

FINAL PLAT
PLEASANT HILL SECTION 3 PHASE 1
 CITY OF BRYAN, BRAZOS COUNTY, TEXAS
 A 19.97 ACRE TRACT SITUATED IN, AND BEING OUT OF, THE
 JAMES MCMILLEN SURVEY, A-176, BRAZOS COUNTY, TEXAS

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	225.00'	47.54'	47.45'	N36°15'42"E	012°06'18"
C2	225.00'	12.03'	12.03'	N28°40'38"E	003°03'50"
C3	200.00'	52.95'	52.79'	N34°43'47"E	015°10'08"
C4	175.00'	46.33'	46.20'	N34°43'47"E	015°10'08"
C5	175.00'	26.61'	26.58'	N31°30'04"E	008°42'40"
C6	200.00'	29.87'	29.84'	N31°25'25"E	008°33'24"
C7	175.00'	19.21'	19.20'	N39°00'04"E	006°17'20"
C8	200.00'	22.49'	22.48'	N38°55'25"E	006°26'36"
C9	25.00'	32.72'	30.44'	N10°21'17"W	075°00'00"
C10	25.00'	39.27'	35.36'	N87°08'43"E	090°00'00"
C11	25.00'	39.27'	35.36'	N02°51'17"W	090°00'00"
C12	25.00'	39.27'	35.36'	N87°08'43"E	090°00'00"
C13	525.00'	29.71'	29.70'	S40°31'28"W	003°14'32"
C14	535.00'	29.69'	29.68'	S40°33'20"W	003°10'46"
C15	575.00'	29.61'	29.61'	N40°40'13"E	002°57'02"
C16	615.00'	29.53'	29.53'	N40°46'11"E	002°45'05"
C17	625.00'	29.51'	29.51'	S40°47'33"W	002°42'20"
C18	25.00'	23.18'	22.36'	S68°42'38"W	053°07'48"
C19	25.00'	16.09'	15.81'	N66°17'22"W	036°52'12"
C20	25.00'	23.18'	22.36'	N15°34'49"E	053°07'48"
C21	25.00'	16.09'	15.81'	N29°25'11"W	036°52'12"
C22	25.00'	16.09'	15.81'	S29°25'11"E	036°52'12"
C23	25.00'	23.18'	22.36'	S15°34'49"W	053°07'48"
C24	25.00'	23.18'	22.36'	N68°42'38"E	053°07'48"
C25	25.00'	16.09'	15.81'	S66°17'22"E	036°52'12"
C26	25.00'	23.18'	22.36'	S68°42'38"W	053°07'48"
C27	25.00'	16.09'	15.81'	N66°17'22"W	036°52'12"
C28	25.00'	16.09'	15.81'	S29°25'11"E	036°52'12"
C29	25.00'	23.18'	22.36'	S15°34'49"W	053°07'48"

GENERAL NOTES:

- ALL PERMANENT CORNERS SET ARE 1/2" IRON RODS WITH CAP MARKED "YALGO" UNLESS OTHERWISE NOTED HEREOF. IRON RODS SET IN AREAS WHERE THERE IS AN EXPECTATION OF DISTURBANCE WILL NOT BE CONSIDERED PERMANENT AND NOT MARKED ACCORDINGLY.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYAN SIDEWALK ORDINANCE BY THE DEVELOPER.
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL.
- THE BEARINGS RECITED HEREOF 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 0.999881. GRID DISTANCE = GROUND DISTANCE X CCF. PERMANENT IRON RODS SET FOR CORNER ARE 1/2 INCH IRON RODS WITH CAP MARKED "YALGO", UNLESS OTHERWISE NOTED HEREIN. THE POINT OF BEGINNING FOR THIS TRACT BEARS N 30°40'25" W, 5382.20 FEET FROM CITY OF BRYAN MONUMENT GPS-58. THE ESTABLISHED COORDINATES FOR SAID MONUMENT ARE N = 10226628.01, E = 3527536.34 (NAD83, TEXAS CENTRAL ZONE 4203).
- ROAD WIDTH LOCAL STREETS = 50' ROW, 27' BOC-BOC MAJOR COLLECTOR STREETS = 80' ROW, 48' BOC-BOC
- ZONING OF THIS PROPERTY IS CURRENTLY FOR NEW DEVELOPMENT PLAN FOR A PLANNED DEVELOPMENT - MIXED USE DISTRICT (PD-M) APPROVED BY THE BRYAN CITY COUNCIL ON NOVEMBER 13, 2018 (ORDINANCE NO. 2306) AND REVISED AS APPROVED BY THE BRYAN CITY COUNCIL ON JULY 9, 2019 (ORDINANCE NO. 2362) AND REVISED AS APPROVED BY THE BRYAN CITY COUNCIL ON JULY 13, 2021 (ORDINANCE NO. 2496) AND REVISED AS APPROVED BY THE BRYAN CITY COUNCIL ON NOVEMBER 9, 2021 (ORDINANCE NO. 2517).
- 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.
- ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS.
- NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA'S CASE NO. 12-06-1020P 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.
- TRACT A SHALL BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION AS A PRIVATE DRAINAGE EASEMENT AND COMMON SPACE OPERATION. MANAGEMENT, MAINTENANCE, REPAIR, AND USE OF THE TRACT SHALL BE THE RESPONSIBILITY OF THE PLEASANT HILL HOMEOWNERS ASSOCIATION. PIPING LOCATED IN THE RIGHT OF WAY SHALL BE MAINTAINED BY THE CITY OF BRYAN.
- ARROW (→) INDICATES THAT THE STORM WATER RUNOFF MUST FLOW DIRECTLY ONTO AND THROUGH DOWNSTREAM LOT, WITHOUT IMPEDIMENT OR DIVERSION TO OTHER LOTS.
- 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.
- TRACTS B, C, D, E, AND F SHALL BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION TO BE USED AS FENCE, WALL, LANDSCAPE, AND PUBLIC UTILITY TRACTS, OPERATION, MANAGEMENT, MAINTENANCE, REPAIR, AND USE OF THE TRACTS SHALL BE THE RESPONSIBILITY OF THE PLEASANT HILL HOMEOWNERS ASSOCIATION. PIPING LOCATED IN THE RIGHT OF WAY SHALL BE MAINTAINED BY THE CITY OF BRYAN.

FIELD NOTES

A METES & BOUNDS description of a certain 19.97 acre tract of land situated in the James McMillen Survey, Abstract No. 176 in Brazos County, Texas, being part of a called 101.316 acre tract (Parcel No. 1) 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); said 19.97 acre tract being more particularly described as follows with all bearings being based on the Texas State Plane Coordinate System of 1983, Central Zone;

BEGINNING at a 1/2 inch iron rod with cap stamped (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;

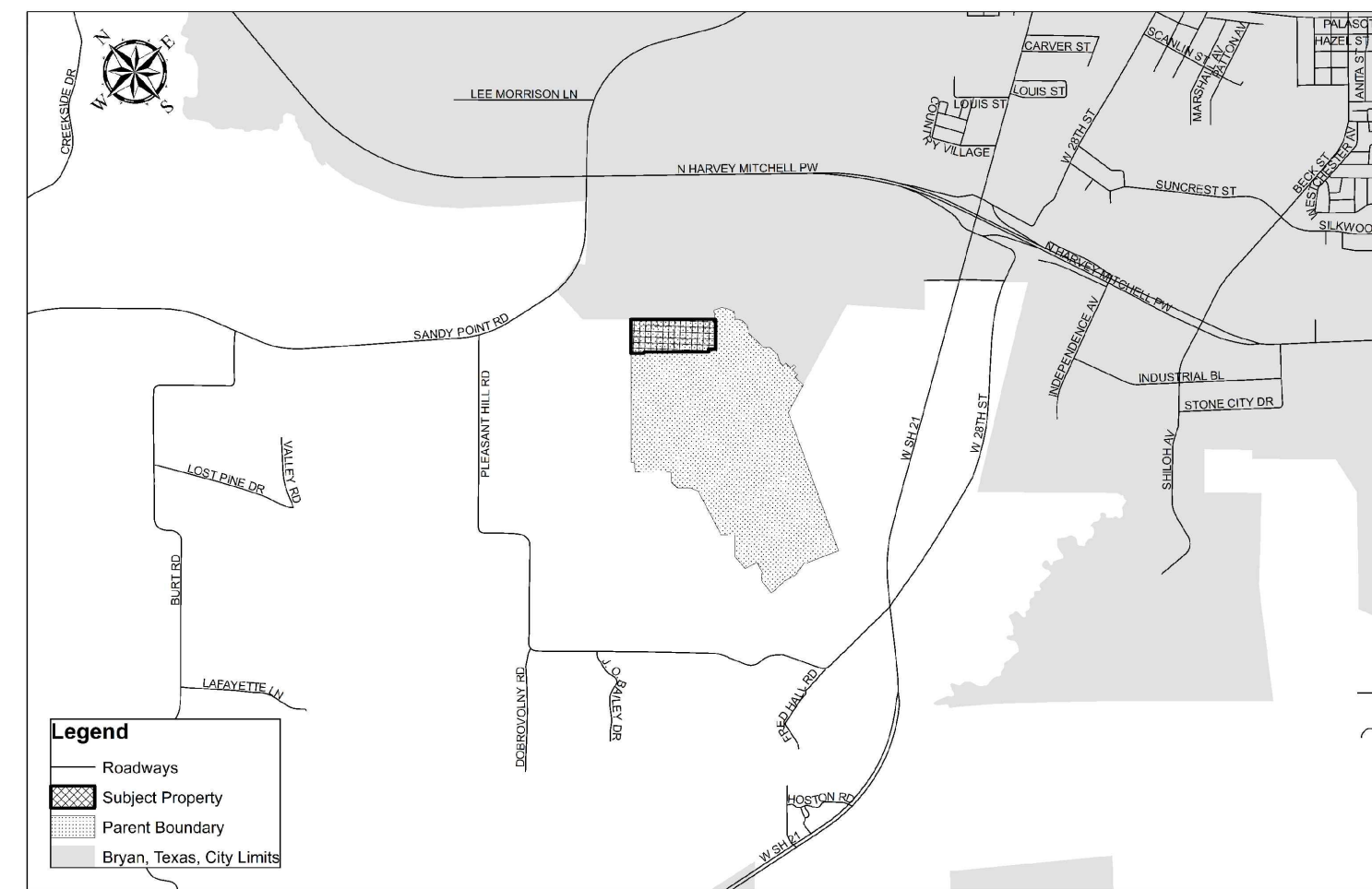
THENCE, South 47°44'46" East, 1499.48 feet along the common line of said Parcel No. 1 and said Pleasant Hill Section 2 - Phase 4 to a 1/2 inch iron rod with cap stamped (YALGO LLC) found at the south corner of said Pleasant Hill Section 2 - Phase 4;

THENCE, over and across said Parcel 1 the following seven (7) courses:

- South 41°51'56" West, 119.62 feet to a point for corner;
- South 42°08'43" West, 410.00 feet to a point for corner;
- North 47°51'17" West, 230.06 feet to a point for corner in the northwest line of said Parcel 1;
- South 42°08'43" West, 50.00 feet to a point for corner;
- North 47°51'17" West, 1150.00 feet to a point for corner;
- South 42°08'43" West, 18.27 feet to a point for corner;
- North 47°51'17" West, 230.06 feet to a point for corner in the northwest line of said Parcel 1;

THENCE, North 42°08'43" East, 600.74 feet along the northwest line of said Parcel 1 to the POINT OF BEGINNING, and containing 19.97 acres of land in Brazos County, Texas.

LOCATION MAP
NOT TO SCALE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N42°18'51"E	3.28'
L2	N42°18'51"E	3.31'
L3	N27°08'43"E	24.72'
L4	S47°44'46"E	10.02'
L5	S47°44'46"E	10.01'
L6	N47°51'17"W	10.00'
L7	N47°51'17"W	10.00'

LOT SIZE TABLE										
BLOCK NUMBER	LOT NUMBER	AREA (SQ FT)	BLOCK NUMBER	LOT NUMBER	AREA (SQ FT)	BLOCK NUMBER	LOT NUMBER	AREA (SQ FT)	TRACK	AREA (SQ FT)
1	1	6019.5	4	1	7065.90	4	36	6000.00	TRACK A	28782.20
1	2	5934	4	2	6000.00	4	37	6000.00	TRACK B	1090.03
1	3	6198.6	4	3	6000.00	4	38	6000.00	TRACK C	2179.56
1	4	6493.3	4	4	6000.00	4	39	6000.00	TRACK D	1089.78
1	5	6499.9	4	5	6000.00	4	40	6000.00	TRACK E	1088.28
1	6	6500	4	6	6000.00	4	41	6000.00	TRACK F	1389.78
1	7	6500	4	7	6000.00	4	42	7065.90		
1	8	6467.50	4	8	6000.00	5	1	8250.00		
1	9	6532.50	4	9	6000.00	5	2	8226.10		
1	10	6500.00	4	10	6000.00	5	3	8400.00		
1	11	6500.00	4	11	6000.00	5	4	8400.00		
1	12	6500.00	4	12	6000.00	5	5	8400.00		
2	1	9604.40	4	13	6000.00	7	1	7065.90		
2	2	6093.30	4	14	6000.00	7	2	6000.00		
2	3	6088.60	4	15	6000.00	7	3	6000.00		
2	4	6083.80	4	16	6000.00	7	4	6000.00		
2	5	6079.10	4	17	6000.00	7	5	6000.00		
2	6	6074.30	4	18	6000.00	7	6	6000.00		
2	7	6069.60	4	19	6000.00	7	7	6000.00		
2	8	6064.90	4	20	6000.00	7	8	6000.00		
2	9	6060.10	4	21	5976.10	7	9	6000.00		
2	10	6055.40	4	22	5976.10	7	10	6000.00		
2	11	6050.70	4	23	6000.00	7	11	6000.00		
2	12	6045.90	4	24	6000.00	7	12	6000.00		
2	13	6041.20	4	25	6000.00	7	13	6000.00		
2	14	6036.50	4	26	6000.00	7	14	6000.00		
2	15	6031.70	4	27	6000.00	7	15	6000.00		
2	16	6027.00	4	28	6000.00	7	16	6000.00		
2	17	6022.30	4	29	6000.00	7	17	6000.00		
2	18	6017.50	4	30	6000.00	7	18	6000.00		
2	19	6012.80	4	31	6000.00	7	19	6000.00		
2	20	6008.10	4	32	6000.00	7	20	6000.00		
2	21	6071.90	4	33	6000.00	7	21	5976.10		
3	1	5972.00	4	34	6000.00					
3	2	7145.70	4	35	6000.00					

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
①②③...	CHANGE IN BEARING
①②③...	BLOCK NUMBERS
①②③...	SEE NOTE 11
■	SHADING DENOTES COMMON AREA

FINAL PLAT
PLEASANT HILL SECTION 3 PHASE 1
 CITY OF BRYAN, BRAZOS COUNTY, TEXAS

PRINTED ON November 3, 2023

REV.	DESCRIPTION	DATE	BY
2	REVISED GENERAL NOTES, THE VICINITY MAP AND THE LOT TABLE. ADDED THE COMMON AREA SHADING TO THE LEGEND	11/3/2023	DAM
1	ORIGINAL RELEASE	08/28/2023	DAM

PROJECT INFORMATION	BENCHMARK
TOTAL SIZE: 19.97 ACRES TOTAL BLOCKS: 6 TOTAL LOTS: 103 TOTAL TRACTS: 6	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'

CLIENT NAME:	CLIENT LOCATION:
WBW SINGLE DEVELOPMENT GROUP, LLC SERIES 111	GEORGETOWN, TX

LOTS AND BLOCKS	OWNER INFORMATION	DEVELOPER INFORMATION	LEGAL DESCRIPTION	Yalgo Engineering, LLC	SHEET
Block 1, Lots 1 - 12 Block 2, Lots 1 - 21 Block 3, Lots 1 - 42 Block 4, Lots 1 - 21 Block 5, Lots 1 - 2 Block 6, Lots 1 - 5	WBW Single Land Investment, LLC - Series 111 109 W 2nd Street Ste. 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057	WBW Single Development Group, LLC - Series 111 109 W 2nd Street Ste. 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057	A 19.97 ACRE TRACT SITUATED IN, AND BEING OUT OF, THE JAMES MCMILLEN SURVEY, A-176, BRAZOS COUNTY, TEXAS	Yalgo Engineering, LLC 109 W 2nd Street Ste. 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057 Texas Registered Engineering Firm F-24040 Texas Registered Surveying Firm 10194797	1 OF 2

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 Records of Brazos County in Doc. No. 2021-1439076, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 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.

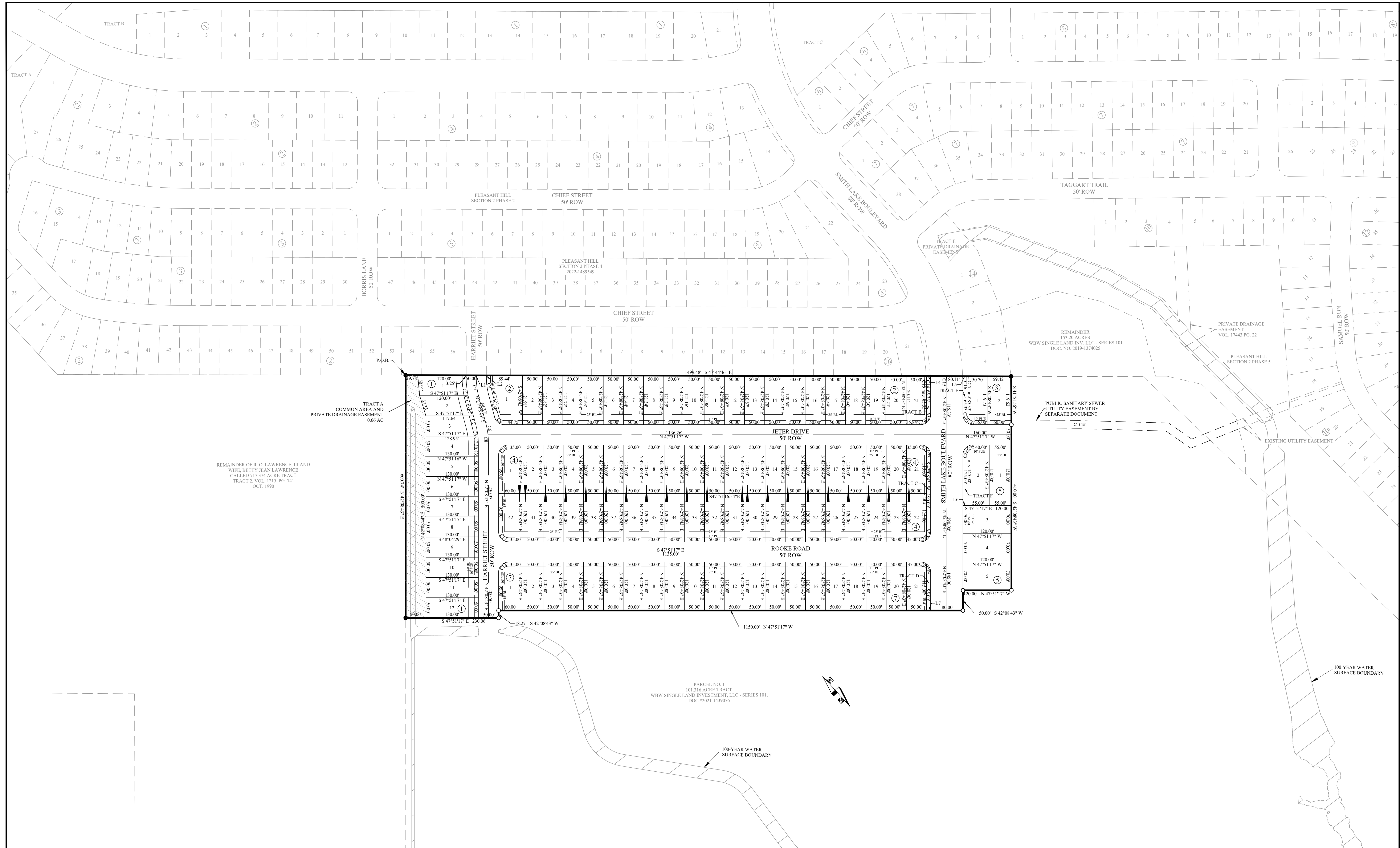
Chair, Planning & Zoning Commission Bryan, Texas

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_____.

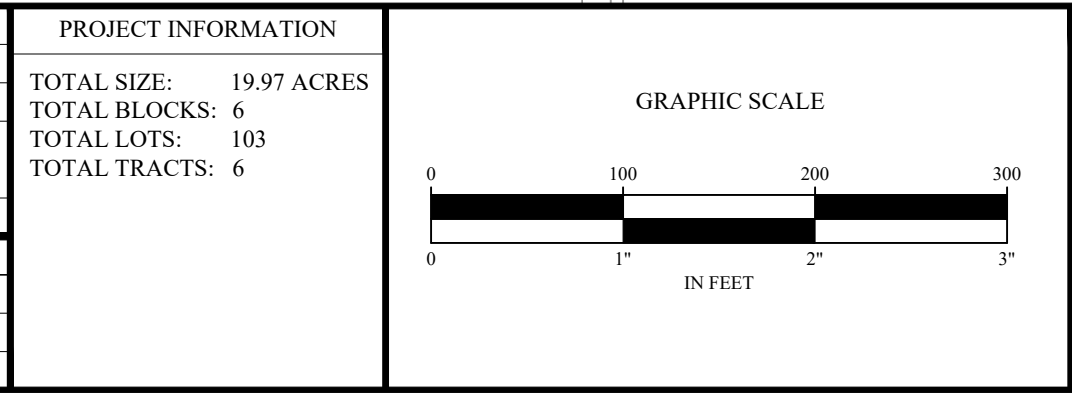
City Planner, Bryan, Texas

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



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
2	ADDED SHADING TO COMMON AREAS, LABELED THE POINT OF BEGINNING, REVISED THE OFFSITE SANITARY SEWER UTILITY EASEMENT LABEL	11/3/2023	DAM	TOTAL SIZE: 19.97 ACRES TOTAL BLOCKS: 6 TOTAL LOTS: 103 TOTAL TRACTS: 6
1	ORIGINAL RELEASE	08/28/2023	DAM	
PROJECT NUMBER: PH31		CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC SERIES 111		
APPROVED BY: DAM		CLIENT LOCATION: GEORGETOWN, TX		
AUTHORIZED BY: WBW				



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

FINAL PLAT
PLEASANT HILL SECTION 3 PHASE 1
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

LEGAL DESCRIPTION
 A 19.97 ACRE TRACT SITUATED IN, AND BEING OUT
 OF THE JAMES McMILLEN SURVEY, A-176, BRAZOS
 COUNTY, TEXAS

ENGINEER'S APPROVAL
 THIS DOCUMENT IS RELEASED FOR THE
 PURPOSE OF REVIEW UNDER THE
 AUTHORITY OF DANIEL A. MONROE P.E.
 #149108 ON 11/3/2023. 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
2
 OF
2