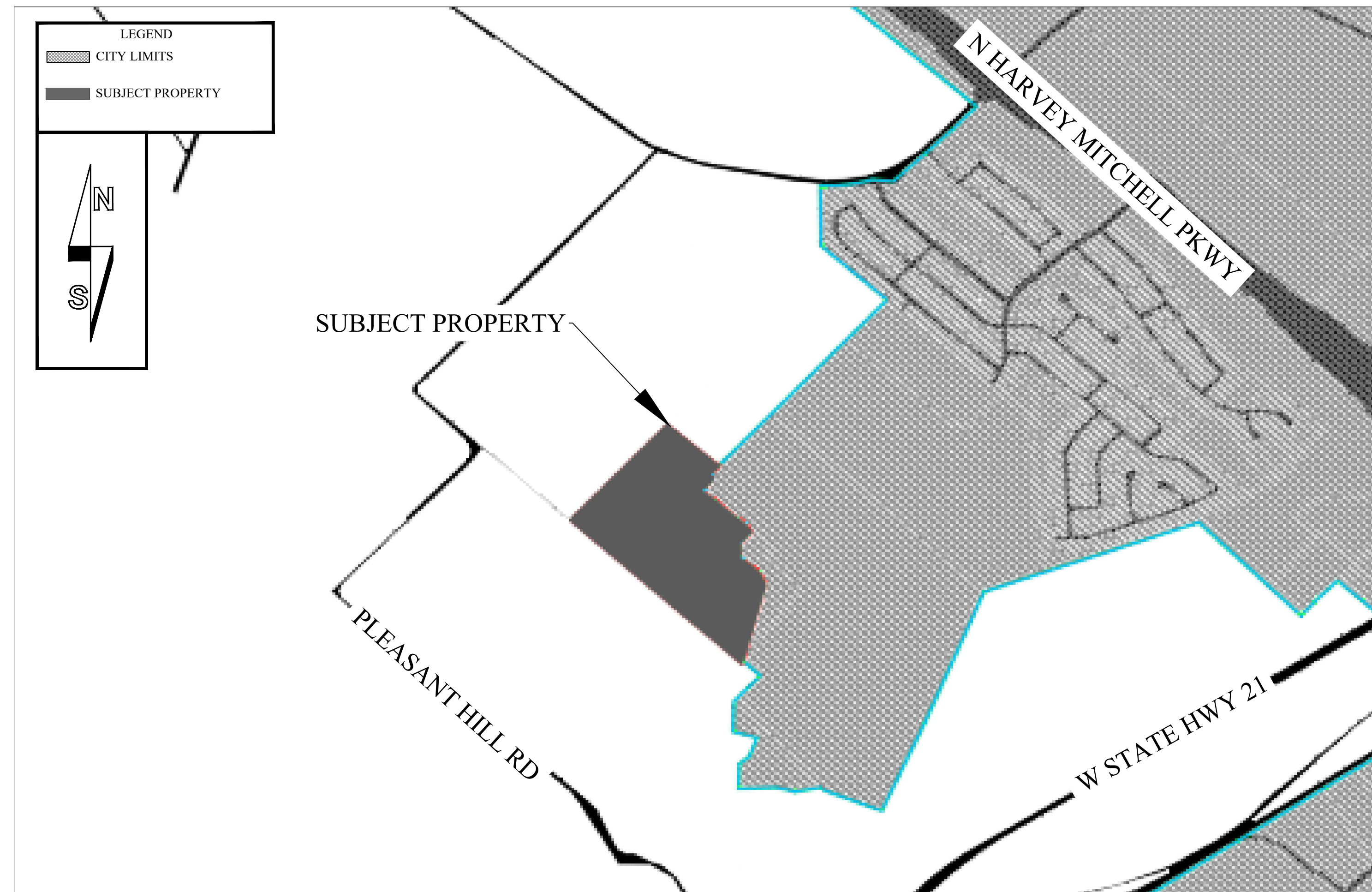


# PRELIMINARY PLAN FOR PLEASANT HILL SECTION 4 CITY OF BRYAN, COUNTY OF BRAZOS, TEXAS



VICINITY MAP  
NTS

Sheet List Table	
Sheet Number	Sheet Title
--	TITLE SHEET
1	PRELIMINARY PLAN 1
2	PRELIMINARY PLAN 2
3	WATER AND SEWER LAYOUT
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 06/10/2026. IT IS NOT TO BE USED  
FOR CONSTRUCTION PURPOSES.

**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 0.9998861. 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. 12-06-1929P REVISED TO REFLECT LETTER OF MAP REVISION AND EFFECTIVE MAY 2014 FLOOD PANEL RATE MAP PANEL NUMBER 4884HC195 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.
- A HOMEOWNERS ASSOCIATION (HOA) SHALL BE ESTABLISHED WITH DIRECT RESPONSIBILITY TO, AND CONTROLLED BY, THE PROPERTY OWNERS INVOLVED TO PROVIDE FOR OPERATION, REPAIR AND MAINTENANCE OF ALL COMMON AREAS, PRIVATE DRAINAGE EASEMENTS, AND PRIVATE STORMWATER DETENTION FACILITIES WHICH ARE PART OF THIS SUBDIVISION. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR AND MAINTENANCE OF THESE AREAS.

**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" East, 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;

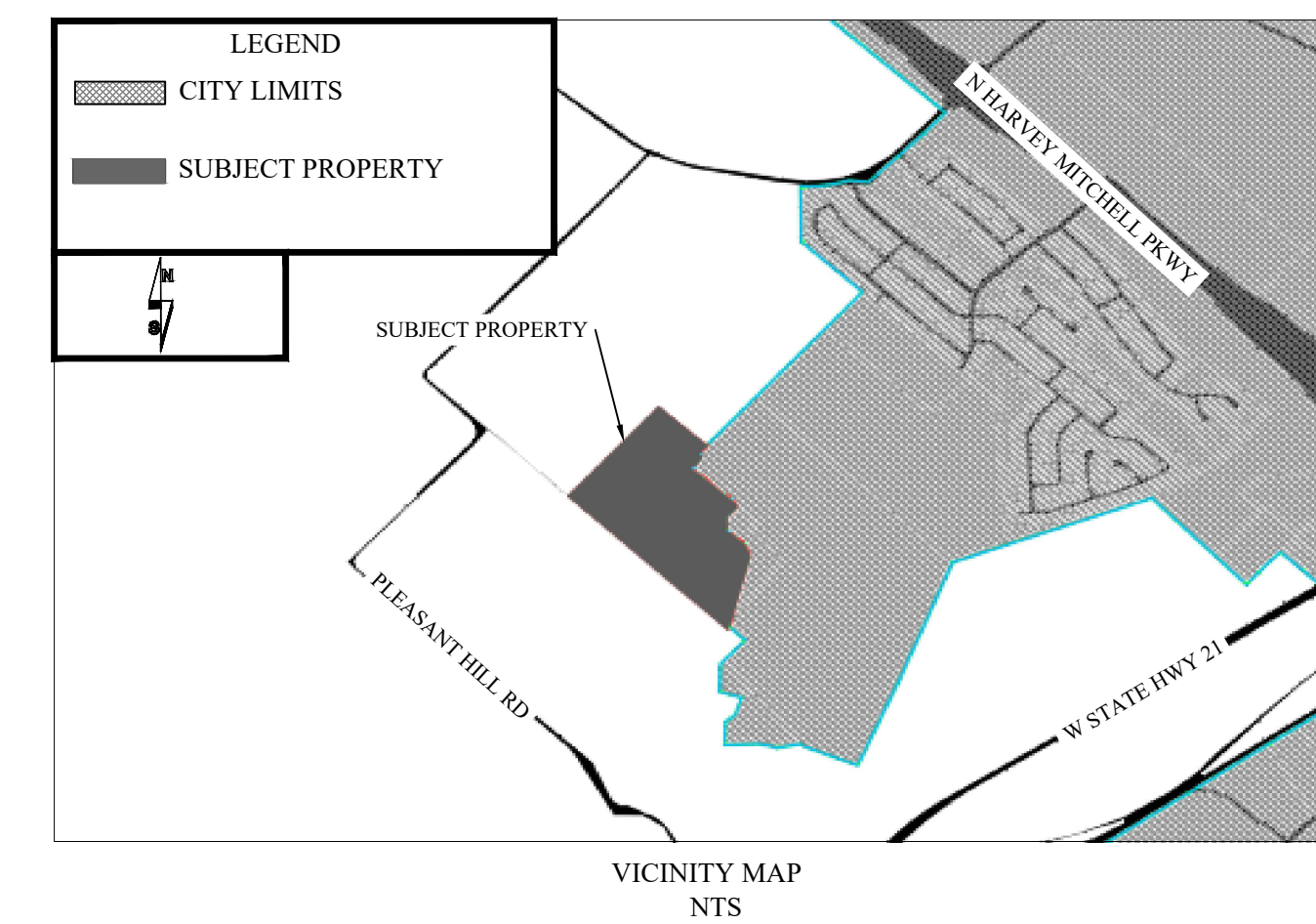
THENCE, North 42°08'43" East, 36.72 feet along the northwest line of said Parcel No. 5 to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found at the northeast corner of said Parcel No. 5 in the northwest line of said 133.99 acre tract;

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	279.37	281.37
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

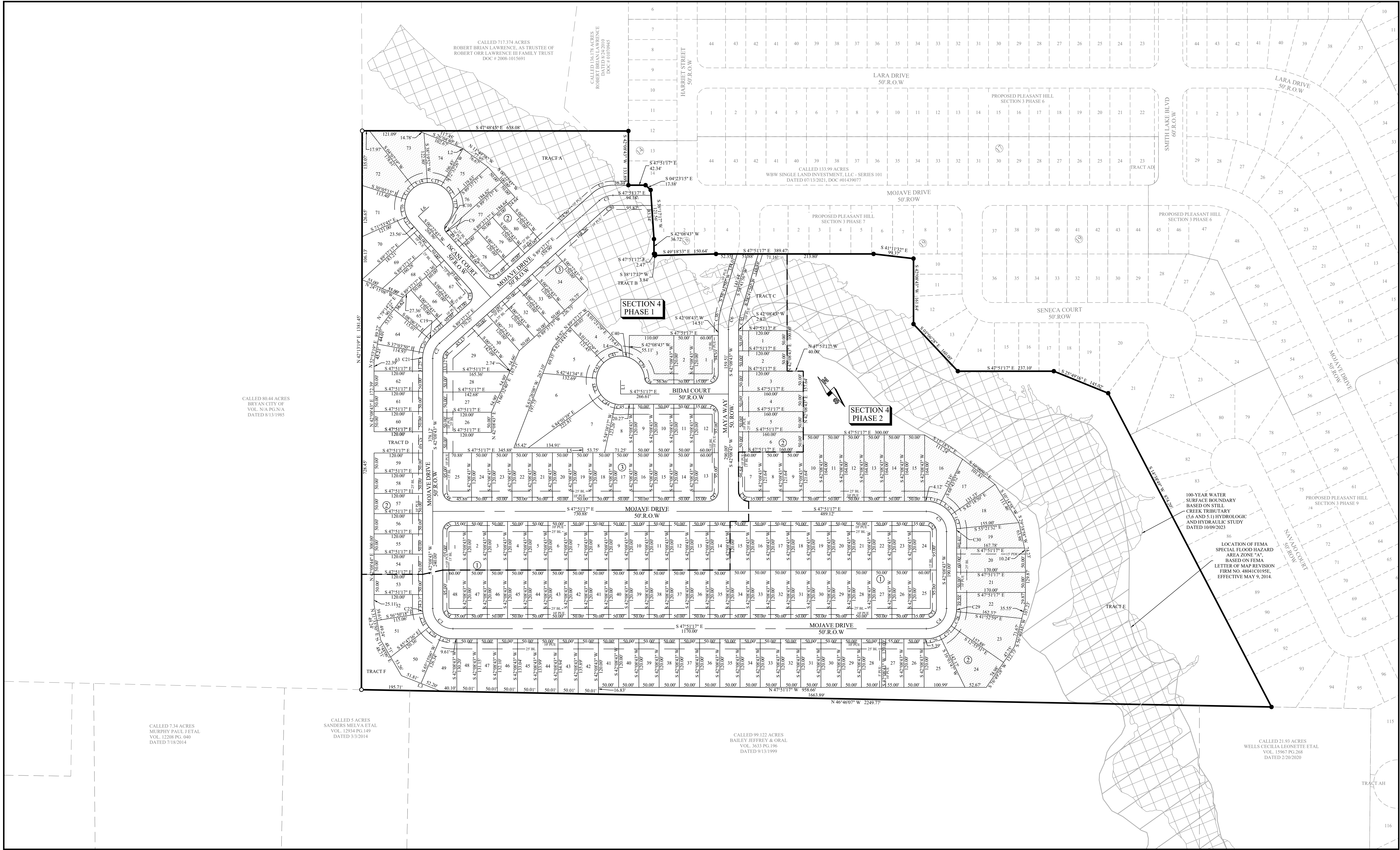


**LOT SIZE TABLE:**

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
1	2	8000	50
2	2	8000	50
3	2	8000	50
4	2	8000	50
5	2	8000	50
6	2	8000	50
7	2	7165	60
8	2	6082	50
9	2	6082	50
10	2	8200	50
11	2	8200	50
13	2	8200	50
14	2	8200	50
15	2	8200	50
16	2	9962	50
17	2	8580	50
18	2	10061	50
19	2	8908	50
20	2	10189	60
21	2	8500	50
22	2	9420	50
23	2	12550	50
24	2	12445	50
25	2	8686	50
26	2	6000	50
27	2	6000	55
28	2	6000	50
29	2	6000	50
30	2	6000	50
31	2	6000	50
32	2	6000	50
33	2	6000	50
34	2	6000	50
35	2	6000	50
36	2	6000	50
37	2	6000	50

LOT #	BLOCK #	AREA (SQ FT)	LOT WIDTH (FT)
38	2	6000	50
39	2	6000	50
40	2	6000	50
41	2	6000	50
42	2	6818	50
43	2	6771	50
44	2	6723	50
45	2	6676	50
46	2	6628	50
47	2	6581	50
48	2	6534	50
49	2	8495	50
50	2	8450	50
51	2	7972	50
52	2	6543	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
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23	3	6000	50
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25	3	8372	71
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		33158	NA
TRACT E		562081	NA
TRACT F		17456	NA

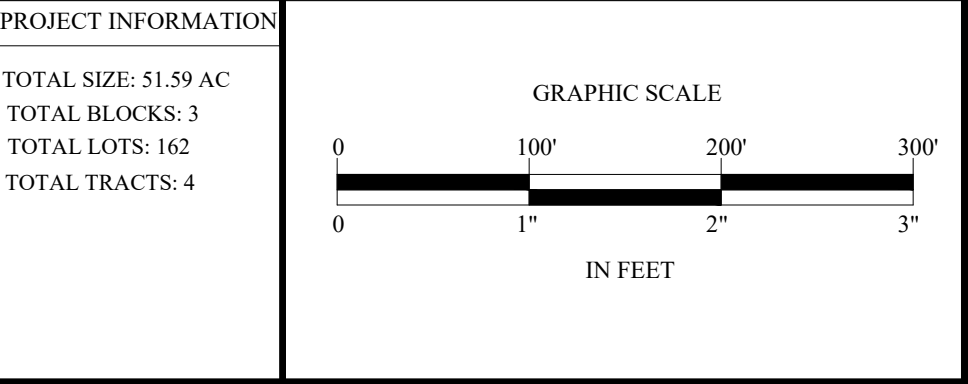
CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	041°46'01"	36.45'	N68°44'17"W	35.65'
C2	50.00'	048°13'59"	42.09'	S66°15'43"W	40.86'
C3	50.00'	090°00'00"	78.54'	S02°51'17"E	70.71'
C4	50.00'	090°00'00"	78.54'	N87°08'43"E	70.71'
C5	50.00'	090°00'00"	78.54'	N02°51'17"W	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				



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'

## 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

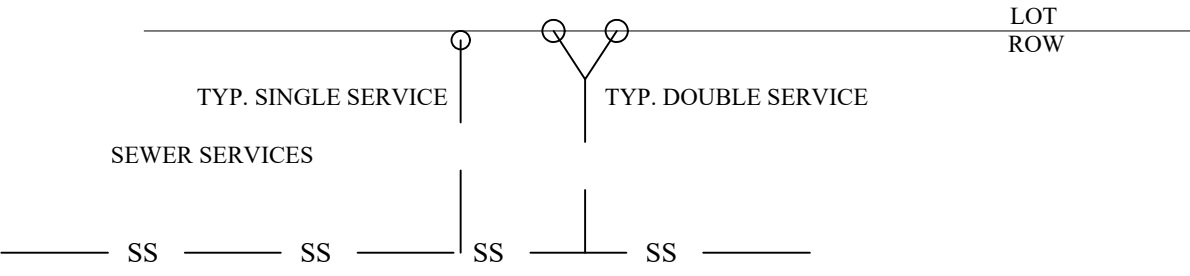
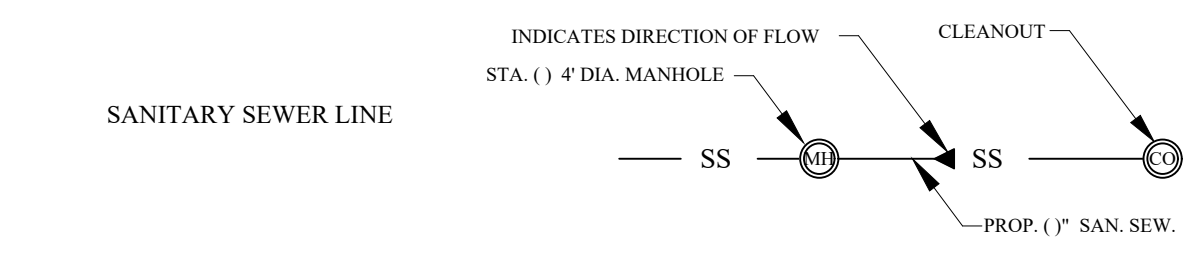
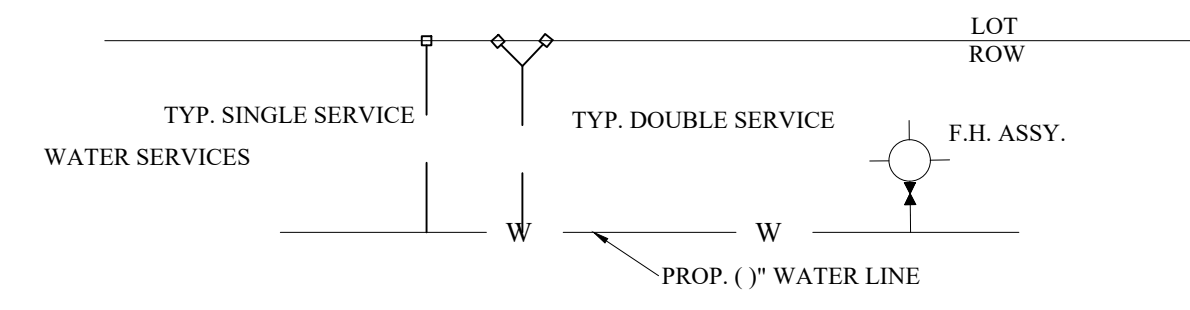
**ENGINEER'S APPROVAL**

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JEANNETTE C. LIPTON, P.E. 151304 ON 06/10/2026. 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

# DESIGN LEGEND



NOTE:  
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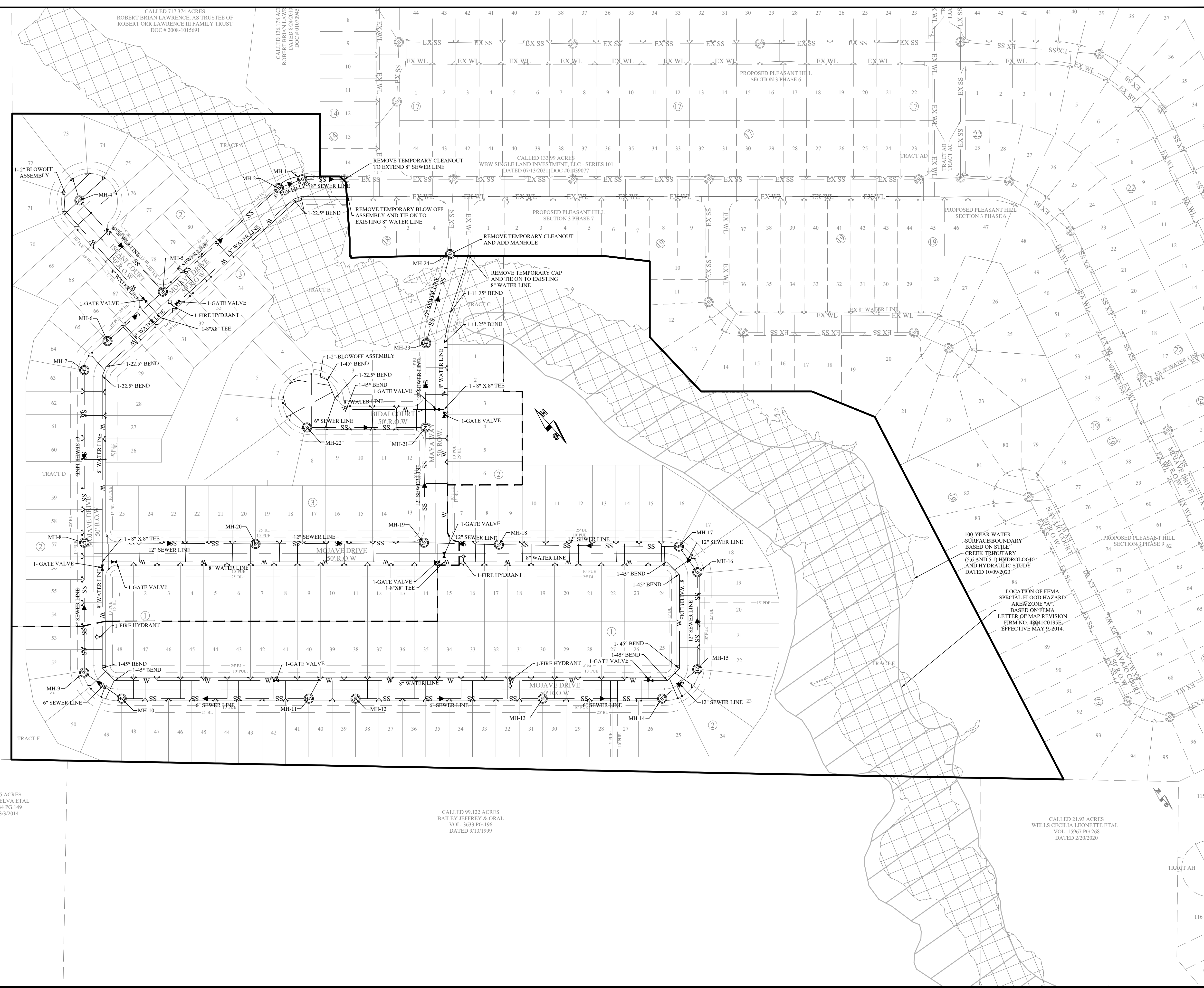
CALLLED 80.44 ACRES  
BRYAN CITY OF  
VOL. N/A PG. N/A  
DATED 8/13/1985

CALLLED 7.34 ACRES  
MURPHY PAUL J ETAL  
VOL. 12208 PG. 040  
DATED 7/18/2014

CALLLED 5 ACRES  
SANDERS MELVA ETAL  
VOL. 12934 PG. 149  
DATED 3/3/2014

CALLLED 99.122 ACRES  
BAILEY JEFFREY & ORAL  
VOL. 3633 PG. 196  
DATED 9/13/1999

CALLLED 21.93 ACRES  
WELLS CECILIA LEONETTE ETAL  
VOL. 15967 PG. 268  
DATED 2/20/2020

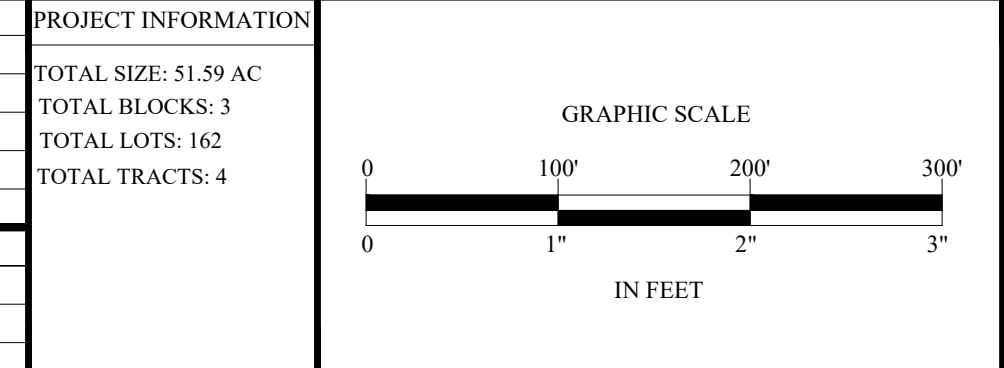


100-YEAR WATER SURFACE BOUNDARY BASED ON STILL CREEK TRIBUTARY (5.6 AND 5.1) HYDROLOGIC AND HYDRAULIC STUDY DATED 10/09/2023

86 LOCATION OF FEMA SPECIAL FLOOD HAZARD AREA ZONE "A" BASED ON FEMA LETTER OF MAP REVISION FIRM NO. 48841C095E EFFECTIVE MAY 9, 2014.

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. = 333.3'

## WATER AND SEWER LAYOUT 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 describes as 717.374 acres in a Correction Deed to Robert Orr Lawrence, III Family Trust dated October 11, 1990 and recorded as Document Number 2013-117852 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  
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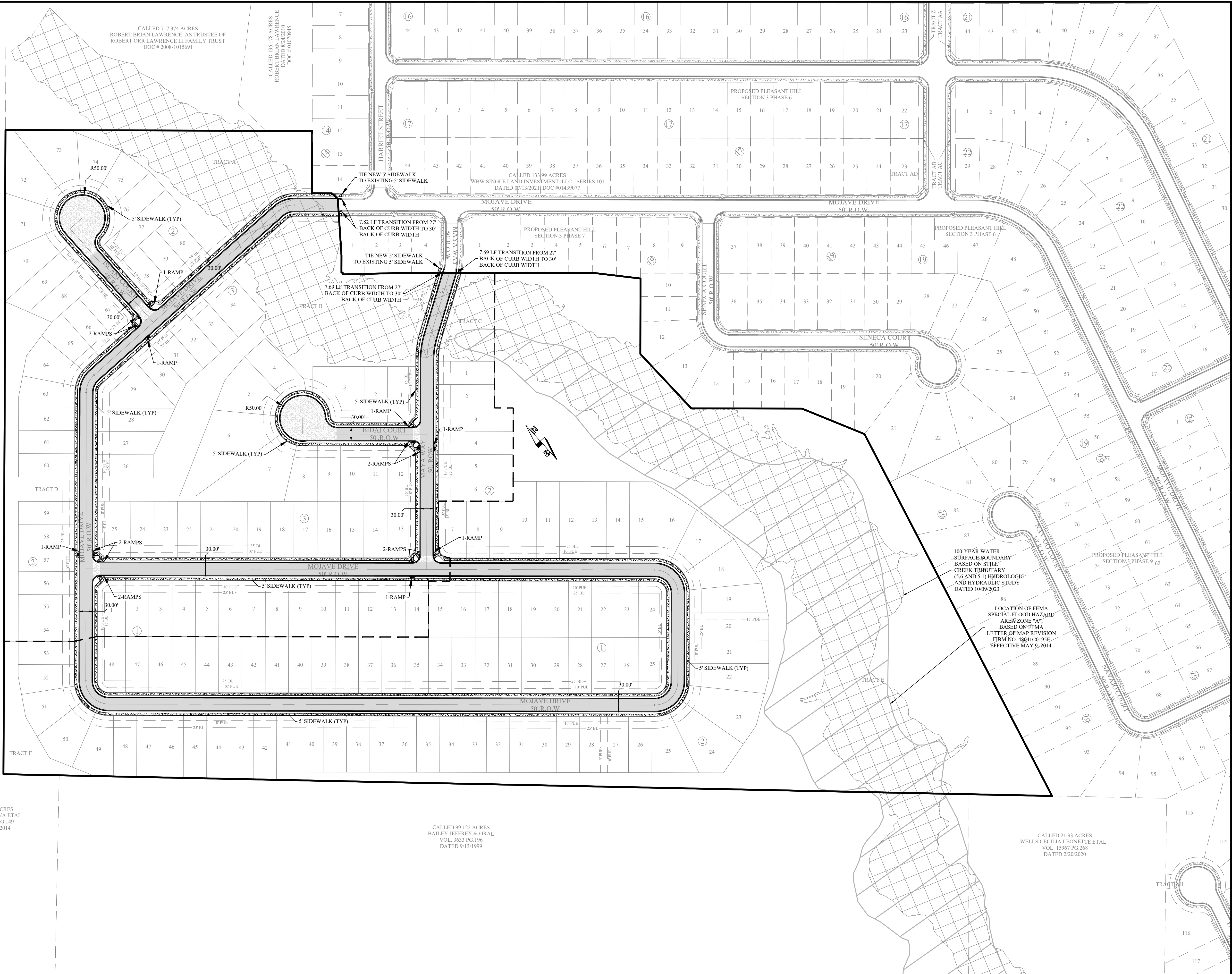
SHEET  
3  
OF  
5

LEGEND	
	PROPOSED CONCRETE
	PROPOSED ASPHALT ROAD

**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.  
 ALL DIMENSIONS ARE BACK OF CURB TO BACK OF CURB.

**PAVEMENT WIDTHS**  
 • RESIDENTIAL STREETS: 30' AT BACK OF CURB  
 • CUL-DE-SACS: 50' RADIUS AT BACK OF CURB

**SIDEWALK WIDTHS:**  
 • ALL SET 4' FROM BACK OF CURB  
 • ALL SIDEWALKS 5' WIDE



CALLED 80.44 ACRES  
 BRYAN CITY OF  
 VOL. N/A PG.N/A  
 DATED 8/13/1985

CALLED 7.34 ACRES  
 MURPHY PAUL J ETAL  
 VOL. 12208 PG. 040  
 DATED 7/18/2014

CALLED 5 ACRES  
 SANDERS MELVA ETAL  
 VOL. 12934 PG.149  
 DATED 3/3/2014

CALLED 99.122 ACRES  
 BAILEY JEFFREY & ORAL  
 VOL. 3633 PG.196  
 DATED 9/13/1999

CALLED 21.93 ACRES  
 WELLS CECILIA LEONETTE ETAL  
 VOL. 15967 PG.268  
 DATED 2/20/2020

100-YEAR WATER  
 SURFACE BOUNDARY  
 BASED ON STILL  
 CREEK TRIBUTARY  
 (5.6 AND 5.1) HYDROLOGIC  
 AND HYDRAULIC STUDY  
 DATED 10/09/2023

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

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	

PROJECT INFORMATION
TOTAL SIZE: 51.59 AC
TOTAL BLOCKS: 3
TOTAL LOTS: 162
TOTAL TRACTS: 4

BENCHMARK
CONCRETE TxDOT MONUMENT (SOUTHEAST R.O.W. LINE OF SANDY POINT ROAD) NAD 83 (2011) TX CENTRAL ZONE #4203 N: 10252940.54 E: 3525284.48 ELEV. = 333.33'

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

## PAVEMENT AND SIDEWALK LAYOUT 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 describes 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

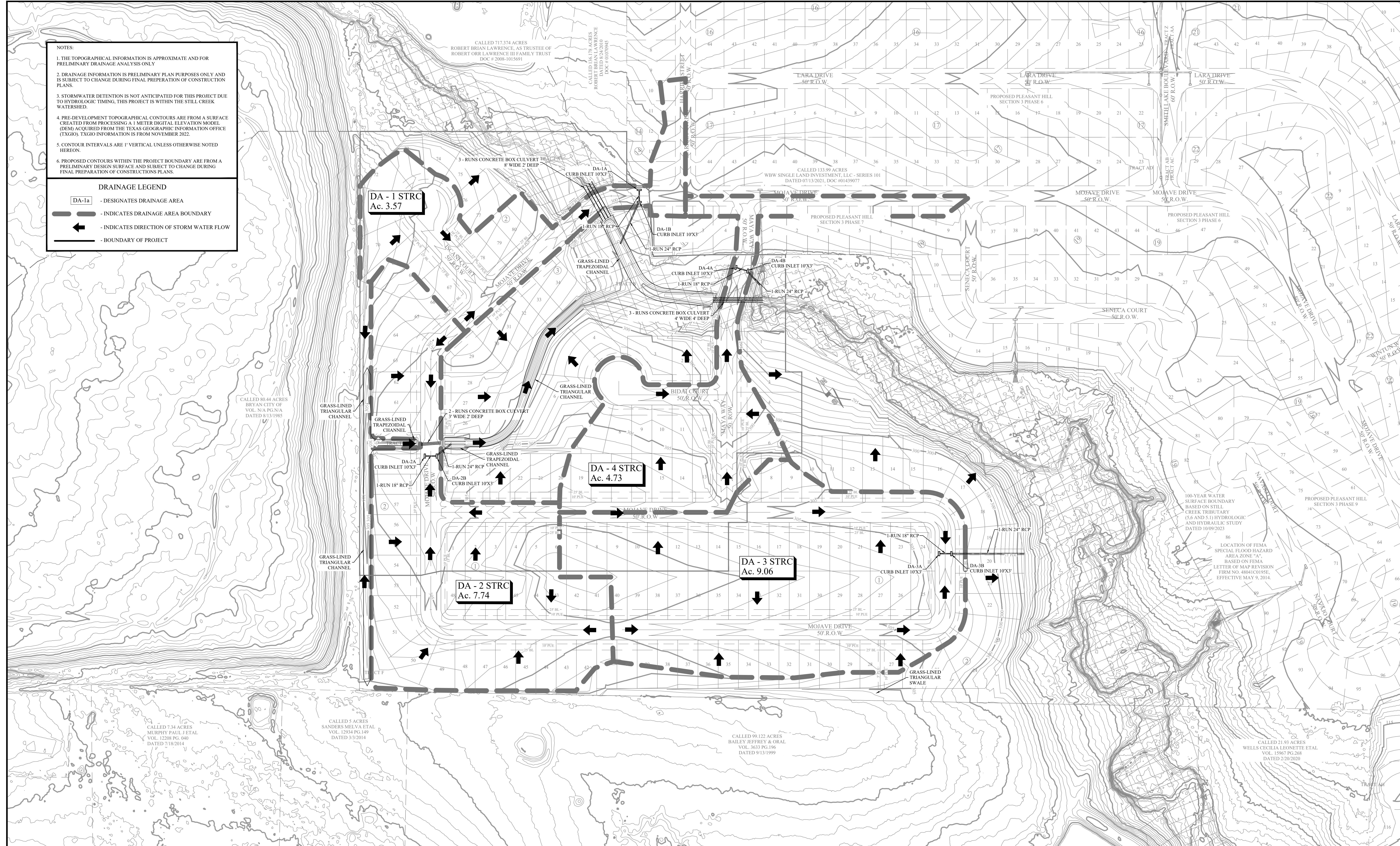
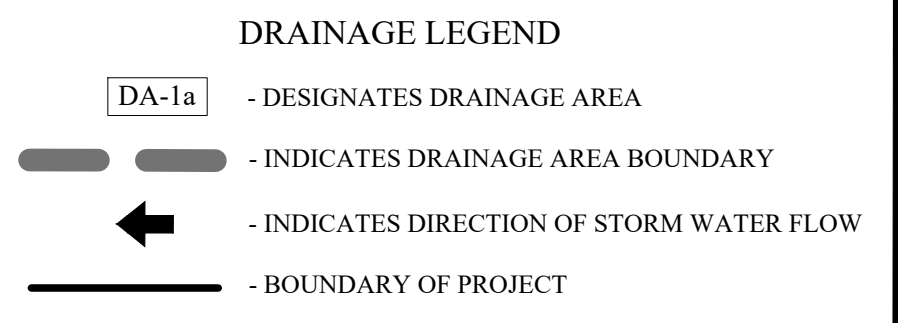
**OWNER INFO**  
**WBW SINGLE DEVELOPMENT SERVICES, LLC - SERIES 055**  
 109 W. 2nd Street, Suite 201  
 Georgetown, TX 78626  
 PH (254) 953-5353  
 FX (254) 953-5057

**ENGINEER'S APPROVAL**  
 THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JEANETTE C. LIPTON, P.E. 151304 ON 06/10/2026. 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  
 4  
 OF  
 5

- NOTES:**
1. THE TOPOGRAPHICAL INFORMATION IS APPROXIMATE AND FOR PRELIMINARY DRAINAGE ANALYSIS ONLY.
  2. DRAINAGE INFORMATION IS PRELIMINARY PLAN PURPOSES ONLY AND IS SUBJECT TO CHANGE DURING FINAL PREPARATION OF CONSTRUCTION PLANS.
  3. STORMWATER DETENTION IS NOT ANTICIPATED FOR THIS PROJECT DUE TO HYDROLOGIC TIMING, THIS PROJECT IS WITHIN THE STILL CREEK WATERSHED.
  4. PRE-DEVELOPMENT TOPOGRAPHICAL CONTOURS ARE FROM A SURFACE CREATED FROM PROCESSING A 1 METER DIGITAL ELEVATION MODEL (DEM) ACQUIRED FROM THE TEXAS GEOGRAPHIC INFORMATION OFFICE (TXGIO). TXGIO INFORMATION IS FROM NOVEMBER 2022.
  5. CONTOUR INTERVALS ARE 1' VERTICAL UNLESS OTHERWISE NOTED HEREON.
  6. PROPOSED CONTOURS WITHIN THE PROJECT BOUNDARY ARE FROM A PRELIMINARY DESIGN SURFACE AND SUBJECT TO CHANGE DURING FINAL PREPARATION OF CONSTRUCTION PLANS.



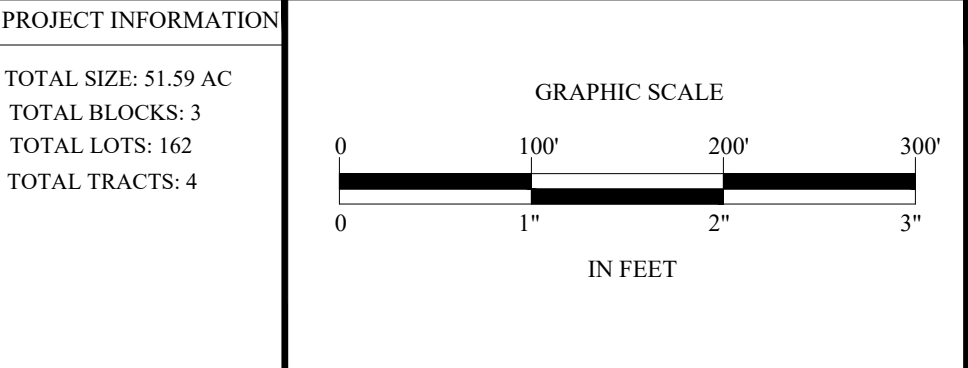
100-YEAR WATER SURFACE BOUNDARY BASED ON STILL CREEK TRIBUTARY (5.6 AND 5.1) HYDROLOGIC AND HYDRAULIC STUDY DATED 10/09/2023

LOCATION OF FEMA SPECIAL FLOOD HAZARD AREA ZONE "A" BASED ON FEMA LETTER OF MAP REVISION FIRM NO. 4804C005E EFFECTIVE MAY 9, 2014.

REV.	DESCRIPTION	DATE	BY

PROJECT NUMBER: PH04  
 CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 055  
 CLIENT LOCATION: GEORGETOWN, TX

APPROVED BY: JCL  
 AUTHORIZED BY: WBW



CONCRETE TXDOT MONUMENT (SOUTHEAST R.O.W. LINE OF SANDY POINT ROAD) NAD 83 (2011) TX CENTRAL ZONE #4203 N: 3525284.54 E: 3525284.48 ELEV. = 333.33'

**POST DRAINAGE STRUCTURES  
 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 describes as 717.374 acres in a Correction Deed to Robert Orr Lawrence, III Family Trust dated October 11, 1990 and recorded as Document Number 2013-117852 of the Official Public Records of Brazos County, Texas

**OWNER INFO**

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