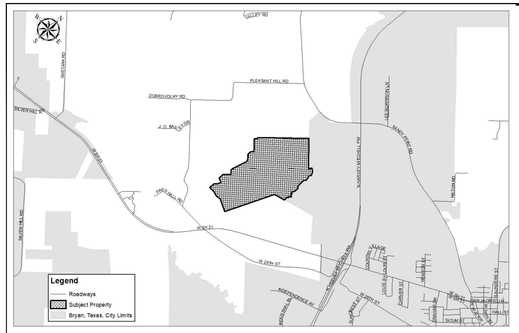


Sheet List Table	
Sheet Number	Sheet Title
1	INDEX SHEET
2	MASTER-PRELIMINARY PLAN 1
3	MASTER-PRELIMINARY PLAN 2
4	MASTER-PRELIMINARY PLAN 3
5	MASTER-PRELIMINARY PLAN 4
6	MASTER-PRELIMINARY PLAN 5
7	WATER AND SEWER LAYOUT 1
8	WATER AND SEWER LAYOUT 2
9	WATER AND SEWER LAYOUT 3
10	WATER AND SEWER LAYOUT 4
11	PAVEMENT AND SIDEWALK LAYOUT 1
12	PAVEMENT AND SIDEWALK LAYOUT 2
13	PAVEMENT AND SIDEWALK LAYOUT 3
14	PAVEMENT AND SIDEWALK LAYOUT 4
15	POST-DRAINAGE STRUCTURES 1
16	POST-DRAINAGE STRUCTURES 2
17	POST-DRAINAGE STRUCTURES 3

SHEET 4

SHEET 3

SHEET 5

CALLED 0.107 ACRES
WBW SINGLE LAND
INVESTMENT, LLC - SERIES 101
DOC# 1558807
VOL 15901 PG 215 - 225

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

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 06/30/2023

CALLED 21.93 ACRES
WELLS CECILIA LEONETTE ETAL
DOC. 01389967 VOL. 15967 PG. 268

61.90 ACRES, TRACT TWO
WBW SINGLE LAND INVESTMENT, LLC - SERIES 101
DOCUMENT NO. 1558806 DATED 06/30/2023

CALLED 150.00 ACRES
BAILEY DEREE A.O.R.A.
VOL. 2653 PG. 90

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

PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
PHASE 7
PHASE 8
PHASE 9

HARRIET STREET
50' R.O.W.

MAYA WAY
50' R.O.W.

LARA DRIVE
50' R.O.W.

SENECA CREEK DRIVE
50' R.O.W.

CHICKASAW DRIVE
50' R.O.W.

FREMONT COVE
50' R.O.W.

ROCKET ROAD
50' R.O.W.

MESSENGER COURT
50' R.O.W.

PATHFINDER PLACE
50' R.O.W.

JETER DRIVE
50' R.O.W.

SMITH LAKE BLVD
80' R.O.W.

BEAR RUN
50' R.O.W.

NAVAJO COURT
50' R.O.W.

HOPI CIRCLE
50' R.O.W.

MOHAVE DRIVE
50' R.O.W.

YAKAMA COURT
50' R.O.W.

TRACT C
PROPOSED PARK AREA
5.35 ACRES

TRACT D
PROPOSED PARK AREA
3.88 ACRES

TRACT E
PROPOSED PARK AREA
16.01 ACRES

TRACT Y
PROPOSED PARK AREA
43.95 ACRES

TRACT AI
0.01 AC

TRACT AG
0.04 AC

TRACT AF
0.15 AC

LIFT STATION

100-YEAR WATER SURFACE BOUNDARY

EXISTING HALCON FIELD SERVICES
30' WIDTH EASEMENT (12598/248)

BRAZOS ELECTRIC POWER COOP, INC.
(50' WIDTH EASEMENT (1275/641)

LOCATION OF FEMA SPECIAL FLOOD HAZARD
AREA ZONE "AE",
FIRM NO. 48041C0195E, EFFECTIVE MAY 16, 2012.

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

TRACT A
COMMON AREA
AND PRIVATE
DRAINAGE
EASEMENT
2.52 ACRES

PLEASANT HILL
SECTION 2 PHASE 1
DOC. #2022-1489540
DATED 11/28/2022

PLEASANT HILL
SECTION 2 PHASE 2
DOC. #2021-1450327
DATED 10/22/2021

PLEASANT HILL
SECTION 2 PHASE 3
DOC. #2022-1450327
DATED 10/27/2022

BORRIS LANE
50' ROW

ROCK RIDGE AVENUE
50' ROW

CHIEF STREET
50' ROW

IRISH PLAZA
50' ROW

GABBY PASS
50' ROW

KID VIEW
50' ROW

KAMINSKY COURT
50' ROW

TAGGART TRAIL
50' ROW

LYLE PLACE
50' ROW

SAMUEL RUN
50' ROW

SMITH LAKE BOULEVARD
80' ROW

TRACT B
TRACT C
TRACT D

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
	CLIENT LOCATION: GEORGETOWN, TX
APPROVED BY: JCB	
AUTHORIZED BY: WBW	

PRINTED ON October 27, 2026

PROJECT INFORMATION

TOTAL SIZE: 253.51 AC.
TOTAL BLOCKS: 24
TOTAL LOTS: 906
TOTAL TRACTS: 31

GRAPHIC SCALE
0 200 400 600
0 1" 2" 3"
IN FEET

BENCHMARK

CONCRETE TXDOT MONUMMENT
(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'

INDEX SHEET
PLEASANT HILL SECTION 3 PHASES 1-9
BRYAN, BRAZOS COUNTY, TEXAS

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 JEANETTE C. LIPTON, P.E. 151304 ON 10/27/2026. 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

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C???	25.00'	39.27'	35.36'	N 02°51'17" W	090°00'00"
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	15.00'	20.54'	18.97'	N 22°56'19" W	078°27'47"
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 46°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 41°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"
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"
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°11'10" 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"
C90	75.00'	31.53'	31.30'	N 04°14'53" E	024°05'24"
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'	S 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"
C103	25.00'	39.27'	35.36'	N 61°17'35" E	090°00'00"
C104	60.00'	85.68'	78.59'	N 75°08'21" W	081°49'16"
C105	60.00'	30.32'	30.00'	S 49°28'20" W	028°57'18"

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
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"
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"
C125	60.00'	212.01'	117.70'	S 44°32'38" W	202°27'18"
C126	75.00'	37.97'	37.57'	S 01°47'16" W	029°00'38"
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'	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"
C139	15.00'	21.56'	19.75'	S 57°27'43" W	082°20'16"
C140	25.00'	39.27'	35.36'	N 61°17'35" E	090°00'00"
C141	25.00'	39.27'	35.36'	S 28°42'25" E	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'	6.73'	6.73'	N 45°17'00" W	005°08'32"
C159	245.00'	87.71'	87.25'	S 25°29'17" E	020°30'46"
C159	75.00'	45.70'	45.00'	N 25°15'17" W	034°54'55"
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	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"
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" E	099°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°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 64°04'06" 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	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"

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
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"
C210	25.00'	39.27'	35.36'	S 28°42'25" E	090°00'00"
C212	75.00'	34.13'	33.84'	S 60°40'12" E	026°04'27"
C213	75.00'	45.70'	45.00'	S 30°10'31" E	034°54'55"
C216	15.00'	19.11'	17.84'	S 20°11'43" E	072°58'36"
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 28°42'25" E	090°00'00"
C222	25.00'	39.27'	35.36'	S 61°17'35" W	090°00'00"
C224	25.00'	39.27'	35.36'	S 28°42'25" E	090°00'00"
C226	60.00'	62.02'	59.29'	S 69°01'10" W	059°13'22"
C227	60.00'	43.18'	42.26'	S 18°47'23" W	041°14'10"
C228	60.00'	35.09'	34.59'	S 18°34'50" E	033°30'17"
C229	60.00'	35.08'	34.58'	S 52°04'54" E	033°29'50"
C230	60.00'	42.96'	42.04'	S 89°20'25" E	041°01'12"
C231	60.00'	34.90'	34.41'	N 53°29'08" E	033°19'43"
C232	60.00'	40.65'	39.88'	N 17°24'38" E	038°49'16"
C233	60.00'	2.88'	2.88'	N 03°22'23" W	002°44'48"
C234	15.00'	5.51'	5.48'	N 05°46'24" E	021°02'22"
C236	25.00'	39.27'	35.36'	N 61°17'35" E	090°00'00"
C237	15.03'	10.90'	10.66'	S 38°19'43" W	041°33'28"
C237	25.00'	39.27'	35.36'	N 28°42'25" W	090°00'00"
C240	60.00'	5.54'	5.54'	S 56°28'47" W	005°17'37"
C241	60.00'	55.58'	53.62'	S 27°17'41" W	053°04'35"
C242	60.00'	34.61'	34.13'	S 15°45'59" E	033°02'46"
C243	60.00'	38.45'	37.79'	S 50°38'51" E	036°42'56"
C244	60.00'	46.03'	44.91'	N 89°01'04" E	043°57'14"
C245	60.00'	35.82'	35.29'	N 49°56'10" E	034°12'33"
C246	60.00'	43.99'	43.01'	N 11°49'40" E	042°00'27"
C247	15.00'	7.83'	7.75'	S 31°15'22" W	029°55'35"
C247	60.00'	47.19'	45.98'	N 31°42'21" W	045°03'35"
C248	15.00'	18.46'	17.32'	N 18°58'17" W	070°31'44"
C250	25.00'	39.27'	35.36'	S 61°17'35" W	090°00'00"
C252	60.00'	22.31'	22.19'	S 35°33'54" W	021°18'31"
C253	60.00'	38.49'	37.83'	S 06°31'59" W	036°45'20"
C254	60.00'	35.82'	35.29'	S 28°56'57" E	034°12'33"
C255	60.00'	39.35'	38.65'	S 64°50'38" E	037°34'48"
C256	60.00'	61.06'	58.46'	N 67°12'42" E	058°18'31"
C257	60.00'	31.14'	30.79'	N 23°11'28" E	029°43'58"
C258	60.00'	73.82'	69.25'	N 26°55'21" W	070°29'42"
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°55'25" 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	25.00'	39.27'	35.36'	S 28°42'25" E	090°00'00"
C269	180.00'	201.53'	191.16'	N 15°46'51" W	064°08'51"
C270	50.00'	78.54'	70.71'	S 02°51'17" E	090°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	008°52'10"
C301	75.00'	37.90'	37.50'	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°47'47"
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°44'12" E	038°56'33"
C311	15.00'	7.83'	7.75'	N 32°53'29" W	029°55'35"
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"
C318	60.00'	43.07'	42.15'	S 46°16'20" E	041°07'37"

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C319	60.00'	62.29'	59.53'	N 83°25'24" E	059°28'56"
C320	15.00'	16.52'	15.70'	N 85°14'29" E	063°07'05"
C321	15.00'	4.02'	4.01'	S 55°31'38" E	015°20'42"
C323	25.00'	16.09'	15.81'	S 29°25'11" E	036°52'12"
C326	25.00'	39.27'	35.36'	N 87°08'43" E	090°00'00"
C327	25.00'	16.09'	15.81'	S 29°25'11" E	036°52'12"
C328	60.00'	54.81'	52.93'	S 75°58'43" W	052°20'30"
C329	15.00'	21.56'	19.75'	N 89°01'24" W	082°20'16"
C330	25.00'	39.27'	35.36'	N 02°51'17" W	090°00'00"
C335	15.00'	5.51'	5.48'	S 37°20'05" E	021°02'22"
C336	60.00'	36.60'	36.04'	S 44°17'33" E	034°57'17"
C337	60.00'	35.82'	35.29'	S 78°52'28" E	034°12'33"
C339	575.00'	29.61'	29.61'	N 40°40'13" E	002°57'02"
C342	25.00'	23.18'	22.36'	S 15°34'49" W	053°07'48"
C343	25.00'	23.18'	22.36'	S 68°42'38" W	053°07'48"
C344	25.00'	16.09'	15.81'	N 66°17'22" W	036°52'12"
C345	25.00'	16.09'	15.81'	N 29°25'11" W	036°52'12"
C346	25.00'	23.18'	22.36'	N 15°34'49" E	053°07'48"
C347	25.00'	23.18'	22.36'	S 68°42'38" W	053°07'48"
C348	25.00'	23.18'	22.36'	S 68°42'38" W	053°07'48"
C349	25.00'	16.09'	15.81'	N 66°17'22" W	036°52'12"
C350	25.00'	23.18'	22.36'	S 15°34'49" W	053°07'48"
C353	25.00'	23.18'	22.36'	S 15°34'49" W	053°07'48"
C354	25.00'	23.18'	22.36'	S 15°34'49" W	053°07'48"
C355	25.00'	16.09'	15.81'	S 29°25'11" E	036°52'12"
C356	25.00'	16.09'	15.81'	S 66°17'22" E	036°52'12"
C357	25.00'	23.18'	22.36'	N 68°42'38" E	053°07'48"
C358	25.00'	23.18'	22.36'	N 15°34'49" E	053°07'48"
C359	25.00'	16.09'	15.81'	N 29°25'11" W	036°52'12"
C360	25.00'	16.09'	15.81'	N 66°17'22" W	036°52'12"
C361	25.00'	23.18'	22.36'	S 68°42'38" W	053°07'48"
C362	25.00'	23.18'	22.36'	S 68°42'38" W	053°07'48"
C363	25.00'	16.09'	15.81'	N 66°17'22" W	036°52'12"
C366	25.00'	39.27'	35.36'	N 02°51'17" W	090°00'00"
C367	25.00'	39.27'	35.36'	N 87°08'43" E	090°00'00"
C368	25.00'	39.27'	35.36'	N 87°08'43" E	090°00'00"
C369	175.00'	46.33'	46.20'	N 34°43'47" E	015°10'08"
C370	25.00'	32.72'	30.44'	N 10°21'17" W	075°00'00"
C374	85.00'	11.56'	11.55'	N 43°57'27" W	007°47'39"
C376	25.00'	39.27'	35.36'	N 87°08'43" E	090°00'00"
C377	25.00'	39.27'	35.36'	N 02°51'17" W	090°00'00"
C378	42.55'	34.61'	33.66'	S 15°24'45" W	046°36'03"
C379	60.00'	35.82'	35.29'	N 66°54'58" E	034°12'33"
C389	597.75'	29.51'	29.51'	S 40°45'45" W	002°49'44"
C393	205.00'	2.78'	2.78'	N 15°54'18" E	000°46'34"
C396	25.00'	23.18'	22.36'	S 68°42'38" W	053°07'48"
C397	25.00'	16.09'	15.81'	N 66°17'22" W	036°52'12"
C398	25.00'	16.09'	15.81'	N 29°25'11" W	036°52'12"
C399	25.00'	23.18'	22.36'	N 15°34'49" E	053°07'48"
C400	25.00'	16.09'	15.81'	S 66°17'22" E	036°52'12"
C401	25.00'	23.18'	22.36'	N 68°42'38" E	053°07'48"
C402	25.00'	23.18'	22.36'	N 68°42'38" E	053°07'48"
C403	25.00'	16.09'	15.81'	S 66°17'22" E	036°52'12"
C404	24.31'	23.24'	22.36'	N 15°34'49" E	054°45'54"
C405	26.12'	16.06'	15.81'	N 29°25'11" W	035°14'06"
C408	25.00'	23.18'	22.36'	S 15°34'49" W	053°07'48"
C409	25.00'	16.09'	15.81'	S 29°25'11" E	036°52'12"
C412	25.00'	23.18'	22.36'	S 68°42'38" W	053°07'48"
C413	25.01'	16.45'	16.16'	N 65°52'51" W	037°41'14"
C422	75.00'	15.83'	15.80'	S 17°58'56" E	012°05'26"
C423	75.00'	15.83'	15.80'	S 17°58'56" E	012°05'26"
C424	75.00'	3.75'	3.75'	N 72°16'26" W	002°51'58"
C935	275.00'	45.43'	45.38'	S 03°02'13" E	009°27'56"

MASTER - PRELIMINARY PLAN
PLEASANT HILL SECTION 3, PHASES 1-9

CITY OF BRYAN, BRAZOS COUNTY, TEXAS

A 253.51 ACRE TRACT SITUATED IN, AND BEING OUT OF, THE JAMES MCMILLEN SURVEY, ABSTRACT NO. 176, THE THOMAS F. MCKINNEY LEAGUE, ABSTRACT NO. 33, THE JOHN WILLIAMS LEAGUE, ABSTRACT NO. 237, THE STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 62

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
5. ROAD WIDTH
   MAJOR COLLECTORS = 80' ROW, 48' BOC-BOC
   MINOR COLLECTORS = 60' ROW, 38' BOC-BOC
   LOCAL STREETS = 50' ROW, 27' BOC-BOC
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), ON JULY 13, 2021 (ORDINANCE NO. 2496), AND 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. 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 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. OWNERSHIP OF TRACTS A, B, C, D, E, F, G, H, AND I SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION, OPERATION, MANAGEMENT, MAINTENANCE REPAIR AND USE OF SAID COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE PLEASANT HILLS HOMEOWNERS ASSOCIATION. PIPING LOCATED IN THE RIGHT OF WAY OR PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE CITY OF BRYAN.
11. TRACTS J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AND AE ARE TO BE USED AS FENCE, WALL AND LANDSCAPE TRACTS BY THE PLEASANT HILL HOME OWNERS ASSOCIATION.
12. 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 253.51 acre tract of land situated in the James McMillen Survey, Abstract No. 176, the 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 101.316 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. 2019-1374025 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; said 253.51 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 found 1/2 inch iron rod with plastic cap stamped (YALGO 6200) marking the southwest corner of said 54.47 acre tract and the southeast corner of said Parcel No. 1 and being in the north line of a called 150.00 acre tract described in a deed to Willard Harvey Zumwalt, Jr. and wife, Kathryn D. Zumwalt and recorded in Volume 1215, Page 589 of the Deed Records of Brazos County (DRBC);

THENCE, South 70°49'06" West, 559.85 feet along the common line of said Parcel No. 1 and said 150.00 acre tract to a 1/2 inch iron rod found at the northwest corner of said 150.00 acre tract and an interior corner of said Parcel No. 1;

THENCE, South 22°19'51" West, 2613.51 feet along the east lines of said Parcel No. 1 and said 133.99 acre tract common with the west line of said 150.00 acre tract to a point for the southeast corner of said 133.99 acre tract from which a found 1/2 inch iron rod with plastic cap stamped (KERR) bears North 42°48'56" East, 0.38 feet;

THENCE, North 68°30'16" West, 606.74 feet along the south line of said 133.99 acre tract to a 28" pecan tree found at the southwest corner of said 133.99 acre tract;

THENCE, North 39°47'38" West, 38.90 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 the east corner of said Parcel No. 7;

THENCE, along the south line of said Parcel No. 7 the following three (3) course:
1. South 78°00'17" West, 272.60 feet to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found for a south corner of said Parcel No. 7;
2. North 75°50'10" West, 218.47 feet to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found for an interior corner of said Parcel No. 7;
3. South 89°05'28" West, 316.55 feet to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found for the southwest corner of said Parcel No. 7;

THENCE, along the west line of said Parcel No. 7 the following three (3) courses:
1. North 03°48'36" East, 291.23 feet to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found for a northwest corner of said Parcel No. 7;
2. North 47°17'28" East, 146.28 feet to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found for an interior corner of said Parcel No. 7;
3. North 16°17'35" East, 190.00 feet to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found at a southeast corner of said Parcel No. 2;

THENCE, North 73°34'25" West, 239.06 feet along the south line of said Parcel No. 2 to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found at the southwest corner of said Parcel No. 2;

THENCE, North 01°32'47" East, 281.06 feet along the west line of said Parcel No. 2 to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found for the northwest corner of said Parcel No. 2 in the southeast line of a called 22.93 acre tract described in an affidavit of heirship to Cecilia Leonette Wells, et al and recorded in Document No. 2020-1389967 of the OPRBC;

THENCE, North 42°42'10" East, 201.94 feet along the common line of said Parcel No. 2 and said 22.93 acre tract to a 26" Oak found for the northeast corner of said Parcel No. 2 and the northwest corner of said 133.99 acre tract;

THENCE, North 42°40'59" East, 177.54 feet along the common line of said 133.99 acre tract and said 22.93 acre tract to a 3/4 inch iron pipe found at the east corner of said 22.93 acre tract and an interior corner of said 133.99 acre tract from which a found 5/8 inch iron rod bears South 64°20'00" West, a distance of 0.48 feet;

THENCE, North 46°46'07" West, 245.74 feet along the common line of said 133.99 acre tract and said 22.93 acre tract to a 1/2 inch iron rod with cap stamped (KERR 4502) found for a west corner of said 133.99 acre tract and the most southerly corner of said Parcel No. 3;

THENCE, along the west line of said Parcel No. 3 the following five (5) courses:
1. North 14°38'49" East, 874.20 feet to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found at an interior corner of said Parcel No. 3;
2. 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;
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;
4. 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;
5. 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 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, 2539.01 feet along the northwest lines of said Parcel No. 6, said 133.99 acre tract and said Parcel No. 1 to a 1/2 inch iron rod with cap stamped (YALGO 6200) found at the north corner of said Parcel No. 1 in the southwest line of Pleasant Hill Section 2 - Phase 4 as shown on map recorded in Document No. 2022-1489549 of the OPRBC;

THENCE, South 47°44'46" East, 1499.48 feet along the common line of said Parcel No. 1 and said Pleasant Hill Section 2 - Phase 4 to a 1/2 inch iron rod with cap stamped (YALGO LLC) found at the south corner of said Pleasant Hill Section 2 - Phase 4;

THENCE, North 33°24'49" East, 165.07 feet along the southeast line of said Pleasant Hill Section 2 - Phase 4 to a 1/2 inch iron rod with cap stamped (YALGO LLC) found at a southeast corner of said Pleasant Hill Section 2 - Phase 4 and a west corner of said 54.47 acre tract;

THENCE, along the west line of said 54.47 acre tract the following nine (9) courses:
1. South 66°53'15" East, 145.88 feet to a calculated point for corner;
2. THENCE, South 34°57'48" East, 110.25 feet to a calculated point for corner;
3. THENCE, South 22°57'45" East, 113.05 feet to a calculated point for corner;
4. THENCE, South 28°03'17" West, 142.46 feet to a calculated point for corner;
5. THENCE, South 47°51'17" East, 28.03 feet to a calculated point for corner;
6. THENCE, South 34°45'55" East, 88.32 feet to a calculated point for corner;
7. THENCE, South 04°13'07" East, 117.00 feet to a calculated point for corner;
8. THENCE, South 27°41'32" West, 97.34 feet to a calculated point for corner;
9. THENCE, South 42°08'43" West, 47.10 feet to a calculated point for corner in the east line of said Parcel No. 1;

THENCE, South 04°18'10" East, 382.25 feet along the common line of said 54.47 acre tract and said Parcel No. 1 to a calculated point for corner;

THENCE, over and across said 54.47 acre tract the following three (3) courses:
1. South 47°52'05" East, 112.58 feet to a calculated point for corner;
2. South 04°18'10" East, 184.92 feet to a calculated point for corner;
3. South 26°15'04" West, 152.63 feet to a calculated point for corner in the common line of said 54.47 acre tract and said Parcel No. 1;

THENCE, South 04°18'10" East, 72.65 feet along the common line of said 54.47 acre tract and said Parcel No. 1 to a calculated point for a southwest corner of said 54.47 acre tract;

THENCE, along the west line of said 54.47 acre tract the following seven (7) courses:
1. North 87°43'46" East, 67.76 feet to a calculated point for corner;
2. South 02°16'14" East, 120.00 feet to a calculated point for corner;
3. North 87°43'46" East, 81.00 feet to a calculated point for corner;
4. South 02°16'14" East, 50.00 feet to a calculated point for corner;
5. South 87°43'46" West, 78.36 feet to a calculated point for corner;
6. South 02°16'14" East, 120.00 feet to a calculated point for corner;
7. South 86°22'34" West, 60.09 feet to a calculated point for a northwest corner of said 54.47 acre tract in the east line of said Parcel No. 1;

THENCE, South 04°18'10" East, 198.10 feet along the common line of said 54.47 acre tract and said Parcel No. 1 to the **POINT OF BEGINNING,** and containing 253.51 acres of land in Brazos County, Texas.

DATE OF SURVEY: JUNE 7, 2023

ENGINEER'S APPROVAL

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.

PRINTED ON October 27, 2026

REV.	DESCRIPTION	DATE	BY
3	RESPONSE TO REMAINING MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	5/21/2024	JML
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
APPROVED BY: JCB
AUTHORIZED BY: WBW

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

PROJECT INFORMATION

TOTAL SIZE: 253.51 AC.
TOTAL BLOCKS: 24
TOTAL LOTS: 906
TOTAL TRACTS: 31

BENCHMARK

CONCRETE TXDOT MONUMMENT (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 1
PLEASANT HILL SECTION 3 PHASES 1-9
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

LOTS AND BLOCKS

LOTS 58 - 69, BLOCK 1	LOTS 1 - 28, BLOCK 13
LOTS 1 - 21, BLOCK 2	LOTS 1 - 13, BLOCK 14
LOTS 1 - 58, BLOCK 3	LOTS 1 - 22, BLOCK 15
LOTS 1 - 42, BLOCK 4	LOTS 1 - 44, BLOCK 16
LOTS 1 - 31, BLOCK 5	LOTS 1 - 44, BLOCK 17
LOTS 1 - 36, BLOCK 6	LOTS 1 - 4, BLOCK 18
LOTS 1 - 62, BLOCK 7	LOTS 1 - 186, BLOCK 19
LOTS 1 - 20, BLOCK 8	LOTS 1 - 42, BLOCK 20
LOTS 1 - 18, BLOCK 9	LOTS 1 - 44, BLOCK 21
LOTS 1 - 35, BLOCK 10	LOTS 1 - 29, BLOCK 22
LOTS 1 - 21, BLOCK 11	LOTS 1 - 46, BLOCK 23
LOTS 1 - 2, BLOCK 12	LOTS 1 - 46, BLOCK 24

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

DEVELOPER 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

SURVEYOR INFO

COREY SHANNON, RPLS NO. 5967
109 W. 2nd Street, Suite 201
Georgetown, TX 78626
PH (254) 953-5353
FX (254) 953-5057

LEGAL DESCRIPTION

253.51 acre tract of land situated in the James McMillen Survey, Abstract No. 176, the 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 101.316 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. 2019-1374025 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

Yalgo Engineering, LLC
109 W 2nd Street Ste. 201
Georgetown, TX 78626
PH (254) 953-5353
FX (254) 953-5057

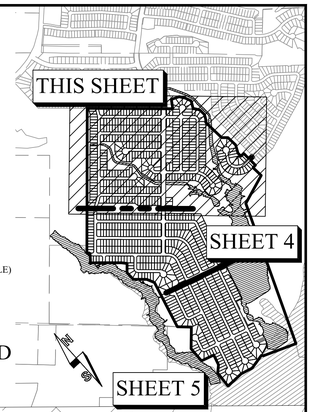
Texas Registered Engineering Firm F-24040

Texas Registered Surveying Firm 10194797

LEGEND

A.E.	ACCESS EASEMENT
BM	BENCHMARK
DA	DRAINAGE AREA
ELEV.	ELEVATION
N.T.S.	NOT TO SCALE
NO.	NUMBER
RE	REFERENCE
REV.	REVISION
TBM	TEMPORARY BENCH MARK
TYP.	TYPICAL
B.L.	BUILD LINE
P.D.E.	PRIVATE DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
●	IRON ROD FOUND
○	IRON ROD SET
⊠	TXDOT MONUMENT FOUND
①②③,...	CHANGE IN BEARING
	BLOCK NUMBERS
	PHASE LINE
	LOTS WITH BFE AND MIN. FFE (SEE TABLE)

NOTE:
ALL PRIVATE DRAINAGE AREAS TO BE MAINTAINED BY HOA



SECTION III PHASE 1

SECTION III PHASE 4

SECTION III PHASE 2

SECTION III PHASE 3

BORRIS LANE 50' ROW

PLEASANT HILL SECTION 2 PHASE 4 DOC. #2022-1489549 DATED 11/28/2022

CHIEF STREET 50' ROW

SMITH LAKE BOULEVARD 80' R.O.W.

BEAR RUN 50' R.O.W.

JETER DRIVE 50' R.O.W.

ROOKE ROAD 50' R.O.W.

HARRIET STREET 50' R.O.W.

MASKAVICH COURT 50' R.O.W.

FREMONT COURT 50' R.O.W.

CHIPPEWA ROAD 50' R.O.W.

PATSCHKE PLACE 50' R.O.W.

CABBIT PASS 50' ROW

SAMUEL RUN 50' ROW

TAGGART TRAIL 50' ROW

PLEASANT HILL SECTION 2 PHASE 5

TRACT A COMMON AREA A AND PRIVATE DRAINAGE EASEMENT 9.28 ACRES

TRACT B COMMON AREA B AND PRIVATE DRAINAGE EASEMENT 3.81 ACRES

TRACT C PROPOSED PARK AREA 5.35 ACRES

TRACT D PROPOSED PARK AREA 3.88 ACRES

TRACT E PROPOSED PARK AREA 16.01 ACRES

100-YEAR WATER SURFACE BOUNDARY

EXISTING POND TO REMAIN

EXISTING HALCON FIELD SERVICES 30' WIDTH EASEMENT (12598/248)

BRAZOS ELECTRIC POWER COOP., INC. 100' WIDTH EASEMENT (277/841)

CALLED 99.77 ACRES ROBERT BRIAN LAWRENCE, AS TRUSTEE OF THE ROBERT ORR LAWRENCE, III FAMILY TRUST

WILLARD H ZUHMALT, JR. ET UX CALLED 9.000 ACRE TRACT 1 (2/586)

MATCHLINE SHEET 4

MATCHLINE SHEET 5

REV.	DESCRIPTION	DATE	BY
3	RESPONSE TO REMAINING MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	5/21/2024	JML
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
CLIENT LOCATION: GEORGETOWN, TX
APPROVED BY: JCB
AUTHORIZED BY: WBW

PRINTED ON October 27, 2026

PROJECT INFORMATION
TOTAL SIZE: 253.51 AC.
TOTAL BLOCKS: 24
TOTAL LOTS: 906
TOTAL TRACTS: 31

GRAPHIC SCALE
0 200 400 600
0 1" 2" 3"
IN FEET

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 3 PHASES 1-9
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

LEGAL DESCRIPTION
253.51 acre tract of land situated in the James McMillen Survey, Abstract No. 176, the 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 101.316 acre tract (Parcel No. 1), a called 4.836 acre tract (Parcel No. 2), a called 0.626 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. 2021-1459076 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. 2021-1459077 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. 2019-1374025 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

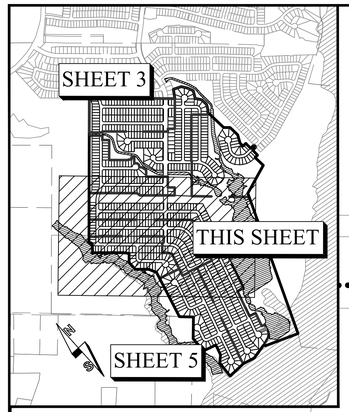
WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 111
109 W. 2nd Street, Suite 201
Georgetown, TX 78626
PH (254) 953-5353
FX (254) 953-5057

ENGINEER'S APPROVAL
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JEANETTE C. LIPTON, P.E. 151304 ON 10/27/2026. 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



CHIPPEWA ROAD
50' R.O.W.

CHICKASAW DRIVE
50' R.O.W.

LARA DRIVE
50' R.O.W.

MOJAVE DRIVE
50' R.O.W.

MAYWAY
50' R.O.W.

SENECA COURT
50' R.O.W.

SMITH LAKE BLVD
TRACT W 60' R.O.W.

HARRIET STREET
50' R.O.W.

WINTUN WAY
50' R.O.W.

NAVAJO COURT
50' R.O.W.

TRACT D
PROPOSED PARK AREA
3.88 ACRES

TRACT E
PROPOSED PARK AREA
16.01 ACRES

SECTION III
PHASE 2

SECTION III
PHASE 3

SECTION III
PHASE 5

SECTION III
PHASE 6

SECTION III
PHASE 7

SECTION III
PHASE 8

SECTION III
PHASE 9

TRACT F

TRACT G

TRACT H

TRACT U

TRACT V

TRACT X

TRACT AA

TRACT AB

TRACT AC

TRACT AH
0.32 AC.

TRACT AI
42.94 ACRES

EXISTING HALCON FIELD SERVICES
30' WIDTH EASEMENT (12598/248)

BRAZOS ELECTRIC POWER COOP., INC.
100' WIDTH EASEMENT (277/841)

EXISTING POND
TO REMAIN

100-YEAR WATER
SURFACE BOUNDARY

MATCHLINE SHEET 3

MATCHLINE SHEET 5

CALLED 595.77 ACRES
ROBERT BRUCE LAWRENCE, III, TRUSTEE OF THE
ROBERT ORR LAWRENCE, III FAMILY TRUST

CALLED 0.107 ACRES
WBW SINGLE LAND
INVESTMENT, LLC - SERIES 101
DOC# 1558587
VOL 19901 PG 215 - 225

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

WBW SINGLE LAND INVESTMENT, LLC - SERIES 101
DOCUMENT NO. 1558587
RECORDED 06/09/2025

LOCATION OF FEMA SPECIAL FLOOD HAZARD
AREA ZONE "A",
FIRM NO. 48041C0195E, EFFECTIVE MAY 16, 2012.

LEGEND

A.E.	ACCESS EASEMENT
BM	BENCHMARK
DA	DRAINAGE AREA
D.E.	DRAINAGE EASEMENT
ELEV.	ELEVATION
N.T.S.	NOT TO SCALE
NO.	NUMBER
RE	REFERENCE
REV.	REVISION
TBM	TEMPORARY BENCH MARK
TYP.	TYPICAL
B.L.	BUILD LINE
P.U.E.	PUBLIC UTILITY EASEMENT
●	IRON ROD FOUND
○	IRON ROD SET
⊠	TXDOT MONUMENT FOUND
1/2	CHANGE IN BEARING
① ② ③ ...	BLOCK NUMBERS
	PHASE LINE
	LOTS WITH BFE AND MIN. FFE (SEE TABLE)

NOTE:
ALL PRIVATE DRAINAGE AREAS TO BE MAINTAINED BY HOA

REV.	DESCRIPTION	DATE	BY
3	RESPONSE TO REMAINING MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	5/21/2024	JML
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
CLIENT LOCATION: GEORGETOWN, TX
APPROVED BY: JCB
AUTHORIZED BY: WBW

PRINTED ON October 27, 2026

PROJECT INFORMATION
TOTAL SIZE: 253.51 AC.
TOTAL BLOCKS: 24
TOTAL LOTS: 906
TOTAL TRACTS: 31

GRAPHIC SCALE
0 200 400 600
0 1" 2" 3"
IN FEET

BENCHMARK
CONCRETE TXDOT MONUMMENT (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 3
PLEASANT HILL SECTION 3 PHASES 1-9
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

LEGAL DESCRIPTION
253.51 acre tract of land situated in the James McMillen Survey, Abstract No. 176, the 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 101.316 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 133.99 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. 2019-1374025 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

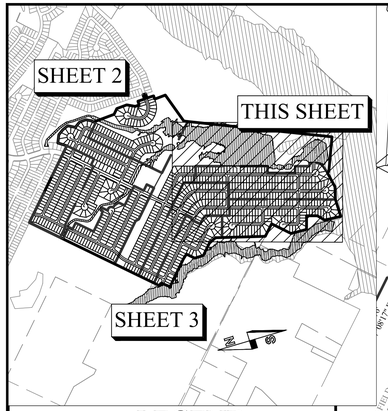
WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 111
109 W. 2nd Street, Suite 201
Georgetown, TX 78626
PH (254) 953-5353
FX (254) 953-5057

ENGINEER'S APPROVAL
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JEANETTE C. LIPTON, P.E. 151304 ON 10/27/2026. 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



LEGEND

A.E.	ACCESS EASEMENT
BM	BENCHMARK
DA	DRAINAGE AREA
ELEV.	ELEVATION
N.T.S.	NOT TO SCALE
NO.	NUMBER
RE	REFERENCE
REV.	REVISION
TBM	TEMPORARY BENCH MARK
TYP.	TYPICAL
B.L.	BUILD LINE
P.D.E.	PRIVATE DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
●	IRON ROD FOUND
○	IRON ROD SET
⊠	TXDOT MONUMENT FOUND
① ② ③	CHANGE IN BEARING
	BLOCK NUMBERS
	PHASE LINE
	LOTS WITH BFE AND MIN. FFE (SEE TABLE)

NOTE:
ALL PRIVATE DRAINAGE AREAS TO BE MAINTAINED BY HOA

SECTION III PHASE 5

TRACT I PROPOSED PARK AREA 43.95 ACRES

MATCHLINE SHEET 4

SECTION III PHASE 8

SECTION III PHASE 9

SMITH LAKE

STILL CREEK

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

100-YEAR WATER SURFACE BOUNDARY

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

LOCATION OF FEMA SPECIAL FLOOD HAZARD AREA ZONE "A", FIRM NO. 48041C0195E, EFFECTIVE MAY 16, 2012.

LOCATION OF FEMA SPECIAL FLOOD HAZARD AREA ZONE "A", FIRM NO. 48041C0195E, EFFECTIVE MAY 16, 2012.

EXISTING HIGH VOLTAGE ELECTRIC POWER LINE (100' MIDDLE EASEMENT) (VOL. 1215/583)

EXISTING HIGH VOLTAGE ELECTRIC POWER LINE (100' MIDDLE EASEMENT) (VOL. 1215/583)

EXISTING HIGH VOLTAGE ELECTRIC POWER LINE (100' MIDDLE EASEMENT) (VOL. 1215/583)

EXISTING HIGH VOLTAGE ELECTRIC POWER LINE (100' MIDDLE EASEMENT) (VOL. 1215/583)

CHICKASAW DRIVE 50' R.O.W.

WINTUN WAY 50' R.O.W.

LARA DRIVE 50' R.O.W.

NAVAJO COURT 50' R.O.W.

YAKAMA COURT 50' R.O.W.

MOJAVE DRIVE 50' R.O.W.

TRACT AF 0.15 AC

TRACT AG 0.04 AC

TRACT AI 0.01 AC

LIFT STATION

51.48 ACRES, TRACT ONE
WBW SINGLE LAND INVESTMENT, LLC - SERIES 101
DOCUMENT NO. 1558806 DATED 06/09/2025

61.90 ACRES, TRACT TWO
WBW SINGLE LAND INVESTMENT, LLC - SERIES 101
DOCUMENT NO. 1558806 DATED 06/09/2025

CALLED 21.93 ACRES
WELLS CECILIA LEONETTE ETAL
DOC. 01389967 VOL. 15967 PG. 268

REV.	DESCRIPTION	DATE	BY
3	RESPONSE TO REMAINING MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	5/21/2024	JML
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
CLIENT LOCATION: GEORGETOWN, TX
APPROVED BY: JCB
AUTHORIZED BY: WBW

PRINTED ON October 27, 2026

PROJECT INFORMATION
TOTAL SIZE: 253.51 AC.
TOTAL BLOCKS: 24
TOTAL LOTS: 906
TOTAL TRACTS: 31

GRAPHIC SCALE
0 200 400 600
0 1" 2" 3"
IN FEET

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 4
PLEASANT HILL SECTION 3 PHASES 1-9
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

LEGAL DESCRIPTION
253.51 acre tract of land situated in the James McMillen Survey, Abstract No. 176, the 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 101.316 acre tract (Parcel No. 1), a called 1.836 acre tract (Parcel No. 2), a called 0.626 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. 2021-1459076 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. 2021-1459077 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. 2019-1374025 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 JEANETTE C. LIPTON, P.E. 151304 ON 10/27/2026. 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 5 OF 18

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	51.42
4	BLOCK 1	6493	50.02
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	9604	70.63
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	11358	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	60.00
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
20	BLOCK 3	6000	50.00
21	BLOCK 3	6000	50.00
22	BLOCK 3	6000	50.00
23	BLOCK 3	6000	50.00
24	BLOCK 3	6000	50.00
25	BLOCK 3	6000	50.00
26	BLOCK 3	6000	50.00
27	BLOCK 3	6000	50.00
28	BLOCK 3	6000	50.00
29	BLOCK 3	6000	50.00
30	BLOCK 3	6000	50.00
31	BLOCK 3	6000	50.00
32	BLOCK 3	6000	50.00
33	BLOCK 3	8583	75.92
34	BLOCK 3	7681	50.23
35	BLOCK 3	6632	50.13
36	BLOCK 3	6380	50.05
37	BLOCK 3	6000	50.00
38	BLOCK 3	6169	50.00
39	BLOCK 3	6982	51.32
40	BLOCK 3	10514	66.89
41	BLOCK 3	10626	67.20
42	BLOCK 3	9035	53.70
43	BLOCK 3	9757	71.08
44	BLOCK 3	6921	50.00
45	BLOCK 3	6839	50.00
46	BLOCK 3	6999	61.55
47	BLOCK 3	7381	69.44
48	BLOCK 3	8878	83.33
49	BLOCK 3	6361	56.02
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	5976	50.00
1	BLOCK 4	7066	60.00
2	BLOCK 4	6000	50.00
3	BLOCK 4	6000	50.00
4	BLOCK 4	6000	50.00
5	BLOCK 4	6000	50.00
6	BLOCK 4	6000	50.00
7	BLOCK 4	6000	50.00
8	BLOCK 4	6000	50.00
9	BLOCK 4	6000	50.00
10	BLOCK 4	6000	50.00
11	BLOCK 4	6000	50.00
12	BLOCK 4	6000	50.00
13	BLOCK 4	6000	50.00
14	BLOCK 4	6000	50.00
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
26	BLOCK 4	6000	50.00
27	BLOCK 4	6000	50.00
28	BLOCK 4	6000	50.00
29	BLOCK 4	6000	50.00
30	BLOCK 4	6000	50.00
31	BLOCK 4	6000	50.00
32	BLOCK 4	6000	50.00
33	BLOCK 4	6000	50.00
34	BLOCK 4	6000	50.00
35	BLOCK 4	6000	50.00
36	BLOCK 4	6000	50.00
37	BLOCK 4	6000	50.00
38	BLOCK 4	6000	50.00
39	BLOCK 4	6000	50.00
40	BLOCK 4	6000	50.00
41	BLOCK 4	6000	50.00
42	BLOCK 4	7066	60.00
1	BLOCK 5	8250	55.00

LOT #	BLOCK #	AREA (SQ FT)	LOT WIDTH (FT)
2	BLOCK 5	8226	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	6000	50.00
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
12	BLOCK 6	6000	50.00
13	BLOCK 6	6000	50.00
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
29	BLOCK 6	6000	50.00
30	BLOCK 6	6000	50.00
31	BLOCK 6	6000	50.00
32	BLOCK 6	6000	50.00
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
9	BLOCK 7	6000	50.00
10	BLOCK 7	6000	50.00
11	BLOCK 7	6000	50.00
12	BLOCK 7	6000	50.00
13	BLOCK 7	6000	50.00
14	BLOCK 7	6000	50.00
15	BLOCK 7	6000	50.00
16	BLOCK 7	6000	50.00
17	BLOCK 7	6000	50.00
18	BLOCK 7	6000	50.00
19	BLOCK 7	6000	50.00
20	BLOCK 7	6000	50.00
21	BLOCK 7	5976	50.00
22	BLOCK 7	5976	50.00
23	BLOCK 7	6000	50.00
24	BLOCK 7	6000	50.00
25	BLOCK 7	6000	50.00
26	BLOCK 7	6000	50.00
27	BLOCK 7	6000	50.00
28	BLOCK 7	6000	50.00
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	12941	52.31
36	BLOCK 7	10637	52.31
37	BLOCK 7	8546	52.31
38	BLOCK 7	8485	52.31
39	BLOCK 7	7992	53.31
40	BLOCK 7	7495	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	52.97
54	BLOCK 7	11636	52.90
55	BLOCK 7	9713	52.90
56	BLOCK 7	13127	52.90
57	BLOCK 7	9414	58.91
58	BLOCK 7	10286	69.44
59	BLOCK 7	6716	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

LOT #	BLOCK #	AREA (SQ FT)	LOT WIDTH (FT)
7	BLOCK 8	6500	50.00
8	BLOCK 8	6500	50.00
9	BLOCK 8	6500	50.00
10	BLOCK 8	6500	50.00
11	BLOCK 8	6500	50.00
12	BLOCK 8	6500	50.00
13	BLOCK 8	6500	50.00
14	BLOCK 8	6500	50.00
15	BLOCK 8	6500	50.00
16	BLOCK 8	6500	50.00
17	BLOCK 8	6500	50.00
18	BLOCK 8	6500	50.00
19	BLOCK 8	6500	50.00
20	BLOCK 8	6476	50.06
1	BLOCK 9	6000	50.00
2	BLOCK 9	6000	50.00
3	BLOCK 9	6000	50.00
4	BLOCK 9	6000	50.00
5	BLOCK 9	6000	50.00
6	BLOCK 9	6000	50.00
7	BLOCK 9	6000	50.00
8	BLOCK 9	7066	60.00
9	BLOCK 9	6000	50.00
10	BLOCK 9	6000	50.00
11	BLOCK 9	6000	50.00
12	BLOCK 9	6000	50.00
13	BLOCK 9	6000	50.00
14	BLOCK 9	6000	50.00
15	BLOCK 9	6000	50.00
16	BLOCK 9	6000	50.00
17	BLOCK 9	6437	50.00
18	BLOCK 9	7180	50.00
1	BLOCK 10	10002	52.30
2	BLOCK 10	12108	52.31
3	BLOCK 10	6875	51.41
4	BLOCK 10	6000	50.00
5	BLOCK 10	6000	50.00
6	BLOCK 10	6000	50.00
7	BLOCK 10	5976	50.00
8	BLOCK 10	6937	58.54
9	BLOCK 10	6000	50.00
10	BLOCK 10	7066	60.00
11	BLOCK 10	6000	50.00
12	BLOCK 10	6000	50.00
13	BLOCK 10	6000	50.00
14	BLOCK 10	7066	50.00
15	BLOCK 10	7066	50.00
16	BLOCK 10	6000	50.00
17	BLOCK 10	6000	50.00
18	BLOCK 10	6000	50.00
19	BLOCK 10	6000	50.00
20	BLOCK 10	6000	50.00
21	BLOCK 10	6000	50.00
22	BLOCK 10	6000	50.00
23	BLOCK 10	6000	50.00
24	BLOCK 10	6000	50.00
25	BLOCK 10	6000	50.00
26	BLOCK 10	6000	50.00
27	BLOCK 10	6000	60.00
28	BLOCK 10	6000	60.00
29	BLOCK 10	6000	50.00
30	BLOCK 10	6000	50.00
31	BLOCK 10	6000	50.00
32	BLOCK 10	6000	50.00
33	BLOCK 10	6000	50.00
34	BLOCK 10	6000	50.00
35	BLOCK 10	5976	50.00
1	BLOCK 11	7101	60.00
2	BLOCK 11	6000	50.00
3	BLOCK 11	6000	50.00
4	BLOCK 11	6000	50.00
5	BLOCK 11	6000	50.00
6	BLOCK 11	6000	50.00
7	BLOCK 11	6000	50.00
8	BLOCK 11	6000	50.00
9	BLOCK 11	6000	50.00
10	BLOCK 11	6000	50.00
11	BLOCK 11	6000	50.00
12	BLOCK 11	6000	50.00
13	BLOCK 11	6958	50.00
14	BLOCK 11	7916	50.00
15	BLOCK 11	7916	50.00
16	BLOCK 11	7916	50.00
17	BLOCK 11	7916	50.00
18	BLOCK 11	7916	50.00
19	BLOCK 11	7916	50.00
20	BLOCK 11	7916	50.00
21	BLOCK 11	7892	50.00
1	BLOCK 12	8400	70.00
2	BLOCK 12	8400	70.00
1	BLOCK 13	6030	50.00
2	BLOCK 13	6089	50.00
3	BLOCK 13	6662	50.07
4	BLOCK 13	6955	50.39
5	BLOCK 13	6915	50.10
6	BLOCK 13	6143	50.00
7	BLOCK 13	8322	60.84
8	BLOCK 13	8295	60.89
9	BLOCK 13	6955	50.39
10	BLOCK 13	6955	50.39
11	BLOCK 13	6955	50.39
12	BLOCK 13	6687	50.08
13	BLOCK 13	6661	50.00
14	BLOCK 13	6856	50.00
15	BLOCK 13	5732	50.00
16	BLOCK 13	8354	52.31
17	BLOCK 13	9303	52.31
18	BLOCK 13	13325	52.31
19	BLOCK 13	11056	54.94
20	BLOCK 13	9912	56.43
21	BLOCK 13	6720	50.00
22	BLOCK 13	8295	50.00
23	BLOCK 13	9351	50.00
24	BLOCK 13	10124	104.28
25	BLOCK 13	9574	95.25
26	BLOCK 13	9512	93.82
27	BLOCK 13	6697	50.00
28	BLOCK 13	6000	50.00
1	BLOCK 14	6003	50.00
2	BLOCK 14	6003	50.00
3	BLOCK 14	6003	50.00
4	BLOCK 14	6003	50.00
5	BLOCK 14	6003	50.00
6	BLOCK 14	6003	50.00
7	BLOCK 14	6003	50.00
8	BLOCK 14	6003	50.00
9	BLOCK 14	6003	50.00
10	BLOCK 14	6003	50.00
11	BLOCK 14	6003	50.00
12	BLOCK 14	6003	50.00
13	BLOCK 14	6003	50.00
14	BLOCK 14	7075	60.10
1	BLOCK 15	8262	70.00
2	BLOCK 15	6000	50.00

LOT #	BLOCK #	AREA (SQ FT)	LOT WIDTH (FT)
3	BLOCK 15	6000	50.00
4	BLOCK 15	6000	50.00
5	BLOCK 15	6000	50.00
6	BLOCK 15	6000	50.00
7	BLOCK 15	6000	50.00
8	BLOCK 15	6000	50.00
9	BLOCK 15	6000	50.00
10	BLOCK 15	6000	50.00
11	BLOCK 15	6000	50.00
12	BLOCK 15	6000	50.00
13	BLOCK 15	6000	50.00
14	BLOCK 15	6000	50.00
15	BLOCK 15	6000	50.00
16	BLOCK 15	6000	50.00
17	BLOCK 15	6000	50.00
18	BLOCK 15	6000	50.00
19	BLOCK 15	6000	50.00
20	BLOCK 15	6000	50.00
21	BLOCK 15	6000	50.00
22	BLOCK 15	7176	60.00
1	BLOCK 16	8266	70.00
2	BLOCK 16	6000	50.00
3	BLOCK 16	6000	50.00
4	BLOCK 16	6000	50.00
5	BLOCK 16	6000	50.00
6	BLOCK 16	6000	50.00
7	BLOCK 16	6000	50.00
8	BLOCK 16	6000	50.00
9	BLOCK 16	6000	50.00
10	BLOCK 16	6000	50.00
11	BLOCK 16	6000	50.00
12	BLOCK 16	6000	50.00
13	BLOCK 16	6000	50.00
14	BLOCK 16	6000	50.00
15	BLOCK 16	6000	50.00
16	BLOCK 16	6000	50.00
17	BLOCK 16	6000	50.00
18	BLOCK 16	6000	50.00
19	BLOCK 16	6000	50.00
20	BLOCK 16	6000	50.00
21	BLOCK 16	6000	50.00
22	BLOCK 16	7176	60.00
23	BLOCK 16	7176	60.00
24	BLOCK 16	6000	50.00
25	BLOCK 16	6000	50.00
26	BLOCK 16	6000	50.00
27	BLOCK 16	6000	50.00
28	BLOCK 16	6000	50.00
29	BLOCK 16	6000	50.00
30	BLOCK 16	6000	50.00
31	BLOCK 16	6000	50.00
32	BLOCK 16	6000	50.00
33	BLOCK 16	6000	50.00
34	BLOCK 16	6000	50.00
35	BLOCK 16	6000	50.00
36	BLOCK 16	6000	50.00
37	BLOCK 16	6000	50.00
38	BLOCK 16	6000	50.00
39	BLOCK 16	6000	50.00
40	BLOCK 16	6000	50.00
41	BLOCK 16	6000	50.00
42	BLOCK 16	6000	50.00
43	BLOCK 16	6000	50.00
44	BLOCK 16	8266	70.00
1	BLOCK 17	8266	70.00
2	BLOCK 17	6000	50.00
3	BLOCK 17	6000	50.00
4	BLOCK 17	6000	50.00
5	BLOCK 17	6000	50.00
6	BLOCK 17	6000	50.00
7	BLOCK 17	6000	50.00
8	BLOCK 17	6000	50.00
9	BLOCK 17	6000	50.00
10	BLOCK 17	6000	50.00
11	BLOCK 17	6000	50.00
12	BLOCK 17	6000	50.00
13	BLOCK 17	6000	50.00
14	BLOCK 17	6000	50.00
15	BLOCK 17	6000	50.00
16	BLOCK 17	6000	50.00
17	BLOCK 17	6000	50.00
18	BLOCK 17	6000	50.00
19	BLOCK 17	6000	50.00
20	BLOCK 17	6000	50.00
21	BLOCK 17	6000	50.00
22	BLOCK 17	7176	60.00
23	BLOCK 17	7176	60.00
24	BLOCK 17	6000	50.00
25	BLOCK 17	6000	50.00
26	BLOCK 17	6000	50.00
27	BLOCK 17	6000	50.00
28	BLOCK 17	6000	50.00
29	BLOCK 17	6000	50.00
30	BLOCK 17	6000	50.00
31	BLOCK 17	6000	50.00
32	BLOCK 17	6000	50.00
33	BLOCK 17	6000	50.00
34	BLOCK 17	6000	50.00
35	BLOCK 17	6000	50.00
36	BLOCK 17	6000	50.00
37	BLOCK 17	6000	50.00
38	BLOCK 17	6000	50.00
39	BLOCK 17	6000	50.00
40	BLOCK 17	6000	50.00
41	BLOCK 17	6000	50.00
42	BLOCK 17	6000	50.00
43	BLOCK 17	6000	50.00
44	BLOCK 17	8266	70.00
1	BLOCK 18	6391	54.01
2	BLOCK 18	6093	50.00
3	BLOCK 18	6029	50.00
4	BLOCK 18	7158	61.47
1	BLOCK 19	8314	70.00
2	BLOCK 19	6193	51.66
3	BLOCK 19	6193	51.66
4	BLOCK 19	6193	51.66
5	BLOCK 19	6193	51.66
6	BLOCK 19	6322	51.66
7	BLOCK 19	6630	51.64
8	BLOCK 19	7084	59.03
9	BLOCK 19	7190	60.87
10	BLOCK 19	6003	50.00
11	BLOCK 19	6214	50.00
12	BLOCK 19	8887	51.64
13	BLOCK 19	8538	51.82
14	BLOCK 19	9539	56.97
15	BLOCK 19	7187	60.00
16	BLOCK 19	5989	50.00
17	BLOCK 19	6024	50.00
18	BLOCK 19	6763	50.00
19	BLOCK 19	7774	50.00
20	BLOCK 19	14282	118.98
21	BLOCK 19	14987	64.21
22	BLOCK 19	12600	54.26

23	BLOCK 19	9370	54.04
LOT #	BLOCK #	AREA (SQ FT)	LOT WIDTH (FT)
24	BLOCK 19	14342	53.39
25	BLOCK 19	9503	52.31
26	BLOCK 19	10087	51.37
27	BLOCK 19	7637	50.88
28	BLOCK 19	8291	51.26
29	BLOCK 19	6000	50.00
30	BLOCK 19	6000	50.00
31	BLOCK 19	6000	50.00
32	BLOCK 19	6000	50.00
33	BLOCK 19	6000	50.00
34	BLOCK 19	6000	50.00
35	BLOCK 19	6000	50.00
36	BLOCK 19	7066	60.00
37	BLOCK 19	7066	60.00
38	BLOCK 19	6000	50.00
39	BLOCK 19	6000	50.00
40	BLOCK 19	6000	50.00
41	BLOCK 19	6000	50.00
42	BLOCK 19	6000	50.00
43	BLOCK 19	6000	50.00
44	BLOCK 19	6044	50.36
45	BLOCK 19	6000	50.00
46	BLOCK 19	6000	50.00
47	BLOCK 19	9556	89.64
48	BLOCK 19	11085	113.91
49	BLOCK 19	6000	50.00
50	BLOCK 19	6000	50.00
51	BLOCK 19	6000	50.00
52	BLOCK 19	6000	50.00
53	BLOCK 19	6000	50.00
54	BLOCK 19	6000	50.00
55	BLOCK 19	6000	50.00
56	BLOCK 19	6000	50.00
57	BLOCK 19	6000	50.00
58	BLOCK 19	6000	50.00
59	BLOCK 19	6000	50.00
60	BLOCK 19	6000	50.00
61	BLOCK 19	6000	50.00
62	BLOCK 19	6000	50.00
63	BLOCK 19	6000	50.00
64	BLOCK 19	6000	50.00
65	BLOCK 19	6000	50.00
66	BLOCK 19	6000	50.00
67	BLOCK 19	7066	60.00
68	BLOCK 19	7066	60.00
69	BLOCK 19	6000	50.00
70	BLOCK 19	6000	50.00
71	BLOCK 19	6000	50.00
72	BLOCK 19	6000	50.00
73	BLOCK 19	6000	50.00
74	BLOCK 19	6000	50.00
75	BLOCK 19	6000	50.00
76	BLOCK 19	6000	50.00
77	BLOCK 19	6000	50.00
78	BLOCK 19	9075	52.00
79	BLOCK 19	13610	52.31
80	BLOCK 19	8559	52.31
81	BLOCK 19	10662	52.31
82	BLOCK 19	15347	52.31
83	BLOCK 19	8852	53.07
84	BLOCK 19	8991	75.11
85	BLOCK 19	10234	50.44
86	BLOCK 19	10162	50.00
87	BLOCK 19	10090	50.00
88	BLOCK 19	10018	50.00
89	BLOCK 19	11927	60.00
90	BLOCK 19	9860	50.00
91	BLOCK 19	9788	50.00
92	BLOCK 19	9716	50.00
93	BLOCK 19	16774	51.64
94	BLOCK 19	10503	51.64
95	BLOCK 19	9092	51.64
96	BLOCK 19	6634	50.00
97	BLOCK 19	6387	50.00
98	BLOCK 19	7066	60.00
99	BLOCK 19	6000	50.00
100	BLOCK 19	6000	50.00
101	BLOCK 19	6000	50.00
102	BLOCK 19	6000	50.00
103	BLOCK 19	6000	50.00
104	BLOCK 19	6000	50.00
105	BLOCK 19	6000	50.00
106	BLOCK 19	6000	50.00
107	BLOCK 19	6000	50.00
108	BLOCK 19	7066	60.00
109	BLOCK 19	7066	60.00
110	BLOCK 19	6000	50.00
111	BLOCK 19	6000	50.00
112	BLOCK 19	5981	50.80
113	BLOCK 19	6447	56.07
114	BLOCK 19	11839	57.96
115	BLOCK 19	13972	58.29
116	BLOCK 19	5856	52.14
117	BLOCK 19	6809	50.00
118	BLOCK 19	6349	50.01
119	BLOCK 19	7785	51.62
120	BLOCK 19	12803	62.90
121	BLOCK 19	8581	51.44
122	BLOCK 19	5988	50.00
123	BLOCK 19	5993	50.00
124	BLOCK 19	6001	50.00
125	BLOCK 19	7077	60.00
126	BLOCK 19	6026	50.08
127	BLOCK 19	6004	50.00
128	BLOCK 19	6004	50.00
129	BLOCK 19	6036	50.00
130	BLOCK 19	7067	50.00
131	BLOCK 19	8569	54.87
132	BLOCK 19	7893	63.46
133	BLOCK 19	7100	51.22
134	BLOCK 19	9970	52.31
135	BLOCK 19	13510	50.02
136	BLOCK 19	11061	66.54
137	BLOCK 19	10597	52.15
138	BLOCK 19	6932	51.36
139	BLOCK 19	6900	60.02
140	BLOCK 19	6000	50.00
141	BLOCK 19	6000	50.00
142	BLOCK 19	6000	50.00
143	BLOCK 19	6000	50.00
144	BLOCK 19	6000	50.00
145	BLOCK 19	6000	50.00
146	BLOCK 19	6000	50.00
147	BLOCK 19	7066	60.00
148	BLOCK 19	7066	60.00
149	BLOCK 19	6000	50.00
150	BLOCK 19	6000	50.00
151	BLOCK 19	6000	50.00
152	BLOCK 19	6000	50.00
153	BLOCK 19	6000	50.00
154	BLOCK 19	6000	50.00
155	BLOCK 19	5990	50.83
156	BLOCK 19	8050	67.92

LOT #	BLOCK #	AREA (SQ FT)	LOT WIDTH (FT)
157	BLOCK 19	10985	52.26
158	BLOCK 19	9613	51.69
159	BLOCK 19	9554	65.35
160	BLOCK 19	10220	51.32
161	BLOCK 19	7802	51.30
162	BLOCK 19	6665	50.00
163	BLOCK 19	6930	50.00
164	BLOCK 19	7021	55.00
165	BLOCK 19	7200	60.00
166	BLOCK 19	6000	50.00
167	BLOCK 19	6000	50.00
168	BLOCK 19	6000	50.00
169	BLOCK 19	7066	60.00
170	BLOCK 19	7066	60.00
171	BLOCK 19	6000	50.00
172	BLOCK 19	6000	50.00
173	BLOCK 19	6000	50.00
174	BLOCK 19	7061	60.75
175	BLOCK 19	7061	55.00
176	BLOCK 19	11007	50.00
177	BLOCK 19	14621	50.00
178	BLOCK 19	13071	95.00
179	BLOCK 19	6497	55.00
180	BLOCK 19	8743	50.00
181	BLOCK 19	6000	50.00
182	BLOCK 19	6000	50.00
183	BLOCK 19	6000	50.00
184	BLOCK 19	6000	50.00
185	BLOCK 19	6000	50.00
1	BLOCK 20	6034	50.00
2	BLOCK 20	6027	50.00
3	BLOCK 20	5996	50.00
4	BLOCK 20	5964	50.00
5	BLOCK 20	5933	50.00
6	BLOCK 20	5902	50.00
7	BLOCK 20	5870	50.00
8	BLOCK 20	5839	50.00
9	BLOCK 20	5808	50.00
10	BLOCK 20	5778	50.00
11	BLOCK 20	11654	63.36
12	BLOCK 20	9544	61.64
13	BLOCK 20	6000	50.00
14	BLOCK 20	6000	50.00
15	BLOCK 20	6000	50.00
16	BLOCK 20	6000	50.00
17	BLOCK 20	6000	50.00
18	BLOCK 20	6000	50.00
19	BLOCK 20	6000	50.00
20	BLOCK 20	6000	50.00
21	BLOCK 20	6000	50.00
22	BLOCK 20	6000	50.00
23	BLOCK 20	6000	50.00
24	BLOCK 20	6000	50.00
25	BLOCK 20	6000	50.00
26	BLOCK 20	6000	50.00
27	BLOCK 20	6000	50.00
28	BLOCK 20	6000	50.00
29	BLOCK 20	6000	50.00
30	BLOCK 20	7200	60.00
31	BLOCK 20	6825	65.00
32	BLOCK 20	6500	60.00
33	BLOCK 20	6803	65.00
34	BLOCK 20	6000	60.00
35	BLOCK 20	6000	50.00
36	BLOCK 20	6000	50.00
37	BLOCK 20	6000	50.00
38	BLOCK 20	6000	50.00
39	BLOCK 20	6000	50.00
40	BLOCK 20	6000	50.00
1	BLOCK 21	5976	50.00
2	BLOCK 21	6000	50.00
3	BLOCK 21	6000	50.00
4	BLOCK 21	6000	50.00
5	BLOCK 21	6000	50.00
6	BLOCK 21	6000	50.00
7	BLOCK 21	6000	50.00
8	BLOCK 21	6000	50.00
9	BLOCK 21	10884	115.90
10	BLOCK 21	5810	50.00
11	BLOCK 21	6000	50.00
12	BLOCK 21	6000	50.00
13	BLOCK 21	6000	50.00
14	BLOCK 21	6000	50.00
15	BLOCK 21	6000	50.00
16	BLOCK 21	6000	50.00
17	BLOCK 21	6000	50.00
18	BLOCK 21	6000	50.00
19	BLOCK 21	6000	50.00
20	BLOCK 21	6000	50.00
21	BLOCK 21	6000	50.00
22	BLOCK 21	6000	50.00
23	BLOCK 21	6000	50.00
24	BLOCK 21	7066	60.00
25	BLOCK 21	7066	60.00
26	BLOCK 21	6000	50.00
27	BLOCK 21	6000	50.00
28	BLOCK 21	6000	50.00
29	BLOCK 21	6000	50.00
30	BLOCK 21	6000	50.00
31	BLOCK 21	6000	50.00
32	BLOCK 21	6000	50.00
33	BLOCK 21	6000	50.00
34	BLOCK 21	6413	50.34
35	BLOCK 21	7103	50.41
36	BLOCK 21	8245	50.41
37	BLOCK 21	10417	50.41
38	BLOCK 21	10488	50.41
39	BLOCK 21	8286	50.41
40	BLOCK 21	7121	50.41
41	BLOCK 21	6433	50.36
42	BLOCK 21	6000	50.00
43	BLOCK 21	6000	50.00
44	BLOCK 21	5976	60.00
1	BLOCK 22	5978	60.00
2	BLOCK 22	6149	50.00
3	BLOCK 22	6559	50.00
4	BLOCK 22	8418	67.53
5	BLOCK 22	9218	77.42
6	BLOCK 22	9217	77.42
7	BLOCK 22	8372	66.95
8	BLOCK 22	6544	50.00
9	BLOCK 22	6146	50.00
10	BLOCK 22	6000	50.00
11	BLOCK 22	6000	50.00
12	BLOCK 22	6000	50.00
13	BLOCK 22	6000	50.00
14	BLOCK 22	6000	50.00
15	BLOCK 22	6000	50.00
16	BLOCK 22	7066	60.00
17	BLOCK 22	7066	60.00
18	BLOCK 22	6000	50.00
LOT #	BLOCK #	AREA (SQ FT)	LOT WIDTH (FT)

19	BLOCK 22	6000	50.00
20	BLOCK 22	6000	50.00
21	BLOCK 22	6000	50.00
22	BLOCK 22	6000	50.00
23	BLOCK 22	6048	50.00
24	BLOCK 22	6836	50.00
25	BLOCK 22	6836	50.00
26	BLOCK 22	6836	50.00
27	BLOCK 22	6836	50.00
28	BLOCK 22	6836	50.00
29	BLOCK 22	6112	50.48
1	BLOCK 23	7066	60.00
2	BLOCK 23	6000	50.00
3	BLOCK 23	6000	50.00
4	BLOCK 23	6000	50.00
5	BLOCK 23	6000	50.00
6	BLOCK 23	6000	50.00
7	BLOCK 23	6000	50.00
8	BLOCK 23	6000	50.00
9	BLOCK 23	6000	50.00
10	BLOCK 23	6000	50.00
11	BLOCK 23	6000	50.00
12	BLOCK 23	6000	50.00
13	BLOCK 23	6000	50.00
14	BLOCK 23	6000	50.00
15	BLOCK 23	6000	50.00
16	BLOCK 23	6000	50.00
17	BLOCK 23	6000	50.00
18	BLOCK 23	6000	50.00
19	BLOCK 23	6000	50.00
20	BLOCK 23	7631	63.59
21	BLOCK 23	7200	60.00
22	BLOCK 23	6000	50.00
23	BLOCK 23	7066	60.00
24	BLOCK 23	7066	60.00
25	BLOCK 23	6000	50.00
26	BLOCK 23	7200	60.00
27	BLOCK 23	7631	63.59
28	BLOCK 23	6000	50.00
29	BLOCK 23	6000	50.00
30	BLOCK 23	6000	50.00
31	BLOCK 23	6000	50.00
32	BLOCK 23	6000	50.00
33	BLOCK 23	6000	50.00
34	BLOCK 23	6000	50.00
35	BLOCK 23	6000	50.00
36	BLOCK 23	6000	50.00
37	BLOCK 23	6000	50.00
38	BLOCK 23	6000	50.00
39	BLOCK 23	6000	50.00
40	BLOCK 23	6000	50.00
41	BLOCK 23	6000	50.00
42	BLOCK 23	6000	50.00
43	BLOCK 23	6000	50.00
44	BLOCK 23	6000	50.00
45	BLOCK 23	6000	50.00
46	BLOCK 23	7066	60.00
1	BLOCK 24	8266	70.00
2	BLOCK 24	6000	50.00
3	BLOCK 24	6000	50.00
4	BLOCK 24	6000	50.00
5	BLOCK 24	6000	50.00
6	BLOCK 24	6000	50.00
7	BLOCK 24	6000	50.00
8	BLOCK 24	6000	50.00
9	BLOCK 24	6000	50.00
10	BLOCK 24	6000	50.00
11	BLOCK 24	6000	50.00
12	BLOCK 24	6000	50.00
13	BLOCK 24	6000	50.00
14	BLOCK 24	6000	50.00
15	BLOCK 24	6000	50.00
16	BLOCK 24	6000	50.00
17	BLOCK 24	6000	50.00
18	BLOCK 24	6000	50.00
19	BLOCK 24	6000	50.00
20	BLOCK 24	6000	50.00
21	BLOCK 24	6000	50.00
22	BLOCK 24	6000	50.00
23	BLOCK 24	8697	73.59
24	BLOCK 24	8697	73.59
25	BLOCK 24	6000	50.00
26	BLOCK 24	6000	50.00
27	BLOCK 24	6000	50.00
28	BLOCK 24	6000	50.00
29	BLOCK 24	6000	50.00
30	BLOCK 24	6000	50.00
31	BLOCK 24	6000	50.00
32	BLOCK 24	6000	50.00
33	BLOCK 24	6000	50.00
34	BLOCK 24	6000	50.00
35	BLOCK 24	6000	50.00
36	BLOCK 24	6000	50.00
37	BLOCK 24	6000	50.00
38	BLOCK 24	6000	50.00
39	BLOCK 24	6000	50.00
40	BLOCK 24	6000	50.00
41	BLOCK 24	6000	50.00
42	BLOCK 24	6000	50.00
43	BLOCK 24	6000	50.00
44	BLOCK 24	6000	50.00
45	BLOCK 24	6000	50.00
46	BLOCK 24	8266	70.00

LINE TABLE

LINE	BEARING	DISTANCE
L6	N40°31'31"W	70.65'
L7	N03°05'05"W	70.65'
L8	N28°02'43"W	70.65'
L9	N15°33'54"W	64.29'
L10	N15°33'54"W	64.29'
L11	N15°33'54"W	64.29'
L12	N03°05'05"W	70.65'
L13	N09°23'44"E	21.39'
L14	N09°23'44"E	49.27'
L15	N15°10'08"E	1.09'
L18	N42°18'51"E	3.28'
L19	S42°08'43"W	30.00'
L20	S73°42'25"E	30.00'
L21	S73°42'25"E	35.00'
L22	S73°42'25"E	18.04'
L23	S73°42'25"E	15.00'
L24	N73°42'25"W	25.00'

LINE TABLE

LINE	BEARING	DISTANCE
L25	S73°31'39"E	10.08'
L27	N47°51'17"W	23.61'
L28	S88°18'15"E	12.40'
L30	N09°23'44"E	49.27'
L31	N03°05'05"W	70.65'
L32	N15°33'54"W	4.03'
L33	N15°33'54"W	2.34'
L34	N35°00'29"W	26.60'
L36	N28°02'43"W	70.65'
L39	N28°02'43"W	29.38'
L40	N40°31'31"W	22.54'
L41	N40°31'31"W	48.11'
L42	N47°47'25"W	2.28'
L44	S40°31'10"E	9.03'
L45	S40°31'10"E	12.60'
L46	S42°42'10"W	14.78'
L47	S41°04'05"W	71.59'

LINE TABLE

LINE	BEARING	DISTANCE
L55	S04°22'31"W	66.43'
L56	S03°48'32"W	47.33'
L57	S04°22'31"W	14.10'
L63	S01°17'31"E	7.26'
L64	S01°13'43"W	44.61'
L65	S04°17'49"W	57.00'
L68	N73°42'25"W	5.00'
L69	S42°40'59"W	15.43'

TRACT SIZE TABLE

TRACT	AREA (SQ FT)
A	28782
B	9999
C	233009
D	169214
E	697203
F	50505
G	21344
H	181645
I	1915769
J	1090
K	1088
L	2180
M	1390
N	1090
O	1090
P	3180
Q	1290
R	1090
S	1090
T	1090
U	1473
V	1090
W	1097
X	1090
Y	1090
Z	1090
AA	1090
AB	1090
AC	2180
AD	1090
AF	6342
AG	1566
AH	9873
AI	286

REV.	DESCRIPTION	DATE	BY
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
APPROVED BY: JCB
AUTHORIZED BY: WBW

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

PRINTED ON October 27, 2026

PROJECT INFORMATION

TOTAL SIZE: 253.51 AC.
TOTAL BLOCKS: 24
TOTAL LOTS: 906
TOTAL TRACTS: 31

BENCHMARK

CONCRETE TXDOT MONUMMENT (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 5
PLEASANT HILL SECTION 3 PHASES 1-9
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

LEGAL DESCRIPTION

253.51 acre tract of land situated in the James McMillen Survey, Abstract No. 176, the 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 101.316 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. 2019-1374025 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 JEANETTE C. LIPTON, P.E. 151304 ON 10/27/2026. 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

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
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
CLIENT LOCATION: GEORGETOWN, TX
APPROVED BY: JCB
AUTHORIZED BY: WBW

PRINTED ON October 27, 2026

PROJECT INFORMATION

TOTAL SIZE: 253.51 AC.
TOTAL BLOCKS: 24
TOTAL LOTS: 906
TOTAL TRACTS: 31

BENCHMARK

CONCRETE TXDOT MONUMMENT (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 6
PLEASANT HILL SECTION 3 PHASES 1-9
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

LEGAL DESCRIPTION

253.51 acre tract of land situated in the James McMillen Survey, Abstract No. 176, the 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 101.316 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. 2021-1459076 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. 2021-1430077 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. 2019-1374025 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 JEANETTE C. LIPTON, P.E. 151304 ON 10/27/2026. 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

NOTE:

ALL UTILITY INFORMATION IS FOR PRELIMINARY PLAN PURPOSES ONLY AND IS SUBJECT TO CHANGE DURING FINAL PREPARATION OF CONSTRUCTION PLANS

DESIGN LEGEND

TYP. SINGLE SERVICE
TYP. DOUBLE SERVICE
F.H. ASSY.
GATE VALVE
10' PUE
PROPERTY LINE
WATER SERVICES
CAP

MATCH LINE

10' PUE
PROPERTY LINE
SEWER SERVICES
TYP. SINGLE SERVICE
TYP. DOUBLE SERVICE
SANITARY SEWER LINE
INDICATES DIRECTION OF FLOW
STA. ( ) 4" DIA. MANHOLE
FORCE MAIN

OHE OHE OHE OHE OHE OHE OHE
EXISTING OVERHEAD ELECTRIC LINE

THIS SHEET

LOCATION MAP
NOT TO SCALE

MATCHLINE SHEET 9

CHIEF STREET
50' ROW

SMITH LAKE BOULEVARD
80' R.O.W.

JETER DRIVE
50' R.O.W.

ROOKE ROAD
50' R.O.W.

MASKAVICH COURT
50' R.O.W.

FREMONT COURT
50' R.O.W.

CHIPPEWA ROAD
50' R.O.W.

PATSCHKE PLACE
50' R.O.W.

SAMUEL RUN
50' R.O.W.

GABBY PASS
50' ROW

LYLE PLACE
50' ROW

JAGGART TRAIL
50' ROW

PRIVATE DRAINAGE EASEMENT VOL. 17443 PG. 22

TRACT A
COMMON AREA A AND PRIVATE DRAINAGE EASEMENT
8.28 ACRES

TRACT C
PROPOSED PARK AREA
5.35 ACRES

TRACT D
PROPOSED PARK AREA
3.88 ACRES

TRACT E
PROPOSED PARK AREA
16.01 ACRES

100-YEAR WATER SURFACE BOUNDARY

EXISTING HALCON FIELD SERVICES
30' WIDTH EASEMENT (12598/248)

EX OVERHEAD ELECTRIC LINE

BRAZOS ELECTRIC POWER COOP., INC.
100' WIDTH EASEMENT (277/841)

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

PLEASANT HILL SECTION PHASE 4
DOC. #2022-1489549
DATED 11/28/2022

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
CLIENT LOCATION: GEORGETOWN, TX
APPROVED BY: JCB
AUTHORIZED BY: WBW

PRINTED ON October 27, 2026

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

BENCHMARK

CONCRETE TXDOT MONUMMENT (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, the 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 101.316 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. 2019-1370025 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 JEANETTE C. LIPTON, P.E. 151304 ON 10/27/2026. 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

NOTE:

ALL UTILITY INFORMATION IS FOR PRELIMINARY PLAN PURPOSES ONLY AND IS SUBJECT TO CHANGE DURING FINAL PREPARATION OF CONSTRUCTION PLANS

DESIGN LEGEND

TYP. SINGLE SERVICE
TYP. DOUBLE SERVICE
F.H. ASSY.
GATE VALVE
10' PUE
PROPERTY LINE
WATER SERVICES
CAP
W W W

MATCH LINE

10' PUE
PROPERTY LINE
SEWER SERVICES
TYP. SINGLE SERVICE
TYP. DOUBLE SERVICE
SANITARY SEWER LINE
INDICATES DIRECTION OF FLOW
STA. ( ) 4" DIA. MANHOLE
FORCE MAIN
FM FM FM FM FM FM FM

OHE OHE OHE OHE OHE OHE
EXISTING OVERHEAD ELECTRIC LINE



LOCATION MAP
NOT TO SCALE

MATCHLINE SHEET 8

MATCHLINE SHEET 10

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
CLIENT LOCATION: GEORGETOWN, TX
APPROVED BY: JCB
AUTHORIZED BY: WBW

PRINTED ON October 27, 2026

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

BENCHMARK
CONCRETE TXDOT MONUMMENT (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 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, the 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 101.316 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. 2021-1459076 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. 2021-1459077 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. 2019-1374025 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 JEANETTE C. LIPTON, P.E. 151304 ON 10/27/2026. 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 9 OF 18

MATCHLINE SHEET 9

MATCHLINE SHEET 8

MATCHLINE SHEET 11

CHICKASAW DRIVE
50' R.O.W.

LARA DRIVE
50' R.O.W.

MOJAVE DRIVE
50' R.O.W.

HARRIET STREET
50' R.O.W.

MAYA WAY
50' R.O.W.

SENECA COURT
50' R.O.W.

SMITH LAKE BLVD.
70' R.O.W.

WILLOW RUN WAY
50' R.O.W.

MOJAVE COURT
50' R.O.W.

LARA COURT
50' R.O.W.

CHICKASAW POINT
50' R.O.W.

8" SEWER LINE

12" SEWER LINE

6" SEWER LINE

8" WATER LINE

6" WATER LINE

12" WATER LINE

1 - FIRE HYDRANT ASSEMBLY

1 - FLUSH ASSEMBLY

EXISTING HALCON FIELD SERVICES
30' WIDTH EASEMENT (12598/248)

100-YEAR WATER SURFACE BOUNDARY

TRACT I
PROPOSED PARK AREA
42.95 ACRES

TRACT AH
0.23 AC

100-YEAR WATER SURFACE BOUNDARY

LOCATION OF FEMA SPECIAL FLOOD HAZARD AREA ZONE "A",
FIRM NO. 48041C0195E, EFFECTIVE MAY 16, 2012.

514.6 ACRES, TRACT ONE
WBW SINGLE LAND INVESTMENT, LLC - SERIES 101
DOCUMENT NO. 1539079 DATED 06/09/2023

CALLED 21.93 ACRES
WELLS CECILIA LEONETTE ETAL
DOC. 01389967 VOL. 15967 PG. 268

NOTE:

ALL UTILITY INFORMATION IS FOR PRELIMINARY PLAN PURPOSES ONLY AND IS SUBJECT TO CHANGE DURING FINAL PREPARATION OF CONSTRUCTION PLANS

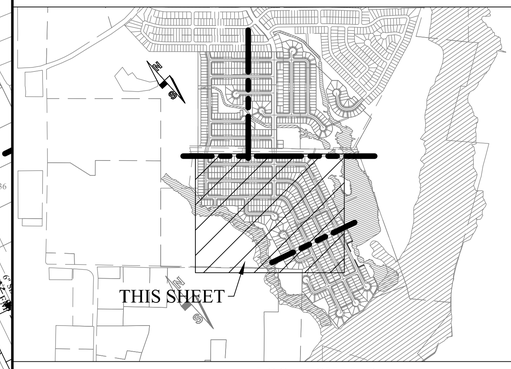
DESIGN LEGEND

TYP. SINGLE SERVICE
TYP. DOUBLE SERVICE
F.H. ASSY.
GATE VALVE
10' PUE
PROPERTY LINE
WATER SERVICES
CAP

MATCH LINE

10' PUE
PROPERTY LINE
SEWER SERVICES
TYP. SINGLE SERVICE
TYP. DOUBLE SERVICE
SANITARY SEWER LINE
INDICATES DIRECTION OF FLOW
STA. ( ) 4" DIA. MANHOLE
FORCE MAIN

EXISTING OVERHEAD ELECTRIC LINE



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
CLIENT LOCATION: GEORGETOWN, TX
APPROVED BY: JCB
AUTHORIZED BY: WBW

PRINTED ON October 27, 2026

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

BENCHMARK

CONCRETE TXDOT MONUMMENT (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 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, the 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 101.316 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. 2019-1374025 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 JEANETTE C. LIPTON, P.E. 151304 ON 10/27/2026. 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

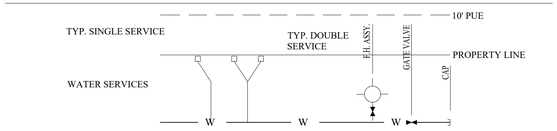
Texas Registered Engineering Firm F-24040

Texas Registered Surveying Firm 10194797

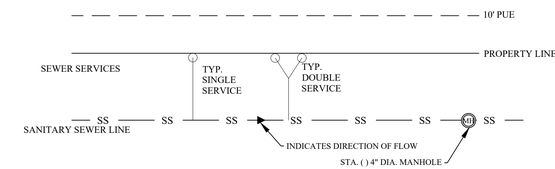
NOTE:

ALL UTILITY INFORMATION IS FOR PRELIMINARY PLAN PURPOSES ONLY AND IS SUBJECT TO CHANGE DURING FINAL PREPARATION OF CONSTRUCTION PLANS

DESIGN LEGEND

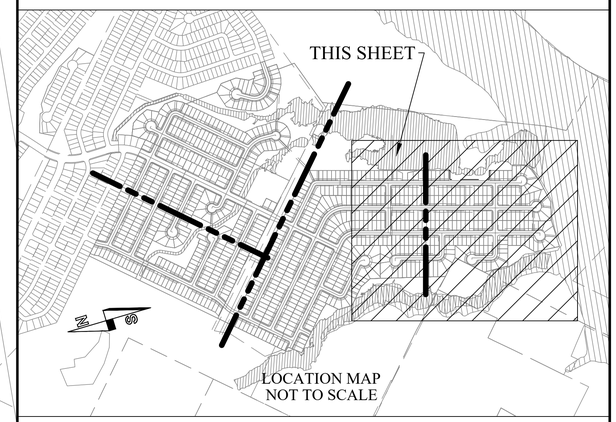


MATCH LINE



OHE OHE OHE OHE OHE OHE

EXISTING OVERHEAD ELECTRIC LINE



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
CLIENT LOCATION: GEORGETOWN, TX
APPROVED BY: JCB
AUTHORIZED BY: WBW

PRINTED ON October 27, 2026

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

BENCHMARK

CONCRETE TXDOT MONUMMENT (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, the 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 101.316 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 0.003 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. 2019-1374025 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 JEANETTE C. LIPTON, P.E. 151304 ON 10/27/2026. 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 11 OF 18

NOTE:

ALL UTILITY INFORMATION IS FOR PRELIMINARY PLAN PURPOSES ONLY AND IS SUBJECT TO CHANGE DURING FINAL PREPARATION OF CONSTRUCTION PLANS

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

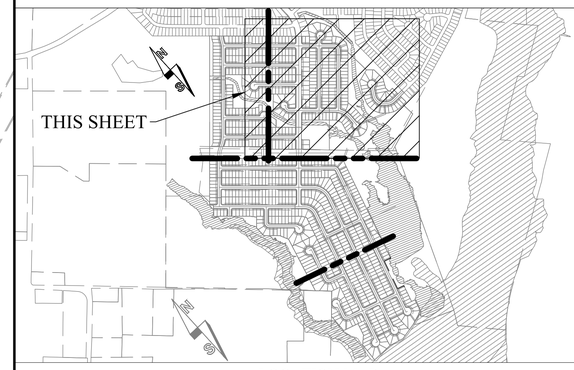
DESIGN LEGEND

ASPHALT

CONCRETE

OHE OHE OHE OHE OHE OHE

EXISTING OVERHEAD ELECTRIC LINE



LOCATION MAP
NOT TO SCALE

CHIEF STREET
50' ROW

SMITH LAKE BOULEVARD
80' ROW

PLEASANT HILL SECTION 3 PHASE 1
DOC.: #2022-1488949
DATED: 11/28/2022

PRIVATE DRAINAGE EASEMENT VOL. 17443 PG. 22

TRACT A
COMMON AREA A AND PRIVATE DRAINAGE EASEMENT
8.28 ACRES

100-YEAR WATER SURFACE BOUNDARY

LYLE PEACE
90' ROW

SMITH RIDGE
90' ROW

PLEASANT HILL SECTION 3 PHASE 2

AGGART TRAIL
60' ROW

EX. 48.00'

48.00'

TIE NEW 6' SIDEWALK TO EXISTING 6' SIDEWALK

TIE NEW 5' SIDEWALK TO EXISTING 5' SIDEWALK

EX. 27.00'

R40.50'

5' SIDEWALK (TYP.)

6' SIDEWALK

27.00'

MATCHLINE SHEET 13

TRACT C
PROPOSED PARK AREA
5.35 ACRES

TRACT D
PROPOSED PARK AREA
3.88 ACRES

TRACT E
PROPOSED PARK AREA
16.01 ACRES

TRACT T

TRACT U

TRACT H

100-YEAR WATER SURFACE BOUNDARY

BEGIN TRANSITION FROM 48' @ BACK OF CURB TO 38' @ BACK OF CURB

CONTINUE 6' WIDE SIDEWALK IN MINOR COLLECTOR SECTION

EX OVERHEAD ELECTRIC LINE

BRAZOS ELECTRIC POWER COOP., INC.
100' WIDTH EASEMENT (277/841)

EXISTING HALCON FIELD SERVICES
30' WIDTH EASEMENT (12598/248)

WILLARD H ZUHMALT, JR. et us.
CALLED 150.00 ACRE TRACT 1 215/586

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
	CLIENT LOCATION: GEORGETOWN, TX
APPROVED BY: JCB	
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

BENCHMARK

CONCRETE TXDOT MONUMMENT (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, the 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 101.316 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 133.99 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. 2019-1374025 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

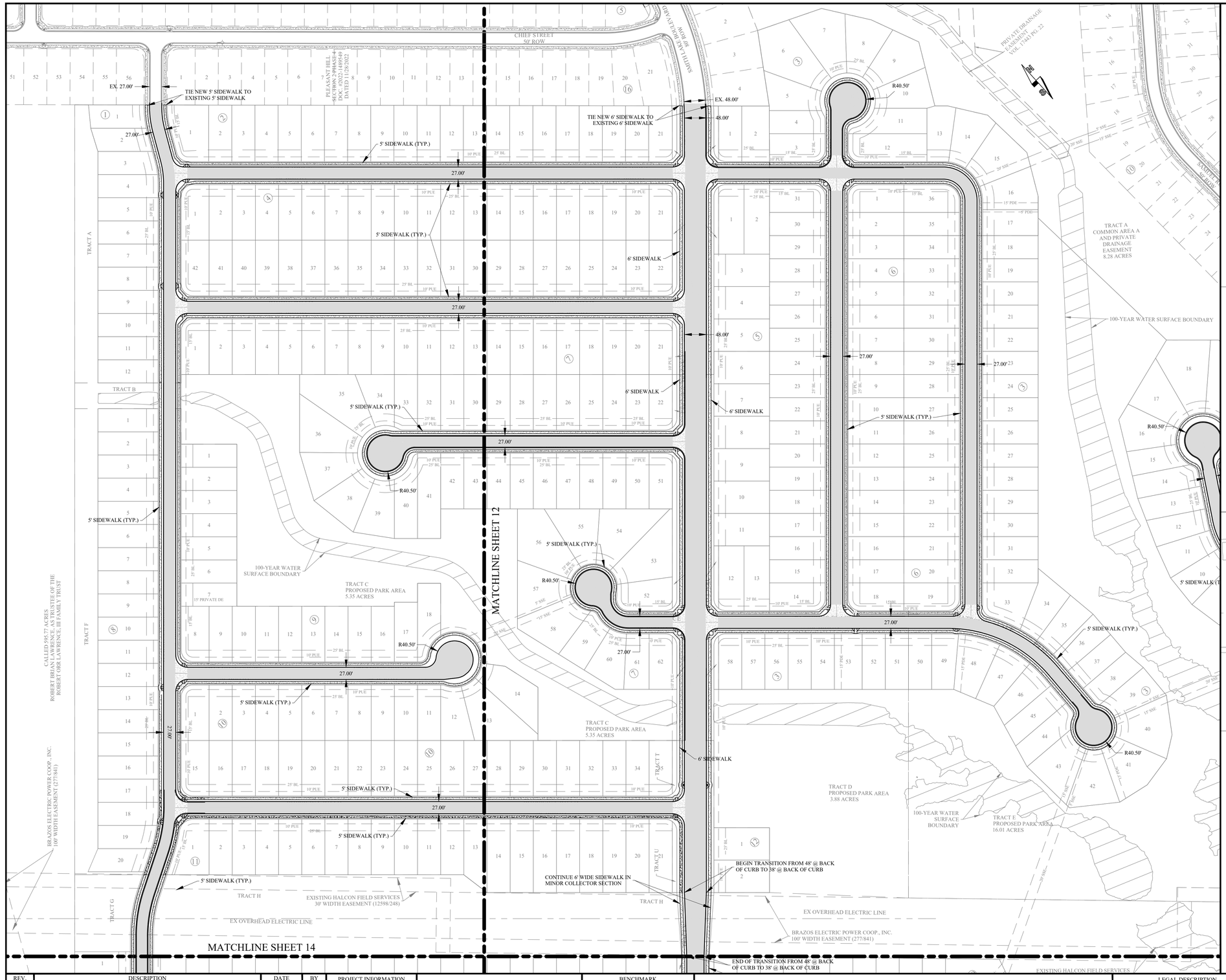
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JEANETTE C. LIPTON, P.E. 151304 ON 10/27/2026. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

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

PRINTED ON October 27, 2026



NOTE:

ALL UTILITY INFORMATION IS FOR PRELIMINARY PLAN PURPOSES ONLY AND IS SUBJECT TO CHANGE DURING FINAL PREPARATION OF CONSTRUCTION PLANS

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

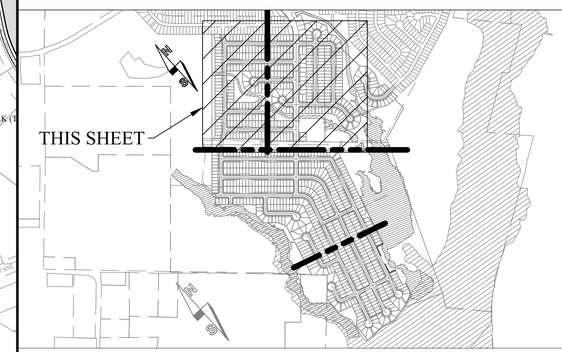
SIDEWALK WIDTHS:
- ALL SET 4' FROM BACK OF CURB
- 6' ALONG SMITH LAKE BOULEVARD
- 5' ALONG ALL OTHERS

DESIGN LEGEND

ASPHALT

CONCRETE

OHE OHE OHE OHE OHE OHE
EXISTING OVERHEAD ELECTRIC LINE



LOCATION MAP
NOT TO SCALE

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
CLIENT LOCATION: GEORGETOWN, TX
APPROVED BY: JCB
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

BENCHMARK

CONCRETE TXDOT MONUMMENT (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 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, the 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 101.316 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. 2019-1374025 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 JEANETTE C. LIPTON, P.E. 151304 ON 10/27/2026. 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 13 OF 18

PRINTED ON October 27, 2026

MATCHLINE SHEET 13

MATCHLINE SHEET 12

END OF TRANSITION FROM 48' @ BACK OF CURB TO 38' @ BACK OF CURB

6' SIDEWALK

5' SIDEWALK (TYP.)

38.00'

27.00'

END ROAD AND SIDEWALK FOR FUTURE CONNECTION

MAYA WAY
50' R.O.W.

R40.50'

100-YEAR WATER SURFACE BOUNDARY

LOCATION OF FEMA SPECIAL FLOOD HAZARD AREA ZONE "A", FIRM NO. 48041C0195E, EFFECTIVE MAY 16, 2012.

WBW SINGLE LAND INVESTMENT, LLC - SERIES 101
DOCUMENT NO. 2019031477 DATED 6/06/2019

51.48 ACRES TRACT ONE

EXISTING HALCON FIELD SERVICES
30' WIDTH EASEMENT (12598/248)

100-YEAR WATER SURFACE BOUNDARY

TRACT I
PROPOSED PARK AREA
42.95 ACRES

TRACT AH
0.233 AC

5' SIDEWALK (TYP.)

MATCHLINE SHEET 15

CALLED 21.93 ACRES
WELLS CECILIA LEONETTE ETAL
DOC. 01389967 VOL. 15967 PG. 268

NOTE:

ALL UTILITY INFORMATION IS FOR PRELIMINARY PLAN PURPOSES ONLY AND IS SUBJECT TO CHANGE DURING FINAL PREPARATION OF CONSTRUCTION PLANS

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

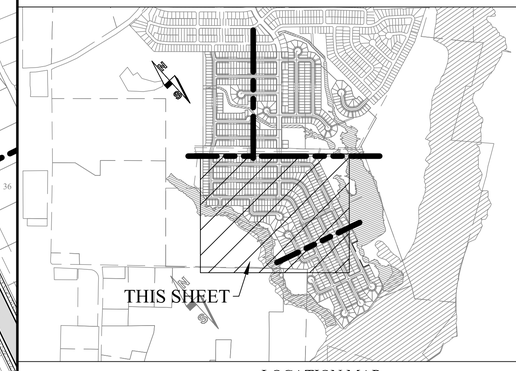
DESIGN LEGEND

ASPHALT

CONCRETE

OHE OHE OHE OHE OHE OHE

EXISTING OVERHEAD ELECTRIC LINE



LOCATION MAP
NOT TO SCALE

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
CLIENT LOCATION: GEORGETOWN, TX
APPROVED BY: JCB
AUTHORIZED BY: WBW

PRINTED ON October 27, 2026

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

BENCHMARK

CONCRETE TXDOT MONUMMENT (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 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, the 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 101.316 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. 2019-1374025 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 JEANETTE C. LIPTON, P.E. 151304 ON 10/27/2026. 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 14 OF 18

NOTE:

ALL UTILITY INFORMATION IS FOR PRELIMINARY PLAN PURPOSES ONLY AND IS SUBJECT TO CHANGE DURING FINAL PREPARATION OF CONSTRUCTION PLANS

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

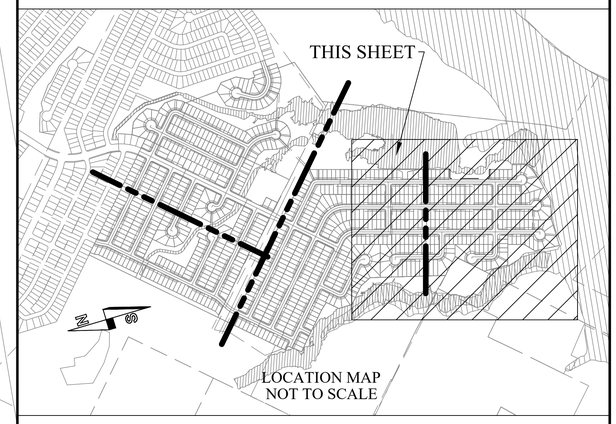
SIDEWALK WIDTHS:
- ALL SET 4' FROM BACK OF CURB
- 6' ALONG SMITH LAKE BOULEVARD
- 5' ALONG ALL OTHERS

DESIGN LEGEND

ASPHALT

CONCRETE

OHE OHE OHE OHE OHE OHE
EXISTING OVERHEAD ELECTRIC LINE



LOCATION OF FEMA SPECIAL FLOOD HAZARD AREA ZONE "A", FIRM NO. 48041C0195E, EFFECTIVE MAY 16, 2012.

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

100-YEAR WATER SURFACE BOUNDARY

TRACT 11 PROPOSED PARK AREA 43.95 ACRES

TRACT AF 0.15 AC

TRACT AG 0.04 AC

TRACT AI 0.01 AC

TRACT AH 0.23 AC

5' SIDEWALK (TYP.)

27.00'

R40.50'

EX 15" SS

51.48 ACRES, TRACT ONE
WBW SINGLE LAND INVESTMENT, LLC - SERIES 101
DOCUMENT NO. 15588806 DATED 06/09/2025

61.90 ACRES, TRACT TWO
WBW SINGLE LAND INVESTMENT, LLC - SERIES 101
DOCUMENT NO. 15588806 DATED 06/09/2025

CALLED 31.92 ACRES
WELLS FISCHLI LEONETTE ETAL
DOC. #1859067 OR, 15907 PG. 208

CALLED 99.123 ACRES
BAILEY HURLEY & CORAL
VOL. 3858 PG. 96

MATCHLINE SHEET 14

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
CLIENT LOCATION: GEORGETOWN, TX
APPROVED BY: JCB
AUTHORIZED BY: WBW

PRINTED ON October 27, 2026

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

BENCHMARK

CONCRETE TXDOT MONUMMENT (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, the 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 101.316 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. 2019-1374025 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 JEANETTE C. LIPTON, P.E. 151304 ON 10/27/2026. 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

NOTES:

1. THE TOPOGRAPHICAL INFORMATION IS APPROXIMATE AND FOR 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. PROPOSED CONTOURS WITHIN PROJECT BOUNDARY ARE IN ONE FOOT VERTICAL INTERVALS.
5. EXISTING CONTOURS OUTSIDE OF ANY PLEASANT HILL BOUNDARY ARE FROM TNRIS IN ONE FOOT INTERVALS. EXISTING CONTOURS WITHIN BOUNDARIES OF PREVIOUS PLEASANT HILL PHASES REFLECT DESIGN CONTOURS FOR THAT PHASE.

DRAINAGE LEGEND

- DA-1a - DESIGNATES DRAINAGE AREA
- INDICATES DRAINAGE AREA BOUNDARY
- INDICATES DIRECTION OF STORM WATER FLOW
- BOUNDARY OF PROJECT

CALLED 595.77 ACRES
ROBERT BRIAN LAWRENCE, AS TRUSTEE OF THE
ROBERT OIR LAWRENCE, III FAMILY TRUST

BRAZOS ELECTRIC POWER COOP., INC.
100' WIDTH EASEMENT (277/251)

BORRIS LANE
50' ROW

PLEASANT HILL
SECTION 2, PHASE 4
DOC. #2022-1489349
DATED 11/28/2022

DA - 22 Post
2.79 Ac.

DA - 17 Post
6.25 Ac.

DA - 16 Post
4.25 Ac.

GRASS-LINED TRAPEZOIDAL CHANNEL

1 - CONCRETE BOX CULVERT
5' WIDE & 4' DEEP

2 - CONCRETE FLUMES

HARRIET STREET
50' R.O.W.

MAYA WAY
50' R.O.W.

100-YEAR WATER SURFACE BOUNDARY

10' INLET

1-RUN 24" RCP

JOANNE DRIVE
50' R.O.W.

DA - 25 Post
3.86 Ac.

DA - 23 Post
5.03 Ac.

DA - 20 Post
5.95 Ac.

LARA DRIVE
50' R.O.W.

CHICKSAW DRIVE
50' R.O.W.

CHIPPEWA ROAD
50' R.O.W.

EXISTING HARRISTONFIELD DRIVEWAY
(DOC. #2022-1429248)

FREMONT COURT
50' R.O.W.

GRASS-LINED TRAPEZOIDAL CHANNEL

100-YEAR WATER
SURFACE BOUNDARY

ROOKE ROAD
50' R.O.W.

JETER DRIVE
50' R.O.W.

DA - 3 Post
4.35 Ac.

DA - 1 Post
5.43 Ac.

DA - 18 Post
4.76 Ac.

1 - CONCRETE FLUME

1-RUN 18" RCP

10' INLET

SENECA COURT
50' R.O.W.

DA - 31 Post
4.29 Ac.

DA - 24 Post
3.07 Ac.

DA - 21 Post
7.15 Ac.

1-RUN 24" HDPE

1-RUN 30" HDPE

3'X4' JUNCTION BOX

DA - 19 Post
2.13 Ac.

3'X3' JUNCTION BOX

DA - 8 Post
4.87 Ac.

DA - 9 Post
1.44 Ac.

MASKAVICH COURT
50' R.O.W.

DA - 4 Post
1.31 Ac.

DA - 2 Post
5.35 Ac.

1-RUN 30" HDPE

3'X4' JUNCTION BOX

DA - 10 Post
1.69 Ac.

PATSCHKE PLACE
50' R.O.W.

1-RUN 24" RCP

5' INLET

1-RUN 24" HDPE

3'X3' JUNCTION BOX

1-RUN 18" RCP

1-RUN 36" HDPE

4'X6' JUNCTION BOX

4'X4' JUNCTION BOX

5'X5' JUNCTION BOX

SMITH LAKE BLVD
60' R.O.W.

SMITH LAKE BLVD
80' R.O.W.

1-RUN 30" RCP

1-RUN 48" RCP

DA - 11 Post
0.48 Ac.

2 - CONCRETE BOX CULVERT
4' WIDE & 3' DEEP

GRASS-LINED
V-BOTTOM CHANNEL

GRASS-LINED
TRAPEZOIDAL CHANNEL

EXISTING POND

DA - 12 Post
4.25 Ac.

DA - 6 Post
2.55 Ac.

DA - 5 Post
1.25 Ac.

1-RUN 42" RCP

1-RUN 36" RCP

BEAR RUN
50' R.O.W.

DA - 27 Post
2.65 Ac.

DA - 28 Post
1.05 Ac.

DA - 29 Post
2.09 Ac.

DA - 30a Post
2.07 Ac.

MOJAVE DRIVE
50' R.O.W.

MATCHLINE SHEET 18

MATCHLINE SHEET 17

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
CLIENT LOCATION: GEORGETOWN, TX
APPROVED BY: JCB
AUTHORIZED BY: WBW

PRINTED ON October 27, 2026

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

BENCHMARK

CONCRETE TXDOT MONUMMENT
(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'

POST-DRAINAGE STRUCTURES 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, the 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 101.316 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. 2021-1419076 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. 2019-1374025 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

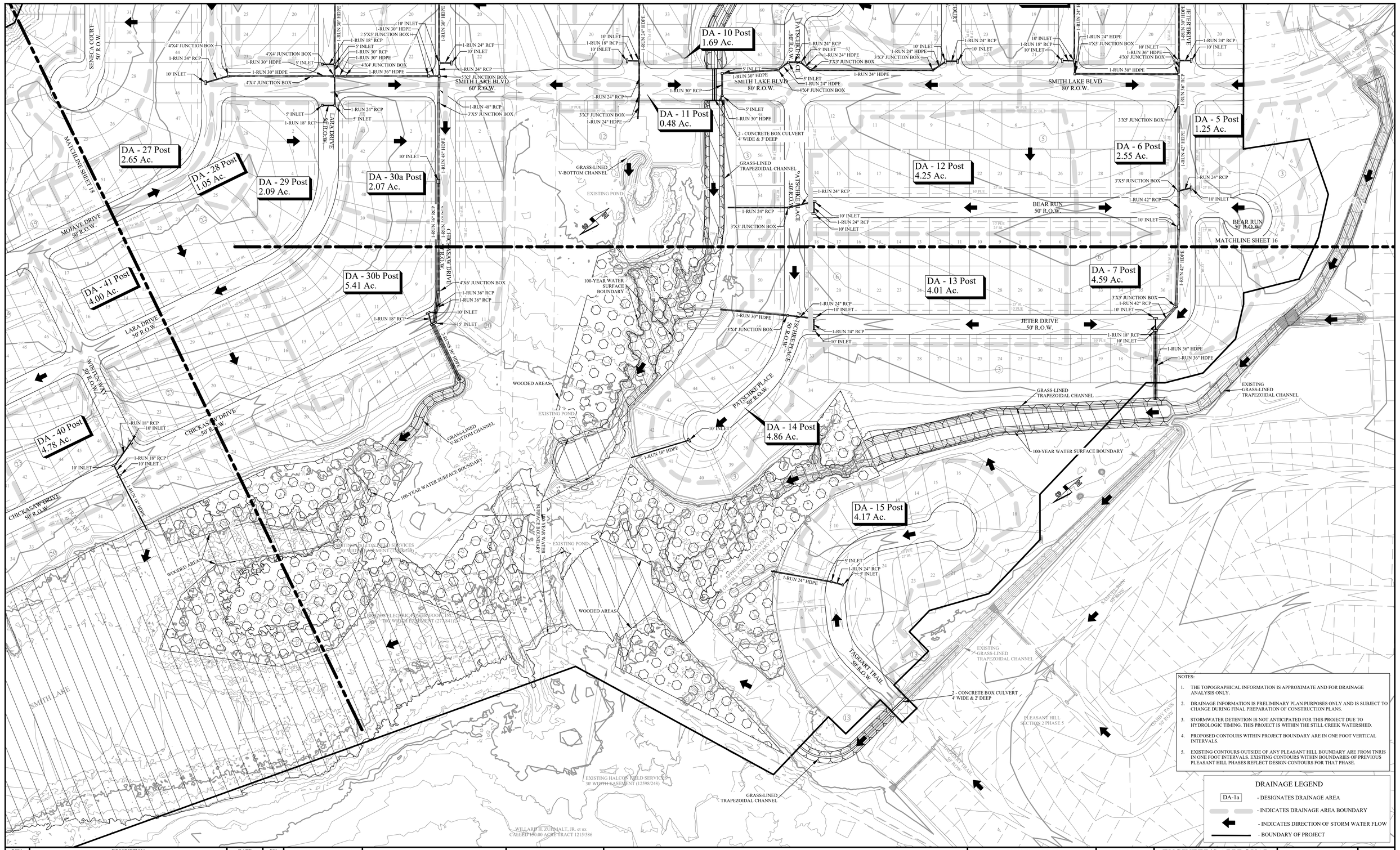
ENGINEER'S APPROVAL

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JEANETTE C. LIPTON, P.E. 151304 ON 10/27/2026. 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



NOTES:

1. THE TOPOGRAPHICAL INFORMATION IS APPROXIMATE AND FOR 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. PROPOSED CONTOURS WITHIN PROJECT BOUNDARY ARE IN ONE FOOT VERTICAL INTERVALS.
5. EXISTING CONTOURS OUTSIDE OF ANY PLEASANT HILL BOUNDARY ARE FROM TNRIS IN ONE FOOT INTERVALS. EXISTING CONTOURS WITHIN BOUNDARIES OF PREVIOUS PLEASANT HILL PHASES REFLECT DESIGN CONTOURS FOR THAT PHASE.

DRAINAGE LEGEND

- DA-1a - DESIGNATES DRAINAGE AREA
- INDICATES DRAINAGE AREA BOUNDARY
- INDICATES DIRECTION OF STORM WATER FLOW
- BOUNDARY OF PROJECT

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	

PROJECT NUMBER: PH3
CLIENT NAME: WBW SINGLE LAND INVESTMENT, LLC - SERIES 101
CLIENT LOCATION: GEORGETOWN, TX
APPROVED BY: JCB
AUTHORIZED BY: WBW

PRINTED ON October 27, 2026

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

BENCHMARK

CONCRETE TXDOT MONUMMENT (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'

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, the 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 101.316 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. 2019-1374025 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

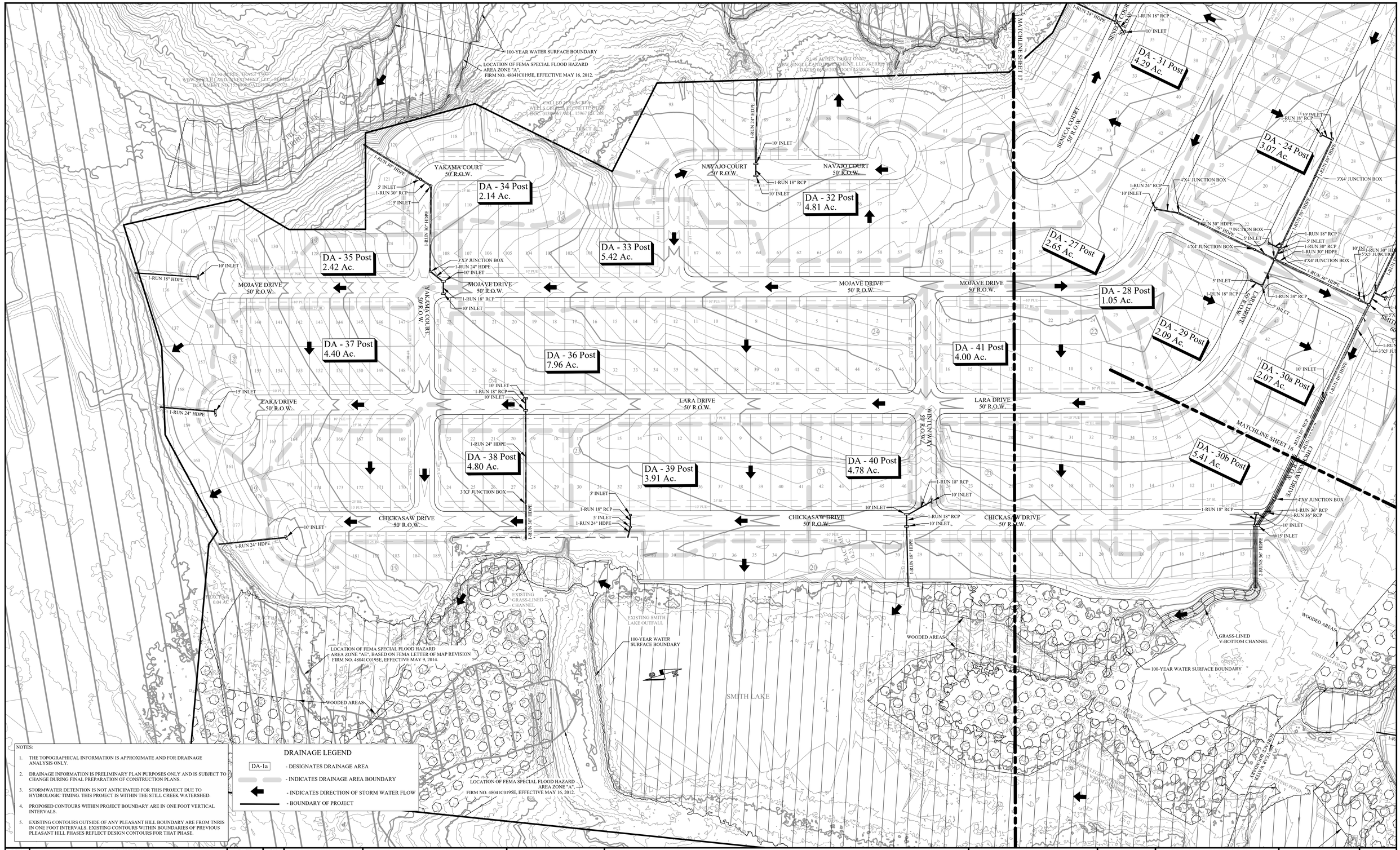
ENGINEER'S APPROVAL

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JEANETTE C. LIPTON, P.E. 151304 ON 10/27/2026. 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



NOTES:

1. THE TOPOGRAPHICAL INFORMATION IS APPROXIMATE AND FOR 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. PROPOSED CONTOURS WITHIN PROJECT BOUNDARY ARE IN ONE FOOT VERTICAL INTERVALS.
5. EXISTING CONTOURS OUTSIDE OF ANY PLEASANT HILL BOUNDARY ARE FROM TNRIS IN ONE FOOT INTERVALS. EXISTING CONTOURS WITHIN BOUNDARIES OF PREVIOUS PLEASANT HILL PHASES REFLECT DESIGN CONTOURS FOR THAT PHASE.

DRAINAGE LEGEND

- DA-1a - DESIGNATES DRAINAGE AREA
- - INDICATES DRAINAGE AREA BOUNDARY
- - INDICATES DIRECTION OF STORM WATER FLOW
- - BOUNDARY OF PROJECT

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
CLIENT LOCATION: GEORGETOWN, TX
APPROVED BY: JCB
AUTHORIZED BY: WBW

PRINTED ON October 27, 2026

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

BENCHMARK

CONCRETE TXDOT MONUMMENT (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'

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, the 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 101.316 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. 2021-1459076 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. 2021-1459077 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. 2019-1374025 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 JEANETTE C. LIPTON, P.E. 151304 ON 10/27/2026. 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 18 OF 18