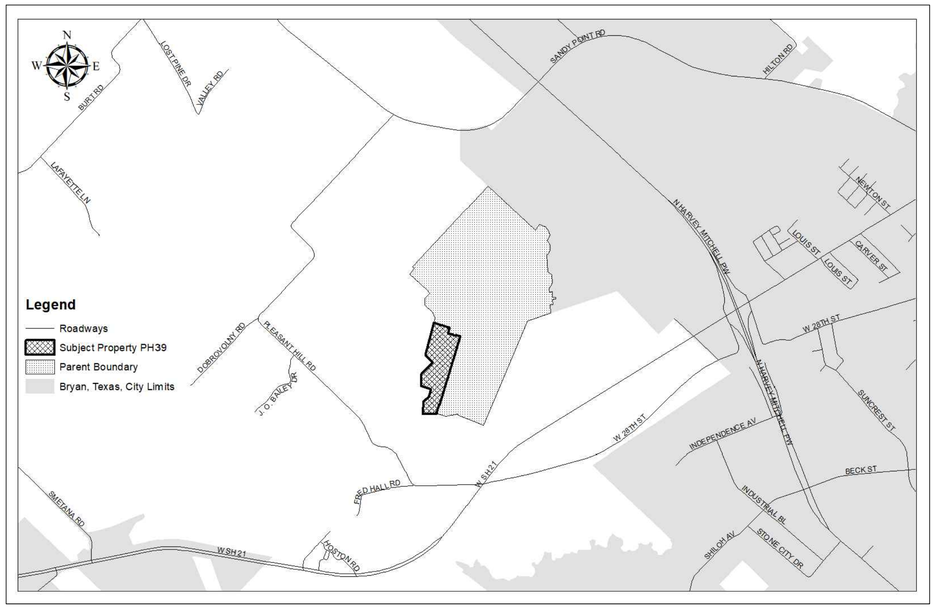
CONSTRUCTION PLANS FOR

PLEASANT HILL SECTION 3 - PHASE 9

CITY OF BRYAN, BRAZOS COUNTY, TEXAS



VICINITY MAP
NTS

Sheet List Table	
Sheet Number	Sheet Title
--	TITLE SHEET
1	FINAL PLAT
2	FINAL PLAT
3	LEGEND
4	WATER LAYOUT
5	SEWER LAYOUT
6	SIDEWALK AND SIGN LAYOUT
7	ELECTRICAL LAYOUT
8	STORM WATER POLLUTION PREVENTION PLAN
9	GRADING PLAN
10	POST-DRAINAGE STREETS
11	POST-DRAINAGE STRUCTURES
12	MOJAVE DRIVE 19+50 TO 24+50
13	MOJAVE DRIVE 24+50 TO 30+00
14	MOJAVE DRIVE 30+00 TO 35+50
15	MOJAVE DRIVE 35+50 TO END
16	NAVAJO COURT 0+00 TO 5+00
17	NAVAJO COURT 5+00 TO END
18	YAKAMA COURT 3+50 TO 9+00
19	YAKAMA COURT 9+00 TO END
20	YAKAMA COURT STORM
21	MOJAVE DRIVE STORM
22	NAVAJO COURT STORM
23	WATER DETAILS
24	WATER & SEWER DETAILS
25	SEWER DETAILS
26	SWPPP DETAILS
27	DRAINAGE DETAILS
28	SIDEWALK DETAILS
29	STREET DETAILS

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 10/27/2026. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

PLEASANT HILL SECTION 3 - PHASE 9

October 2026

PRINTED ON 27 October 2026

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	090°00'00"	39.27'	N61°17'35"E	35.36'
C2	25.00'	090°00'00"	39.27'	N28°42'25"W	35.36'
C3	25.00'	090°00'00"	39.27'	S61°17'35"W	35.36'
C4	15.00'	021°02'22"	5.51'	S05°46'24"W	5.48'
C5	60.00'	002°44'48"	2.88'	S03°22'23"E	2.88'
C6	60.00'	038°49'16"	40.65'	S17°24'38"W	39.88'
C7	60.00'	033°19'43"	34.90'	S53°29'08"W	34.41'
C8	60.00'	041°01'12"	42.96'	N89°20'25"W	42.04'
C9	60.00'	033°29'50"	35.08'	N52°04'54"W	34.58'
C10	60.00'	033°30'17"	35.09'	N18°34'50"W	34.59'
C11	60.00'	041°14'10"	43.18'	N18°47'23"E	42.26'
C12	60.00'	059°13'22"	62.02'	N69°01'10"E	59.29'
C13	15.00'	079°22'24"	20.78'	N58°56'39"E	19.16'
C14	15.00'	002°57'52"	0.78'	N17°46'31"E	0.78'
C15	25.00'	090°00'00"	39.27'	N28°42'25"W	35.36'
C16	75.00'	026°04'27"	34.13'	N60°40'12"W	33.84'
C17	75.00'	034°54'55"	45.70'	N30°10'31"W	45.00'
C18	75.00'	028°56'37"	37.89'	N01°45'15"E	37.49'
C19	75.00'	000°04'02"	0.09'	N16°15'17"E	0.09'
C20	50.00'	090°00'00"	78.54'	S28°42'25"E	70.71'
C21	15.00'	072°58'35"	19.11'	N20°11'43"W	17.84'
C22	60.00'	292°16'15"	306.07'	N89°27'07"E	66.87'
C23	60.00'	028°57'18"	30.32'	N49°28'20"E	30.00'
C24	60.00'	081°49'18"	85.68'	S75°08'21"E	78.59'
C25	60.00'	037°45'11"	39.53'	S15°21'07"E	38.82'
C26	60.00'	049°31'16"	51.86'	S28°17'07"W	50.26'
C27	60.00'	002°32'30"	2.66'	S54°19'00"W	2.66'
C28	15.00'	039°17'40"	10.29'	S35°56'25"W	10.09'
C29	25.00'	090°00'00"	39.27'	S28°42'25"E	35.36'
C30	25.00'	090°00'00"	39.27'	N61°17'35"E	35.36'
C31	25.00'	090°00'00"	39.27'	N28°42'25"W	35.36'
C32	75.00'	002°51'58"	3.75'	N72°16'26"W	3.75'
C33	75.00'	028°57'18"	37.90'	N56°21'49"W	37.50'
C34	75.00'	028°57'18"	37.90'	N27°24'30"W	37.50'
C35	75.00'	028°57'18"	37.90'	N01°32'48"E	37.50'
C36	75.00'	000°16'08"	0.35'	N16°09'31"E	0.35'
C37	15.00'	085°47'40"	22.46'	N26°36'15"W	20.42'
C38	60.00'	053°24'16"	55.93'	N42°47'57"W	53.92'
C39	60.00'	045°44'14"	47.90'	N06°46'18"E	46.63'
C40	60.00'	034°12'33"	35.82'	N46°44'41"E	35.29'
C41	60.00'	034°12'33"	35.82'	N80°57'15"E	35.29'
C42	60.00'	034°12'33"	35.82'	S64°50'12"E	35.29'
C43	60.00'	034°12'33"	35.82'	S30°37'39"E	35.29'
C44	60.00'	036°02'46"	37.75'	S04°30'01"W	37.13'
C45	15.00'	006°37'11"	1.73'	S19°36'10"W	1.73'
C46	25.00'	090°00'00"	39.27'	S28°42'25"E	35.36'
C47	50.00'	090°00'00"	78.54'	S28°42'25"E	70.71'
C48	25.00'	090°00'00"	39.27'	N61°17'35"E	35.36'

BFE/MIN FFE TABLE

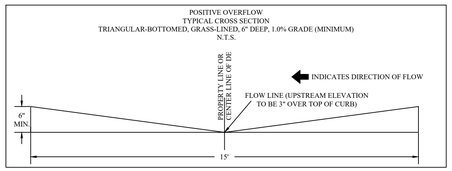
Block	Lot	BFE (ft.)	Min. FFE (ft.)	Source
19	82	285.12	287.12	Yalgo
19	83	284.37	286.37	Yalgo
19	84	283.97	285.97	Yalgo
19	85	281.96	283.96	Yalgo
19	86	281.57	283.57	Yalgo
19	87	280.35	282.35	Yalgo
19	88	280.13	282.13	Yalgo
19	89	279.36	281.36	Yalgo
19	90	278.92	280.92	Yalgo
19	91	278.30	280.30	Yalgo
19	92	278.03	280.03	Yalgo
19	93	277.36	279.36	Yalgo
19	94	275.81	277.81	Yalgo
19	95	275.04	277.04	Yalgo
19	115	272.60	274.60	Yalgo
19	116	271.55	273.55	Yalgo
19	117	270.02	272.02	Yalgo
19	118	269.74	271.74	Yalgo
19	119	269.30	271.30	Yalgo
19	120	269.04	271.04	Yalgo
19	121	268.79	270.79	Yalgo
19	122	268.70	270.70	Yalgo
19	123	268.57	270.57	Yalgo
19	126	267.16	269.16	Yalgo
19	127	266.70	268.70	Yalgo
19	128	266.38	268.38	Yalgo
19	129	266.01	268.01	Yalgo
19	130	265.72	267.72	Yalgo
19	131	265.55	267.55	Yalgo
19	132	265.37	267.37	Yalgo
19	133	265.01	267.01	Yalgo
19	134	264.30	266.30	Yalgo
19	135	256.26	258.26	FEMA
19	136	256.64	258.64	FEMA
19	137	256.78	258.78	FEMA

LOT SIZE TABLE

Block	Lot	Area (sq.ft.)	Lot Width (ft)
24	1	8266	70.00
24	2	6000	50.00
24	3	6000	50.00
24	4	6000	50.00
24	5	6000	50.00
24	6	6000	50.00
24	7	6000	50.00
24	8	6000	50.00
24	9	6000	50.00
24	10	6000	50.00
24	11	6000	50.00
24	12	6000	50.00
24	13	6000	50.00
24	14	6000	50.00
24	15	6000	50.00
24	16	6000	50.00
24	17	6000	50.00
24	18	6000	50.00
24	19	6000	50.00
24	20	6000	50.00
24	21	6000	50.00
24	22	6000	50.00
24	23	8697	73.59
19	57	6000	50.00
19	58	6000	50.00
19	59	6000	50.00
19	60	6000	50.00
19	61	6000	50.00
19	62	6000	50.00
19	63	6000	50.00
19	64	6000	50.00
19	65	6000	50.00
19	66	6000	50.00
19	67	7066	60.00
19	68	7066	60.00
19	69	6000	50.00
19	70	6000	50.00
19	71	6000	50.00
19	72	6000	50.00
19	73	6000	50.00
19	74	6000	50.00
19	75	6000	50.00
19	76	6000	50.00
19	77	6000	50.00
19	78	9075	52.00
19	79	13610	52.31
19	80	8559	52.31
19	81	10662	52.31
19	82	15347	52.31
19	83	8852	53.07
19	84	8991	75.11
19	85	10234	50.44
19	86	10162	50.00
19	87	10090	50.00
19	88	10018	50.00
19	89	11927	60.00
19	90	9860	50.00

Block	Lot	Area (sq.ft.)	Lot Width (ft)
19	91	9788	50.00
19	92	9716	50.00
19	93	16774	51.64
19	94	10503	51.64
19	95	9092	51.64
19	96	6634	50.00
19	97	6387	50.00
19	98	7066	60.00
19	99	6000	50.00
19	100	6000	50.00
19	101	6000	50.00
19	102	6000	50.00
19	103	6000	50.00
19	104	6000	50.00
19	105	6000	50.00
19	106	6000	50.00
19	107	6000	50.00
19	108	7066	60.00
19	109	7066	60.00
19	110	6000	50.00
19	111	6000	50.00
19	112	5981	50.80
19	113	6447	56.07
19	114	11839	57.96
19	115	16795	93.56
19	116	9869	114.99
19	117	6809	50.00
19	118	6349	50.01
19	119	7785	51.62
19	120	12803	62.90
19	121	8581	51.44
19	122	5988	50.00
19	123	5993	50.00
19	124	6001	50.00
19	125	7077	60.00
19	126	6026	50.08
19	127	6004	50.00
19	128	6004	50.00
19	129	6036	50.00
19	130	7067	50.00
19	131	8569	54.87
19	132	7893	63.46
19	133	7100	51.22
19	134	9682	51.17
19	135	13798	51.16
19	136	10575	63.59
19	137	10578	50.89
19	138	6856	50.06
19	139	6894	60.07
19	140	6600	55.00
19	141	6000	50.00
19	142	6000	50.00
19	143	6000	50.00
19	144	6000	50.00
19	145	6000	50.00
19	146	6000	50.00
19	147	7066	60.00

POSITIVE OVERFLOW
TYPICAL CROSS SECTION
TRIANGULAR-BOTTOMED, GRASS-LINED, 6" DEEP, 1.0% GRADE (MINIMUM)
N.T.S.

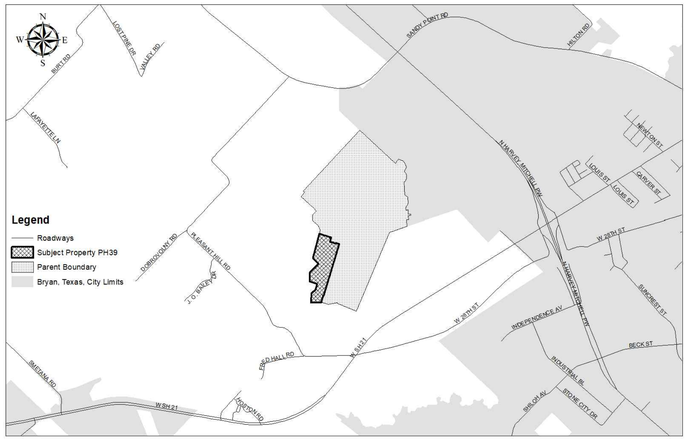


LINE TABLE

LINE	BEARING	DISTANCE
L1	S73°42'25"E	30.00'
L2	S73°42'25"E	18.04'
L3	S73°42'25"E	34.50'

GENERAL NOTES:

1. 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.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYAN SIDEWALK ORDINANCE BY BY THE DEVELOPER.
3. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL.
4. THE BEARINGS RECITED 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 0.9998881. 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 30°40'25" W, 5382.20 FEET FROM CITY OF BRYAN MONUMENT GPS-58. THE ESTABLISHED COORDINATES FOR SAID MONUMENT ARE N = 10226628.01, E = 3527536.34 (NAD83, TEXAS CENTRAL ZONE 4203).
5. ROAD WIDTH
   LOCAL STREETS = 50' ROW, 27' BOC-BOC
   PROPOSED ROAD MATERIAL = HOT MIX ASPHALT CONCRETE
6. ZONING OF THIS PROPERTY IS CURRENTLY FOR NEW DEVELOPMENT PLAN FOR A PLANNED DEVELOPMENT - MIXED USE DISTRICT (PD-M) - APPROVED BY THE BRYAN CITY COUNCIL ON NOVEMBER 13, 2018 (ORDINANCE NO. 2306) AND REVISED AS APPROVED BY THE BRYAN CITY COUNCIL ON JULY 9, 2019 (ORDINANCE NO. 2362) AND REVISED AS APPROVED BY THE BRYAN CITY COUNCIL ON JULY 13, 2021 (ORDINANCE NO. 2496) AND REVISED AS APPROVED BY THE BRYAN CITY COUNCIL ON NOVEMBER 9, 2021 (ORDINANCE NO. 2517).
7. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
   - 5' SIDE YARD SETBACK
   - 5' REAR YARD SETBACK
   - 25' FRONT YARD SETBACK
   - 15' STREET SIDE YARD SETBACK
   - 15' STREET SIDE YARD SETBACK ADJACENT TO COLLECTOR STREETS.
8. ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS.
9. NO 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 EFFECTIVE MAY 9, 2014 FLOOD INSURANCE RATE MAP PANEL NUMBER 48041C0195E 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.
10. PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION, PIPING LOCATED IN THE RIGHT OF WAY OR PUBLIC DRAINAGE EASEMENTS SHALL BY MAINTAINED BY THE CITY OF BRYAN.
11. 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.
12. TRACT AI SHALL BE CONVEYED TO THE CITY OF BRYAN AS PUBLIC RIGHT OF WAY.
13. ARROW (▬▬▶) INDICATES THAT THE STORM WATER RUNOFF MUST FLOW DIRECTLY ONTO AND THROUGH DOWNSTREAM LOT, WITHOUT IMPEDIMENT OR DIVERSION TO OTHER LOTS.



NTS
VICINITY MAP

FIELD NOTES

FINAL PLAT
PLEASANT HILL SECTION 3 - PHASE 9
CITY OF BRYAN, BRAZOS COUNTY, TEXAS
A 23.64 ACRE TRACT SITUATED IN, AND BEING OUT OF, THE JAMES MCMILLEN SURVEY, A-176, BRAZOS COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF WILLIAMSON

I, WBW Single Development Group, LLC-Series 140, the owner and developer of the land shown on this plat, being (part of) the tract of land as conveyed to me in the Official Records of Brazos County in Doc. No. 2021-1439076, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 140,
A TEXAS SERIES LIMITED LIABILITY COMPANY

_____
Bruce Whitis, President

STATE OF TEXAS

COUNTY OF WILLIAMSON

Before me, the undersigned authority, on this day personally appeared Bruce Whitis, in his capacity as President of WBW Single Development Group, LLC - Series 140, a separate series of WBW Single Development Group, LLC, a Texas series limited liability company, on behalf of said series, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal of office this _____ day of _____ , 20 _____ .

_____
Notary Public, Williamson County, Texas

STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lee P. Fox, Registered Public Surveyor No. 7125 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

by: _____
LEE P. FOX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 7125

CERTIFICATION BY THE COUNTY CLERK

_____
County Clerk Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____ , Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the _____ day of _____ , 20 _____ and same was duly approved on the _____ day of _____ , 20 _____ by said Commission.

_____ _____
Chair, Planning & Zoning Commission Bryan, Texas

APPROVAL OF THE CITY PLANNER

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

_____ _____
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, _____ , the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____ , 20 ____ .

_____
City Engineer, Bryan, Texas

REV.	DESCRIPTION	DATE	BY

PRINTED ON October 27, 2026

PROJECT NUMBER: PH39	CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC SERIES 140
APPROVED BY: JCL	CLIENT LOCATION: GEORGETOWN, TX
AUTHORIZED BY: WBW	

PROJECT INFORMATION
TOTAL SIZE: 23.64 ACRES
TOTAL BLOCKS: 2
TOTAL LOTS: 114
TOTAL TRACTS: 1

BENCHMARK
CONCRETE TXDOT MONUMENT (SOUTHEASET R.O.W. LINE OF SANDY POINT ROAD) NAD 83 (2011) TX CENTRAL ZONE #4203
N: 10232940.54
E: 3525284.48
ELEV. = 333.33'

FINAL PLAT
PLEASANT HILL SECTION 3 - PHASE 9
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

LOTS AND BLOCKS
BLOCK 19: LOTS 57-147
BLOCK 24: LOTS 1-23

OWNER INFORMATION
WBW Single Land Investment, LLC-Series 101
109 W 2ND ST., STE 201
GEORGETOWN, TX 78626
PH (254) 953-5353
FX (254) 953-5057

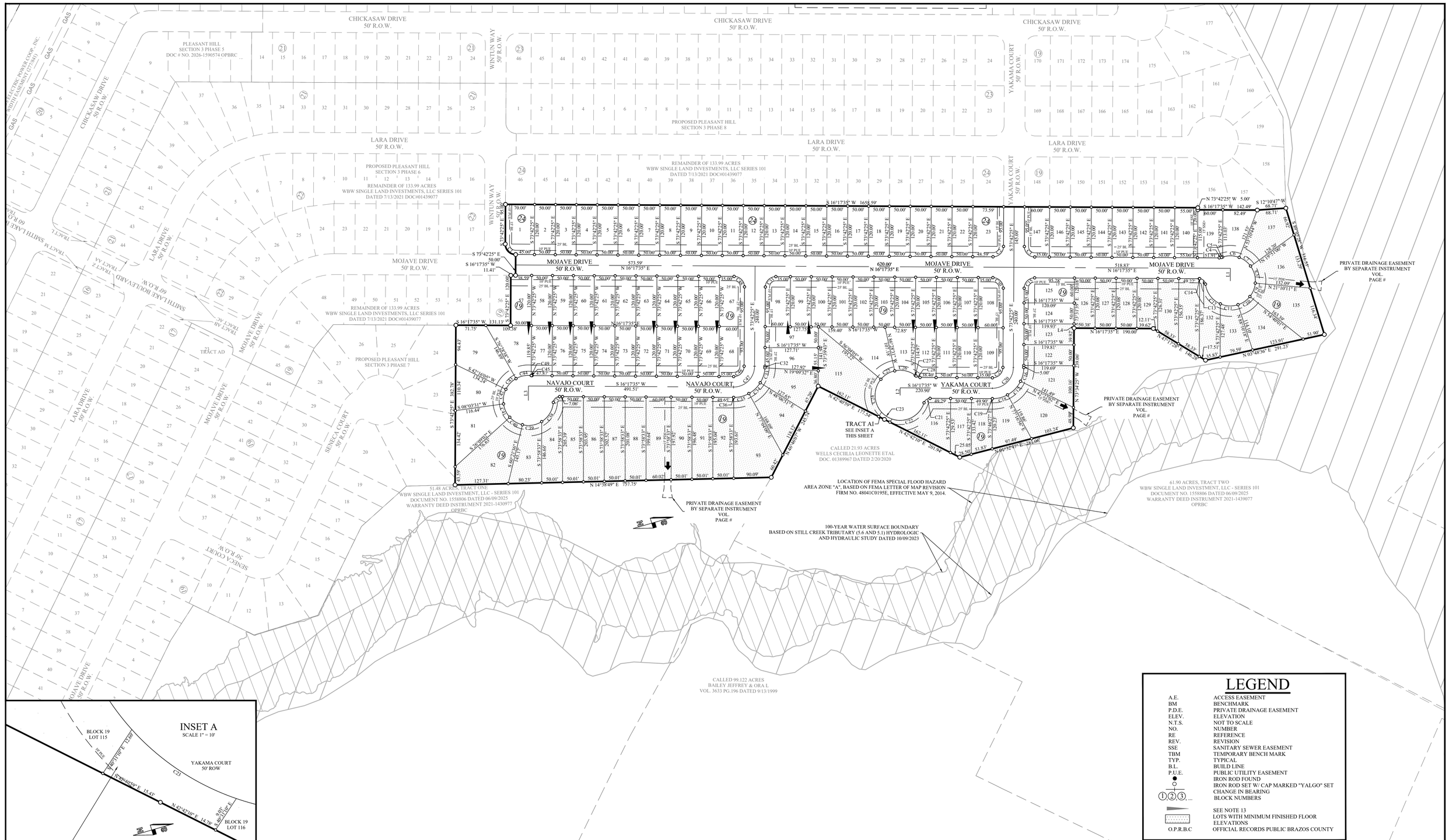
DEVELOPER INFORMATION
WBW Single Development Group, LLC-Series 140
109 W 2ND ST., STE 201
GEORGETOWN, TX 78626
PH (254) 953-5353
FX (254) 953-5057

LEGAL DESCRIPTION
A 23.64 ACRE TRACT SITUATED IN, AND BEING OUT OF, THE JAMES MCMILLEN SURVEY, A-176, BRAZOS COUNTY, TEXAS

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



LEGEND

A.E.	ACCESS EASEMENT
BM	BENCHMARK
P.D.E.	PRIVATE DRAINAGE EASEMENT
ELEV.	ELEVATION
N.T.S.	NOT TO SCALE
NO.	NUMBER
RE	REFERENCE
REV.	REVISION
SSE	SANITARY SEWER EASEMENT
TBM	TEMPORARY BENCH MARK
TYP.	TYPICAL
B.L.	BUILD LINE
P.U.E.	PUBLIC UTILITY EASEMENT
●	IRON ROD FOUND
○	IRON ROD SET W/ CAP MARKED "YALGO" SET
① ② ③ ...	CHANGE IN BEARING BLOCK NUMBERS
	SEE NOTE 13
	LOTS WITH MINIMUM FINISHED FLOOR ELEVATIONS
O.P.R.B.C	OFFICIAL RECORDS PUBLIC BRAZOS COUNTY

REV.	DESCRIPTION	DATE	BY

PROJECT NUMBER: PH39	CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC SERIES 140
APPROVED BY: JCL	CLIENT LOCATION: GEORGETOWN, TX
AUTHORIZED BY: WBW	

PRINTED ON October 27, 2026

PROJECT INFORMATION

TOTAL SIZE: 23.64 ACRES
TOTAL BLOCKS: 2
TOTAL LOTS: 114
TOTAL TRACTS: 1

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

BENCHMARK

CONCRETE TXDOT MONUMENT
(SOUTHEASET R.O.W. LINE OF
SANDY POINT ROAD) NAD 83
(2011) TX CENTRAL ZONE #4203
N: 10232940.54
E: 3525284.48
ELEV. = 333.33'

FINAL PLAT
PLEASANT HILL SECTION 3 - PHASE 9
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

LEGAL DESCRIPTION

A 23.64 ACRE TRACT SITUATED IN, AND BEING OUT OF THE JAMES MCMILLEN SURVEY, A-176, BRAZOS COUNTY, TEXAS

Yalgo Engineering, LLC
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