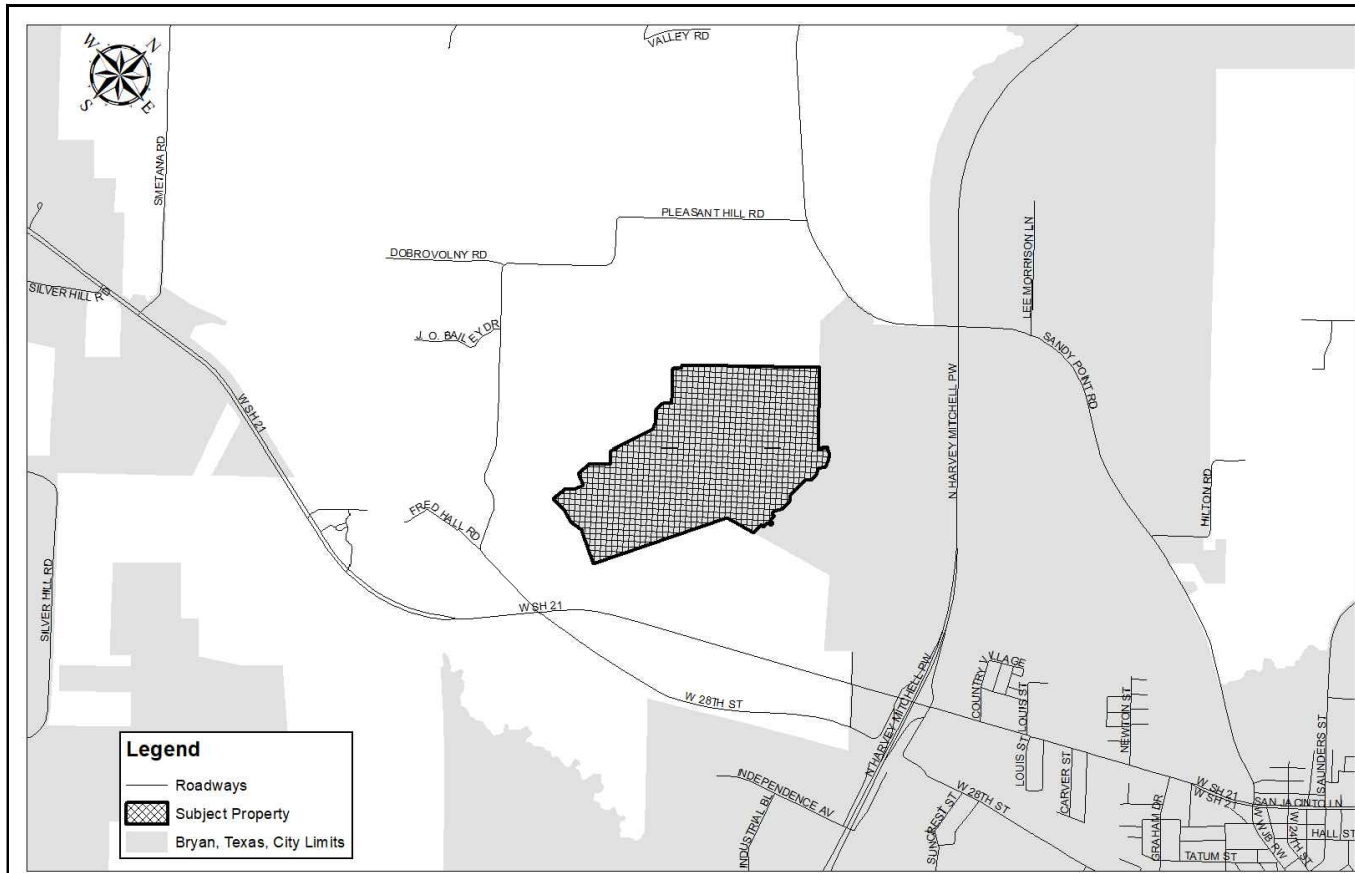




Legend
Roadways
Subject Property
Bryan, Texas, City Limits

Sheet List Table	
Sheet Number	Sheet Title
1	INDEX SHEET
2	MASTER-PRELIMINARY PLAN 1
3	MASTER-PRELIMINARY PLAN 2
4	MASTER-PRELIMINARY PLAN 3
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6	MASTER-PRELIMINARY PLAN 5
7	WATER AND SEWER LAYOUT 1
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10	WATER AND SEWER LAYOUT 4
11	PAVEMENT AND SIDEWALK LAYOUT 1
12	PAVEMENT AND SIDEWALK LAYOUT 2
13	PAVEMENT AND SIDEWALK LAYOUT 3
14	PAVEMENT AND SIDEWALK LAYOUT 4
15	POST-DRAINAGE STRUCTURES 1
16	POST-DRAINAGE STRUCTURES 2
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SHEET 5

SHEET 4

SHEET 3

LOCATION OF FEMA SPECIAL FLOOD HAZARD AREA ZONE "A", FIRM NO. 48041C0195E, EFFECTIVE MAY 16, 2012

REMAINDER OF 302.579 ACRES LAWRENCE ROBERT ORR III FAMILY TRUST DOC. 01070945 VOL. 1506 PG. 206

CALLLED 11.2 ACRES BAILEY JEFFREY & ORR III FAMILY TRUST DOC. 01389967 VOL. 1506 PG. 208

CALLLED 21.93 ACRES WELLS CECILIA LEONETTE ETAL DOC. 01389967 VOL. 1506 PG. 208

REMAINDER OF 302.579 ACRES LAWRENCE ROBERT ORR III FAMILY TRUST DOC. 01070945 VOL. 1506 PG. 206

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CALLLED 21.93 ACRES WELLS CECILIA LEONETTE ETAL DOC. 01389967 VOL. 1506 PG. 208

CALLLED 595.77 ACRES ROBERT BRIAN LAWRENCE, AS TRUSTEE OF THE ROBERT ORR LAWRENCE, III FAMILY TRUST

PLEASANT HILL SECTION 2 PHASE 2 DOC. #20271489546 DATED 11/28/2022

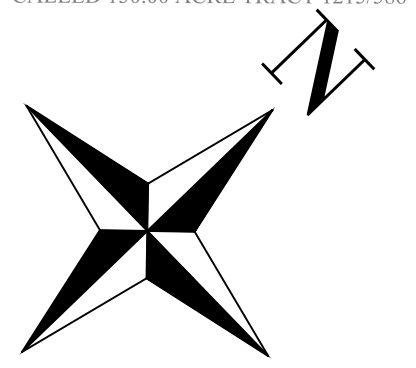
PLEASANT HILL SECTION 2 PHASE 2 DOC. #20271489546 DATED 11/28/2022

TRACT A COMMON AREA AND PRIVATE DRAINAGE EASEMENT 8.28 ACRES

WILLARD H. ZUHMALT, JR., et ux
CALLLED 150.00 ACRE TRACT 1215586

LOCATION OF FEMA SPECIAL FLOOD HAZARD AREA ZONE "AP", BASED ON FEMA LETTER OF MAP REVISION FIRM NO. 48041C0195E, EFFECTIVE MAY 9, 2014

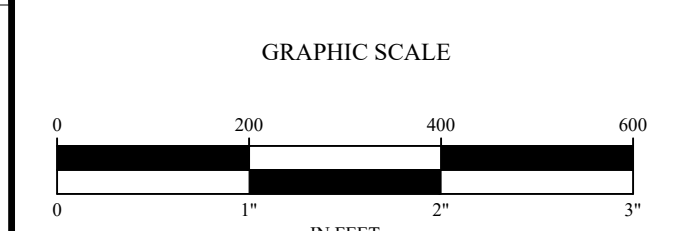
WILLARD H. ZUHMALT, JR., et ux
CALLLED 150.00 ACRE TRACT 1215586



REV.	DESCRIPTION	DATE	BY
2	RESPONSE TO REMAINING MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	5/21/2024	JML
1	ORIGINAL RELEASE	06/23/2023	JCL

PROJECT NUMBER: PH3	CLIENT NAME: WBW SINGLE LAND INVESTMENT, LLC - SERIES 101
APPROVED BY: JCB	CLIENT LOCATION: GEORGETOWN, TX
AUTHORIZED BY: WBW	

PROJECT INFORMATION	
TOTAL SIZE:	253.51 AC.
TOTAL BLOCKS:	24
TOTAL LOTS:	906
TOTAL TRACTS:	31



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'	

INDEX SHEET

PLEASANT HILL SECTION 3 PHASES 1-9

BRYAN, BRAZOS COUNTY, TEXAS

WBW SINGLE LAND INVESTMENT, LLC - SERIES 101	
109 W. 2nd Street, Suite 201	
Georgetown, TX 78626	
PH (254) 953-5353	
FX (254) 953-5057	

ENGINEER'S APPROVAL	
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JUAN C. BRIZUELA, P.E. 99981 ON 8/18/2025. 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
1
OF
18

REV.	DESCRIPTION	DATE	BY
3	RESPONSE TO REMAINING MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	5/21/2024	JML
2	RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	10/16/2023	JCL
1	ORIGINAL RELEASE	06/23/2023	JCL
PROJECT NUMBER: PH3		CLIENT NAME: WBW SINGLE LAND INVESTMENT, LLC - SERIES 101	
		CLIENT LOCATION: GEORGETOWN, TX	

PROJECT INFORMATION
TOTAL SIZE: 253.51 AC.
TOTAL BLOCKS: 24
TOTAL LOTS: 306
TOTAL TRACTS: 31

BENCHMARK
CONCRETE TxDOT MONUMENT (SOUTHEAST R/W OF LINE OF SANDY POINT ROAD) NAD 83 (2011) TX CENTRAL ZONE #4203 N: 10232940.54 E: 525284.48 ELEV. = 333.33'

MASTER-PRELIMINARY PLAN 1

PLEASANT HILL SECTION 3 PHASES 1-9

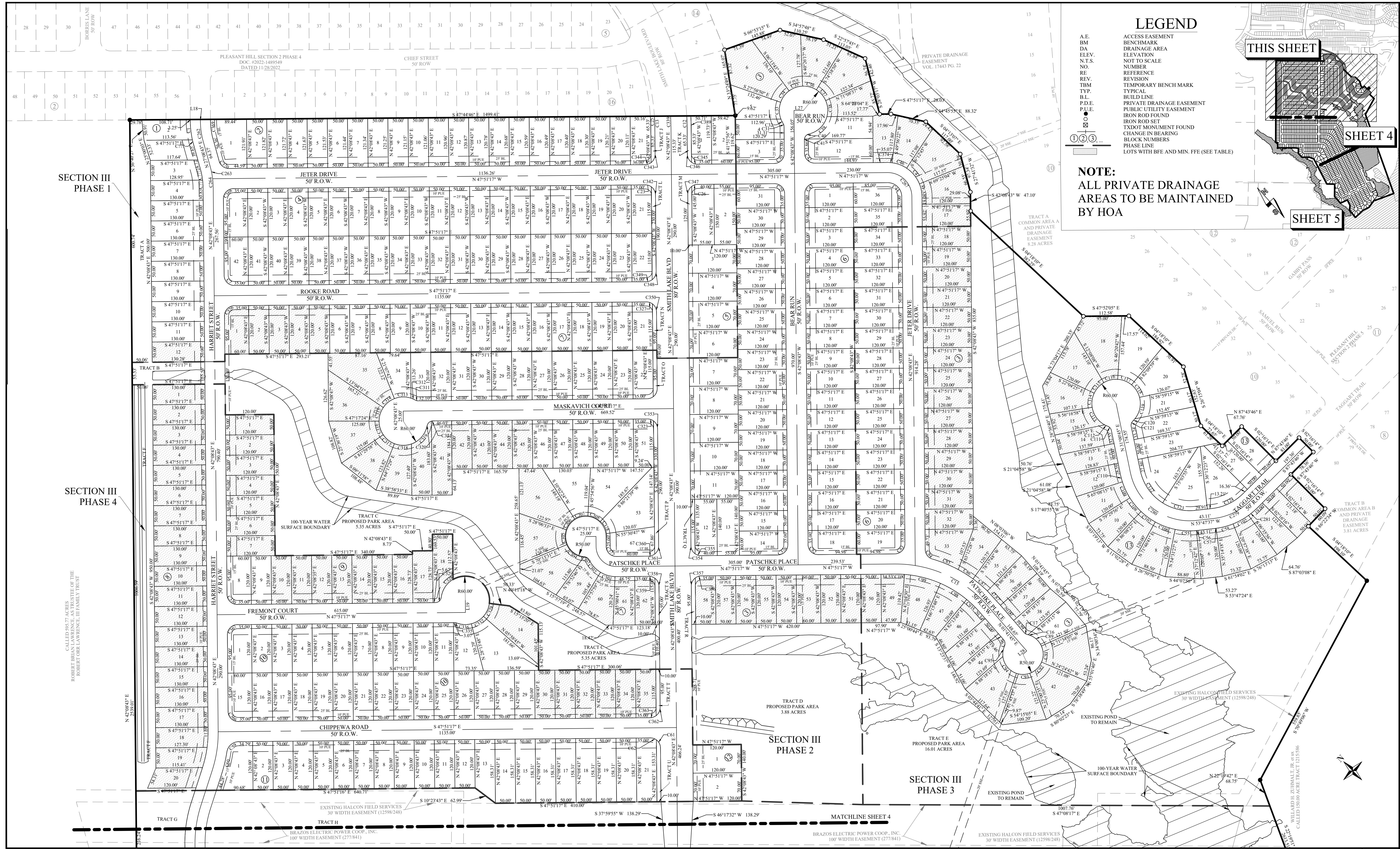
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

LOTS AND BLOCKS		OWNER INFO	DEVELOPER INFO	LEGAL DESCRIPTION	
LOTS 8 - 49, BLOCK 1 LOTS 1 - 21, BLOCK 13 LOTS 1 - 58, BLOCK 3 LOTS 1 - 42, BLOCK 14 LOTS 1 - 31, BLOCK 5 LOTS 1 - 42, BLOCK 4 LOTS 1 - 62, BLOCK 9 LOTS 1 - 28, BLOCK 20 LOTS 1 - 18, BLOCK 9 LOTS 3 - 58, BLOCK 10 LOTS 1 - 21, BLOCK 11 LOTS 1 - 2, BLOCK 12		WBW SINGLE LAND INVESTMENT, LLC - SERIES 101 109 W 2nd Street, Suite 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057 WBW DEVELOPMENT GROUP, LLC - SERIES 101 109 W 2nd Street, Suite 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057	WBW SINGLE LAND INVESTMENT, LLC - SERIES 101 109 W 2nd Street, Suite 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057 COREY SHANNON, BRLS, INC. 9607 109 W 2nd Street, Suite 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057	253.51 acre tract of land situated in the James McMillen Survey, Abstract No. 176, the Thomas F. McKinney League, Abstract No. 33, the John Williams League, Abstract No. 237 and the Stephen F. Austin League No. 9, Abstract No. 62 in Brazos County, Texas, being all of a called 101.316 acre tract (Parcel No. 1), a called 1.836 acre tract (Parcel No. 2), a called 6.626 acre tract (Parcel No. 3), a called 0.031 acre tract (Parcel No. 4), a called 0.001 acre tract (Parcel No. 5), a called 0.02 acre tract (Parcel No. 6) and a called 6.70 acre tract (Parcel No. 7) all described in Document No. 2021-143967 of the Official Public Records of Brazos County (OPBRC), also being all of a called 153.20 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-143967 of the OPBRC and being a portion of a called 153.20 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2019-1374025 of the OPBRC and a portion of a called 54.47 acre tract described in a deed to WBW Single Development Group, LLC - Series 111 and recorded in Document No. 2021-145563 of the OPBRC; said 253.51 acre tract being more particularly described as follows with all bearings being taken on the Texas State Plane Coordinate System of 1983, Central Zone:	
Yalgo Engineering, LLC 109 W 2nd Street, Suite 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 8

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C777	225.00'	12.03'	12.03'	N 28°40'38" E
C777	175.00'	19.21'	19.20'	N 39°00'04" E
C777	175.00'	26.61'	26.58'	N 31°30'04" E
C11	225.00'	47.54'	47.45'	N 36°15'42" E
C7	25.00'	39.27'	35.36'	N 02°51'17" W
C8	73.66'	37.89'	37.48'	N 56°30'09" W
C9	75.00'	38.25'	37.84'	N 01°40'52" E
C10	75.00'	37.90'	37.50'	N 27°24'31" W
C11	25.00'	39.27'	35.36'	S 28°42'25" E
C12	615.00'	29.53'	29.53'	N 40°46'11" E
C13	535.00'	29.69'	29.68'	S 40°33'20" W
C14	600.00'	49.84'	48.41'	N 00°23'54" E
C15	300.00'	208.73'	204.55'	N 18°14'12" W
C16	50.00'	8.12'	8.11'	N 28°16'00" W
C17	15.44'	10.96'	10.73'	N 18°44'51" W
C19	25.00'	16.09'	15.81'	S 66°17'22" E
C20	25.00'	23.18'	22.36'	N 15°34'49" E
C22	25.00'	23.18'	22.36'	N 68°42'38" E
C23	25.00'	16.09'	15.81'	S 29°25'11" E
C24	25.00'	16.09'	15.81'	N 29°25'11" W
C25	535.00'	29.69'	29.68'	S 40°33'20" W
C26	25.00'	16.09'	15.81'	N 66°17'22" W
C27	25.00'	39.27'	35.36'	S 61°17'35" W
C28	25.00'	16.09'	15.81'	N 29°25'11" W
C29	25.00'	39.27'	35.36'	N 02°51'17" W
C30	25.00'	39.27'	35.36'	S 87°08'43" W
C31	15.00'	8.37'	8.27'	S 26°09'04" W
C32	60.00'	12.00'	11.98'	S 15°53'04" W
C33	60.00'	42.31'	41.44'	S 41°48'56" W
C34	60.00'	35.82'	35.29'	S 79°07'27" W
C35	60.00'	35.82'	35.29'	N 66°40'00" W
C36	60.00'	35.82'	35.29'	N 32°27'27" W
C37	60.00'	35.82'	35.29'	N 01°45'07" E
C38	60.00'	40.69'	39.92'	N 38°17'06" E
C39	60.00'	64.73'	61.63'	N 88°37'07" E
C40	15.00'	18.11'	17.03'	N 84°56'22" E
C41	15.00'	2.15'	2.15'	N 66°15'01" E
C42	25.00'	39.27'	35.36'	N 02°51'17" W
C43	25.00'	39.27'	35.36'	S 87°08'43" W
C44	35.00'	54.98'	49.50'	N 02°51'17" W
C45	25.00'	23.18'	22.36'	N 15°34'49" E
C46	85.00'	38.98'	38.64'	N 26°55'26" W
C47	85.00'	50.99'	50.23'	N 03°23'51" E
C48	85.00'	31.99'	31.80'	N 31°21'50" E
C51	245.00'	47.19'	47.12'	S 10°40'31" W
C55	175.00'	52.88'	52.68'	N 04°07'56" E
C56	175.00'	3.07'	3.07'	S 53°17'27" E
C57	175.00'	2.96'	2.96'	S 54°16'39" E
C58	175.00'	43.61'	43.50'	S 61°45'02" E
C59	30.00'	42.46'	39.00'	S 88°23'45" E
C60	325.00'	53.72'	53.66'	N 55°47'36" E
C61	25.00'	23.18'	22.36'	N 15°34'49" W
C62	25.00'	16.09'	15.81'	S 29°25'11" E
C64	205.00'	48.12'	48.01'	N 41°07'46" W
C82	25.00'	39.27'	35.36'	S 02°51'17" E
C83	25.00'	39.27'	35.38'	N 87°11'03" E
C84	25.00'	31.99'	29.85'	N 05°29'12" E
C85	325.00'	69.03'	68.90'	N 25°05'15" W
C86	325.00'	43.29'	43.26'	N 15°11'00" W
C87	325.00'	46.47'	46.43'	N 07°16'26" W
C89	50.00'	36.69'	35.87'	N 02°35'29" W
C91	50.00'	41.15'	40.00'	N 42°00'36" E
C92	50.00'	41.38'	40.21'	N 89°17'56" E
C93	50.00'	33.75'	33.12'	S 47°39'06" E
C94	50.00'	56.29'	53.36'	S 03°50'11" W
C95	50.00'	26.52'	26.21'	S 51°22'40" W
C96	15.00'	16.98'	16.09'	S 34°07'59" W
C98	275.00'	76.64'	76.39'	S 15°45'12" E
C99	275.00'	92.10'	91.67'	S 33°19'51" E
C100	275.00'	23.66'	23.65'	S 45°23'23" E
C102	175.00'	43.86'	43.75'	S 76°13'13" E
C106	175.00'	52.70'	52.50'	S 26°50'56" E
C107	175.00'	43.86'	43.75'	S 11°02'28" E
C108	175.00'	43.86'	43.75'	S 03°19'13" W
C109	175.00'	43.86'	43.75'	S 17°40'55" W
C110	175.00'	18.78'	18.77'	S 27°56'15" W
C111	15.00'	15.12'	14.79'	S 02°07'40" W
C112	60.00'	8.09'	8.09'	S 22°53'30" E
C113	60.00'	55.23'	53.30'	S 07°20'43" W
C114	60.00'	35.82'	35.29'	S 50°49'18" W

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C217	60.00'	39.53'	38.82'	N 57°21'07" W
C218	60.00'	51.86'	50.26'	N 28°17'06" E
C219	60.00'	2.66'	2.66'	N 54°18'59" E
C220	15.00'	10.29'	10.09'	N 35°56'25" E
C221	25.00'	39.27'	35.36'	N 28°42'25" W
C222	25.00'	39.27'	35.36'	S 61°17'35" W
C223	25.00'	39.27'	35.36'	S 28°42'25" E
C224	25.00'	39.27'	35.36'	S 28°42'25" E
C225	25.00'	39.27'	35.36'	N 61°17'35" E
C226	15.00'	21.56'	19.75'	N 57°27'43" W
C227	60.00'	59.81'	57.37'	S 70°04'20" W
C228	60.00'	43.90'	42.93'	S 20°33'04" W
C229	60.00'	35.82'	35.29'	S 17°30'59" E
C230	60.00'	35.82'	35.29'	S 51°43'32" E
C231	60.00'	43.42'	42.47'	S 89°33'55" E
C232	60.00'	35.93'	35.40'	N 52°33'20" E
C233	60.00'	42.04'	41.19'	N 15°19'37" E
C234	15.00'	1.36'	1.36'	N 02°08'41" W
C235	15.00'	4.15'	4.13'	N 08°22'30" E
C236	25.00'	39.27'	35.36'	N 61°17'35" E
C237	25.00'	39.27'	35.36'	N 28°42'25" W
C238	25.00'	39.27'	35.36'	S 28°42'25" E
C239	25.00'	39.27'	35.36'	N 61°17'35" E
C240	15.00'	9.80'	9.62'	S 55°00'21" W
C241	15.00'	1.40'	1.40'	S 56°23'31" W
C242	60.00'	61.73'	59.04'	S 29°35'35" W
C243	60.00'	35.82'	35.29'	S 16°59'02" E
C244	60.00'	35.82'	35.29'	S 51°11'36" E
C245	60.00'	43.29'	42.35'	N 88°57'55" E
C246	60.00'	35.82'	35.29'	N 53°15'46" E
C247	60.00'	42.32'	41.45'	N 15°57'08" E
C248	60.00'	52.39'	50.74'	N 29°16'00" W
C249	15.00'	18.48'	17.33'	N 18°59'56" W
C250	25.00'	39.27'	35.36'	S 61°17'35" E
C251	25.00'	39.27'	35.36'	S 28°42'25" E
C252	15.00'	7.83'	7.75'	S 31°15'22" E
C253	60.00'	22.31'	22.19'	S 35°33'54" W
C254	60.00'	38.49'	37.83'	S 28°55'36" W
C255	60.00'	35.82'	35.29'	S 28°56'57" E
C256	60.00'	35.82'	35.29'	S 63°09'13" E
C257	60.00'	43.29'	42.35'	N 79°04'10" E
C258	60.00'	35.82'	35.29'	N 41°17'51" E
C260	60.00'	40.69'	39.83'	N 42°46'59" W
C261	15.00'	20.54'	18.97'	N 22°56'19" W
C262	200.00'	52.95'	52.79'	N 34°43'47" E
C263	200.00'	29.87'	29.84'	N 31°25'25" E
C264	200.00'	22.49'	22.48'	N 38°55'25" E
C267	60.00'	94.25'	84.85'	N 02°51'17" W
C268	180.00'	41.69'	41.60'	S 48°46'52" E
C269	180.00'	201.53'	191.16'	N 15°46'51" W
C270	50.00'	78.54'	70.71'	S 02°51'17" E
C271	50.00'	78.54'	70.71'	S 02°51'17" W
C272	50.00'	78.54'	70.71'	S 28°42'25" E
C273	50.00'	78.54'	70.71'	S 28°42'25" W
C274	50.00'	55.98'	53.10'	N 15°46'51" E
C275	270.00'	302.29'	286.75'	S 33°27'39" E
C279	150.00'	100.73'	98.85'	N 73°01'55" W
C280	150.00'	222.02'	202.30'	N 11°23'26" W
C281	175.00'	27.09'	27.06'	S 87°50'09" E
C301	75.00'	37.90'	37.50'	N 30°30'40" W
C302	75.00'	41.85'	41.31'	N 00°02'51" W
C303	15.00'	16.04'	15.29'	N 14°37'26" W
C304	50.00'	53.93'	51.35'	N 11°07'24" W
C305	50.00'	33.98'	33.33'	N 39°14'46" E
C306	50.00'	33.98'	33.33'	N 78°11'18" E
C307	50.00'	33.98'	33.33'	S 62°52'09" E
C308	50.00'	33.98'	33.33'	S 23°55'36" E
C311	15.00'	7.83'	7.75'	N 32°53'29" W
C312	60.00'	11.46'	11.44'	N 23°24'03" W
C313	60.00'	41.89'	41.04'	N 48°52'21" E
C314	60.00'	35.82'	35.29'	N 85°58'34" W
C315	60.00'	35.82'	35.29'	S 59°48'52" W
C316	60.00'	35.82'	35.29'	S 25°36'19" W
C317	60.00'	35.82'	35.29'	S 08°36'14" E
C318	60.00'	43.07'	42.15'	S 46°16'20" E
C319	60.00'	62.29'	59.53'	N 83°25'24" E
C320	15.00'	16.52'	15.70'	N 85°14'29" E
C321	15.00'	4.02'	4.01'	S 55°31'38" E
C323	25.00'	16.09'	15.81'	S 29°25'11" E
C326	25.00'	39.27'	35.36'	N 87°08'43" E

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C115	60.00'	35.82'	35.29'	S 85°01'52" W	034°12'33"
C116	60.00'	35.82'	35.29'	N 60°45'35" W	034°12'33"
C117	60.00'	37.51'	36.90'	N 25°44'40" E	035°49'18"
C118	60.00'	37.36'	36.76'	N 10°00'22" E	035°40'45"
C119	60.00'	56.81'	54.71'	N 54°58'20" E	054°15'11"
C120	60.00'	7.00'	6.99'	N 85°26'24" E	006°40'58"
C121	15.00'	15.12'	14.49'	N 59°53'49" E	057°46'09"
C122	125.00'	100.24'	97.58'	N 08°02'20" E	045°56'50"
C123	125.00'	84.78'	83.16'	N 34°21'51" W	038°51'13"
C124	125.00'	83.94'	82.38'	N 73°01'55" W	039°28'58"
C127	25.00'	39.27'	35.36'	N 02°51'17" W	090°00'00"
C128	25.00'	39.27'	35.36'	N 87°08'43" E	090°00'00"
C129	25.00'	39.27'	35.36'	N 02°51'17" W	090°00'00"
C130	25.00'	39.27'	35.36'	S 87°08'43" W	090°00'00"
C131	25.00'	39.27'	35.36'	N 87°08'43" E	090°00'00"
C132	25.00'	39.27'	35.36'	S 02°51'17" E	090°00'00"
C133	25.00'	39.27'	35.36'	S 02°51'17" E	090°00'00"
C134	155.00'	41.83'	41.70'	S 49°52'34" W	015°27'41"
C135	205.00'	41.61'	41.54'	S 47°57'35" W	01°13'43"
C136	25.00'	39.27'	35.36'	S 87°08'43" W	090°00'00"
C137	25.00'	37.37'	33.99'	N 05°01'48" W	085°38'58"
C138	25.00'	39.27'	35.36'	S 87°08'43" W	090°00'00"
C150	155.00'	173.54'	164.61'	N 15°46'51" W	064°08'51"
C151	155.00'	173.54'	164.61'	N 15°46'51" W	064°08'51"
C152	205.00'	44.65'	44.57'	N 09°16'37" E	012°28'49"
C153	205.00'	44.65'	44.57'	N 03°12'12" W	012°28'49"
C154	205.00'	44.65'	44.57'	N 15°41'01" W	012°28'49"
C155	205.00'	44.65'	44.57'	N 28°09'50" W	012°28'49"
C156	205.00'	48.12'	48.01'	N 41°07'46" W	013°27'02"
C158	245.00'	51.78'	51.69'	S 41°47'58" E	012°06'37"
C159	245.00'	87.71'	87.25'	S 25°29'17" E	020°30'46"
C160	245.00'	87.61'	87.15'	S 04°59'13" E	020°29'21"
C161	295.00'	25.19'	25.18'	S 13°50'48" W	004°53'33"
C162	295.00'	46.14'	46.09'	S 06°55'11" W	008°57'42"
C163	295.00'	46.14'	46.09'	S 02°02'31" E	008°57'42"
C164	295.00'	46.14'	46.09'	S 11°00'13" E	008°57'42"
C165	295.00'	46.14'	46.09'	S 19°57'55" E	008°57'42"
C166	295.00'	46.14'	46.09'	S 28°55'36" E	008°57'42"
C167	295.00'	46.14'	46.09'	S 37°33'18" E	008°57'42"
C168	295.00'	28.24'	28.23'	S 45°06'43" E	005°29'08"
C169	25.00'	27.99'	26.55'	N 15°46'51" W	064°08'51"
C170	75.00'	6.73'	6.73'	N 45°17'00" W	005°08'32"
C171	75.00'	45.70'	45.00'	N 25°15'17" W	034°54'55"
C172	75.00'	31.53'	31.30'	N 04°14'53" E	024°05'24"
C173	75.00'	37.90'	37.50'	N 24°48'07" E	028°57'18"
C174	75.00'	38.08'	37.67'	N 04°13'11" W	029°05'18"
C175	25.00'	39.27'	35.36'	S 02°51'17" E	090°00'00"
C177	15.00'	25.98'	22.86'	N 01°46'20" E	099°15'13"
C178	60.00'	24.92'	24.74'	N 39°29'56" E	023°48'01"
C179	60.00'	58.04'	55.80'	N 00°06'41" W	055°25'13"
C180	60.00'	37.08'	36.49'	S 45°31'28" W	035°24'22"
C181	60.00'	36.93'	36.35'	N 80°51'14" W	035°16'04"
C182	60.00'	36.52'	35.96'	S 64°04'06" W	034°52'22"
C183	60.00'	35.82'	35.29'	S 29°31'38" W	034°12'33"
C184	60.00'	35.21'	34.71'	S 42°32'6" E	033°37'34"
C185	60.00'	25.67'	25.48'	S 33°73'39" E	0234°05'33"
C188	75.00'	31.19'	30.97'	S 35°56'28" E	0234°09'37"
C189	15.00'	22.56'	20.49'	N 26°47'45" W	086°10'39"
C190	60.00'	56.52'	54.45'	N 42°54'02" W	055°58'05"
C191	60.00'	52.03'	50.42'	N 08°55'36" E	049°41'10"
C192	60.00'	31.54'	31.18'	N 48°49'45" E	030°07'08"
C193	60.00'	35.82'	35.29'	N 80°59'35" E	034°12'33"
C194	60.00'	35.82'	35.29'	S 64°47'51" E	034°12'33"
C195	60.00'	35.82'	35.29'	S 30°53'51" E	034°12'33"
C196	60.00'	31.19'	30.84'	S 01°24'22" W	029°46'46"
C200	25.00'	39.27'	35.36'	S 28°42'25" E	090°00'00"
C201	25.00'	39.27'	35.36'	N 61°17'35" E	090°00'00"
C203	25.00'	39.27'	35.36'	S 61°17'35" W	090°00'00"
C204	25.00'	39.27'	35.36'	N 28°42'25" W	090°00'00"
C205	25.00'	39.27'	35.36'	N 28°42'25" W	090°00'00"
C207	25.00'	39.27'	35.36'	S 28°42'25" E	090°00'00"
C208	25.00'	39.27'	35.36'	N 61°17'35" E	090°00'00"
C209	25.00'	39.27'	35.36'	N 61°17'35" E	090°00'00"
C210	25.00'	39.27'	35.36'	S 28°42'25" E	090°00'00"
C211	75.00'	42.04'	41.49'	S 57°39'02" E	032°06'46"
C212	75.00'	37.83'	37.43'	S 27°08'35" E	028°54'08"
C213	75.00'	37.94'	37.54'	S 01°48'05" W	028°59'05"
C214	15.00'	19.11'	17.84'	S 20°1143" E	072°58'36"
C215	60.00'	172.48'	118.93'	S 25°40'03" W	164°42'08"
C216	60.00'	39.53'	38.82'	S 33°06'18" W	037°45'11"



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION		BENCHMARK		LEGAL DESCRIPTION		OWNER INFO		ENGINEER'S APPROVAL		Yalgo Engineering, LLC		SHEET		
					TOTAL SIZE: 253.51 AC. TOTAL BLOCKS: 24 TOTAL TRACTS: 906	GRAPHIC SCALE		CONCRETE TXDOT MONUMENT (SOUTHEAST R.O.W. LINE OF SANDY POINT ROAD) NAD 83 (2011) TX CENTRAL ZONE #4203 N-1023400.54 E-325284.48 ELEV. = 333.33'		253.51 acre tract of land situated in the James McMillon Survey, Abstract No. 176, the Thomas T. McKinney League, Abstract No. 3, the John Williams League, Abstract No. 237 and the Stephen T. Austin League No. 9, Abstract No. 42, in Burton County, Texas, being all of a called 101.70 acre tract (Parcel No. 1), a called 1.86-acre tract (Parcel No. 2), a called 6.02-acre tract (Parcel No. 3), a called 0.01 acre tract (Parcel No. 4), a called 0.001-acre tract (Parcel No. 5), a called 0.01-acre tract (Parcel No. 6), a called 0.36-acre tract (Parcel No. 7), all described in Document No. 2021-1455630 of the Official Public Records of Borden County (OPBRC), and being all of a called 153.99-acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-149077 of the OPBRC and being a portion of a called 153.99-acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1374025 of the OPBRC and a portion of a called 54.47-acre tract described in a deed to WBW Single Development Group, LLC - Series 111 and recorded in Document No. 2021-1455630 of the OPBRC		WBW SINGLE LAND INVESTMENT, LLC - SERIES 101 109 W 2nd Street, Suite 201 Georgetown, TX 76262 PH (254) 953-5553 FX (254) 953-5057		THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JUAN C. BRIZUELA, P.E. 99981 ON 8/18/2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.		Texas Registered Engineering Firm F-24040		3
	3	RESPONSE TO REMAINING MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	5/21/2024	JML													18	
	2	RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	10/16/2023	JCL													18	
	1	ORIGINAL RELEASE	06/23/2023	JCL													18	
PROJECT NUMBER: PH3		CLIENT NAME: WBW SINGLE LAND INVESTMENT, LLC - SERIES 101		CLIENT LOCATION: GEORGETOWN, TX														
APPROVED BY: JCB																		
AUTHORIZED BY: WBW																		





REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	LEGAL DESCRIPTION	OWNER INFO	ENGINEER'S APPROVAL	Yalgo Engineering, LLC	SHEET
3	RESPONSE TO REMAINING MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	5/21/2024	JML	TOTAL SIZE: 253.51 AC. TOTAL BLOCKS: 24 TOTAL LOTS: 906 TOTAL TRACTS: 31	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'	253.51 acre tract of land situated in the James McMillan Survey, Abstract No. 176, the Thomas F. McKinney League, Abstract No. 33, the John Williams League, Abstract No. 237 and the Stephen F. Austin League No. 9, Abstract No. 63 in Brazos County, Texas, being all of a called 151.56 acre tract (Parcel No. 3), a called 1.836 acre tract (Parcel No. 2), a called 6.626 acre tract (Parcel No. 3), a called 0.031 acre tract (Parcel No. 4), a called 0.081 acre tract (Parcel No. 5), a called 0.02 acre tract (Parcel No. 6) and a called 6.70 acre tract (Parcel No. 7) all described in a deed to WWB Single Land Investment, LLC, Series 101 and recorded in Document No. 2021-1439075 of the Official Public Record of Brazos County (OPRC), and being all of a called 153.99 acre tract described in a deed to WWB Single Land Investment, LLC, Series 101 and recorded in Document No. 2021-1439077 of the OPRC and being a portion of a called 153.99 acre tract described in a deed to WWB Single Land Investment, LLC, Series 101 and recorded in Document No. 2019-1374025 of the OPRC and a portion of a called 54.47 acre tract described in a deed to WWB Single Development Group, LLC, Series 111 and recorded in Document No. 2021-1455600 of the OPRC	WWB SINGLE LAND INVESTMENT, LLC - SERIES 101 109 W 2nd Street, Suite 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057	THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JUAN C. BRIZUELA, P.E. 99981 ON 8/18/2025. 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	5 OF 18
1	ORIGINAL RELEASE	06/23/2023	JCL							
2	RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	10/16/2023	JCL							
3	RESPONSE TO REMAINING MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	5/21/2024	JML							

PRINTED ON August 18, 2025

APPROVED BY: JCB

AUTHORIZED BY: WBW

PROJECT NUMBER: PH3

CLIENT NAME: WBW SINGLE LAND INVESTMENT, LLC - SERIES 101

CLIENT LOCATION: GEORGETOWN, TX

TOTAL SIZE: 253.51 AC.

TOTAL BLOCKS: 24

TOTAL LOTS: 906

TOTAL TRACTS: 31

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'

GRAPHIC SCALE
0 1" 2" 3"
IN FEET

LEGAL DESCRIPTION

253.51 acre tract of land situated in the James McMillan Survey, Abstract No. 176,
the Thomas F. McKinney League, Abstract No. 33, the John Williams League,
Abstract No. 237 and the Stephen F. Austin League No. 9, Abstract No. 63 in
Brazos County, Texas, being all of a called 151.56 acre tract (Parcel No. 3), a
called 1.836 acre tract (Parcel No. 2), a called 6.626 acre tract (Parcel No. 3), a
called 0.031 acre tract (Parcel No. 4), a called 0.081 acre tract (Parcel No. 5), a
called 0.02 acre tract (Parcel No. 6) and a called 6.70 acre tract (Parcel No. 7) all
described in a deed to WWB Single Land Investment, LLC, Series 101 and
recorded in Document No. 2021-1439075 of the Official Public Record of Brazos
County (OPRC), and being all of a called 153.99 acre tract described in a deed to
WWB Single Land Investment, LLC, Series 101 and recorded in Document No.
2021-1439077 of the OPRC and being a portion of a called 153.99 acre tract
described in a deed to WWB Single Land Investment, LLC, Series 101 and
recorded in Document No. 2019-1374025 of the OPRC and a portion of a called
54.47 acre tract described in a deed to WWB Single Development Group, LLC,
Series 111 and recorded in Document No. 2021-1455600 of the OPRC

OWNER INFO

WWB SINGLE LAND INVESTMENT,
LLC - SERIES 101
109 W 2nd Street, Suite 201
Georgetown, TX 78626
PH (254) 953-5353
FX (254) 953-5057

WWB SINGLE DEVELOPMENT
GROUP, LLC - SERIES 111
109 W 2nd Street, Suite 201
Georgetown, TX 78626
PH (254) 953-5353
FX (254) 953-5057

ENGINEER'S APPROVAL

THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF REVIEW UNDER THE
AUTHORITY OF JUAN C. BRIZUELA, P.E.
99981 ON 8/18/2025. 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

LOT SIZE TABLE

LOT #	BLOCK #	AREA (SQ FT)	LOT WIDTH (FT)	LOT #	BLOCK #	AREA (SQ FT)	LOT WIDTH (FT)	LOT #	BLOCK #	AREA (SQ FT)	LOT WIDTH (FT)	LOT #	BLOCK #	AREA (SQ FT)	LOT WIDTH (FT)	LOT #	BLOCK #	AREA (SQ FT)	LOT WIDTH (FT)	LOT #	BLOCK #	AREA (SQ FT)	LOT WIDTH (FT)	LOT #	BLOCK #	AREA (SQ FT)	LOT WIDTH (FT)	LOT #	BLOCK #	AREA (SQ FT)	LOT WIDTH (FT)	LOT #	BLOCK #	AREA (SQ FT)	LOT WIDTH (FT)	LOT #	BLOCK #	AREA (SQ FT)	LOT WIDTH (FT)				
1	Block 1	5570	50.70	2	Block 5	8250	55.00	7	Block 8	6500	50.00	4	Block 15	6000	50.00	24	Block 19	14342	53.39	158	Block 19	9669	52.31	20	Block 22	6000	50.00	158	Block 19	9669	52.31	20	Block 22	6000	50.00	158	Block 19	9669	52.31	20	Block 22	6000	50.00
2	Block 1	5773	50.00	3	Block 5	8400	70.00	8	Block 8	6500	50.00	5	Block 15	6000	50.00	25	Block 19	9355	52.31	159	Block 19	9355	52.31	21	Block 22	6000	50.00	159	Block 19	9355	52.31	21	Block 22	6000	50.00	159	Block 19	9355	52.31	21	Block 22	6000	50.00
3	Block 1	6199	50.00	4	Block 5	8400	70.00	9	Block 8	6500	50.00	6	Block 15	6000	50.00	26	Block 19	10087	51.37	160	Block 19	10337	52.31	22	Block 22	6000	50.00	160	Block 19	10337	52.31	22	Block 22	6000	50.00	160	Block 19	10337	52.31	22	Block 22	6000	50.00
4	Block 1	6403	50.00	5	Block 5	8400	70.00	10	Block 8	6500	50.00	7	Block 15	6000	50.00	27	Block 19	7635	51.44	161	Block 19	7635	51.44	23	Block 22	6000	50.00	161	Block 19	7635	51.44	23	Block 22	6000	50.00	161	Block 19	7635	51.44	23	Block 22	6000	50.00
5	Block 1	6500	50.00	6	Block 5	8400	70.00	11	Block 8	6500	50.00	8	Block 15	6000	50.00	28	Block 19	8291	51.26	162	Block 19	8291	51.26	24	Block 22	6895	50.30	162	Block 19	8291	51.26	24	Block 22	6895	50.30	162	Block 19	8291	51.26	24	Block 22	6895	50.30
6	Block 1	6500	50.00	7	Block 5	8400	70.00	12	Block 8	6500	50.00	9	Block 15	6000	50.00	29	Block 19	6000	50.00	163	Block 19	6896	50.00	25	Block 22	6002	50.30	163	Block 19	6896	50.00	25	Block 22	6002	50.30	163	Block 19	6896	50.00	25	Block 22	6002	50.30
7	Block 1	6500	50.00	8	Block 5	8400	70.00	13	Block 8	6500	50.00	10	Block 15	6000	50.00	30	Block 19	6000	50.00	164	Block 19	6888	55.00	26	Block 22	6009	50.30	164	Block 19	6888	55.00	26	Block 22	6009	50.30	164	Block 19	6888	55.00	26	Block 22	6009	50.30
8	Block 1	6500	50.00	9	Block 5	8400	70.00	14	Block 8	6500	50.00	11	Block 15	6000	50.00	31	Block 19	6000	50.00	165	Block 19	7200	60.00	27	Block 22	6003	50.30	165	Block 19	7200	60.00	27	Block 22	6003	50.30	165	Block 19	7200	60.00	27	Block 22	6003	50.30
9	Block 1	6500	50.00	10	Block 5	8400	70.00	15	Block 8	6500	50.00	12	Block 15	6000	50.00	32	Block 19	6000	50.00	166	Block 19	6000	50.00	28	Block 22	6894	50.30	166	Block 19	6000	50.00	28	Block 22	6894	50.30	166	Block 19	6000	50.00	28	Block 22	6894	50.30
10	Block 1	6500	50.00	11	Block 5	8400	70.00	16	Block 8	6500	50.00	13	Block 15	6000	50.00	33	Block 19	6000	50.00	167	Block 19	6000	50.00	29	Block 22	6047	50.00	167	Block 19	6000	50.00	29	Block 22	6047	50.00	167	Block 19	6000	50.00	29	Block 22	6047	50.00
11	Block 1	6500	50.00	12	Block 5	7676	55.00	17	Block 8	6500	50.00	14	Block 15	6000	50.00	34	Block 19	6000	50.00	168	Block 19	6000	50.00	1	Block 23	7066	60.00	168	Block 19	6000	50.00	1	Block 23	7066	60.00	168	Block 19	6000	50.00	1	Block 23	7066	60.00
12	Block 1	6500	50.00	13	Block 5	7700	55.00	18	Block 8	6500	50.00	15	Block 15	6000	50.00	35	Block 19	6000	50.00	169	Block 19	7066	60.00	2	Block 23	6000	50.00	169	Block 19	7066	60.00	2	Block 23	6000	50.00	169	Block 19	7066	60.00	2	Block 23	6000	50.00
13	Block 1	9355	69.66	14	Block 5	7066	60.00	19	Block 8	6500	50.00	16	Block 15	6000	50.00	36	Block 19	6000	50.00	170	Block 19	6000	50.00	3	Block 23	6000	50.00	170	Block 19	6000	50.00	3	Block 23	6000	50.00	170	Block 19	6000	50.00	3	Block 23	6000	50.00
14	Block 2	6093	50.00	15	Block 5	6000	50.00	20	Block 8	6476	50.00	17	Block 15	6000	50.00	37	Block 19	7066	60.00	171	Block 19	6000	50.00	4	Block 23	6000	50.00	171	Block 19	6000	50.00	4	Block 23	6000	50.00	171	Block 19	6000	50.00	4	Block 23	6000	50.00
15	Block 2	6088	50.00	16	Block 5	6000	50.00	21	Block 8	6000	50.00	18	Block 15	6000	50.00	38	Block 19	6000	50.00	172	Block 19	6000	50.00	5	Block 23	6000	50.00	172	Block 19	6000	50.00	5	Block 23	6000	50.00	172	Block 19	6000	50.00	5	Block 23	6000	50.00
16	Block 2	6084	50.00	17	Block 5	6000	50.00	22	Block 8	6000	50.00	19	Block 15	6000	50.00	39	Block 19	6000	50.00	173	Block 19	6000	50.00	6	Block 23	6000	50.00	173	Block 19	6000	50.00	6	Block 23	6000	50.00	173	Block 19	6000	50.00	6	Block 23	6000	50.00
17	Block 2	6079	50.00	18	Block 5	6000	50.00	23	Block 8	6000	50.00	20	Block 15	6000	50.00	40	Block 19	6000	50.00	174	Block 19	7061	60.00	7	Block 23	6000	50.00	174	Block 19	7061	60.00	7	Block 23	6000	50.00	174	Block 19	7061	60.00	7	Block 23	6000	50.00
18	Block 2	6074	50.00	19	Block 5	6000	50.00	24	Block 8	6000	50.00	21	Block 15	6000	50.00	41	Block 19	6000	50.00	175	Block 19	6965	51.89	8	Block 23	6000	50.00	175	Block 19	6965	51.89	8	Block 23	6000	50.00	175	Block 19	6965	51.89	8	Block 23	6000	50.00
19	Block 2	6070	50.00	20	Block 5	6000	50.00	25	Block 8	6000	50.00	22	Block 15	7176	60.00	42	Block 19	6000	50.00	176	Block 19	10137	52.31	9	Block 23	6000	50.00	176	Block 19	10137	52.31	9	Block 23	6000	50.00	176	Block 19	10137	52.31	9	Block 23	6000	50.00
20	Block 2	6065	50.00	21	Block 5	6000	50.00	26	Block 8	6000	50.00	1	Block 16	8266	70.00	43	Block 19	6000	50.00	177	Block 19	15422	52.31	10	Block 23	6000	50.00	177	Block 19	15422	52.31	10	Block 23	6000	50.00	177	Block 19	15422	52.31	10	Block 23	6000	50.00
21	Block 2	6060	50.00	22	Block 5	6000	50.00	27	Block 8	6000	50.00	2	Block 16	6000	50.00	44	Block 19	6000	50.00	178	Block 19	10424	64.13	11	Block 23	6000	50.00	178	Block 19	10424	64.13	11	Block 23	6000	50.00	178	Block 19	10424	64.13	11	Block 23	6000	50.00
22	Block 2	6055	50.00	23	Block 5	6000	50.00	28	Block 8	7066	60.00	3	Block 16	6000	50.00	45	Block 19	6000	50.00	179	Block 19	8455	52.31	12	Block 23	6000	50.00	179	Block 19	8455	52.31	12	Block 23	6000	50.00	179	Block 19	8455	52.31	12	Block 23	6000	50.00
23	Block 2	6051	50.00	24	Block 5	6000	50.00	29	Block 8	7066	60.00	4	Block 16	6000	50.00	46	Block 19	6000	50.00	180	Block 19	6581	51.25	13	Block 23	6000	50.00	180	Block 19	6581	51.25	13	Block 23	6000	50.00	180	Block 19	6581	51.25	13	Block 23	6000	50.00
24	Block 2	6046	50.00	25	Block 5	6000	50.00	30	Block 8	6000	50.00	5	Block 16	6000	50.00	47	Block 19	6854	60.11	181	Block 19	8743	50.00	14	Block 23	6000	50.00	181	Block 19	8743	50.00	14	Block 23	6000	50.00	181	Block 19	8743	50.00	14	Block 23	6000	50.00
25	Block 2	6041	50.00	26	Block 5	6000	50.00	31	Block 8	6000	50.00	6	Block 16	6000	50.00	48	Block 19	10007	108.37	182	Block 19	6000	50.00	15	Block 23	6000	50.00	182	Block 19	6000	50.00	15	Block 23	6000	50.00	182	Block 19	6000	50.00	15	Block 23	6000	50.00
26	Block 2	6036	50.00	27	Block 5	6000	50.00	32	Block 8	6000	50.00	7	Block 16	6000	50.00	49	Block 19	9826	85.99	183	Block 19	6000	50.00	16	Block 23	6000	50.00	183	Block 19	6000	50.00	16	Block 23	6000	50.00	183	Block 19	6000	50.00	16	Block 23	6000	50.00
27	Block 2	6032	50.00	28	Block 5	6000	50.00	33	Block 8	6000	50.00	8	Block 16	6000	50.00	50	Block 19	6000	50.00	184	Block 19	6000	50.00	17	Block 23	6000	50.00	184	Block 19	6000	50.00	17	Block 23	6000	50.00	184	Block 19	6000	50.00	17	Block 23	6000	50.00
28	Block 2	6027	50.00	29	Block 5	6000	50.00	34	Block 8	6000	50.00	9	Block 16	6000	50.00	51	Block 19	6000	50.00	185	Block 19	6000	50.00	18	Block 23	6000	50.00	185	Block 19	6000	50.00	18	Block 23	6000	50.00	185	Block 19	6000	50.00	18	Block 23	6000	50.00
29	Block 2	6022	50.00	30	Block 5	6000	50.00	35	Block 8	6000	50.00	10	Block 16	6000	50.00	52	Block 19	6000	50.00	186	Block 19	6000	50.00	19	Block 23	6000	50.00	186	Block 19	6000	50.00	19	Block 23	6000	50.00	186	Block 19	6000	50.00	19	Block 23	6000	50.00
30	Block 2	6017	50.00	31	Block 5	7066	60.00	36	Block 8	6000	50.00	11	Block 16	6000	50.00	53	Block 19	6000	50.00	1	Block 20	5976	50.00	20	Block 23	6000	50.00	1	Block 20	5976	50.00	20	Block 23	6000	50.00	1	Block 20	5976	50.00	20	Block 23	6000	50.00
31	Block 2	6013	50.00	32	Block 5	7066	60.00	37	Block 8	6000	50.00	12	Block 16	6000	50.00	54	Block 19	6000	50.00	2	Block 20	6000	50.00	21	Block 23	6000	50.00	2	Block 20	6000	50.00	21	Block 23	6000	50.00	2	Block 20	6000	50.00	21	Block 23	6000	50.00