

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	325.00'	104.27'	103.83'	S 51°20'13" W	018°22'59"
C2	300.00'	96.25'	95.84'	S 51°20'13" W	018°22'59"
C3	275.00'	88.23'	87.85'	N 51°20'13" E	018°22'59"
C4	25.00'	39.27"	35.36"	S 02°51'17" E	090°00'00"
C5	25.00'	39.27"	35.36"	S 87°08'43" W	090°00'00"
C6	25.00'	16.09'	15.81'	S 29°25'11" E	036°52'12"
C7	25.00'	16.09'	15.81'	S 66°17'22" E	036°52'12"
C8	25.00'	23.18'	22.36"	N 68°42'38" E	053°07'48"
C9	25.00'	23.18'	22.36"	S 15°34'49" W	053°07'48"
C10	25.00'	16.09'	15.81'	N 66°17'22" W	036°52'12"
C11	25.00'	23.18'	22.36"	S 68°42'38" W	053°07'48"
C12	25.00'	16.09'	15.81'	S 29°25'11" E	036°52'12"
C13	25.00'	23.18'	22.36"	S 15°34'49" W	053°07'48"
C14	75.00'	43.45'	42.84'	S 24°23'36" E	033°11'34"
C15	75.00'	31.53'	31.30"	S 04°14'53" W	024°05'24"
C16	50.00'	55.98'	53.10"	N 15°46'51" W	064°08'51"
C17	25.00'	27.99'	26.55'	N 15°46'51" W	064°08'51"
C18	75.00'	8.99'	8.98"	S 44°25'20" E	006°51'53"

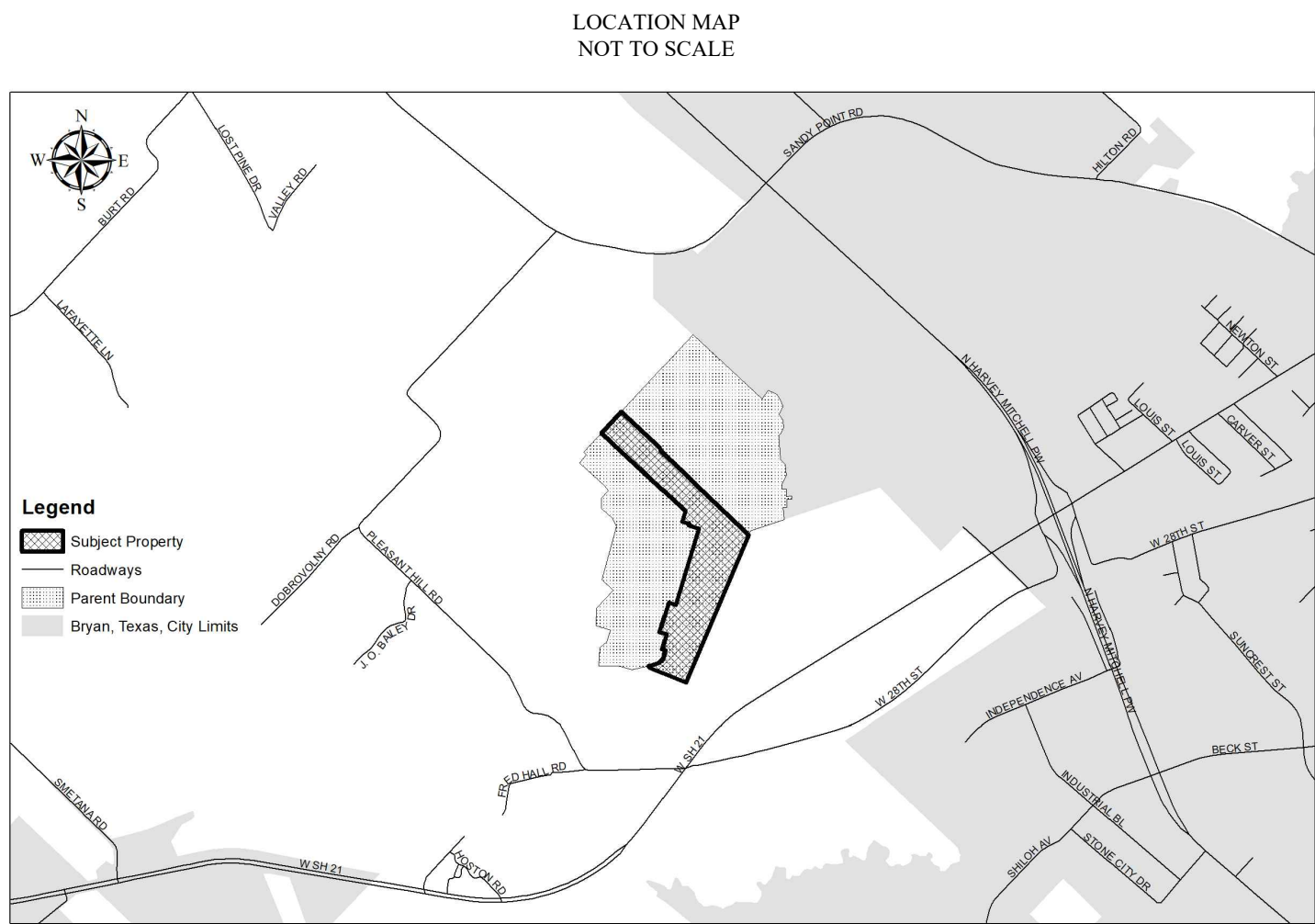
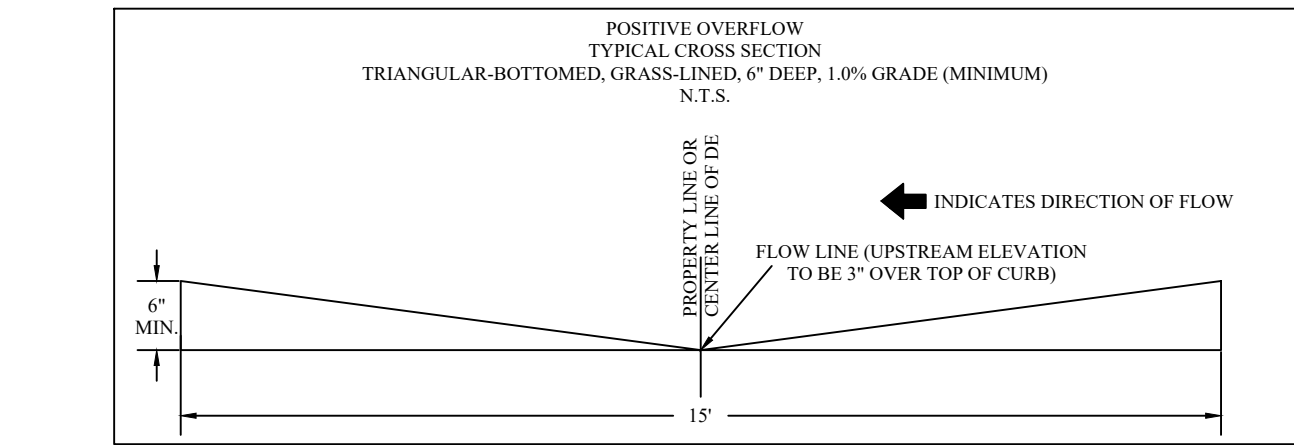
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S60°31'43"W	40.07'
L2	N42°08'43"E	115.00'
L3	N47°51'17"W	10.00'
L4	S47°51'17"E	10.00'
L5	N42°08'43"E	116.47'
L6	N42°08'43"E	115.00'
L7	N42°08'43"E	115.00'
L8	N47°51'17"W	10.00'
L9	S68°17'13"W	28.00'
L10	S16°17'35"W	18.55'
L11	S16°17'35"W	26.26'

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
SSE	SANITARY 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
①②③,...	CHANGE IN BEARING
+	BLOCK NUMBERS
SEE NOTE 15	
SHADING DENOTES COMMON AREA	

BLOCK NUMBER	LOT NUMBER	AREA (SQ FT)	LOT WIDTH
14	1	6003	50.00
14	2	6003	50.00
14	3	6003	50.00
14	4	6003	50.00
14	5	6003	50.00
15	1	8262	70.00
15	2	6000	50.00
15	3	6000	50.00
15	4	6000	50.00
15	5	6000	50.00
15	6	6000	50.00
15	7	6000	50.00
15	8	6000	50.00
15	9	6000	50.00
15	10	6000	50.00
15	11	6000	50.00
15	12	6000	50.00
15	13	6000	50.00
15	14	6000	50.00
15	15	6000	50.00
15	16	6000	50.00
15	17	6000	50.00
15	18	6000	50.00
15	19	6000	50.00
15	20	6000	50.00
15	21	6000	50.00
15	22	7176	60.00
16	1	8266	70.00
16	2	6000	50.00
16	3	6000	50.00
16	4	6000	50.00
16	5	6000	50.00
16	6	6000	50.00
16	7	6000	50.00
16	8	6000	50.00

BLOCK NUMBER	LOT NUMBER	AREA (SQ FT)	LOT WIDTH
16	9	6000	50.00
16	10	6000	50.00
16	11	6000	50.00
16	12	6000	50.00
16	13	6000	50.00
16	14	6000	50.00
16	15	6000	50.00
16	16	6000	50.00
16	17	6000	50.00
16	18	6000	50.00
16	19	6000	50.00
16	20	6000	50.00
16	21	6000	50.00
16	22	7176	60.00
20	1	6034	50.00
20	2	6027	50.00
20	3	5996	50.00
20	4	5964	50.00
20	5	5933	50.00
20	6	5902	50.00
20	7	5870	50.00
20	8	5839	50.00
20	9	5808	50.00
20	10	5778	50.00
20	11	11654	63.36
20	12	9544	61.64
20	13	6000	50.00
20	14	6000	50.00
20	15	6000	50.00
20	16	6000	50.00
20	17	6000	50.00
21	1	5976	50.00
21	2	6000	50.00
21	3	6000	50.00
21	4	6000	50.00

TRACK	AREA (SQ FT)
TRACT G	27169
TRACT H	181770
TRACT I	1915861
TRACT J	1090
TRACT K	1097
TRACT L	1090
TRACT M	1090



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 BY THE DEVELOPER.
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL.
- THE BEARINGS RECITED HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD1983 (2011) DATUM, TEXAS CENTRAL ZONE NO. 4203. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. THE AVERAGE COMBINED CORRECTION FACTOR (CCF) IS 0.999881. GRID DISTANCE = 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 42°08'43" W 1,062.12 FEET TO 1/2-INCH IRON ROD WITH CAP STAMPED (YALGO) FOUND AT THE WEST CORNER OF PLEASANT HILL SECTION 3 – PHASE 1, DOCUMENT NO. 2025-1550444.
- ROAD WIDTH  
LOCAL STREETS = 50' ROW, 27' BOC-BOC  
MINOR COLLECTOR STREETS = 60' ROW, 38' BOC-BOC
- STREETS SHALL BE PAVED WITH ASPHALT
- ZONING OF THIS PROPERTY IS CURRENTLY FOR NEW DEVELOPMENT PLAN FOR A PLANNED DEVELOPMENT - MIXED USE DISTRICT (PD-MI) - 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 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.
- 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.
- TRACTS G AND H SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION AS COMMON AREA, OPERATION, MANAGEMENT, MAINTENANCE, REPAIR AND USE OF THE TRACTS SHALL BE THE RESPONSIBILITY OF THE PLEASANT HILL HOMEOWNERS ASSOCIATION.
- TRACT I SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION AS A PRIVATE DRAINAGE EASEMENT AND COMMON AREA, OPERATION, MANAGEMENT, MAINTENANCE, REPAIR, AND USE OF THE TRACT SHALL BE THE RESPONSIBILITY OF THE PLEASANT HILL HOMEOWNERS ASSOCIATION. PIPING LOCATED IN THE RIGHT OF WAY SHALL BE MAINTAINED BY THE CITY OF BRYAN.
- TRACTS J, K, L, AND M SHALL BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION TO BE USED AS FENCE, WALL, LANDSCAPE, AND PUBLIC UTILITY TRACTS. OPERATION, MANAGEMENT, MAINTENANCE, REPAIR, AND USE OF THE TRACTS 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 PLEASANT HILL HOME OWNER'S ASSOCIATION. PIPING LOCATED IN THE RIGHT OF WAY SHALL BE MAINTAINED BY THE CITY OF BRYAN.
- 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.
- ARROW (➡) INDICATES THAT THE STORM WATER RUNOFF MUST FLOW DIRECTLY ONTO AND THROUGH DOWNSTREAM LOT, WITHOUT IMPEDIMENT OR DIVERSION TO OTHER LOTS.

FIELD NOTES:

A METES & BOUNDS description of a certain 63.65 acre tract of land situated in the James McMillen Survey, Abstract No. 176, the Thomas F. McKinney League, Abstract No. 33 and the Stephen F. Austin League No. 9, Abstract No. 62 in Brazos County, Texas, and being out of a called 101.316 acre tract (Parcel No. 1) described in a deed to WBW Single Land Investment, LLC – Series 140 and recorded in Document No. 2021-1439076 of the Official Public Records of Brazos County (OPRBC), also being out 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; said 63.65 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) set for corner in the northwest line of said 101.316 acre tract, from which a 1/2-inch iron rod with cap stamped (YALGO) found at the west corner of Pleasant Hill Section 3 – Phase 1 as shown on map recorded in Document No. 2025-1550444 of the OPRBC bears North 42°08'43" East, 1,062.12 feet;

THENCE, over and across said 101.316 acre tract and said 133.99 acre tract the following five (5) course and distances:

- South 47°51'17" East, 840.06 feet to a calculated point for corner;
- South 10°23'43" East, 62.99 feet to a calculated point for corner;
- South 47°51'17" East, 610.00 feet to a calculated point for corner;
- South 45°37'09" East, 300.23 feet to a calculated point for corner;
- South 47°08'22" East, 1007.76 feet to a calculated point for corner in the southeast line of said 133.99 acre tract and the northwest line of a called 150.00 acre tract described in a deed to Willard Harvey Zumwalt, Jr. and wife, Kathryn D. Zumwalt and recorded in Volume 1215, Page 589 of the Deed Records of Brazos County (DRBC);

THENCE, South 22°19'51" West, 2544.76 feet along the common line of said 133.99 acre tract and said 150.00 acre tract to a calculated point for the most southerly corner of said 133.99 acre tract, from which a 1/2-inch iron rod with 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 28-inch pecan tree found at a 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 southeast corner of a called 6.70 acre tract (Parcel No. 7) described in a deed to WBW Single Land Investment, LLC – Series 101 and recorded in Document No. 2021-1439076 of the OPRBC;

THENCE, over and across said 133.99 acre tract the following nineteen (19) courses and distances:

- North 76°36'27" East, 27.88 feet to a calculated point for corner;
- North 72°10'29" East, 134.10 feet to a calculated point for corner;
- North 49°50'59" East, 53.54 feet to a calculated point for corner;
- North 32°44'43" East, 53.54 feet to a calculated point for corner;
- North 14°05'51" East, 63.10 feet to a calculated point for corner;
- North 16°17'35" East, 70.00 feet to a calculated point for corner;
- North 73°42'25" West, 55.87 feet to a calculated point for corner;
- North 16°17'35" East, 250.00 feet to a calculated point for corner;
- North 73°42'25" West, 120.00 feet to a calculated point for corner;
- North 16°17'35" East, 488.01 feet to a calculated point for corner;
- South 73°42'25" East, 120.00 feet to a calculated point for corner;
- North 16°17'35" East, 1260.00 feet to a calculated point for corner;
- North 73°42'25" West, 170.00 feet to a calculated point for corner;
- North 16°17'35" East, 26.26 feet to a calculated point for corner;
- North 73°42'25" West, 120.00 feet to a calculated point for corner;
- North 16°17'35" East, 182.76 feet to a calculated point for corner;
- North 47°51'17" West, 1641.50 feet to a calculated point for corner;
- North 47°44'24" West, 50.00 feet to a calculated point for corner;
- North 47°51'17" West, 120.06 feet to a calculated point for corner in the northwest line of said 133.99 acre tract;

THENCE, North 42°08'43" East, 466.14 feet along the northwest lines of said 133.99 acre tract and said 101.316 acre tract to the POINT OF BEGINNING, and containing 63.65 acres of land in Brazos County, Texas.

FINAL PLAT  
PLEASANT HILL SECTION 3 - PHASE 5

CITY OF BRYAN, BRAZOS COUNTY  
A 63.65 ACRES ACRE TRACT SITUATED IN, AND BEING OUT OF,  
THE JAMES MCMILLEN SURVEY, A-176, BRAZOS COUNTY,  
TEXAS

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF WILLIAMSON

I, WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 140, the owner and developer of the land shown on this plat, being (part of) the tract of land as conveyed to me in the Official Records of Brazos County in Doc. No. 2021-1439077, 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 140,  
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 140, 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

CERTIFICATION OF THE SURVEYOR

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

CERTIFICATION BY THE COUNTY CLERK

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

APPROVAL OF PLANNING AND ZONING COMMISSION

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

APPROVAL OF THE CITY PLANNER

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 \_\_\_\_\_.

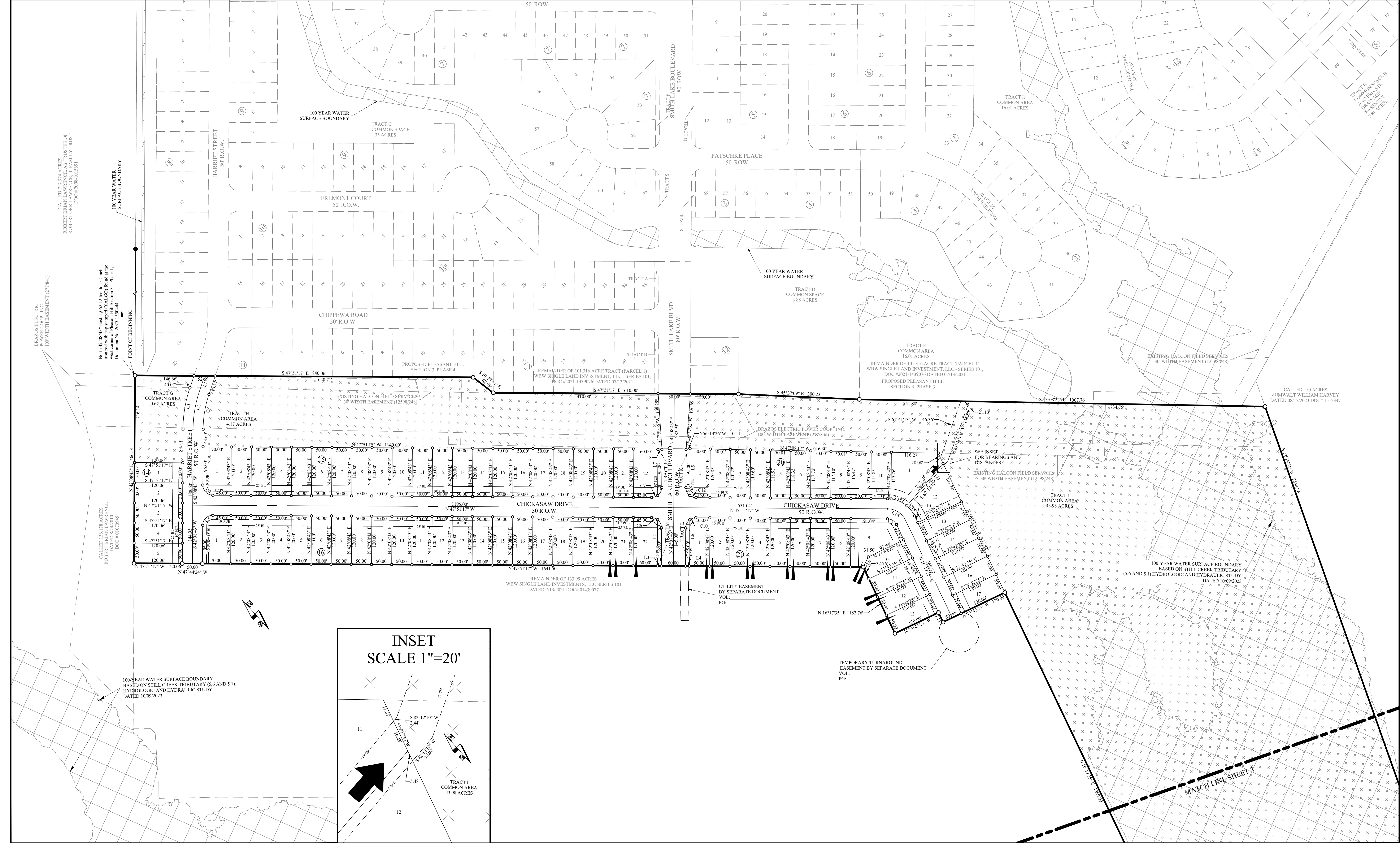
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

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





REV.	DESCRIPTION		DATE	BY	PROJECT INFORMATION	BENCHMARK	<div>FINAL PLAT</div> <div>PLEASANT HILL SECTION 3 - PHASE 5</div> <div>CITY OF BRYAN, BRAZOS COUNTY</div>	LEGAL DESCRIPTION	<div>Yalgo Engineering, LLC</div> <div>109 W 2nd Street Ste. 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057</div> <div>Texas Registered Engineering Firm F-24040</div> <div>Texas Registered Surveying Firm 10194797</div>	SHEET
					TOTAL SIZE: 63.65 ACRES TOTAL BLOCKS: 5 TOTAL LOTS: 79 TOTAL TRACTS: 7	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 Z: 333.33'		A 63.65 ACRES ACRE TRACT SITUATED IN, AND BEING OUT OF THE JAMES MCMILLEN SURVEY, A-176, BRAZOS COUNTY, TEXAS		
1	ORIGINAL RELEASE		4/22/2025	JML						
PROJECT NUMBER: PH35			CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 140							
APPROVED BY: KAC			CLIENT LOCATION: GEORGETOWN, TX							
AUTHORIZED BY: WBW										

PRINTED ON: April 25, 2025

GRAPHIC SCALE

0100'200'300'

01"2"3"

IN FEET

PRINTED ON April 23, 2025

PRINTED ON: April 25, 2025	REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
					TOTAL SIZE: 63.65 ACRES
					TOTAL BLOCKS: 5
					TOTAL LOTS: 79
					TOTAL TRACTS: 7
	1	ORIGINAL RELEASE	4/22/2025	JML	
	PROJECT NUMBER: PH35		CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 140		
			CLIENT LOCATION: GEORGETOWN, TX		
	APPROVED BY: KAC				
	AUTHORIZED BY: WBW				

A graphic scale bar labeled "GRAPHIC SCALE" and "IN FEET". The bar is divided into three segments: a black segment from 0 to 100 feet, a white segment from 100 to 200 feet, and a black segment from 200 to 300 feet. Below the bar, the corresponding inch measurements are marked: 0, 1", 2", and 3".

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 Z: 333.33'

FINAL PLAT  
PLEASANT HILL SECTION 3 - PHASE 5  
CITY OF BRYAN, BRAZOS COUNTY

LEGAL DESCRIPTION		<b>Yalgo 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	SHEET  <b>3</b>  OF  <b>3</b>
A 63.65 ACRES ACRE TRACT SITUATED IN, AND BEING OUT OF THE JAMES MCMLLEN SURVEY, A-176, BRAZOS COUNTY, TEXAS			