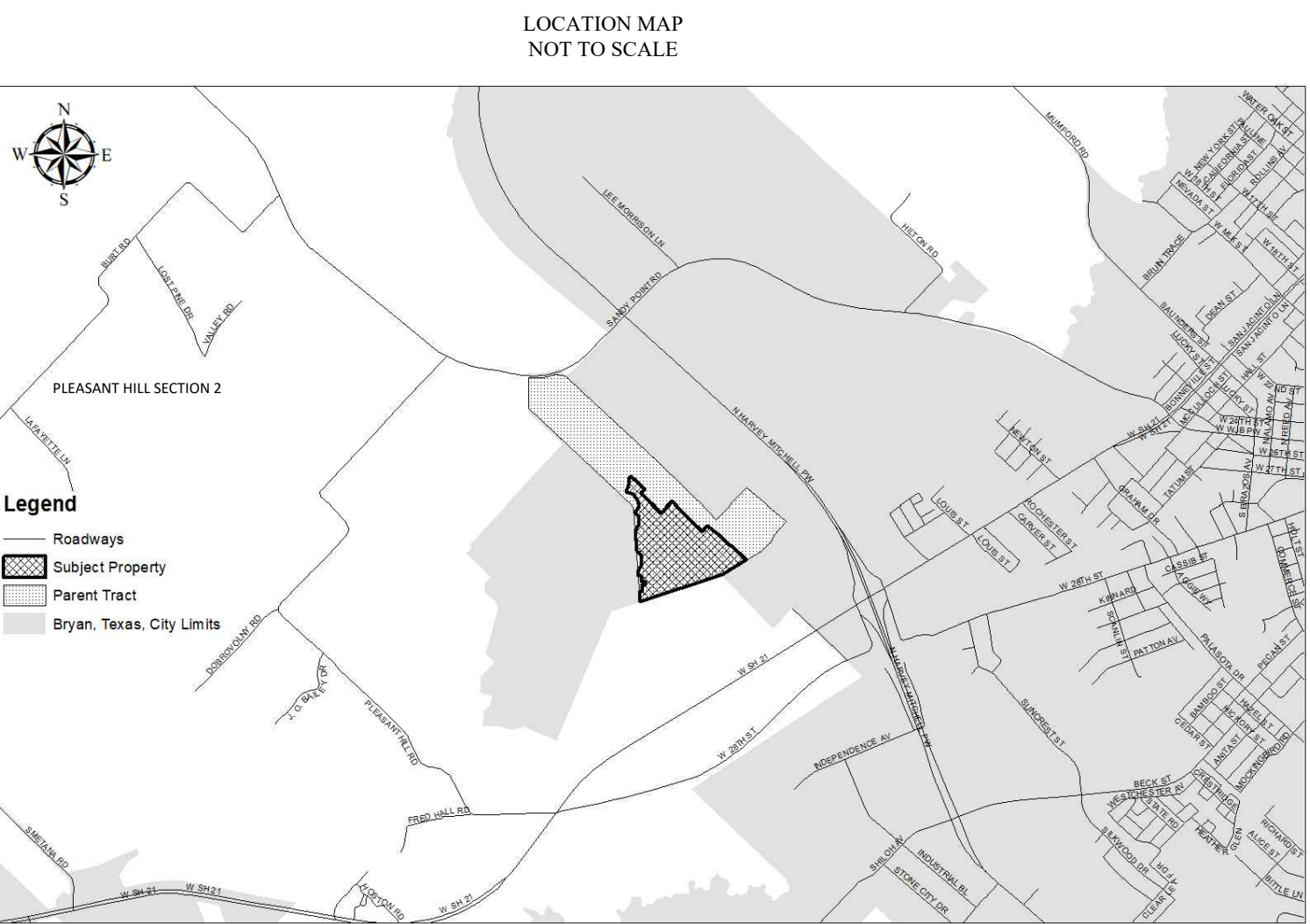


GENERAL NOTES:

- 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 THE DEVELOPER.
3. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL.
4. THE BEARINGS RECITED HEREIN 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 0.998881. GRID DISTANCE = GROUND DISTANCE X CCF. PERMANENT IRON RODS SET FOR CORNER ARE 1/2 INCH IRON RODS WITH CAP MARKED "YALGO L.L.C." UNLESS OTHERWISE NOTED HEREIN. THE POINT OF BEGINNING FOR THIS TRACT BEARS S 60°50'55" W, 2264.02 FEET FROM CITY OF BRYAN MONUMENT GPS-58. THE ESTABLISHED COORDINATES FOR SAID MONUMENT ARE N = 1022662801.E = 352575634 (NAD83, TEXAS CENTRAL ZONE 4203).
5. ROAD WIDTH 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).
7. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
• 5' SIDE YARD SETBACK
• 7.5' REAR YARD SETBACK
• 25' FRONT YARD SETBACK
• 15' STREET SIDE YARD SETBACK
• 15' STREET SIDE YARD SETBACK ADJACENT TO COLLECTOR STREETS.
8. ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS.
9. NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA'S CASE NO. 12-06-1920R REVISED TO REFLECT LETTER OF MAP REVISION EFFECTIVE MAY 9, 2014 FLOOD INSURANCE RATE MAP PANEL NUMBER 4804IC0195E FOR BRAZOS COUNTY, TEXAS EFFECTIVE JULY 7, 2014. 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 AND B SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION, OPERATION, MANAGEMENT, MAINTENANCE REPAIR AND USE OF SAID COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE PLEASANT HILL HOMEOWNERS ASSOCIATION, PING LOCATED IN THE RIGHT OF WAY OR PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE CITY OF BRYAN.
11. DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE PLEASANT HILL HOME OWNER'S ASSOCIATION.
12. ARROW () INDICATES THAT THE STORM WATER RUNOFF MUST FLOW DIRECTLY ONTO AND THROUGH DOWNSTREAM LOT, WITHOUT IMPEDIMENT OR DIVERSION TO OTHER LOTS.
13. STREETS SHALL BE PAVED WITH ASPHALT.
14. 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.

CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Lists curve data for curves C1 through C122.



FIELD NOTES

A METES & BOUNDS description of a certain 54.25 acre tract of land situated in the James McMillen Survey, Abstract No. 176 and the Stephen F. Austin League No. 9, Abstract No. 62 in Brazos County, Texas, being out of a called 54.47 acre tract conveyed to WBW Single Development Group LLC - Series 111 and recorded in Document No. 1455630 of the Official Public Records of Brazos County (OPRBC); said 54.25 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 in the base of an oak tree marking a southeast corner of said 54.47 acre tract, the northeast corner of a called 150.00 acre tract described in a deed to Willard Harvey Zamwalt, Jr. and wife, Kathryn D. Zamwalt and recorded in Volume 1215, Page 586 of the Deed Records of Brazos County (DRBC) and a westerly corner of a called 138.58 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 1346547 of the OPRBC;
THENCE, South 70°49'06" West, 1626.92 feet along the common line of said 54.47 acre tract and said 150.00 acre tract to a 1/2-inch iron rod (with cap stamped "YALGO 6200") found for the southwest corner of said 54.47 acre tract and the southeast corner of a called 101.316 acre tract described as Parcel No. 1 in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1439076 of the OPRBC;
THENCE, North 04°18'10" West, 198.13 feet along the common line of said 54.47 acre tract and said 101.316 acre tract to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;
THENCE, along the westerly boundary of said 54.47 acre tract the following seven (7) courses:
1. North 86°24'18" East, 60.09 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;
2. North 02°16'14" West, 120.00 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;
3. North 87°43'46" East, 78.36 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;
4. North 02°16'14" West, 50.00 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;
5. South 87°43'46" West, 81.00 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;
6. North 02°16'14" West, 120.00 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;
7. South 87°43'46" West, 67.76 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for a southwest corner of said 54.47 acre tract in the east line of said 101.316 acre tract;
THENCE, North 04°18'10" West, 72.65 feet along the common line of said 101.316 acre tract and said 54.47 acre tract to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;
THENCE, over and across said 54.47 acre tract the following three (3) courses:
1. North 26°15'04" East, 152.63 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;
2. North 04°18'10" West, 184.92 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;
3. North 47°52'05" West, 112.58 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner in the common line of said 54.47 acre tract and said 101.316 acre tract;
THENCE, North 04°18'10" West, 382.25 feet along the common line of said 54.47 acre tract and said 101.316 acre tract to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;
THENCE, along the westerly line of said 54.47 acre tract the following nine (9) courses:
1. North 42°08'43" East, 47.10 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;
2. North 27°41'32" East, 97.34 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;
3. North 04°13'07" West, 117.00 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;
4. North 34°45'55" West, 88.32 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;
5. North 47°51'17" West, 28.03 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;
6. North 28°03'17" East, 142.46 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;

LOT SIZE TABLE

Table with columns: BLOCK NUMBER, LOT NUMBER, SQUARE FEET. Lists lot numbers and areas for blocks 8 through 10.

FINAL PLAT PLEASANT HILL SECTION 2 - PHASE 5 BRAZOS COUNTY, TEXAS A 54.25 ACRE TRACT SITUATED IN, AND BEING OUT OF, THE STEPHEN F. AUSTIN LEAGUE NO. 9, A-62, AND THE JAMES MCMILLEN SURVEY, A-176, BRAZOS COUNTY, TEXAS

STATE OF TEXAS COUNTY OF WILLIAMSON I, WBW Single Development Group, LLC-Series 111, the owner and developer of the land shown on this plat, being (part of) the tract of land as conveyed to me in the Official Public Records of Brazos County in Document Number 1455630, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 111, A TEXAS SERIES LIMITED LIABILITY COMPANY

Bruce Whitis, President

STATE OF TEXAS COUNTY OF WILLIAMSON Before me, the undersigned authority, on this day personally appeared Bruce Whitis, in his capacity as President of WBW Single Development Group, LLC - Series 111, a separate series of WBW Single Development Group, LLC, a Texas series limited liability company, on behalf of said series, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal of office this day of 20

Notary Public, Brazos County, Texas

STATE OF TEXAS COUNTY OF WILLIAMSON I, Corey Shannon, Registered Public Surveyor No. 5967 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

by: COREY SHANNON REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5967

STATE OF TEXAS COUNTY OF BRAZOS I, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the day of 20 in the Official Records of Brazos County in Volume Page

County Clerk Brazos County, Texas

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

Chair, Planning & Zoning Commission Bryan, Texas

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

City Planner, Bryan, Texas

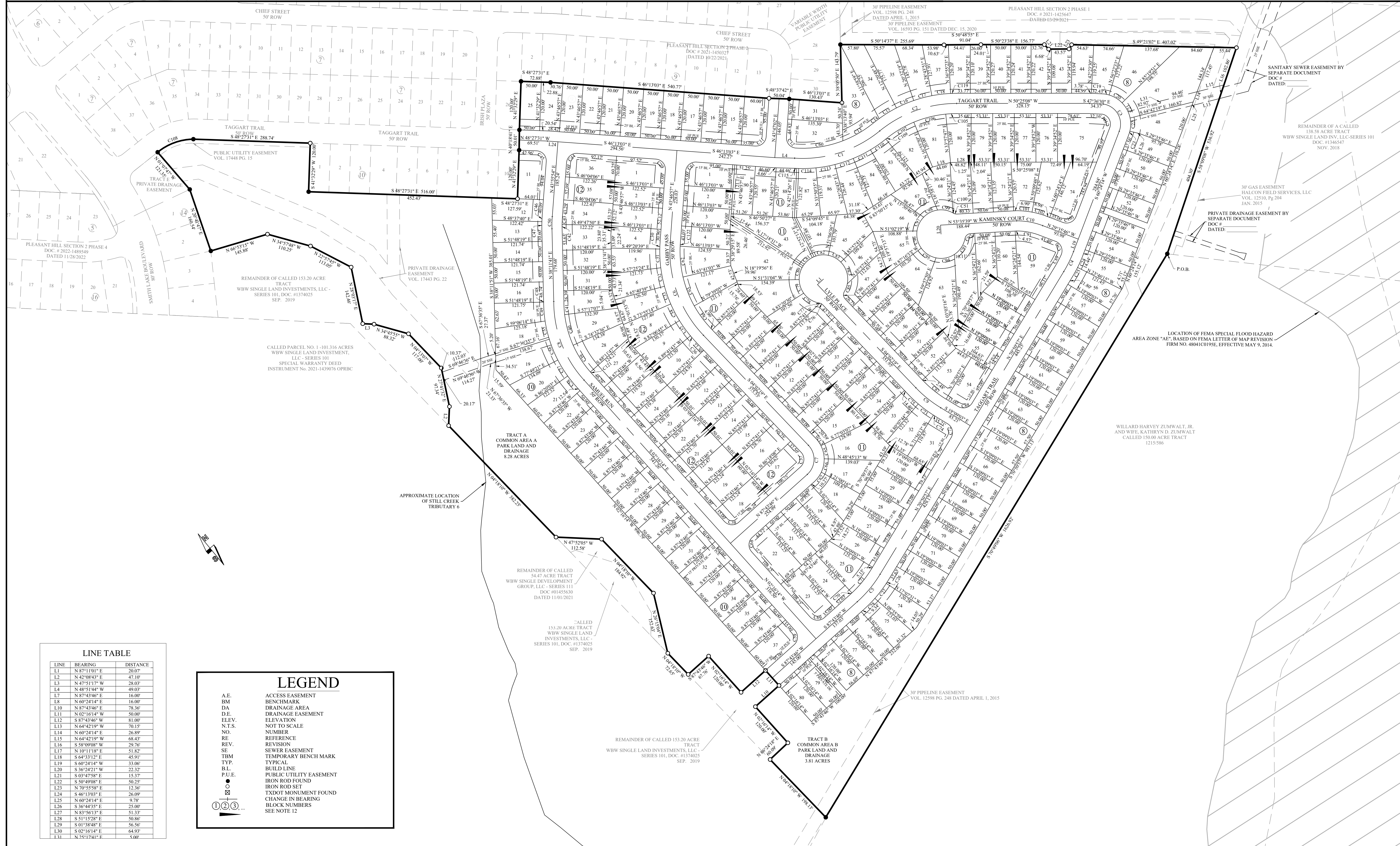
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the day of 20

City Engineer, Bryan, Texas

FINAL PLAT PLEASANT HILL SECTION 2 - PHASE 5 CITY OF BRYAN, BRAZOS COUNTY, TEXAS

Table with columns: REV., DESCRIPTION, DATE, BY, PROJECT INFORMATION, BENCHMARK, LOTS AND BLOCKS, OWNER INFO, DEVELOPER INFO, LEGAL DESCRIPTION, SHEET. Includes revision history and project details.

PRINTED ON MAY 13, 2023

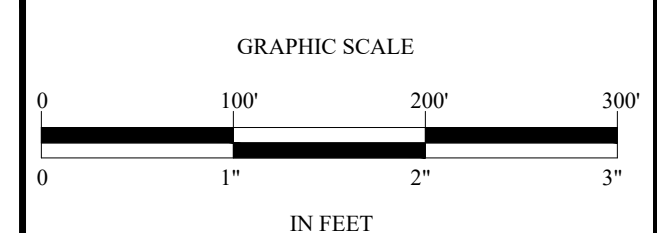


LINE	BEARING	DISTANCE
L1	N 87°11'01" E	20.07
L2	N 42°08'43" E	47.10
L3	N 47°51'17" W	28.03
L4	N 48°51'44" W	49.03
L7	N 87°43'46" E	16.00
L8	N 60°24'14" E	16.00
L10	N 87°43'46" E	78.36
L11	N 02°16'14" W	50.00
L12	S 87°43'46" W	81.00
L13	N 64°42'19" W	70.15
L14	N 60°24'14" E	26.89
L15	N 64°42'19" W	68.43
L16	S 38°09'08" W	29.76
L17	N 10°11'18" E	51.82
L18	S 64°33'12" E	45.91
L19	S 60°24'14" W	33.06
L20	S 36°24'21" W	22.32
L21	S 03°47'58" E	15.37
L22	S 50°49'08" E	50.25
L23	N 70°55'58" E	12.36
L24	S 46°13'03" E	26.09
L25	N 60°24'14" E	9.78
L26	S 36°44'35" E	25.00
L27	N 83°56'13" E	51.33
L28	S 51°15'28" E	50.86
L29	S 01°38'48" E	56.56
L30	S 02°16'14" E	64.93
L31	N 25°12'44" E	5.00

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
SE	SEWER EASEMENT
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 ③	CHANGE IN BEARING
	BLOCK NUMBERS
	SEE NOTE 12

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
4	RESPONSE TO FIRST CITY OF BRYAN PLAT COMMENTS	05/02/2023	JCL	TOTAL SIZE: 54.25 TOTAL BLOCKS: 5
3	RESPONSE TO SECOND COB COMMENTS	12/11/2020	MWP	TOTAL LOTS: 215
2	RESPONSE TO FIRST COB COMMENTS	10/29/2020	MWP	TOTAL COMMON AREA TRACTS: 2
1	ORIGINAL RELEASE	07/28/2020	MWP	

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



FINAL PLAT PLEASANT HILL SECTION 2 - PHASE 5 CITY OF BRYAN, BRAZOS COUNTY, TEXAS

LEGAL DESCRIPTION
54.25 ACRE TRACT SITUATED IN, AND BEING OUT OF, THE STEPHEN F. AUSTIN LEAGUE NO. 9, A-62, AND THE JAMES MCMILLAN SURVEY, A-176, BRAZOS COUNTY, TEXAS

Valgo 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 MAY 17, 2023

SHEET 2 OF 2