

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

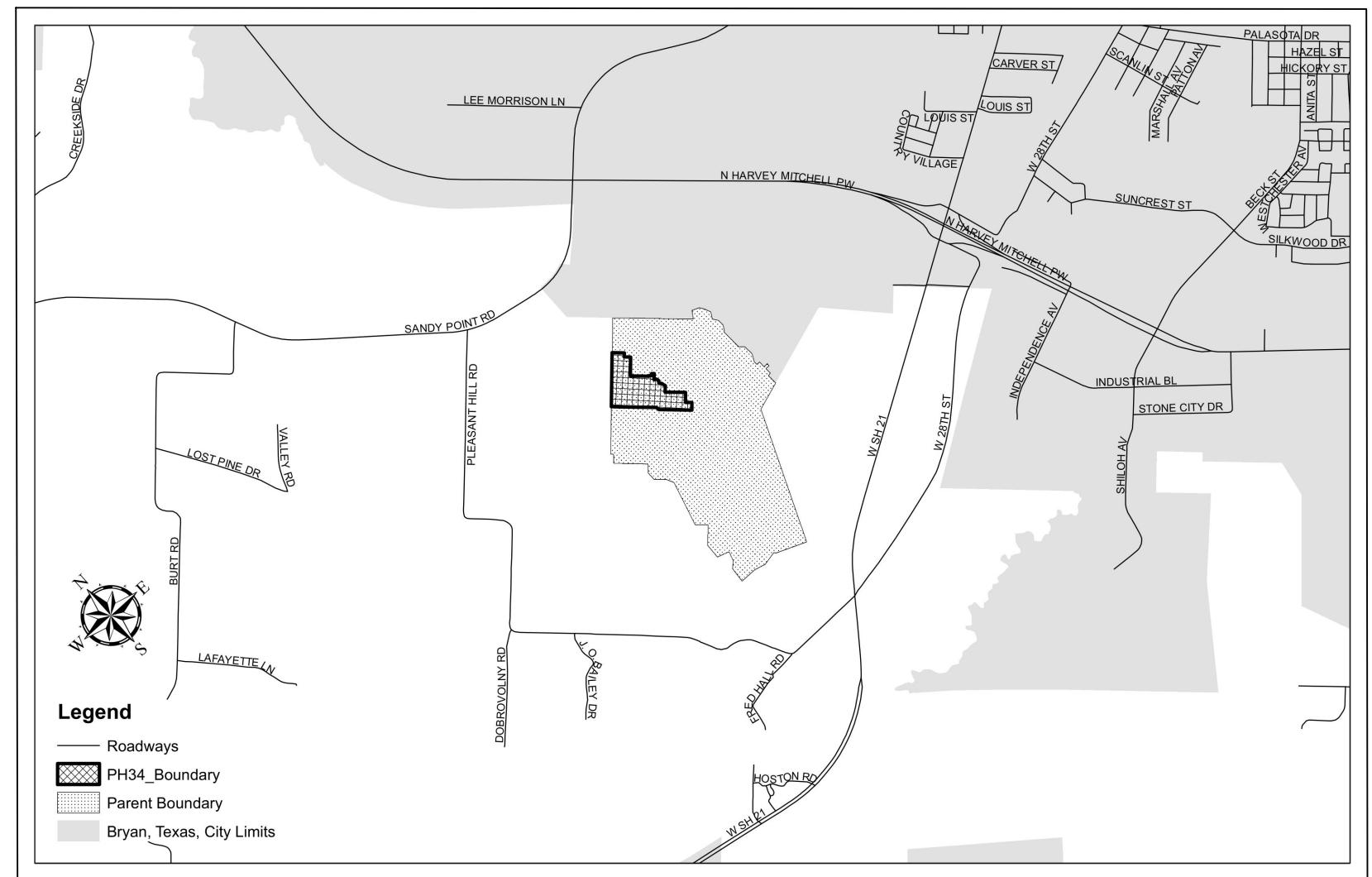
CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C6	25.00'	39.27'	35.36'	N 02°51'17" W 090°00'00"
C5	25.00'	39.27'	35.36'	N 87°08'43" E 090°00'00"
C7	25.00'	39.27'	35.36'	N 02°51'17" W 090°00'00"
C8	15.00'	21.56'	19.75'	N 89°01'24" W 082°20'16"
C9	60.00'	54.81'	52.93'	S 75°58'43" W 052°20'30"
C11	60.00'	35.82'	35.29'	N 66°54'58" E 034°12'33"
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"
C18	25.00'	23.18'	22.36'	S 15°34'49" W 053°07'48"

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

GENERAL NOTES:

- ALL PERMANENT CORNERS SET ARE 1/2" IRON RODS WITH CAP MARKED "YALGO" UNLESS OTHERWISE NOTED HEREON. IRON RODS SET IN AREAS WHERE THERE IS AN EXPECTATION OF DISTURBANCE WILL NOT BE CONSIDERED PERMANENT AND NOT MARKED ACCORDINGLY.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYAN SIDEWALK ORDINANCE BY THE DEVELOPER.
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL.
- THE BEARINGS RECITED HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD1983 (2011) DATUM, TEXAS CENTRAL ZONE NO. 4203. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. THE AVERAGE COMBINED CORRECTION FACTOR (CCF) IS 0.999981. GRID DISTANCE = GROUND DISTANCE * 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 (HARRIET STREET, CHIPPEWA ROAD, FREMONT COURT)
MAJOR COLLECTOR STREETS = 80' ROW, 48' BOC-BOC (SMITH LAKE BLVD)
- STREETS SHALL BE PAVED WITH ASPHALT
- 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. 2386) 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).
- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
 - 5' SIDE YARD SETBACK
 - 5' REAR YARD SETBACK
 - 25' FRONT YARD SETBACK
 - 15' STREET SIDE YARD SETBACK
 - 15' STREET SIDE YARD SETBACK ADJACENT TO COLLECTOR STREETS.
- ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS.
- NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA'S CASE NO. 12-06-1920P REVISED TO REFLECT LETTER OF MAP REVISION EFFECTIVE MAY 9, 2017 FLOOD INSURANCE RATE MAP PANEL NUMBER 48044 USE 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, 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 SHALL BE MAINTAINED BY THE CITY OF BRYAN.
- PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION. TRACT C IS A PRIVATE DRAINAGE EASEMENT.
- 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.
- 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.

LOCATION MAP
NOT TO SCALE



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 6290) 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. 2022-1485549 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:
- 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;
 - South 42°08'43" West, 350.00 feet to a point for corner;
 - South 47°51'17" East, 340.00 feet to a point for corner;
 - North 42°08'43" East, 87.73 feet to a point for corner;
 - South 47°51'17" East, 50.00 feet to a point for corner;
 - North 42°08'43" East, 40.80 feet to a point for corner;
 - South 47°51'17" East, 50.00 feet to a point for corner;
 - South 42°08'43" West, 112.57 feet to a point for the beginning of a non-tangent curve to the right;
 - Southwesterly, 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;
 - South 40°11'18" East, 50.33 feet to a point for corner;
 - South 15°15'20" East, 83.80 feet to a point for corner;
 - South 42°08'43" West, 115.13 feet to a point for corner;
 - South 47°51'17" East, 380.06 feet to a point for corner;
 - South 42°08'43" West, 188.31 feet to a point for corner;
 - South 47°51'17" East, 120.00 feet to a point for corner;
 - South 42°08'43" West, 140.00 feet to a point for corner;
 - North 47°51'17" West, 610.00 feet to a point for corner;
 - North 10°23'43" West, 62.89 feet to a point for corner;
 - North 47°51'17" West, 840.06 feet to a point for corner;

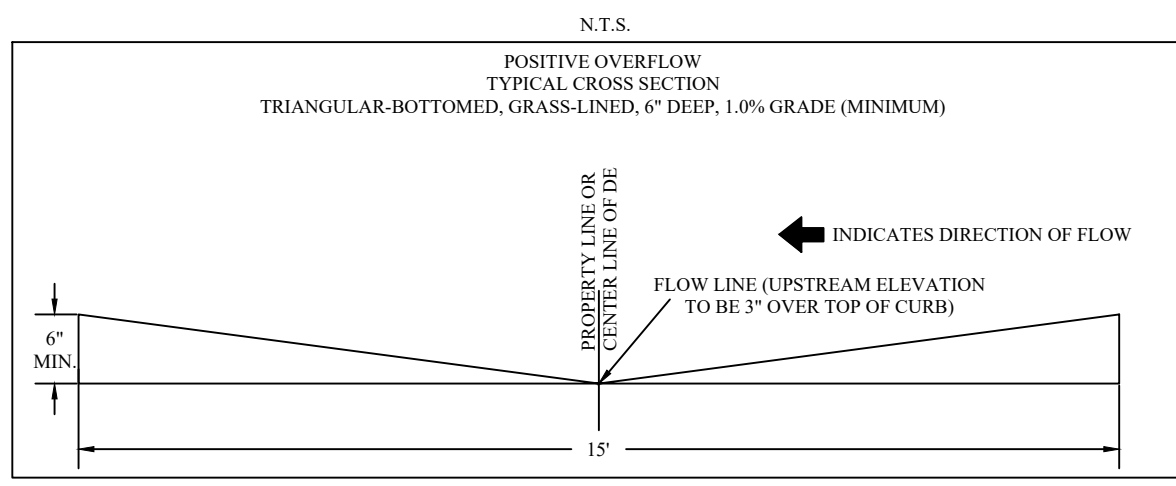
THENCE, North 42°08'43" East, 1006.59 feet to the POINT OF BEGINNING, and containing 19.44 acres of land in Brazos County, Texas.

LOT SIZE TABLE

Block	Lot	Area (sq ft.)	Lot Width (ft)
8	1	6500	50.00
8	2	6500	50.00
8	3	6500	50.00
8	4	6500	50.00
8	5	6500	50.00
8	6	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	6500	50.00
8	13	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	6500	50.00
8	19	6500	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	6	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	6000	50.00
9	13	6000	50.00
9	14	6000	50.00
9	15	6000	50.00
9	16	6000	50.00
9	17	6437	50.00
9	18	7180	50.00
10	1	10002	52.30
10	2	12108	52.31
10	3	6875	51.41
10	4	6000	50.00
10	5	6000	50.00
10	6	6000	50.00
10	7	5976	50.00
10	8	6937	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	7066	50.00
10	15	7066	50.00
10	16	6000	50.00
10	17	6000	50.00
10	18	6000	50.00
10	19	6000	50.00
10	20	6000	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	6000	50.00
10	27	6000	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	33	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	4	6000	50.00
11	5	6000	50.00
11	6	6000	50.00
11	7	6000	50.00
11	8	6000	50.00
11	9	6000	50.00
11	10	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	7916	50.00
11	17	7916	50.00
11	18	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	8400	70.00
-	Tract A	1090	-
-	Tract B	1473	-
-	Tract C	5050	-

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

LEGEND	
A.E.	ACCESS EASEMENT
BM	BENCHMARK
DA	DRAINAGE AREA
P.D.E.	PRIVATE DRAINAGE EASEMENT
ELEV.	ELEVATION
N.T.S.	NOT TO SCALE
NO.	NUMBER
RE	REFERENCE
REV.	REVISION
SE	SEWER EASEMENT
TBM	TEMPORARY BENCH MARK
TYP.	TYPICAL
B.L.	BUILD LINE
P.U.E.	PUBLIC UTILITY EASEMENT
●	IRON ROD FOUND
⊕	IRON ROD SET
⊗	TXDOT MONUMENT FOUND
+	CHANGE IN BEARING
①②③...	BLOCK NUMBERS
+	SHADING DENOTES COMMON AREA
▨	LOTS WITH MINIMUM FINISHED FLOOR ELEVATIONS



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

PRINTED ON February 13, 2025

REV.	DESCRIPTION	DATE	BY
3	SITATED IN AND FIRST PLAT COMMENT RESPONSE	2/13/2025	JML
2	FIRST COMMENT RESPONSE	5/2/2024	JML
1	ORIGINAL RELEASE	12/22/2023	BAC

PROJECT NUMBER: PH34
 CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC SERIES 140
 CLIENT LOCATION: GEORGETOWN, TX

APPROVED BY: KAC
 AUTHORIZED BY: WBW

PROJECT INFORMATION	BENCHMARK
TOTAL SIZE: 19.44 ACRES TOTAL BLOCKS: 5 TOTAL LOTS: 96 TOTAL TRACTS: 3	CONCRETE TXDOT MONUMENT (SOUTHEAST R.O.W. LINE OF SANDY POINT ROAD) NAD 83 (2011) TX CENTRAL ZONE #4203 N: 10225940.54 E: 3525284.48 Z: 333.33'

LOTS AND BLOCKS	OWNER INFORMATION	DEVELOPER INFORMATION	LEGAL DESCRIPTION
Block 8, Lots 1 - 20 Block 9, Lots 1 - 18 Block 10, Lots 1 - 35 Block 11, Lots 1 - 21 Block 12, Lots 1 - 2	WBW Single Land Investment, LLC - Series 101 109 W 2nd Street Ste. 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057	WBW Single Development Group, LLC - Series 140 109 W 2nd Street Ste. 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057	A 19.44 ACRE TRACT SITUATED IN, AND BEING OUT OF THE STEPHEN F. AUSTIN LEAGUE SURVEY, A-62, AND THE JAMES MCMILLEN SURVEY, A-176, BRAZOS COUNTY, TEXAS

Yalgo Engineering, LLC	SHEET
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	1 OF 2

