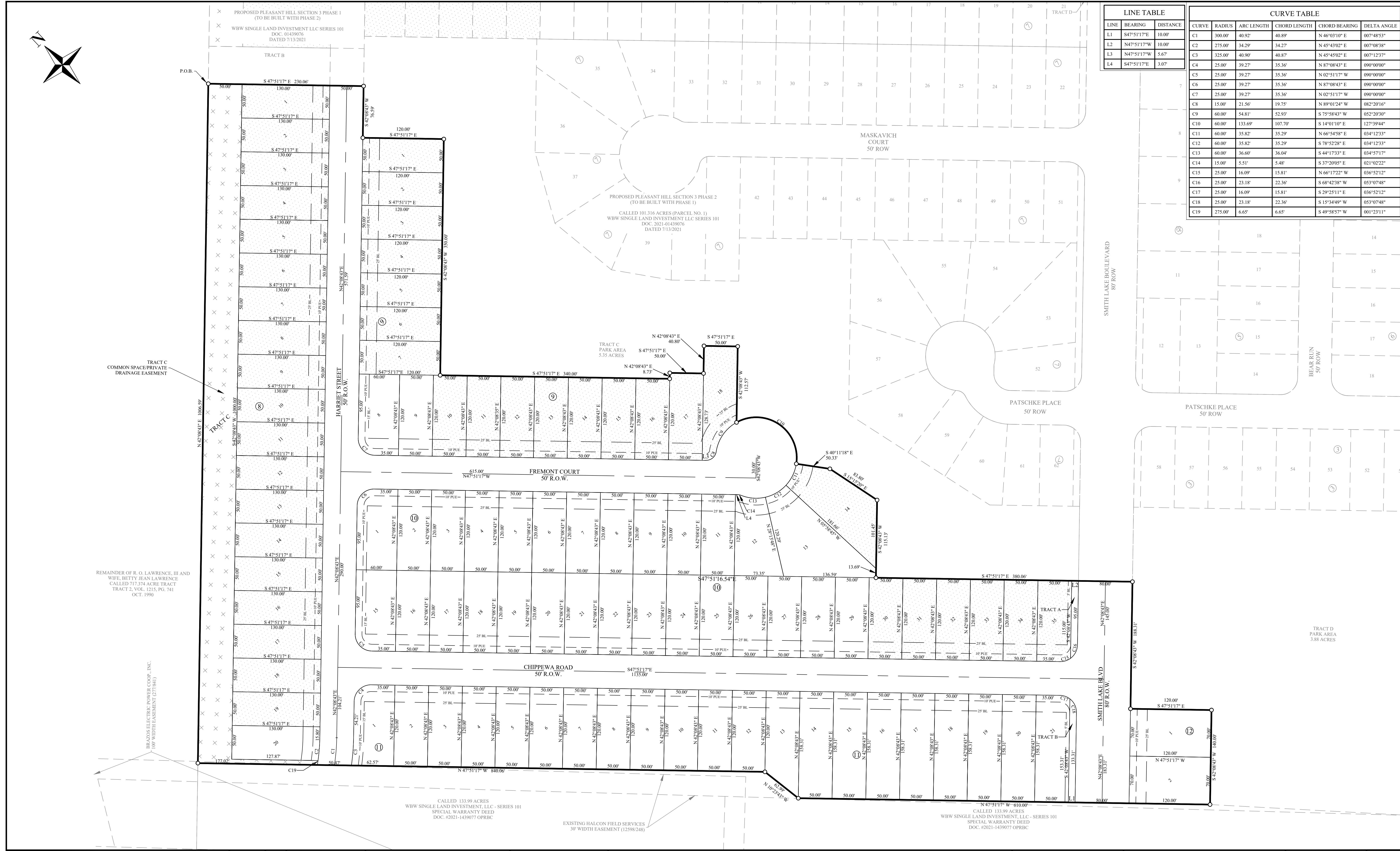


LINE	BEARING	DISTANCE
L1	S47°51'17"E	10.00'
L2	N47°51'17"W	10.00'
L3	N47°51'17"W	5.67'
L4	S47°51'17"E	3.07'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.00'	40.92'	40.89'	N 46°03'10" E	007°48'53"
C2	275.00'	34.29'	34.27'	N 45°43'02" E	007°08'38"
C3	325.00'	40.90'	40.87'	N 45°45'02" E	007°12'37"
C4	25.00'	39.27'	35.36'	N 87°08'43" E	090°00'00"
C5	25.00'	39.27'	35.36'	N 02°51'17" W	090°00'00"
C6	25.00'	39.27'	35.36'	N 87°08'43" E	090°00'00"
C7	25.00'	39.27'	35.36'	N 02°51'17" W	090°00'00"
C8	15.00'	21.56'	19.75'	N 89°01'24" W	082°20'16"
C9	60.00'	54.81'	52.93'	S 75°58'43" W	052°20'30"
C10	60.00'	133.69'	107.70'	S 14°01'10" E	127°39'44"
C11	60.00'	35.82'	35.29'	N 66°54'58" E	034°12'33"
C12	60.00'	35.82'	35.29'	S 78°52'28" E	034°12'33"
C13	60.00'	36.60'	36.04'	S 44°17'33" E	034°57'17"
C14	15.00'	5.51'	5.48'	S 37°20'55" E	021°02'22"
C15	25.00'	16.09'	15.81'	N 02°51'17" W	036°52'12"
C16	25.00'	23.18'	22.36'	S 68°42'38" W	053°07'48"
C17	25.00'	16.09'	15.81'	S 29°25'11" E	036°52'12"
C18	25.00'	23.18'	22.36'	S 15°34'49" W	053°07'48"
C19	275.00'	6.65'	6.65'	S 49°58'57" W	001°23'11"



REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	11/2/2023	BAC

PROJECT NUMBER: PH34  
 CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC SERIES 140  
 CLIENT LOCATION: GEORGETOWN, TX

APPROVED BY: KAC  
 AUTHORIZED BY: WBW

PROJECT INFORMATION

TOTAL SIZE: 19.44 ACRES  
 TOTAL BLOCKS: 5  
 TOTAL LOTS: 96  
 TOTAL TRACTS: 3

GRAPHIC SCALE

IN FEET

BENCHMARK

CONCRETE TXDOT MONUMENT  
 (SOUTHEAST R.O.W. LINE OF SANDY POINT ROAD) NAD 83 (2011) TX CENTRAL ZONE #4203  
 N: 10232940.48  
 E: 3525284.48  
 ELEV. = 333.33'

## FINAL PLAT

### PLEASANT HILL SECTION 3 - PHASE 4

### CITY OF BRYAN, BRAZOS COUNTY, TEXAS

**ENGINEER'S APPROVAL**

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF KEITH A. CALDWELL P.E. 101956 ON 11/2/2023. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

**Yalco 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 December 22, 2023

SHEET 2 OF 2