

FINAL PLAT
PLEASANT HILL SECTION 3 - PHASE 2
 BRAZOS COUNTY, TEXAS
 A 32.96 AC. ACRE TRACT SITUATED IN, AND BEING OUT OF, THE
 STEPHEN F. AUSTIN LEAGUE SURVEY, A-62, AND THE JAMES
 MCMILLEN SURVEY, A-176, BRAZOS COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF WILLIAMSON

I, BWB 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 Deeds Records of Brazos County in Volume 1215, Page 741, 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 intended.

BWB 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 BWB Single Development Group, LLC - Series 111, a separate series of BWB 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

LOT SIZE TABLE

Block	Lot	Area (sq ft.)	Lot Width (ft)
3	3	7075	60.00
3	4	5960	50.00
3	5	7302	51.34
3	6	13684	52.31
3	7	11358	52.31
3	8	7813	52.31
3	9	9598	52.31
3	10	7978	51.56
3	11	7491	54.94
3	12	10061	60.00
3	13	6514	50.10
3	14	7813	52.31
3	15	10192	68.06
3	16	8644	61.30
3	17	6711	55.92
3	51	6000	50.00
3	52	6000	50.00
3	53	7200	60.00
3	54	6000	50.00
3	55	6000	50.00
3	56	6000	50.00
3	57	6000	50.00
3	58	5976	50.00
5	6	8400	70.00
5	7	8400	70.00
5	8	8400	70.00
5	9	8400	70.00
5	10	8400	70.00
5	11	8400	70.00
5	12	7676	55.00
5	13	7700	55.00
5	14	7066	60.00
5	15	6000	50.00
5	16	6000	50.00
5	17	6000	50.00
5	18	6000	50.00
5	19	6000	50.00
5	20	6000	50.00
5	21	6000	50.00
5	22	6000	50.00
5	23	6000	50.00
5	24	6000	50.00
5	25	6000	50.00
5	26	6000	50.00
5	27	6000	50.00
5	28	6000	50.00
5	29	6000	50.00
5	30	6000	50.00
5	31	7066	60.00
6	1	7066	60.00
6	2	6000	50.00
6	3	6000	50.00
6	4	6000	50.00
6	5	6000	50.00
6	6	6000	50.00
6	7	6000	50.00
6	8	6000	50.00
6	9	6000	50.00
6	10	6000	50.00
6	11	6000	50.00
6	12	6000	50.00
6	13	6000	50.00
6	14	6000	50.00
6	15	6000	50.00
6	16	6000	50.00
6	17	6000	50.00
6	18	7066	60.00
6	35	6000	50.00
6	36	6937	58.54
7	22	5976	50.00
7	23	6000	50.00
7	24	6000	50.00
7	25	6000	50.00
7	26	6000	50.00
7	27	6000	50.00
7	28	6000	50.00
7	29	6000	50.00
7	30	6000	50.00
7	31	6000	50.00
7	32	6000	50.00
7	33	5948	50.00
7	34	7059	51.54
7	35	12941	52.31
7	36	10637	52.31
7	37	8546	52.31
7	38	8485	52.31
7	39	7992	53.31
7	40	7495	50.00
7	41	9206	50.00
7	42	6000	50.00
7	43	6000	50.00
7	44	6000	50.00
7	45	6000	50.00
7	46	6000	50.00
7	47	6000	50.00
7	48	6000	50.00
7	49	6000	50.00
7	50	6000	50.00
7	51	5976	50.00
7	52	7595	60.27
7	53	12591	54.09
7	54	11637	54.09
7	55	10151	54.09
7	56	13077	54.09
7	57	8660	54.09
7	58	10286	69.49
7	59	6716	57.98
7	60	7481	51.64
7	61	6211	50.00
7	62	5976	50.00
-	Tract B	9996	-
-	Tract C	233009	-
-	Tract D	169214	-
-	Tract O	1090	-
-	Tract P	3180	-
-	Tract Q	1290	-
-	Tract R	1090	-
-	Tract S	1090	-

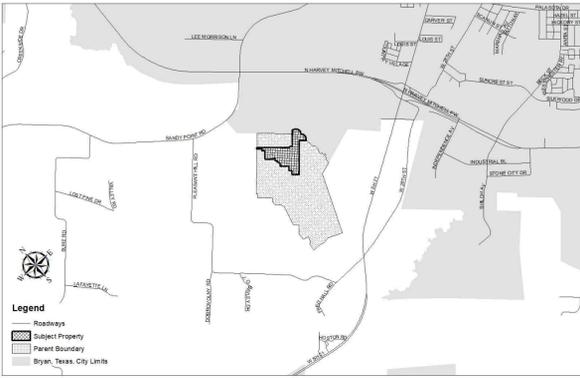
LINE TABLE

LINE	BEARING	DISTANCE
L1	N42°08'43"E	25.00'
L2	S47°51'17"W	25.00'
L3	N47°51'17"W	23.61'
L4	N42°08'43"E	25.00'
L5	N42°08'43"E	55.53'
L6	S42°08'43"W	4.59'
L7	S42°08'43"W	3.94'
L8	S42°08'43"W	17.12'

GENERAL NOTES:

- ALL PERMANENT CORNERS SET ARE 1/2" IRON RODS WITH CAP MARKED "YALGO" UNLESS OTHERWISE NOTED HEREON. IRON RODS SET IN AREAS WHERE THERE IS AN EXPECTATION OF DISTURBANCE WILL NOT BE CONSIDERED PERMANENT AND NOT MARKED ACCORDINGLY.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYAN SIDEWALK ORDINANCE BY THE DEVELOPER.
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL.
- THE BEARINGS 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 0.999881. GRID DISTANCE = GROUND DISTANCE X CCF. PERMANENT IRON RODS SET FOR CORNER ARE 1/2" IRON RODS WITH CAP MARKED "YALGO". UNLESS OTHERWISE NOTED HEREIN, THE POINT OF BEGINNING FOR THIS TRACT BEARS N 24°18'45" W, 3973.26 FEET FROM CITY OF BRYAN MONUMENT GPS-58. THE ESTABLISHED COORDINATES FOR SAID MONUMENT ARE N = 10226628.01, E = 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 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 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. 12-06-1920P REVISED TO REFLECT LETTER OF MAP REVISION EFFECTIVE MAY 9, 2014 FLOOD INSURANCE RATE MAP PANEL NUMBER 49041C0195E 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.

LOCATION MAP NOT TO SCALE



FIELD NOTES

A METES & BOUNDS description of a certain 22.96 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 BWB Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1439076 of the Official Public Records of Brazos County (OPRBC) and a part of a called 133.99 acre tract described in a deed to BWB Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1439077 of the OPRBC; said 32.96 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 LCL) found at the south corner of Pleasant Hill Section 2 - Phase 4 as shown on map recorded in Document No. 2022-1489549 of the OPRBC and being in the common line of said Parcel No. 1 and a called 153.20 acre tract described in a deed to BWB Single Land Inv. LLC - Series 101 and recorded in Document No. 2019-1374025 of the OPRBC;

THENCE, North 33°24'49" East, 165.07 feet along the south line of said Pleasant Hill Section 2 - Phase 4 to a 1/2 inch iron rod with cap stamped (YALGO LCL) found for the most westerly corner of Pleasant Hill Section 2 - Phase 5 as shown on map recorded in Document No. 2023-1508773 of the OPRBC;

THENCE, along the westerly lines of said Pleasant Hill Section 2 - Phase 5 the following nine (9) courses:

- South 66°53'15" East, 145.88 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
- South 34°57'48" East, 110.25 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
- South 22°57'45" East, 113.05 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
- South 28°03'17" West, 142.46 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
- South 47°51'17" East, 28.03 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
- South 34°45'55" East, 88.32 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
- South 04°13'07" East, 117.00 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
- South 27°14'32" West, 97.34 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
- South 42°08'43" West, crossing the northwest corner of said Pleasant Hill Section 2 - Phase 5 and continuing into said Parcel No. 1 for a total distance of 85.00 feet to a point for corner;

THENCE, over and across said Parcel No. 1 the following four (4) courses:

- North 47°51'17" West, 290.00 feet to a point for corner;
- South 42°08'43" West, 810.00 feet to a point for corner;
- South 47°51'17" East, 10.00 feet to a point for corner;
- South 42°08'43" West, crossing the common line of said Parcel No. 1 and said 133.99 acre tract and continuing into said 133.99 acre tract for a total distance of 620.42 feet to a point for corner;

THENCE, North 45°13'09" West, over and across said 133.99 acre tract, crossing the common line of said 133.99 acre tract and said Parcel No. 1 and continuing into said Parcel No. 1 for a total distance of 300.23 feet to a point for corner;

THENCE, over and across said Parcel No. 1 the following eighteen (18) courses:

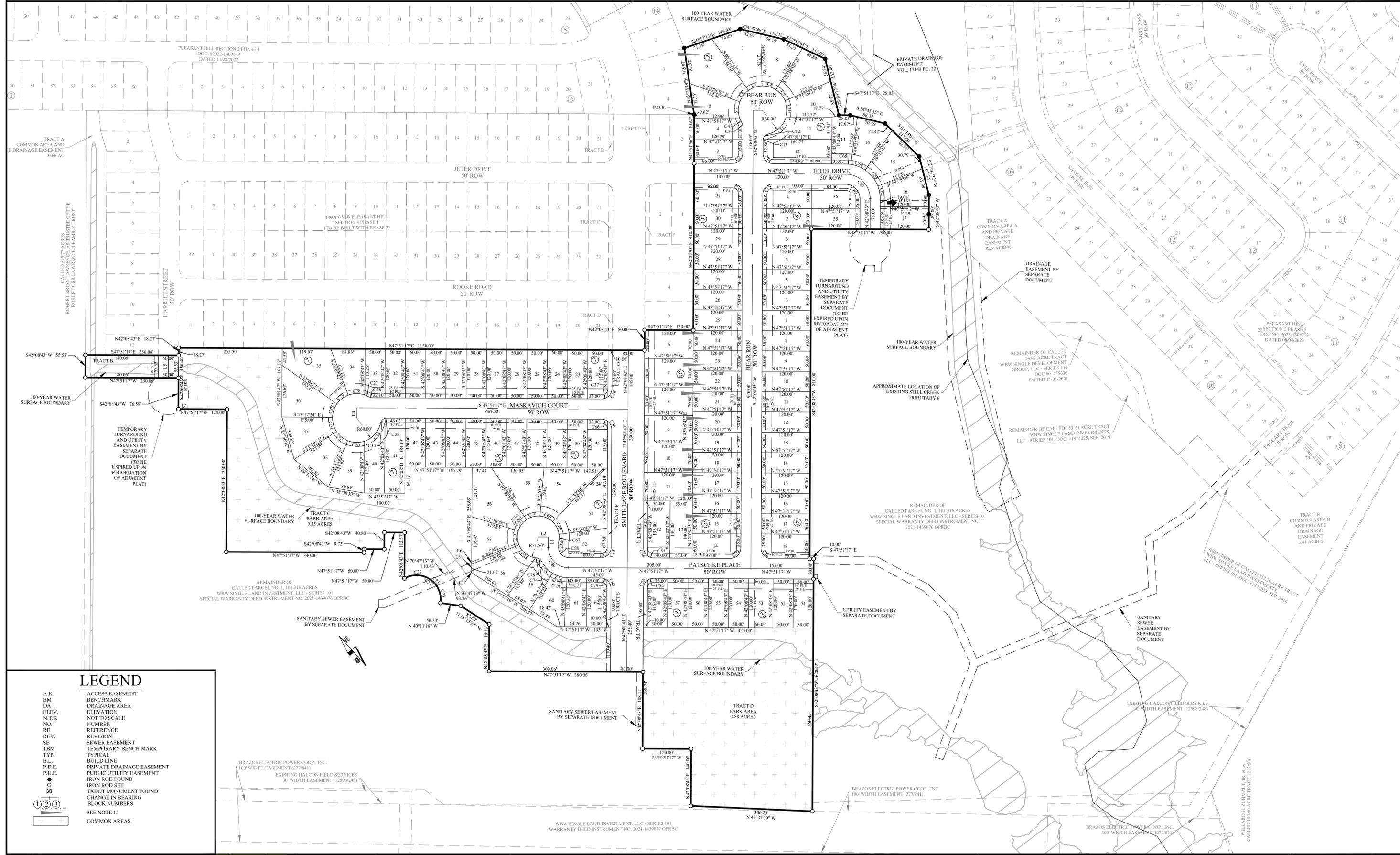
- North 42°08'43" East, 140.00 feet to a point for corner;
- North 47°51'17" West, 120.00 feet to a point for corner;
- North 42°08'43" East, 188.31 feet to a point for corner;
- North 47°51'17" West, 380.06 feet to a point for corner;
- North 42°08'43" East, 115.13 feet to a point for corner;
- North 15°15'20" West, 83.80 feet to a point for corner;
- North 40°11'18" West, 50.33 feet to a point for the beginning of a non-tangent curve to the left;
- Northwesterly, along said non-tangent curve to the left having a radius of 60.00 feet, a central angle of 127°39'44", an arc length of 133.69 feet, and a chord which bears North 14°01'10" West, 107.70 feet to a point for corner;
- North 42°08'43" East, 112.57 feet to a point for corner;
- North 47°51'17" West, 50.00 feet to a point for corner;
- South 42°08'43" West, 40.80 feet to a point for corner;
- North 47°51'17" West, 50.00 feet to a point for corner;
- South 42°08'43" West, 8.73 feet to a point for corner;
- North 47°51'17" West, 340.00 feet to a point for corner;
- North 42°08'43" East, 350.00 feet to a point for corner;
- North 47°51'17" West, 120.00 feet to a point for corner;
- North 42°08'43" East, 76.59 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 No. 1;

THENCE, North 42°08'43" East, 55.53 feet along the northwest line of said Parcel No. 1 to a point for corner;

THENCE, over and across said Parcel No. 1 the following seven (7) courses:

- South 47°51'17" East, 230.06 feet to a point for corner;
- THENCE, North 42°08'43" East, 18.27 feet to a point for corner;
- THENCE, South 47°51'17" East, 1150.00 feet to a point for corner;
- THENCE, North 42°08'43" East, 50.00 feet to a point for corner;
- THENCE, South 47°51'17" East, 120.00 feet to a point for corner;
- THENCE, North 42°08'43" East, 410.00 feet to a point for corner;
- THENCE, North 41°51'56" East, 119.62 feet to the POINT OF BEGINNING, and containing 32.96 acres of land in Brazos County, Texas.

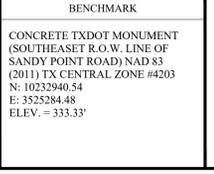
CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C2	25.00'	39.27'	35.36'	N 87°08'43" E 090°00'00"
C3	15.00'	8.37'	8.27'	N 26°09'04" E 031°59'18"
C4	60.00'	12.00'	11.98'	N 15°53'04" E 011°27'16"
C5	60.00'	42.31'	41.44'	N 41°48'56" E 040°24'28"
C6	60.00'	35.82'	35.29'	S 79°07'27" E 034°12'33"
C7	60.00'	35.82'	35.29'	S 66°00'40" E 034°12'33"
C8	60.00'	35.82'	35.29'	S 32°27'27" E 034°12'33"
C9	60.00'	35.82'	35.29'	S 01°45'07" W 034°12'33"
C10	60.00'	40.69'	39.92'	S 38°17'06" W 038°51'24"
C11	60.00'	64.73'	61.63'	S 88°37'07" W 061°48'38"
C12	15.00'	18.11'	17.03'	S 84°56'22" W 069°10'07"
C13	15.00'	2.15'	2.15'	S 46°15'01" W 008°12'36"
C14	25.00'	39.27'	35.36'	S 02°51'17" E 090°00'00"
C15	25.00'	39.27'	35.36'	S 87°08'43" W 090°00'00"
C16	25.00'	39.27'	35.36'	S 02°51'17" E 090°00'00"
C17	25.00'	16.09'	15.81'	N 66°17'22" W 036°52'12"
C20	60.00'	43.07'	42.15'	S 46°16'20" E 041°07'37"
C21	60.00'	133.69'	107.70'	N 14°01'10" W 127°39'44"
C22	60.00'	67.67'	64.14'	S 45°32'33" E 064°36'59"
C23	60.00'	21.70'	21.58'	S 02°52'21" E 020°43'25"
C24	60.00'	44.32'	43.32'	S 28°39'02" W 042°19'19"
C25	25.00'	23.18'	22.36'	S 68°42'38" W 053°07'48"
C26	15.00'	7.83'	7.75'	N 32°53'29" W 029°55'35"
C27	60.00'	11.46'	11.44'	N 23°24'03" W 010°56'44"
C28	60.00'	41.89'	41.04'	N 48°52'21" W 039°59'52"
C29	60.00'	35.82'	35.29'	N 85°58'34" W 034°12'33"
C30	60.00'	35.82'	35.29'	S 59°48'52" W 034°12'33"
C31	60.00'	35.82'	35.29'	S 25°36'19" W 034°12'33"
C32	60.00'	35.82'	35.29'	S 08°36'14" E 034°12'33"
C33	60.00'	62.29'	59.53'	N 83°25'24" E 059°28'56"
C34	15.00'	16.52'	15.70'	N 85°14'29" E 063°07'05"
C35	15.00'	4.02'	4.01'	S 55°31'38" E 015°20'42"
C36	25.00'	23.18'	22.36'	S 15°34'49" E 053°07'48"
C37	25.00'	16.09'	15.81'	N 66°17'22" W 036°52'12"
C38				



PRINTED ON November 10, 2023

REV.	DESCRIPTION	DATE	BY
2	RESPONSE TO FIRST COB COMMENTS	09/06/23	JCL
1	ORIGINAL RELEASE	08/28/23	JCL

PROJECT INFORMATION	BENCHMARK
TOTAL SIZE: 32.96 AC. TOTAL BLOCKS: 4 TOTAL LOTS: 110 TOTAL TRACTS: 8	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 2 CITY OF BRYAN, COUNTY OF BRAZOS, TEXAS

LEGAL DESCRIPTION
32.96 AC. ACRE TRACT SITUATED IN, AND BEING OUT OF, THE STEPHEN F. AUSTIN SURVEY, A-62, AND THE JAMES McMILLEN 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

SHEET
2
OF
2

LEGEND

- A.E. ACCESS EASEMENT
- BM BENCHMARK
- DA DRAINAGE AREA
- 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.D.E. PRIVATE DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- IRON ROD FOUND
- IRON ROD SET
- ⊕ TXDOT MONUMENT FOUND
- ① CHANGE IN BEARING
- ② BLOCK NUMBERS
- ③ SEE NOTE 15
- COMMON AREAS

REMAINDER OF CALLED PARCEL NO. 1, 101.316 ACRES WBW SINGLE LAND INVESTMENT, LLC - SERIES 101 SPECIAL WARRANTY DEED INSTRUMENT NO. 2021-143907 OPRBC

REMAINDER OF CALLED 54.47 ACRE TRACT WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 111 DOC #01455630 DATED 11/01/2021

REMAINDER OF CALLED 153.20 ACRE TRACT WBW SINGLE LAND INVESTMENTS, LLC - SERIES 101, DOC. #1374025, SEP. 2019

REMAINDER OF CALLED 153.20 ACRE TRACT WBW SINGLE LAND INVESTMENTS, LLC - SERIES 101, DOC. #1374025, SEP. 2019

REMAINDER OF CALLED 153.20 ACRE TRACT WBW SINGLE LAND INVESTMENTS, LLC - SERIES 101, DOC. #1374025, SEP. 2019

REMAINDER OF CALLED 153.20 ACRE TRACT WBW SINGLE LAND INVESTMENTS, LLC - SERIES 101, DOC. #1374025, SEP. 2019

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