

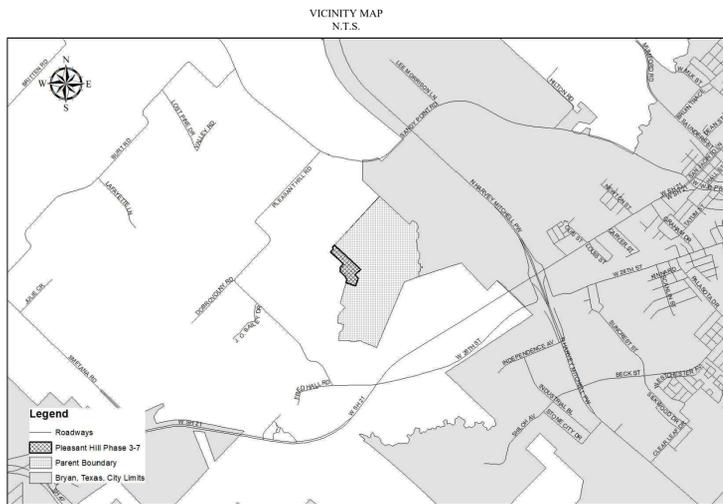
**FINAL PLAT**  
**PLEASANT HILL SECTION 3 - PHASE 7**  
 CITY OF BRYAN, BRAZOS COUNTY, TEXAS  
 A 14.43 ACRE TRACT SITUATED IN, AND BEING OUT OF THE  
 JAMES McMILLEN SURVEY, A-176, BRAZOS COUNTY, TEXAS

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00	39.27	35.36	N 87°08'40" E	090°00'07"
C2	25.00	39.27	35.36	S 02°51'17" E	090°00'00"
C3	25.00	39.27	35.36	S 02°51'17" E	090°00'00"
C4	155.00	41.83	41.70	S 49°52'24" W	015°27'41"
C5	205.00	41.61	41.54	S 47°57'35" W	011°37'43"
C6	25.00	39.27	35.36	S 87°08'43" W	090°00'00"
C7	25.00	39.27	35.36	N 02°51'17" W	090°00'00"
C8	25.00	39.27	35.36	S 87°08'43" W	090°00'00"
C9	75.00	3.75	3.75	N 40°42'45" E	002°51'57"
C10	75.00	37.90	37.50	N 24°48'07" E	028°57'18"
C11	75.00	38.08	37.67	N 04°13'11" W	029°05'18"
C12	75.00	38.08	37.67	N 33°18'33" W	029°05'27"
C13	50.00	78.54	70.71	S 02°51'17" E	090°00'00"
C14	25.00	39.27	35.36	S 02°51'17" E	090°00'00"
C15	15.00	25.98	22.86	N 01°46'20" E	099°15'13"
C16	75.00	31.19	30.97	S 35°56'28" E	023°49'37"
C17	75.00	15.83	15.80	S 17°58'56" E	012°05'26"
C18	15.00	8.84	8.72	S 28°49'39" E	033°46'52"
C19	60.00	25.67	25.48	S 33°27'39" E	024°30'53"
C20	60.00	35.21	34.71	S 04°23'26" E	033°37'34"
C21	60.00	35.82	35.29	S 29°13'38" W	034°17'23"
C22	60.00	36.52	35.96	S 64°04'06" W	034°52'22"
C23	60.00	36.93	36.35	N 80°51'41" W	035°16'04"
C24	60.00	37.08	36.49	N 45°31'28" W	035°24'22"
C25	60.00	58.04	55.80	N 00°06'41" W	055°25'13"
C26	60.00	24.92	24.74	N 39°29'56" E	023°48'01"
C28	25.00	16.09	15.81	S 66°17'22" E	036°52'12"
C29	25.00	23.18	22.36	N 68°42'38" E	053°07'48"
C30	25.00	39.27	35.36	S 87°08'43" W	089°59'59"
C31	180.00	41.69	41.60	S 48°46'52" W	013°16'17"

**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 0.9999881. 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 37°33'50" W, 5226.03 FEET FROM CITY OF BRYAN MONUMENT GPS-S. 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
- 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. 12-06-1920P REVISED TO REFLECT LETTER OF MAP REVISION EFFECTIVE MAY 9, 2016 FLOOD INSURANCE RATE MAP PANEL NUMBER 4804C0195E 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.
- PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION. PIPING LOCATED IN THE RIGHT OF WAY OR PRIVATE DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE CITY OF BRYAN.
- 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.
- TRACT AD IS TO BE USED AS A FENCE, WALL, LANDSCAPE, AND PUBLIC UTILITY TRACT OWNED BY THE PLEASANT HILL HOME OWNERS ASSOCIATION. THE HOME OWNERS ASSOCIATION WILL MAINTAIN THE TRACT.
- ARROW INDICATES THAT THE STORM WATER RUNOFF MUST FLOW DIRECTLY ONTO AND THROUGH DOWNSTREAM LOT, WITHOUT IMPEDIMENT OR DIVERSION TO OTHER LOTS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°01'00"W	12.50'



**FIELD NOTES**

A METES & BOUNDS description of a certain 14.43 acre tract of land situated in the James McMillen Survey, Abstract No. 176 in Brazos County, Texas, and being out 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 Official Public Records of Brazos County (OPRBC), and also being out of a called 6.626-acre tract (Parcel No. 3), all of a called 0.031 acre tract (Parcel No. 4), all of a called 0.001 acre tract (Parcel No. 5) and all of a called 0.02 acre tract (Parcel No. 6) all described in a deed to BWB Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1439076 of the OPRBC; said 14.43 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 "STRONG RPLS 4961" found at the west corner of said Parcel No. 6;
- THENCE, North 42°08'43" East, 110.01 feet along the northwest lines of said Parcel No. 6 and said 133.99 acre tract to a calculated point for corner;
- THENCE, over and across said 133.99 acre tract and said Parcel No. 3 the following ten (10) courses:
- South 47°51'17" East, 170.06 feet to a calculated point for corner;
  - North 42°08'43" East, 9.90 feet to a calculated point for corner;
  - South 47°51'17" East, 1140.00 feet to a calculated point for corner;
  - South 42°08'43" West, 95.00 feet to a calculated point for the beginning of a tangent curve to the right;
  - Southwesterly, along said tangent curve to the right having a radius of 25.00 feet, a central angle of 89°59'59", an arc length of 39.27 feet, and a chord which bears South 87°08'43" West, 35.36 feet to a calculated point for corner;
  - South 42°08'43" West, 170.00 feet to a calculated point for corner;
  - South 47°51'17" East, 100.00 feet to a calculated point for corner;
  - South 34°56'39" East, 72.75 feet to a calculated point for corner;
  - South 16°17'35" West, 293.69 feet to a calculated point for corner;
  - North 73°42'25" West, 382.78 feet to a calculated point for corner in the west line of said Parcel No. 3;
- THENCE, along the west line of said Parcel No. 3 the following five (5) courses:
- North 14°38'49" East, 116.45 feet to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found at an interior corner of said Parcel No. 3;
  - 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;
  - 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;
  - 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;
  - North 42°08'43" East, 161.84 feet to a 1/2 inch iron rod with cap stamped (STRONG RPLS 4961) found at the northeast 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 the **POINT OF BEGINNING**, and containing 14.43 acres of land in Brazos County, Texas.

**LEGEND**

A.E.	ACCESS EASEMENT
BM	BENCHMARK
P.D.E.	PRIVATE DRAINAGE EASEMENT
ELEV.	ELEVATION
N.T.S.	NOT TO SCALE
NO.	NUMBER
RE	REFERENCE
REV.	REVISION
SSE	SANITARY SEWER EASEMENT
TBM	TYPICAL BENCH MARK
TYP.	TYPICAL
B.L.	BUILD LINE
P.U.E.	PUBLIC UTILITY EASEMENT
●	IRON ROD FOUND
○	IRON ROD SET W/ CAP MARKED "YALGO" SET
① ② ③ ...	CHANGE IN BEARING BLOCK NUMBERS
▲	SEE NOTE 13

LOT SIZE TABLE			
BLOCK #	LOT #	AREA (SQ. FT)	LOT WIDTH (F.T)
14	12	6002.90	50.00
14	13	7075.12	60.10
17	23	7176.09	60.00
17	24	6000.00	50.00
17	25	6000.00	50.00
17	26	6000.00	50.00
17	27	6000.00	50.00
17	28	6000.00	50.00
17	29	6000.00	50.00
17	30	6000.00	50.00
17	31	6000.00	50.00
17	32	6000.00	50.00
17	33	6000.00	50.00
17	34	6000.00	50.00
17	35	6000.00	50.00
17	36	6000.00	50.00
17	37	6000.00	50.00
17	38	6000.00	50.00
17	39	6000.00	50.00
17	40	6000.00	50.00
17	41	6000.00	50.00
17	42	6000.00	50.00
17	43	6000.00	50.00
17	44	8265.87	70.00
18	1	6390.85	54.01
18	2	6092.91	50.00
18	3	6029.43	50.00
18	4	7157.79	61.47
19	1	7715.24	65.00
19	2	6233.29	52.00
19	3	6233.30	52.00
19	4	6233.29	52.00
19	5	6233.29	52.00
19	6	6345.13	52.00
19	7	7042.82	54.94
19	8	7203.58	60.03
19	9	7069.50	60.16
19	10	6003.00	50.00
19	11	6214.39	50.00
19	12	8887.43	51.64
19	13	8537.98	51.82
19	14	9538.93	56.97
19	15	7186.67	60.00
19	16	5988.89	50.00
19	17	6024.35	50.00
19	18	6762.64	50.00
19	19	7774.41	50.00
19	20	14281.71	118.98
19	21	14987.09	64.21
19	22	12599.84	54.26
19	23	9369.95	54.04
19	24	14341.76	53.39
19	25	9502.54	52.31
19	26	10087.02	51.37
19	27	7637.33	50.88
19	28	8291.09	51.26
19	29	6000.00	50.00
19	30	6000.00	50.00
19	31	6000.00	50.00
19	32	6000.00	50.00
19	33	6000.00	50.00
19	34	6000.00	50.00
19	35	6000.00	50.00
19	36	7065.87	60.00
19	37	7065.87	60.00
19	38	6000.00	50.00
19	39	6000.00	50.00
19	40	6000.00	50.00
19	41	6000.00	50.00
19	42	6000.00	50.00
19	43	6000.00	50.00
19	44	6043.74	50.36
	TRACT A	1089.78	

BFE/MIN FFE TABLE			
BLOCK #	LOT #	BFE (ft.)	MIN. FFE (ft.)
14	12	299.09	301.09
14	13	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
19	21	285.64	287.64

STATE OF TEXAS  
 COUNTY OF WILLIAMSON

I, BWB Single Development Group, LLC-Series 140, 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 Doc. No. 2021-1439077, 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.

BWB SINGLE DEVELOPMENT GROUP, LLC - SERIES 140,  
 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 140, 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, Williamson County, Texas

CERTIFICATION OF THE SURVEYOR  
 STATE OF TEXAS  
 COUNTY OF WILLIAMSON

I, Corey Shannon, Registered Professional 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

APPROVAL OF PLANNING AND ZONING COMMISSION  
 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

APPROVAL OF THE CITY PLANNER  
 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

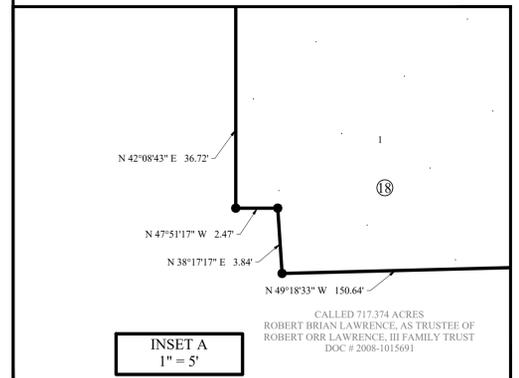
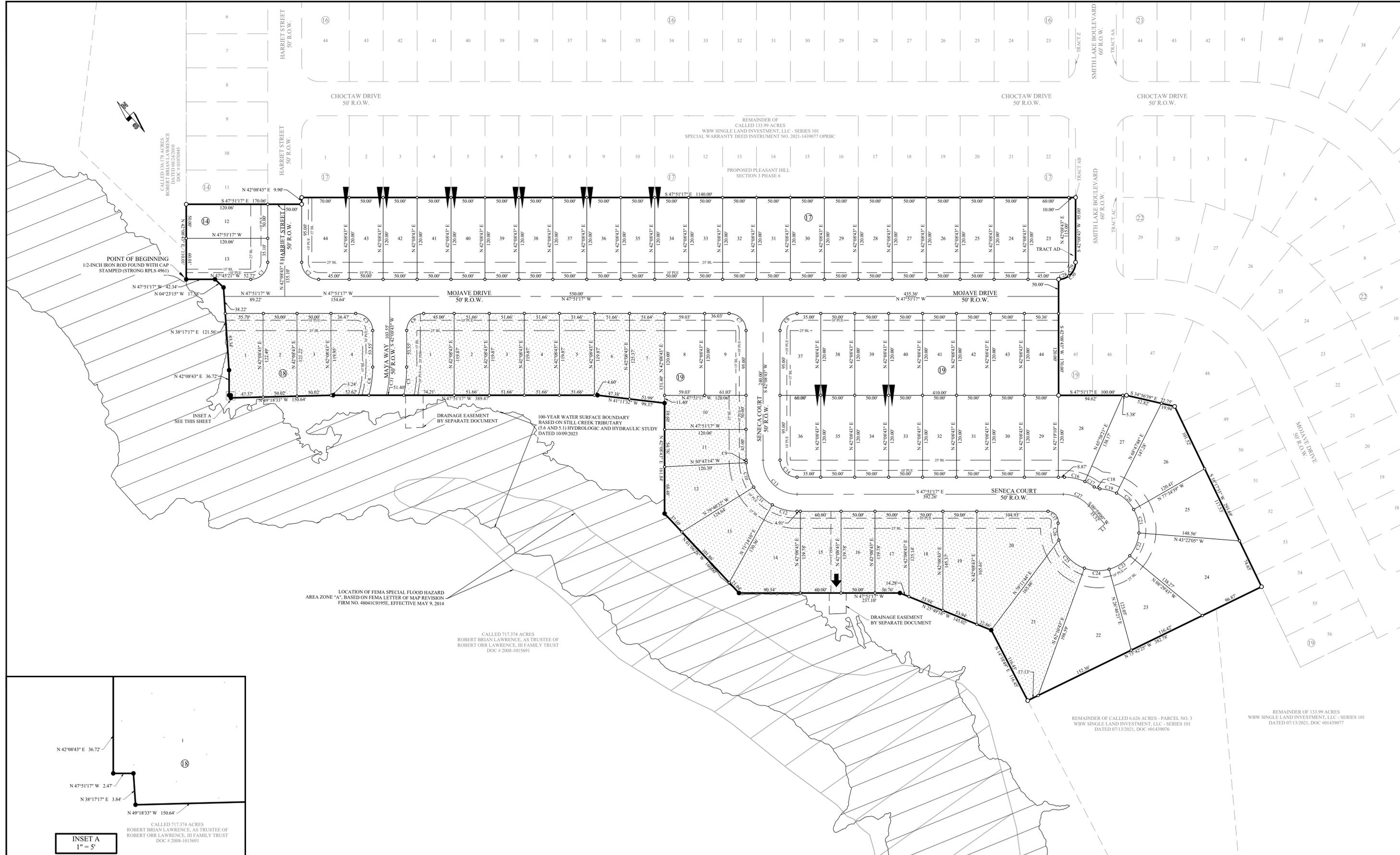
APPROVAL OF THE CITY ENGINEER  
 I, \_\_\_\_\_, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

City Engineer, Bryan, Texas

PRINTED ON MAY 29, 2025

REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	05/29/2025	GFC
PROJECT NUMBER: PH37		CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC-SERIES 140	
APPROVED BY: JCL		CLIENT LOCATION: GEORGETOWN, TX	
AUTHORIZED BY: WBW			

PROJECT INFORMATION	
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REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	05/29/2025	GFC

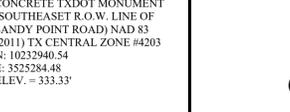
  

PROJECT NUMBER: PH37	CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC-SERIES 140
APPROVED BY: JCL	CLIENT LOCATION: GEORGETOWN, TX
AUTHORIZED BY: WBW	

PROJECT INFORMATION
TOTAL SIZE: 14.43 AC.
TOTAL BLOCKS: 4
TOTAL LOTS: 72
TOTAL TRACTS: 1

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 7**  
**CITY OF BRYAN, COUNTY OF BRAZOS, TEXAS**

REMAINDER OF CALLED 6.626 ACRES - PARCEL NO. 3  
 WBW SINGLE LAND INVESTMENT, LLC - SERIES 101  
 DATED 07/13/2021, DOC #01439076

REMAINDER OF 133.99 ACRES  
 WBW SINGLE LAND INVESTMENT, LLC - SERIES 101  
 DATED 07/13/2021, DOC #01439077

**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**  
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**2**

PRINTED ON May 29, 2025