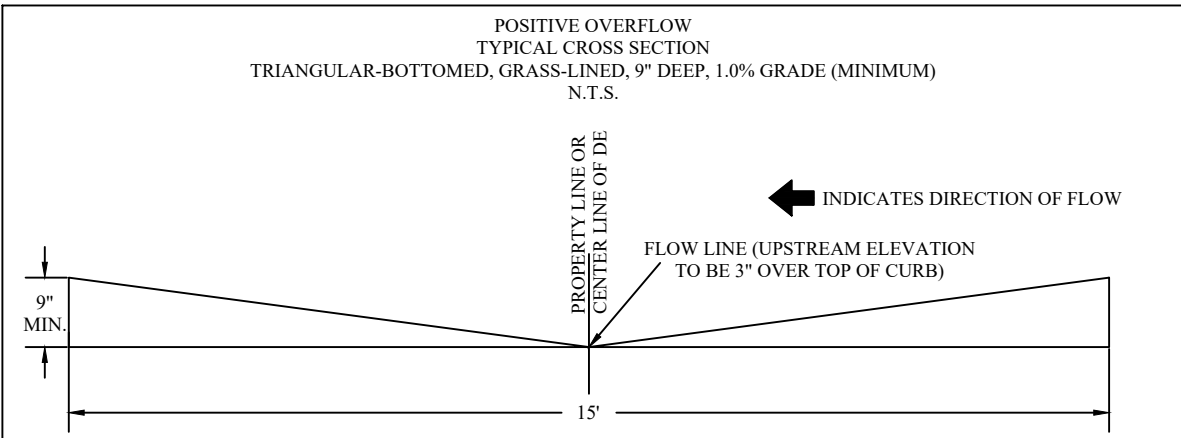


PRINTED ON: May 29, 2025

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	39.27'	35.36'	N 87°08'40" E
C2	25.00'	39.27'	35.36'	S 02°51'17" E
C3	25.00'	39.27'	35.36'	S 02°51'17" E
C4	155.00'	41.83'	41.70'	S 49°52'34" W
C5	205.00'	41.61'	41.54'	S 47°57'35" W
C6	25.00'	39.27'	35.36'	S 87°08'43" W
C7	25.00'	39.27'	35.36'	N 02°51'17" W
C8	25.00'	39.27'	35.36'	S 87°08'43" W
C9	75.00'	3.75'	3.75'	N 40°42'45" E
C10	75.00'	37.90'	37.50'	N 24°48'07" E
C11	75.00'	38.08'	37.67'	N 04°13'11" W
C12	75.00'	38.08'	37.67'	N 33°18'33" W
C13	50.00'	78.54'	70.71'	S 02°51'17" E
C14	25.00'	39.27'	35.36'	S 02°51'17" E
C15	15.00'	25.98'	22.86'	N 01°46'20" E
C16	75.00'	31.19'	30.97'	S 35°56'28" E
C17	75.00'	15.83'	15.80'	S 17°58'56" E
C18	15.00'	8.84'	8.72'	S 28°49'39" E
C19	60.00'	25.67'	25.48'	S 33°27'39" E
C20	60.00'	35.21'	34.71'	S 04°23'26" E
C21	60.00'	35.82'	35.29'	S 29°31'38" W
C22	60.00'	36.52'	35.96'	S 64°04'06" W
C23	60.00'	36.93'	36.35'	N 80°51'41" W
C24	60.00'	37.08'	36.49'	N 45°31'28" W
C25	60.00'	58.04'	55.80'	N 00°06'41" W
C26	60.00'	24.92'	24.74'	N 39°29'56" E
C28	25.00'	16.09'	15.81'	S 66°17'22" E
C29	25.00'	23.18'	22.36'	N 68°42'38" E
C30	25.00'	39.27'	35.36'	S 87°08'43" W
C31	180.00'	41.69'	41.60'	S 48°46'52" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°01'00"W	12.50'



A.E.

BM

P.D.E.

ELEV.

N.T.S.

NO.

RE

REV.

SSE

TBM

TYP.

P.U.E.

●

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① ② ③ ...

ACCESS EASEMENT

BENCHMARK

PRIVATE DRAINAGE EASEMENT

ELEVATION

NOT TO SCALE

NUMBER

REFERENCE

REVISION

SANITARY SEWER EASEMENT

TEMPORARY BENCH MARK

BUILD LINE

PUBLIC UTILITY EASEMENT

IRON ROD FOUND

IRON ROD SET W/ CAP MARKED "YALGO" SET

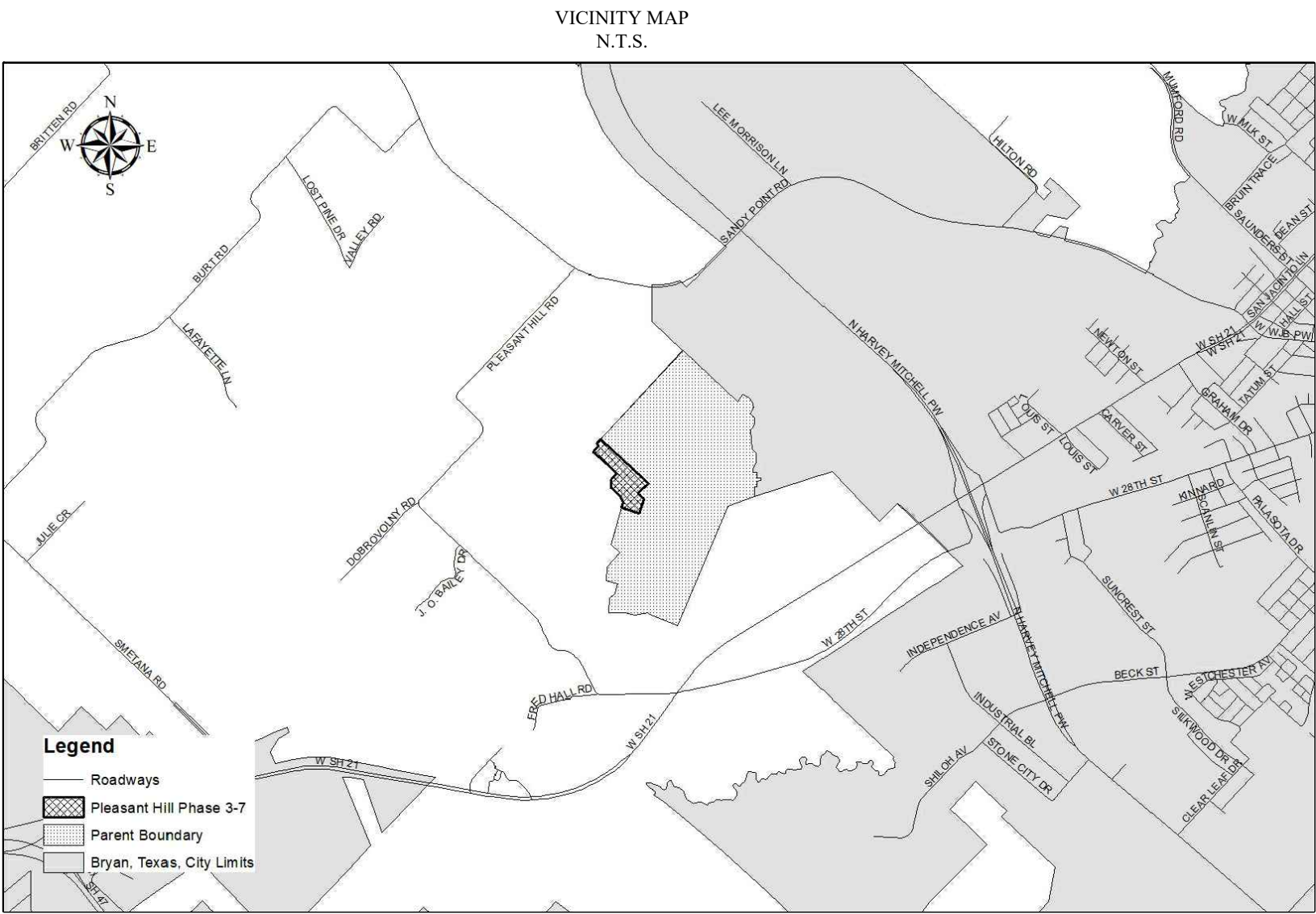
CHANGE IN BEARING

BLOCK NUMBERS

SEE NOTE 13

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 0.9999881. 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-S8. 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
- 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).
- 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, 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.
- PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION. PIPING LOCATED IN THE RIGHT OF WAY OR PRIVATE DRAINAGE EASEMENTS 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.
- TRACT AD IS TO BE USED AS A FENCE, WALL, LANDSCAPE, AND PUBLIC UTILITY TRACT OWNED BY THE PLEASANT HILL HOME OWNERS ASSOCIATION. THE HOME OWNERS ASSOCIATION WILL MAINTAIN THE TRACT.
- TRACT AD IS TO BE USED AS A FENCE, WALL, LANDSCAPE, AND PUBLIC UTILITY TRACT OWNED BY THE PLEASANT HILL HOME OWNERS ASSOCIATION. THE HOME OWNERS ASSOCIATION WILL MAINTAIN THE TRACT.
- 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 14.43 acre tract of land situated in the James McMillen Survey, Abstract No. 176 in Brazos County, Texas, and 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 Official Public Records of Brazos County (OPRBC), and also being out of a called 6.626 acre tract (Parcel No. 3), all of a called 0.001 acre tract (Parcel No. 4), all of a called 0.001 acre tract (Parcel No. 5) and all of a called 0.001 acre tract (Parcel No. 6) all described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1439076 of the OPRBC; said 14.43 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 "STRONG RPLS 4961" found at the west corner of said Parcel No. 6;

THENCE, North 42°08'43" East, 110.01 feet along the northwest lines of said Parcel No. 6 and said 133.99 acre tract to a calculated point for corner;

THENCE, over and across said 133.99 acre tract and said Parcel No. 3 the following ten (10) courses:

- South 47°51'17" East, 170.06 feet to a calculated point for corner;
- North 42°08'43" East, 9.90 feet to a calculated point for corner;
- South 47°51'17" East, 1140.00 feet to a calculated point for corner;
- South 42°08'43" West, 95.00 feet to a calculated point for the beginning of a tangent curve to the right;
- Southwesterly, along said tangent curve to the right having a radius of 25.00 feet, a central angle of 89°59'59", an arc length of 39.27 feet, and a chord which bears South 87°08'43" West, 35.36 feet to a calculated point for corner;
- South 42°08'43" West, 170.00 feet to a calculated point for corner;
- South 47°51'17" East, 100.00 feet to a calculated point for corner;
- South 34°56'39" East, 72.75 feet to a calculated point for corner;
- South 16°17'35" West, 293.69 feet to a calculated point for corner;
- North 73°42'25" West, 382.78 feet to a calculated point for corner in the west line of said Parcel No. 3;

THENCE, along the west line of said Parcel No. 3 the following five (5) courses:

- North 14°38'49" East, 116.45 feet to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found at an interior corner of said Parcel No. 3;
- North 25°49'16" West, 145.02 feet to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found at an interior corner of said Parcel No. 3;
- North 47°51'17" West, 237.10 feet to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found at a southwest corner of said Parcel No. 3;
- North 01°06'28" 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;
- North 42°08'43" 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 in the southwest line of said 133.99 acre tract;

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 to a 1/2 inch iron rod 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 the **POINT OF BEGINNING**, and containing 14.43 acres of land in Brazos County, Texas.

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK
				TOTAL SIZE: 14.43 AC.	CONCRETE TXDOT MONUMENT
				TOTAL BLOCKS: 4	(SOUTHEAST R.O.W. LINE OF SANDY POINT ROAD) NAD 83
				TOTAL LOTS: 72	(2011) TX CENTRAL ZONE #4203
				TOTAL TRACTS: 1	N: 10232940.54
1	ORIGINAL RELEASE	05/29/2025	GFC		E: 3525284.48
PROJECT NUMBER: PH37		CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC-SERIES 140		ELEV. = 333.33'	
APPROVED BY: JCL		CLIENT LOCATION: GEORGETOWN, TX			
AUTHORIZED BY: WBW					

FINAL PLAT

PLEASANT HILL SECTION 3 - PHASE 7

CITY OF BRYAN, BRAZOS COUNTY, TEXAS

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

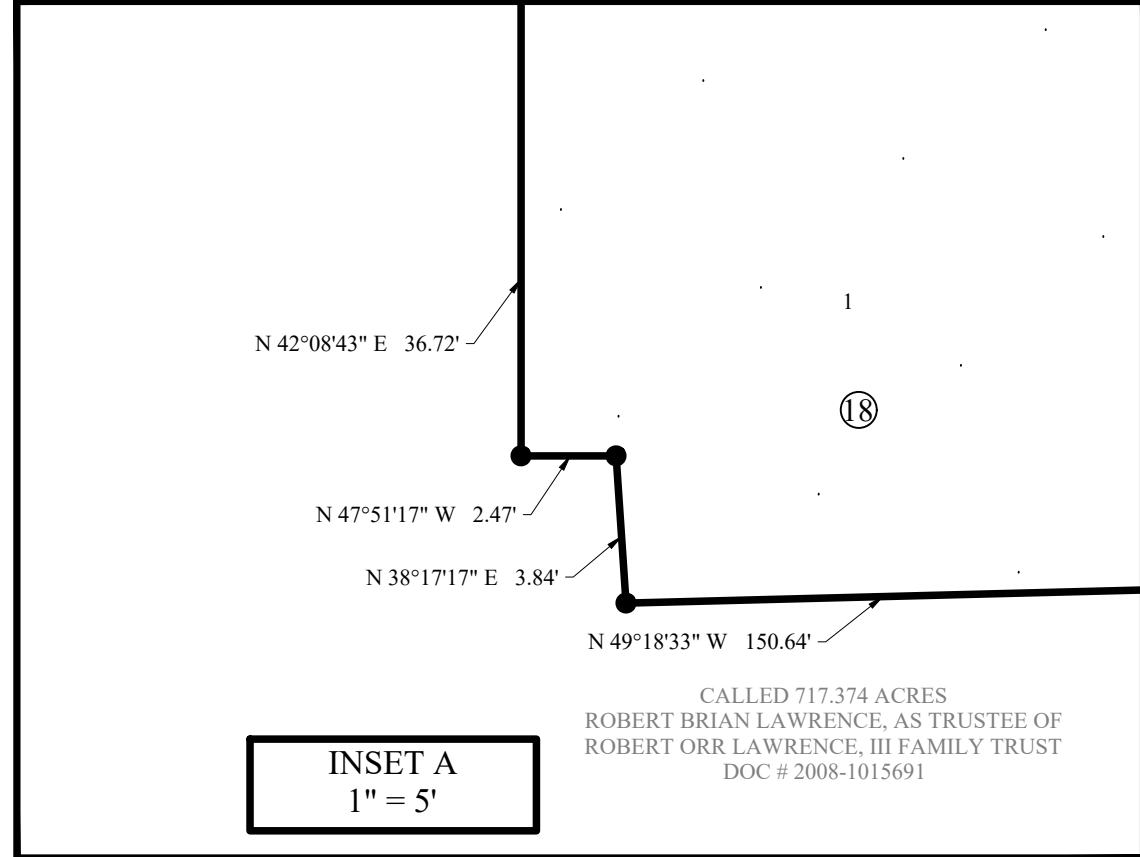
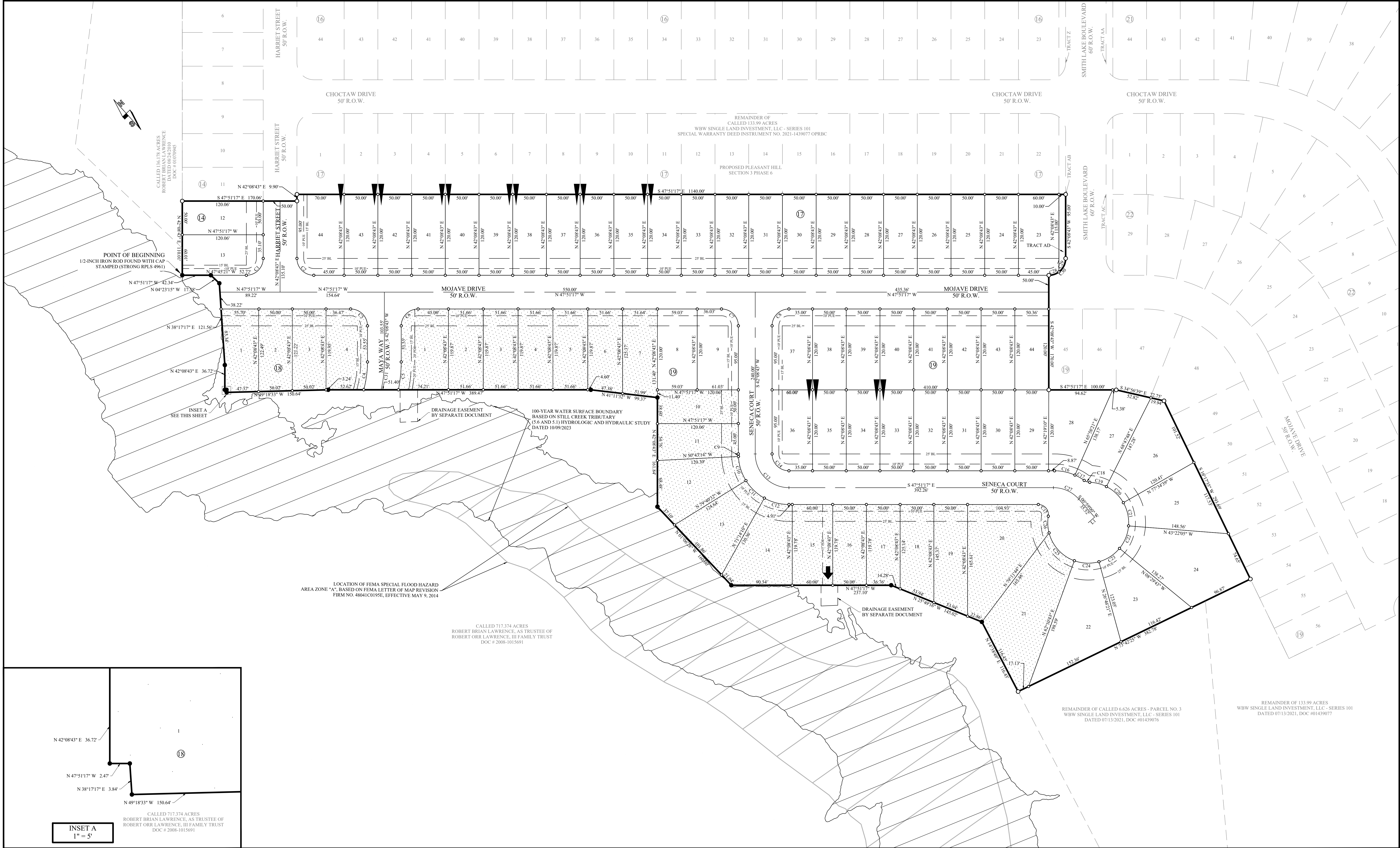
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OF

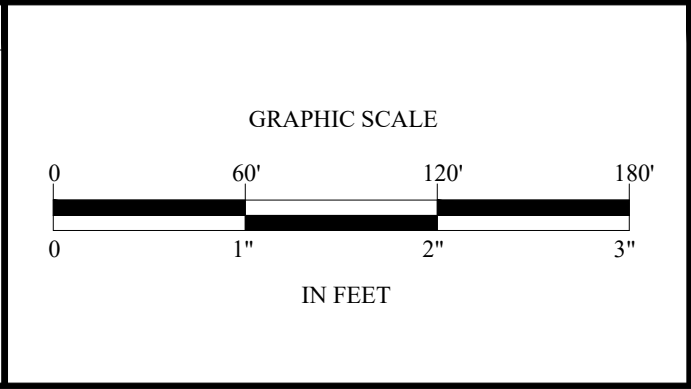
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REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	05/29/2025	GFC
PROJECT NUMBER: PH37		CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC-SERIES 140	
APPROVED BY: JCL		CLIENT LOCATION: GEORGETOWN, TX	
AUTHORIZED BY: WBW			

PROJECT INFORMATION
TOTAL SIZE: 14.43 AC.
TOTAL BLOCKS: 4
TOTAL LOTS: 72
TOTAL TRACTS: 1



BENCHMARK
CONCRETE TXDOT MONUMENT (SOUTHEAST R.O.W. LINE OF SANDY POINT ROAD) NAD 83 (2011) TX CENTRAL ZONE #4203 N: 10252940.54 E: 3525284.48 ELEV. = 333.33'

FINAL PLAT  
PLEASANT HILL SECTION 3 - PHASE 7  
CITY OF BRYAN, COUNTY OF BRAZOS, TEXAS

REMAINDER OF CALLED 6.626 ACRES - PARCEL NO. 3 WBW SINGLE LAND INVESTMENT, LLC - SERIES 101 DATED 07/13/2021, DOC #01439076	REMAINDER OF 133.99 ACRES WBW SINGLE LAND INVESTMENT, LLC - SERIES 101 DATED 07/13/2021, DOC #01439077	<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 2 OF 2
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