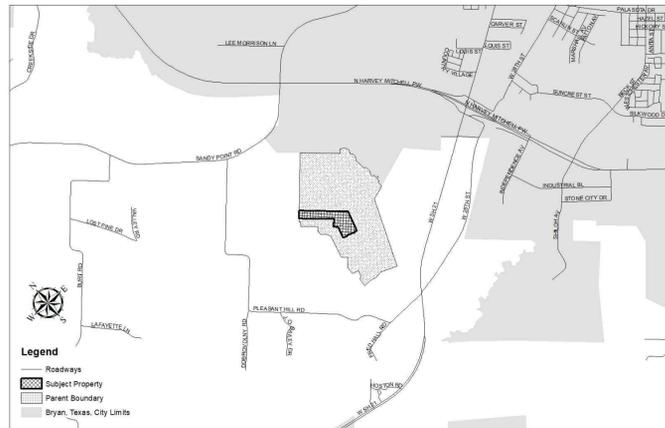


GENERAL NOTES:

- 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 INCH IRON RODS WITH CAP MARKED "YALGO", UNLESS OTHERWISE NOTED HEREON. THE POINT OF BEGINNING FOR THIS TRACT BEARS N 57°07'29" W, 5209.67 FEET FROM CITY OF BRYAN MONUMENT GPS-58. THE ESTABLISHED COORDINATES FOR SAID MONUMENT ARE N = 1022628.01, E = 3527536.34 (NAD83, TEXAS CENTRAL ZONE 4203).
- ROAD WIDTH
MINOR COLLECTOR STREETS (SMITH LAKE BOULEVARD) = 60' ROW, 38' BOC-BOC
LOCAL STREETS (ALL OTHERS) = 50' ROW, 27' BOC-BOC
- STREETS SHALL BE PAVED WITH ASPHALT.
- 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), 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 AR00100P 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.
- TRACTS Z, AA, AB, AND AC 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.
- WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, REPAIR, 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.
- ARROW () INDICATES THAT THE STORM WATER RUNOFF MUST FLOW DIRECTLY ONTO AND THROUGH DOWNSTREAM LOT, WITHOUT IMPEDIMENT OR DIVERSION TO OTHER LOTS.
- A HOMEOWNER'S ASSOCIATION (HOA) SHALL BE ESTABLISHED WITH DIRECT RESPONSIBILITY TO, AND CONTROLLED BY, THE PROPERTY OWNERS INVOLVED TO PROVIDE FOR OPERATION, REPAIR AND MAINTENANCE OF ALL COMMON AREAS, PRIVATE DRAINAGE EASEMENTS, AND PRIVATE STORMWATER DETENTION FACILITIES WHICH ARE PART OF THIS SUBDIVISION. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR AND MAINTENANCE OF THESE AREAS.



LOCATION MAP NOT TO SCALE

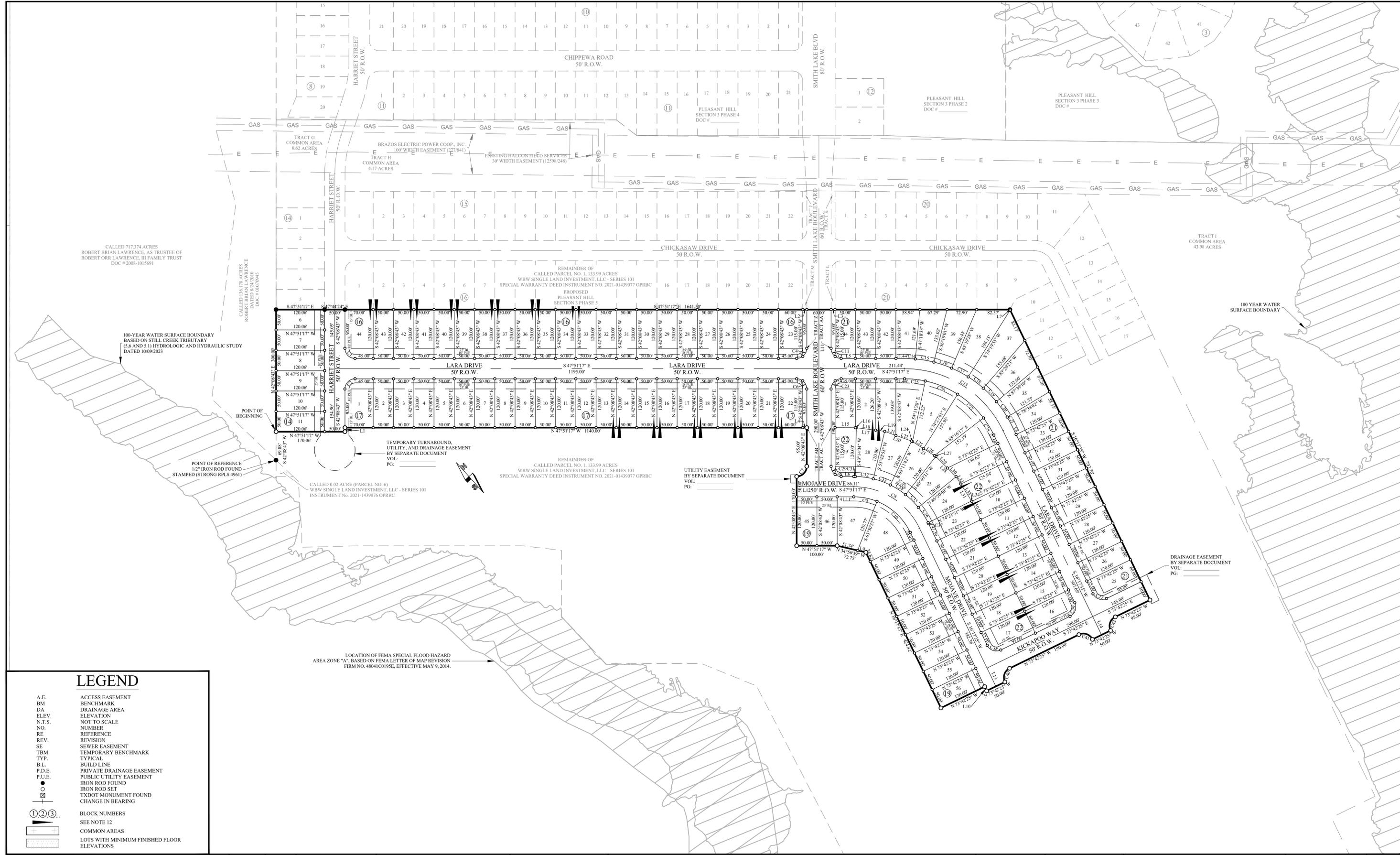
LOT SIZE TABLE			
LOT #	BLOCK #	AREA (SQFT)	WIDTH (FT)
6	Block 14	6003	50.00
7	Block 14	6003	50.00
8	Block 14	6003	50.00
9	Block 14	6003	50.00
10	Block 14	6003	50.00
11	Block 14	6003	50.00
23	Block 16	7176	60.00
24	Block 16	6000	50.00
25	Block 16	6000	50.00
26	Block 16	6000	50.00
27	Block 16	6000	50.00
28	Block 16	6000	50.00
29	Block 16	6000	50.00
30	Block 16	6000	50.00
31	Block 16	6000	50.00
32	Block 16	6000	50.00
33	Block 16	6000	50.00
34	Block 16	6000	50.00
35	Block 16	6000	50.00
36	Block 16	6000	50.00
37	Block 16	6000	50.00
38	Block 16	6000	50.00
39	Block 16	6000	50.00
40	Block 16	6000	50.00
41	Block 16	6000	50.00
42	Block 16	6000	50.00
43	Block 16	6000	50.00
44	Block 16	8266	70.00
1	Block 17	8266	70.00
2	Block 17	6000	50.00
3	Block 17	6000	50.00
4	Block 17	6000	50.00
5	Block 17	6000	50.00
6	Block 17	6000	50.00
7	Block 17	6000	50.00
8	Block 17	6000	50.00
9	Block 17	6000	50.00
10	Block 17	6000	50.00
11	Block 17	6000	50.00
12	Block 17	6000	50.00
13	Block 17	6000	50.00
14	Block 17	6000	50.00
15	Block 17	6000	50.00
16	Block 17	7176	60.00
17	Block 17	6000	50.00
18	Block 17	6000	50.00
19	Block 17	6000	50.00
20	Block 17	6000	50.00
21	Block 17	6000	50.00
22	Block 17	7176	60.00
23	Block 17	6000	50.00
24	Block 17	6000	50.00
25	Block 17	6000	50.00
26	Block 17	6000	50.00
27	Block 17	6000	50.00
28	Block 17	6000	50.00
29	Block 17	6000	50.00
30	Block 17	6000	50.00
31	Block 17	6000	50.00
32	Block 17	6000	50.00
33	Block 17	6000	50.00
34	Block 17	6000	50.00
35	Block 17	6413	50.34
36	Block 17	7103	50.41
37	Block 21	6000	50.00
38	Block 21	6000	50.00
39	Block 21	6000	50.00
40	Block 21	6000	50.00
41	Block 21	6000	50.00
42	Block 21	6000	50.00
43	Block 21	6000	50.00
44	Block 21	6000	50.00
45	Block 21	6000	50.00
46	Block 21	6000	50.00
47	Block 21	6000	50.00
48	Block 21	6000	50.00
49	Block 21	6000	50.00
50	Block 21	6000	50.00
51	Block 21	6000	50.00
52	Block 21	6000	50.00
53	Block 21	6000	50.00
54	Block 21	6000	50.00
55	Block 21	6000	50.00
56	Block 21	6000	50.00
25	Block 21	7066	60.00
26	Block 21	6000	50.00
27	Block 21	6000	50.00
28	Block 21	6000	50.00
29	Block 21	6000	50.00
30	Block 21	6000	50.00
31	Block 21	6000	50.00
32	Block 21	6000	50.00
33	Block 21	6000	50.00
34	Block 21	6000	50.00
35	Block 21	6000	50.00
36	Block 21	8245	50.41
37	Block 21	10417	50.41
38	Block 21	10488	50.41
39	Block 21	8286	50.41
40	Block 21	7121	50.41
41	Block 21	6433	50.36
42	Block 21	6000	50.00
43	Block 21	6000	50.00
44	Block 21	5976	60.00
1	Block 22	5978	60.00
2	Block 22	6149	50.00
3	Block 22	6559	50.00
4	Block 22	8418	67.53
5	Block 22	9218	77.42
6	Block 22	9217	77.42
7	Block 22	8372	66.95
8	Block 22	6544	50.00
9	Block 22	6146	50.00
10	Block 22	6000	50.00
11	Block 22	6000	50.00
12	Block 22	6000	50.00
13	Block 22	6000	50.00
14	Block 22	6000	50.00
15	Block 22	6000	50.00
16	Block 22	7066	60.00
17	Block 22	7066	60.00
18	Block 22	6000	50.00
19	Block 22	6000	50.00
20	Block 22	6000	50.00
21	Block 22	6000	50.00
22	Block 22	6000	50.00
23	Block 22	6048	50.00
24	Block 22	6836	50.00
25	Block 22	6836	50.00
26	Block 22	6836	50.00
27	Block 22	6836	50.00
28	Block 22	6836	50.00
29	Block 22	6112	50.48

FIELD NOTES:

- A METES & BOUNDS DESCRIPTION OF A CERTAIN 21.37 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 WBW SINGLE LAND INVESTMENT, LLC - SERIES 101 AND RECORDED IN DOCUMENT NO. 2021-1439077 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY (OPRBC), SAID 21.37 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) SET IN THE NORTHWEST LINE OF SAID 133.99 ACRE TRACT, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED (STRONG RPLS 4961) FOUND AT THE MOST NORTHERLY WEST CORNER OF SAID 133.99 ACRE TRACT AND THE NORTH CORNER OF A CALLED 0.02 ACRE TRACT DESCRIBED AS PARCEL NO. 6 IN A DEED TO WBW SINGLE LAND INVESTMENT, LLC - SERIES 101 AND RECORDED IN DOCUMENT NO. 2021-1439076 OF THE OPRBC BEARS SOUTH 42°08'43" WEST, 69.88 FEET;
- THENCE, NORTH 42°08'43" EAST, 300.00 FEET ALONG THE NORTHWEST LINE OF SAID 133.99 ACRE TRACT TO A CALCULATED POINT FOR CORNER;
- THENCE, OVER AND ACROSS SAID 133.99 ACRE TRACT THE FOLLOWING TWENTY-TWO (22) COURSES AND DISTANCES:
- SOUTH 47°51'17" EAST, 120.06 FEET TO A CALCULATED POINT FOR CORNER;
 - SOUTH 47°42'24" EAST, 50.00 FEET TO A CALCULATED POINT FOR CORNER;
 - SOUTH 47°51'17" EAST, 1641.50 FEET TO A CALCULATED POINT FOR CORNER;
 - SOUTH 16°17'35" WEST, 792.76 FEET TO A CALCULATED POINT FOR CORNER;
 - NORTH 73°42'25" WEST, 95.00 FEET TO A CALCULATED POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
 - SOUTHWESTERLY, ALONG SAID TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, AND A CHORD WHICH BEARS SOUTH 61°17'35" WEST, 35.36 FEET TO A CALCULATED POINT FOR CORNER;
 - NORTH 73°42'25" WEST, 50.00 FEET TO A CALCULATED 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 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, AND A CHORD WHICH BEARS NORTH 28°42'25" WEST, 35.36 FEET TO A CALCULATED POINT OF TANGENCY;
 - NORTH 73°42'25" WEST, 190.00 FEET TO A CALCULATED POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
 - SOUTHWESTERLY, ALONG SAID TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, AND A CHORD WHICH BEARS SOUTH 61°17'35" WEST, 35.36 FEET TO A CALCULATED POINT FOR CORNER;
 - NORTH 73°42'25" WEST, 50.00 FEET TO A CALCULATED POINT FOR CORNER;
 - NORTH 16°17'35" EAST, 11.41 FEET TO A CALCULATED POINT FOR CORNER;
 - NORTH 73°42'25" WEST, 120.00 FEET TO A CALCULATED POINT FOR CORNER;
 - NORTH 16°17'35" EAST, 424.82 FEET TO A CALCULATED POINT FOR CORNER;
 - NORTH 34°56'39" WEST, 72.75 FEET TO A CALCULATED POINT FOR CORNER;
 - NORTH 47°51'17" WEST, 100.00 FEET TO A CALCULATED POINT FOR CORNER;
 - NORTH 42°08'43" EAST, 170.00 FEET TO A CALCULATED POINT FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
 - NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, AND A CHORD WHICH BEARS NORTH 87°08'43" EAST, 35.36 FEET TO A CALCULATED POINT OF TANGENCY;
 - NORTH 42°08'43" EAST, 95.00 FEET TO A CALCULATED POINT FOR CORNER;
 - NORTH 47°51'17" WEST, 1140.00 FEET TO A CALCULATED POINT FOR CORNER;
 - SOUTH 42°08'43" WEST, 9.90 FEET TO A CALCULATED POINT FOR CORNER;
 - NORTH 47°51'17" WEST, 170.06 FEET TO THE POINT OF BEGINNING, AND CONTAINING 21.37 ACRES OF LAND IN BRAZOS COUNTY, TEXAS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S42°08'43"W	9.90
L2	N47°51'17"W	10.00
L3	N47°51'17"W	10.00
L4	S47°51'17"E	10.00
L5	S47°51'17"E	35.00
L6	S47°51'17"E	31.11
L7	N16°17'35"E	1.14
L8	S16°17'35"W	22.69
L9	N34°56'39"W	21.01
L10	S16°17'35"W	11.41
L11	S42°08'43"W	145.00
L12	S47°51'17"E	55.00
L13	S16°17'35"W	50.00
L14	S16°17'35"W	50.00
L15	N47°47'25"W	50.00
L16	N47°47'25"W	2.28
L17	N40°31'31"W	48.11
L18	N40°31'31"W	48.11
L19	N40°31'31"W	22.54
L20	N28°02'43"W	41.27
L21	N28°02'43"W	29.38
L22	N28°02'43"W	41.27
L23	N15°33'54"W	32.15
L24	N15°33'54"W	2.34
L25	N15°33'54"W	32.14
L26	N15°33'54"W	32.15
L27	N15°33'54"W	4.03
L28	N03°05'05"W	40.16
L29	N03°05'05"W	40.16
L30	N03°05'05"W	30.50
L31	N09°23'44"E	49.27
L32	N09°23'44"E	21.39
L33	N09°23'44"E	49.27
L34	N15°10'08"E	1.09

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00	39.27	35.36	S 02°51'17" E	090°00'00"
C2	25.00	39.27	35.36	S 87°08'43" W	090°00'00"
C3	25.00	16.09	15.81	S 66°17'22" E	036°52'12"
C4	25.00	23.18	22.36	N 68°42'38" E	053°07'48"
C5	25.00	16.09	15.81	N 29°25'11" W	036°52'12"
C6	25.00	23.18	22.36	N 15°34'49" E	053°07'48"
C7	25.00	39.27	35.36	N 87°08'43" E	090°00'00"
C8	180.00	201.53	191.16	S 15°46'51" E	064°08'51"
C9	155.00	58.70	58.35	S 37°00'20" E	021°41'54"
C10	155.00	114.84	112.23	S 04°55'54" E	042°26'58"
C11	25.00	23.18	22.36	S 15°34'49" W	053°07'48"
C12	25.00	16.09	15.81	S 29°25'11" E	036°52'12"
C13	270.00	302.29	286.75	S 15°46'51" E	064°08'51"
C14	295.00	26.59	26.58	S 45°16'22" E	005°09'50"
C15	295.00	46.38	46.33	S 38°11'13" E	009°00'27"
C16	295.00	46.38	46.33	S 29°10'46" E	009°00'27"
C17	295.00	46.38	46.33	S 20°10'18" E	009°00'27"
C18	295.00	46.38	46.33	S 11°09'51" E	009°00'27"
C19	295.00	46.38	46.33	S 02°09'23" E	009°00'27"
C20	295.00	46.38	46.33	S 06°51'04" W	009°00'27"
C21	295.00	25.43	25.42	S 13°49'26" W	004°56'17"
C22	25.00	39.27	35.36	S 28°42'25" E	090°00'00"
C23	25.00	23.18	22.36	S 68°42'38" W	053°07'48"
C24	25.00	16.09	15.81	N 66°17'22" W	036°52'12"
C25	245.00	51.52	51.43	N 41°49'49" W	012°02'55"
C26	245.00	86.66	86.21	N 25°40'21" W	020°16'02"
C27	245.00	86.66	86.21	N 05°24'18" W	020°16'02"
C28	245.00	49.45	49.37	N 10°30'39" E	011°33'52"
C29	25.00	23.18	22.36	S 15°34'49" W	053°07'48"
C30	25.00	16.09	15.81	S 29°25'11" E	036°52'12"
C31	205.00	3.90	3.90	S 47°18'36" E	001°05'21"
C32					



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 BENCHMARK
- 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
- CHANGE IN BEARING
- ①, ②, ③... BLOCK NUMBERS
- SEE NOTE 12
- ⊕ COMMON AREAS
- ▨ LOTS WITH MINIMUM FINISHED FLOOR ELEVATIONS

REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	04/25/2025	RIM

PROJECT NUMBER: PH36
 CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 140
 CLIENT LOCATION: GEORGETOWN, TX

APPROVED BY: KAC
 AUTHORIZED BY: WBW

PROJECT INFORMATION	
TOTAL SIZE:	21.37 ACRE
TOTAL BLOCKS:	6
TOTAL LOTS:	111
TOTAL TRACTS:	4

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 Z: 333.33'

FINAL PLAT
PLEASANT HILL SECTION 3 PHASE 6
CITY OF BRYAN, COUNTY OF BRAZOS, TEXAS

LEGAL DESCRIPTION
21.37 ACRE TRACT SITUATED IN 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 KEITH A. CALDWELL P.E. 101956 ON 6/18/2025. 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
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PRINTED ON: June 18, 2025