.40 |
| L13 | N76°13'13"W | 73.75 |
| L14 | N87°03'08"W | 64.76 |
| L15 | S86°22'34"W | 39.94 |
| L16 | N42°08'45"E | 25.00 |
| L17 | N42°08'42"E | 25.00 |
| L18 | S47°51'17"E | 25.00 |
| L21 | S47°51'17"E | 25.00 |
| L22 | S02°16'14"E | 25.00 |
| L23 | S02°16'14"E | 25.00 |
| L26 | N61°41'13"E | 229.38 |
| L28 | N61°41'13"E | 213.42 |
| L29 | N35°28'33"W | 15.00 |
| L30 | S54°31'27"W | 28.92 |
| L31 | N54°31'27"E | 31.19 |
| L33 | S44°07'56"E | 73.54 |
| L34 | N53°47'24"W | 48.45 |
| L35 | S66°59'25"E | 15.00 |
| L36 | N23°00'35"E | 48.84 |
| L37 | S23°00'35"W | 45.36 |
| L38 | S46°49'49"W | 52.79 |
| L39 | N46°49'49"E | 47.90 |
| L40 | S43°04'05"E | 14.98 |
| L42 | N26°50'56"W | 88.50 |

| REV. | DESCRIPTION | DATE | BY | PROJECT INFORMATION |
|----------------------|------------------|---|-----|---|
| 1 | ORIGINAL RELEASE | 11/28/2023 | JML | TOTAL SIZE: 31.20 AC. TOTAL BLOCKS: 3 TOTAL LOTS: 77 TOTAL TRACTS: 1 |
| PROJECT NUMBER: PH33 | | CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC-SERIES 111 | | |
| CHECKED BY: JML | | CLIENT LOCATION: GEORGETOWN, TX | | |
| APPROVED BY: KAC | | | | |
| AUTHORIZED BY: WBW | | | | |



BENCHMARK
CONCRETE TXDOT MONUMENT (SOUTHEAST R.O.W. LINE OF SANDY POINT ROAD) NAD 83 (2011) TX CENTRAL ZONE #4203
N: 0232940.54
E: 333294.48
Z: 333.33'

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

LEGAL DESCRIPTION

ENGINEER'S APPROVAL
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF KEITH A. CALDWELL P.E. 101956 ON 11/28/2023. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

Yalvo 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
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OF
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PRINTED ON December 21, 2023