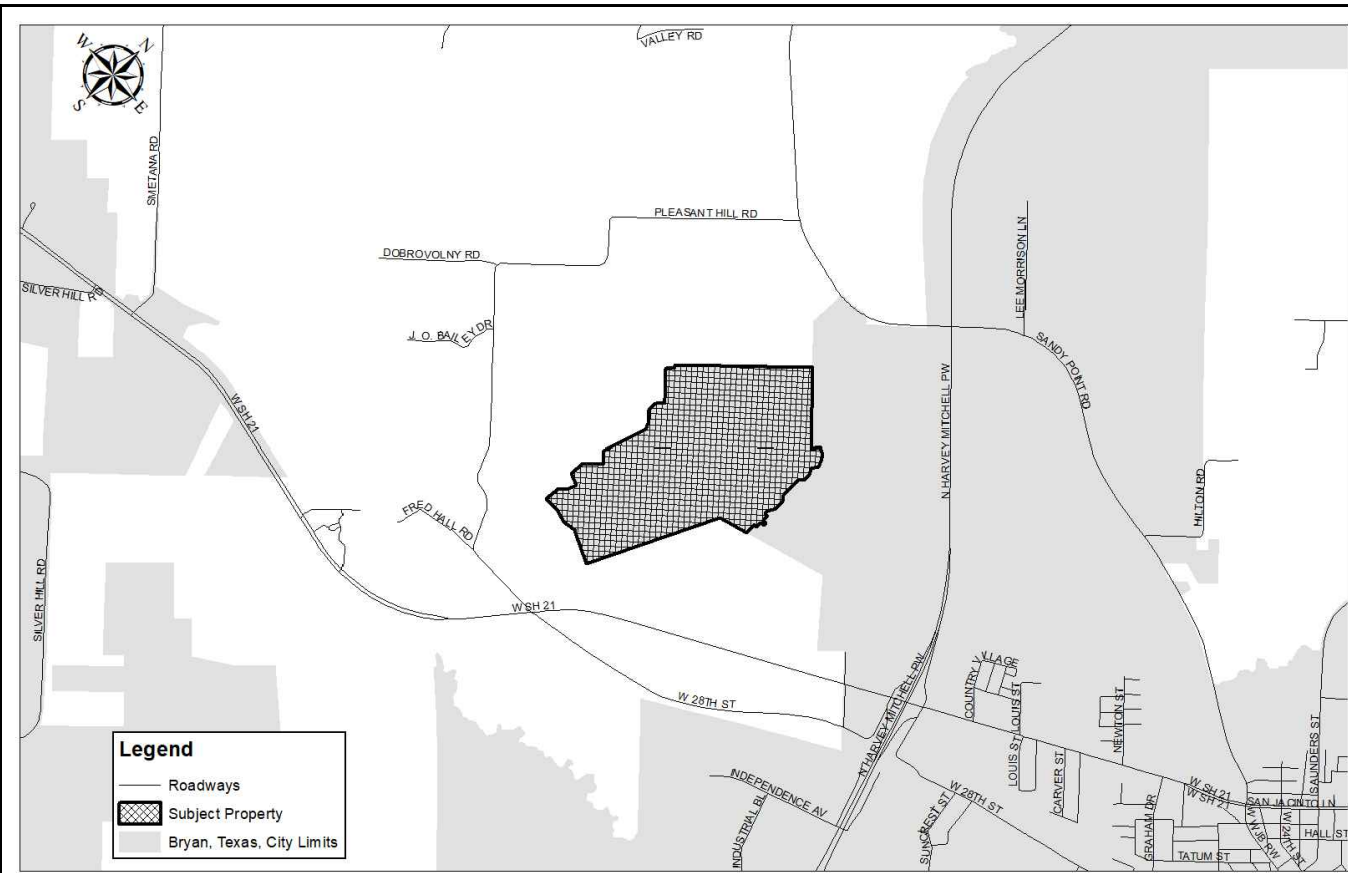




Legend
Roadways
Subject Property
Bryan, Texas, City Limits

Sheet List Table	
Sheet Number	Sheet Title
1	INDEX SHEET
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
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13	PAVEMENT AND SIDEWALK LAYOUT 3
14	PAVEMENT AND SIDEWALK LAYOUT 4
15	POST-DRAINAGE STRUCTURES 1
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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 06/23/2023

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

SHEET 3

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

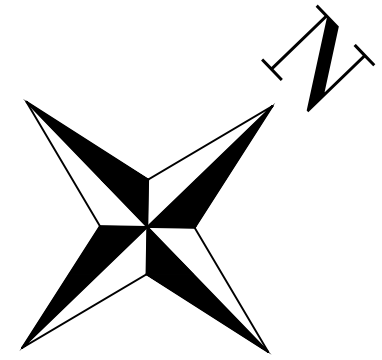
PHASE 4

PHASE 1

PHASE 2

PHASE 3

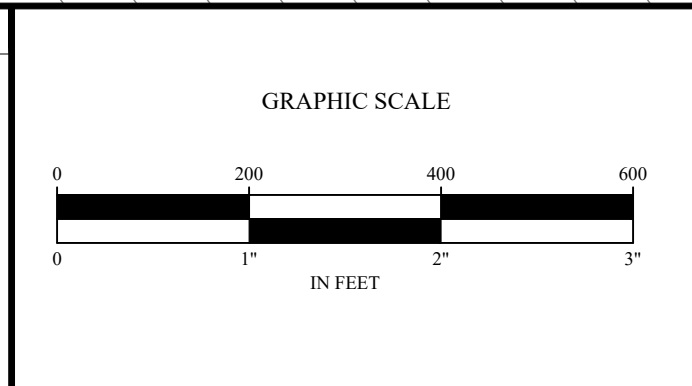
WILLARD H. ZUHMALT, JR., et ux
CALLED 150.00 ACRE TRACT 1215/586



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 05/13/2026. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.	

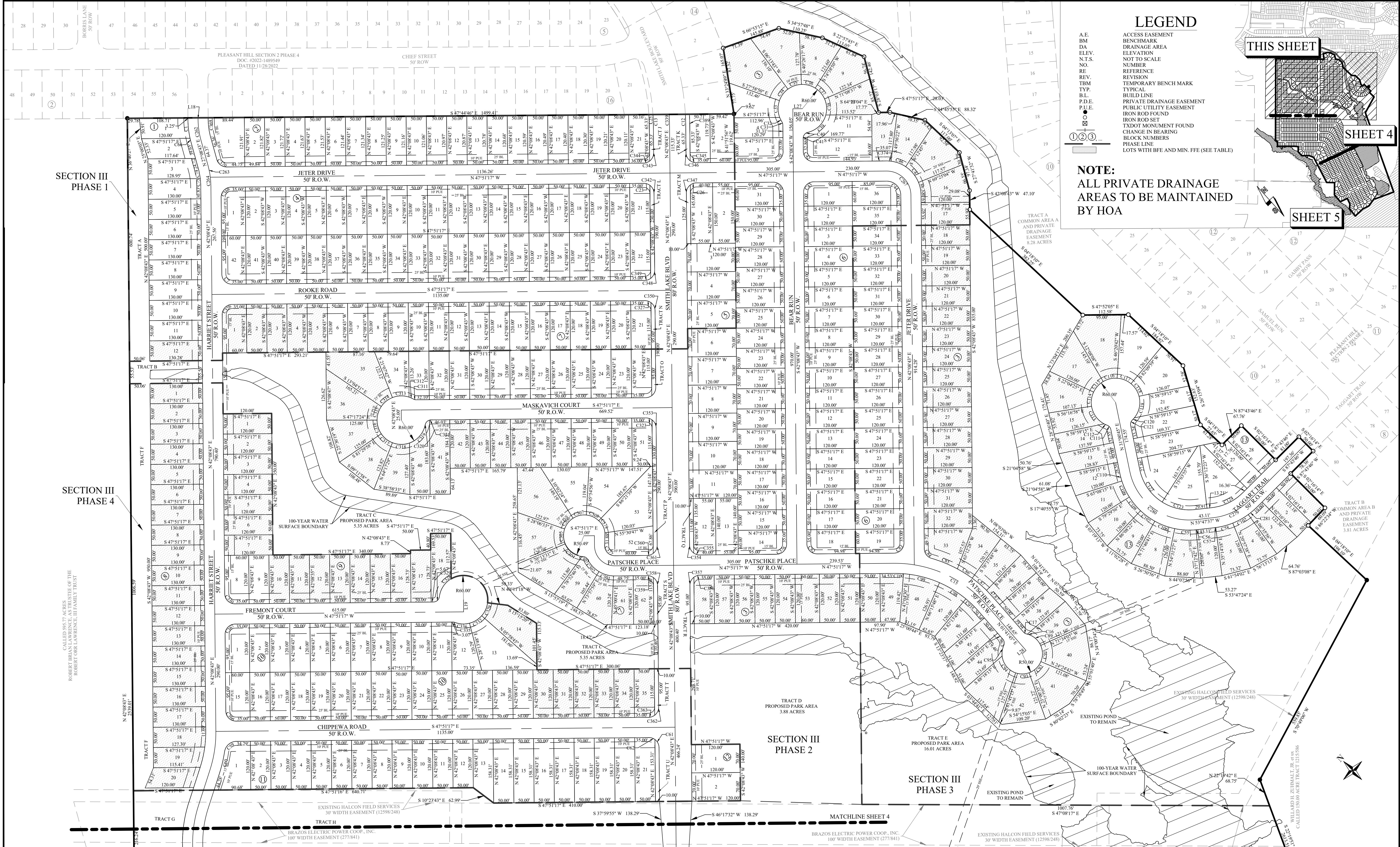
Yalgo Engineering, LLC 109 W 2nd Street Ste. 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057 Texas Registered Engineering Firm F-24040 Texas Registered Surveying Firm #10194797	SHEET 1 OF 18
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CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
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	75.00'	37.90'	37.50'	N 56°21'49" W	028°57'18"
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'	73.82'	69.25'	N 26°55'21" W	070°29'42"
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 66°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 1°07'46" W	013°27'02"
C66	225.00'	12.03'	12.03'	N 28°40'38" E	003°03'50"
C68	15.00'	21.56'	19.75'	S 57°27'43" W	082°20'16"
C69	75.00'	37.97'	37.57'	N 01°47'16" W	029°00'38"
C70	75.00'	38.25'	37.84'	N 01°40'52" E	029°13'27"
C72	15.00'	1.73'	1.73'	S 19°36'10" W	006°37'11"
C73	60.00'	0.41'	0.41'	S 22°43'05" W	000°23'22"
C74	175.00'	26.61'	26.58'	N 31°30'04" E	008°42'40"
C75	175.00'	19.21'	19.20'	N 39°00'04" E	006°17'20"
C77	60.00'	30.32'	30.00'	S 49°28'20" W	028°57'23"
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°11'00" 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'	N 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"

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C109	175.00'	43.86'	43.75'	S 17°40'55" W	014°21'41"
C110	175.00'	18.78'	18.77'	S 25°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°20'45" W	052°44'38"
C114	60.00'	35.82'	35.29'	S 50°49'18" W	034°12'33"
C115	60.00'	35.82'	35.29'	S 85°01'52" W	034°12'33"
C116	60.00'	35.82'	35.29'	N 60°45'55" W	034°12'33"
C117	60.00'	37.51'	36.90'	N 25°44'40" W	035°49'48"
C118	60.00'	37.36'	36.76'	N 10°00'02" E	035°40'45"
C119	60.00'	56.81'	54.71'	N 54°58'02" 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°02'00" E	045°36'50"
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	200.00'	46.61'	41.54'	S 47°57'35" W	011°37'43"
C135	25.00'	39.27'	35.36'	N 02°51'17" W	090°00'00"
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"
C158	75.00'	45.70'	45.00'	N 25°15'17" W	034°54'55"
C159	245.00'	87.71'	87.25'	S 25°29'17" E	020°30'46"
C159	75.00'	31.53'	31.30'	N 04°14'53" E	024°05'24"
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	034°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°00'15" 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 35°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"
C172	75.00'	6.73'	6.73'	N 51°17'00" W	005°08'32"
C173	75.00'	37.90'	37.50'	N 24°48'07" E	025°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	009°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°12'38" 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°52'27"
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	008°10'39"
C190	60.00'	53.83'	53.85'	N 42°43'08" W	053°10'07"
C191	60.00'	47.90'	46.63'	N 06°46'18" E	045°44'14"
C192	60.00'	35.82'	35.29'	N 46°44'41" E	034°12'33"
C193	60.00'	35.82'	35.29'	N 80°57'15" E	034°12'33"
C194	60.00'	35.82'	35.29'	S 64°50'12" E	034°12'33"
C195	60.00'	35.82'	35.29'	S 30°37'39" E	034°12'31"
C196	60.00'	38.16'	37.52'	S 04°41'42" W	036°26'08"
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"

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
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"
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'	N 85°22'30" 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"
C158	75.00'	45.70'	45.00'	N 25°15'17" W	034°54'55"
C159	245.00'	87.71'	87.25'	S 25°29'17" E	020°30'46"
C159	75.00'	31.53'	31.30'	N 04°14'53" E	024°05'24"
C160	245.00'	87.61'	87.15'	S 61°17'35" W	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"
C172	75.00'	6.73'	6.73'	N 45°17'00" W	005°08'32"
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" W	099°15'13"
C178	60.00'	24.92'	24.74'	S 39°29'56" E	023°48'01"
C179	60.00'	58.04'	55.80'	N 00°06'41" E	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 28°42'25" 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	60.17'	55.83'	53.85'	N 42°43'08" W	035°10'07"
C191	60.00'	47.90'	46.63'	N 06°46'18" E	045°44'14"
C192	60.00'	35.82'	35.29'	N 46°44'41" E	034°12'33"
C193	60.00'	35.82'	35.29'	N 80°57'15" E	034°12'33"
C194	60.00'	35.82'	35.29'	S 64°50'12" E	034°12'33"
C195	60.00'	35.82'	35.29'	S 30°37'39" E	034°12'31"
C196	60.00'	38.16'	37.52'	S 04°14'22" W	036°26'08"
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"

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C210	25.00'	39.27'	35.36'	S 28°42'25" E	090°00'00"
C211	75.00'	34.13'	33.84'	S 60°40'12" E	026°04'27"
C212	75.00'	45.70'	45.00'	S 30°10'31" E	034°54'55"
C213	75.00'	37.97'	37.57'	S 01°47'16" W	029°00'38"
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'	172.48'	118.93'	S 25°40'03" W	164°42'08"
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'	62.02'	59.29'	S 69°01'00" W	059°13'22"
C228	60.00'	43.18'	42.26'	S 18°47'23" W	041°14'10"
C229	60.00'	35.82'	35.29'	S 18°55'59" E	034°12'33"
C230	60.00'	34.34'	33.87'	S 52°26'02" E	032°47'34"
C231	60.00'	43.42'	42.47'	S 89°33'53" E	047°12'33"
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	053°20'49"
C242	59.97'	58.67'	56.36'	S 31°02'39" W	056°03'28"
C243	57.95'	35.86'	35.29'	S 41°19'14" E	035°27'32"
C244	56.40'	39.45'	38.65'	S 50°12'55" E	040°04'30"
C245	58.31'	46.19'	45.00'	N 89°17'35" E	045°23'37"
C246	60.00'	35.93'	35.40'	N 49°46'06" E	034°18'52"
C247	60.39'	44.02'	43.06'	N 11°40'22" E	041°46'14"
C248	60.00'	47.19'	45.98'	N 31°42'21" W	045°03'35"
C249	15.00'	18.46'	17.32'	N 18°58'17" W	070°13'44"
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°55'53"
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'	39.35'	38.65'	S 64°50'38" E	037°34'48"
C257	60.00'	61.06'	58.46'	N 67°12'42" E	058°18'31"
C258	60.00'	31.14'	30.79'	N 33°11'28" E	029°43'58"
C260	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°35'25" 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°46'15" E	064°08'51"
C270	50.00'	78.54'	70.71'	S 02°51'17" E	040°00'00"
C271	50.00'	42.62'	41.34'	S 23°26'07" E	048°50'15"
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	080°52'10"
C301	75.00'	57.90'	57.50'	N 30°30'40" W	028°57'18"
C302	75.00'	41.85'	41.31'	N 00°02'51" W	031°58'20"
C303	15.27'	16.25'	15.50'	N 21°03'22" W	060°59'36"
C304	50.75'	54.74'	52.12'	N 10°37'36" W	061°14'47"
C305	55.51'	37.73'	37.01'	N 40°49'58" E	038°56'33"
C306	50.49'	34.32'	33.66'	N 80°57'56" E	038°56'33"
C307	50.49'	34.32'	33.66'	S 60°53'08" E	038°56'33"
C308	50.49'	34.32'	33.66'	S 22°44'21" E	038°56'33"
C311	15.00'	7.83'	7.75'	N 32°33'29" W	029°55'53"
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"



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	LEGAL DESCRIPTION	OWNER INFO	ENGINEER'S APPROVAL	Yalgo Engineering, LLC	SHEET
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	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, 8th Township, McKinney League, Abstract No. 33, the John Williams League, Abstract No. 237 and the Stephens' & Austin League No. 9, Abstract No. 63 in Brazos County, Texas, being all of a called 101.150 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 WWB Single Land Investment, LLC, Series 101 and recorded in Document No. 2021-1439076 of the Official Public Records of Brazos County (OPRC), also being all of a called 133.99 acre tract described in a deed to WWB 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 WWB Single Land Investment, LLC, Series 101 and recorded in Document No. 2019-1374025 of the OPRC and a portion of a called 54.47 acre tract described in a deed to WWB Single Development Group, LLC, Series 111 and recorded in Document No. 2021-1455630 of the OPRC	WWB 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 05/13/2026. 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	3
2	RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	10/16/2023	JCL							OF
1	ORIGINAL RELEASE	06/23/2023	JCL							18

PROJECT NUMBER: PH3

CLIENT NAME: WWB SINGLE LAND INVESTMENT, LLC - SERIES 101

CLIENT LOCATION: GEORGETOWN, TX

APPROVED BY: JCB

AUTHORIZED BY: WWB

TOTAL SIZE: 253.51 AC.

TOTAL BLOCKS: 24

TOTAL LOTS: 906

TOTAL TRACTS: 31

GRAPHIC SCALE

0 200 400 600

IN FEET

PRINTED ON May 13, 2026

APPROVED BY: JCB

AUTHORIZED BY: WWB



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	LEGAL DESCRIPTION	OWNER INFO	ENGINEER'S APPROVAL	Yalgo Engineering, LLC	SHEET
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	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, 0th Thomas F. McKinney & Son, Inc. Survey, Abstract No. 33, the John Williams Survey, Abstract No. 237 and the Stephen F. Austin League No. 9, Abstract No. 63 in Brazos County, Texas, being all of a called 151.96 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 1.000 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 WWB Single Land Investment, LLC, Series 101 and recorded in Document No. 2021-149076 of the Official Public Records of Brazos County (OPRC), also being all of a called 133.99 acre tract described in a deed to WWB Single Land Investment, LLC, Series 101 and recorded in Document No. 2021-149077 of the OPRC and being a portion of a called 153.20 acre tract described in a deed to WWB Single Land Investment, LLC, Series 101 and recorded in Document No. 2019-1374025 of the OPRC and a portion of a called 54.47 acre tract described in a deed to WWB Single Development Group, LLC, Series 111 and recorded in Document No. 2021-1456010 of the OPRC	WWB 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 05/13/2026. 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	4 OF 18
1	ORIGINAL RELEASE	06/23/2023	JCL							
2	RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	10/16/2023	JCL							
3	RESPONSE TO REMAINING MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	5/21/2024	JML							

APPROVED BY: JCB

AUTHORIZED BY: WBW

PROJECT NUMBER: PH3

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

CLIENT LOCATION: GEORGETOWN, TX

GRAPHIC SCALE

0 200 400 600
IN FEET

PRINTED ON May 13, 2026



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	LEGAL DESCRIPTION	OWNER INFO	ENGINEER'S APPROVAL	Yalgo Engineering, LLC	SHEET
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	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, 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. 63 in Brazos County, Texas, being all of a called 151.156 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 0.002 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 WWB Single Land Investment, LLC, Series 101 and recorded in Document No. 2021-1499076 of the Official Public Records of Brazos County (OPRC), also being all of a called 133.99 acre tract described in a deed to WWB Single Land Investment, LLC, Series 101 and recorded in Document No. 2021-1499077 of the OPRC and being a portion of a called 153.20 acre tract described in a deed to WWB 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 WWB Single Development Group, LLC, Series 111 and recorded in Document No. 2021-1455600 of the OPRC	WWB 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 05/13/2026. 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	5 OF 18
1	ORIGINAL RELEASE	06/23/2023	JCL							
2	RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	10/16/2023	JCL							
3	RESPONSE TO REMAINING MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	5/21/2024	JML							

PRINTED ON May 13, 2026

APPROVED BY: JCB

AUTHORIZED BY: WBW

PROJECT NUMBER: PH3

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

CLIENT LOCATION: GEORGETOWN, TX

TOTAL SIZE: 253.51 AC.

TOTAL BLOCKS: 24

TOTAL LOTS: 906

TOTAL TRACTS: 31

GRAPHIC SCALE

0 1" 2" 3"

IN FEET

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 McMillan 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. 63 in Brazos County, Texas, being all of a called 151.156 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 0.002 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 WWB Single Land Investment, LLC, Series 101 and recorded in Document No. 2021-1499076 of the Official Public Records of Brazos County (OPRC), also being all of a called 133.99 acre tract described in a deed to WWB Single Land Investment, LLC, Series 101 and recorded in Document No. 2021-1499077 of the OPRC and being a portion of a called 153.20 acre tract described in a deed to WWB 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 WWB Single Development Group, LLC, Series 111 and recorded in Document No. 2021-1455600 of the OPRC

OWNER INFO

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

WWB 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 05/13/2026. 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

LOT SIZE TABLE

LOT #	BLOCK #	AREA (SQ FT)	LOT WIDTH (FT)
1	BLOCK 1	6019	50.69
2	BLOCK 1	5934	51.58
3	BLOCK 1	6199	51.47
4	BLOCK 1	6093	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	9064	90.63
2	BLOCK 2	6093	50.00
3	BLOCK 2	6089	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	6018	50.00
19	BLOCK 2	6013	50.00
20	BLOCK 2	6008	50.00
21	BLOCK 2	6072	50.84
1	BLOCK 3	5972	50.00
2	BLOCK 3	7146	60.00
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	13558	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	50.00
13	BLOCK 3	6514	50.10
14	BLOCK 3	7891	51.34
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
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37	BLOCK 3	6000	50.00
38	BLOCK 3	6000	50.00
39	BLOCK 3	6000	50.00
40	BLOCK 3	6000	50.00
41	BLOCK 3	10626	67.20
42	BLOCK 3	9025	53.70
43	BLOCK 3	9757	71.08
44	BLOCK 3	6921	50.00
45	BLOCK 3	6539	50.00
46	BLOCK 3	6999	61.55
47	BLOCK 3	7381	69.44
48	BLOCK 3	8878	83.33
49	BLOCK 3	6361	50.00
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	6076	60.00
1	BLOCK 4	7066	60.00
2	BLOCK 4	6000	50.00
3	BLOCK 4	6000	50.00
4	BLOCK 4	6000	50.00
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6	BLOCK 4	6000	50.00
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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
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100	BLOCK 4	6000	50.00
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105	BLOCK 4	6000	50.00
106	BLOCK 4	6000	50.00
107	BLOCK 4	6000	50.00
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134	BLOCK 4	6000	50.00
135	BLOCK 4	6000	50.00
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137	BLOCK 4	6000	50.00
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139	BLOCK 4	6000	50.00
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150	BLOCK 4	6000	50.00
151	BLOCK 4	6000	50.00
152	BLOCK 4	6000	50.00
153	BLOCK 4	6000	50.00
154	BLOCK 4	6000	50.00
155	BLOCK 4	6000	50.00
156	BLOCK 4	6000	50.00

LOT #	BLOCK #	AREA (SQ FT)	LOT WIDTH (FT)
2	BLOCK 5	8276	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	7066	60.00
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
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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
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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
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15	BLOCK 7	6000	50.00
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22	BLOCK 7	5976	50.00
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27	BLOCK 7	6000	50.00
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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	12241	58.84
36	BLOCK 7	10637	52.31
37	BLOCK 7	8546	52.31
38	BLOCK 7	8485	52.31
39	BLOCK 7	7992	52.31
40	BLOCK 7	7295	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	7595	60.27
53	BLOCK 7	12026	52.27
54	BLOCK 7	11636	52.90
55	BLOCK 7	9713	52.90
56	BLOCK 7	13226	52.90
57	BLOCK 7	9414	58.91
58	BLOCK 7	12241	58.84
59	BLOCK 7	7419	58.13
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
3	BLOCK 8	6500	50.00
4	BLOCK 8	6500	50.00
5	BLOCK 8	6500	50.00
6	BLOCK 8	6500	50.00

PRINTED ON: May 13, 2026

BFE/MIN FFE TABLE SECTION 3 PHASES 1-9

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	313.99	314.99
8	2	314.29	315.29
8	3	314.59	315.59
8	4	314.89	315.89
8	5	315.19	316.19
8	6	315.49	316.49
8	7	315.79	316.79
8	8	316.09	317.09
8	9	316.39	317.39
8	10	316.69	317.69
8	11	316.99	317.99
8	12	317.29	318.29
8	13	317.59	318.59
8	14	317.89	318.89
8	15	318.19	319.19
8	16	318.49	319.49
8	17	318.79	319.79
8	18	319.09	320.09
8	19	319.29	320.29
8	20	319.50	320.50
9	1	309.80	310.80

BFE/MIN FFE TABLE			
BLOCK NUMBER	LOT NUMBER	BFE (ft)	MIN. FFE (ft)
9	2	308.60	310.60
9	3	307.99	309.99
9	4	306.20	308.20
9	5	305.76	307.76
9	6	305.44	307.44
9	7	305.21	307.21
9	10	304.69	306.69
9	11	304.53	306.53
9	12	304.40	306.40
9	13	304.21	306.21
9	14	303.72	305.72
9	15	303.22	305.22
9	16	302.68	304.68
9	17	302.16	304.16
9	18	301.62	303.62
10	14	299.03	301.03
10	30	297.34	299.34
10	31	296.93	298.93
10	32	296.52	298.52
10	33	296.30	298.30
10	34	296.20	298.20
10	35	296.12	298.12
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
14	13	299.09	301.09
14	14	298.61	300.61
18	1	296.41	298.41
18	2	295.67	297.67
18	3	294.84	296.84
18	4	294.14	296.14
19	1	293.14	295.14
19	2	293.04	295.04
19	3	292.69	294.69
19	4	292.47	294.47
19	5	292.23	294.23
19	6	291.39	293.39
19	7	291.23	293.23
19	10	291.2	293.2
19	11	291.2	293.2
19	12	291.19	293.19
19	13	290.74	292.74
19	14	290.43	292.43
19	15	289.2	291.2
19	16	289.05	291.05
19	17	287.8	289.8
19	18	287.23	289.23
19	19	286.56	288.56
19	20	285.64	287.64

BFE/MIN FFE TABLE			
BLOCK NUMBER	LOT NUMBER	BFE (ft)	MIN. FFE (ft)
19	21	285.64	287.64
19	157	256.32	258.32
19	158	256.50	258.50
19	159	257.18	259.18
19	160	257.56	259.56
19	177	269.05	270.05
19	178	269.05	270.05
19	179	268.90	270.90
19	180	269.80	271.80
19	181	270.44	272.44
19	182	270.59	272.59
19	183	271.51	273.51
19	184	271.72	273.72
19	185	274.70	276.70
20	18	282.39	284.39
20	19	282.41	284.41
20	20	282.42	284.42
20	21	282.42	284.42
20	22	282.42	284.42
20	23	282.43	284.43
20	24	282.43	284.43
20	25	282.45	284.45
20	26	282.45	284.45
20	27	282.45	284.45
20	28	282.46	284.46
20	29	282.46	284.46
20	30	282.46	284.46
20	31	282.46	284.46
20	32	282.46	284.46
20	33	282.46	284.46
20	34	282.42	284.42
20	35	282.38	284.38

BFE/MIN FFE TABLE			
BLOCK NUMBER	LOT NUMBER	BFE (ft)	MIN. FFE (ft)
20	36	282.26	284.26
20	37	282.23	284.23
20	38	282.19	284.19
20	39	282.16	284.16
20	40	282.09	284.09
TRACT	AF	267.96	269.96
19	82	285.12	287.12
19	83	284.37	286.37
19	84	283.97	285.97
19	85	281.96	283.96
19	86	281.57	283.57
19	87	280.35	282.35
19	88	280.13	282.13
19	89	279.36	281.36
19	90	278.92	280.92
19	91	278.30	280.30
19	92	278.03	280.03
19	93	277.36	279.36
19	94	275.81	277.81
19	95	275.04	277.04
19	115	272.60	274.60
19	116	271.55	273.55
19	117	270.02	272.02
19	118	269.74	271.74
19	119	269.30	271.30
19	120	269.04	271.04
19	121	268.79	270.79
19	122	268.70	270.70
19	123	268.57	270.57
19	126	267.16	269.16
19	127	266.70	268.70

BFE/MIN FFE TABLE			
BLOCK NUMBER	LOT NUMBER	BFE (ft)	MIN. FFE (ft)
19	128	266.38	268.38
19	129	266.01	268.01
19	130	265.72	267.72
19	131	265.55	267.55
19	132	265.37	267.37
19	133	265.01	267.01
19	134	264.30	266.30
19	135	256.26	258.26
19	136	256.64	258.64
19	137	256.78	258.78

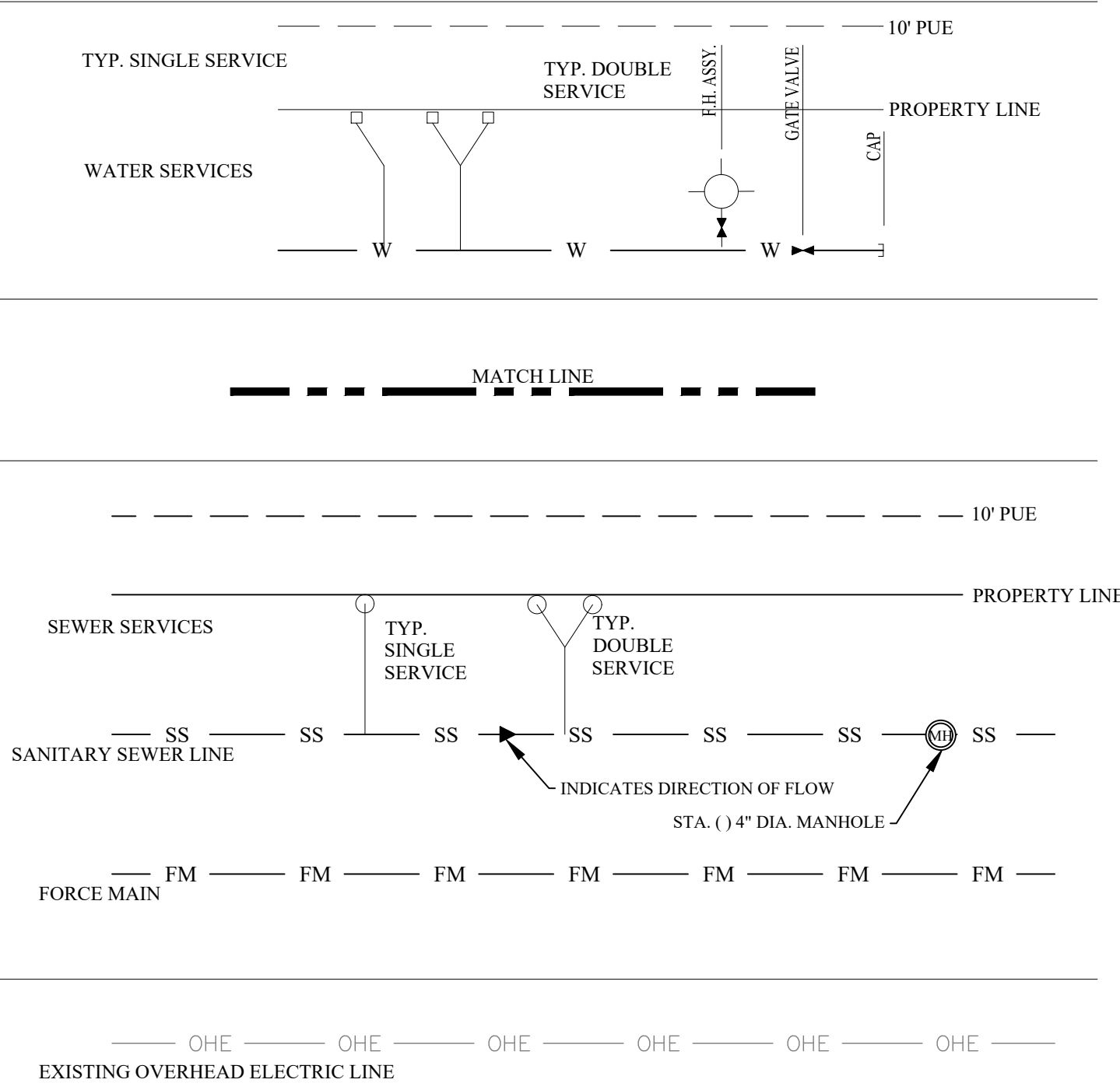
REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK
				TOTAL SIZE: 253.51 AC. TOTAL BLOCKS: 24 TOTAL LOTS: 906 TOTAL TRACTS: 31	CONCRETE TXDOT MONUMENT (SOUTHEAST R.O.W. LINE OF SANDY POINT ROAD) NAD 83 (2011) TX CENTRAL ZONE #4203 N: 10232940.54 E: 3525284.48 ELEV. = 333.33'
2	RESPONSE TO REMAINING 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			
APPROVED BY: JCB		CLIENT LOCATION: GEORGETOWN, TX			
AUTHORIZED BY: WBW					

LEGAL DESCRIPTION	OWNER INFO	ENGINEER'S APPROVAL	Yalgo Engineering, LLC	SHEET
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. 3), 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 (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 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 OPRC.	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 05/13/2026. 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	7 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

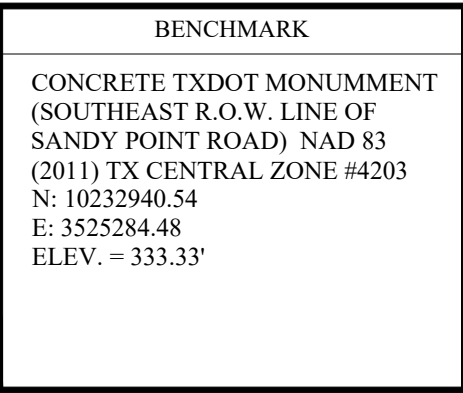


THIS SHEET

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 TYPED 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 05/13/2026. 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
8
OF
18

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

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

253.51 acre tract of land situated in the Johns Millstream Survey, Abstract No. 176 of the Thomas F. McKinnney Lease, Abstract No. 33 the John Williams Lease, Abstract No. 237 and the Stephen F. Austin Lease No. 9, Abstract No. 62 of the State of Texas, as well as certain other interests therein, was conveyed by deed dated January 18, 1986 under instrument number 1836 to 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 located in Section 34, Township 35N, Range 12E, County of Garza, State of Texas, recorded in Document No. 2021-1459076 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. 2019-1174025 of the OPRC and a portion of a called 67.99 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2019-1174025 of the OPRC and a portion of a called 67.99 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2019-1174025 of the OPRC and a portion of a called 67.99 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2019-1174025 of the OPRC.

OWNER INFO	ENGINEER'S APPROVAL	Yalgo Engineering, LLC 109 W 2nd Street Ste. 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057	SHEET
WIN SINGE & LAND INVESTMENT, LLC - SERIES 01 109 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 05/13/2026. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.	9 OF 18	
WIN SINGE DEVELOPMENT GROUP, LLC - SERIES 11 109 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 F 10194797	

MATCHLINE SHEET 9 MATCHLINE SHEET 8



NOTE:

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DESIGN LEGEND

TYP. SINGLE SERVICE

TYP. DOUBLE SERVICE

WATER SERVICES

SEWER SERVICES

SANITARY SEWER LINE

FORCE MAIN

EXISTING OVERHEAD ELECTRIC LINE

MATCH LINE

INDICATES DIRECTION OF FLOW

STA. () 4" DIA. MANHOLE

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LOCATION MAP NOT TO SCALE

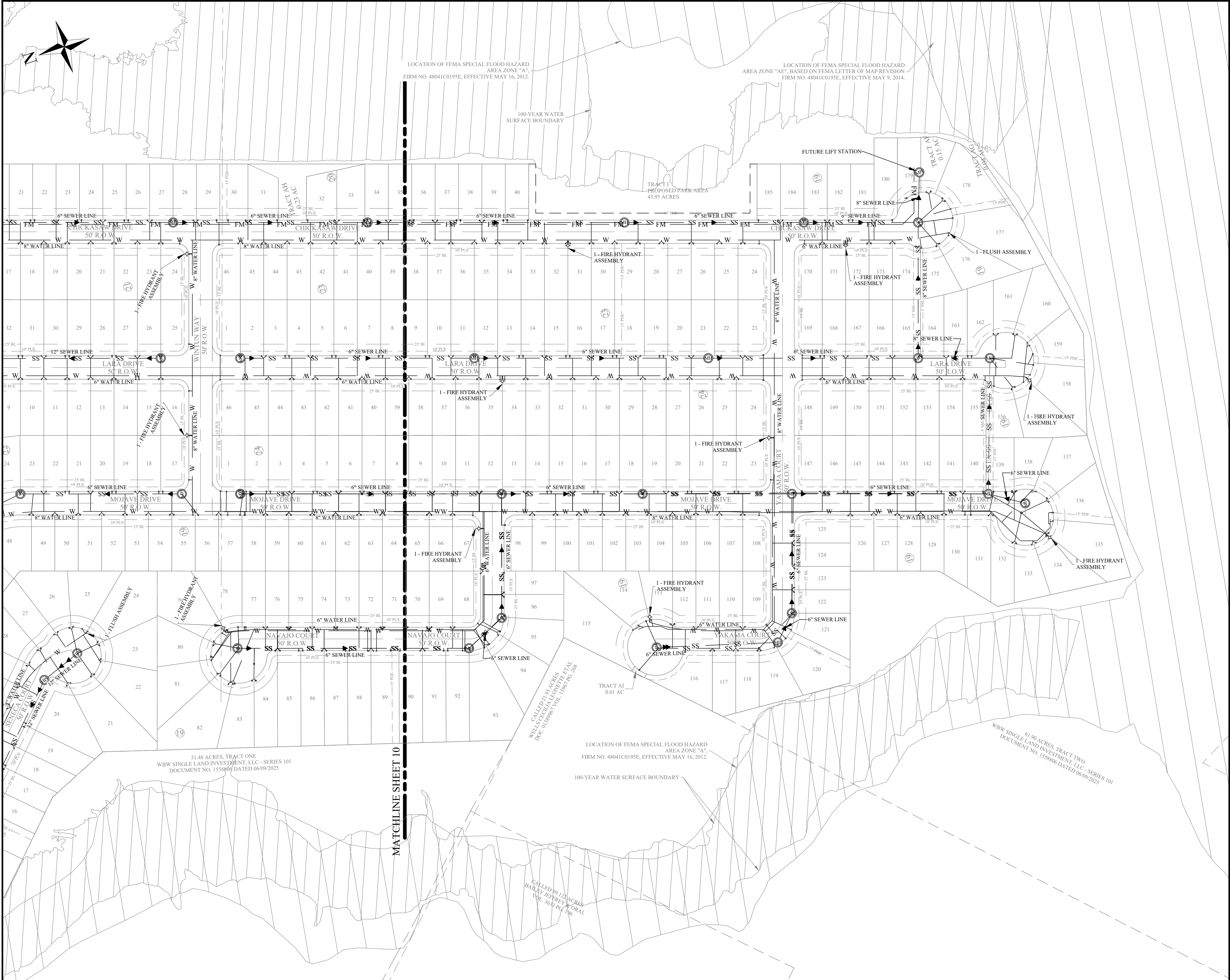
REV.	DESCRIPTION	DATE	BY
2	RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	10/16/2023	JCL
1	ORIGINAL RELEASE	06/23/2023	JCL

PROJECT INFORMATION	BENCHMARK
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

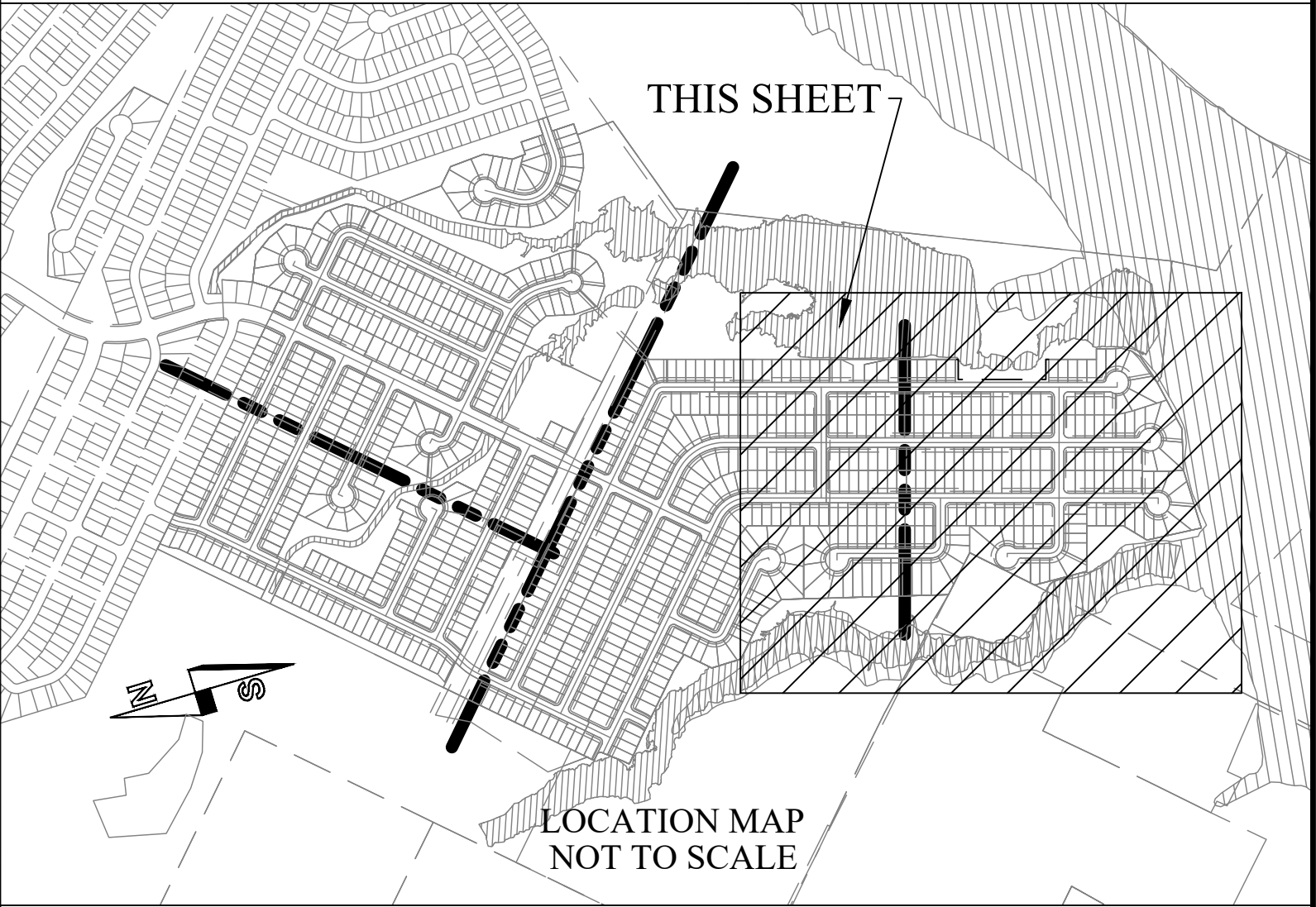
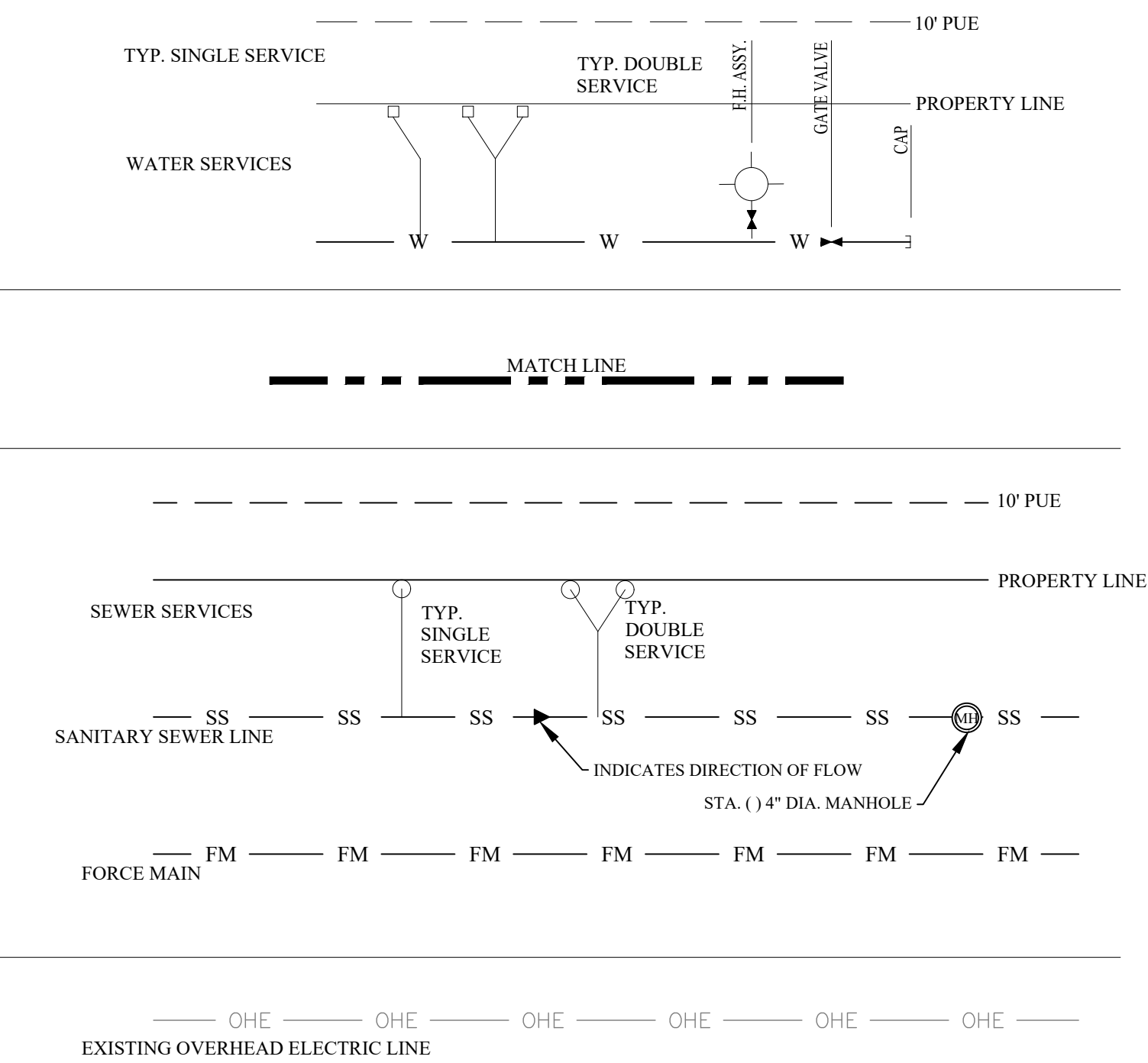
0 100 200 300
IN FEET

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, 0th Thomas F. McKinney League, Abstract No. 23, 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 (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. 2021-1455630 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 05/13/2026. 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	10 OF 18



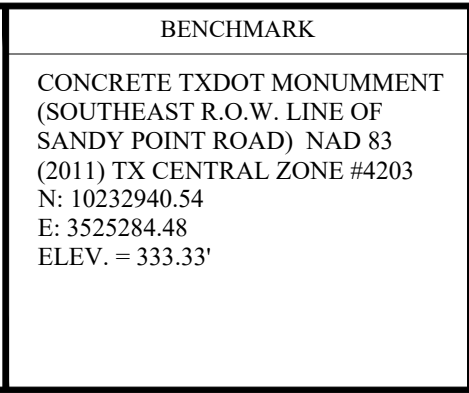
NOTE:
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CONSTRUCTION PLANS

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
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

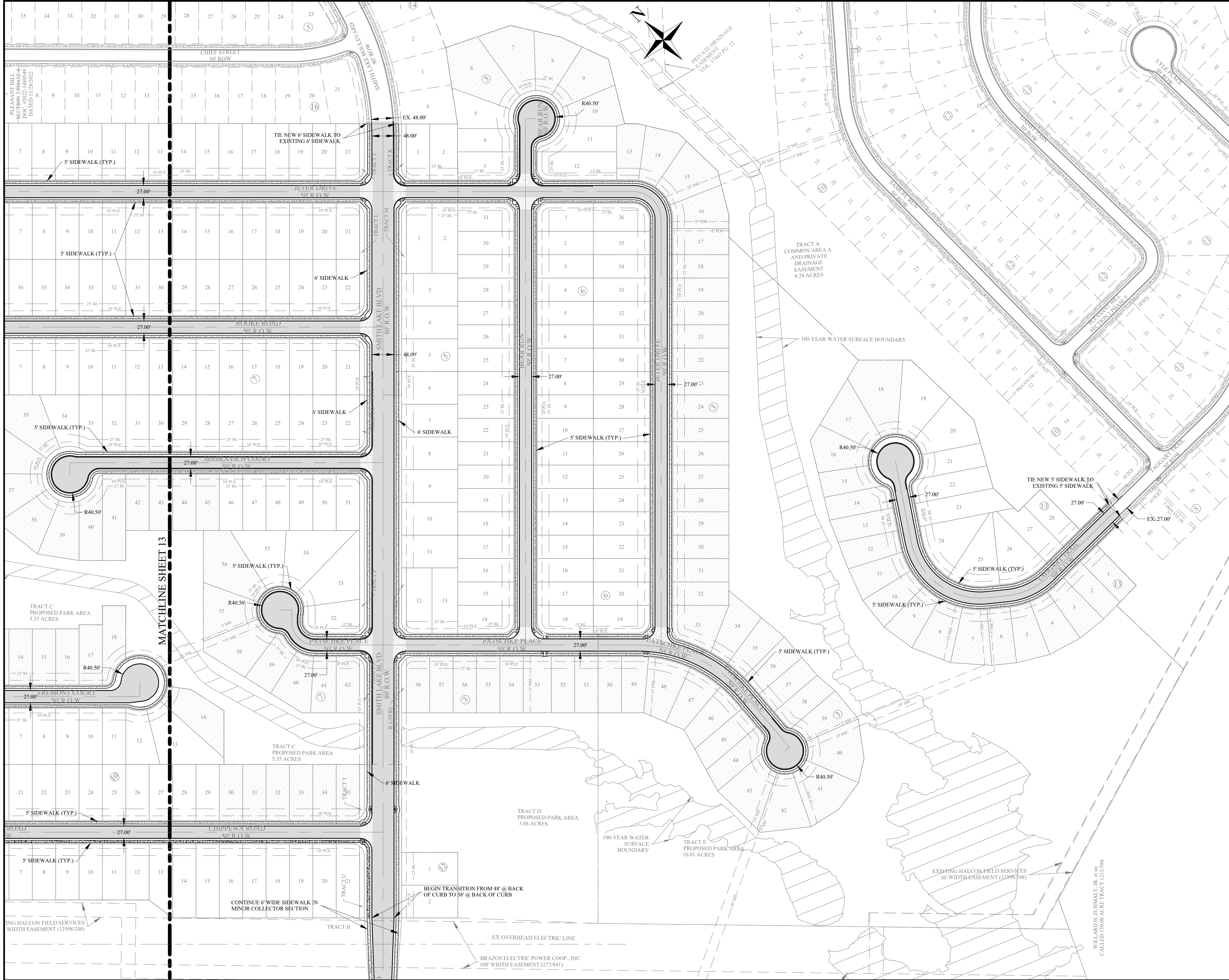
LEGAL DESCRIPTION
253.51 acre tract of land situated in the James McMillen Survey, Abstract No. 176, 6th Thomas F. McKinney League, Abstract No. 3, the John Williams League, Abstract No. 237 and the Stephen F. Austin League No. 9, Abstract No. 62 in Brazos County, Texas, being all of a called 101.36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



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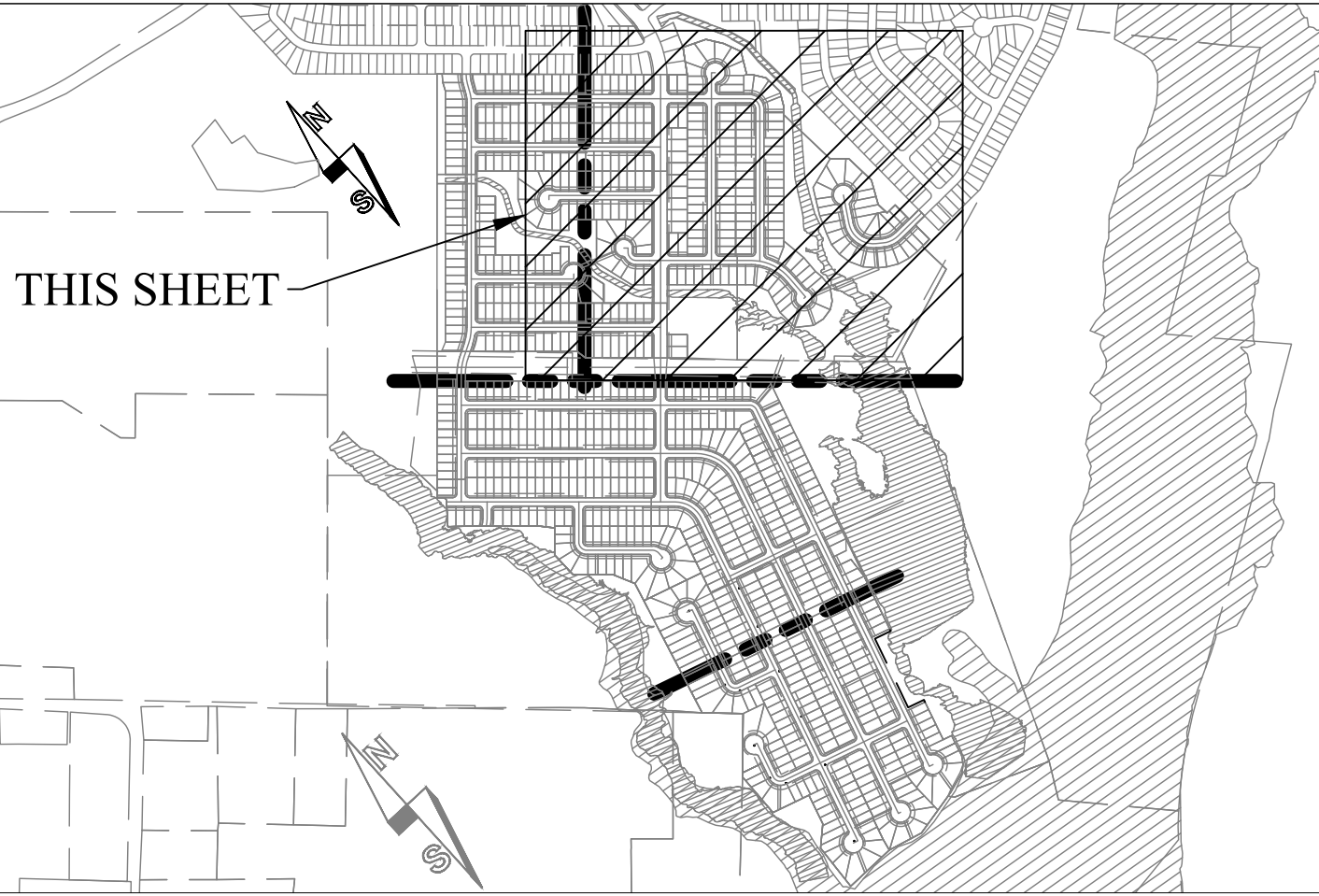
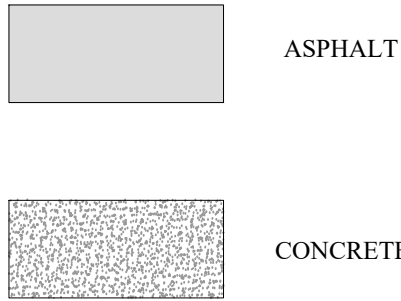
PAVEMENT WIDTHS

- 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			

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'

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

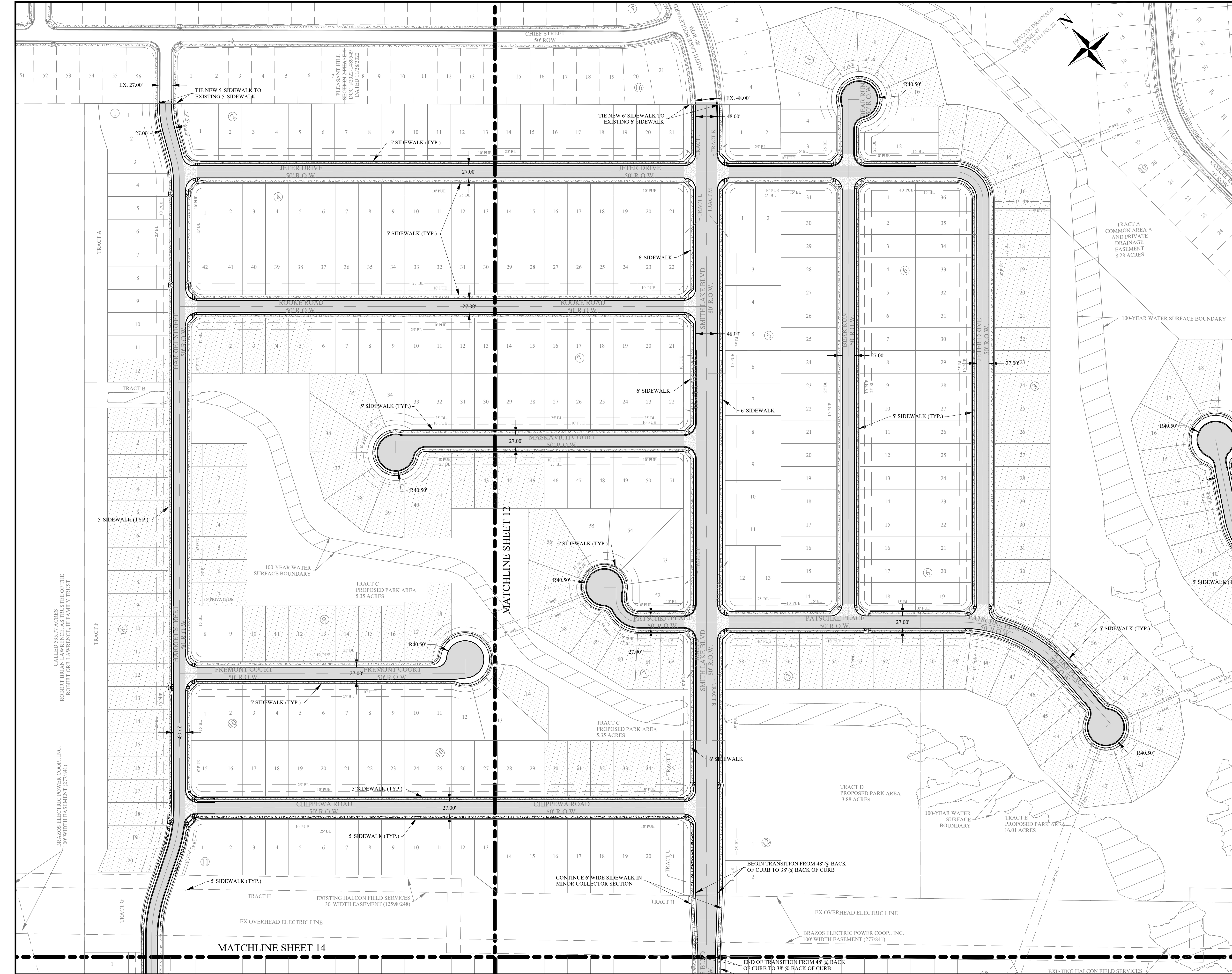
LEGAL DESCRIPTION
253.51 acre tract of land situated in the James McMillen Survey, Abstract No. 176, 06/ Thomas F. McKinney Leasing, Abstract No. 3, the John Williams Leasing, Abstract No. 237 and the Stephen F. Austin Leasing No. 9, Abstract No. 62 in Brazos County, Texas, being all of a called 101.36 acre tract (Parcel No. 3), a called 1.836 acre tract (Parcel No. 2), a called 6.626 acre tract (Parcel No. 5), a called 0.031 acre tract (Parcel No. 4), a called 0.001 acre tract (Parcel No. 3), 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. 2019-174023 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. 2021-1455630 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
12
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

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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
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'

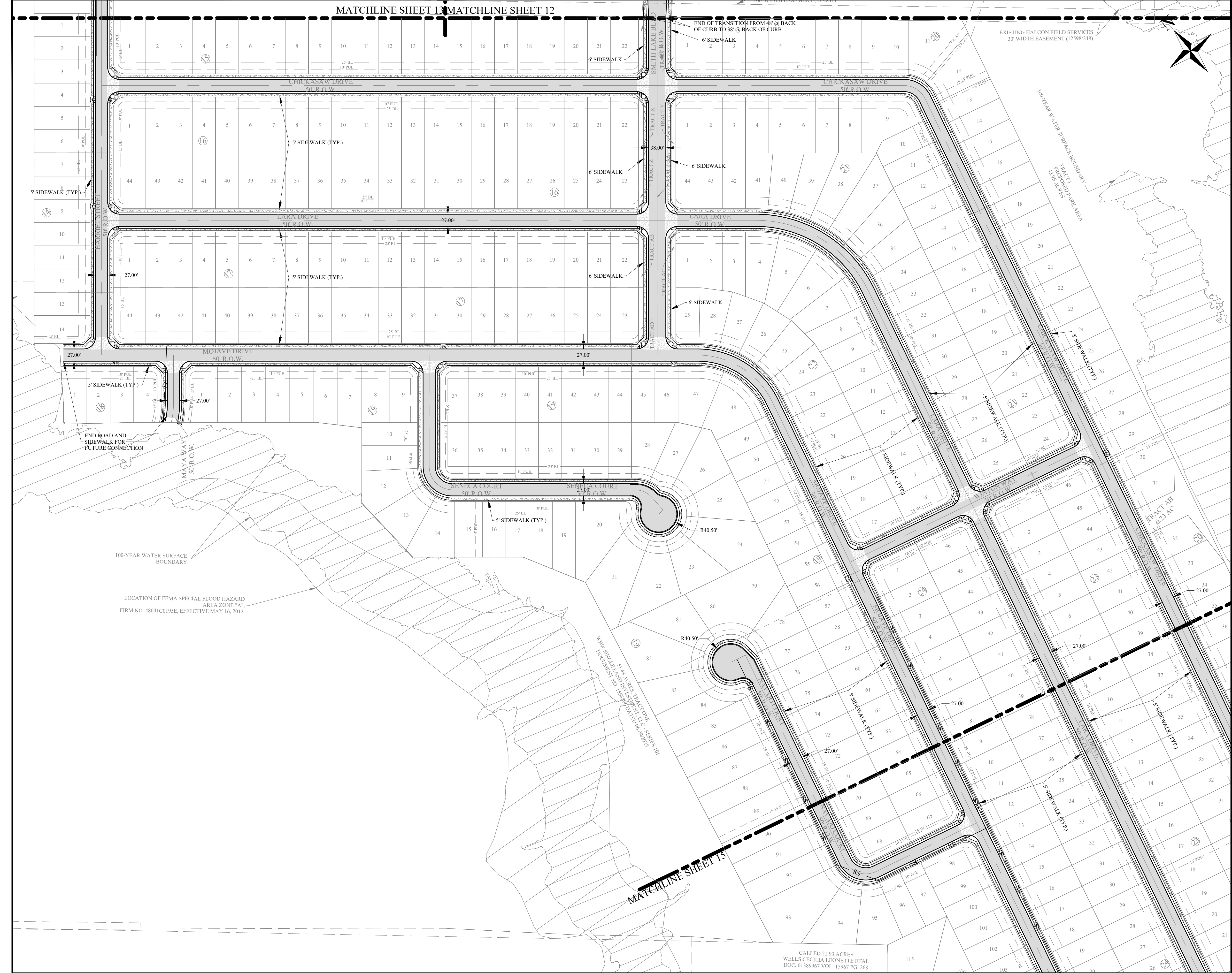
GRAPHIC SCALE

0 100 200 300
IN FEET

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. 2021-143907 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. 2021-143907 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. 2021-145565 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 05/13/2026. 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

PRINTED ON May 13, 2026



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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

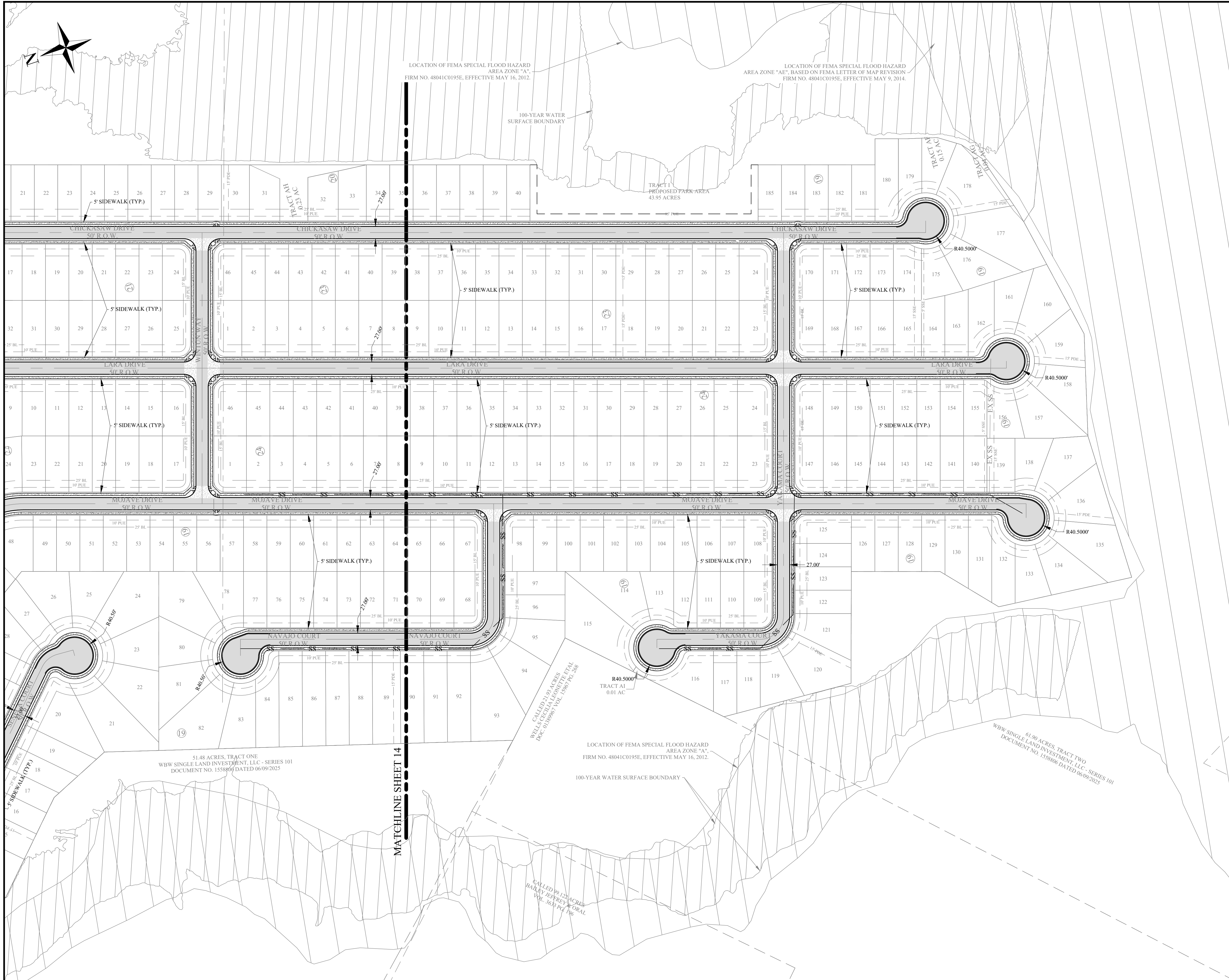
OHE

EXISTING OVERHEAD ELECTRIC LINE

LOCATION MAP
NOT TO SCALE

<table><tr><th>REV.</th><th>DESCRIPTION</th><th>DATE</th><th>BY</th></tr><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> <table><tr><td>PROJECT NUMBER: PH3</td><td>CLIENT NAME: WBW SINGLE LAND INVESTMENT, LLC - SERIES 101</td></tr><tr><td>APPROVED BY: JCB</td><td>CLIENT LOCATION: GEORGETOWN, TX</td></tr><tr><td>AUTHORIZED BY: WBW</td><td></td></tr></table>	REV.	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PRINTED ON May 13, 2026



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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

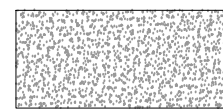
SIDEWALK WIDTHS:

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

DESIGN LEGEND



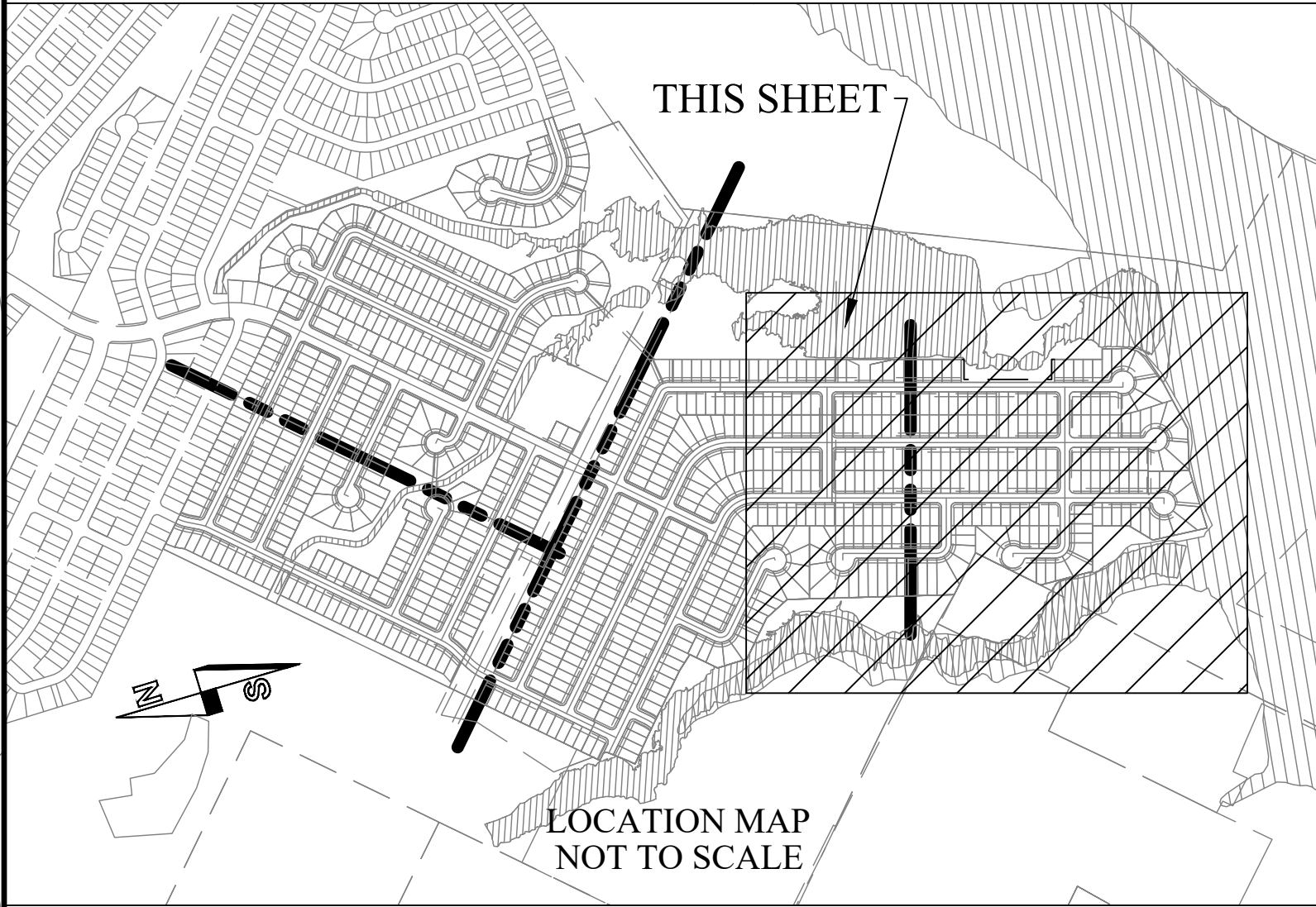
ASPHALT



CONCRETE



EXISTING OVERHEAD ELECTRIC LINE

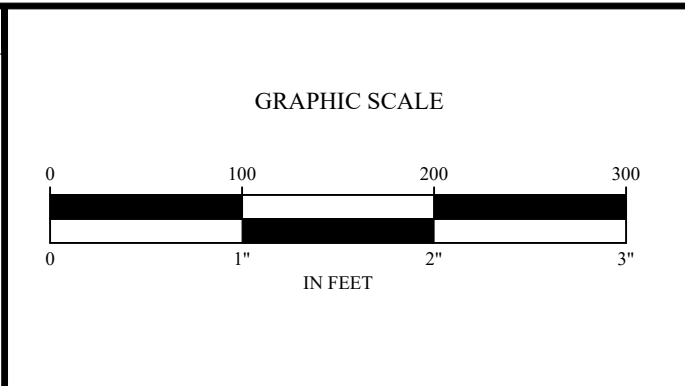


THIS SHEET

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 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'

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. 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 (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.

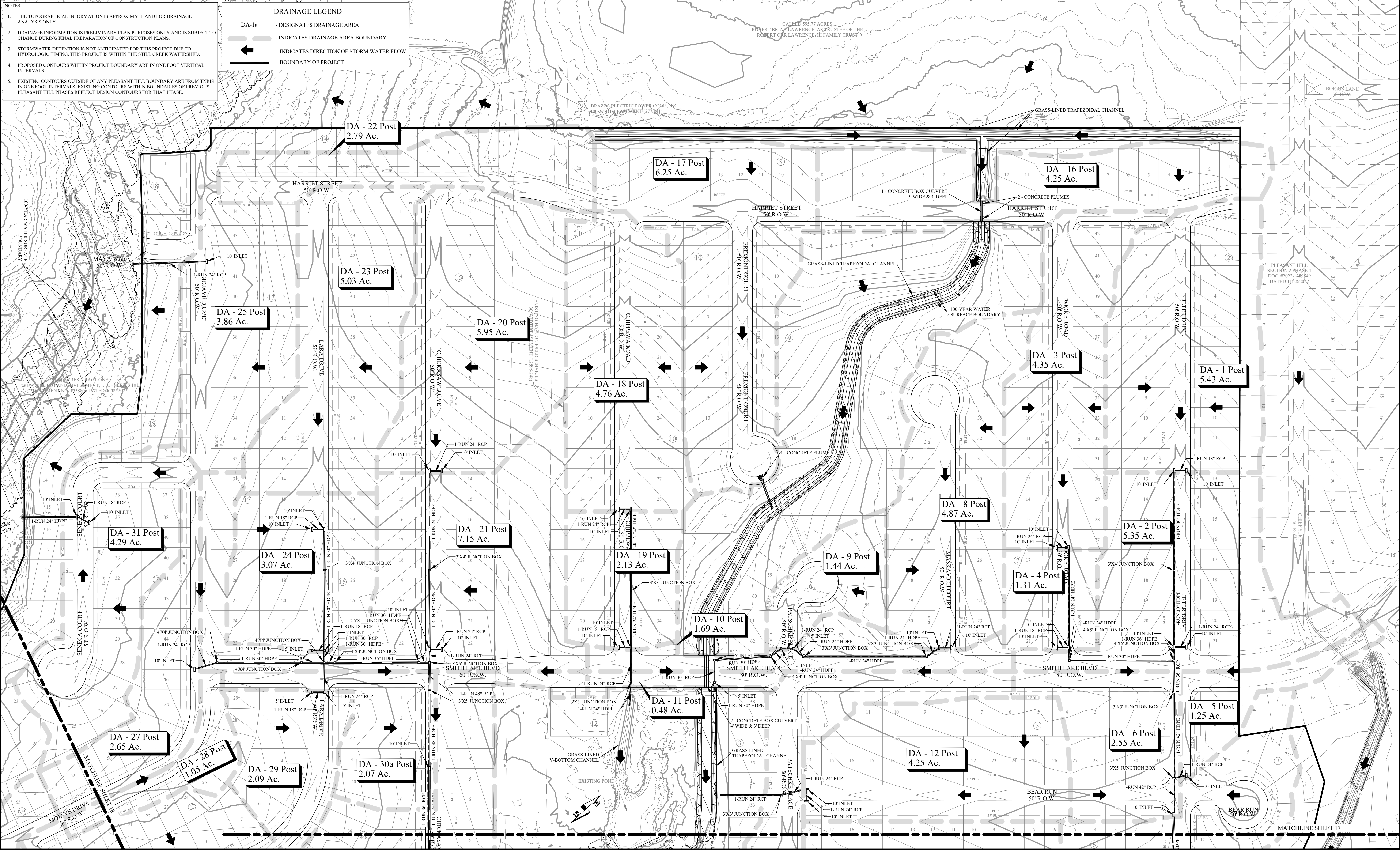
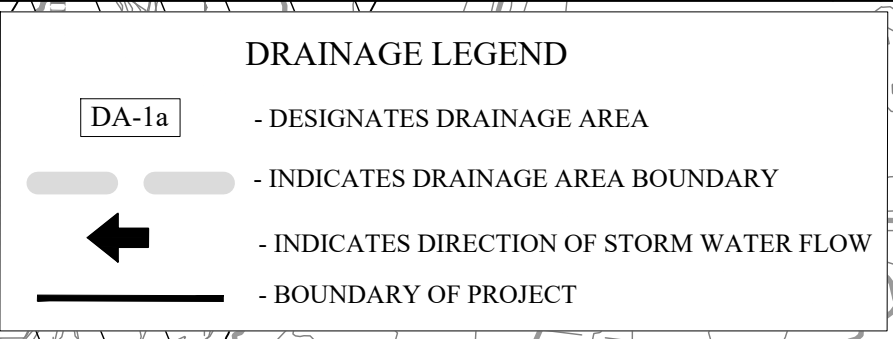
OWNER INFO
WBW SINGLE LAND INVESTMENT, LLC - SERIES 101 109 W. 2nd Street, Suite 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057
WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 111 109 W. 2nd Street, Suite 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057

ENGINEER'S APPROVAL
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JUAN C. BRIZUELA, P.E. 99981 ON 05/13/2026. 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

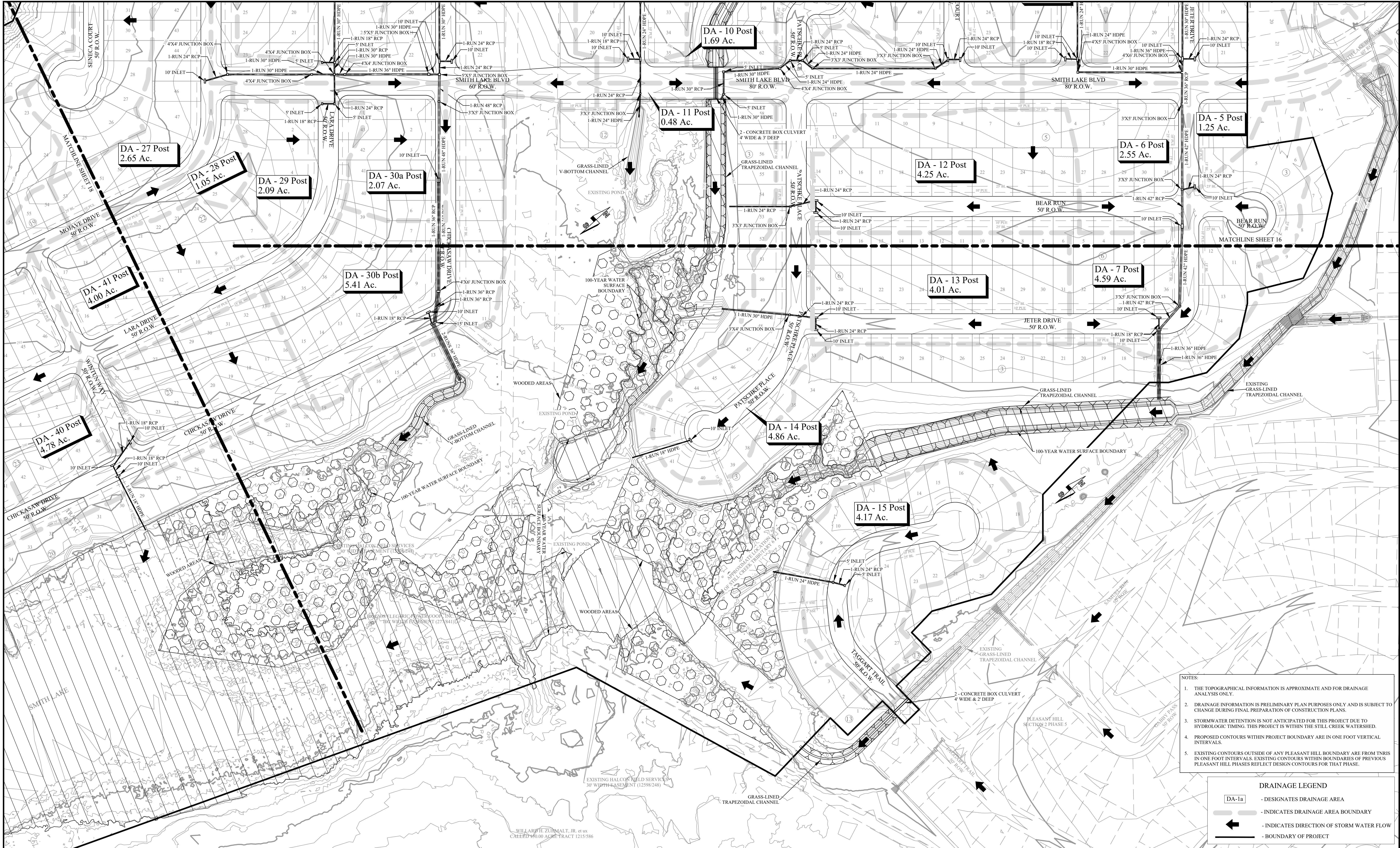
SHEET
15
OF
18

- NOTES:
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 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.



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	LEGAL DESCRIPTION	OWNER INFO	ENGINEER'S APPROVAL	Yalgo 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 WWB 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 133.09 acre tract described in a deed to WWB 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 WWB 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 WWB Single Development Group, LLC, Series 111 and recorded in Document No. 2021-1455630 of the OPRBC	WWB 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 05/13/2026. 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	16
1	ORIGINAL RELEASE	06/23/2023	JCL							OF
PROJECT NUMBER: PH3				CLIENT NAME: WWB SINGLE LAND INVESTMENT, LLC - SERIES 101						18
APPROVED BY: JCB				CLIENT LOCATION: GEORGETOWN, TX						
AUTHORIZED BY: WWB										

PRINTED ON May 13, 2026



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 4. PROPOSED CONTOURS WITHIN PROJECT BOUNDARY ARE IN ONE FOOT VERTICAL INTERVALS.
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DRAINAGE LEGEND	
DA-1a	- DESIGNATES DRAINAGE AREA
- - -	- INDICATES DRAINAGE AREA BOUNDARY
→	- INDICATES DIRECTION OF STORM WATER FLOW
- - -	- BOUNDARY OF PROJECT

REV.	DESCRIPTION	DATE	BY
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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
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IN FEET	

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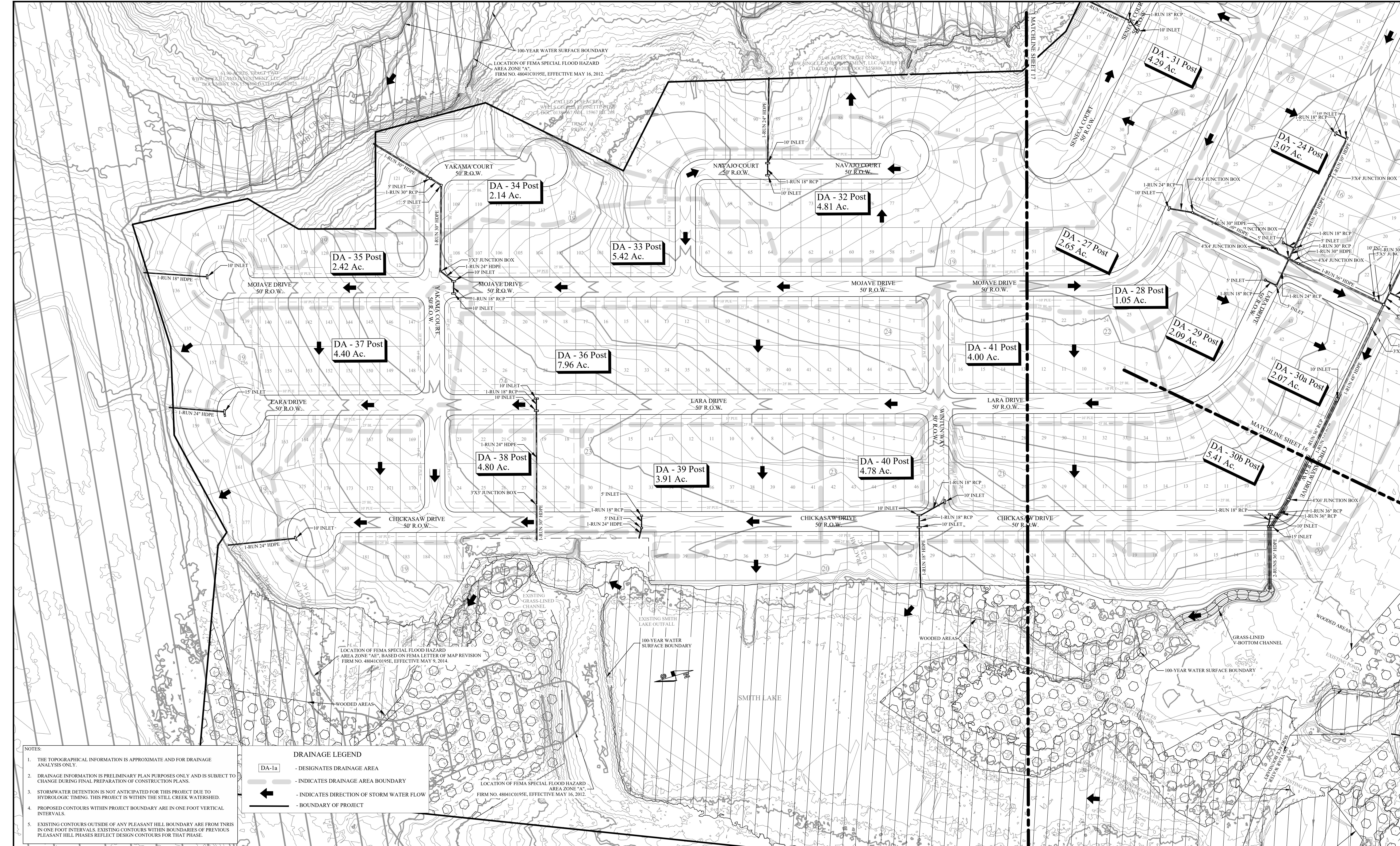
POST-DRAINAGE STRUCTURES 2 PLEASANT HILL SECTION 3 PHASES 1-9 BRYAN, BRAZOS COUNTY, TEXAS

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 153.09 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. 2021-145565 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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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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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.

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DRAINAGE LEGEND

DA-1a

- DESIGNATES DRAINAGE AREA

- INDICATES DRAINAGE AREA BOUNDARY

- INDICATES DIRECTION OF STORM WATER FLOW

- BOUNDARY OF PROJECT

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

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 0.033 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 WW 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 WW 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 WW 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 WW Single Development Group, LLC - Series 111 and recorded in Document No. 2021-1455630 of the OPRBC

OWNER INFO

WW SINGLE LAND INVESTMENT, LLC - SERIES 101

109 W 2nd Street, Suite 201

Georgetown, TX 78626

PH (254) 953-5353

FAX (254) 953-5057

WW SINGLE DEVELOPMENT GROUP, LLC - SERIES 111

109 W 2nd Street, Suite 201

Georgetown, TX 78626

PH (254) 953-5353

FAX (254) 953-5057

ENGINEER'S APPROVAL

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SHEET

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REV.

DESCRIPTION

DATE

BY

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ORIGINAL RELEASE

06/23/2023

JCL

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RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23

10/16/2023

JCL

APPROVED BY: JCB

AUTHORIZED BY: WBW

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

CLIENT LOCATION: GEORGETOWN, TX

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