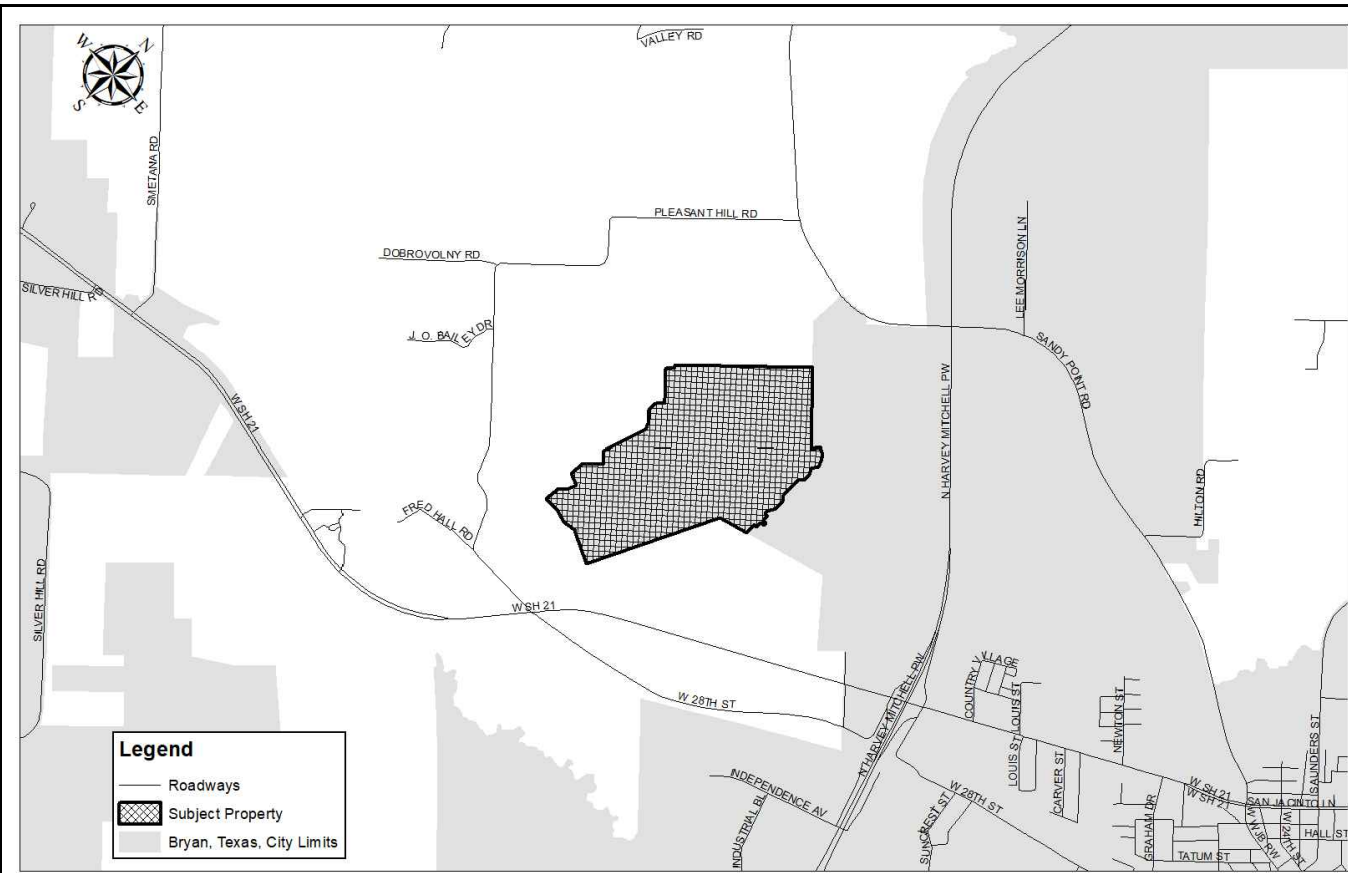




Legend
Roadways
Subject Property
Bryan, Texas, City Limits

Sheet List Table	
Sheet Number	Sheet Title
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2	MASTER-PRELIMINARY PLAN 1
3	MASTER-PRELIMINARY PLAN 2
4	MASTER-PRELIMINARY PLAN 3
5	MASTER-PRELIMINARY PLAN 4
6	MASTER-PRELIMINARY PLAN 5
7	WATER AND SEWER LAYOUT 1
8	WATER AND SEWER LAYOUT 2
9	WATER AND SEWER LAYOUT 3
10	WATER AND SEWER LAYOUT 4
11	PAVEMENT AND SIDEWALK LAYOUT 1
12	PAVEMENT AND SIDEWALK LAYOUT 2
13	PAVEMENT AND SIDEWALK LAYOUT 3
14	PAVEMENT AND SIDEWALK LAYOUT 4
15	POST-DRAINAGE STRUCTURES 1
16	POST-DRAINAGE STRUCTURES 2
17	POST-DRAINAGE STRUCTURES 3

SHEET 4

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

51.48 ACRES, TRACT ONE
WBW SINGLE LAND INVESTMENT, LLC - SERIES 101
DOCUMENT NO. 1558806 DATED 06/06/2023

PHASE 7

PHASE 6

PHASE 9

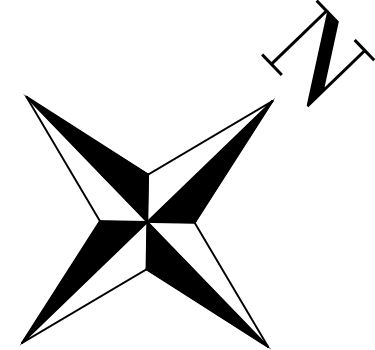
PHASE 8

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

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

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

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



SHEET 3

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 5

SHEET 5

61.90 ACRES, TRACT TWO
WBW SINGLE LAND INVESTMENT, LLC - SERIES 101
DOCUMENT NO. 1558806 DATED 06/06/2023

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

PHASE 9

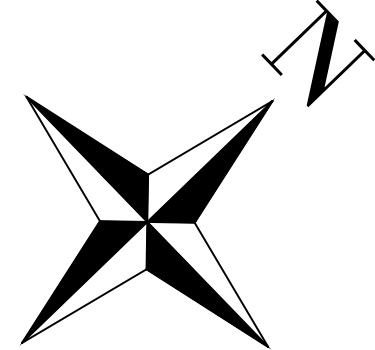
PHASE 8

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

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

LOCATION OF FEMA SPECIAL FLOOD HAZARD
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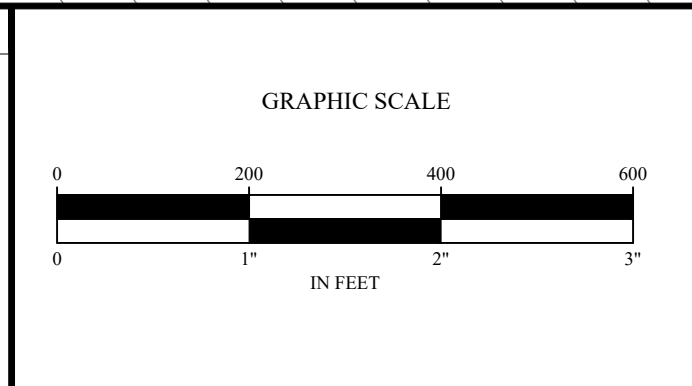
WILLARD H. ZUHMALT, JR. et ux
CALLED 150.00 ACRE TRACT 1215/586



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

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

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



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'	

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 10/06/2025. 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

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

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

APPROVED BY: JCB
AUTHORIZED BY: WBW

DATE	BY
5/21/2024	JML
10/16/2023	JCL
06/23/2023	JCL

TOTAL SIZE: 253.51 AC.
TOTAL BLOCKS: 24
TOTAL LOTS: 306
TOTAL TRACTS: 31

TOTAL SIZE: 253.51 AC.
TOTAL BLOCKS: 24
TOTAL LOTS: 306
TOTAL TRACTS: 31

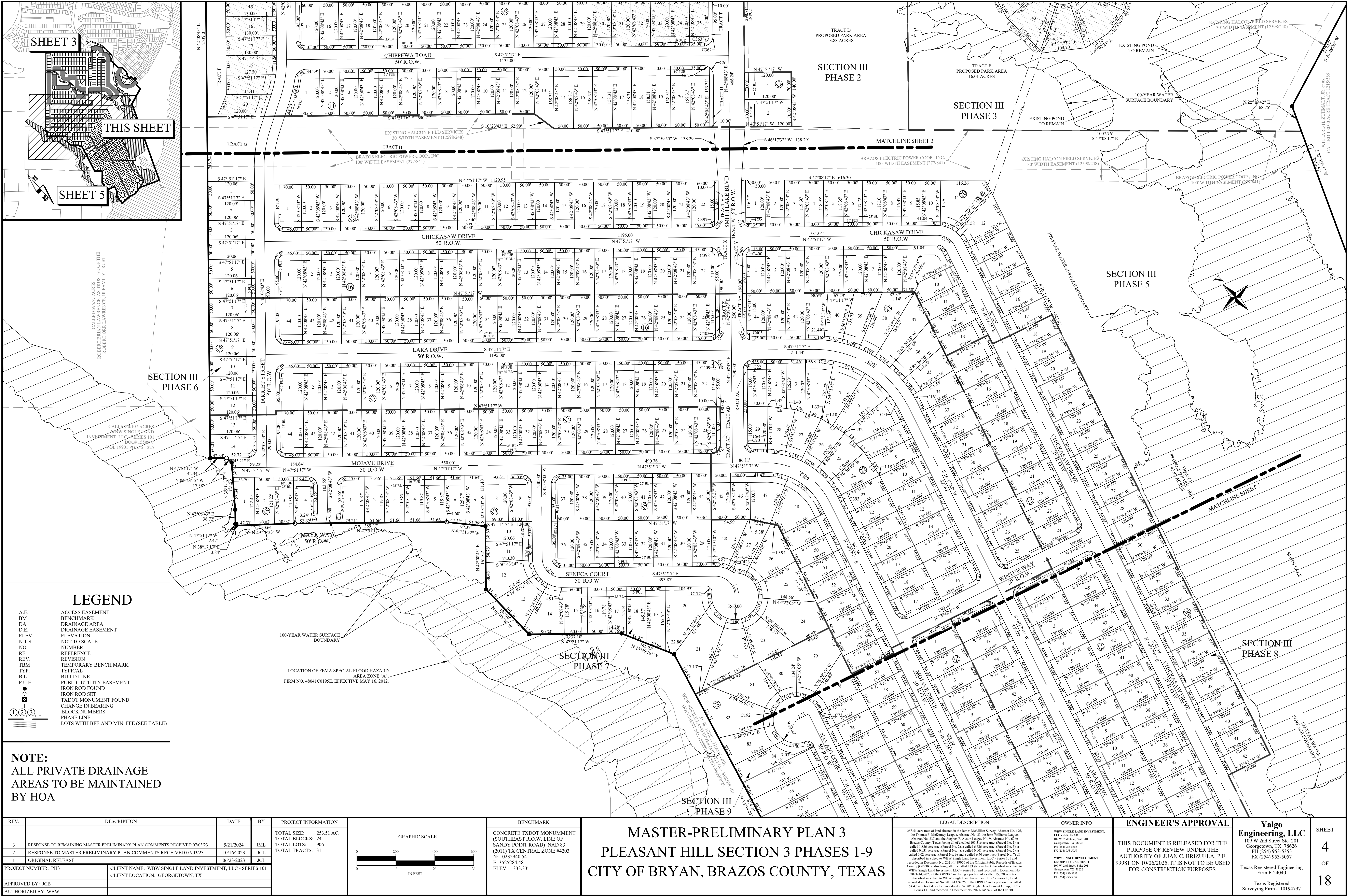
TOTAL SIZE: 253.51 AC.
TOTAL BLOCKS: 24
TOTAL LOTS: 306
TOTAL TRACTS: 31

TOTAL SIZE: 253.51 AC.
TOTAL BLOCKS: 24
TOTAL LOTS: 306
TOTAL TRACTS: 31

TOTAL SIZE: 253.51 AC.
TOTAL BLOCKS: 24
TOTAL LOTS: 306
TOTAL TRACTS: 31

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	225.00'	47.54'	47.45'	N 36°1542" E	012°06'18"
C7	25.00'	39.27'	35.36'	N 02°51'17" W	090°00'00"
C8	75.00'	37.90'	37.50'	N 56°2149" W	028°57'18"
C9	75.00'	38.25'	37.84'	N 01°4052" E	029°13'27"
C10	75.00'	37.90'	37.50'	N 27°2431" W	028°57'18"
C11	25.00'	39.27'	35.36'	S 28°4225" E	090°00'00"
C12	615.00'	29.53'	29.53'	N 40°4611" E	002°45'05"
C13	535.00'	29.69'	29.68'	S 40°3320" W	003°10'46"
C14	60.00'	73.82'	69.25'	N 26°5521" W	070°2942"
C15	300.00'	208.73'	204.55'	N 18°1412" W	039°51'54"
C16	50.00'	8.12'	8.11'	N 28°1600" W	009°18'16"
C17	15.64'	10.96'	10.73'	N 18°4451" W	040°0825"
C19	25.00'	16.09'	15.81'	S 66°1722" E	036°52'12"
C20	25.00'	23.18'	22.36'	N 15°3449" E	053°0748"
C22	25.00'	23.18'	22.36'	N 68°4238" W	053°0748"
C23	25.00'	16.09'	15.81'	S 29°2511" E	036°52'12"
C24	25.00'	16.09'	15.81'	N 29°2511" W	036°52'12"
C25	535.00'	29.69'	29.68'	S 40°3320" W	003°10'46"
C26	25.00'	16.09'	15.81'	N 66°1722" W	036°52'12"
C27	25.00'	39.27'	35.36'	S 61°1735" W	090°00'00"
C28	25.00'	16.09'	15.81'	N 29°2511" 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°0843" W	090°00'00"
C31	15.00'	8.37'	8.27'	S 26°0904" W	031°59'18"
C32	60.00'	12.00'	11.98'	S 15°5304" W	011°27'16"
C33	60.00'	42.31'	41.44'	S 41°4856" W	040°2428"
C34	60.00'	35.82'	35.29'	S 79°0727" W	034°1233"
C35	60.00'	35.82'	35.29'	N 66°4000" W	034°1233"
C36	60.00'	35.82'	35.29'	N 32°2727" W	034°1233"
C37	60.00'	35.82'	35.29'	N 01°4507" E	034°1233"
C38	60.00'	40.69'	39.92'	N 38°1706" E	038°5124"
C39	60.00'	64.73'	61.63'	N 88°3703" E	061°48'38"
C40	15.00'	18.11'	17.03'	N 84°5622" E	069°1007"
C41	15.00'	2.15'	2.15'	N 64°1501" E	008°1236"
C42	25.00'	39.27'	35.36'	N 02°51'17" W	090°00'00"
C43	25.00'	39.27'	35.36'	S 87°0843" 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°3449" E	053°0748"
C46	85.00'	38.98'	38.64'	N 26°5526" W	026°1623"
C47	85.00'	50.99'	50.23'	N 03°2251" E	034°2211"
C48	85.00'	51.99'	51.80'	N 31°2150" E	021°3347"
C51	245.00'	47.19'	47.12'	S 10°4631" W	011°0207"
C55	175.00'	52.88'	52.68'	S 44°0756" E	017°1845"
C56	175.00'	3.07'	3.07'	S 53°1727" E	001°00'18"
C57	175.00'	2.96'	2.96'	S 54°1039" E	005°0806"
C58	175.00'	43.61'	43.50'	S 53°1402" E	014°1640"
C59	30.00'	42.46'	39.00'	S 88°2354" E	081°05'14"
C60	325.00'	53.72'	53.66'	N 55°4736" E	090°28'14"
C61	25.00'	23.18'	22.36'	S 15°3449" W	053°0748"
C62	25.00'	16.09'	15.81'	S 29°2511" E	036°52'12"
C64	205.00'	48.12'	48.01'	N 11°4046" W	013°2702"
C66	225.00'	12.03'	12.03'	N 28°4038" E	003°0350"
C68	15.00'	21.56'	19.75'	S 57°2743" W	082°20'16"
C69	75.00'	37.97'	37.57'	S 01°4716" E	029°00'38"
C70	75.00'	38.25'	37.84'	N 01°4052" E	029°13'27"
C72	15.00'	1.73'	1.73'	S 19°3610" W	006°37'11"
C73	60.00'	0.41'	0.41'	S 22°4305" W	000°23'22"
C74	175.00'	26.61'	26.58'	N 31°3004" E	008°4240"
C75	175.00'	19.21'	19.20'	N 39°0004" E	006°1720"
C76	25.00'	39.27'	35.36'	N 02°51'17" W	090°00'00"
C82	25.00'	39.27'	35.36'	S 02°51'17" E	090°00'00"
C83	25.00'	39.30'	35.38'	N 87°1103" E	090°04'38"
C84	25.00'	31.99'	29.85'	N 05°2912" E	073°1904"
C85	325.00'	69.03'	68.90'	N 25°0515" W	012°10'11"
C86	325.00'	43.29'	43.26'	N 15°1100" W	007°3757"
C87	325.00'	46.47'	46.43'	N 07°1626" W	008°1132"
C89	50.00'	36.69'	35.87'	N 02°3529" W	042°0247"
C91	50.00'	41.15'	40.00'	N 42°0036" E	047°0923"
C92	50.00'	41.38'	40.21'	N 89°1756" E	047°2517"
C93	50.00'	33.75'	33.12'	S 47°3906" E	038°4038"
C94	50.00'	56.29'	53.36'	S 03°5611" W	064°2954"
C95	50.00'	26.52'	26.21'	S 51°2440" W	030°2304"
C96	15.00'	16.98'	16.09'	S 34°0759" W	064°5227"
C98	275.00'	76.64'	76.39'	S 15°4512" E	015°5802"
C99	275.00'	92.10'	91.67'	S 33°1951" E	019°11'17"
C100	275.00'	23.66'	23.65'	S 45°2323" E	004°5547"
C102	175.00'	43.86'	43.75'	S 76°1313" E	014°2141"
C106	175.00'	52.70'	52.50'	S 26°5056" E	017°15'14"
C107	175.00'	43.86'	43.75'	S 11°0228" E	014°2141"
C108	175.00'	43.86'	43.75'	S 03°1913" W	014°2141"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C109	175.00'	43.86'	43.75'	S 17°4055" W	014°2141"
C110	175.00'	18.78'	18.77'	S 27°5615" W	006°0859"
C111	15.00'	15.12'	14.49'	S 02°0740" W	057°4609"
C112	60.00'	8.09'	8.09'	S 22°5330" E	007°4348"
C113	60.00'	55.23'	53.30'	S 07°2043" W	052°4438"
C114	60.00'	35.82'	35.29'	S 50°4918" W	034°1233"
C115	60.00'	35.82'	35.29'	S 85°0152" W	034°1233"
C116	60.00'	35.82'	35.29'	N 60°4535" W	034°1233"
C117	60.00'	37.51'	36.90'	N 25°4480" W	035°4918"
C118	60.00'	37.36'	36.76'	N 10°0022" E	035°4045"
C119	60.00'	56.81'	54.71'	N 54°5820" E	054°1511"
C120	60.00'	7.00'	6.99'	N 85°2624" E	006°4058"
C121	15.00'	15.12'	14.49'	N 59°5349" E	057°4609"
C122	125.00'	100.24'	97.58'	N 08°0220" E	045°5650"
C123	125.00'	84.78'	83.16'	N 34°2151" W	038°5131"
C124	125.00'	83.94'	82.38'	N 73°0155" W	038°2838"
C127	25.00'	39.27'	35.36'	N 02°51'17" W	090°00'00"
C128	25.00'	39.27'	35.36'	S 87°0843" 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°0843" W	090°00'00"
C131	25.00'	39.27'	35.36'	N 87°0843" 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°5234" W	015°2741"
C135	205.00'	41.61'	41.54'	S 47°5735" W	011°3743"
C136	25.00'	39.27'	35.36'	N 61°1735" E	090°00'00"
C137	25.00'	37.37'	33.99'	N 05°0148" W	085°3858"
C138	25.00'	39.27'	35.36'	S 87°0843" W	090°00'00"
C139	155.00'	173.54'	164.61'	N 15°4651" W	064°0851"
C151	155.00'	173.54'	164.61'	N 15°4651" W	064°0851"
C152	205.00'	44.65'	44.57'	N 09°1637" E	012°2849"
C153	205.00'	44.65'	44.57'	N 03°1212" W	012°2849"
C154	205.00'	44.65'	44.57'	N 15°4101" W	012°2849"
C155	205.00'	44.65'	44.57'	N 28°0950" W	012°2849"
C156	205.00'	48.12'	48.01'	N 89°1735" E	043°2702"
C158	75.00'	31.53'	31.30'	N 04°1453" E	024°0524"
C159	245.00'	51.78'	51.69'	S 41°4758" E	012°0637"
C160	245.00'	87.71'	87.25'	S 25°2917" E	020°3046"
C160	245.00'	87.61'	87.15'	S 04°5913" E	020°2921"
C161	295.00'	25.19'	25.18'	S 13°5048" W	004°5333"
C162	295.00'	46.14'	46.09'	S 06°5511" W	008°5742"
C163	295.00'	46.14'	46.09'	S 02°0231" E	008°5742"
C164	295.00'	46.14'	46.09'	S 11°0013" E	008°5742"
C165	295.00'	46.14'	46.09'	S 19°5755" E	008°5742"
C166	295.00'	46.14'	46.09'	S 28°5536" E	008°5742"
C167	295.00'	46.14'	46.09'	S 37°5318" E	008°5742"
C168	295.00'	28.24'	28.23'	S 45°0643" E	005°2908"
C169	25.00'	27.99'	26.55'	N 15°4651" W	064°0851"
C170	75.00'	6.73'	6.73'	N 45°1700" W	005°0832"
C172	75.00'	45.70'	45.00'	N 25°1517" W	034°5455"
C173	75.00'	37.90'	37.50'	N 24°4807" E	028°5718"
C174	75.00'	38.08'	37.67'	N 04°1311" W	029°0518"
C175	25.00'	39.27'	35.36'	S 02°51'17" E	090°00'00"
C177	15.00'	25.98'	22.86'	N 01°4620" W	099°1513"
C178	60.00'	24.92'	24.74'	N 39°2956" E	023°4801"
C179	60.00'	58.04'	55.80'	N 00°0641" W	055°2513"
C180	60.00'	37.08'	36.49'	N 45°3128" W	035°2422"
C181	60.00'	36.93'	36.35'	N 80°5141" W	035°1604"
C182	60.00'	36.52'	35.96'	S 64°0406" W	034°5222"
C183	60.00'	35.82'	35.29'	N 15°4651" W	064°0851"
C184	60.00'	35.21'	34.71'	S 04°2326" E	033°3734"
C185	60.00'	25.67'	25.48'	S 33°2739" E	024°3053"
C188	75.00'	31.19'	30.97'	S 35°5628" E	023°4937"
C189	15.00'	22.56'	20.49'	N 26°4745" W	086°1039"
C190	60.17'	55.83'	53.85'	N 42°4308" W	053°1007"
C191	60.00'	47.00'	46.63'	N 06°4618" E	045°4414"
C192	60.00'	35.82'	35.29'	N 46°4441" E	034°1233"
C193	60.00'	35.82'	35.29'	N 80°5715" E	034°1233"
C194	60.00'	35.82'	35.29'	S 64°5012" E	034°1233"
C195	60.00'	35.82'	35.29'	S 30°3739" E	034°1231"
C196	60.00'	38.16'	37.52'	S 04°4142" W	036°2608"
C200	25.00'	39.27'	35.36'	S 28°4225" E	090°00'00"
C201	25.00'	39.27'	35.36'	N 61°1735" E	090°00'00"
C203	25.00'	39.27'	35.36'	S 61°1735" E	090°00'00"
C204	25.00'	39.27'	35.36'	N 28°4225" W	090°00'00"
C205	25.00'	39.27'	35.36'	N 28°4225" W	090°00'00"
C207	25.00'	39.27'	35.36'	S 28°4225" E	090°00'00"
C208	25.00'	39.27'	35.36'	N 61°1735" E	090°00'00"
C209	25.00'	39.27'	35.36'	N 61°1735" E	090°00'00"
C210	25.00'	39.27'	35.36'	S 28°4225" E	090°00'00"



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
3	RESPONSE TO REMAINING MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	5/21/2024	JML	TOTAL SIZE: 253.51 AC. TOTAL BLOCKS: 24 TOTAL LOTS: 906 TOTAL TRACTS: 31
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
APPROVED BY: JCB	CLIENT LOCATION: GEORGETOWN, TX
AUTHORIZED BY: WBW	

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'

GRAPHIC SCALE
0 200 400 600 IN FEET

MASTER-PRELIMINARY PLAN 3 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 McMillan Survey, Abstract No. 176, in the Town of McKinney, McLennan County, Texas, being all of a called 151.56 acre tract (Parcel No. 3), 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 0.031 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. 2021-143907 of the OPBRC, 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. 2021-143907 of the OPBRC, and being a portion of a called 153.29 acre tract described in a deed to WBW Single Land Investment, LLC, Series 101 and recorded in Document No. 2019-137402 of the OPBRC and a portion of a called 44.47 acre tract described in a deed to WBW Single Development Group, LLC, Series 111 and recorded in Document No. 2021-145600 of the OPBRC

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
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JUAN C. BRIZUELA, P.E. 99981 ON 10/06/2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

Yalgo Engineering, LLC 109 W 2nd Street, Suite 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057	Texas Registered Engineering Firm F-24040 Texas Registered Surveying Firm # 10194797
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SHEET	4	OF	18
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NOTE:
ALL PRIVATE DRAINAGE
AREAS TO BE MAINTAINED
BY HOA

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

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

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

GRAPHIC SCALE
0 1" 2" 3"
0 200 400 600
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 4 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 McMillan Survey, Abstract No. 176, 4th Thomas F. McKinney League, Abstract No. 33, the John Williams League, Abstract No. 237 and the Stephens F. Austin League No. 9, Abstract No. 63 in Brazos County, Texas, being all of a called 151.50 acre tract (Parcel No. 3), 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 0.002 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. 2021-1439075 of the Official Public Records of Brazos County (OPRC), 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 OPRC 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 OPRC and a portion of a called 44.47 acre tract described in a deed to WBW Single Development Group, LLC, Series 111 and recorded in Document No. 2021-1456001 of the OPRC

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
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JUAN C. BRIZUELA, P.E. 99981 ON 10/06/2025. 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 #24040 TEXAS REGISTERED SURVEYING FIRM #10194797
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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

LOT #	BLOCK #	AREA (SQ FT)	LOT WIDTH (FT)
2	BLOCK 5	8726	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
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	7997	53.31
40	BLOCK 7	7495	50.00
41	BLOCK 7	9026	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	7595	60.27
53	BLOCK 7	12026	52.97
54	BLOCK 7	11165	52.90
55	BLOCK 7	9713	52.90
56	BLOCK 7	13127	52.90
57	BLOCK 7	9414	58.91
58	BLOCK 7	10758	69.44
59	BLOCK 7	6000	50.00
60	BLOCK 7	7491	51.64
61	BLOCK 7	6211	50.00
62	BLOCK 7	5976	50.00
1	BLOCK 8	6500	50.00
2	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	50.06
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	10002	52.30
2	BLOCK 10	12108	52.31
3	BLOCK 10	6087	51.41
4	BLOCK 10	6000	50.00
5	BLOCK 10	6000	50.00
6	BLOCK 10	6000	50.00
7	BLOCK 10	5816	50.00
8	BLOCK 10	6937	58.54
9	BLOCK 10	6000	50.00
10	BLOCK 10	7666	60.00
11	BLOCK 10	6000	50.00
12	BLOCK 10	6000	50.00
13	BLOCK 10	6000	50.00
14	BLOCK 10	7666	50.00
15	BLOCK 10	7666	50.00
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	60.00
28	BLOCK 10	6000	60.00
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
2	BLOCK 13	6030	50.00
2	BLOCK 13	6089	50.00
3	BLOCK 13	6662	50.07
4	BLOCK 13	6662	50.07
5	BLOCK 13	6915	50.10
6	BLOCK 13	6143	50.00
7	BLOCK 13	8327	60.84
8	BLOCK 13	8295	60.89
9	BLOCK 13	8295	50.39
10	BLOCK 13	6955	50.39
11	BLOCK 13	6955	50.39
12	BLOCK 13	6687	50.08
13	BLOCK 13	6687	50.08
14	BLOCK 13	6856	50.00
15	BLOCK 13	5732	50.00
16	BLOCK 13	8354	52.3

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
18	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	8266	70.00
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	8291	54.01
2	BLOCK 18	6093	50.00
3	BLOCK 18	6029	50.00
4	BLOCK 18	7158	61.47
5	BLOCK 19	7245	65.00
6	BLOCK 19	6233	52.00
7	BLOCK 19	6233	52.00
8	BLOCK 19	6233	52.00
9	BLOCK 19	6345	52.94
6	BLOCK 19	7043	54.00
8	BLOCK 19	7204	60.03
9	BLOCK 19	7043	60.16
10	BLOCK 19	6003	50.00
11	BLOCK 19	6214	50.00
12	BLOCK 19	3887	51.64
13	BLOCK 19	8538	51.82
14	BLOCK 19	7245	65.00
15	BLOCK 19	7187	60.00
16	BLOCK 19	5989	50.00
17	BLOCK 19	6024	50.00
18	BLOCK 19	5983	50.00
19	BLOCK 19	7774	50.00
20	BLOCK 19	14282	118.98
21	BLOCK 19	14987	64.21
22	BLOCK 19	9370	54.26
23	BLOCK 19	9370	54.14

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	7657	50.88
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	50.36
45	BLOCK 19	6000	50.00
46	BLOCK 19	6000	50.00
47	BLOCK 19	9556	89.64
48	BLOCK 19	11085	113.91
49	BLOCK 19	6000	50.00
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	9075	52.00
79	BLOCK 19	11559	52.31
80	BLOCK 19	8559	52.31
81	BLOCK 19	10662	52.31
82	BLOCK 19	15347	52.31
83	BLOCK 19	8891	53.07
84	BLOCK 19	8991	53.11
85	BLOCK 19	10234	50.44
86	BLOCK 19	10163	50.00
87	BLOCK 19	10080	50.00
88	BLOCK 19	10018	50.00
89	BLOCK 19	11927	60.00
90	BLOCK 19	9860	50.00
91	BLOCK 19	9788	50.00
92	BLOCK 19	9756	50.00
93	BLOCK 19	16774	51.64
94	BLOCK 19	10503	51.64
95	BLOCK 19	9992	51.64
96	BLOCK 19	6341	50.00
97	BLOCK 19	6000	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	50.80
113	BLOCK 19	6147	56.07
114	BLOCK 19	11839	51.36
115	BLOCK 19	13972	58.29
116	BLOCK 19	5856	52.14
117	BLOCK 19	6890	50.00
118	BLOCK 19	6119	50.01
119	BLOCK 19	7785	51.62
120	BLOCK 19	12803	62.90
121	BLOCK 19	8581	51.44
122	BLOCK 19	6000	50.00
123	BLOCK 19	5993	50.00
124	BLOCK 19	6001	50.00
125	BLOCK 19	7077	60.00
126	BLOCK 19	6076	5

LOT #	BLOCK #	AREA (SQ. FT)	LOT WIDTH (FT)
158	BLOCK 19	9613	51.69
159	BLOCK 19	9554	65.35
160	BLOCK 19	10270	51.32
161	BLOCK 19	8870	51.30
162	BLOCK 19	7360	64.29
163	BLOCK 19	6896	50.04
164	BLOCK 19	6888	55.00
165	BLOCK 19	7200	60.00
166	BLOCK 19	7000	50.00
167	BLOCK 19	6000	50.00
168	BLOCK 19	6000	50.00
169	BLOCK 19	7066	60.00
170	BLOCK 19	7000	50.00
171	BLOCK 19	6000	50.00
172	BLOCK 19	6000	50.00
173	BLOCK 19	6000	50.00
174	BLOCK 19	7000	60.75
175	BLOCK 19	6905	51.89
176	BLOCK 19	10137	52.31
177	BLOCK 19	14422	62.31
178	BLOCK 19	10244	64.13
179	BLOCK 19	51445	52.31
180	BLOCK 19	9419	74.82
181	BLOCK 19	8743	62.11
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	5967	50.00
2	BLOCK 20	6027	50.00
3	BLOCK 20	5996	50.00
4	BLOCK 20	5964	50.00
5	BLOCK 20	5960	50.00
6	BLOCK 20	5902	50.00
7	BLOCK 20	5870	50.00
8	BLOCK 20	5839	50.00
9	BLOCK 20	5808	50.00
10	BLOCK 20	5751	50.00
11	BLOCK 20	11654	63.36
12	BLOCK 20	9544	61.64
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	6000	50.00
30	BLOCK 20	7200	60.00
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	10884	115.90
10	BLOCK 21	28310	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	7000	50.00
25	BLOCK 21	7666	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	6413	50.34
35	BLOCK 21	7103	50.41
36	BLOCK 21	7000	50.41
37	BLOCK 21	10417	50.41
38	BLOCK 21	10488	50.41
39	BLOCK 21	8286	50.41
40	BLOCK 21	7121	50.41
41	BLOCK 21	6000	50.36
42	BLOCK 21	6000	50.00
43	BLOCK 21	6000	50.00
44	BLOCK 21	5976	60.00
1	BLOCK 22	8000	50.00
2	BLOCK 22	6149	50.00
3	BLOCK 22	6559	50.00
4	BLOCK 22	8418	67.53
5	BLOCK 22	9218	77.42
6	BLOCK 22	9217	77.42
7	BLOCK 22	8372	66.95
8	BLOCK 22	6544	50.00
9	BLOCK 22	6146	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	6048	50.00
24	BLOCK 22	6336	50.00
25	BLOCK 22	6336	50.00
26	BLOCK 22	6336	50.00
27	BLOCK 22	6336	50.00
28	BLOCK 22	6336	50.00
29	BLOCK 22	6112	50.48
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	7631	63.59
21	BLOCK 23	7200	60.00
22	BLOCK 23	6000	50.00
23	BLOCK 23	7066	60.00
24	BLOCK 23	7066	60.00
25	BLOCK 23	7200	60.00
26	BLOCK 23	7200	60.00
27	BLOCK 23	7631	63.59
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	6000	50.00
44	BLOCK 23	6000	50.00
45	BLOCK 23	6000	50.00
46	BLOCK 23	8166	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
L.6	N40°31'31"W	70.65'
L.7	N03°05'05"W	70.65'
L.8	N28°02'43"W	70.65'
L.9	N15°33'54"W	64.29'
L.10	N15°33'54"W	64.29'
L.11	N15°33'54"W	64.29'
L.12	N03°05'05"W	70.65'
L.13	N09°23'44"E	21.39'
L.14	N09°23'44"E	49.27'
L.15	N15°10'08"E	1.09'
L.18	N42°18'51"E	3.28'
L.19	S42°08'43"W	30.00'
L.20	S73°42'25"E	30.00'
L.21	S73°42'25"E	35.00'
L.22	S73°42'25"E	18.04'
L.23	S73°42'25"E	15.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L24	N73°42'25"W	25.00'
L25	S73°31'39"E	10.08'
L27	N47°51'17"W	23.61'
L28	S88°18'15"E	12.40'
L30	N09°23'4"E	49.27'
L31	N03°05'05"W	70.65'
L32	N15°33'54"W	4.03'
L33	N15°33'54"W	2.34'
L34	N35°00'29"W	26.60'
L36	N28°02'43"W	70.65'
L39	N28°02'43"W	29.38'
L40	N40°31'31"W	22.54'
L41	N40°31'31"W	48.11'
L42	N47°47'25"W	2.28'

TRACT SIZE TABLE	
TRACT	AREA (SQ FT)
A	28782.0
B	9999.0
C	233009.0
D	699216.0
E	697203.0
F	50505.0
G	27161.0
H	181777.0
I	1915861.0
J	1090.0
K	1088.0
L	2180.0
M	1390.0
N	1090.0
O	1090.0
P	3180.0
Q	1290.0
R	1090.0
S	1090.0
T	1090.0
U	1473.0
V	1090.0
W	107.0
X	1090.0
Y	1090.0
Z	1090.0
AA	1090.0
AB	1090.0
AC	2180.0
AD	1090.0
AE	7123.0

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
				TOTAL SIZE: 253.51 AC.
				TOTAL BLOCKS: 24
				TOTAL LOTS: 906
				TOTAL TRACTS: 31
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				

	BENCHMARK CONCRETE TXDOT MONUMENT (SOUTHEAST R.O.W. LINE OF SANDY POINT ROAD) NAD 83 (2011) TX CENTRAL ZONE #4203 N: 10232940.54 E: 3525294.48 ELEV. = 333.33'
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MASTER-PRELIMINARY PLAN 5
PLEASANT HILL SECTION 3 PHASES 1-9
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

ENGINEER'S APPROVAL

THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF REVIEW UNDER THE
AUTHORITY OF JUAN C. BRIZUELA, P.E.
99981 ON 10/06/2025. 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

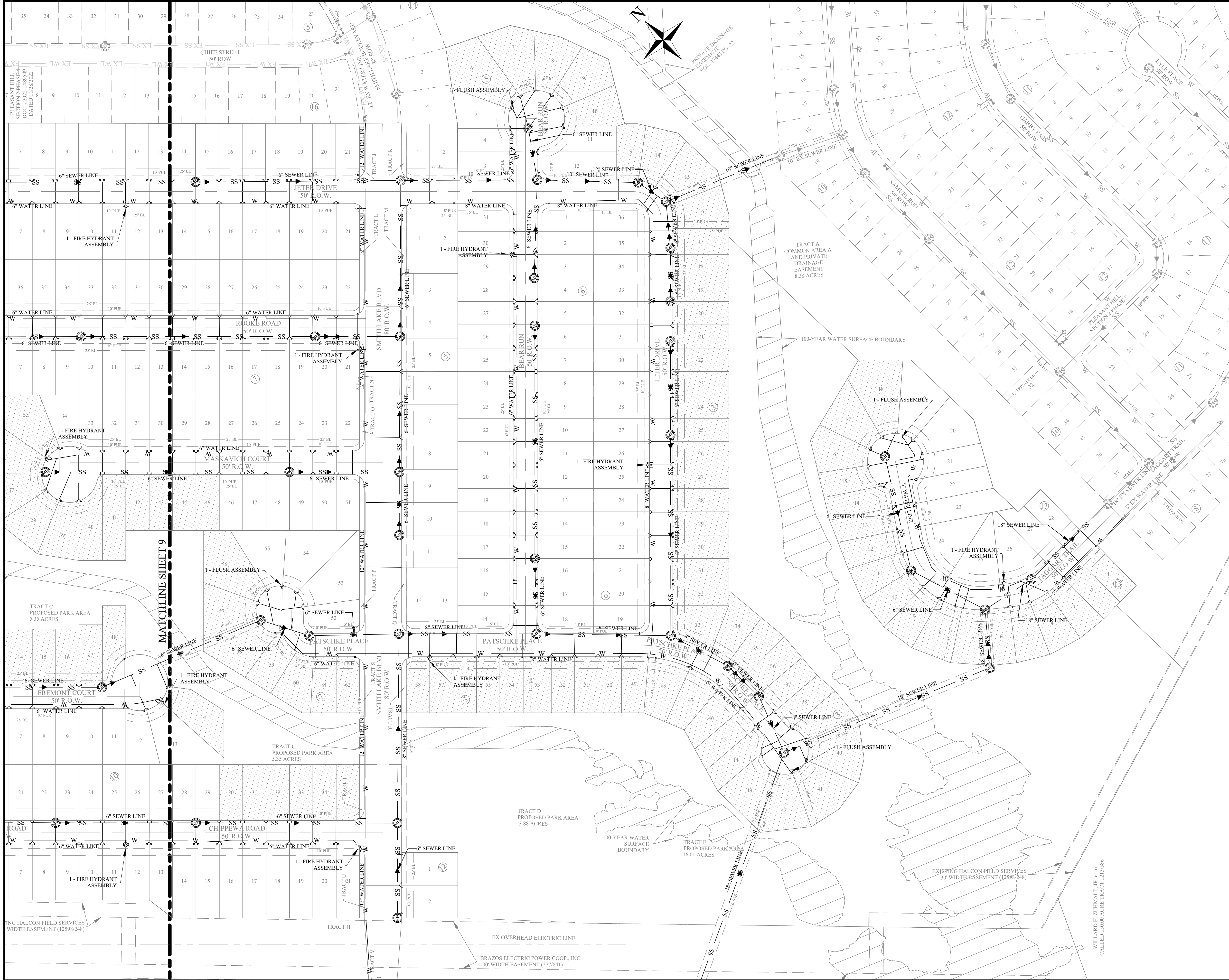
BFE/MIN FFE TABLE			
BLOCK NUMBER	LOT NUMBER	BFE (ft)	MIN. FFE (ft)
9	2	306.92	308.92
9	3	306.71	308.71
9	4	306.01	308.01
9	5	305.66	307.66
9	6	305.05	307.05
9	7	304.48	306.48
9	10	304.40	306.40
9	11	304.38	306.38
9	12	304.30	306.30
9	13	303.86	305.86
9	14	303.49	305.49
9	15	303.24	305.24
9	16	303.03	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

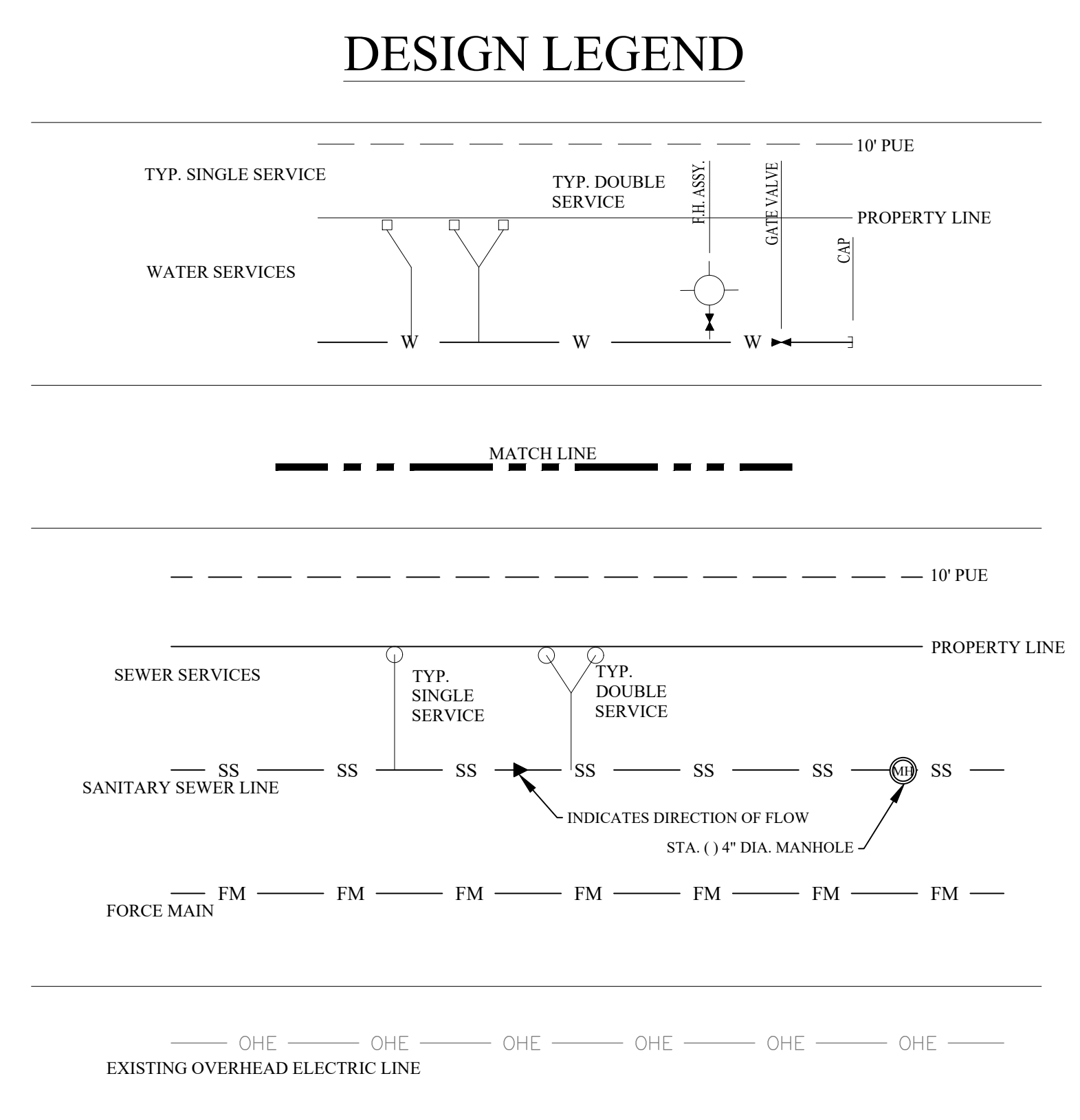
PRINTED ON: February 10, 2026

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	LEGAL DESCRIPTION	OWNER INFO	ENGINEER'S APPROVAL	Yalgo Engineering, LLC	SHEET
				TOTAL SIZE: 253.51 AC. TOTAL BLOCKS: 24 TOTAL LOTS: 906 TOTAL TRACTS: 31	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'	253.51 acre tract of land situated in the James McMillan Survey, Abstract No. 176, the Thomas F. McKinney League, Abstract No. 31, the John Williams League, Abstract No. 237 and the Stephen F. Austin League No. 9, Abstract No. 63 in Brazos County, Texas, being all of a called 101.516 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 0.051 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.	WBW SINGLE LAND INVESTMENT, LLC - SERIES 101 109 W. 2nd Street, Suite 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057	THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JUAN C. BRIZUELA, P.E. 99981 ON 10/06/2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.	109 W. 2nd Street, Suite 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057	9
2	RESPONSE TO REMAINING MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	5/21/2024	JML						Texas Registered Engineering Firm F-24040	OF
1	SHEET ADDED	10/16/2023	JCL						Texas Registered Surveying Firm # 10194797	18
PROJECT NUMBER: PH3		CLIENT NAME: WBW SINGLE LAND INVESTMENT, LLC - SERIES 101								
		CLIENT LOCATION: GEORGETOWN, TX								
APPROVED BY: JCB										
AUTHORIZED BY: WBW										

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



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



THIS SHEET

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

PROJECT INFORMATION	
TOTAL SIZE:	253.51 AC.
TOTAL BLOCKS:	24
TOTAL LOTS:	906
TOTAL TRACTS:	31
BENCHMARK	
CONCRETE TYPOT 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'	
GRAPHIC SCALE	
0 100 200 300 IN FEET	

BENCHMARK	
CONCRETE TYPOT 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

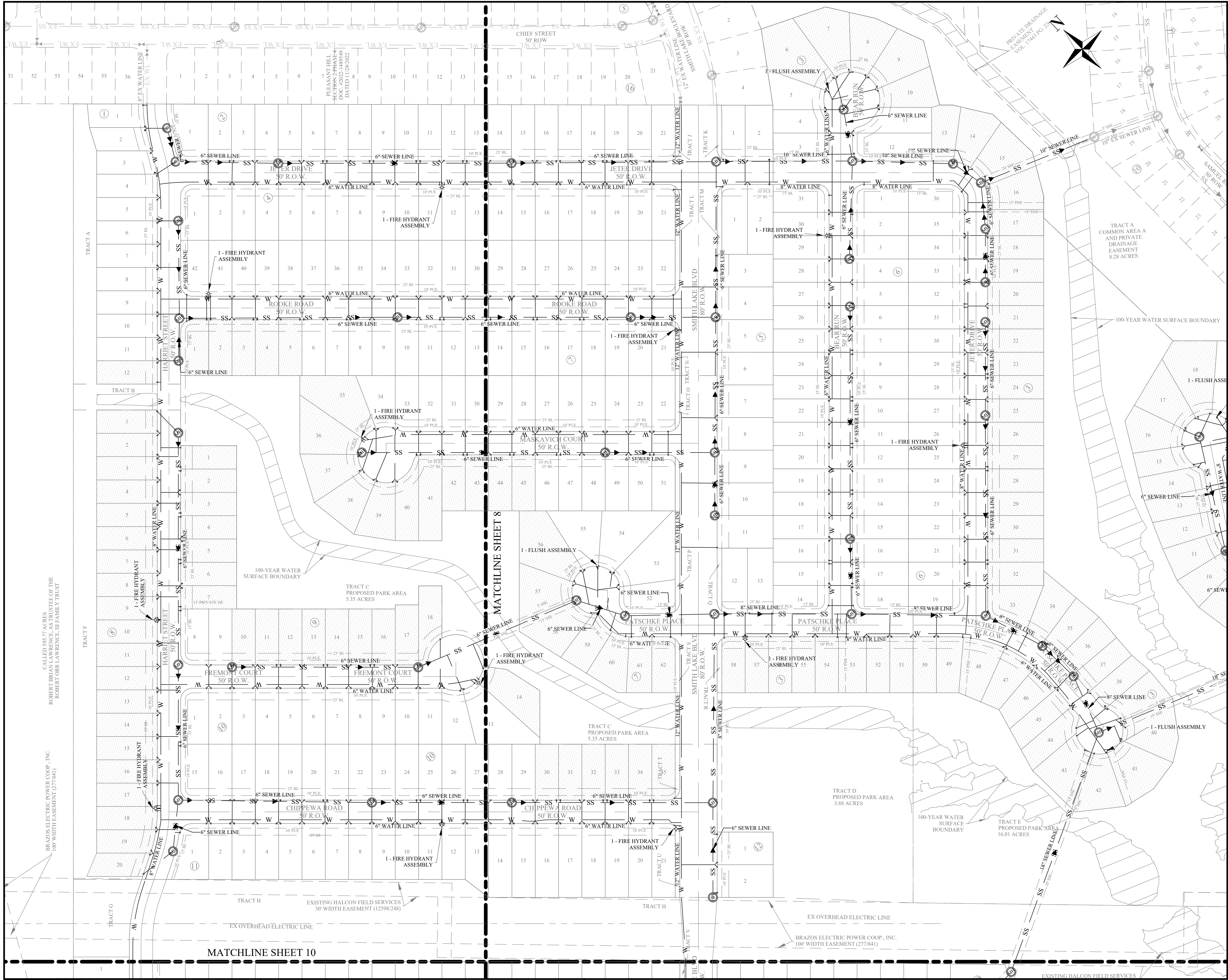
LEGAL DESCRIPTION
253.51 acre tract of land situated in the James McMillen Survey, Abstract No. 176, 6th Thomas F. McKinney League, Abstract No. 3, the John Williams League, Abstract No. 237 and the Stephen F. Austin League No. 9, Abstract No. 62 in Brazos County, Texas, being all of a called 101.36 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. 2019-174025 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
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JUAN C. BRIZUELA, P.E. 99981 ON 10/06/2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

Yalga 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
8
OF
18



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
WATER SERVICES
SEWER SERVICES
SANITARY SEWER LINE
FORCE MAIN
EXISTING OVERHEAD ELECTRIC LINE

10' PUE
PROPERTY LINE
10' PUE
PROPERTY LINE
INDICATES DIRECTION OF FLOW
STA. () 4" DIA. MANHOLE

MATCH LINE

THIS SHEET

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

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

GRAPHIC SCALE
0 100 200 300
IN FEET

WATER AND SEWER LAYOUT 2

PLEASANT HILL SECTION 3 PHASES 1-9

BRYAN, BRAZOS COUNTY, TEXAS

LEGAL DESCRIPTION	OWNER INFO	ENGINEER'S APPROVAL	Yalvo Engineering, LLC	SHEET
253.51 acre tract of land situated in the James McMillen Survey, Abstract No. 176, 6th Thomas F. McKinney League, Abstract No. 3, 3rd 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 101.36 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 133.09 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. 2019-174023 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. 2021-145560 of the OPRBC	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	THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JUAN C. BRIZUELA, P.E. 99981 ON 10/06/2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.	Yalvo 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	9 OF 18



NOTE:

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AND IS SUBJECT TO CHANGE DURING FINAL PREPARATION OF
CONSTRUCTION PLANS

DESIGN LEGEND

10' PUE

TYP. SINGLE SERVICE

TYP. DOUBLE SERVICE

WATER SERVICES

PROPERTY LINE

10' PUE

SEWER SERVICES

TYP. SINGLE SERVICE

TYP. DOUBLE SERVICE

SANITARY SEWER LINE

INDICATES DIRECTION OF FLOW

STA. () 4" DIA. MANHOLE

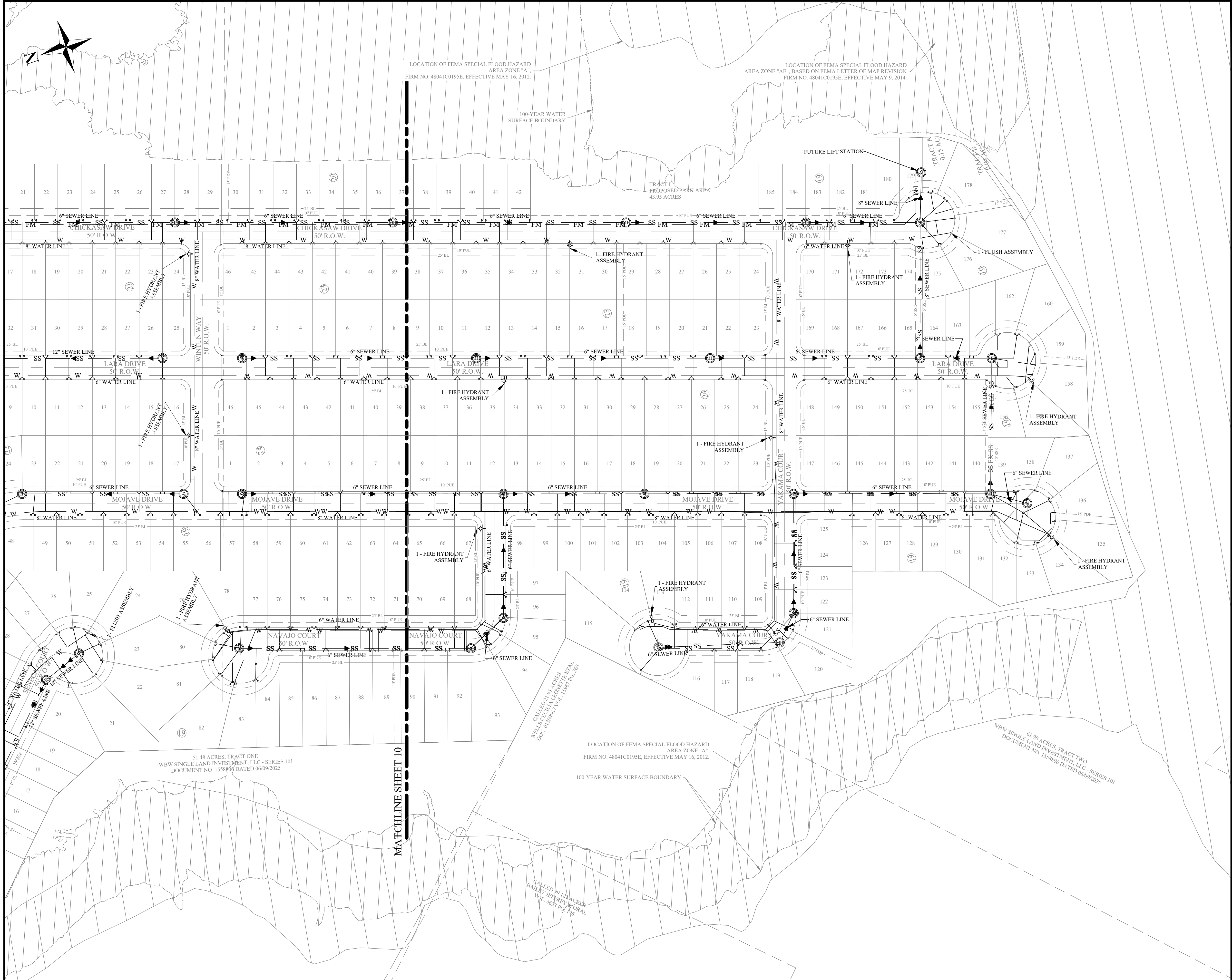
FORCE MAIN

EXISTING OVERHEAD ELECTRIC LINE

THIS SHEET

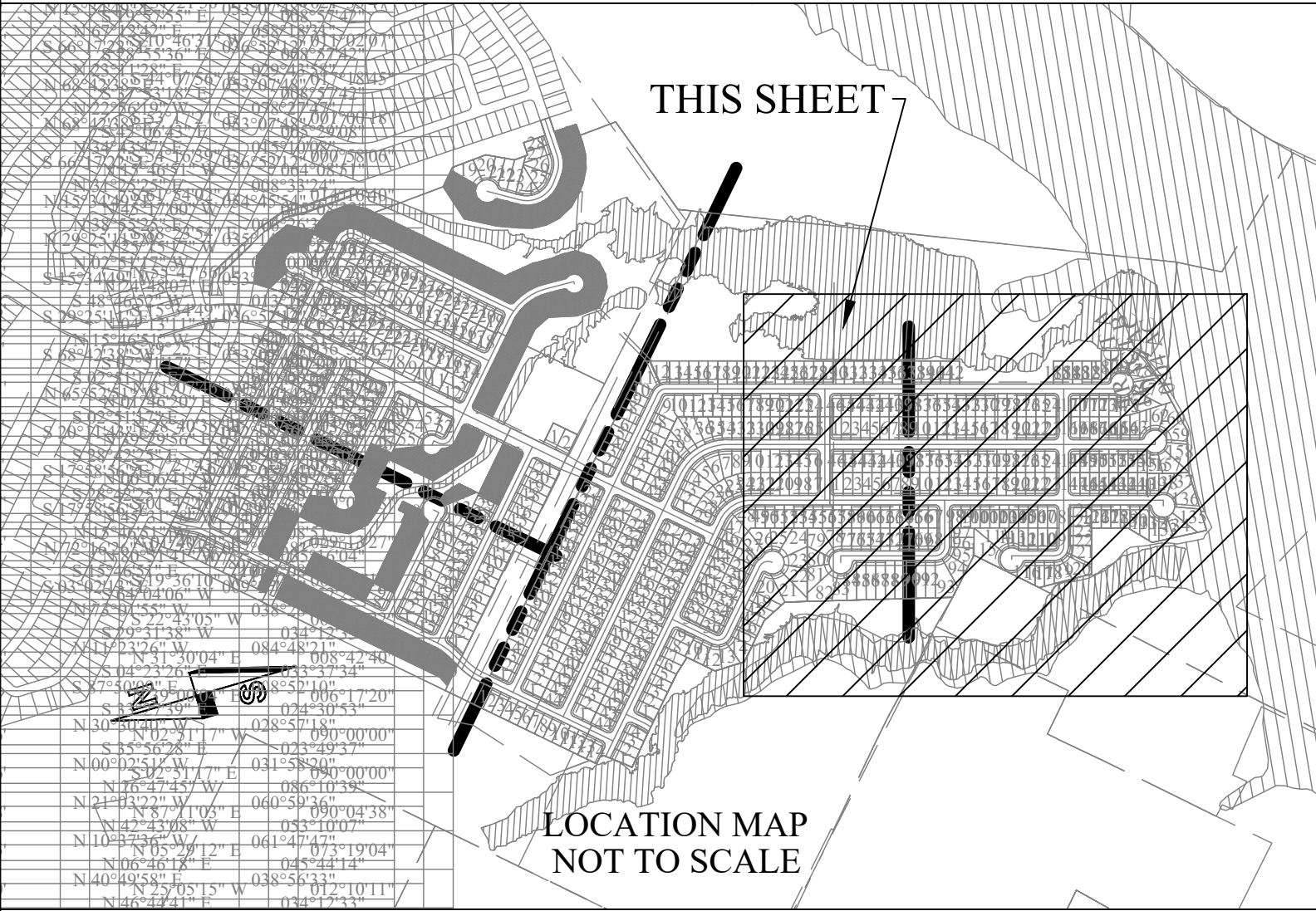
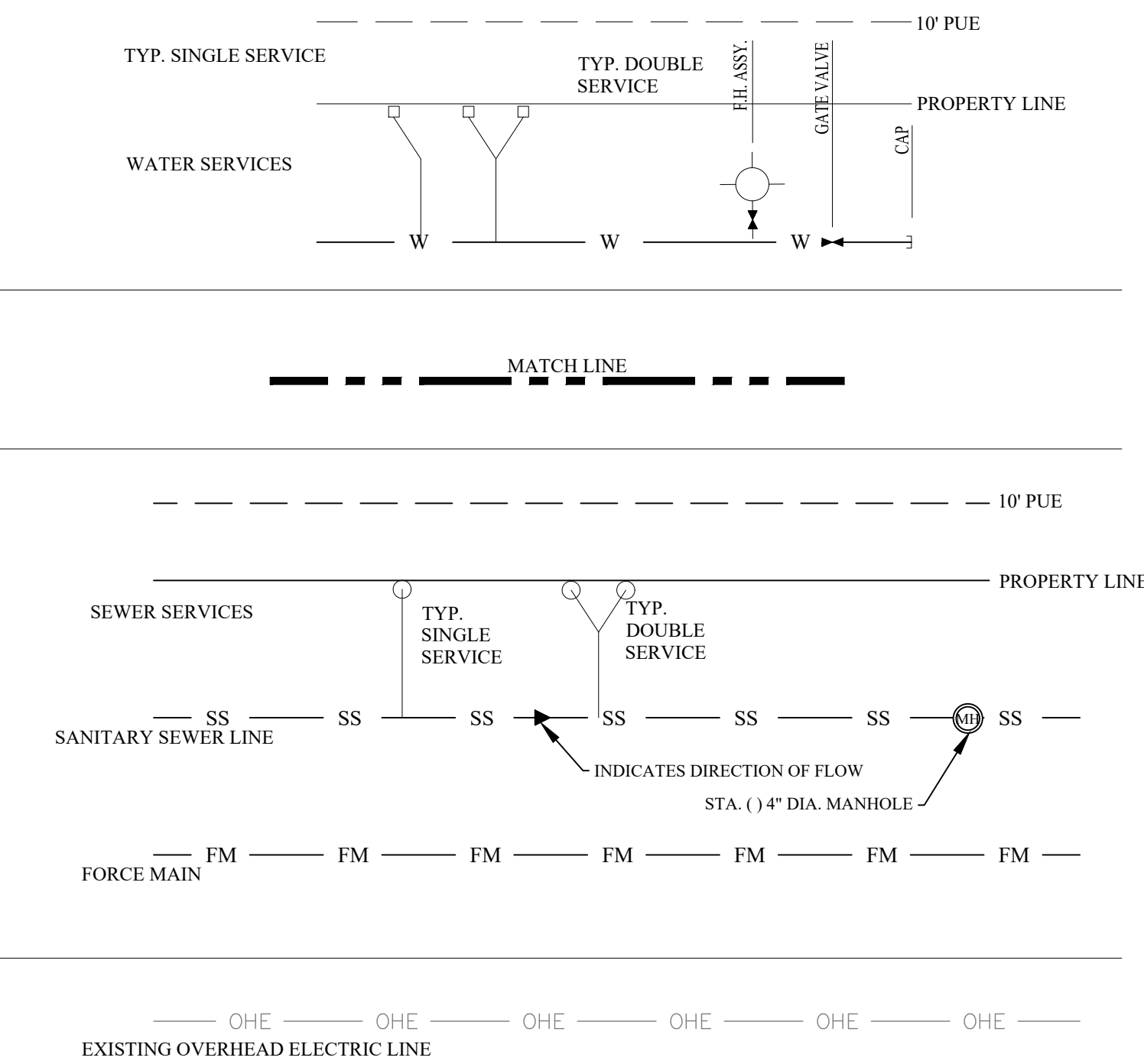
LOCATION MAP
NOT TO SCALE

REV. <table><tr><td>2</td><td>RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23</td><td>10/16/2023</td><td>JCL</td></tr><tr><td>1</td><td>ORIGINAL RELEASE</td><td>06/23/2023</td><td>JCL</td></tr></table>	2	RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	10/16/2023	JCL	1	ORIGINAL RELEASE	06/23/2023	JCL	PROJECT INFORMATION TOTAL SIZE: 253.51 AC. TOTAL BLOCKS: 24 TOTAL LOTS: 906 TOTAL TRACTS: 31	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'	LEGAL DESCRIPTION 253.51 acre tract of land situated in the James McMillen Survey, Abstract No. 176, 0th Thomas F. McKinney League, Abstract No. 3, 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 101.36 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 (OPBRC), also being all of a called 131.09 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1439077 of the OPBRC 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. 2019-174025 of the OPBRC 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 OPBRC	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 THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JUAN C. BRIZUELA, P.E. 99981 ON 10/06/2025. 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 10 OF 18
2	RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	10/16/2023	JCL												
1	ORIGINAL RELEASE	06/23/2023	JCL												



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CONSTRUCTION PLANS

DESIGN LEGEND



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

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

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 4
PLEASANT HILL SECTION 3 PHASES 1-9
BRYAN, BRAZOS COUNTY, TEXAS

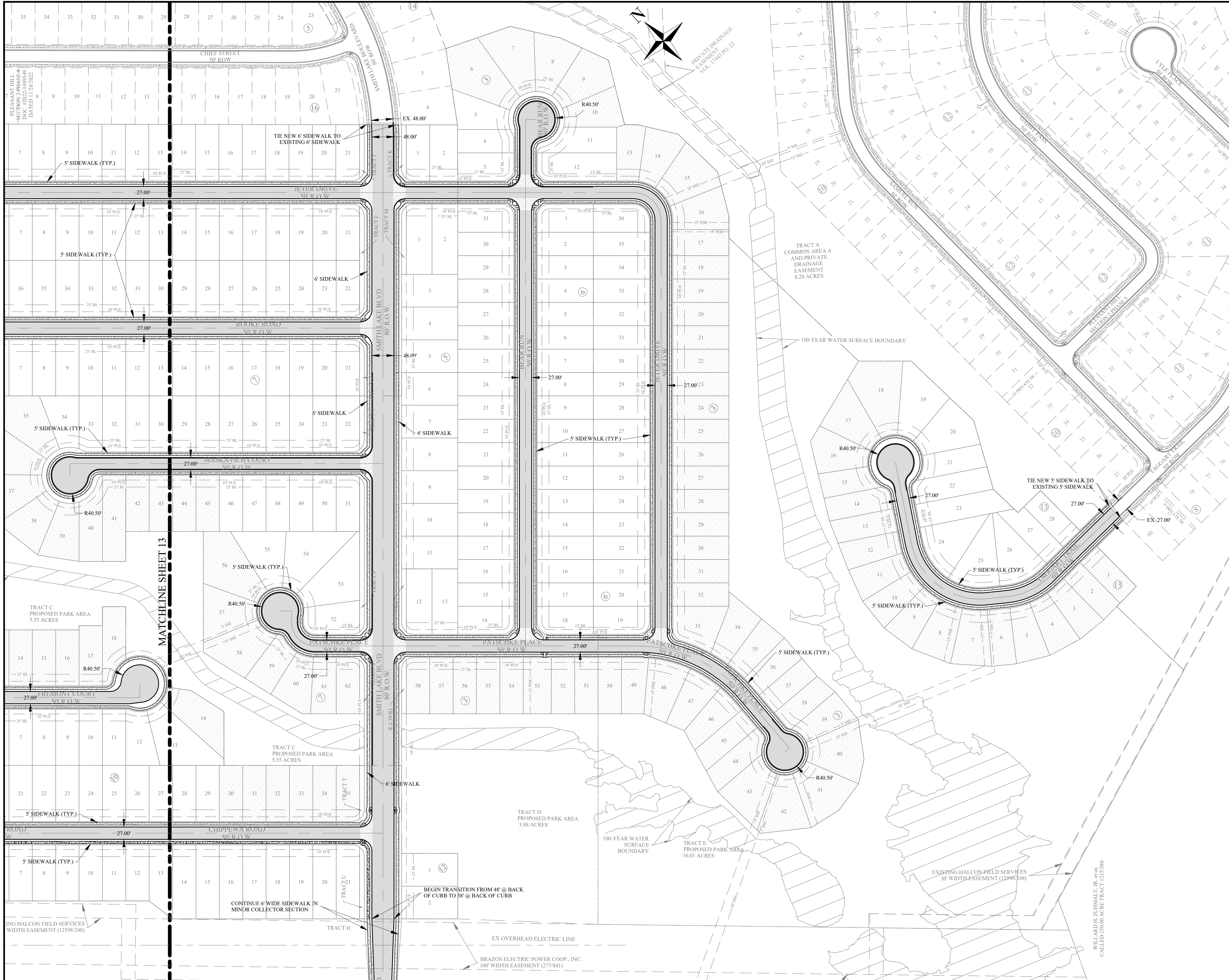
LEGAL DESCRIPTION
253.51 acre tract of land situated in the James McMillen Survey, Abstract No. 176, 6th Thomas F. McKinney League, Abstract No. 3, 3rd John Williams League, Abstract No. 237 and the Stephen F. Austin League No. 9, Abstract No. 62, in Brazos County, Texas, being all of a called 101.36 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 131.09 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. 2019-174025 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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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
11
OF
18



NOTE:

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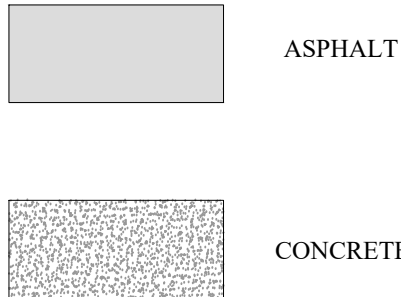
PAVEMENT WIDTHS

- 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



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

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GRAPHIC SCALE	

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

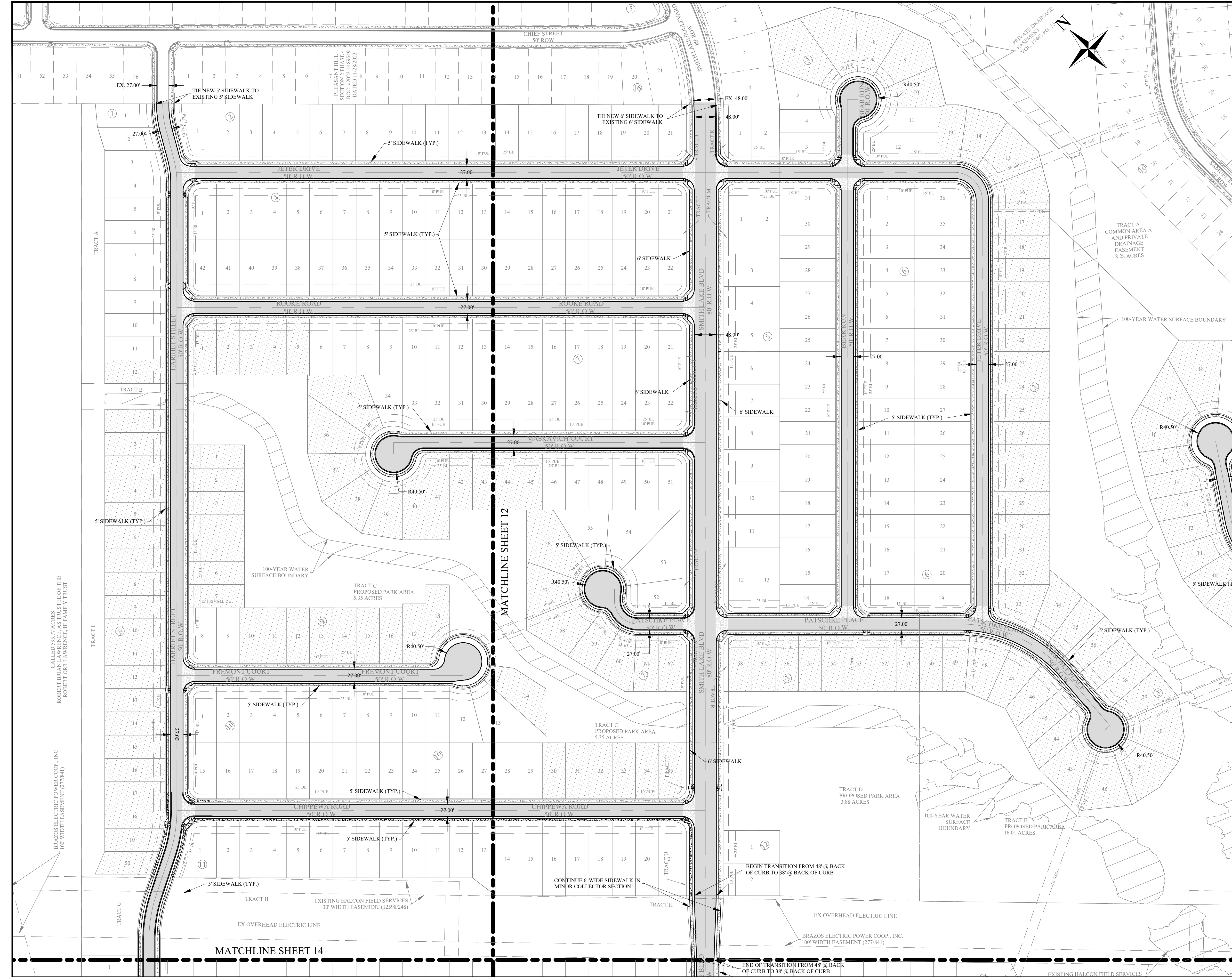
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WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 111 109 W. 2nd Street, Suite 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057

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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
12
OF
18



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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

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 INFORMATION	BENCHMARK
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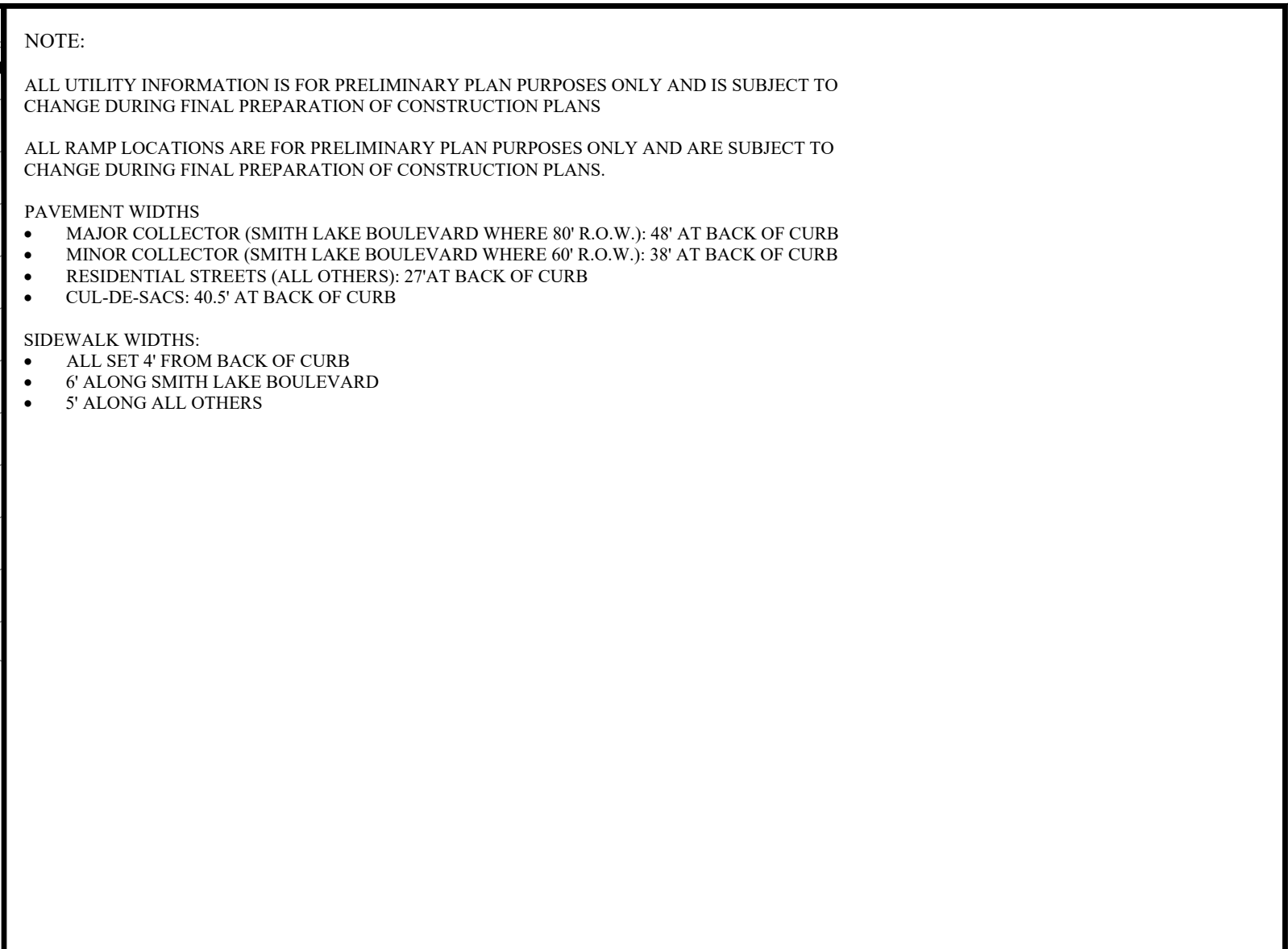
GRAPHIC SCALE

0 100 200 300
IN FEET

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

LEGAL DESCRIPTION	OWNER INFO	ENGINEER'S APPROVAL	Yalgo Engineering, LLC	SHEET
253.51 acre tract of land situated in the James McMillen Survey, Abstract No. 176, 6th Thomas F. McKinney League, Abstract No. 3, 3rd 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 101.36 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 133.09 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. 2019-174025 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. 2021-145560 of the OPRBC	WBW SINGLE LAND INVESTMENT, LLC - SERIES 101 109 W. 2nd Street, Suite 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057	THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JUAN C. BRIZUELA, P.E. 99981 ON 10/06/2025. 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	13 OF 18

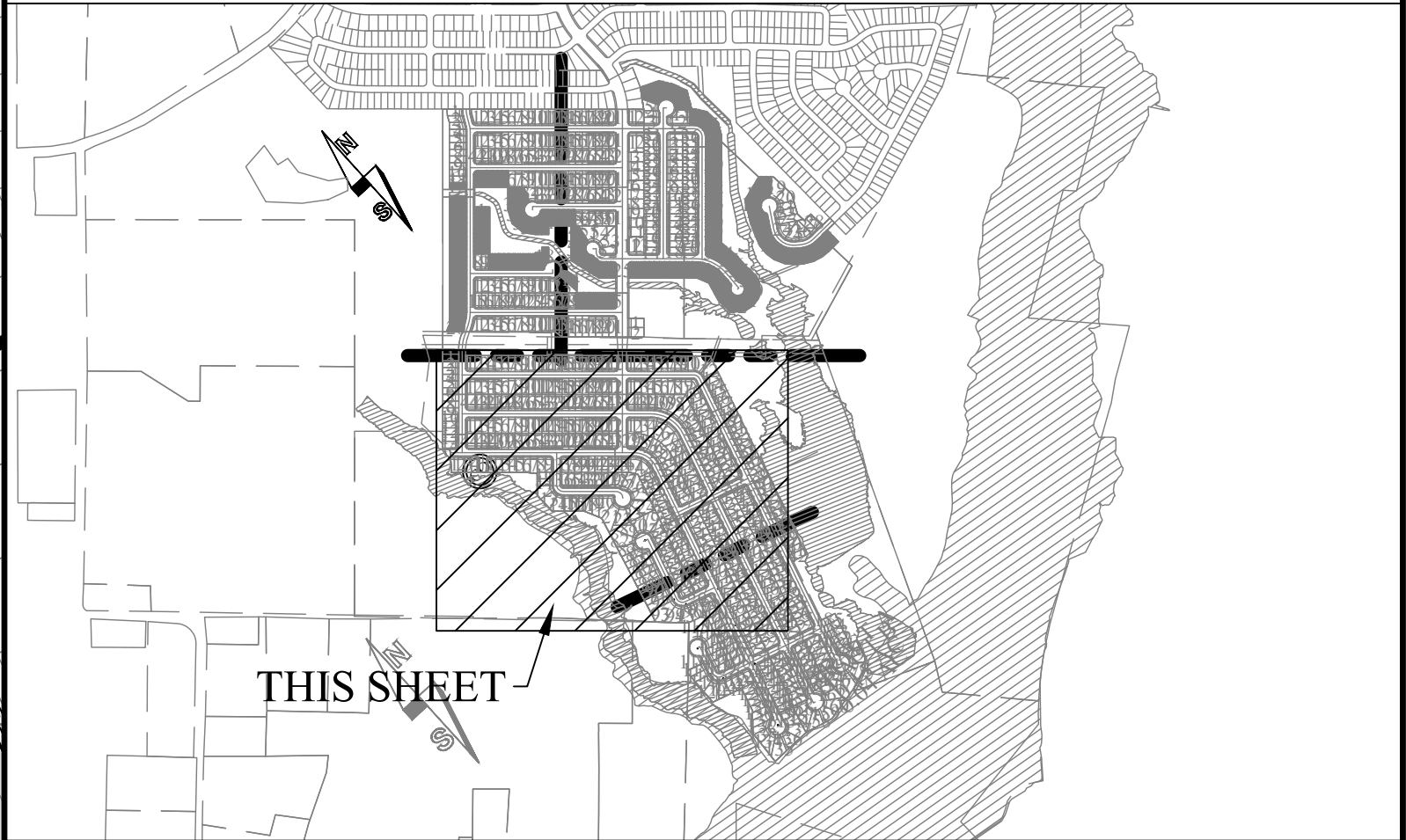
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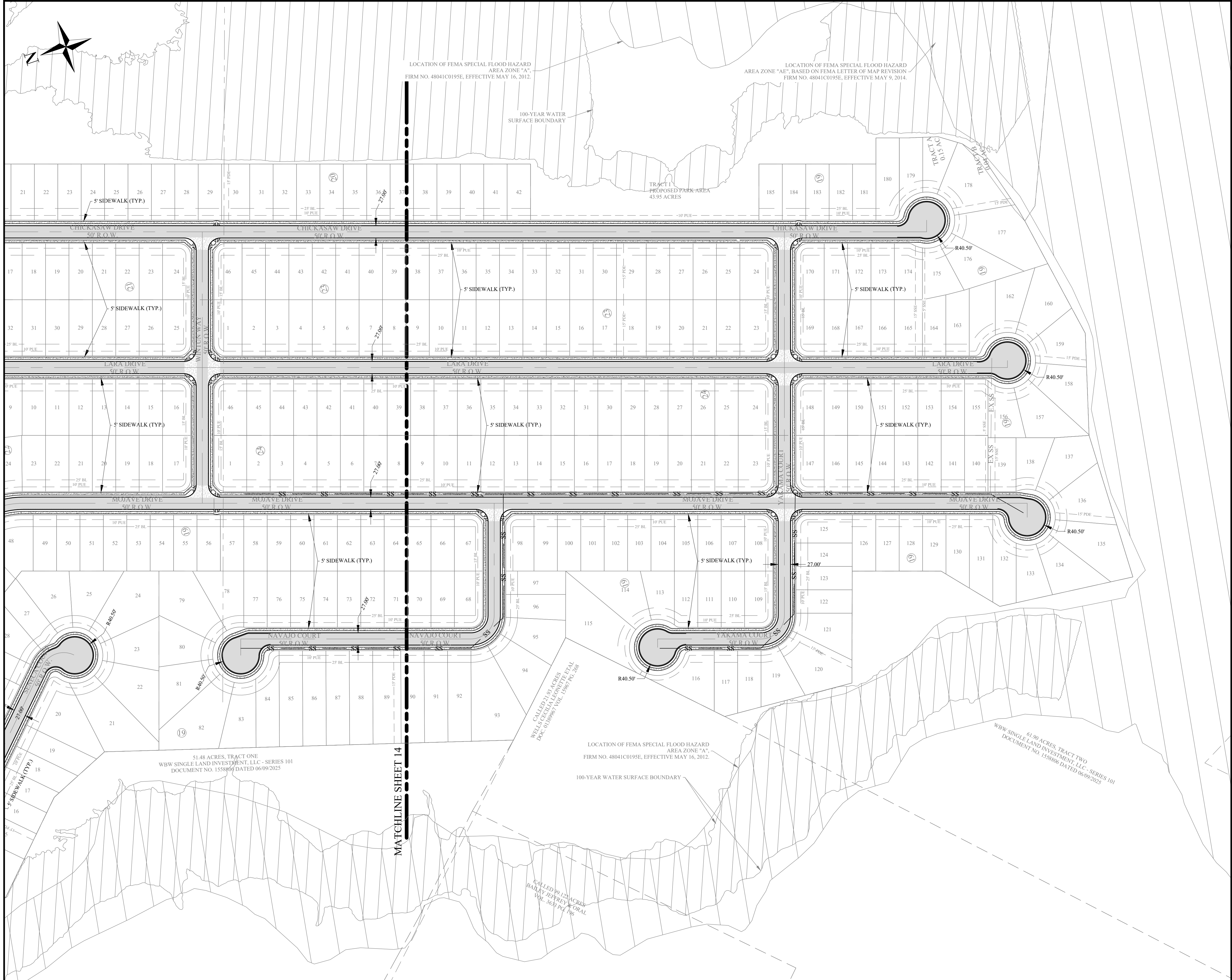
ASPHALT

CONCRETE

EXISTING OVERHEAD ELECTRIC LINE



LOCATION MAP
NOT TO SCALE



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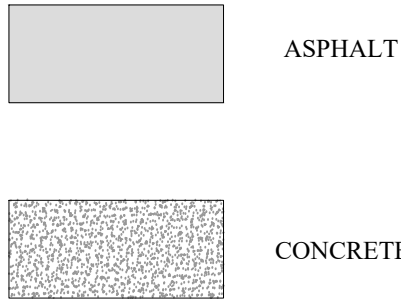
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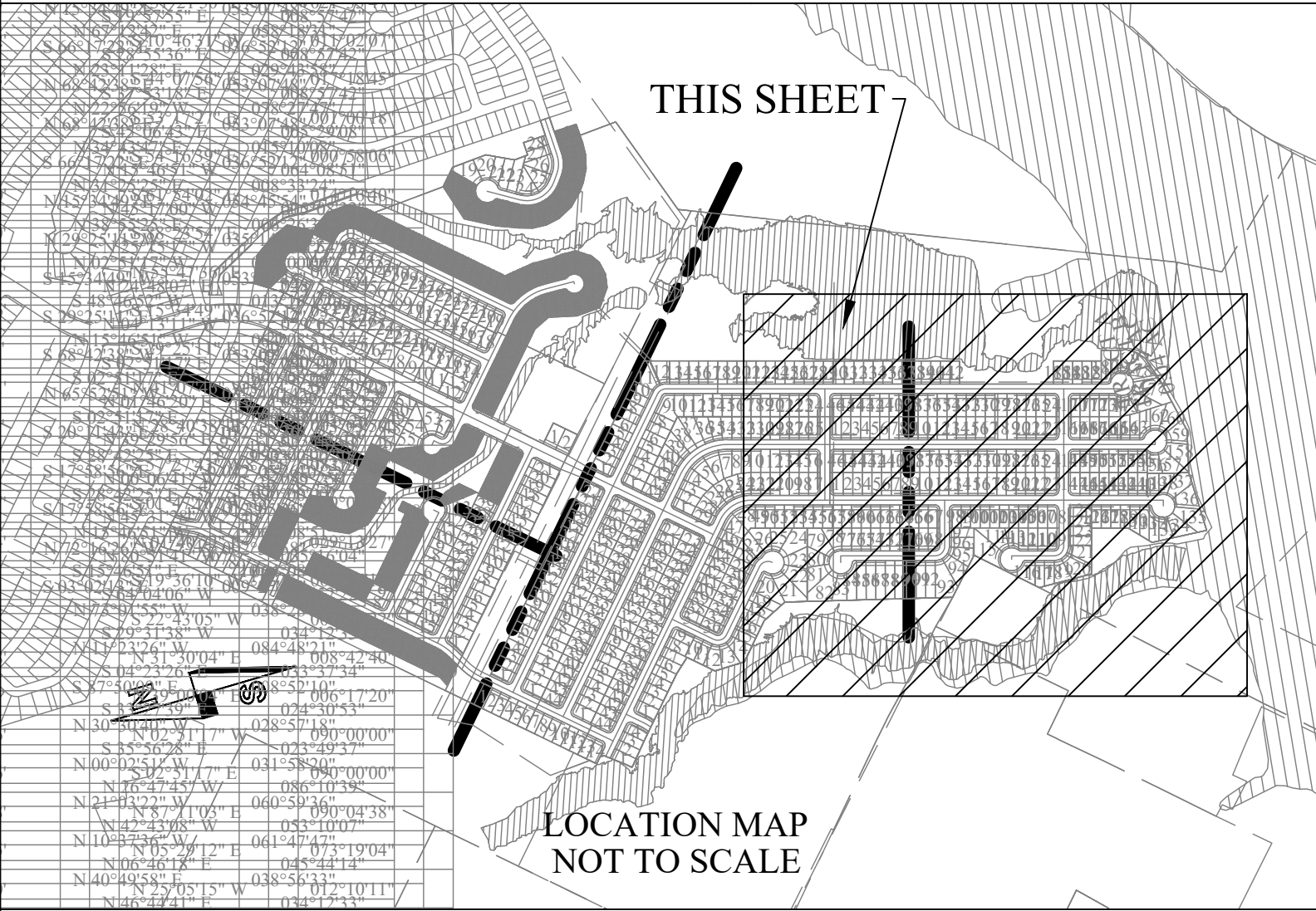
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DESIGN LEGEND

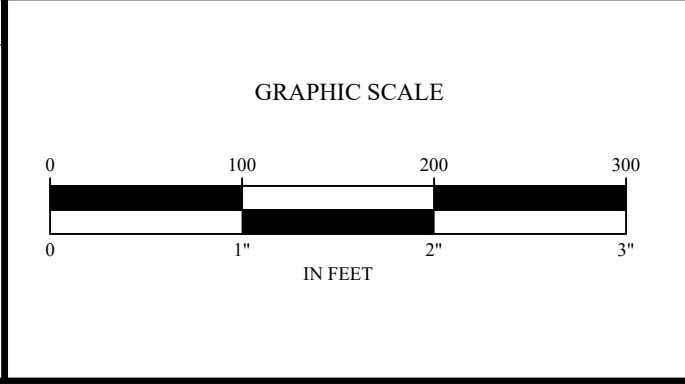


EXISTING OVERHEAD ELECTRIC LINE



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

PROJECT INFORMATION	
TOTAL SIZE:	253.51 AC.
TOTAL BLOCKS:	24
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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'

PAVEMENT AND SIDEWALK LAYOUT 4 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, 06/ Thomas F. McKinney League, Abstract No. 3, 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 101.36 acre tract (Parcel No. 3), 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 (OPBRC), also being all of a called 133.09 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1439077 of the OPBRC 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. 2019-174025 of the OPBRC 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 OPBRC.

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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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SHEET
15
OF
18

- NOTES:
1. THE TOPOGRAPHICAL INFORMATION IS APPROXIMATE AND FOR DRAINAGE ANALYSIS ONLY.
 2. DRAINAGE INFORMATION IS PRELIMINARY PLAN PURPOSES ONLY AND IS SUBJECT TO CHANGE DURING FINAL PREPARATION OF CONSTRUCTION PLANS.
 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 TNRS IN ONE FOOT INTERVALS. EXISTING CONTOURS WITHIN BOUNDARIES OF PREVIOUS PLEASANT HILL PHASES REFLECT DESIGN CONTOURS FOR THAT PHASE.

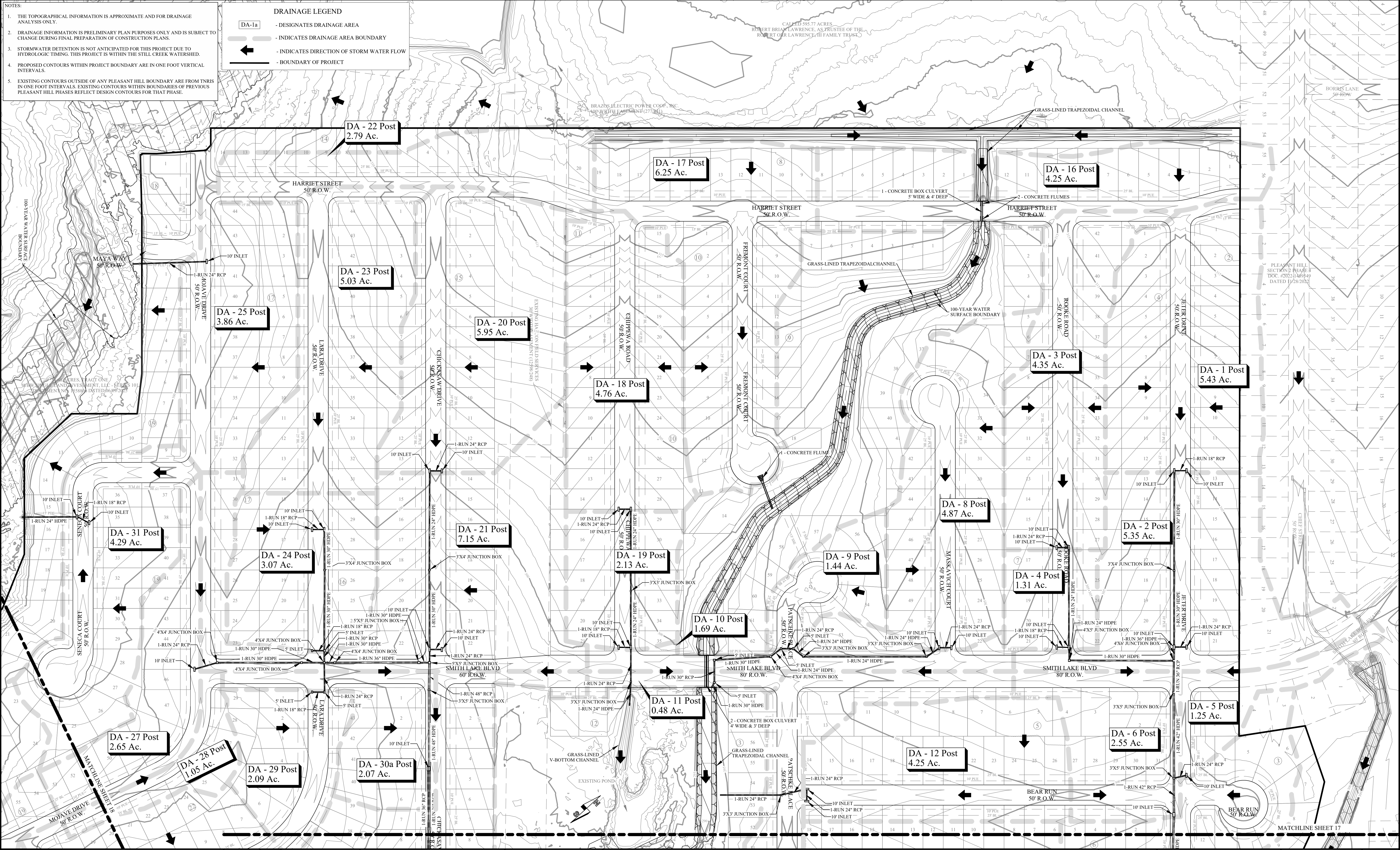
DRAINAGE LEGEND

DA-1a - DESIGNATES DRAINAGE AREA

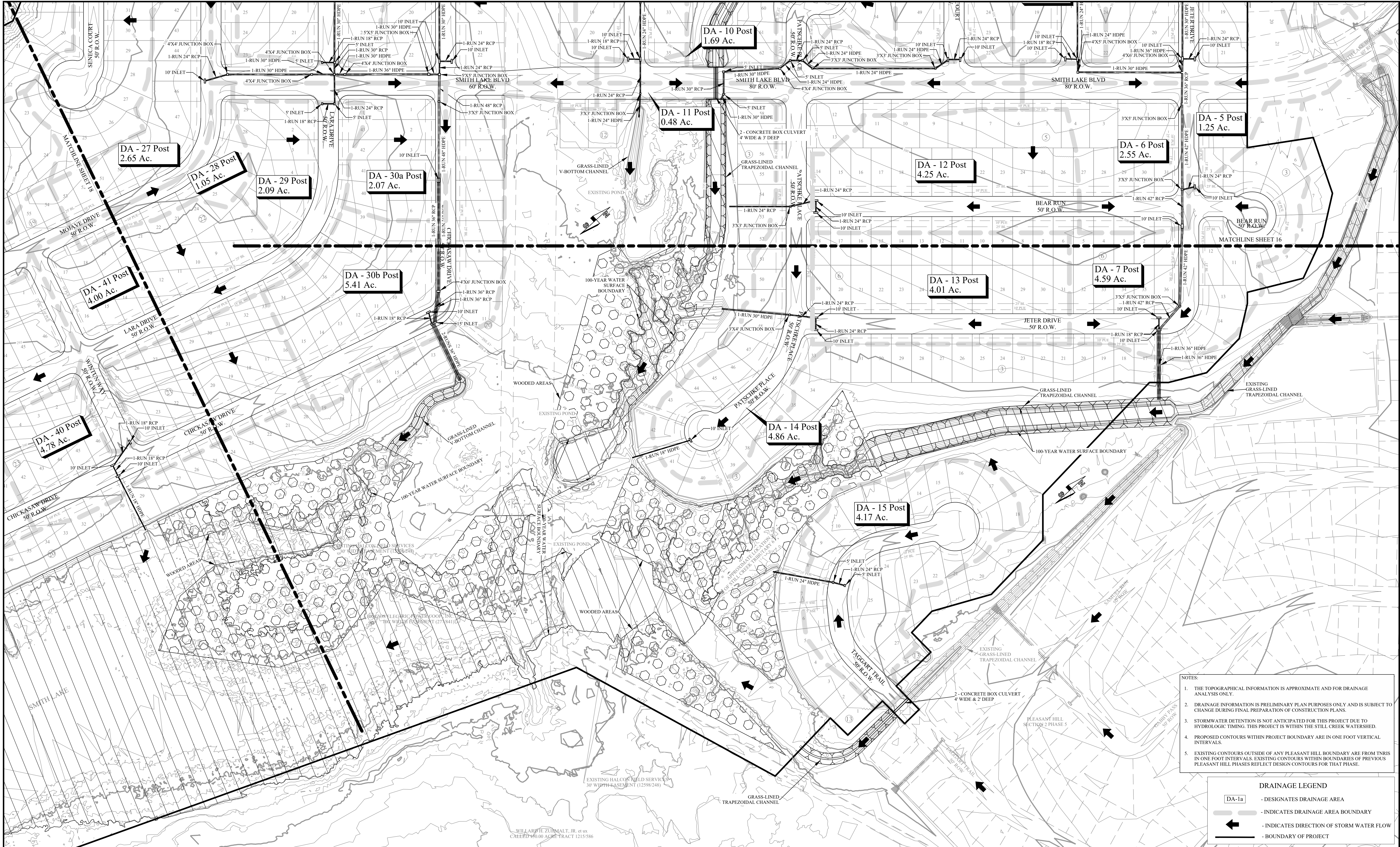
--- INDICATES DRAINAGE AREA BOUNDARY

← INDICATES DIRECTION OF STORM WATER FLOW

--- BOUNDARY OF PROJECT



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	LEGAL DESCRIPTION	OWNER INFO	ENGINEER'S APPROVAL	Yalco Engineering, LLC	SHEET
2	RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	10/16/2023	JCL	TOTAL SIZE: 253.51 AC. TOTAL BLOCKS: 24 TOTAL LOTS: 906 TOTAL TRACTS: 31	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'	253.51 acre tract of land situated in the James McMillen Survey, Abstract No. 176, 6th Thomas F. McKinney League, Abstract No. 3, 3rd 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 101.36 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. 2021-1439075 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. 2019-174025 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	WBW SINGLE LAND INVESTMENT, LLC - SERIES 101 109 W. 2nd Street, Suite 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057	THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JUAN C. BRIZUELA, P.E. 99981 ON 10/06/2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.	Yalco 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	16
1	ORIGINAL RELEASE	06/23/2023	JCL							OF
PROJECT NUMBER: PH3				CLIENT NAME: WBW SINGLE LAND INVESTMENT, LLC - SERIES 101						18
				CLIENT LOCATION: GEORGETOWN, TX						
APPROVED BY: JCB										
AUTHORIZED BY: WBW										



- NOTES:
1. THE TOPOGRAPHICAL INFORMATION IS APPROXIMATE AND FOR DRAINAGE ANALYSIS ONLY.
 2. DRAINAGE INFORMATION IS PRELIMINARY PLAN PURPOSES ONLY AND IS SUBJECT TO CHANGE DURING FINAL PREPARATION OF CONSTRUCTION PLANS.
 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 TNRS 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

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

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

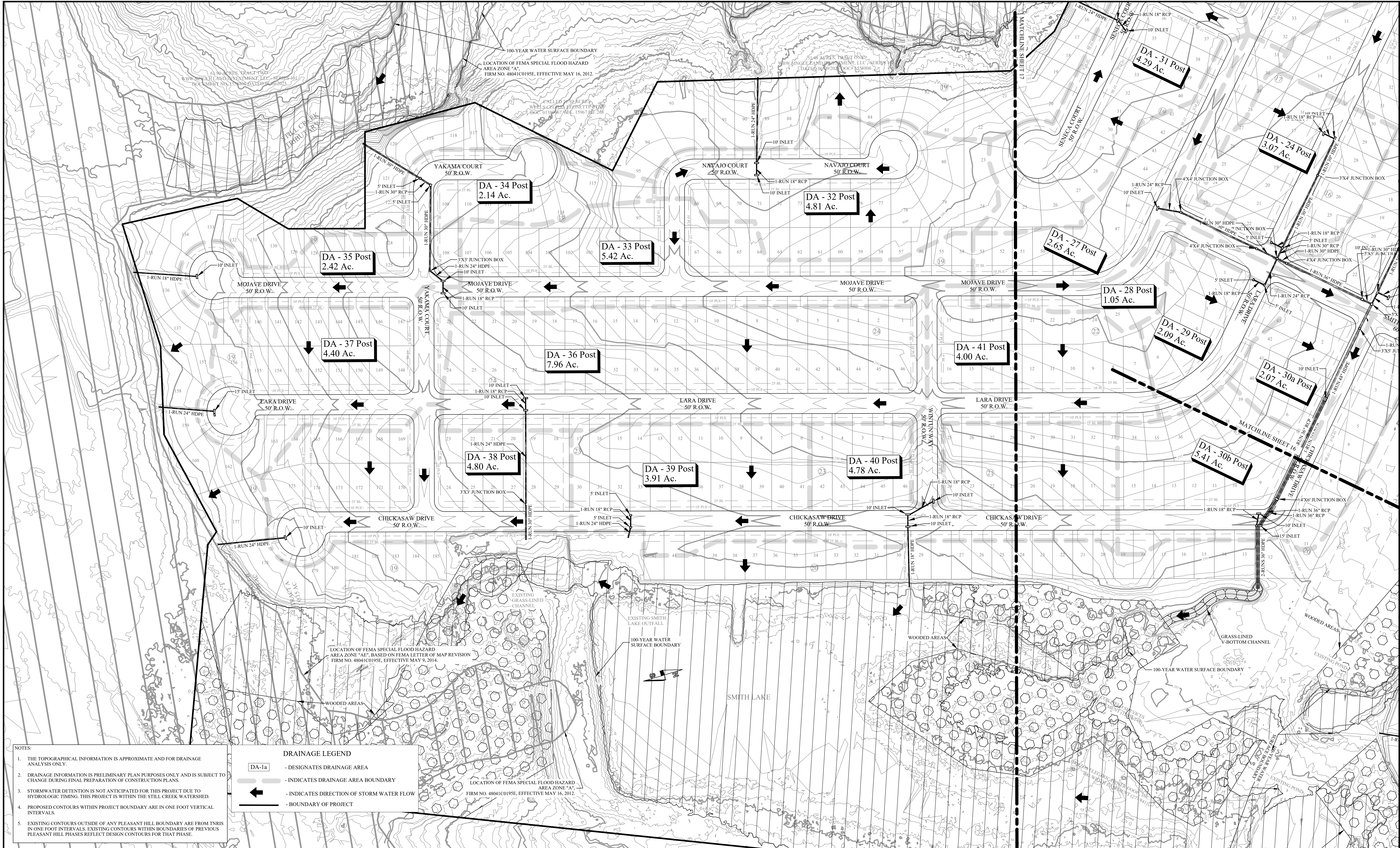
POST-DRAINAGE STRUCTURES 2 PLEASANT HILL SECTION 3 PHASES 1-9 BRYAN, BRAZOS COUNTY, TEXAS

LEGAL DESCRIPTION
253.51 acre tract of land situated in the James McMillen Survey, Abstract No. 176, 0th Thomas F. McKinney Leasing, Abstract No. 3, 3rd John Williams Leasing, Abstract No. 237 and the Stephen F. Austin Leasing No. 9, Abstract No. 62, in Brazos County, Texas, being all of a called 101.16 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. 2021-143907 of the Official Public Records of Brazos County (OPRBC), also being all of a called 133.09 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-143907 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. 2019-174025 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. 2021-145560 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
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JUAN C. BRIZUELA, P.E. 99981 ON 10/06/2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

Yalvo 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 17 OF 18
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- NOTES:
1. THE TOPOGRAPHICAL INFORMATION IS APPROXIMATE AND FOR DRAINAGE ANALYSIS ONLY.
 2. DRAINAGE INFORMATION IS PRELIMINARY PLAN PURPOSES ONLY AND IS SUBJECT TO CHANGE DURING FINAL PREPARATION OF CONSTRUCTION PLANS.
 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

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

PROJECT INFORMATION	
TOTAL SIZE:	253.51 AC.
TOTAL BLOCKS:	24
TOTAL LOTS:	906
TOTAL TRACTS:	31
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'	
GRAPHIC SCALE	
0 100 200 300 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'	

POST-DRAINAGE STRUCTURES 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, 6th 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 101.36 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 133.09 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 PH (254) 953-5353 FX (254) 953-5057

ENGINEER'S APPROVAL
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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 18 OF 18
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