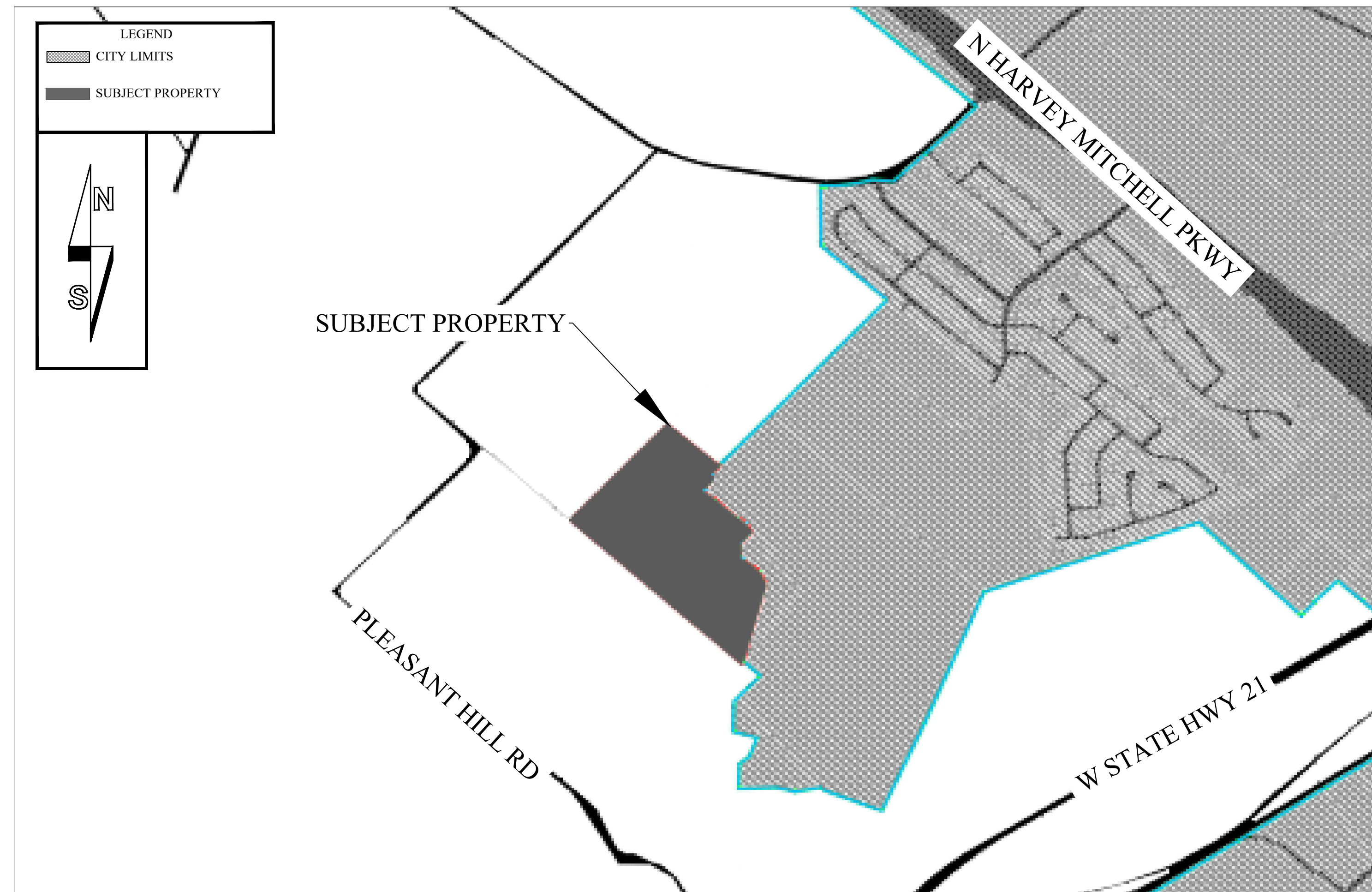


MASTER PRELIMINARY PLAN FOR PLEASANT HILL SECTION 4 CITY OF BRYAN, COUNTY OF BRAZOS, TEXAS



VICINITY MAP
NTS

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4	PAVEMENT AND SIDEWALK LAYOUT
5	POST DRAINAGE STRUCTURES



YALGO ENGINEERING, LLC

109 W. 2ND STREET, STE. 201

GEORGETOWN, TX. 78626 (254) 953-5353

Texas Registered Engineering Firm F-24040
Texas Registered Survey Firm 10194797

THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF REVIEW UNDER THE
AUTHORITY OF JEANETTE C. LIPTON, P.E.
151304 ON 05/26/2026. IT IS NOT TO BE USED
FOR CONSTRUCTION PURPOSES.

**MASTER - PRELIMINARY PLAN
PLEASANT HILL SECTION 4
CITY OF BRYAN, BRAZOS COUNTY, TEXAS
A 51.59 ACRE TRACT SITUATED IN, AND BEING OUT OF,
THE JAMES MCMILLEN SURVEY, ABSTRACT NO. 176**

GENERAL NOTES:

- ALL PERMANENT CORNERS SET ARE 1/2" IRON RODS WITH CAP MARKED "YALGO" UNLESS OTHERWISE NOTED HEREON. IRON RODS SET IN AREAS WHERE THERE IS AN EXPECTATION OF DISTURBANCE WILL NOT BE CONSIDERED PERMANENT AND NOT MARKED ACCORDINGLY.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYAN SIDEWALK ORDINANCE BY THE DEVELOPER.
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL.
- THE BEARINGS RECTED HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD1983 (2011) DATUM, TEXAS CENTRAL ZONE NO. 4203. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. THE AVERAGE COMBINED CORRECTION FACTOR (CCF) IS 0.999888. GRID DISTANCE = GROUND DISTANCE X CCF. PERMANENT IRON RODS SET FOR CORNER ARE 1/2 INCH IRON RODS WITH CAP MARKED "YALGO", UNLESS OTHERWISE NOTED HEREIN. THE POINT OF BEGINNING FOR THIS TRACT BEARS N 24°18'45" W, 3973.26 FEET FROM CITY OF BRYAN MONUMENT GPS-58. THE ESTABLISHED COORDINATES FOR SAID MONUMENT ARE N = 10226628.01, E = 3527556.34 (NAD83, TEXAS CENTRAL ZONE 4203).
- ROAD WIDTH LOCAL STREETS = 50' ROW, 30' BOC-BOC
- STREETS SHALL BE PAVED WITH ASPHALT.
- ZONING OF THIS PROPERTY IS CURRENTLY PLANNED DEVELOPMENT - HOUSING DISTRICT (PD-H) - APPROVED BY THE BRYAN CITY COUNCIL ON APRIL 8, 2025 (ORDINANCE NO. 2738).
- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
 - 5' SIDE YARD SETBACK
 - 5' REAR YARD SETBACK
 - 25' FRONT YARD SETBACK
 - 15' STREET SIDE YARD SETBACK
- ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS.
- A PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA'S CASE NO. 12-06-1920P REVISED TO REFLECT LETTER OF MAP REVISION NUMBER 23014 FLOOD INSURANCE RATE MAP PANEL NUMBER 48840H019 E FOR BRAZOS COUNTY, TEXAS. THE SURVEYOR DOES NOT CERTIFY AS TO THE ACCURACY OR INACCURACY OF SAID INFORMATION AND DOES NOT WARRANT OR IMPLY THAT STRUCTURES PLACED WITHIN ANY OF THE PLATTED AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.
- TRACTS A, B, C, D, E, AND F SHALL BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION AS PRIVATE DRAINAGE EASEMENTS, OPEN SPACE, AND COMMON SPACE. OPERATION, MANAGEMENT, MAINTENANCE, REPAIR, AND USE OF THE TRACTS SHALL BE THE RESPONSIBILITY OF THE PLEASANT HILL HOMEOWNERS ASSOCIATION. PIPING LOCATED IN THE RIGHT OF WAY SHALL BE MAINTAINED BY THE CITY OF BRYAN.
- WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

FIELD NOTES:

A METES & BOUNDS description of a certain 51.59 acre tract of land situated in the James McMillen Survey, Abstract No. 176 in Brazos County, Texas, and being out of a call of 133.99 acre tract described in Document No. 2021-1439077 of the Official Public Records of Brazos County (OPRBC), and also being out of a called 6.626 acre tract (Parcel No. 3), all of a called 0.031 acre tract (Parcel No. 4), all of a called 0.001 acre tract (Parcel No. 5) and all of a called 0.02 acre tract (Parcel No. 6) all described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1439076 of the OPRBC, said 14.43 acre tract being more particularly described as follows with all bearings being based on the Texas State Plane Coordinate System of 1983, Central Zone:

BEGINNING at a 1/2-inch iron rod with cap stamped "STRONG RPLS 4961" found at the west corner of said Parcel No. 6;

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

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

- South 47°51'17" East, 170.06 feet to a calculated point for corner;
- North 42°08'43" East, 9.90 feet to a calculated point for corner;
- South 47°51'17" East, 140.00 feet to a calculated point for corner;
- South 42°08'43" West, 95.00 feet to a calculated point for the beginning of a tangent curve to the right;
- Southwesterly, along said tangent curve to the right having a radius of 25.00 feet, a central angle of 89°59'59", an arc length of 39.27 feet, and a chord which bears South 87°08'43" West, 35.36 feet to a calculated point for corner;
- South 42°08'43" West, 170.00 feet to a calculated point for corner;
- South 47°51'17" East, 100.00 feet to a calculated point for corner;
- South 34°56'39" East, 72.75 feet to a calculated point for corner;
- South 16°17'35" West, 293.69 feet to a calculated point for corner;
- North 73°42'25" West, 382.78 feet to a calculated point for corner in the west line of said Parcel No. 3;

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

- North 14°38'49" East, 116.45 feet to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found at an interior corner of said Parcel No. 3;
- North 25°49'16" West, 145.02 feet to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found at an interior corner of said Parcel No. 3;
- North 47°51'17" West, 237.10 feet to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found at a southwest corner of said Parcel No. 3;
- North 01°06'28" West, 160.00 feet to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found at the northwest corner of said Parcel No. 3;
- North 42°08'43" East, 161.84 feet to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found at the north corner of said Parcel No. 3 in the southwest line of said 133.99 acre tract;

THENCE, North 41°11'32" West, 99.37 feet along the southwest line of said 133.99 acre tract to a calculated point for the southeast corner of said Parcel No. 4;

THENCE, North 47°51'17" West, 389.47 feet along the southwest line of said Parcel No. 4 to a calculated point for the northwest corner of said Parcel No. 4 in the southwest line of said 133.99 acre tract;

THENCE, North 49°18'33" West, 150.64 feet along the southwest line of said 133.99 acre tract to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found at a west corner of said 133.99 acre tract;

THENCE, North 38°17'17" East, 3.84 feet along the northwest line of said 133.99 acre tract to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found at the south corner of said Parcel No. 5;

THENCE, North 47°51'17" West, 2.47 feet along the southwest line of said Parcel No. 5 to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found at the west corner of said Parcel No. 5;

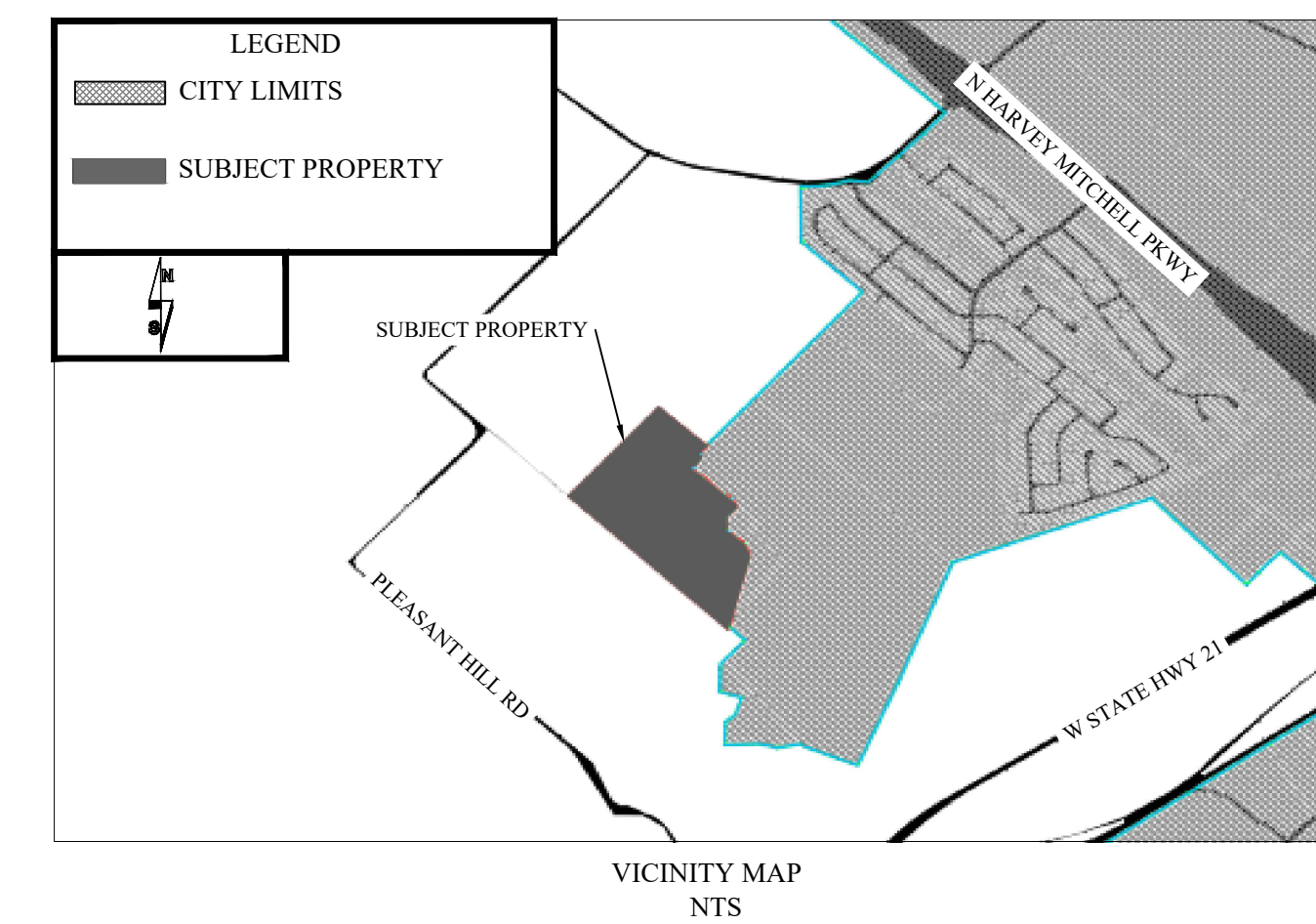
THENCE, North 42°08'43" East, 36.72 feet along the northwest line of said Parcel No. 5 to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found at the northeast corner of said Parcel No. 5 in the northwest line of said 133.99 acre tract;

THENCE, North 38°17'17" East, 121.56 feet along the northwest line of said 133.99 acre tract to a 1/2 inch iron rod with cap stamped (KERR 4502) found at an interior corner of said 133.99 acre tract;

THENCE, North 04°23'15" West, 17.38 feet along the west line of said 133.99 acre tract to a calculated point for the southeast corner of said Parcel No. 6;

THENCE, North 47°51'17" West, 42.34 feet along the southwest line of said Parcel No. 6 to the **POINT OF BEGINNING**, and containing 14.43 acres of land in Brazos County, Texas.

BLOCK #	LOT #	BFE (ft.)	MIN. FFE (ft.)
2	1	292.22	294.22
2	2	291.72	293.72
2	3	291.26	293.26
2	4	290.95	292.95
2	5	290.76	291.76
2	6	290.74	291.74
2	10	290.43	292.43
2	11	290.23	292.23
2	12	290.19	292.19
2	13	290.09	292.09
2	14	289.75	291.75
2	15	289.37	291.37
2	16	288.17	290.17
2	17	287.19	289.19
2	18	286.66	288.66
2	19	284.56	286.56
2	20	284.36	286.36
2	21	282.03	284.03
2	22	281.82	283.82
2	23	279.92	281.92
2	24	279.59	281.59
2	72	303.10	305.10
2	73	302.43	304.43
2	74	301.38	303.38
2	75	300.95	302.95
2	76	300.33	302.33
2	77	300.09	302.09
2	80	299.00	301.00
3	1	294.37	296.37
3	2	294.84	296.84
3	3	295.16	297.16
3	4	296.50	298.50
3	34	297.06	299.06

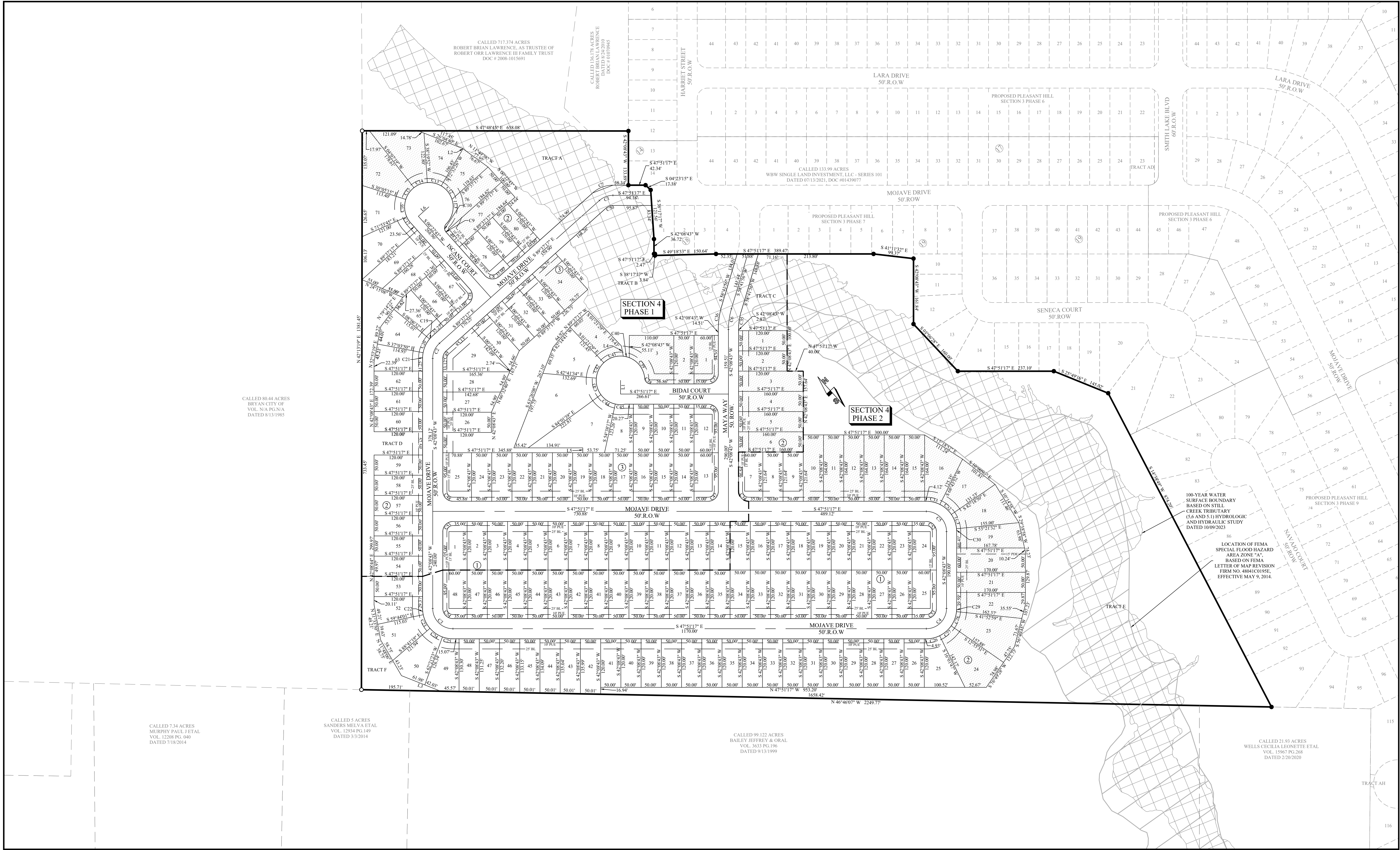


LOT SIZE TABLE:

LOT #	BLOCK #	AREA (SQ FT)	LOT WIDTH (FT)
1	1	7066	60
2	1	6000	50
3	1	6000	50
4	1	6000	50
5	1	6000	50
6	1	6000	50
7	1	6000	50
8	1	6000	50
9	1	6000	50
10	1	6000	50
11	1	6000	50
12	1	6000	50
13	1	6000	50
14	1	6000	50
15	1	6000	50
16	1	6000	50
17	1	6000	50
18	1	6000	50
19	1	6000	50
20	1	6000	50
21	1	6000	50
22	1	6000	50
23	1	6000	50
24	1	7066	60
25	1	7066	60
26	1	6000	50
27	1	6000	50
28	1	6000	50
29	1	6000	50
30	1	6000	50
31	1	6000	50
32	1	6000	50
33	1	6000	50
34	1	6000	50
35	1	6000	50
36	1	6000	50
37	1	6000	50
38	1	6000	50
39	1	6000	50
40	1	6000	50
41	1	6000	50
42	1	6000	50
43	1	6000	50
44	1	6000	50
45	1	6000	50
46	1	6000	50
47	1	6000	50
48	1	7066	60
49	1	7066	60
50	1	6000	50
51	2	8032	50
52	2	6713	50
53	2	6000	50
54	2	6000	50
55	2	6000	50
56	2	6000	50
57	2	6000	50
58	2	6000	50
59	2	6000	50
60	2	6000	50
61	2	6000	50
62	2	6000	50
63	2	6650	50
64	2	7837	50
65	2	6520	50
66	2	6000	50
67	2	7066	60
68	2	7441	50
69	2	8587	50
70	2	9686	50
71	2	9148	61
72	2	11770	50
73	2	11518	50
74	2	7494	50
75	2	6483	50
76	2	7397	50
77	2	9232	50
78	2	7066	60
79	2	6000	50
80	2	6000	50
1	3	7066	60
2	3	6000	50
3	3	11253	74
4	3	7682	65
5	3	10973	60
6	3	19960	60
7	3	15329	60
8	3	6939	50
9	3	6000	50
10	3	6000	50
11	3	6000	50
12	3	7066	60
13	3	7066	60
14	3	6000	50
15	3	6000	50
16	3	6000	50
17	3	6000	50
18	3	6000	50
19	3	6000	50
20	3	6000	50
21	3	6000	50
22	3	6000	50
23	3	6000	50
24	3	6000	50
25	3	6000	50
26	3	6000	50
27	3	6567	50
28	3	7701	50
29	3	10721	110
30	3	6552	50
31	3	6000	50
32	3	6000	50
33	3	6000	50
34	3	9210	77
TRACT A		64701	NA
TRACT B		128466	NA
TRACT C		18731	NA
TRACT D		33911	NA
TRACT E		561989	NA
TRACT F		17302	NA

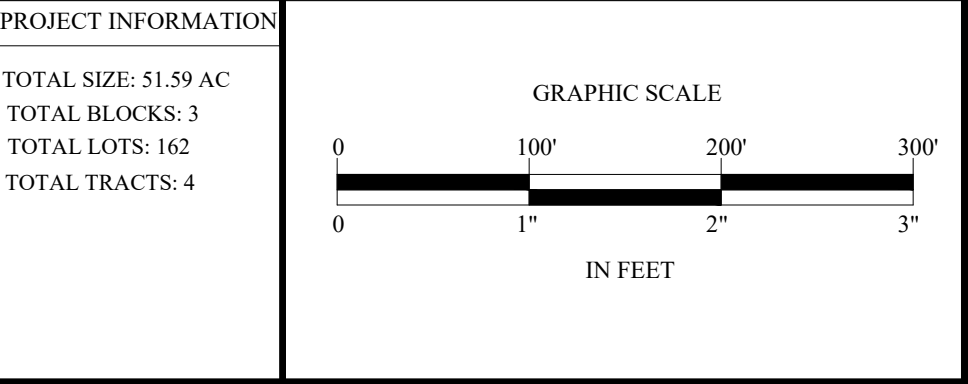
LINE	BEARING	DISTANCE
L1	S42°08'43"W	33.92'
L2	S11°49'38"E	1.27'
L3	S26°12'48"E	61.98'
L4	S31°42'58"W	25.78'
L5	S42°08'43"W	12.00'
L6	S89°37'17"E	35.00'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	041°46'01"	36.45'	N68°44'17"W	35.65'
C2	50.00'	048°13'59"	42.09'	S66°15'43"W	40.86'
C3	50.00'	090°00'00"	78.54'	S02°51'17"E	70.71'
C4	50.00'	090°00'00"	78.54'	N87°08'43"E	70.71'
C5	50.00'	090°00'00"	78.54'	N02°51'17"W	70.71'
C6	180.00'	016°33'13"	52.00'	S50°25'20"W	51.82'
C7	75.00'	041°46'01"	54.67'	S68°44'17"E	53.47'
C8	25.00'	090°00'04"	39.27'	N44°37'15"W	35.36'
C9	15.00'	003°20'39"	0.88'	N02°03'02"E	0.88'
C10	15.00'	082°49'56"	21.69'	N45°08'20"E	19.85'
C11	60.00'	062°38'31"	65.60'	N55°14'02"E	62.38'
C12	60.00'	041°22'21"	43.33'	N03°13'36"E	42.39'
C13	60.00'	034°12'33"	35.82'	N34°33'51"W	35.29'
C14	60.00'	034°12'33"	35.82'	N68°46'24"W	35.29'
C15	60.00'	034°12'33"	35.82'	S77°01'02"W	35.29'
C16	60.00'	041°48'51"	43.78'	S39°00'30"W	42.82'
C17	60.00'	018°06'15"	18.96'	S09°03'07"W	18.88'
C18	25.00'	090°00'00"	39.27'	S45°22'43"W	35.36'
C19	75.00'	008°29'14"	11.11'	N86°08'05"E	11.10'
C20	75.00'	028°57'18"	37.90'	N67°24'49"E	37.50'
C21	75.00'	010°47'27"	14.13'	N47°32'27"E	14.10'
C22	75.00'	011°52'45"	15.55'	N36°12'21"E	15.52'
C23	75.00'	028°57'18"	37.90'	N15°47'20"E	37.50'
C24	75.00'	028°57'18"	37.90'	N13°09'58"W	37.50'
C25	75.00'	020°12'39"	26.46'	N37°44'57"W	26.32'
C26	75.00'	026°00'56"	34.19'	S60°54'45"E	33.89'
C27	75.00'	028°57'18"	37.90'	S88°26'52"E	37.50'
C28	75.00'	028°57'28"	37.91'	N62°35'45"E	37.50'
C29	75.00'	005°58'18"	7.82'	N45°07'52"E	7.81'
C30	75.00'	005°30'15"	7.20'	S39°23'36"W	7.20'
C31	75.00'	028°57'18"	37.90'	S22°09'49"W	37.50'
C32	75.00'	028°57'18"	37.90'	S06°47'29"E	37.50'
C33	75.00'	026°35'09"	34.80'	S34°33'42"E	34.49'
C34	25.00'	090°00'00"	39.27'	S02°51'17"E	35.36'
C35	155.00'	016°33'13"	44.78'	S50°25'20"W	44.63'
C36	205.00'	016°33'13"	59.23'	S50°25'20"W	59.02'
C37	25.00'	090°00'00"	39.27'	S87°08'43"W	35.36'
C38	15.00'	085°20'57"	22.34'	N05°10'48"W	20.34'
C39	60.00'	064°14'07"	67.27'	S05°2	



REV.	DESCRIPTION	DATE	BY

PROJECT NUMBER: PH04	CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 055
APPROVED BY: JCL	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'

MASTER PRELIMINARY PLAN 2 PLEASANT HILL SECTION 4 CITY OF BRYAN, BRAZOS COUNTY, TEXAS

LEGAL DESCRIPTION

51.59 acre tract of land situated in the James McMillen Survey, Abstract No. 176, in Brazos County, Texas, and being a portion of that certain tract described as 717.374 acres in a Correction Deed to Robert Orr Lawrence, III Family Trust dated October 11, 1990 and recorded as Document Number 2013-1178552 of the Official Public Records of Brazos County, Texas

OWNER INFO

WBW SINGLE DEVELOPMENT SERVICES, LLC - SERIES 055
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 JEANNETTE C. LIPTON, P.E. 151304 ON 05/26/2026. 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

