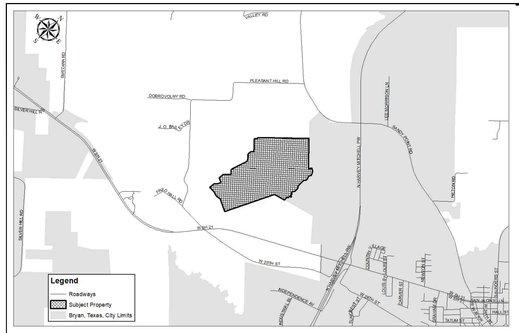

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2	MASTER-PRELIMINARY PLAN 1
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PHASE 6

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CALLED 595.77 ACRES
ROBERT BRIAN LAWRENCE, AS TRUSTEE OF THE
ROBERT ORR LAWRENCE, III FAMILY TRUST

LOCATION OF FEMA SPECIAL FLOOD HAZARD AREA ZONE "A"
FIRM NO. 48041C0195E, EFFECTIVE MAY 16, 2012

REMAINDER OF 302.529 ACRES
LAWRENCE ROBERT ORR III FAMILY TRUST
DOC. 01070945 VOL. 9506 PG. 234

CALLED 21.93 ACRES
WELLS CECILIA LEONETTE ETAL
DOC. 01389967 VOL. 15967 PG. 268

CALLED 10.2 ACRES
BAILEY PETER A. ET AL
DOC. 2013-PO-7061

REMAINDER OF 302.529 ACRES
LAWRENCE ROBERT ORR III FAMILY TRUST
DOC. 01070945 VOL. 9506 PG. 234

WILLARD H. ZUHMALT, JR. et ux
CALLED 150.00 ACRE TRACT 1215/586

WILLARD H. ZUHMALT, JR. et ux
CALLED 150.00 ACRE TRACT 1215/586

LOCATION OF FEMA SPECIAL FLOOD HAZARD AREA ZONE "AE", BASED ON FEMA LETTER OF MAP REVISION FIRM NO. 48041C0195E, EFFECTIVE MAY 9, 2014.

LOCATION OF FEMA SPECIAL FLOOD HAZARD AREA ZONE "AE", FIRM NO. 48041C0195E, EFFECTIVE MAY 16, 2012.

EXISTING HALCON FIELD SERVICES 30' WIDTH EASEMENT (12598/248)

BRAZOS ELECTRIC POWER COOP, INC. 50' WIDTH EASEMENT (1275/641)

TRACT C
PROPOSED PARK AREA
5.35 ACRES

TRACT D
PROPOSED PARK AREA
3.88 ACRES

TRACT E
PROPOSED PARK AREA
16.01 ACRES

TRACT F
PROPOSED PARK AREA
43.95 ACRES

TRACT A
COMMON AREA & PRIVATE DRAINAGE EASEMENT
8.28 ACRES

100-YEAR WATER SURFACE BOUNDARY

HARRIET STREET 50' R.O.W.
MAYA WAY 50' R.O.W.
MOJAVE DRIVE 50' R.O.W.
SENECA TRAIL 50' R.O.W.
CHOCTAW DRIVE 50' R.O.W.
CHICKASAW DRIVE 50' R.O.W.
NAVAJO COURT 50' R.O.W.
HOPI AVENUE 50' R.O.W.
SUSANA COURT 50' R.O.W.
YAKIMA COURT 50' R.O.W.
FREMONT DRIVE 50' R.O.W.
SHOSHONE DRIVE 50' R.O.W.
ROCKET ROAD 50' R.O.W.
MISSILE COURT 50' R.O.W.
SATELLITE PLACE 50' R.O.W.
JETER DRIVE 50' R.O.W.
SMITH LAKE BLVD 80' R.O.W.
BEAR RUN 50' R.O.W.
PATHFINDER PLACE 50' R.O.W.
TAGGART TRAIL 50' R.O.W.
LIFT STATION

BORRIS LANE 50' ROW
ROCK RIDGE AVENUE 80' ROW
CHIEF STREET 50' ROW
PLEASANT HILL SECTION 2 PHASE 1 DOC. #2021-1450327 DATED 10/22/2021
PLEASANT HILL SECTION 2 PHASE 1 DOC. #2022-1489540 DATED 11/28/2022
SMITH LAKE BOULEVARD 80' ROW
KID VIEW 50' ROW
TRACT B
TRACT C
TRACT D
TAGGART TRAIL 50' ROW
IRISH PLAZA 50' ROW
SAMUEL RUN 50' ROW
GABBY PASS 50' ROW
LYLE PLACE 50' ROW
KAMINSKY COURT 50' ROW
PLEASANT HILL SECTION 2 PHASE 5

REV.	DESCRIPTION	DATE	BY
2	RESPONSE TO REMAINING MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	5/21/2024	JML
1	ORIGINAL RELEASE	06/23/2023	JCL

PROJECT NUMBER: PH3
CLIENT NAME: WBW SINGLE LAND INVESTMENT, LLC - SERIES 101
CLIENT LOCATION: GEORGETOWN, TX
APPROVED BY: JCB
AUTHORIZED BY: WBW

PROJECT INFORMATION
TOTAL SIZE: 253.51 AC.
TOTAL BLOCKS: 24
TOTAL LOTS: 906
TOTAL TRACTS: 31

GRAPHIC SCALE
0 200 400 600
0 1" 2" 3"
IN FEET

BENCHMARK
CONCRETE TXDOT MONUMMENT (SOUTHEAST R.O.W. LINE OF SANDY POINT ROAD) NAD 83 (2011) TX CENTRAL ZONE #4203
N: 10232940.54
E: 3525284.48
ELEV. = 333.33'

INDEX SHEET
PLEASANT HILL SECTION 3 PHASES 1-9
BRYAN, BRAZOS COUNTY, TEXAS

WBW SINGLE LAND INVESTMENT, LLC - SERIES 101
109 W. 2nd Street, Suite 201
Georgetown, TX 78626
PH (254) 953-5353
FX (254) 953-5057

ENGINEER'S APPROVAL

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JUAN C. BRIZUELA, P.E. 99981 ON 8/18/2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

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

SHEET 1 OF 18

PRINTED ON August 18, 2025

MASTER - PRELIMINARY PLAN
PLEASANT HILL SECTION 3, PHASES 1-9
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

A 253.51 ACRE TRACT SITUATED IN, AND BEING OUT OF, THE JAMES MCMILLEN SURVEY, ABSTRACT NO. 176, THE THOMAS F. MCKINNEY LEAGUE, ABSTRACT NO. 33, THE JOHN WILLIAMS LEAGUE, ABSTRACT NO. 237, THE STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 62

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C???	225.00'	12.03'	12.03'	N 28°40'38" E	003°03'50"
C???	175.00'	19.21'	19.20'	N 39°00'04" E	006°17'20"
C???	175.00'	26.61'	26.58'	N 31°30'04" E	008°42'40"
C1	225.00'	47.54'	47.45'	N 36°15'42" E	012°06'18"
C7	25.00'	39.27'	35.36'	N 02°51'17" W	090°00'00"
C8	73.66'	37.89'	37.48'	N 56°30'09" W	029°28'27"
C9	75.00'	38.25'	37.84'	N 01°40'52" E	029°13'27"
C10	75.00'	37.90'	37.50'	N 27°24'31" W	028°57'18"
C11	25.00'	39.27'	35.36'	S 28°42'25" E	090°00'00"
C12	615.00'	29.53'	29.53'	N 40°46'11" E	002°45'05"
C13	535.00'	29.69'	29.68'	S 40°33'20" W	003°10'46"
C14	60.00'	49.84'	48.41'	N 00°23'54" E	047°35'21"
C15	300.00'	208.73'	204.55'	N 18°14'12" W	039°51'54"
C16	50.00'	8.12'	8.11'	N 28°16'00" W	009°18'16"
C17	15.64'	10.96'	10.73'	N 18°44'51" W	040°08'25"
C19	25.00'	16.09'	15.81'	S 66°17'22" E	036°52'12"
C20	25.00'	23.18'	22.36'	N 15°34'49" E	053°07'48"
C22	25.00'	23.18'	22.36'	N 68°42'38" E	053°07'48"
C23	25.00'	16.09'	15.81'	S 29°25'11" E	036°52'12"
C24	25.00'	16.09'	15.81'	N 29°25'11" W	036°52'12"
C25	535.00'	29.69'	29.68'	S 40°33'20" W	003°10'46"
C26	25.00'	16.09'	15.81'	N 66°17'22" W	036°52'12"
C27	25.00'	39.27'	35.36'	S 61°17'35" W	090°00'00"
C28	25.00'	16.09'	15.81'	N 29°25'11" W	036°52'12"
C29	25.00'	39.27'	35.36'	N 02°51'17" W	090°00'00"
C30	25.00'	39.27'	35.36'	S 87°08'43" W	090°00'00"
C31	15.00'	8.37'	8.27'	S 26°09'04" W	031°59'18"
C32	60.00'	12.00'	11.98'	S 15°53'04" W	011°27'16"
C33	60.00'	42.31'	41.44'	S 41°48'56" W	040°24'28"
C34	60.00'	35.82'	35.29'	S 79°07'27" W	034°12'33"
C35	60.00'	35.82'	35.29'	N 66°40'00" W	034°12'33"
C36	60.00'	35.82'	35.29'	N 32°27'27" W	034°12'33"
C37	60.00'	35.82'	35.29'	N 01°45'07" E	034°12'33"
C38	60.00'	40.69'	39.92'	N 38°17'06" E	038°51'24"
C39	60.00'	64.73'	61.63'	N 88°37'07" E	061°48'38"
C40	15.00'	18.11'	17.03'	N 84°56'22" E	069°10'07"
C41	15.00'	2.15'	2.15'	N 46°15'01" E	008°12'36"
C42	25.00'	39.27'	35.36'	N 02°51'17" W	090°00'00"
C43	25.00'	39.27'	35.36'	S 87°08'43" W	090°00'00"
C44	35.00'	54.98'	49.50'	N 02°51'17" W	090°00'00"
C45	25.00'	23.18'	22.36'	N 15°34'49" E	053°07'48"
C46	85.00'	38.98'	38.64'	N 26°55'26" W	026°16'23"
C47	85.00'	50.99'	50.23'	N 03°23'51" E	034°22'11"
C48	85.00'	31.99'	31.80'	N 31°21'50" E	021°33'47"
C51	245.00'	47.19'	47.12'	S 10°46'31" W	011°02'07"
C55	175.00'	52.88'	52.68'	S 44°07'56" E	017°18'45"
C56	175.00'	3.07'	3.07'	S 53°17'27" E	001°00'18"
C57	175.00'	2.96'	2.96'	S 54°16'39" E	000°58'06"
C58	175.00'	43.61'	43.50'	S 61°54'02" E	014°16'40"
C59	30.00'	42.46'	39.00'	S 88°23'54" E	081°05'14"
C60	325.00'	53.72'	53.66'	N 55°47'36" E	009°28'14"
C61	25.00'	23.18'	22.36'	S 15°34'49" W	053°07'48"
C62	25.00'	16.09'	15.81'	S 29°25'11" E	036°52'12"
C64	205.00'	48.12'	48.01'	N 41°07'46" W	013°27'02"
C82	25.00'	39.27'	35.36'	S 02°51'17" E	090°00'00"
C83	25.00'	39.30'	35.38'	N 87°11'03" E	090°04'38"
C84	25.00'	31.99'	29.85'	N 05°29'12" E	073°19'04"
C85	325.00'	69.03'	68.90'	N 25°05'15" W	012°10'11"
C86	325.00'	43.29'	43.26'	N 15°11'10" W	007°37'57"
C87	325.00'	46.47'	46.43'	N 07°16'26" W	008°11'32"
C89	50.00'	36.69'	35.87'	N 02°35'29" W	042°02'47"
C91	50.00'	41.15'	40.00'	N 42°00'36" E	047°09'23"
C92	50.00'	41.38'	40.21'	N 89°17'56" E	047°25'17"
C93	50.00'	33.75'	33.12'	S 47°39'06" E	038°40'38"
C94	50.00'	56.29'	53.36'	S 03°56'11" W	064°29'54"
C95	50.00'	26.52'	26.21'	S 51°22'40" W	030°23'04"
C96	15.00'	16.98'	16.09'	S 34°07'59" W	064°52'27"
C98	275.00'	76.64'	76.39'	S 15°45'12" E	015°58'02"
C99	275.00'	92.10'	91.67'	S 33°19'51" E	019°11'17"
C100	275.00'	23.66'	23.65'	S 45°23'23" E	004°55'47"
C102	175.00'	43.86'	43.75'	S 76°13'13" E	014°21'41"
C106	175.00'	52.70'	52.50'	S 26°50'56" E	017°15'14"
C107	175.00'	43.86'	43.75'	S 11°02'28" E	014°21'41"
C108	175.00'	43.86'	43.75'	S 03°19'13" W	014°21'41"
C109	175.00'	43.86'	43.75'	S 17°40'55" W	014°21'41"
C110	175.00'	18.78'	18.77'	S 27°56'15" W	006°08'59"
C111	15.00'	15.12'	14.49'	S 02°07'40" W	057°46'09"
C112	60.00'	8.09'	8.09'	S 22°53'30" E	007°43'48"
C113	60.00'	55.23'	53.30'	S 07°20'43" W	052°44'38"
C114	60.00'	35.82'	35.29'	S 50°49'18" W	034°12'33"

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C217	60.00'	39.53'	38.82'	N 15°21'07" W	037°45'11"
C218	60.00'	51.86'	50.26'	N 28°17'06" E	049°31'16"
C219	60.00'	2.66'	2.66'	N 54°18'59" E	002°32'30"
C220	15.00'	10.29'	10.09'	N 35°56'25" E	039°17'39"
C221	25.00'	39.27'	35.36'	N 28°42'25" W	090°00'00"
C222	25.00'	39.27'	35.36'	S 61°17'35" W	090°00'00"
C223	25.00'	39.27'	35.36'	S 28°42'25" E	090°00'00"
C224	25.00'	39.27'	35.36'	S 28°42'25" E	090°00'00"
C225	25.00'	39.27'	35.36'	N 61°17'35" E	090°00'00"
C226	15.00'	21.56'	19.75'	S 57°27'43" W	082°20'16"
C227	60.00'	59.81'	57.37'	S 70°04'20" W	057°07'01"
C228	60.00'	43.90'	42.93'	S 20°33'04" W	041°55'32"
C229	60.00'	35.82'	35.29'	S 17°30'59" E	034°12'33"
C230	60.00'	35.82'	35.29'	S 51°43'32" E	034°12'33"
C231	60.00'	43.42'	42.47'	S 89°33'35" E	041°27'33"
C232	60.00'	35.93'	35.40'	N 52°33'20" E	034°18'37"
C233	60.00'	42.04'	41.19'	N 15°19'37" E	040°08'49"
C234	15.00'	1.36'	1.36'	N 02°08'41" W	005°12'12"
C235	15.00'	4.15'	4.13'	N 08°22'30" E	015°50'10"
C236	25.00'	39.27'	35.36'	N 61°17'35" E	090°00'00"
C237	25.00'	39.27'	35.36'	N 28°42'25" W	090°00'00"
C238	25.00'	39.27'	35.36'	S 28°42'25" E	090°00'00"
C239	25.00'	39.27'	35.36'	N 61°17'35" E	090°00'00"
C240	15.00'	9.80'	9.62'	S 35°00'21" W	037°25'32"
C241	15.00'	1.40'	1.40'	S 56°23'31" W	005°20'49"
C242	60.00'	61.73'	59.04'	S 29°35'35" W	058°56'41"
C243	60.00'	35.82'	35.29'	S 16°59'02" E	034°12'33"
C244	60.00'	35.82'	35.29'	S 51°11'36" E	034°12'33"
C245	60.00'	43.29'	42.35'	S 88°57'55" E	041°20'05"
C246	60.00'	35.82'	35.29'	N 53°15'46" E	034°12'33"
C247	60.00'	42.32'	41.45'	N 15°57'08" E	040°24'43"
C248	60.00'	52.39'	50.74'	N 29°16'00" W	050°01'34"
C249	15.00'	18.48'	17.33'	N 18°59'36" W	070°34'22"
C250	25.00'	39.27'	35.36'	S 61°17'35" W	090°00'00"
C251	25.00'	39.27'	35.36'	S 28°42'25" E	090°00'00"
C252	15.00'	7.83'	7.75'	S 31°15'22" W	029°55'35"
C253	60.00'	22.31'	22.19'	S 35°33'54" W	021°18'31"
C254	60.00'	38.49'	37.83'	S 06°31'59" W	036°45'20"
C255	60.00'	35.82'	35.29'	S 28°56'57" E	034°12'33"
C256	60.00'	35.82'	35.29'	S 63°09'31" E	034°12'33"
C257	60.00'	43.29'	42.35'	N 79°04'10" E	041°20'05"
C258	60.00'	35.82'	35.29'	N 41°17'51" E	034°12'33"
C260	60.00'	40.60'	39.83'	N 42°46'59" W	038°46'26"
C261	15.00'	20.54'	18.97'	N 22°56'19" W	078°27'47"
C262	200.00'	52.95'	52.79'	N 34°43'47" E	015°10'08"
C263	200.00'	29.87'	29.84'	N 31°25'25" E	008°33'24"
C264	200.00'	22.49'	22.48'	N 38°55'25" E	006°26'36"
C267	60.00'	94.25'	84.85'	N 02°51'17" W	090°00'00"
C268	180.00'	41.69'	41.60'	S 48°46'52" W	013°16'17"
C269	180.00'	201.53'	191.16'	N 15°46'51" W	064°08'51"
C270	50.00'	78.54'	70.71'	S 02°51'17" E	090°00'00"
C271	50.00'	78.54'	70.71'	S 02°51'17" E	090°00'00"
C272	50.00'	78.54'	70.71'	S 28°42'25" E	090°00'00"
C273	50.00'	78.54'	70.71'	S 28°42'25" E	090°00'00"
C274	50.00'	55.98'	53.10'	N 15°46'51" W	064°08'51"
C275	270.00'	302.29'	286.75'	S 15°46'51" E	064°08'51"
C279	150.00'	100.73'	98.85'	N 73°01'55" W	038°28'38"
C280	150.00'	222.02'	202.30'	N 11°23'26" W	084°48'21"
C281	175.00'	27.09'	27.06'	S 87°50'09" E	008°52'10"
C301	75.00'	37.90'	37.50'	N 30°30'40" W	028°57'18"
C302	75.00'	41.85'	41.31'	N 00°02'51" W	031°58'20"
C303	15.07'	16.04'	15.29'	N 14°37'26" W	060°59'36"
C304	50.00'	53.93'	51.35'	N 11°07'24" W	061°47'47"
C305	50.00'	33.98'	33.33'	N 39°14'46" E	038°56'33"
C306	50.00'	33.98'	33.33'	N 78°11'18" E	038°56'33"
C307	50.00'	33.98'	33.33'	S 62°52'09" E	038°56'33"
C308	50.00'	33.98'	33.33'	S 23°55'36" E	038°56'33"
C311	15.00'	7.83'	7.75'	N 32°53'29" W	029°55'35"
C312	60.00'	11.46'	11.44'	N 23°24'03" W	010°56'44"
C313	60.00'	41.89'	41.04'	N 48°52'21" W	039°59'52"
C314	60.00'	35.82'	35.29'	N 85°58'34" W	034°12'33"
C315	60.00'	35.82'	35.29'	S 59°48'52" W	034°12'33"
C316	60.00'	35.82'	35.29'	S 25°36'19" W	034°12'33"
C317	60.00'	35.82'	35.29'	S 08°36'14" E	034°12'33"
C318	60.00'	43.07'	42.15'	S 46°16'20" E	041°07'37"
C319	60.00'	62.29'	59.53'	N 83°25'24" E	059°28'56"
C320	15.00'	16.52'	15.70'	N 85°14'29" E	063°07'05"
C321	15.00'	4.02'	4.01'	S 55°31'38" E	015°20'42"
C323	25.00'	16.09'	15.81'	S 29°25'11" E	036°52'12"
C326	25.00'	39.27'	35.36'	N 87°08'43" E	090°00'00"

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C115	60.00'	35.82'	35.29'	S 85°01'52" W	034°12'33"
C116	60.00'	35.82'	35.29'	N 60°45'35" W	034°12'33"
C117	60.00'	37.51'	36.90'	N 25°44'40" W	035°49'18"
C118	60.00'	37.36'	36.76'	N 10°00'22" E	035°40'45"
C119	60.00'	56.81'	54.71'	N 54°58'20" E	054°15'11"
C120	60.00'	7.00'	6.99'	N 85°26'24" E	006°40'58"
C121	15.00'	15.12'	14.49'	N 59°53'49" E	057°46'09"
C122	125.00'	100.24'	97.58'	N 08°02'20" E	045°56'50"
C123	125.00'	84.78'	83.16'	N 34°21'51" W	038°51'31"
C124	125.00'	83.94'	82.38'	N 73°01'55" W	038°28'38"
C127	25.00'	39.27'	35.36'	N 02°51'17" W	090°00'00"
C128	25.00'	39.27'	35.36'	N 87°08'43" E	090°00'00"
C129	25.00'	39.27'	35.36'	N 02°51'17" W	090°00'00"
C130	25.00'	39.27'	35.36'	S 87°08'43" W	090°00'00"
C131	25.00'	39.27'	35.36'	N 87°08'43" E	090°00'00"
C132	25.00'	39.27'	35.36'	S 02°51'17" E	090°00'00"
C133	25.00'	39.27'	35.36'	S 02°51'17" E	090°00'00"
C134	155.00'	41.83'	41.70'	S 49°52'34" W	015°27'41"
C135	205.00'	41.61'	41.54'	S 47°57'35" W	011°37'43"
C136	25.00'	39.27'	35.36'	S 87°08'43" W	090°00'00"
C137	25.00'	37.37'	33.99'	N 05°01'48" W	085°38'58"
C138	25.00'	39.27'	35.36'	S 87°08'43" W	090°00'00"
C150	155.00'	173.54'	164.61'	N 15°46'51" W	064°08'51"
C151	155.00'	173.54'	164.61'	N 15°46'51" W	064°08'51"
C152	205.00'	44.65'	44.57'	N 09°16'37" E	012°28'49"
C153	205.00'	44.65'	44.57'	N 03°12'12" W	012°28'49"
C154	205.00'	44.65'	44.57'	N 15°41'01" W	012°28'49"
C155	205.00'	44.65'	44.57'	N 28°09'50" W	012°28'49"
C156	205.00'	48.12'	48.01'	N 41°07'46" W	013°27'02"
C158	245.00'	51.78'	51.69'	S 41°47'58" E	012°06'37"
C159	245.00'	87.71'	87.25'	S 25°29'17" E	020°30'46"
C160	245.00'	87.61'	87.15'	S 04°59'13" E	020°29'21"
C161	295.00'	25.19'	25.18'	S 13°50'48" W	004°53'33"
C162	295.00'	46.14'	46.09'	S 06°55'11" W	008°57'42"
C163	295.00'	46.14'	46.09'	S 02°02'31" E	008°57'42"
C164	295.00'	46.14'	46.09'	S 11°00'13" E	008°57'42"
C165	295.00'	46.14'	46.09'	S 19°57'55" E	008°57'42"
C166	295.00'	46.14'	46.09'	S 28°55'36" E	008°57'42"
C167	295.00'	46.14'	46.09'	S 37°53'18" E	008°57'42"
C168	295.00'	28.24'	28.23'	S 45°06'43" E	005°29'08"
C169	25.00'	27.99'	26.55'	N 15°46'51" W	064°08'51"
C170	75.00'	6.73'	6.73'	N 45°17'00" W	005°08'32"
C171	75.00'	45.70'	45.00'	N 25°15'17" W	034°54'55"
C172	75.00'	31.53'	31.30'	N 04°14'53" E	024°05'24"
C173	75.00'	37.90'	37.50'	N 24°48'07" E	028°57'18"
C174	75.00'	38.08'	37.67'	N 04°13'11" W	029°05'18"
C175	25.00'	39.27'	35.36'	S 02°51'17" E	090°00'00"
C177	15.00'	25.98'	22.86'	N 01°46'20" E	099°15'13"
C178	60.00'	24.92'	24.74'	N 39°29'56" E	023°48'01"
C179	60.00'	58.04'	55.80'	N 00°06'41" W	055°25'13"
C180	60.00'	37.08'	36.49'	N 45°31'28" W	035°24'22"
C181	60.00'	36.93'	36.35'	N 80°51'41" W	035°16'04"
C182	60.00'	36.52'	35.96'	S 64°04'06" W	034°52'22"
C183	60.00'	35.82'	35.29'	S 29°31'38" W	034°12'33"
C184	60.00'	35.21'	34.71'	S 04°23'26" E	033°37'34"
C185	60.00'	25.67'	25.48'	S 33°27'39" E	024°30'53"
C188	75.00'	31.19'	30.97'	S 35°56'28" E	023°49'37"
C189	15.00'	22.56'	20.49'	N 26°47'45" W	086°10'39"
C190	60.00'	56.52'	54.45'	N 42°54'02" W	053°58'05"
C191	60.00'	52.03'	50.42'	N 08°55'36" E	049°41'10"
C192	60.00'	31.54'	31.18'	N 48°49'45" E	030°07'08"
C193	60.00'	35.82'	35.29'	N 80°59'35" E	034°12'33"
C194	60.00'	35.82'	35.29'	S 64°47'51" E	034°12'33"
C195	60.00'	35.82'	35.29'	S 30°35'18" E	034°12'33"
C196	60.00'	31.19'	30.84'	S 01°24'22" W	029°46'46"
C200	25.00'	39.27'	35.36'	S 28°42'25" E	090°00'00"
C201	25.00'	39.27'	35.36'	N 61°17'35" E	090°00'00"
C203	25.00'	39.27'	35.36'	S 61°17'35" W	090°00'00"
C204	25.00'	39.27'	35.36'	N 28°42'25" W	090°00'00"
C205	25.00'	39.27'	35.36'	N 28°42'25" W	090°00'00"
C207	25.00'	39.27'	35.36'	S 28°42'25" E	090°00'00"
C208	25.00'	39.27'	35.36'	N 61°17'35" E	090°00'00"
C209	25.00'	39.27'	35.36'	N 61°17'35" E	090°00'00"
C210	25.00'	39.27'	35.36'	S 28°42'25" E	090°00'00"
C211	75.00'	42.04'	41.49'	S 57°39'02" E	032°06'46"
C212	75.00'	37.83'	37.43'	S 27°08'35" E	028°54'08"
C213	75.00'	37.94'	37.54'	S 01°48'02" W	028°59'05"
C214	15.00'	19.11'	17.84'	S 20°11'43" E	072°58'36"
C215	60.00'	172.48'	118.93'	S 25°40'03" W	164°42'08"
C216	60.00'	39.53'	38.82'	N 53°06'18" W	037°45'11"

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C327	25.00'	16.09'	15.81'	S 29°25'11" E	036°52'12"
C328	60.00'	54.81'	52.93'	S 75°58'43" W	052°20'30"
C329	15.00'	21.56'	19.75'	N 89°01'24" W	082°20'16"
C330	25.00'	39.27'	35.36'	N 02°51'17" W	090°00'00"
C335	15.00'	5.51'	5.48'	S 37°20'05" E	021°02'22"
C336	60.00'	36.60'	36.04'	S 44°17'33" E	034°57'17"
C337	60.00'	35.82'	35.29'	S 78°52'28" E	034°12'33"
C339	575.00'	29.61'	29.61'	N 40°40'13" E	002°57'02"
C342	25.00'	23.18'	22.36'	S 15°34'49" W	053°07'48"
C343	25.00'	23.18'	22.36'	S 68°42'38" W	053°07'48"
C344	25.00'	16.09'	15.81'	N 66°17'22" W	036°52'12"
C345	25.00'	16.09'	15.81'	N 29°25'11" W	036°52'12"
C346	25.00'	23.18'	22.36'	N 15°34'49" E	053°07'48"
C347	25.00'	23.18'	22.36'	S 68°42'38" W	053°07'48"
C348	25.00'	23.18'	22.36'	S 68°42'38" W	053°07'48"
C349	25.00'	16.09'	15.81'	N 66°17'22" W	036°52'12"
C350	25.00'	23.18'	22.36'	S 15°34'49" W	053°07'48"
C353	25.00'	23.18'	22.36'	S 15°34'49" W	053°07'48"
C354	25.00'	23.18'	22.36'	S 15°34'49" W	053°07'48"
C355	25.00'	16.09'	15.81'	S 29°25'11" E	036°52'12"
C356	25.00'	16.09'	15.81'	S 66°17'22" E	036°52'12"
C357	25.00'	23.18'	22.36'	N 68°42'38" E	053°07'48"
C358	25.00'	23.18'	22.36'	N 15°34'49" E	053°07'48"
C359	25.00'	16.09'	15.81'	N 29°25'11" W	036°52'12"
C360	25.00'	16.09'	15.81'	N 66°17'22" W	036°52'12"
C361	25.00'	23.18'	22.36'	S 68°42'38" W	053°07'48"
C362	25.00'	23.18'	22.36'	S 68°42'38" W	053°07'48"
C363	25.00'	16.09'	15.81'	N 66°17'22" W	036°52'12"
C366	25.00'	39.27'	35.36'	N 02°51'17" W	090°00'00"
C367	25.00'	39.27'	35.36'	N 87°08'43" E	090°00'00"
C368	25.00'	39.27'	35.36'	N 87°08'43" E	090°00'00"
C369	175.00'	46.33'	46.20'	N 34°43'47" E	015°10'08"
C370	25.00'	32.72'	30.44'	N 10°21'17" W	075°00'00"
C374	85.00'	11.56'	11.55'	N 43°57'27" W	007°47'39"
C376	25.00'	39.27'	35.36'	N 87°08'43" E	090°00'00"
C377	25.00'	39.27'	35.36'	N 02°51'17" W	090°00'00"
C378	50.00'	40.67'	39.56'	S 18°50'42" W	046°36'03"
C379	60.00'	35.82'	35.29'	N 66°54'58" E	034°12'33"
C389	597.75'	29.51'	29.51'	S 40°45'45" W	002°49'44"
C393	205.00'	2.78'	2.78'	N 15°54'18" E	000°46'34"
C396	25.00'	23.18'	22.36'	S 68°42'38" W	053°07'48"
C397	25.00'	16.09'	15.81'	N 66°17'22" W	036°52'12"
C398	25.00'	16.09'	15.81'	N 29°25'11" W	036°52'12"
C399	25.00'	23.18'	22.36'	N 15°34'49" E	053°07'48"
C400	25.00'	16.09'	15.81'	S 66°17'22" E	036°52'12"
C401	25.00'	23.18'	22.36'	N 68°42'38" E	053°07'48"
C402	25.00'	23.18'	22.36'	N 68°42'38" E	053°07'48"
C403	25.00'	16.09'	15.81'	S 66°17'22" E	036°52'12"
C404	24.31'	23.24'	22.36'	N 15°34'49" E	054°45'54"
C405	26.12'	16.06'	15.81'	N 29°25'11" W	035°14'06"
C408	25.00'	23.18'	22.36'	S 15°34'49" W	053°07'48"
C409	25.00'	16.09'	15.81'	S 29°25'11" E	036°52'12"
C412	25.00'	23.18'	22.36'	S 68°42'38" W	053°07'48"
C413	25.01'	16.45'	16.16'	N 65°52'51" W	037°41'14"
C421	15.00'	19.11'	17.84'	S 20°11'43" E	072°58'36"
C422	75.00'	15.83'	15.80'	S 17°58'56" E	012°05'26"
C423	75.00'	15.83'	15.80'	S 17°58'56" E	012°05'26"
C424	24.86'	3.75'	3.75'	N 70°50'28" W	008°39'02"
C935	275.00'	45.43'	45.38'	S 03°02'13" E	009°27'56"

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 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
5. ROAD WIDTH
   MAJOR COLLECTORS = 80' ROW, 48' BOC-BOC
   MINOR COLLECTORS = 60' ROW, 38' BOC-BOC
   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 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. A 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, C, D, E, F, G, H, AND I SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION, OPERATION, MANAGEMENT, MAINTENANCE REPAIR AND USE OF SAID COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE PLEASANT HILLS HOMEOWNERS ASSOCIATION. PIPING LOCATED IN THE RIGHT OF WAY OR PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE CITY OF BRYAN.
11. TRACTS J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AND AE ARE TO BE USED AS FENCE, WALL AND LANDSCAPE TRACTS BY THE PLEASANT HILL HOME OWNERS ASSOCIATION.
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.

FIELD NOTES:

A **METES & BOUNDS** description of a certain 253.51 acre tract of land situated in the James McMillen Survey, Abstract No. 176, the Thomas F. McKinney League, Abstract No. 33 the John Williams League, Abstract No. 237 and the Stephen F. Austin League No. 9, Abstract No. 62 in Brazos County, Texas, being all of a called 101.316 acre tract (Parcel No. 1), a called 1.836 acre tract (Parcel No. 2), a called 6.626 acre tract (Parcel No. 3), a called 0.031 acre tract (Parcel No. 4), a called 0.001 acre tract (Parcel No. 5), a called 0.02 acre tract (Parcel No. 6) and a called 6.70 acre tract (Parcel No. 7) all 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), also being all 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 and being a portion of a called 153.20 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2019-1374025 of the OPRBC and a portion 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 253.51 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 found 1/2 inch iron rod with plastic cap stamped (YALGO 6200) marking the southwest corner of said 54.47 acre tract 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 Zumwalt, Jr. and wife, Kathryn D. Zumwalt 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°19'51" West, 2613.51 feet along the east lines of said Parcel No. 1 and said 133.99 acre tract common with the west line of said 150.00 acre tract to a point for the southeast corner of said 133.99 acre tract from which a found 1/2 inch iron rod with plastic 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 a 28" pecan tree found at the 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 east corner of said Parcel No. 7;

THENCE, along the south line of said Parcel No. 7 the following three (3) course:
1. South 78°00'17" West, 272.60 feet to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found for a south corner of said Parcel No. 7;
2. North 75°50'10" West, 218.47 feet to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found for an interior corner of said Parcel No. 7;
3. South 89°05'28" West, 316.55 feet to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found for the southwest corner of said Parcel No. 7;

THENCE, along the west line of said Parcel No. 7 the following three (3) courses:
1. North 03°48'36" East, 291.23 feet to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found for a northwest corner of said Parcel No. 7;
2. North 47°17'28" East, 146.28 feet to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found for an interior corner of said Parcel No. 7;
3. North 16°17'35" East, 190.00 feet to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found at a southeast corner of said Parcel No. 2;

THENCE, North 73°34'25" West, 239.06 feet along the south line of said Parcel No. 2 to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found at the southwest corner of said Parcel No. 2;

THENCE, North 01°32'47" East, 281.06 feet along the west line of said Parcel No. 2 to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found for the northwest corner of said Parcel No. 2 in the southeast line of a called 22.93 acre tract described in an affidavit of heirship to Cecilia Leonette Wells, et al and recorded in Document No. 2020-1389967 of the OPRBC;

THENCE, North 42°42'10" East, 201.94 feet along the common line of said Parcel No. 2 and said 22.93 acre tract to a 26" Oak found for the northeast corner of said Parcel No. 2 and the northwest corner of said 133.99 acre tract;

THENCE, North 42°40'59" East, 177.54 feet along the common line of said 133.99 acre tract and said 22.93 acre tract to a 3/4 inch iron pipe found at the east corner of said 22.93 acre tract and an interior corner of said 133.99 acre tract from which a found 5/8 inch iron rod bears South 64°20'00" West, a distance of 0.48 feet;

THENCE, North 46°46'07" West, 245.74 feet along the common line of said 133.99 acre tract and said 22.93 acre tract to a 1/2 inch iron rod with cap stamped (KERR 4502) found for a west corner of said 133.99 acre tract and the most southerly corner of said Parcel No. 3;

THENCE, along the west line of said Parcel No. 3 the following five (5) courses:
1. North 14°38'49" East, 874.20 feet to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found at an interior corner of said Parcel No. 3;
2. 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;
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;
4. 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;
5. 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 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, 2539.01 feet along the northwest lines of said Parcel No. 6, said 133.99 acre tract and said Parcel No. 1 to 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;

THENCE, South 47°44'46" East, 1499.48 feet along the common line of said Parcel No. 1 and said Pleasant Hill Section 2 - Phase 4 to a 1/2 inch iron rod with cap stamped (YALGO LLC) found at the south corner of said Pleasant Hill Section 2 - Phase 4;

THENCE, North 33°24'49" East, 165.07 feet along the southeast line of said Pleasant Hill Section 2 - Phase 4 to a 1/2 inch iron rod with cap stamped (YALGO LLC) found at a southeast corner of said Pleasant Hill Section 2 - Phase 4 and a west corner of said 54.47 acre tract;

THENCE, along the west line of said 54.47 acre tract the following nine (9) courses:
1. South 66°53'15" East, 145.88 feet to a calculated point for corner;
2. THENCE, South 34°57'48" East, 110.25 feet to a calculated point for corner;
3. THENCE, South 22°57'45" East, 113.05 feet to a calculated point for corner;
4. THENCE, South 28°03'17" West, 142.46 feet to a calculated point for corner;
5. THENCE, South 47°51'17" East, 28.03 feet to a calculated point for corner;
6. THENCE, South 34°45'55" East, 88.32 feet to a calculated point for corner;
7. THENCE, South 04°13'07" East, 117.00 feet to a calculated point for corner;
8. THENCE, South 27°41'32" West, 97.34 feet to a calculated point for corner;
9. THENCE, South 42°08'43" West, 47.10 feet to a calculated point for corner in the east line of said Parcel No. 1;

THENCE, South 04°18'10" East, 382.25 feet along the common line of said 54.47 acre tract and said Parcel No. 1 to a calculated point for corner;

THENCE, over and across said 54.47 acre tract the following three (3) courses:
1. South 47°52'05" East, 112.58 feet to a calculated point for corner;
2. South 04°18'10" East, 184.92 feet to a calculated point for corner;
3. South 26°15'04" West, 152.63 feet to a calculated point for corner in the common line of said 54.47 acre tract and said Parcel No. 1;

THENCE, South 04°18'10" East, 72.65 feet along the common line of said 54.47 acre tract and said Parcel No. 1 to a calculated point for a southwest corner of said 54.47 acre tract;

THENCE, along the west line of said 54.47 acre tract the following seven (7) courses:
1. North 87°43'46" East, 67.76 feet to a calculated point for corner;
2. South 02°16'14" East, 120.00 feet to a calculated point for corner;
3. North 87°43'46" East, 81.00 feet to a calculated point for corner;
4. South 02°16'14" East, 50.00 feet to a calculated point for corner;
5. South 87°43'46" West, 78.36 feet to a calculated point for corner;
6. South 02°16'14" East, 120.00 feet to a calculated point for corner;
7. South 86°22'34" West, 60.09 feet to a calculated point for a northwest corner of said 54.47 acre tract in the east line of said Parcel No. 1;

THENCE, South 04°18'10" East, 198.10 feet along the common line of said 54.47 acre tract and said Parcel No. 1 to the **POINT OF BEGINNING,** and containing 253.51 acres of land in Brazos County, Texas.

DATE OF SURVEY: JUNE 7, 2023

ENGINEER'S APPROVAL

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REV.	DESCRIPTION	DATE	BY
3	RESPONSE TO REMAINING MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	5/21/2024	JML
2	RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	10/16/2023	JCL
1	ORIGINAL RELEASE	06/23/2023	JCL

PRINTED ON August 18, 2025

PROJECT NUMBER: PH3
APPROVED BY: JCB
AUTHORIZED BY: WBW

CLIENT NAME: WBW SINGLE LAND INVESTMENT, LLC - SERIES 101
CLIENT LOCATION: GEORGETOWN, TX

PROJECT INFORMATION

TOTAL SIZE: 253.51 AC.
TOTAL BLOCKS: 24
TOTAL LOTS: 906
TOTAL TRACTS: 31

BENCHMARK

CONCRETE TXDOT MONUMMENT (SOUTHEAST R.O.W. LINE OF SANDY POINT ROAD) NAD 83 (2011) TX CENTRAL ZONE #4203
N: 10232940.54
E: 3525284.48
ELEV. = 333.33'

MASTER-PRELIMINARY PLAN 1
PLEASANT HILL SECTION 3 PHASES 1-9
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

LOTS AND BLOCKS

LOTS 58 - 69, BLOCK 1	LOTS 1 - 28, BLOCK 13
LOTS 1 - 21, BLOCK 2	LOTS 1 - 13, BLOCK 14
LOTS 1 - 58, BLOCK 3	LOTS 1 - 22, BLOCK 15
LOTS 1 - 42, BLOCK 4	LOTS 1 - 44, BLOCK 16
LOTS 1 - 31, BLOCK 5	LOTS 1 - 44, BLOCK 17
LOTS 1 - 36, BLOCK 6	LOTS 1 - 4, BLOCK 18
LOTS 1 - 62, BLOCK 7	LOTS 1 - 186, BLOCK 19
LOTS 1 - 20, BLOCK 8	LOTS 1 - 42, BLOCK 20
LOTS 1 - 18, BLOCK 9	LOTS 1 - 44, BLOCK 21
LOTS 1 - 35, BLOCK 10	LOTS 1 - 29, BLOCK 22
LOTS 1 - 21, BLOCK 11	LOTS 1 - 46, BLOCK 23
LOTS 1 - 2, BLOCK 12	LOTS 1 - 46, BLOCK 24

OWNER INFO

WBW SINGLE LAND INVESTMENT, LLC - SERIES 101
109 W. 2nd Street, Suite 201
Georgetown, TX 78626
PH (254) 953-5353
FX (254) 953-5057

WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 111
109 W. 2nd Street, Suite 201
Georgetown, TX 78626
PH (254) 953-5353
FX (254) 953-5057

DEVELOPER INFO

WBW SINGLE LAND INVESTMENT, LLC - SERIES 101
109 W. 2nd Street, Suite 201
Georgetown, TX 78626
PH (254) 953-5353
FX (254) 953-5057

SURVEYOR INFO

COREY SHANNON, RPLS NO. 5967
109 W. 2nd Street, Suite 201
Georgetown, TX 78626
PH (254) 953-5353
FX (254) 953-5057

LEGAL DESCRIPTION

253.51 acre tract of land situated in the James McMillen Survey, Abstract No. 176, the Thomas F. McKinney League, Abstract No. 33 the John Williams League, Abstract No. 237 and the Stephen F. Austin League No. 9, Abstract No. 62 in Brazos County, Texas, being all of a called 101.316 acre tract (Parcel No. 1), a called 1.836 acre tract (Parcel No. 2), a called 6.626 acre tract (Parcel No. 3), a called 0.031 acre tract (Parcel No. 4), a called 0.001 acre tract (Parcel No. 5), a called 0.02 acre tract (Parcel No. 6) and a called 6.70 acre tract (Parcel No. 7) all 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), also being all 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 and being a portion of a called 153.20 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2019-1374025 of the OPRBC and a portion 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

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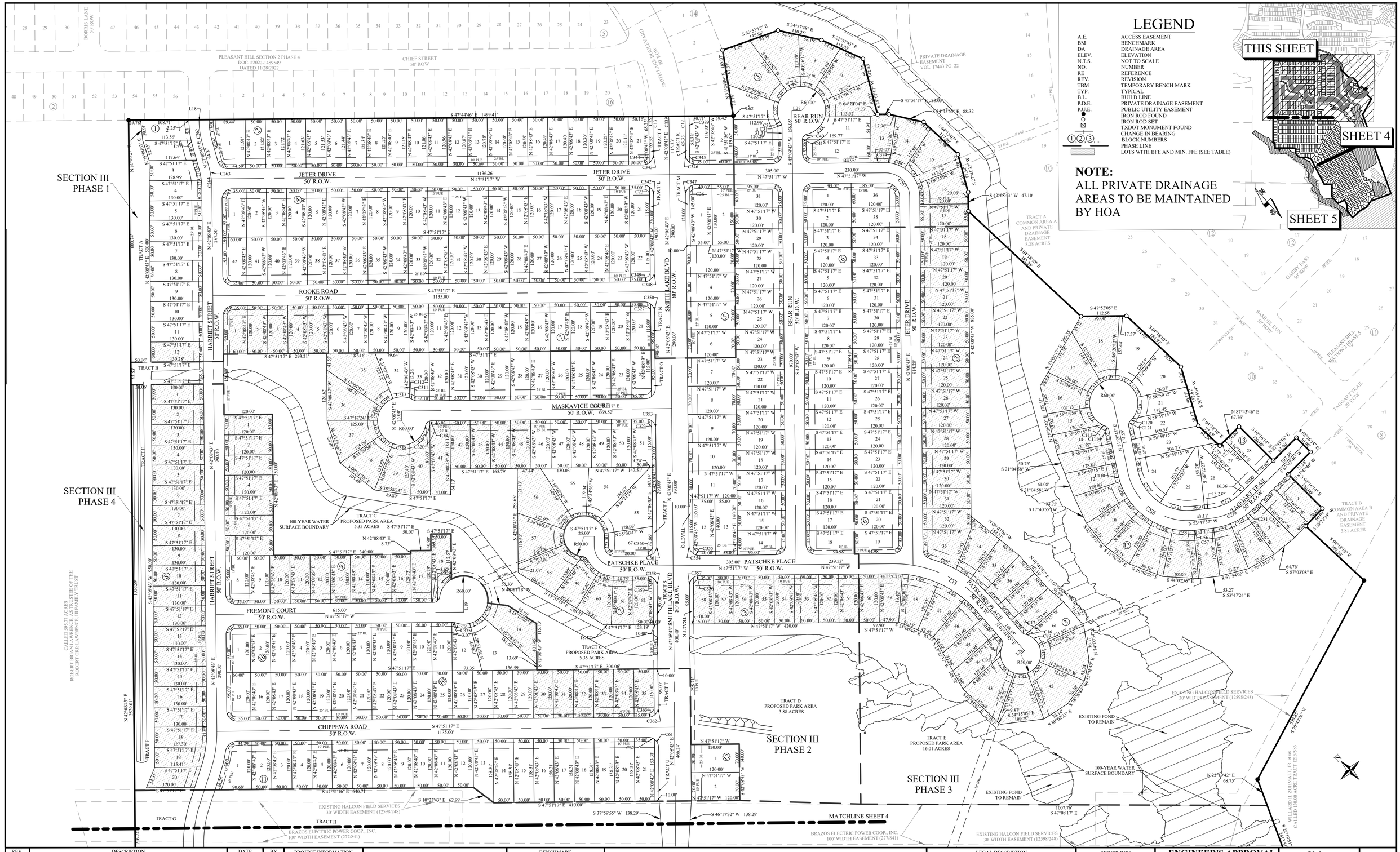
Texas Registered Engineering Firm F-24040

Texas Registered Surveying Firm # 10194797



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2	RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	10/16/2023	JCL
1	ORIGINAL RELEASE	06/23/2023	JCL

PROJECT NUMBER: PH3
CLIENT NAME: WBW SINGLE LAND INVESTMENT, LLC - SERIES 101
CLIENT LOCATION: GEORGETOWN, TX
APPROVED BY: JCB
AUTHORIZED BY: WBW

PRINTED ON August 18, 2025

PROJECT INFORMATION

TOTAL SIZE: 253.51 AC.
TOTAL BLOCKS: 24
TOTAL LOTS: 906
TOTAL TRACTS: 31

GRAPHIC SCALE
0 200 400 600
0 1" 2" 3"
IN FEET

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
ELEV. = 333.33'

MASTER-PRELIMINARY PLAN 2
PLEASANT HILL SECTION 3 PHASES 1-9
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

LEGAL DESCRIPTION

253.51 acre tract of land situated in the James McMillen Survey, Abstract No. 176, the Thomas F. McKinney League, Abstract No. 33 the John Williams League, Abstract No. 237 and the Stephen F. Austin League No. 9, Abstract No. 62 in Brazos County, Texas, being all of a called 101.316 acre tract (Parcel No. 1), a called 1.836 acre tract (Parcel No. 2), a called 6.626 acre tract (Parcel No. 3), a called 0.033 acre tract (Parcel No. 4), a called 0.001 acre tract (Parcel No. 5), a called 0.02 acre tract (Parcel No. 6) and a called 6.70 acre tract (Parcel No. 7) all 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), also being all 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 and being a portion of a called 153.20 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2019-1374025 of the OPRBC and a portion 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

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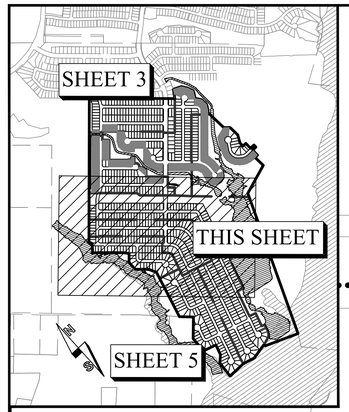

LEGEND

A.E.	ACCESS EASEMENT
BM	BENCHMARK
DA	DRAINAGE AREA
D.E.	DRAINAGE EASEMENT
ELEV.	ELEVATION
N.T.S.	NOT TO SCALE
NO.	NUMBER
RE	REFERENCE
REV.	REVISION
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
①	CHANGE IN BEARING
① ② ③ ...	BLOCK NUMBERS
	PHASE LINE
	LOTS WITH BFE AND MIN. FFE (SEE TABLE)

NOTE:
ALL PRIVATE DRAINAGE AREAS TO BE MAINTAINED BY HOA

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PROJECT NUMBER: PH3	CLIENT NAME: WBW SINGLE LAND INVESTMENT, LLC - SERIES 101
	CLIENT LOCATION: GEORGETOWN, TX
APPROVED BY: JCB	
AUTHORIZED BY: WBW	

PRINTED ON August 18, 2025

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MASTER-PRELIMINARY PLAN 3
PLEASANT HILL SECTION 3 PHASES 1-9
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

LEGAL DESCRIPTION

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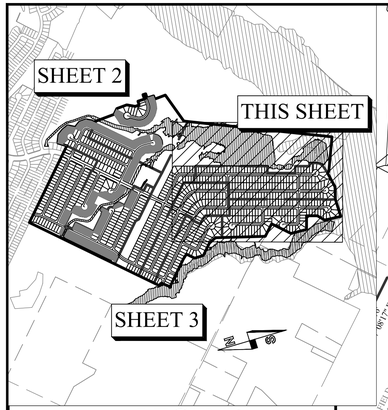

LEGEND

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N.T.S.	NOT TO SCALE
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① ② ③	CHANGE IN BEARING
1 2 3	BLOCK NUMBERS
	PHASE LINE
	LOTS WITH BFE AND MIN. FFE (SEE TABLE)

NOTE:
ALL PRIVATE DRAINAGE AREAS TO BE MAINTAINED BY HOA

SECTION III PHASE 5

SECTION III PHASE 8

SECTION III PHASE 9

TRACT I PROPOSED PARK AREA 43.95 ACRES

MATCHLINE SHEET 4

SMITH LAKE

STILL CREEK

WILLARD H. ZUHMALT, JR. et ux CALLED 150.00 ACRE TRACT 1215/586

CHICKASAW DRIVE 50' R.O.W.

CHOCTAW DRIVE 50' R.O.W.

MOJAVE DRIVE 50' R.O.W.

NAVAJO COURT 50' R.O.W.

YAKAMA COURT 50' R.O.W.

KICKAPOO WAY 50' R.O.W.

TRACT AD

TRACT AE

CALLED 21.93 ACRES WELLS CECILIA LEONETTE ETAL DOC. 01389967 VOL. 15967 PG. 268

REMAINDER OF 302.579 ACRES LAWRENCE ROBERT ORR III FAMILY TRUST DOC. 01070945 VOL. 9806 PG. 204

LOCATION OF FEMA SPECIAL FLOOD HAZARD AREA ZONE "AE", BASED ON FEMA LETTER OF MAP REVISION FIRM NO. 48041C0195E, EFFECTIVE MAY 9, 2014.

LOCATION OF FEMA SPECIAL FLOOD HAZARD AREA ZONE "A", FIRM NO. 48041C0195E, EFFECTIVE MAY 16, 2012.

LIFT STATION

100-YEAR WATER SURFACE BOUNDARY

EXISTING HIGH CONFIELD SERVICES 30' MIDDLE EASEMENT (VOL 15290/P.240)

BRAZOS ELECTRIC POWER COOP, INC. 100' MIDDLE EASEMENT (VOL 1429/P.843)

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PROJECT NUMBER: PH3 | CLIENT NAME: WBW SINGLE LAND INVESTMENT, LLC - SERIES 101
CLIENT LOCATION: GEORGETOWN, TX
APPROVED BY: JCB
AUTHORIZED BY: WBW

PRINTED ON August 18, 2025

PROJECT INFORMATION
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ELEV. = 333.33'

MASTER-PRELIMINARY PLAN 4
PLEASANT HILL SECTION 3 PHASES 1-9
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

LEGAL DESCRIPTION
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ENGINEER'S APPROVAL
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Texas Registered Engineering Firm F-24040

Texas Registered Surveying Firm # 10194797

LOT SIZE TABLE

LOT #	BLOCK #	AREA (SQ FT)	LOT WIDTH (FT)
1	Block 1	5570	50.70
2	Block 1	5773	50.00
3	Block 1	6199	50.00
4	Block 1	6493	50.00
5	Block 1	6500	50.00
6	Block 1	6500	50.00
7	Block 1	6500	50.00
8	Block 1	6500	50.00
9	Block 1	6500	50.00
10	Block 1	6500	50.00
11	Block 1	6500	50.00
12	Block 1	6500	50.00
1	Block 2	9585	69.66
2	Block 2	6093	50.00
3	Block 2	6088	50.00
4	Block 2	6084	50.00
5	Block 2	6079	50.00
6	Block 2	6074	50.00
7	Block 2	6070	50.00
8	Block 2	6065	50.00
9	Block 2	6060	50.00
10	Block 2	6055	50.00
11	Block 2	6051	50.00
12	Block 2	6046	50.00
13	Block 2	6041	50.00
14	Block 2	6036	50.00
15	Block 2	6032	50.00
16	Block 2	6027	50.00
17	Block 2	6022	50.00
18	Block 2	6017	50.00
19	Block 2	6013	50.00
20	Block 2	6008	50.00
21	Block 2	6091	51.00
1	Block 3	5972	50.00
2	Block 3	7146	59.88
3	Block 3	7075	60.00
4	Block 3	5960	50.00
5	Block 3	7302	51.34
6	Block 3	13684	52.31
7	Block 3	11358	52.31
8	Block 3	8821	52.31
9	Block 3	9598	52.31
10	Block 3	7978	51.56
11	Block 3	7491	54.94
12	Block 3	10061	60.00
13	Block 3	6514	50.10
14	Block 3	7891	51.35
15	Block 3	10192	68.06
16	Block 3	8644	61.30
17	Block 3	6711	55.92
18	Block 3	6000	50.00
19	Block 3	6000	50.00
20	Block 3	6000	50.00
21	Block 3	6000	50.00
22	Block 3	6000	50.00
23	Block 3	6000	50.00
24	Block 3	6000	50.00
25	Block 3	6000	50.00
26	Block 3	6000	50.00
27	Block 3	6000	50.00
28	Block 3	6000	50.00
29	Block 3	6000	50.00
30	Block 3	6000	50.00
31	Block 3	6000	50.00
32	Block 3	6000	50.00
33	Block 3	8583	75.92
34	Block 3	7681	50.23
35	Block 3	6632	50.13
36	Block 3	6397	50.05
37	Block 3	6000	50.00
38	Block 3	6180	50.00
39	Block 3	6990	51.37
40	Block 3	10500	65.47
41	Block 3	10665	65.88
42	Block 3	9072	52.64
43	Block 3	9842	70.24
44	Block 3	6977	50.00
45	Block 3	6839	50.00
46	Block 3	6999	61.55
47	Block 3	7381	69.44
48	Block 3	8878	83.33
49	Block 3	6361	56.02
50	Block 3	6000	50.00
51	Block 3	6000	50.00
52	Block 3	6000	50.00
53	Block 3	7200	60.00
54	Block 3	6000	50.00
55	Block 3	6000	50.00
56	Block 3	6000	50.00
57	Block 3	6000	50.00
58	Block 3	5976	50.00
1	Block 4	7066	60.00
2	Block 4	6000	50.00
3	Block 4	6000	50.00
4	Block 4	6000	50.00
5	Block 4	6000	50.00
6	Block 4	6000	50.00
7	Block 4	6000	50.00
8	Block 4	6000	50.00
9	Block 4	6000	50.00
10	Block 4	6000	50.00
11	Block 4	6000	50.00
12	Block 4	6000	50.00
13	Block 4	6000	50.00
14	Block 4	6000	50.00
15	Block 4	6000	50.00
16	Block 4	6000	50.00
17	Block 4	6000	50.00
18	Block 4	6000	50.00
19	Block 4	6000	50.00
20	Block 4	6000	50.00
21	Block 4	5976	50.00
22	Block 4	5976	50.00
23	Block 4	6000	50.00
24	Block 4	6000	50.00
25	Block 4	6000	50.00
26	Block 4	6000	50.00
27	Block 4	6000	50.00
28	Block 4	6000	50.00
29	Block 4	6000	50.00
30	Block 4	6000	50.00
31	Block 4	6000	50.00
32	Block 4	6000	50.00
33	Block 4	6000	50.00
34	Block 4	6000	50.00
35	Block 4	6000	50.00
36	Block 4	6000	50.00
37	Block 4	6000	50.00
38	Block 4	6000	50.00
39	Block 4	6000	50.00
40	Block 4	6000	50.00
41	Block 4	6000	50.00
42	Block 4	7066	60.00
1	Block 5	8226	55.00

LOT #	BLOCK #	AREA (SQ FT)	LOT WIDTH (FT)
2	Block 5	8250	55.00
3	Block 5	8400	70.00
4	Block 5	8400	70.00
5	Block 5	8400	70.00
6	Block 5	8400	70.00
7	Block 5	8400	70.00
8	Block 5	8400	70.00
9	Block 5	8400	70.00
10	Block 5	8400	70.00
11	Block 5	8400	70.00
12	Block 5	7676	55.00
13	Block 5	7700	55.00
14	Block 5	7066	60.00
15	Block 5	6000	50.00
16	Block 5	6000	50.00
17	Block 5	6000	50.00
18	Block 5	6000	50.00
19	Block 5	6000	50.00
20	Block 5	6000	50.00
21	Block 5	6000	50.00
22	Block 5	6000	50.00
23	Block 5	6000	50.00
24	Block 5	6000	50.00
25	Block 5	6000	50.00
26	Block 5	6000	50.00
27	Block 5	6000	50.00
28	Block 5	6000	50.00
29	Block 5	6000	50.00
30	Block 5	6000	50.00
31	Block 5	7066	60.00
1	Block 6	7066	60.00
2	Block 6	6000	50.00
3	Block 6	6000	50.00
4	Block 6	6000	50.00
5	Block 6	6000	50.00
6	Block 6	6000	50.00
7	Block 6	6000	50.00
8	Block 6	6000	50.00
9	Block 6	6000	50.00
10	Block 6	6000	50.00
11	Block 6	6000	50.00
12	Block 6	6000	50.00
13	Block 6	6000	50.00
14	Block 6	6000	50.00
15	Block 6	6000	50.00
16	Block 6	6000	50.00
17	Block 6	6000	50.00
18	Block 6	7066	60.00
19	Block 6	7066	60.00
20	Block 6	6000	50.00
21	Block 6	6000	50.00
22	Block 6	6000	50.00
23	Block 6	6000	50.00
24	Block 6	6000	50.00
25	Block 6	6000	50.00
26	Block 6	6000	50.00
27	Block 6	6000	50.00
28	Block 6	6000	50.00
29	Block 6	6000	50.00
30	Block 6	6000	50.00
31	Block 6	6000	50.00
32	Block 6	6000	50.00
33	Block 6	6000	50.00
34	Block 6	6000	50.00
35	Block 6	6000	50.00
36	Block 6	6937	58.54
1	Block 7	7066	60.00
2	Block 7	6000	50.00
3	Block 7	6000	50.00
4	Block 7	6000	50.00
5	Block 7	6000	50.00
6	Block 7	6000	50.00
7	Block 7	6000	50.00
8	Block 7	6000	50.00
9	Block 7	6000	50.00
10	Block 7	6000	50.00
11	Block 7	6000	50.00
12	Block 7	6000	50.00
13	Block 7	6000	50.00
14	Block 7	6000	50.00
15	Block 7	6000	50.00
16	Block 7	6000	50.00
17	Block 7	6000	50.00
18	Block 7	6000	50.00
19	Block 7	6000	50.00
20	Block 7	6000	50.00
21	Block 7	5976	50.00
22	Block 7	5976	50.00
23	Block 7	6000	50.00
24	Block 7	6000	50.00
25	Block 7	6000	50.00
26	Block 7	6000	50.00
27	Block 7	6000	50.00
28	Block 7	6000	50.00
29	Block 7	6000	50.00
30	Block 7	6000	50.00
31	Block 7	6000	50.00
32	Block 7	6000	50.00
33	Block 7	5948	50.00
34	Block 7	7059	51.54
35	Block 7	12941	52.31
36	Block 7	10637	52.31
37	Block 7	8546	52.31
38	Block 7	8485	52.31
39	Block 7	7992	53.31
40	Block 7	7495	50.00
41	Block 7	9206	50.00
42	Block 7	6000	50.00
43	Block 7	6000	50.00
44	Block 7	6000	50.00
45	Block 7	6000	50.00
46	Block 7	6000	50.00
47	Block 7	6000	50.00
48	Block 7	6000	50.00
49	Block 7	6000	50.00
50	Block 7	6000	50.00
51	Block 7	5976	50.00
52	Block 7	7618	60.07
53	Block 7	12443	53.03
54	Block 7	11688	53.03
55	Block 7	10203	53.03
56	Block 7	13128	53.03
57	Block 7	8712	53.03
58	Block 7	10367	68.64
59	Block 7	6731	57.98
60	Block 7	7491	51.64
61	Block 7	6213	50.00
62	Block 7	5976	50.00
1	Block 8	6500	50.00
2	Block 8	6500	50.00
3	Block 8	6500	50.00
4	Block 8	6500	50.00
5	Block 8	6500	50.00
6	Block 8	6500	50.00

LOT #	BLOCK #	AREA (SQ FT)	LOT WIDTH (FT)
7	Block 8	6500	50.00
8	Block 8	6500	50.00
9	Block 8	6500	50.00
10	Block 8	6500	50.00
11	Block 8	6500	50.00
12	Block 8	6500	50.00
13	Block 8	6500	50.00
14	Block 8	6500	50.00
15	Block 8	6500	50.00
16	Block 8	6500	50.00
17	Block 8	6500	50.00
18	Block 8	6500	50.00
19	Block 8	6500	50.00
20	Block 8	6476	50.00
1	Block 9	6000	50.00
2	Block 9	6000	50.00
3	Block 9	6000	50.00
4	Block 9	6000	50.00
5	Block 9	6000	50.00
6	Block 9	6000	50.00
7	Block 9	6000	50.00
8	Block 9	7066	60.00
9	Block 9	6000	50.00
10	Block 9	6000	50.00
11	Block 9	6000	50.00
12	Block 9	6000	50.00
13	Block 9	6000	50.00
14	Block 9	6000	50.00
15	Block 9	6000	50.00
16	Block 9	6000	50.00
17	Block 9	6437	50.00
18	Block 9	7180	50.00
1	Block 10	7066	60.00
2	Block 10	6000	50.00
3	Block 10	6000	50.00
4	Block 10	6000	50.00
5	Block 10	6000	50.00
6	Block 10	6000	50.00
7	Block 10	6000	50.00
8	Block 10	6000	50.00
9	Block 10	6000	50.00
10	Block 10	6000	50.00
11	Block 10	6000	50.00
12	Block 10	6875	51.41
13	Block 10	12108	52.31
14	Block 10	10002	52.27
15	Block 10	7066	60.00
16	Block 10	6000	50.00
17	Block 10	6000	50.00
18	Block 10	6000	50.00
19	Block 10	6000	50.00
20	Block 10	6000	50.00
21	Block 10	6000	50.00
22	Block 10	6000	50.00
23	Block 10	6000	50.00
24	Block 10	6000	50.00
25	Block 10	6000	50.00
26	Block 10	6000	50.00
27	Block 10	6000	50.00
28	Block 10	6000	50.00
29	Block 10	6000	50.00
30	Block 10	6000	50.00
31	Block 10	6000	50.00
32	Block 10	6000	50.00
33	Block 10	6000	50.00
34	Block 10	6000	50.00
35	Block 10	5976	50.00
1	Block 11	7101	60.00
2	Block 11	6000	50.00
3	Block 11	6000	50.00
4	Block 11	6000	50.00
5	Block 11	6000	50.00
6	Block 11	6000	50.00
7	Block 11	6000	50.00
8	Block 11	6000	50.00
9	Block 11	6000	50.00
10	Block 11	6000	50.00
11	Block 11	6000	50.00
12	Block 11	6000	50.00
13	Block 11	6958	50.00
14	Block 11	7916	50.00
15	Block 11	7916	50.00
16	Block 11	7916	50.00
17	Block 11	7916	50.00
18	Block 11	7916	50.00
19	Block 11	7916	50.00
20	Block 11	7916	50.00
21	Block 11	7892	50.00
1	Block 12	8400	70.00
2	Block 12	8400	70.00
1	Block 13	6030	50.00
2	Block 13	6089	50.00
3	Block 13	6662	50.07
4	Block 13	6955	50.40
5	Block 13	6915	50.10
6	Block 13	6143	50.00
7	Block 13	8322	60.84
8	Block 13	8295	60.69
9	Block 13	6955	50.40
10	Block 13	6955	50.40
11	Block 13	6955	50.40
12	Block 13	6687	50.08
13	Block 13	6661	50.00
14	Block 13	6856	50.00
15	Block 13	5732	50.00
16	Block 13	8354	52.31
17	Block 13	9303	52.31
18	Block 13	13325	52.31
19	Block 13	11056	54.94
20	Block 13	9912	56.43
21	Block 13	6720	50.00
22	Block 13	8295	50.00
23	Block 13	9351	50.00
24	Block 13	10124	104.28
25	Block 13	9574	95.25
26	Block 13	9512	93.82
27	Block 13	6697	50.00
28	Block 13	6000	50.00
1	Block 14	6038	50.00
2	Block 14	6003	50.00
3	Block 14	6003	50.00
4	Block 14	6003	50.00
5	Block 14	6003	50.00
6	Block 14	6003	50.00
7	Block 14	6003	50.00
8	Block 14	6003	50.00
9	Block 14	6003	50.00
10	Block 14	6003	50.00
11	Block 14	6003	50.00
12	Block 14	6003	50.00
13	Block 14	7066	60.00
1	Block 15	7941	70.00
2	Block 15	6000	50.00
3	Block 15	6000	50.00

LOT #	BLOCK #	AREA (SQ FT)	LOT WIDTH (FT)
4	Block 15	6000	50.00
5	Block 15	6000	50.00
6	Block 15	6000	50.00
7	Block 15	6000	50.00
8	Block 15	6000	50.00
9	Block 15	6000	50.00
10	Block 15	6000	50.00
11	Block 15	6000	50.00
12	Block 15	6000	50.00
13	Block 15	6000	50.00
14	Block 15	6000	50.00
15	Block 15	6000	50.00
16	Block 15	6000	50.00
17	Block 15	6000	50.00
18	Block 15	6000	50.00
19	Block 15	6000	50.00
20	Block 15	6000	50.00
21	Block 15	6000	50.00
22	Block 15	7176	60.00
1	Block 16	8266	70.00
2	Block 16	6000	50.00
3	Block 16	6000	50.00
4	Block 16	6000	50.00
5	Block 16	6000	50.00
6	Block 16	6000	50.00
7	Block 16	6000	50.00
8	Block 16	6000	50.00
9	Block 16	6000	50.00
10	Block 16	6000	50.00
11	Block 16	6000	50.00
12	Block 16	6000	50.00
13	Block 16	6000	50.00
14	Block 16	6000	50.00
15	Block 16	6000	50.00
16	Block 16	6000	50.00
17	Block 16	6000	50.00
18	Block 16	6000	50.00
19	Block 16	6000	50.00
20	Block 16	6000	50.00
21	Block 16	6000	50.00
22	Block 16	7176	60.00
23	Block 16	7176	60.00
24	Block 16	6000	50.00
25	Block 16	6000	50.00
26	Block 16	6000	50.00
27	Block 16	6000	50.00
28	Block 16	6000	50.00
29	Block 16	6000	50.00
30	Block 16	6000	50.00
31	Block 16	6000	50.00
32	Block 16	6000	50.00
33	Block 16	6000	50.00
34	Block 16	6000	50.00
35	Block 16	6000	50.00
36	Block 16	6000	50.00
37	Block 16	6000	50.00
38	Block 16	6000	50.00
39	Block 16	6000	50.00
40	Block 16	6000	50.00
41	Block 16	6000	50.00
42	Block 16	6000	50.00
43	Block 16	6000	50.00
44	Block 16	8266	70.00
1	Block 17	8266	70.00
2	Block 17	6000	50.00
3	Block 17	6000	50.00
4	Block 17	6000	50.00
5	Block 17	6000	50.00
6	Block 17	6000	50.00
7	Block 17	6000	50.00
8	Block 17	6000	50.00
9	Block 17	6000	50.00
10	Block 17	6000	50.00
11	Block 17	6000	50.00
12	Block 17	6000	50.00
13	Block 17	6000	50.00
14	Block 17	6000	50.00
15	Block 17	6000	50.00
16	Block 17	6000	50.00
17	Block 17	6000	50.00
18	Block 17	6000	50.00
19	Block 17	6000	50.00
20	Block 17	6000	50.00
21	Block 17	6000	50.00
22	Block 17	7176	60.00
23	Block 17	7176	60.00
24	Block 17	6000	50.00
25	Block 17	6000	50.00
26	Block 17	6000	50.00
27	Block 17	6000	50.00
28	Block 17	6000	50.00
29	Block 17	6000	50.00
30	Block 17	6000	50.00
31	Block 17	6000	50.00
32	Block 17	6000	50.00
33	Block 17	6000	50.00
34	Block 17	6000	50.00
35	Block 17	6000	50.00
36	Block 17	6000	50.00
37	Block 17	6000	50.00
38	Block 17	6000	50.00
39	Block 17	6000	50.00
40	Block 17	6000	50.00
41	Block 17	6000	50.00
42	Block 17	6000	50.00
43	Block 17	6000	50.00
44	Block 17	8266	70.00
1	Block 18	6452	54.51
2	Block 18	6092	50.00
3	Block 18	6029	50.00
4	Block 18	7098	60.97
1	Block 19	8914	75.00
2	Block 19	5994	50.00
3	Block 19	5994	50.00
4	Block 19	5994	50.00
5	Block 19	5994	50.00
6	Block 19	6105	50.00
7	Block 19	7043	54.94
8	Block 19	6000	50.00
9	Block 19	8268	69.99
10	Block 19	6002	50.00
11	Block 19	6214	50.00
12	Block 19	8887	51.64
13	Block 19	8538	51.89
14	Block 19	9539	56.97
15	Block 19	7187	60.00
16	Block 19	5989	50.00
17	Block 19	6024	50.00
18	Block 19	6763	50.00
19	Block 19	7774	50.00
20	Block 19	14282	118.99
21	Block 19	14987	64.21
22	Block 19	12600	54.26
23	Block 19	9370	54.04

LOT #	BLOCK #	AREA (SQ FT)	LOT WIDTH (FT)
24	Block 19	14342	53.39
25	Block 19	9503	52.31
26	Block 19	10087	51.37
27	Block 19	7635	50.89
28	Block 19	8291	51.26
29	Block 19	6000	50.00
30	Block 19	6000	50.00
31	Block 19	6000	50.00
32	Block 19	6000	50.00
33	Block 19	6000	50.00
34	Block 19	6000	50.00
35	Block 19	6000	50.00
36	Block 19	7066	60.00
37	Block 19	7066	60.00
38	Block 19	6000	50.00
39	Block 19	6000	50.00
40	Block 19	6000	50.00
41	Block 19	6000	50.00
42	Block 19	6000	50.00
43	Block 19	6000	50.00
44	Block 19	6000	50.00
45	Block 19	6000	50.00
46	Block 19	6000	50.00
47	Block 19	6854	60.11
48	Block 19	10007	108.37
49	Block 19	9826	85.99
50	Block 19	6000	50.00
51	Block 19	6000	50.00
52	Block 19	6000	50.00
53	Block 19	6000	50.00
54	Block 19	6000	50.00
55	Block 19	6000	50.00
56	Block 19	6000	50.00
57	Block 19	6000	50.00
58	Block 19	6000	50.00
59	Block 19	6000	50.00
60	Block 19	6000	50.00
61	Block 19	6000	50.00
62	Block 19	6000	50.00
63	Block 19	6000	50.00
64	Block 19	6000	50.00
65	Block 19	6000	50.00
66	Block 19	6000	50.00
67	Block 19	7066	60.00
68	Block 19	7066	60.00
69	Block 19	6000	50.00
70	Block 19	6000	50.00
71	Block 19	6000	50.00
72	Block 19	6000	50.00
73	Block 19	6000	50.00
74	Block 19	6000	50.00
75	Block 19	6000	50.00
76	Block 19	6000	50.00
77	Block 19	6000	50.00
78	Block 19	9115	51.93
79	Block 19	13647	52.31
80	Block 19	8562	52.31
81	Block 19	10653	52.31
82	Block 19	17050	55.21
83	Block 19	6990	50.00
84	Block 19	8976	50.00
85	Block 19	10235	50.00
86	Block 19	10163	50.00
87	Block 19	10091	50.00
88	Block 19	12014	60.00
89	Block 19	9933	50.00
90	Block 19	9861	50.00
91	Block 19	9789	50.00
92	Block 19	9783	50.00
93	Block 19	16774	51.64
94	Block 19	10503	51.64
95	Block 19	9174	51.64
96	Block 19	6875	50.00
97	Block 19	6603	50.00
98	Block 19	7066	60.00
99	Block 19	6000	50.00
100	Block 19	6000	50.00
101	Block 19	6000	50.00
102	Block 19	6000	50.00
103	Block 19	6000	50.00
104	Block 19	6000	50.00
105	Block 19	6000	50.00
106	Block 19	6000	50.00
107	Block 19	6000	50.00
108	Block 19	7066	60.00
109	Block 19	7066	60.00
110	Block 19	6000	50.00
111	Block 19	6000	50.00
112	Block 19	5981	50.00
113	Block 19	6447	56.07
114	Block 19	11924	58.13
115	Block 19	13348	58.13
116	Block 19	5958	51.00
117	Block 19	6809	50.00
118	Block 19	6347	50.00
119	Block 19	7789	51.72
120	Block 19	10493	51.64
121	Block 19	10898	62.83
122	Block 19	5988	50.00
123	Block 19	5985	50.00
124	Block 19	5913	50.00
125	Block 19	6962	60.00
126	Block 19	5994	50.00
127	Block 19	6000	50.00
128	Block 19	6000	50.00
129	Block 19	6023	50.00
130	Block 19	6999	50.00
131	Block 19	8508	50.00
132	Block 19	8009	50.00
133	Block 19	7029	51.13
134	Block 19	9726	52.31
135	Block 19	14082	52.31
136	Block 19	10697	64.34
137	Block 19	10827	52.48
138	Block 19	6951	52.01
139	Block 19	7014	61.00
140	Block 19	6000	50.00
141	Block 19	6000	50.00
142	Block 19	6000	50.00
143	Block 19	6000	50.00
144	Block 19	6000	50.00
145	Block 19	6000	50.00
146	Block 19	6000	50.00
147	Block 19	7066	60.00
148	Block 19	7066	60.00
149	Block 19	6000	50.00
150	Block 19	6000	50.00
151	Block 19	6000	50.00
152	Block 19	6000	50.00
153	Block 19	6000	50.00
154	Block 19	6000	50.00
155	Block 19	5991	50.00
156	Block 19	8056	67.96
157	Block 19	10982	52.31

LOT #	BLOCK #	AREA (SQ FT)	LOT WIDTH (FT)
158	Block 19	9669	52.31
159	Block 19	9355	64.13
160	Block 19	10337	52.31
161	Block 19	8440	51.34
162	Block 19	7370	55.76
163	Block 19	6896	50.00
164	Block 19	6888	55.00
165	Block 19	7200	60.00
166	Block 19	6000	50.00
167	Block 19	6000	50.00
168	Block 19	6000	50.00
169	Block 19	7066	60.00
170	Block 19	7066	60.00
171	Block 19	6000	50.00
172	Block 19	6000	50.00
173	Block 19	6000	50.00
174	Block 19	7061	60.00
175	Block 19	6905	51.89
176	Block 19	10137	52.31
177	Block 19	15422	52.31
178	Block 19	10424	64.13
179	Block 19	8455	52.31
180	Block 19	6581	51.25
181	Block 19	8743	50.00
182	Block 19	6000	50.00
183	Block 19	6000	50.00
184	Block 19	6000	50.00
185	Block 19	6000	50.00
186	Block 19	6000	50.00
1	Block 20	5976	50.00
2	Block 20	6000	50.00
3	Block 20	6000	50.00
4	Block 20	6000	50.00
5	Block 20	6000	50.00
6	Block 20	6000	50.00
7	Block 20	6000	50.00
8	Block 20	6000	50.00
9	Block 20	6000	50.00
10	Block 20	6383	50.03
11	Block 20	11903	62.90
12	Block 20	9544	61.59
13	Block 20	6000	50.00
14	Block 20	6000	50.00
15	Block 20	6000	50.00
16	Block 20	6000	50.00
17	Block 20	6000	50.00
18	Block 20	6000	50.00
19	Block 20	6000	50.00
20	Block 20	6000	50.00
21	Block 20	6000	50.00
22	Block 20	6000	50.00
23	Block 20	6000	50.00
24	Block 20	6000	50.00
25	Block 20	6000	50.00
26	Block 20	6000	50.00
27	Block 20	6000	50.00
28	Block 20	6000	50.00
29	Block 20	7200	60.00
30	Block 20	6000	50.00
31	Block 20	6000	50.00
32	Block 20	6000	50.00
33	Block 20	6000	50.00
34	Block 20	6000	50.00
35	Block 20	6000	50.00
36	Block 20	6000	50.00
37	Block 20	6000	50.00
38	Block 20	6000	50.00
39	Block 20	6000	50.00
40	Block 20	6000	50.00
41	Block 20	6000	50.00
42	Block 20	6000	50.00
1	Block 21	5976	50.00
2	Block 21	6000	50.00
3	Block 21	6000	50.00
4	Block 21	6000	50.00
5	Block 21	6000	50.00
6	Block 21	6000	50.00
7	Block 21	6000	50.00
8	Block 21	6000	50.00
9	Block 21	10893	118.82
10	Block 21	5810	50.00
11	Block 21	6000	50.00
12	Block 21	6000	50.00
13	Block 21	6000	50.00
14	Block 21	6000	50.00
15	Block 21	6000	50.00
16	Block 21	6000	50.00
17	Block 21	6000	50.00
18	Block 21	6000	50.00
19	Block 21	6000	50.00
20	Block 21	6000	50.00
21	Block 21	6000	50.00
22	Block 21	6000	50.00
23	Block 21	6000	50.00
24	Block 21	7066	60.00
25	Block 21	7066	60.00
26	Block 21	6000	50.00
27	Block 21	6000	50.00
28	Block 21	6000	50.00
29	Block 21	6000	50.00
30	Block 21	6000	50.00
31	Block 21	6000	50.00
32	Block 21	6000	50.00
33	Block 21	6000	50.00
34	Block 21	6379	50.05
35	Block 21	7061	50.15
36	Block 21	8183	50.15
37	Block 21	10313	50.15
38	Block 21	10497	50.15
39	Block 21	8289	50.15
40	Block 21	7110	50.15
41	Block 21	6676	52.12
42	Block 21	6000	50.00
43	Block 21	6000	50.00
44	Block 21	5976	50.00
1	Block 22	5977	50.00
2	Block 22	6110	50.00
3	Block 22	6715	51.46
4	Block 22	8204	66.31
5	Block 22	9295	78.34
6	Block 22	9277	78.25
7	Block 22	8097	64.93
8	Block 22	6497	50.00
9	Block 22	6104	50.00
10	Block 22	6000	50.00
11	Block 22	6000	50.00
12	Block 22	6000	50.00
13	Block 22	6000	50.00
14	Block 22	6000	50.00
15	Block 22	6000	50.00
16	Block 22	7066	60.00
17	Block 22	7066	60.00
18	Block 22	6000	50.00
19	Block 22	6000	50.00

LOT #	BLOCK #	AREA (SQ FT)	LOT WIDTH (FT)
20	Block 22	6000	50.00
21	Block 22	6000	50.00
22	Block 22	6000	50.00
23	Block 22	6114	50.48
24	Block 22	6895	50.30
25	Block 22	6902	50.30
26	Block 22	6909	50.30
27	Block 22	6903	50.30
28	Block 22	6894	50.30
29	Block 22	6047	50.00
1	Block 23	7066	60.00
2	Block 23	6000	50.00
3	Block 23	6000	50.00
4	Block 23	6000	50.00
5	Block 23	6000	50.00
6	Block 23	6000	50.00
7	Block 23	6000	50.00
8	Block 23	6000	50.00
9	Block 23	6000	50.00
10	Block 23	6000	50.00
11	Block 23	6000	50.00
12	Block 23	6000	50.00
13	Block 23	6000	50.00
14	Block 23	6000	50.00
15	Block 23	6000	50.00
16	Block 23	6000	50.00
17	Block 23	6000	50.00
18	Block 23	6000	50.00
19	Block 23	6000	50.00
20	Block 23	6000	50.00
21	Block 23	6000	50.00
22	Block 23	7200	60.00
23	Block 23	8697	73.59
24	Block 23	8697	73.59
25	Block 23	7200	60.00
26	Block 23	6000	50.00
27	Block 23	6000	50.00
28	Block 23	6000	50.00
29	Block 23	6000	50.00
30	Block 23	6000	50.00
31	Block 23	6000	50.00
32	Block 23	6000	50.00
33	Block 23	6000	50.00
34	Block 23	6000	50.00
35	Block 23	6000	50.00
36	Block 23	6000	50.00
37	Block 23	6000	50.00
38	Block 23	6000	50.00
39	Block 23	6000	50.00
40	Block 23	6000	50.00
41	Block 23	6000	50.00
42	Block 23	6000	50.00
43	Block 23	12000	50.00
44	Block 23	6000	50.00
45	Block 23	7066	60.00
1	Block 24	8266	70.00
2	Block 24	6000	50.00
3	Block 24	6000	50.00
4	Block 24	6000	50.00
5	Block 24	6000	50.00
6	Block 24	6000	50.00
7	Block 24	6000	50.00
8	Block 24	6000	50.00
9	Block 24	6000	50.00
10	Block 24	6000	50.00
11	Block 24	6000	50.00
12	Block 24	6000	50.00
13	Block 24	6000	50.00
14	Block 24	6000	50.00
15	Block 24	6000	50.00
16	Block 24	6000	50.00
17	Block 24	6000	50.00
18	Block 24	6000	50.00
19	Block 24	6000	50.00
20	Block 24	6000	50.00
21	Block 24	6000	50.00
22	Block 24	6000	50.00
23	Block 24	8697	73.59
24	Block 24	8697	73.59
25	Block 24	6000	50.00
26	Block 24	6000	50.00
27	Block 24	6000	50.00
28	Block 24	6000	50.00
29	Block 24	6000	50.00
30	Block 24	6000	50.00
31	Block 24	6000	50.00
32	Block 24	6000	50.00
33	Block 24	6000	50.00
34	Block 24	6000	50.00
35	Block 24	6000	50.00
36	Block 24	6000	50.00
37	Block 24	6000	50.00
38	Block 24	6000	50.00
39	Block 24	6000	50.00
40	Block 24	6000	50.00
41	Block 24	6000	50.00
42	Block 24	6000	50.00
43	Block 24	6000	50.00
44	Block 24	6000	50.00
45	Block 24	6000	50.00
46	Block 24	8266	70.00

LINE TABLE

LINE	BEARING	DISTANCE
L6	N40°31'31"W	70.65'
L7	N03°05'05"W	70.65'
L8	N28°02'43"W	70.65'
L9	N15°33'54"W	64.29'
L10	N15°33'54"W	64.29'
L11	N15°33'54"W	64.29'
L12	N03°05'05"W	70.65'
L13	N09°23'44"E	21.39'
L14	N09°23'44"E	49.27'
L15	N15°10'08"E	1.09'
L16	S04°18'10"E	11.37'
L17	S58°59'15"E	9.08'
L18	N42°18'51"E	3.28'
L19	S42°08'43"W	30.00'
L20	S73°42'25"E	30.00'
L21	S73°42'25"E	35.00'

LINE TABLE

LINE	BEARING	DISTANCE
L22	S73°42'25"E	18.04'
L23	S73°42'25"E	15.00'
L24	N73°42'25"W	25.00'
L25	S82°55'36"E	10.21'
L27	N47°51'17"W	23.61'
L28	S88°18'15"E	12.40'
L34	N35°00'29"W	26.60'
L35	S03°18'19"W	74.90'

TRACT SIZE TABLE

TRACT	AREA (SQ FT)
A	29392.2
B	9999.0
C	233008.8
D	169209.7
E	697344.8
F	51231.0
G	32277.4
H	176793.4
I	1914349.7
J	1090.0
K	1088.2
L	2179.6
M	1389.8
N	1089.8
O	1089.8
P	3179.6
Q	1289.8
R	1089.8
S	1089.8
T	1089.8
U	1472.9
V	1089.8
W	1089.8
X	1089.8
Y	1089.8
Z	1089.8
AA	1089.8
AB	1089.8
AC	2179.6
AD	1089.8
AE	7020.3

REV.	DESCRIPTION	DATE	BY
2	RESPONSE TO REMAINING MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	5/21/2024	JML
1	SHEET ADDED	10/16/2023	JCL

PROJECT NUMBER: PH3
CLIENT NAME: WBW SINGLE LAND INVESTMENT, LLC - SERIES 101
CLIENT LOCATION: GEORGETOWN, TX
APPROVED BY: JCB
AUTHORIZED BY: WBW

PRINTED ON August 18, 2025

PROJECT INFORMATION

TOTAL SIZE: 253.51 AC.
TOTAL BLOCKS: 24
TOTAL LOTS: 906
TOTAL TRACTS: 31

BENCHMARK

CONCRETE TXDOT MONUMMENT (SOUTHEAST R.O.W. LINE OF SANDY POINT ROAD) NAD 83 (2011) TX CENTRAL ZONE #4203
N: 10232940.54
E: 3525284.48
ELEV. = 333.33'

MASTER-PRELIMINARY PLAN 5
PLEASANT HILL SECTION 3 PHASES 1-9
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

LEGAL DESCRIPTION

253.51 acre tract of land situated in the James McMillen Survey, Abstract No. 176, the Thomas F. McKinney League, Abstract No. 33 the John Williams League, Abstract No. 237 and the Stephen F. Austin League No. 9, Abstract No. 62 in Brazos County, Texas, being all of a called 101.316 acre tract (Parcel No. 1), a called 1.836 acre tract (Parcel No. 2), a called 6.626 acre tract (Parcel No. 3), a called 0.031 acre tract (Parcel No. 4), a called 0.001 acre tract (Parcel No. 5), a called 0.02 acre tract (Parcel No. 6) and a called 6.70 acre tract (Parcel No. 7) all 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), also being all 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 and being a portion of a called 153.20 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2019-1374025 of the OPRBC and a portion 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

OWNER INFO

WBW SINGLE LAND INVESTMENT, LLC - SERIES 101
109 W. 2nd Street, Suite 201
Georgetown, TX 78626
PH (254) 953-5353
FX (254) 953-5057

WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 111
109 W. 2nd Street, Suite 201
Georgetown, TX 78626
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FX (254) 953-5057

ENGINEER'S APPROVAL

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JUAN C. BRIZUELA, P.E. 99981 ON 8/18/2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

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

BFE/MIN FFE TABLE SECTION 3 PHASES 1-4

BFE/MIN FFE TABLE			
BLOCK NUMBER	LOT NUMBER	BFE (ft)	MIN. FFE (ft)
1	12	314.72	316.72
3	6	300.53	302.53
3	7	300.20	302.20
3	8	299.54	301.54
3	9	298.90	300.90
3	10	297.87	299.87
3	13	296.83	298.83
3	14	296.31	298.31
3	15	295.59	297.59
3	16	294.82	296.82
3	17	294.23	296.23
3	18	291.67	293.67
3	19	291.36	293.36
3	20	291.19	293.19
3	21	291.06	293.06
3	22	290.97	292.97
3	23	290.86	292.86
3	24	290.75	292.75
3	25	290.73	292.73
3	26	290.70	292.70
3	27	290.64	292.64
3	28	290.52	292.52
3	29	290.66	292.66
3	30	290.59	292.59
3	31	290.57	292.57
3	32	590.58	592.58
3	33	290.57	292.57
3	34	290.57	292.57
3	35	290.17	292.17
3	36	289.72	291.72
3	37	289.29	291.29
3	38	289.02	291.02

BFE/MIN FFE TABLE			
BLOCK NUMBER	LOT NUMBER	BFE (ft)	MIN. FFE (ft)
3	39	288.71	290.71
3	40	288.13	290.13
3	41	287.64	289.64
3	42	288.97	290.97
3	43	290.02	292.02
3	44	290.16	292.16
3	45	290.82	292.82
3	46	290.96	292.96
3	47	291.15	293.15
3	48	291.85	293.85
3	49	292.38	294.38
3	50	292.97	294.97
3	51	293.18	295.18
3	52	293.32	295.32
3	53	293.45	295.45
3	54	293.57	295.57
3	55	293.72	295.72
3	56	293.90	295.90
3	57	294.13	296.13
3	58	294.48	296.48
7	35	307.59	309.59
7	36	307.45	309.45
7	37	306.59	308.59
7	38	305.82	307.82
7	39	303.39	305.39
7	40	302.63	304.63
7	41	302.18	304.18
7	42	301.62	303.62
7	43	301.23	303.23
7	44	301.10	303.10
7	45	301.00	303.00
7	56	300.73	302.73

BFE/MIN FFE TABLE			
BLOCK NUMBER	LOT NUMBER	BFE (ft)	MIN. FFE (ft)
7	57	300.15	302.15
7	58	299.24	301.24
7	59	297.80	299.80
7	60	297.11	299.11
7	61	296.73	298.73
7	62	296.41	298.41
7	1	311.00	313.00
7	2	308.75	310.75
7	3	308.50	310.50
7	4	308.25	310.25
7	5	308.00	310.00
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	318.24	320.24
8	17	318.84	320.84
8	18	319.14	321.14
8	19	319.30	321.30
8	20	319.50	321.50
9	1	310.24	312.24

BFE/MIN FFE TABLE			
BLOCK NUMBER	LOT NUMBER	BFE (ft)	MIN. FFE (ft)
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	304.40	306.40
9	11	304.38	306.38
9	12	304.30	306.30
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	301.60	303.60
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	296.10	298.10
13	1	284.81	286.81
13	2	284.81	286.81
13	3	284.81	286.81
13	4	284.81	286.81
13	5	284.81	286.81
13	6	284.81	286.81
13	7	285.85	287.85
13	8	287.91	289.91
13	9	289.13	291.13
13	10	289.75	291.75

BFE/MIN FFE TABLE			
BLOCK NUMBER	LOT NUMBER	BFE (ft)	MIN. FFE (ft)
13	11	290.18	292.18
13	12	290.51	292.51
13	13	290.52	292.52
13	14	290.57	292.57
13	15	290.57	292.57
13	16	290.66	292.66
13	17	290.75	292.75
13	18	290.81	292.81

REV.	DESCRIPTION	DATE	BY
2	RESPONSE TO REMAINING MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	5/21/2024	JML
1	SHEET ADDED	10/16/2023	JCL

PROJECT NUMBER: PH3	CLIENT NAME: WBW SINGLE LAND INVESTMENT, LLC - SERIES 101
	CLIENT LOCATION: GEORGETOWN, TX
APPROVED BY: JCB	
AUTHORIZED BY: WBW	

PROJECT INFORMATION

TOTAL SIZE: 253.51 AC.
TOTAL BLOCKS: 24
TOTAL LOTS: 906
TOTAL TRACTS: 31

BENCHMARK

CONCRETE TXDOT MONUMMENT (SOUTHEAST R.O.W. LINE OF SANDY POINT ROAD) NAD 83 (2011) TX CENTRAL ZONE #4203
N: 10232940.54
E: 3525284.48
ELEV. = 333.33'

MASTER-PRELIMINARY PLAN 6
PLEASANT HILL SECTION 3 PHASES 1-9
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

LEGAL DESCRIPTION

253.51 acre tract of land situated in the James McMillen Survey, Abstract No. 176, the Thomas F. McKinney League, Abstract No. 33 the John Williams League, Abstract No. 237 and the Stephen F. Austin League No. 9, Abstract No. 62 in Brazos County, Texas, being all of a called 101.316 acre tract (Parcel No. 1), a called 1.836 acre tract (Parcel No. 2), a called 6.626 acre tract (Parcel No. 3), a called 0.031 acre tract (Parcel No. 4), a called 0.001 acre tract (Parcel No. 5), a called 0.02 acre tract (Parcel No. 6) and a called 6.70 acre tract (Parcel No. 7) all 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), also being all 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 and being a portion of a called 153.20 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2019-1374025 of the OPRBC and a portion 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

OWNER INFO

WBW SINGLE LAND INVESTMENT, LLC - SERIES 101
109 W. 2nd Street, Suite 201
Georgetown, TX 78626
PH (254) 953-5353
FX (254) 953-5057

WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 111
109 W. 2nd Street, Suite 201
Georgetown, TX 78626
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FX (254) 953-5057

ENGINEER'S APPROVAL

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Yalgo Engineering, LLC
109 W 2nd Street Ste. 201
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PH (254) 953-5353
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Texas Registered Engineering Firm F-24040

Texas Registered Surveying Firm # 10194797

PRINTED ON August 18, 2025

NOTE:

ALL UTILITY INFORMATION IS FOR PRELIMINARY PLAN PURPOSES ONLY AND IS SUBJECT TO CHANGE DURING FINAL PREPARATION OF CONSTRUCTION PLANS

DESIGN LEGEND

TYP. SINGLE SERVICE
TYP. DOUBLE SERVICE
F.H. ASSY.
GATE VALVE
10' PUE
PROPERTY LINE
WATER SERVICES
CAP

MATCH LINE

10' PUE
PROPERTY LINE
SEWER SERVICES
TYP. SINGLE SERVICE
TYP. DOUBLE SERVICE
SANITARY SEWER LINE
INDICATES DIRECTION OF FLOW
STA. ( ) 4" DIA. MANHOLE
FORCE MAIN

OHE OHE OHE OHE OHE OHE
EXISTING OVERHEAD ELECTRIC LINE

THIS SHEET

LOCATION MAP
NOT TO SCALE

PRINTED ON August 18, 2025

REV.	DESCRIPTION	DATE	BY
2	RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	10/16/2023	JCL
1	ORIGINAL RELEASE	06/23/2023	JCL

PROJECT NUMBER: PH3
CLIENT NAME: WBW SINGLE LAND INVESTMENT, LLC - SERIES 101
CLIENT LOCATION: GEORGETOWN, TX
APPROVED BY: JCB
AUTHORIZED BY: WBW

PROJECT INFORMATION

TOTAL SIZE: 253.51 AC.
TOTAL BLOCKS: 24
TOTAL LOTS: 906
TOTAL TRACTS: 31

GRAPHIC SCALE
0 100 200 300
0 1" 2" 3"
IN FEET

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
ELEV. = 333.33'

WATER AND SEWER LAYOUT 1
PLEASANT HILL SECTION 3 PHASES 1-9
BRYAN, BRAZOS COUNTY, TEXAS

LEGAL DESCRIPTION

253.51 acre tract of land situated in the James McMillen Survey, Abstract No. 176, the Thomas F. McKinney League, Abstract No. 33 the John Williams League, Abstract No. 237 and the Stephen F. Austin League No. 9, Abstract No. 62 in Brazos County, Texas, being all of a called 101.316 acre tract (Parcel No. 1), a called 1.836 acre tract (Parcel No. 2), a called 6.626 acre tract (Parcel No. 3), a called 0.031 acre tract (Parcel No. 4), a called 0.001 acre tract (Parcel No. 5), a called 0.02 acre tract (Parcel No. 6) and a called 6.70 acre tract (Parcel No. 7) all 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), also being all 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 and being a portion of a called 153.20 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2019-1374025 of the OPRBC and a portion 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

OWNER INFO

WBW SINGLE LAND INVESTMENT, LLC - SERIES 101
109 W. 2nd Street, Suite 201
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WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 111
109 W. 2nd Street, Suite 201
Georgetown, TX 78626
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FX (254) 953-5057

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Texas Registered Engineering Firm F-24040

Texas Registered Surveying Firm # 10194797

NOTE:

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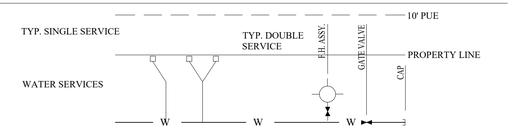
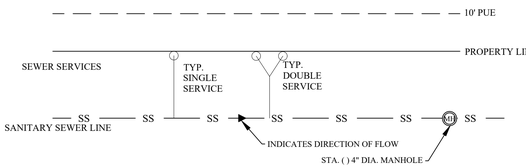
DESIGN LEGEND

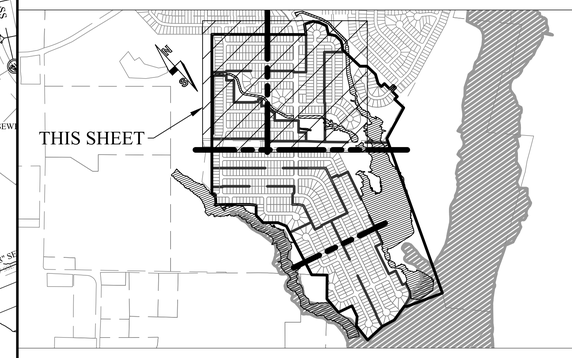


MATCH LINE



OHE OHE OHE OHE OHE OHE

EXISTING OVERHEAD ELECTRIC LINE



LOCATION MAP
NOT TO SCALE

REV.	DESCRIPTION	DATE	BY
2	RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	10/16/2023	JCL
1	ORIGINAL RELEASE	06/23/2023	JCL

PROJECT NUMBER: PH3
APPROVED BY: JCB
AUTHORIZED BY: WBW
CLIENT NAME: WBW SINGLE LAND INVESTMENT, LLC - SERIES 101
CLIENT LOCATION: GEORGETOWN, TX

PRINTED ON August 18, 2025

PROJECT INFORMATION

TOTAL SIZE: 253.51 AC.
TOTAL BLOCKS: 24
TOTAL LOTS: 906
TOTAL TRACTS: 31

GRAPHIC SCALE
0 100 200 300
0 1" 2" 3"
IN FEET

BENCHMARK

CONCRETE TXDOT MONUMMENT (SOUTHEAST R.O.W. LINE OF SANDY POINT ROAD) NAD 83 (2011) TX CENTRAL ZONE #4203
N: 10232940.54
E: 3525284.48
ELEV. = 333.33'

WATER AND SEWER LAYOUT 2
PLEASANT HILL SECTION 3 PHASES 1-9
BRYAN, BRAZOS COUNTY, TEXAS

LEGAL DESCRIPTION

253.51 acre tract of land situated in the James McMillen Survey, Abstract No. 176, the Thomas F. McKinney League, Abstract No. 33 the John Williams League, Abstract No. 237 and the Stephen F. Austin League No. 9, Abstract No. 62 in Brazos County, Texas, being all of a called 101.316 acre tract (Parcel No. 1), a called 1.836 acre tract (Parcel No. 2), a called 6.626 acre tract (Parcel No. 3), a called 0.031 acre tract (Parcel No. 4), a called 0.001 acre tract (Parcel No. 5), a called 0.02 acre tract (Parcel No. 6) and a called 6.70 acre tract (Parcel No. 7) all described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1459076 of the Official Public Records of Brazos County (OPRBC), also being all of a called 133.99 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1459077 of the OPRBC and being a portion of a called 153.20 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2019-1374025 of the OPRBC and a portion 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

OWNER INFO

WBW SINGLE LAND INVESTMENT, LLC - SERIES 101
109 W. 2nd Street, Suite 201
Georgetown, TX 78626
PH (254) 953-5353
FX (254) 953-5057

WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 111
109 W. 2nd Street, Suite 201
Georgetown, TX 78626
PH (254) 953-5353
FX (254) 953-5057

ENGINEER'S APPROVAL

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PH (254) 953-5353
FX (254) 953-5057

Texas Registered Engineering Firm F-24040

Texas Registered Surveying Firm # 10194797

MATCHLINE SHEET 9

MATCHLINE SHEET 8

EXISTING HALCON FIELD SERVICES 30' WIDTH EASEMENT (12598/248)

SMITH LAKE BLVD. 60' R.O.W.

CHICKASAW DRIVE 50' R.O.W.

CHOCTAW DRIVE 50' R.O.W.

HARRIET STREET 50' R.O.W.

MOJAVE DRIVE 50' R.O.W.

SENECA COURT 50' R.O.W.

NAVAJO COURT 50' R.O.W.

KICKAPOO WAY 50' R.O.W.

100-YEAR WATER SURFACE BOUNDARY

TRACT I PROPOSED PARK AREA 42.95 ACRES

100-YEAR WATER SURFACE BOUNDARY

LOCATION OF FEMA SPECIAL FLOOD HAZARD AREA ZONE "A", FIRM NO. 48041C0195E, EFFECTIVE MAY 16, 2012.

REMAINDER OF 57.74 ACRES LAWRENCE ROBERT SCOTT FAMILY TRUST DOC. 01009847 O.P.R.B.C.T.

CALLED 21.93 ACRES WELLS CECILIA LEONETTE ETAL DOC. 01389967 VOL. 15967 PG. 268

MATCHLINE SHEET 11

NOTE:

ALL UTILITY INFORMATION IS FOR PRELIMINARY PLAN PURPOSES ONLY AND IS SUBJECT TO CHANGE DURING FINAL PREPARATION OF CONSTRUCTION PLANS

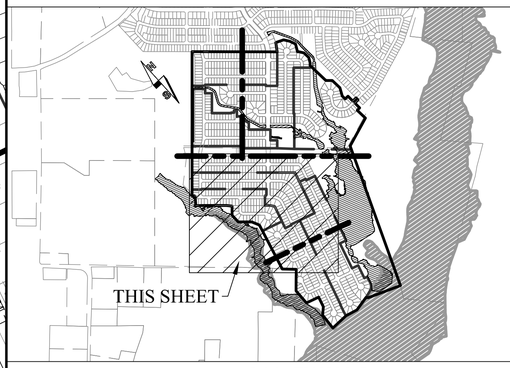
DESIGN LEGEND

TYP. SINGLE SERVICE
TYP. DOUBLE SERVICE
F.H. ASSY.
GATE VALVE
10' PUE
PROPERTY LINE
WATER SERVICES
CAP

MATCH LINE

10' PUE
PROPERTY LINE
SEWER SERVICES
TYP. SINGLE SERVICE
TYP. DOUBLE SERVICE
SANITARY SEWER LINE
INDICATES DIRECTION OF FLOW
STA. ( ) 4" DIA. MANHOLE
FORCE MAIN

EXISTING OVERHEAD ELECTRIC LINE



LOCATION MAP
NOT TO SCALE

REV.	DESCRIPTION	DATE	BY
2	RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	10/16/2023	JCL
1	ORIGINAL RELEASE	06/23/2023	JCL

PROJECT NUMBER: PH3	CLIENT NAME: WBW SINGLE LAND INVESTMENT, LLC - SERIES 101
	CLIENT LOCATION: GEORGETOWN, TX
APPROVED BY: JCB	
AUTHORIZED BY: WBW	

PRINTED ON August 18, 2025

PROJECT INFORMATION

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TOTAL LOTS: 906
TOTAL TRACTS: 31

GRAPHIC SCALE

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IN FEET
0 1" 2" 3"

BENCHMARK

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

WATER AND SEWER LAYOUT 3
PLEASANT HILL SECTION 3 PHASES 1-9
BRYAN, BRAZOS COUNTY, TEXAS

LEGAL DESCRIPTION

253.51 acre tract of land situated in the James McMillen Survey, Abstract No. 176, the Thomas F. McKinney League, Abstract No. 33 the John Williams League, Abstract No. 237 and the Stephen F. Austin League No. 9, Abstract No. 62 in Brazos County, Texas, being all of a called 101.316 acre tract (Parcel No. 1), a called 1.836 acre tract (Parcel No. 2), a called 6.626 acre tract (Parcel No. 3), a called 0.031 acre tract (Parcel No. 4), a called 0.001 acre tract (Parcel No. 5), a called 0.02 acre tract (Parcel No. 6) and a called 6.70 acre tract (Parcel No. 7) all 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), also being all 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 and being a portion of a called 153.20 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2019-1374025 of the OPRBC and a portion 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

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Texas Registered Engineering Firm F-24040

Texas Registered Surveying Firm # 10194797

NOTE:

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DESIGN LEGEND

TYP. SINGLE SERVICE
TYP. DOUBLE SERVICE
F.H. ASSY.
GATE VALVE
PROPERTY LINE
10' PUE
WATER SERVICES
CAP

MATCH LINE

10' PUE
PROPERTY LINE
SEWER SERVICES
TYP. SINGLE SERVICE
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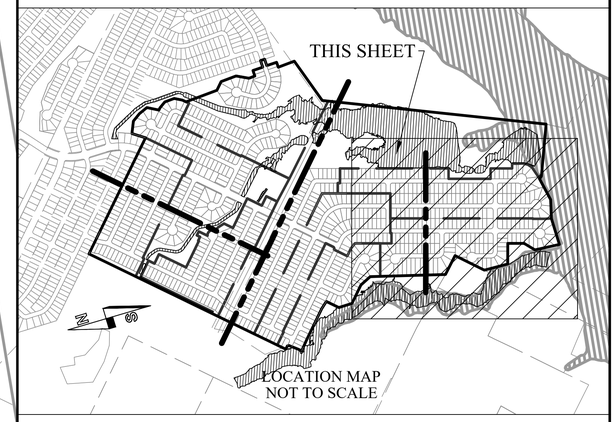
SANITARY SEWER LINE
INDICATES DIRECTION OF FLOW
STA. ( ) 4" DIA. MANHOLE
FORCE MAIN

EXISTING OVERHEAD ELECTRIC LINE



LOCATION OF FEMA SPECIAL FLOOD HAZARD AREA ZONE "A", FIRM NO. 48041C0195E, EFFECTIVE MAY 16, 2012.
LOCATION OF FEMA SPECIAL FLOOD HAZARD AREA ZONE "AE", BASED ON FEMA LETTER OF MAP REVISION FIRM NO. 48041C0195E, EFFECTIVE MAY 9, 2014.
100-YEAR WATER SURFACE BOUNDARY
FUTURE LIFT STATION
LIFT STATION
TRACT 1 PROPOSED PARK AREA 43.95 ACRES
CHICKASAW DRIVE 50' R.O.W.
KICKAPOO WAY 50' R.O.W.
CHOCTAW DRIVE 50' R.O.W.
MOJAVE DRIVE 50' R.O.W.
YAKAMA COURT 50' R.O.W.
NAVAJO COURT 50' R.O.W.
6" SEWER LINE
8" SEWER LINE
12" SEWER LINE
6" WATER LINE
8" WATER LINE
1 - FIRE HYDRANT ASSEMBLY
1 - FLUSH ASSEMBLY
MATCHLINE SHEET 10
TRACT AE 3
CALLED 23 ACRES WELLS TECOLA LOUISE ETAL DOC. 0139969 VOL. 1390 PG. 208
REMAINDER OF 302.579 ACRES LAWRENCE ROBERT OBRIEN III FAMILY TRUST DOC. 01070945 VOL. 9806 PG. 204
CALLED 99.2 ACRES JAMES HENRY LOGAL DOC. 2020-1436

REV.	DESCRIPTION	DATE	BY
2	RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	10/16/2023	JCL
1	ORIGINAL RELEASE	06/23/2023	JCL

PROJECT NUMBER: PH3
CLIENT NAME: WBW SINGLE LAND INVESTMENT, LLC - SERIES 101
CLIENT LOCATION: GEORGETOWN, TX
APPROVED BY: JCB
AUTHORIZED BY: WBW

PROJECT INFORMATION
TOTAL SIZE: 253.51 AC.
TOTAL BLOCKS: 24
TOTAL LOTS: 906
TOTAL TRACTS: 31

GRAPHIC SCALE
0 100 200 300
0 1" 2" 3"
IN FEET

BENCHMARK
CONCRETE TXDOT MONUMMENT (SOUTHEAST R.O.W. LINE OF SANDY POINT ROAD) NAD 83 (2011) TX CENTRAL ZONE #4203
N: 10232940.54
E: 3525284.48
ELEV. = 333.33'

WATER AND SEWER LAYOUT 4
PLEASANT HILL SECTION 3 PHASES 1-9
BRYAN, BRAZOS COUNTY, TEXAS

LEGAL DESCRIPTION
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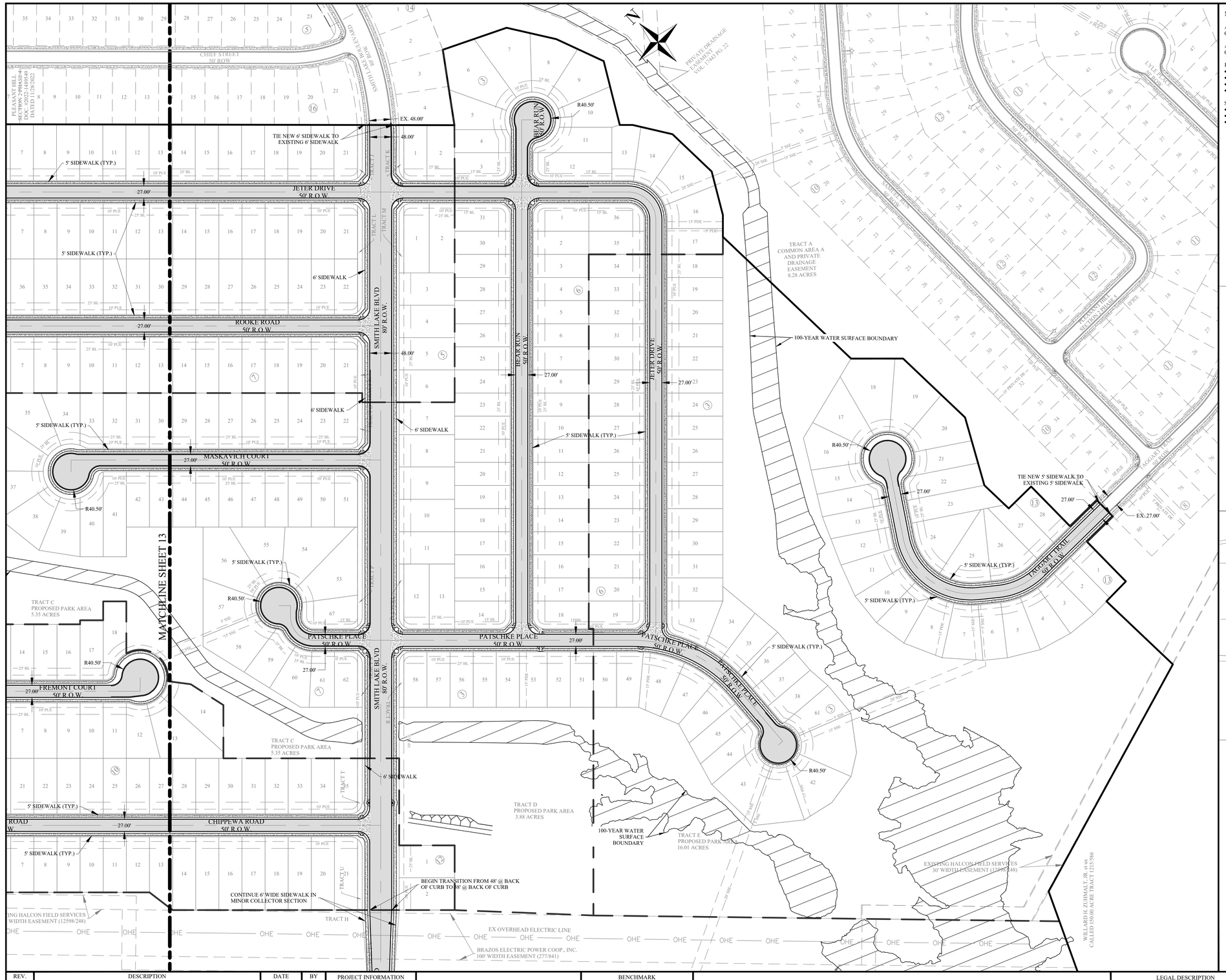
Texas Registered Surveying Firm # 10194797

SHEET 11 OF 18

PRINTED ON August 18, 2025



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PAVEMENT WIDTHS
- MAJOR COLLECTOR (SMITH LAKE BOULEVARD WHERE 80' R.O.W.): 48' AT BACK OF CURB
- MINOR COLLECTOR (SMITH LAKE BOULEVARD WHERE 60' R.O.W.): 38' AT BACK OF CURB
- RESIDENTIAL STREETS (ALL OTHERS): 27'AT BACK OF CURB
- CUL-DE-SACS: 40.5' AT BACK OF CURB

SIDEWALK WIDTHS:
- ALL SET 4' FROM BACK OF CURB
- 6' ALONG SMITH LAKE BOULEVARD
- 5' ALONG ALL OTHERS

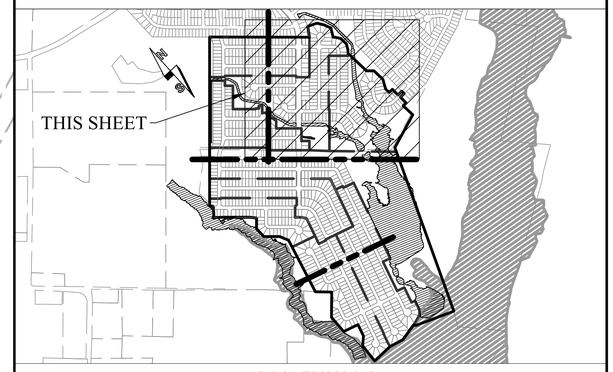
DESIGN LEGEND

ASPHALT

CONCRETE

OHE OHE OHE OHE OHE OHE

EXISTING OVERHEAD ELECTRIC LINE



LOCATION MAP
NOT TO SCALE

REV.	DESCRIPTION	DATE	BY
2	RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	10/16/2023	JCL
1	ORIGINAL RELEASE	06/23/2023	JCL

PROJECT NUMBER: PH3	CLIENT NAME: WBW SINGLE LAND INVESTMENT, LLC - SERIES 101
	CLIENT LOCATION: GEORGETOWN, TX
APPROVED BY: JCB	
AUTHORIZED BY: WBW	

PRINTED ON August 18, 2025

PROJECT INFORMATION

TOTAL SIZE: 253.51 AC.
TOTAL BLOCKS: 24
TOTAL LOTS: 906
TOTAL TRACTS: 31

GRAPHIC SCALE

0 100 200 300
0 1" 2" 3"
IN FEET

BENCHMARK

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N: 10232940.54
E: 3525284.48
ELEV. = 333.33'

PAVEMENT AND SIDEWALK LAYOUT 1
PLEASANT HILL SECTION 3 PHASES 1-9
BRYAN, BRAZOS COUNTY, TEXAS

LEGAL DESCRIPTION

253.51 acre tract of land situated in the James McMillen Survey, Abstract No. 176, the Thomas F. McKinney League, Abstract No. 33 the John Williams League, Abstract No. 237 and the Stephen F. Austin League No. 9, Abstract No. 62 in Brazos County, Texas, being all of a called 101.316 acre tract (Parcel No. 1), a called 1.836 acre tract (Parcel No. 2), a called 0.626 acre tract (Parcel No. 3), a called 0.031 acre tract (Parcel No. 4), a called 0.001 acre tract (Parcel No. 5), a called 0.02 acre tract (Parcel No. 6) and a called 6.70 acre tract (Parcel No. 7) all 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), also being all 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 and being a portion of a called 153.20 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2019-1370025 of the OPRBC and a portion 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

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DESIGN LEGEND

ASPHALT

CONCRETE

OHE OHE OHE OHE OHE OHE

EXISTING OVERHEAD ELECTRIC LINE

THIS SHEET

LOCATION MAP
NOT TO SCALE

MATCHLINE SHEET 12

MATCHLINE SHEET 14

REV.	DESCRIPTION	DATE	BY
2	RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	10/16/2023	JCL
1	ORIGINAL RELEASE	06/23/2023	JCL

PROJECT NUMBER: PH3
CLIENT NAME: WBW SINGLE LAND INVESTMENT, LLC - SERIES 101
CLIENT LOCATION: GEORGETOWN, TX
APPROVED BY: JCB
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MATCHLINE SHEET 13

MATCHLINE SHEET 12

END OF TRANSITION FROM 48' @ BACK OF CURB TO 38' @ BACK OF CURB

6' SIDEWALK

SMITH LAKE BLVD 80' R.O.W.

CHICKASAW DRIVE 50' R.O.W.

CHOCTAW DRIVE 50' R.O.W.

MOJAVE DRIVE 50' R.O.W.

HARRIET STREET 50' R.O.W.

MAYA WAY 50' R.O.W.

SENECA COURT 50' R.O.W.

SENECA COVE 50' R.O.W.

NAVAJO COURT 50' R.O.W.

MOAPA DRIVE 50' R.O.W.

KICKAPOO WAY 50' R.O.W.

CHICKASAW DRIVE 50' R.O.W.

CHOCTAW DRIVE 50' R.O.W.

5' SIDEWALK (TYP.)

27.00'

38.00'

R40.50'

END ROAD AND SIDEWALK FOR FUTURE CONNECTION

100-YEAR WATER SURFACE BOUNDARY

LOCATION OF FEMA SPECIAL FLOOD HAZARD AREA ZONE "A", FIRM NO. 48041C0195E, EFFECTIVE MAY 16, 2012.

EXISTING HALCON FIELD SERVICES 30' WIDTH EASEMENT (12598/248)

100-YEAR WATER SURFACE BOUNDARY

TRACT I PROPOSED PARK AREA 42.95 ACRES

REMAINDER OF 29.4 ACRES LAWRENCE ROBERT SCHAMEL'S TRUST DOC. 01008/PG.304

CALLED 21.93 ACRES WELLS CECILIA LEONETTE ETAL DOC. 01389967 VOL. 15967 PG. 268

MATCHLINE SHEET 15

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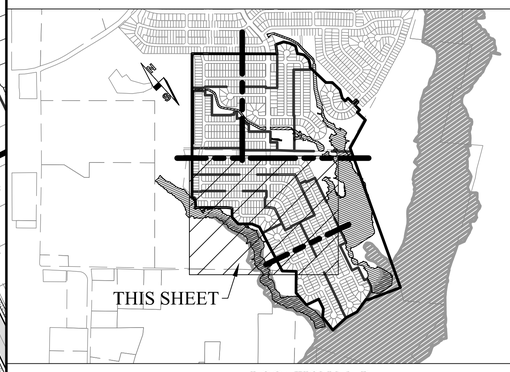
DESIGN LEGEND

ASPHALT

CONCRETE

OHE OHE OHE OHE OHE OHE

EXISTING OVERHEAD ELECTRIC LINE



LOCATION MAP
NOT TO SCALE

REV.	DESCRIPTION	DATE	BY
2	RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	10/16/2023	JCL
1	ORIGINAL RELEASE	06/23/2023	JCL

PROJECT NUMBER: PH3
CLIENT NAME: WBW SINGLE LAND INVESTMENT, LLC - SERIES 101
CLIENT LOCATION: GEORGETOWN, TX
APPROVED BY: JCB
AUTHORIZED BY: WBW

PRINTED ON August 18, 2025

PROJECT INFORMATION

TOTAL SIZE: 253.51 AC.
TOTAL BLOCKS: 24
TOTAL LOTS: 906
TOTAL TRACTS: 31

GRAPHIC SCALE
0 100 200 300
0 1" 2" 3"
IN FEET

BENCHMARK

CONCRETE TXDOT MONUMMENT (SOUTHEAST R.O.W. LINE OF SANDY POINT ROAD) NAD 83 (2011) TX CENTRAL ZONE #4203
N: 10232940.54
E: 3525284.48
ELEV. = 333.31'

PAVEMENT AND SIDEWALK LAYOUT 3
PLEASANT HILL SECTION 3 PHASES 1-9
BRYAN, BRAZOS COUNTY, TEXAS

LEGAL DESCRIPTION

253.51 acre tract of land situated in the James McMillen Survey, Abstract No. 176, the Thomas F. McKinney League, Abstract No. 33 the John Williams League, Abstract No. 237 and the Stephen F. Austin League No. 9, Abstract No. 62 in Brazos County, Texas, being all of a called 101.316 acre tract (Parcel No. 1), a called 1.836 acre tract (Parcel No. 2), a called 6.626 acre tract (Parcel No. 3), a called 0.031 acre tract (Parcel No. 4), a called 0.001 acre tract (Parcel No. 5), a called 0.02 acre tract (Parcel No. 6) and a called 6.70 acre tract (Parcel No. 7) all described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1430076 of the Official Public Records of Brazos County (OPRBC), also being all of a called 133.99 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1430077 of the OPRBC and being a portion of a called 153.20 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2019-1374025 of the OPRBC and a portion 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

OWNER INFO

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109 W. 2nd Street, Suite 201
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PH (254) 953-5353
FX (254) 953-5057

WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 111
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Texas Registered Engineering Firm F-24040

Texas Registered Surveying Firm # 10194797

SHEET 14 OF 18

NOTE:

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ALL RAMP LOCATIONS ARE FOR PRELIMINARY PLAN PURPOSES ONLY AND ARE SUBJECT TO CHANGE DURING FINAL PREPARATION OF CONSTRUCTION PLANS.

PAVEMENT WIDTHS
- MAJOR COLLECTOR (SMITH LAKE BOULEVARD WHERE 80' R.O.W.): 48' AT BACK OF CURB
- MINOR COLLECTOR (SMITH LAKE BOULEVARD WHERE 60' R.O.W.): 38' AT BACK OF CURB
- RESIDENTIAL STREETS (ALL OTHERS): 27'AT BACK OF CURB
- CUL-DE-SACS: 40.5' AT BACK OF CURB

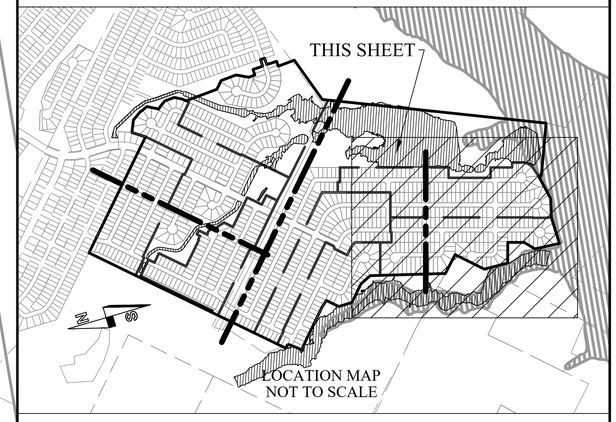
SIDEWALK WIDTHS:
- ALL SET 4' FROM BACK OF CURB
- 6' ALONG SMITH LAKE BOULEVARD
- 5' ALONG ALL OTHERS

DESIGN LEGEND

ASPHALT

CONCRETE

OHE OHE OHE OHE OHE OHE
EXISTING OVERHEAD ELECTRIC LINE



LOCATION OF FEMA SPECIAL FLOOD HAZARD AREA ZONE "A", FIRM NO. 48041C0195E, EFFECTIVE MAY 16, 2012.

LOCATION OF FEMA SPECIAL FLOOD HAZARD AREA ZONE "AE", BASED ON FEMA LETTER OF MAP REVISION FIRM NO. 48041C0195E, EFFECTIVE MAY 9, 2014.

100-YEAR WATER SURFACE BOUNDARY

TRACT 1
PROPOSED PLAT AREA
43.95 ACRES

LIFT STATION

CHICKASAW DRIVE 50' R.O.W.

CHOCTAW DRIVE 50' R.O.W.

MOJAVE DRIVE 50' R.O.W.

KICKAPOO WAY 50' R.O.W.

YAKAMA COURT 50' R.O.W.

NAVAJO COURT 50' R.O.W.

DOUGLAS DRIVE 50' R.O.W.

5' SIDEWALK (TYP.)

R40.50'

27.00'

MATCHLINE SHEET 14

TRACT AE-3

CALLED 23.1 ACRES
WELLS TUCKER LIQUIDATE ETAL
DOC. 01359967 VOL. 13967 PG. 208

REMAINDER OF 302.579 ACRES
LAWRENCE ROBERT ORR III FAMILY TRUST
DOC. 01070945 VOL. 9806 PG. 204

CALLED 99.18 ACRES
HARRY HERBERT ORR
VOL. 2838 PG. 206

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	CLIENT LOCATION: GEORGETOWN, TX
APPROVED BY: JCB	
AUTHORIZED BY: WBW	

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0 1" 2" 3"
IN FEET

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(SOUTHEAST R.O.W. LINE OF
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(2011) TX CENTRAL ZONE #4203
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ELEV. = 333.33'

PAVEMENT AND SIDEWALK LAYOUT 4
PLEASANT HILL SECTION 3 PHASES 1-9
BRYAN, BRAZOS COUNTY, TEXAS

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Texas Registered Surveying Firm # 10194797

SHEET 15 OF 18

PRINTED ON August 18, 2025

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3. STORMWATER DETENTION IS NOT ANTICIPATED FOR THIS PROJECT DUE TO HYDROLOGIC TIMING. THIS PROJECT IS WITHIN THE STILL CREEK WATERSHED.
4. PROPOSED CONTOURS WITHIN PROJECT BOUNDARY ARE IN ONE FOOT VERTICAL INTERVALS.
5. EXISTING CONTOURS OUTSIDE OF ANY PLEASANT HILL BOUNDARY ARE FROM TNRIS IN ONE FOOT INTERVALS. EXISTING CONTOURS WITHIN BOUNDARIES OF PREVIOUS PLEASANT HILL PHASES REFLECT DESIGN CONTOURS FOR THAT PHASE.

DRAINAGE LEGEND

- DA-1a - DESIGNATES DRAINAGE AREA
- - INDICATES DRAINAGE AREA BOUNDARY
- - INDICATES DIRECTION OF STORM WATER FLOW
- - BOUNDARY OF PROJECT

CALLED 595.77 ACRES
ROBERT BRIAN LAWRENCE, AS TRUSTEE OF THE
ROBERT OIR LAWRENCE, III FAMILY TRUST

BRAZOS ELECTRIC POWER COOP., INC.
100' WIDTH EASEMENT (277/451)

BORRIS LANE
50' ROW

PLEASANT HILL
SECTION 2, PHASE 4
DOC. #2022-1489349
DATED 11/28/2022

DA - 22 Post
2.79 Ac.

DA - 17 Post
6.25 Ac.

DA - 16 Post
4.25 Ac.

GRASS-LINED TRAPEZOIDAL CHANNEL

1 - CONCRETE BOX CULVERT
5' WIDE & 4' DEEP

2 - CONCRETE FLUMES

HARRIET STREET
50' R.O.W.

5' INLET
1-RUN 18" RCP
5' INLET
1-RUN 18" HDPE
3'X3' JUNCTION BOX
100-YEAR WATER SURFACE BOUNDARY
10' INLET
1-RUN 24" HDPE
4'X4' JUNCTION BOX
1-RUN 24" RCP

MAYA WAY
50' R.O.W.

MOJAVE DRIVE
50' R.O.W.

DA - 25 Post
3.86 Ac.

DA - 23 Post
5.03 Ac.

DA - 20 Post
5.95 Ac.

DA - 18 Post
4.76 Ac.

CHOCTAW DRIVE
50' R.O.W.

CHICKASAW DRIVE
50' R.O.W.

CHIPPEWA ROAD
50' R.O.W.

FREMONT COURT
50' R.O.W.

EXISTING HARRIET STONEFIELD DRIVEWAY
(DOC. #2022-1489349)

GRASS-LINED TRAPEZOIDAL CHANNEL

100-YEAR WATER
SURFACE BOUNDARY

ROOKEI ROAD
50' R.O.W.

JETER DRIVE
50' R.O.W.

DA - 3 Post
4.35 Ac.

DA - 1 Post
5.43 Ac.

DA - 8 Post
4.87 Ac.

DA - 2 Post
5.35 Ac.

DA - 4 Post
1.31 Ac.

DA - 9 Post
1.44 Ac.

DA - 19 Post
2.13 Ac.

DA - 21 Post
7.15 Ac.

DA - 10 Post
1.69 Ac.

DA - 11 Post
0.48 Ac.

DA - 31 Post
4.29 Ac.

DA - 24 Post
3.07 Ac.

DA - 27 Post
2.65 Ac.

DA - 28 Post
1.05 Ac.

DA - 29 Post
2.09 Ac.

DA - 30a Post
2.07 Ac.

DA - 12 Post
4.25 Ac.

DA - 6 Post
2.55 Ac.

DA - 5 Post
1.25 Ac.

SENECA COURT
50' R.O.W.

MOJAVE DRIVE
50' R.O.W.

MATCHLINE SHEET 18

MATCHLINE SHEET 17

SMITH LAKE BLVD
60' R.O.W.

SMITH LAKE BLVD
80' R.O.W.

MASKAVICH COURT
50' R.O.W.

PATSCHKE PLACE
50' R.O.W.

BEAR RUN
50' R.O.W.

CHRISTI TRAIL
50' R.O.W.

WHITE LAKE RIDGE
50' R.O.W.

GRASS-LINED
V-BOTTOM CHANNEL

EXISTING POND

1-RUN 18" RCP
10' INLET
1-RUN 24" RCP
1-RUN 30" HDPE
1-RUN 36" HDPE
1-RUN 42" RCP
1-RUN 48" RCP
3'X3' JUNCTION BOX
3'X4' JUNCTION BOX
4'X4' JUNCTION BOX
5'X5' JUNCTION BOX
2 - CONCRETE BOX CULVERT
4' WIDE & 3' DEEP
1 - CONCRETE FLUME

REV.	DESCRIPTION	DATE	BY
2	RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	10/16/2023	JCL
1	ORIGINAL RELEASE	06/23/2023	JCL

PROJECT NUMBER: PH3
CLIENT NAME: WBW SINGLE LAND INVESTMENT, LLC - SERIES 101
CLIENT LOCATION: GEORGETOWN, TX
APPROVED BY: JCB
AUTHORIZED BY: WBW

PRINTED ON August 18, 2025

PROJECT INFORMATION

TOTAL SIZE: 253.51 AC.
TOTAL BLOCKS: 24
TOTAL LOTS: 906
TOTAL TRACTS: 31

GRAPHIC SCALE

0 100 200 300
0 1" 2" 3"
IN FEET

BENCHMARK

CONCRETE TXDOT MONUMMENT
(SOUTHEAST R.O.W. LINE OF
SANDY POINT ROAD) NAD 83
(2011) TX CENTRAL ZONE #4203
N: 10232940.54
E: 3525284.48
ELEV. = 333.33'

POST-DRAINAGE STRUCTURES 1
PLEASANT HILL SECTION 3 PHASES 1-9
BRYAN, BRAZOS COUNTY, TEXAS

LEGAL DESCRIPTION

253.51 acre tract of land situated in the James McMillen Survey, Abstract No. 176, the Thomas F. McKinney League, Abstract No. 33 the John Williams League, Abstract No. 237 and the Stephen F. Austin League No. 9, Abstract No. 62 in Brazos County, Texas, being all of a called 101.316 acre tract (Parcel No. 1), a called 1.836 acre tract (Parcel No. 2), a called 6.626 acre tract (Parcel No. 3), a called 0.031 acre tract (Parcel No. 4), a called 0.001 acre tract (Parcel No. 5), a called 0.02 acre tract (Parcel No. 6) and a called 6.70 acre tract (Parcel No. 7) all described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1419076 of the Official Public Records of Brazos County (OPRBC), also being all 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 and being a portion of a called 153.20 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2019-1374025 of the OPRBC and a portion 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.

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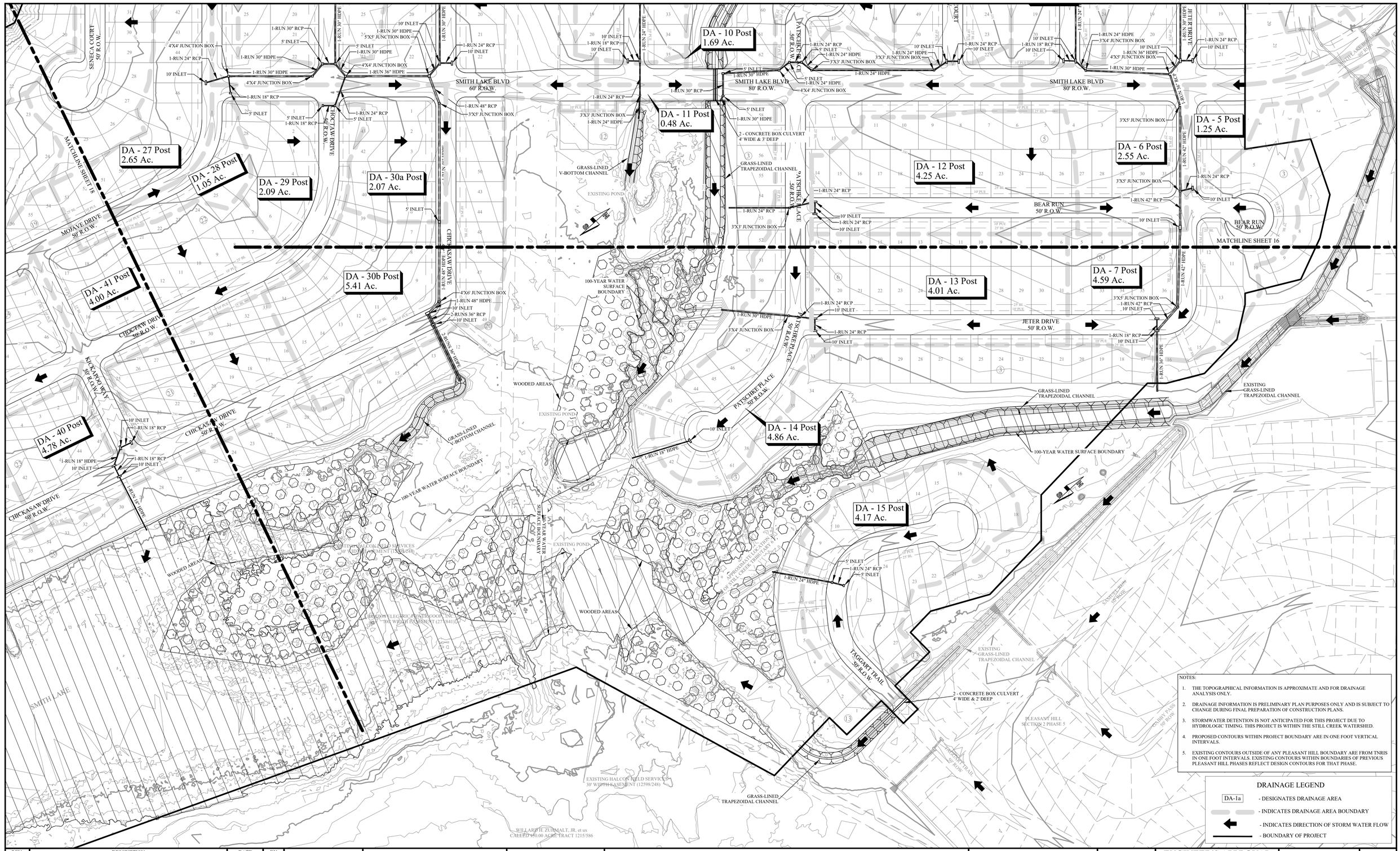

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DRAINAGE LEGEND

- DA-1a - DESIGNATES DRAINAGE AREA
- INDICATES DRAINAGE AREA BOUNDARY
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1	ORIGINAL RELEASE	06/23/2023	

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	CLIENT LOCATION: GEORGETOWN, TX
APPROVED BY: JCB	
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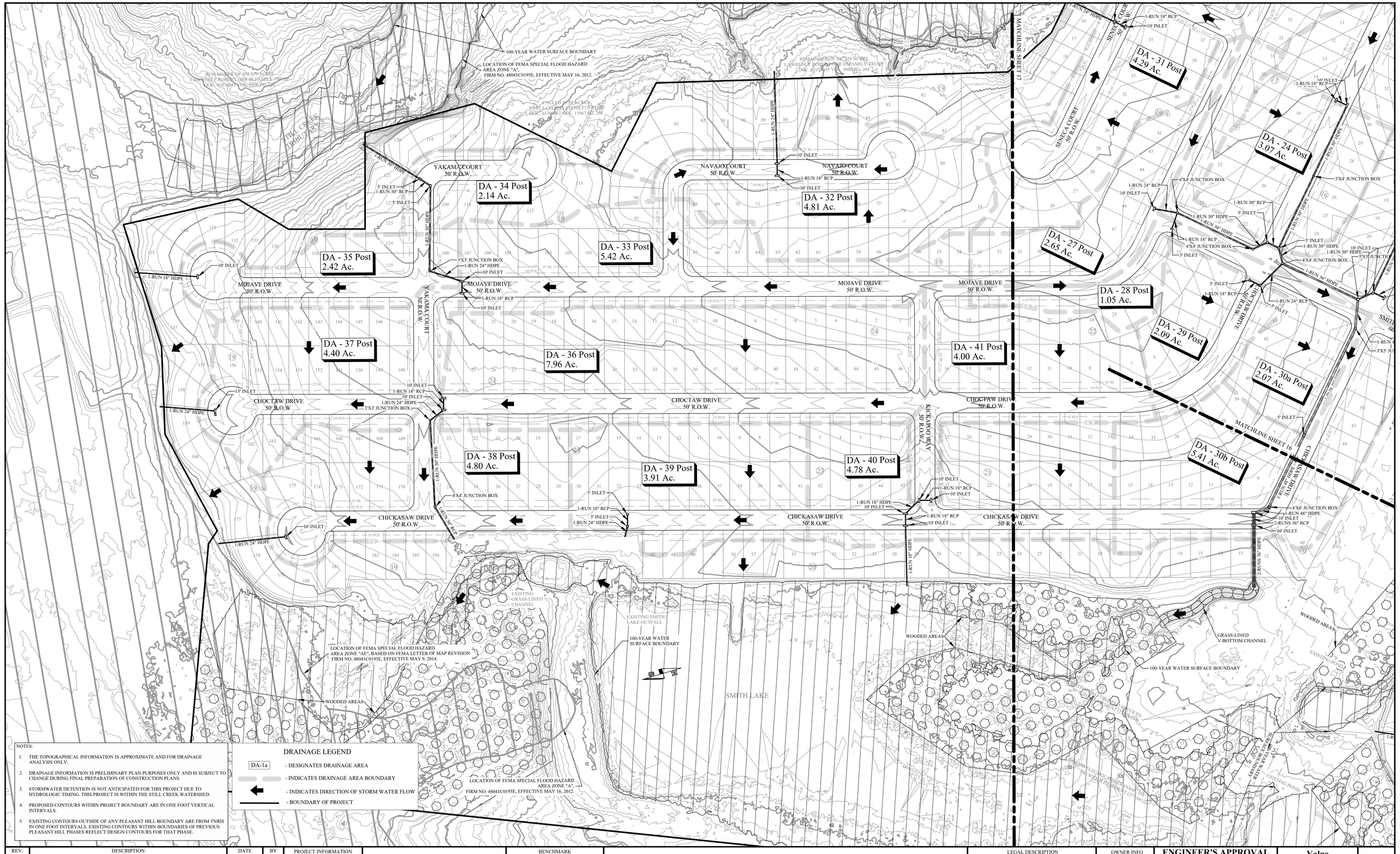

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SHEET 18 OF 18