		CURVE TABLE					
	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	
	C1	300.00'	40.92'	40.89'	N 46°03'10" E	007°48'53"	
Ì	C2	275.00'	34.29'	34.27'	N 45°43'02" E	007°08'38"	
	C3	325.00'	40.90'	40.87'	N 45°45'02" E	007°12'37"	
	C4	25.00'	39.27'	35.36'	N 87°08'43" E	090°00'00"	
	C5	25.00'	39.27'	35.36'	N 02°51'17" W	090°00'00"	
	C6	25.00'	39.27'	35.36'	N 87°08'43" E	090°00'00"	
	C7	25.00'	39.27'	35.36'	N 02°51'17" W	090°00'00"	
	C8	15.00'	21.56'	19.75'	N 89°01'24" W	082°20'16"	
	С9	60.00'	54.81'	52.93'	S 75°58'43" W	052°20'30"	
	C10	60.00'	133.69'	107.70'	S 14°01'10" E	127°39'44"	
	C11	60.00'	35.82'	35.29'	N 66°54'58" E	034°12'33"	
Ī	C12	60.00'	35.82'	35.29'	S 78°52'28" E	034°12'33"	
	C13	60.00'	36.60'	36.04'	S 44°17'33" E	034°57'17"	
	C14	15.00'	5.51'	5.48'	S 37°20'05" E	021°02'22"	
	C15	25.00'	16.09'	15.81'	N 66°17'22" W	036°52'12"	
	C16	25.00'	23.18'	22.36'	S 68°42'38" W	053°07'48"	
	C17	25.00'	16.09'	15.81'	S 29°25'11" E	036°52'12"	
	C18	25.00'	23.18'	22.36'	S 15°34'49" W	053°07'48"	
	C19	275.00'	6.65'	6.65'	S 49°58'57" W	001°23'11"	

LEGEND

ACCESS EASEMENT

DRAINAGE AREA

DRAINAGE EASEMENT

BENCHMARK

ELEVATION

REFERENCE

NUMBER

REVISION

TYPICAL

BUILD LINE

NOT TO SCALE

SEWER EASEMENT

IRON ROD FOUND

CHANGE IN BEARING

BLOCK NUMBERS

IRON ROD SET

TEMPORARY BENCH MARK

PUBLIC UTILITY EASEMENT

TXDOT MONUMENT FOUND

SHADING DENOTES COMMON AREA

LINE BEARING DISTA L1 S47°51'17"E 10.00' L2 N47°51'17"W 10.00' L3 N47°51'17"W 5.67'	LINE TABLE				
L2 N47°51'17"W 10.00'	DISTANCE				
	10.00'				
L3 N47°51'17"W 5.67'					
25 11.7 51 17 17 5.07					
L4 S47°51'17"E 3.07'					

A.E.

BM

DA

ELEV.

NO.

RE

N.T.S.

TBM

TYP.

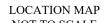
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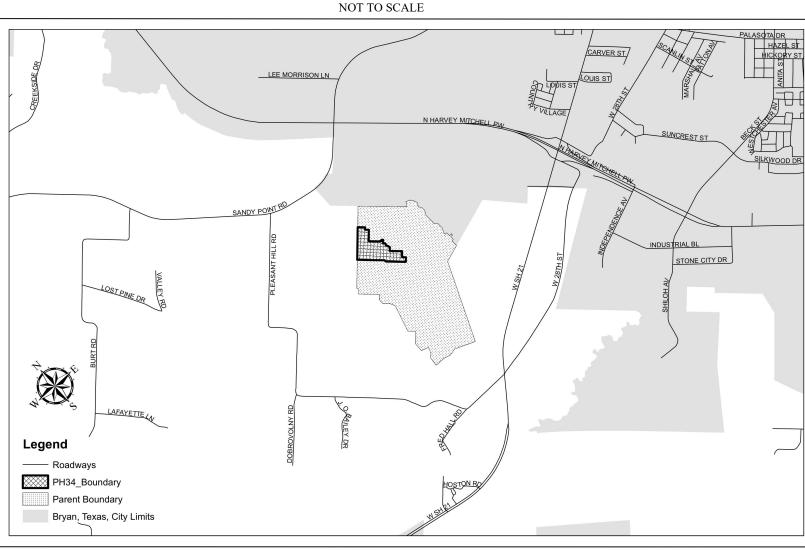
(1),(2),(3),

UTHORIZED BY: WBW

GENERAL NOTES:

- ALL PERMANENT CORNERS SET ARE 1/2" IRON RODS WITH CAP MARKED "YALGO" UNLESS OTHERWISE NOTED HEREON. IRON RODS SET IN AREAS WHERE THERE IS AN EXPECTATION OF DISTURBANCE WILL NOT BE CONSIDERED PERMANENT AND NOT MARKED ACCORDINGLY.
- 2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYAN SIDEWALK ORDINANCE BY BY THE DEVELOPER.
- 3. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL.
- 4. THE BEARINGS RECITED HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD1983 (2011) DATUM, TEXAS CENTRAL ZONE NO. 4203. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. THE AVERAGE COMBINED CORRECTION FACTOR (CCF) IS 0.9998881. GRID DISTANCE = GROUND DISTANCE X CCF. PERMANENT IRON RODS SET FOR CORNER ARE 1/2 INCH IRON RODS WITH CAP MARKED "YALGO", UNLESS OTHERWISE NOTED HEREIN. THE POINT OF BEGINNING FOR THIS TRACT BEARS N 37°33'50" W, 5226.03 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) AND REVISED AS APPROVED BY THE BRYAN CITY COUNCIL ON JULY 13, 2021 (ORDINANCE NO. 2496) AND REVISED AS APPROVED BY THE BRYAN CITY COUNCIL 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.
- 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. THE SURVEYOR DOES NOT CERTIFY AS TO THE ACCURACY OR INACCURACY OF SAID INFORMATION AND DOES NOT WARRANT OR IMPLY THAT STRUCTURES PLACED WITHIN ANY OF THE PLATTED AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.
- 10. OWNERSHIP OF TRACTS A, B, AND C 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
- 11. PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION. TRACT C IS A PRIVATE DRAINAGE EASEMENT.
- 12. WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
- 13. TRACTS A AND B ARE TO BE USED AS FENCE, WALL, LANDSCAPE, AND PUBLIC UTILITY TRACTS BY THE PLEASANT HILL HOME OWNERS ASSOCIATION. THE HOME OWNERS ASSOCIATION WILL MAINTAIN THE TRACTS.





FIELD NOTES

A METES & BOUNDS description of a certain 19.44 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); said 19.44 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 point for the northeast corner of this tract in the northwest line of said Parcel No. 1, from which 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. 2022-1489549 of the OPRBC bears North 42°08'43" East, 656.27 feet;

THENCE, over and across said Parcel No. 1 the following twenty-one (21) courses:

- 1. South 47°51'17" East, 230.06 feet to a point for corner;
- South 42°08'43" West, 76.59 feet to a point for corner; South 47°51'17" East, 120.00 feet to a point for corner;
- 4. South 42°08'43" West, 350.00 feet to a point for corner;
- 5. South 47°51'17" East, 340.00 feet to a point for corner; 6. North 42°08'43" East, 8.73 feet to a point for corner;
- 7. South 47°51'17" East, 50.00 feet to a point for corner;
- 8. North 42°08'43" East, 40.80 feet to a point for corner;
- 9. South 47°51'17" East, 50.00 feet to a point for corner; 10. South 42°08'43" West, 112.57 feet to a point for the beginning of a non-tangent curve to the right;
- 11. Southeasterly, along said non-tangent curve to the right having a radius of 60.00 feet, a central angle of 127°39'44", an arc length of 133.69 feet, and a chord which bears South 14°01'10" East, 107.70 feet to a point for corner;
- 12. South 40°11'18" East, 50.33 feet to a point for corner; 13. South 15°15'20" East, 83.80 feet to a point for corner;
- 14. South 42°08'43" West, 115.13 feet to a point for corner;
- 15. South 47°51'17" East, 380.06 feet to a point for corner; 16. South 42°08'43" West, 188.31 feet to a point for corner;
- 17. South 47°51'17" East, 120.00 feet to a point for corner; 18. South 42°08'43" West, 140.00 feet to a point for corner;
- 19. North 47°51'17" West, 610.00 feet to a point for corner;
- 20. North 10°23'43" West, 62.99 feet to a point for corner; 21. North 47°51'17" West, 840.06 feet to a point for corner;

THENCE, North 42°08'43" East, 1006.59 feet to the POINT OF BEGINNING, and containing 19.44 acres of land in Brazos County, Texas.

LOT SIZE TABLE

Block Lot Area (sq.ft.) Lot Width (ft)

8 1 6500 50.00

BFE/MIN. FFE TABLE						
BLOCK NUMBER	LOT NUMBER	BFE (ft)	MIN. FFE (ft)			
8	1	314.04	316.04			
8	2	314.34	316.34			
8	3	314.64	316.64			
8	4	314.94	316.94			
8	5	315.24	317.24			
8	6	315.54	317.54			
8	7	315.84	317.84			
8	8	316.14	318.14			
8	9	316.44	318.44			
8	10	316.74	318.74			
8	11	317.04	319.04			
8	12	317.34	319.34			
8	13	317.64	319.64			
8	14	317.94	319.94			
8	15	318.24	320.24			
8	16	318.54	320.54			
8	17	318.84	320.84			
8	18	319.14	321.14			
8	19	319.3	321.3			
9	1	310.24	312.24			
9	2	306.92	308.92			
9	3	306.71	308.71			
9	4	306.01	308.01			
9	5	305.66	307.66			
9	6	305.05	307.05			
9	7	304.48	306.48			
9	10	304.4	306.4			
9	11	304.38	306.38			
9	12	304.3	306.3			
9	13	303.86	305.86			
9	14	303.49	305.49			
9	15	303.24	305.24			
9	16	303.03	305.03			
9	17	302.07	304.07			
9	18	301.6	303.6			
10	14	299.11	301.11			
10	30	298.72	300.72			
10	31	298.14	300.14			
10	32	297.55	299.55			
10	33	296.59	298.59			
10	34	296.32	298.32			
10	35	296.1	298.1			

8	2	6500	50.00
8	3	6500	50.00
8	4	6500	50.00
8	5 6	6500 6500	50.00
8	7	6500	50.00
8	8	6500	50.00
8	9	6500	50.00
8	10	6500	50.00
8	11	6500	50.00
8	12 13	6500 6500	50.00
8	14	6500	50.00
8	15	6500	50.00
8	16	6500	50.00
8	17	6500	50.00
8	18 19	6500 6500	50.00 50.00
8	20	6476	50.06
9	1	6000	50.00
9	2	6000	50.00
9	3	6000	50.00
9	4	6000	50.00
9	5	6000	50.00
9	7	6000	50.00
9	8	7066	60.00
9	9	6000	50.00
9	10	6000	50.00
9	11	6000	50.00
9	12 13	6000	50.00 50.00
9	13	6000	50.00
9	15	6000	50.00
9	16	6000	50.00
9	17	6437	50.00
9	18	7180 10002	50.00 52.30
10	2	12108	52.30
10	3	6875	51.41
10	4	6000	50.00
10	5	6000	50.00
10	6	6000	50.00
10	7 8	5976 6937	50.00 58.54
10	9	6000	50.00
10	10	7066	60.00
10	11	6000	50.00
10	12	6000	50.00
10	13	6000	50.00
10	14 15	7066 7066	50.00
10	16	6000	50.00
10	17	6000	50.00
10	18	6000	50.00
10	19 20	6000	50.00 50.00
10	21	6000	50.00
10	22	6000	50.00
10	23	6000	50.00
10	24	6000	50.00
10	25	6000	50.00
10	26 27	6000	50.00 60.00
10	28	6000	60.00
10	29	6000	50.00
10	30	6000	50.00
10	31	6000	50.00
10	32	6000	50.00
10	34	6000	50.00
10	35	5976	50.00
11	1	7101	60.00
11	2	6000	50.00
11	3	6000	50.00
11	5	6000	50.00 50.00
11	6	6000	50.00
11	7	6000	50.00
11	8	6000	50.00
11	9	6000	50.00
11	11	6000	50.00
11	12	6000	50.00
11	13	6958	50.00
11	14	7916	50.00
11	15	7916	50.00
11	16 17	7916 7916	50.00
11	17	7916	50.00
11	19	7916	50.00
11	20	7916	50.00
11	21	7892	50.00
12	1	8400	70.00
12	2 Tract A	8400 1090	70.00
	Tract A	1473	-
l -	Tract D	17/3	_

FINAL PLAT

PLEASANT HILL SECTION 3 - PHASE 4

CITY OF BRYAN, BRAZOS COUNTY, TEXAS A 19.44 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 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, Williamson County, Texas

STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Luther Frobish, Registered Public Surveyor No. 6200 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

> COREY SHANNON REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5967

STATE OF TEXAS

COUNTY OF BRAZOS

, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the Records of Brazos County in Volume

County Clerk Brazos County, Texas

, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the and same was duly approved on the

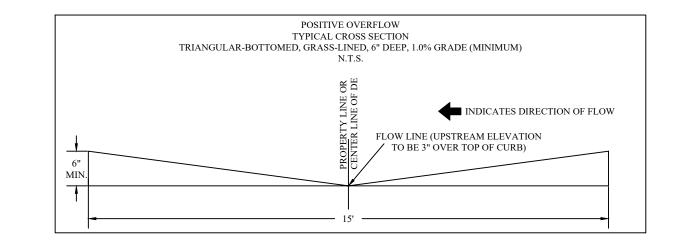
Chair, Planning & Zoning Commission Bryan, Texas

, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the __day of ______, 20 ____

City Planner, Bryan, Texas

, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of ____

City Engineer, Bryan, Texas



REV.	DESCRIPTION		DATE	BY	PROJECT INFORMATION	BENCHMARK
1	ORIGINAL RELEASE		11/2/2023	BAC	TOTAL SIZE: 19.44 ACRES TOTAL BLOCKS: 5 TOTAL LOTS: 96 TOTAL TRACTS: 3	CONCRETE TXDOT MONUMENT (SOUTHEASET R.O.W. LINE OF SANDY POINT ROAD) NAD 83 (2011) TX
PROJECT NUMBER: PH34 CI		CLIENT NAME: WBW SINGLE DEVELOPMENT GR CLIENT LOCATION: GEORGETOWN, TX	OUP, LLC SERI	ES 140		CENTRAL ZONE #4203 N: 10232940.54 E: 3525284.48 ELEV. = 333.33'

FINAL PLAT PLEASANT HILL SECTION 3 - PHASE 4 CITY OF BRYAN, BRAZOS COUNTY, TEXAS

ENGINEER'S APPROVAL THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF KEITH A. CALDWELI P.E. 101956 ON 11/2/2023 IT IS NOT TO BE USED

FOR CONSTRUCTION PURPOSES.

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

SHEET Texas Registered Surveying Firm # 10194797

