

LOT SIZE TABLE

Table with 4 columns: BLOCK #, LOT #, AREA (SQ. FT), LOT WIDTH (FT.). Rows 19-21 with lots 148-24.

LOT SIZE TABLE

Table with 4 columns: BLOCK #, LOT #, AREA (SQ. FT), LOT WIDTH (FT.). Rows 23-21 with lots 1-24.

BFE/MIN FFE TABLE

Table with 5 columns: BLOCK #, LOT #, BFE (ft.), MIN. FFE (ft.), SOURCE. Rows 19-20 with lots 157-40.

BFE = BASE FLOOD ELEVATION
FFE = FINISHED FLOOR ELEVATION

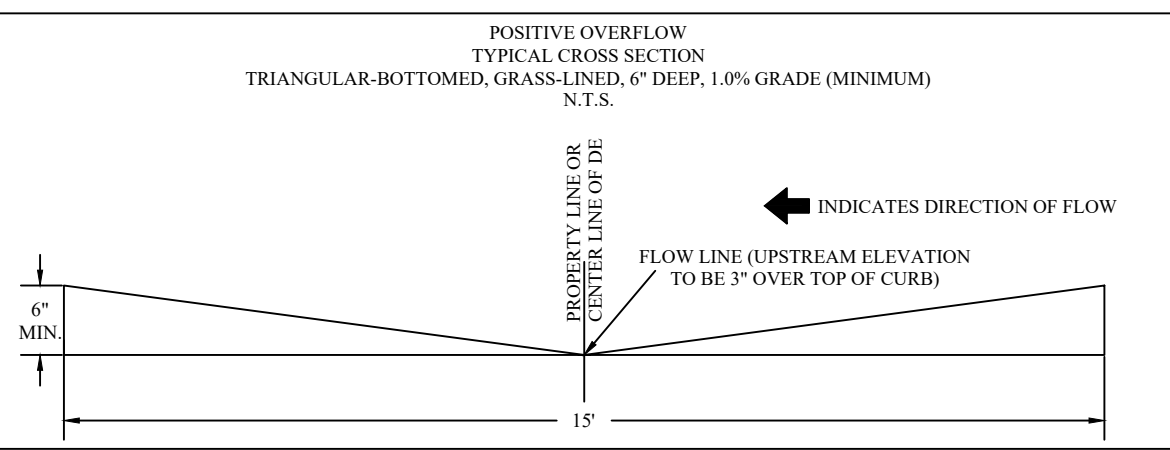
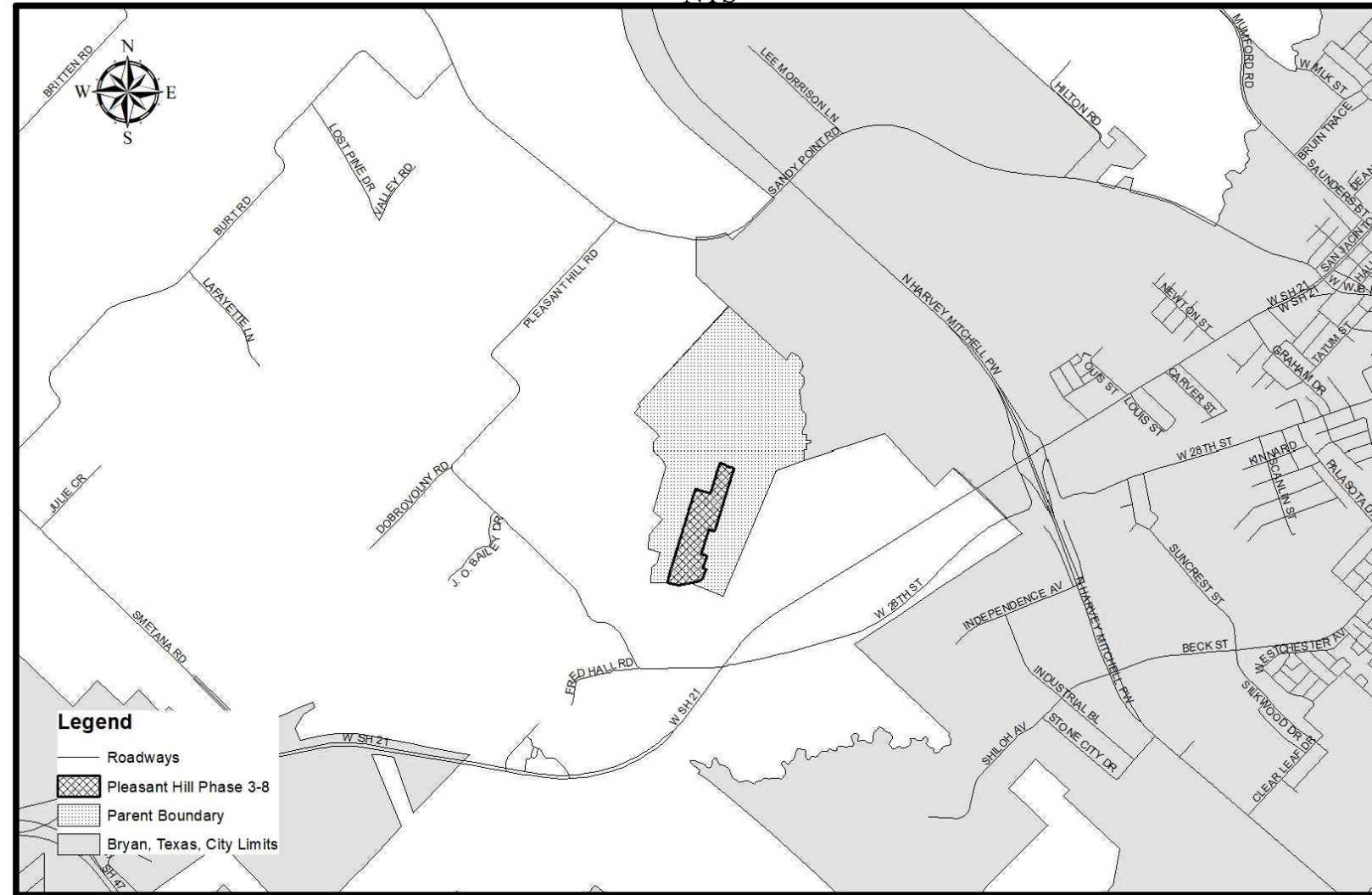
CURVE TABLE

Table with 6 columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows C1-C30.

GENERAL NOTES:

- 1. ALL PERMANENT CORNERS SET ARE 1/2" IRON RODS WITH CAP MARKED "YALGO" UNLESS OTHERWISE NOTED HEREON.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYAN SIDEWALK ORDINANCE BY THE DEVELOPER.
3. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL.
4. THE BEARINGS RECTED HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM...

VICINITY MAP NTS



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Table with 4 columns: REV., DESCRIPTION, DATE, BY. Includes project number, client name, and approval information.

Table with 4 columns: PROJECT INFORMATION, BENCHMARK, TOTAL SIZE, TOTAL BLOCKS, TOTAL LOTS, TOTAL TRACTS.

BENCHMARK: CONCRETE TXDOT MONUMENT (SOUTHEAST R.O.W. LINE OF SANDY POINT ROAD) NAD 83

FINAL PLAT PLEASANT HILL SECTION 3 - PHASE 8 CITY OF BRYAN, COUNTY OF BRAZOS, TEXAS

Table with 6 columns: LOTS AND BLOCKS, OWNER INFORMATION, DEVELOPER INFORMATION, LEGAL DESCRIPTION, Yalgo Engineering, LLC, SHEET 1 OF 2.

FINAL PLAT OF PLEASANT HILL SECTION 3, PHASE 8 CITY OF BRYAN, BRAZOS COUNTY, TEXAS

STATE OF TEXAS COUNTY OF WILLIAMSON I, BWB Single Development Group, LLC-Series 140, the owner and developer of the land shown on this plat, being (part of) the tract of land as conveyed to me in the Deeds Records of Brazos County in Doc. No. 2021-1439077 and Doc. No. 2021-01439076...

STATE OF TEXAS COUNTY OF WILLIAMSON Before me, the undersigned authority, on this day personally appeared Bruce Whitis, in his capacity as President of BWB Single Development Group, LLC - Series 140, a separate series of BWB Single Development Group, LLC, a Texas series limited liability company...

CERTIFICATION OF THE SURVEYOR STATE OF TEXAS COUNTY OF WILLIAMSON I, Corey Shannon, Registered Public Surveyor No. 5967 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property...

STATE OF TEXAS COUNTY OF BRAZOS I, Corey Shannon, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the \_\_\_ day of \_\_\_, 20\_\_\_, in the Official Records of Brazos County in Volume \_\_\_, Page \_\_\_.

APPROVAL OF PLANNING AND ZONING COMMISSION I, \_\_\_, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the \_\_\_ day of \_\_\_, 20\_\_\_ and same was duly approved on the \_\_\_ day of \_\_\_, 20\_\_\_ by said Commission.

APPROVAL OF THE CITY PLANNER I, \_\_\_, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_ day of \_\_\_, 20\_\_\_.

APPROVAL OF THE CITY ENGINEER I, \_\_\_, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_ day of \_\_\_, 20\_\_\_.

