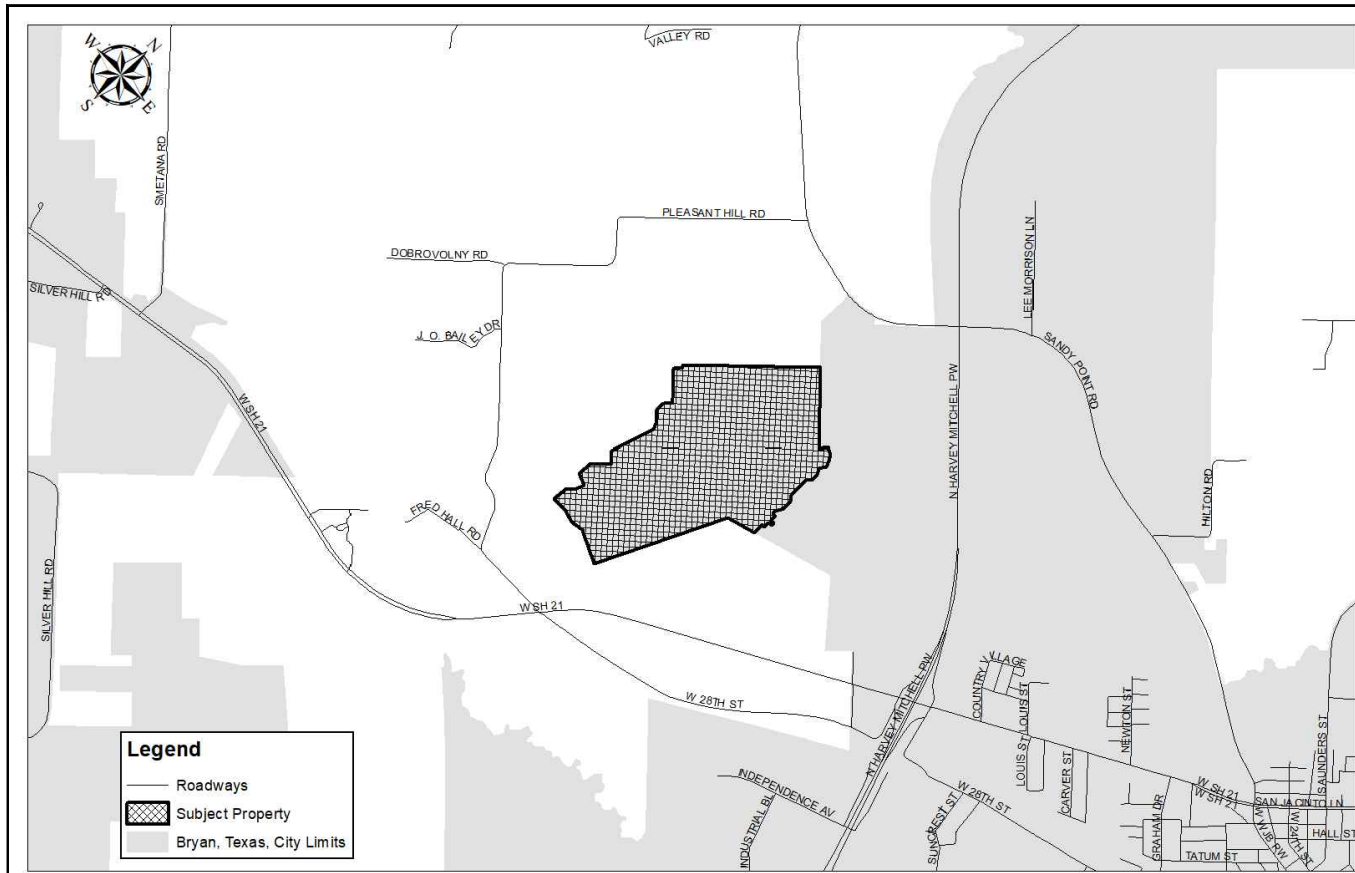




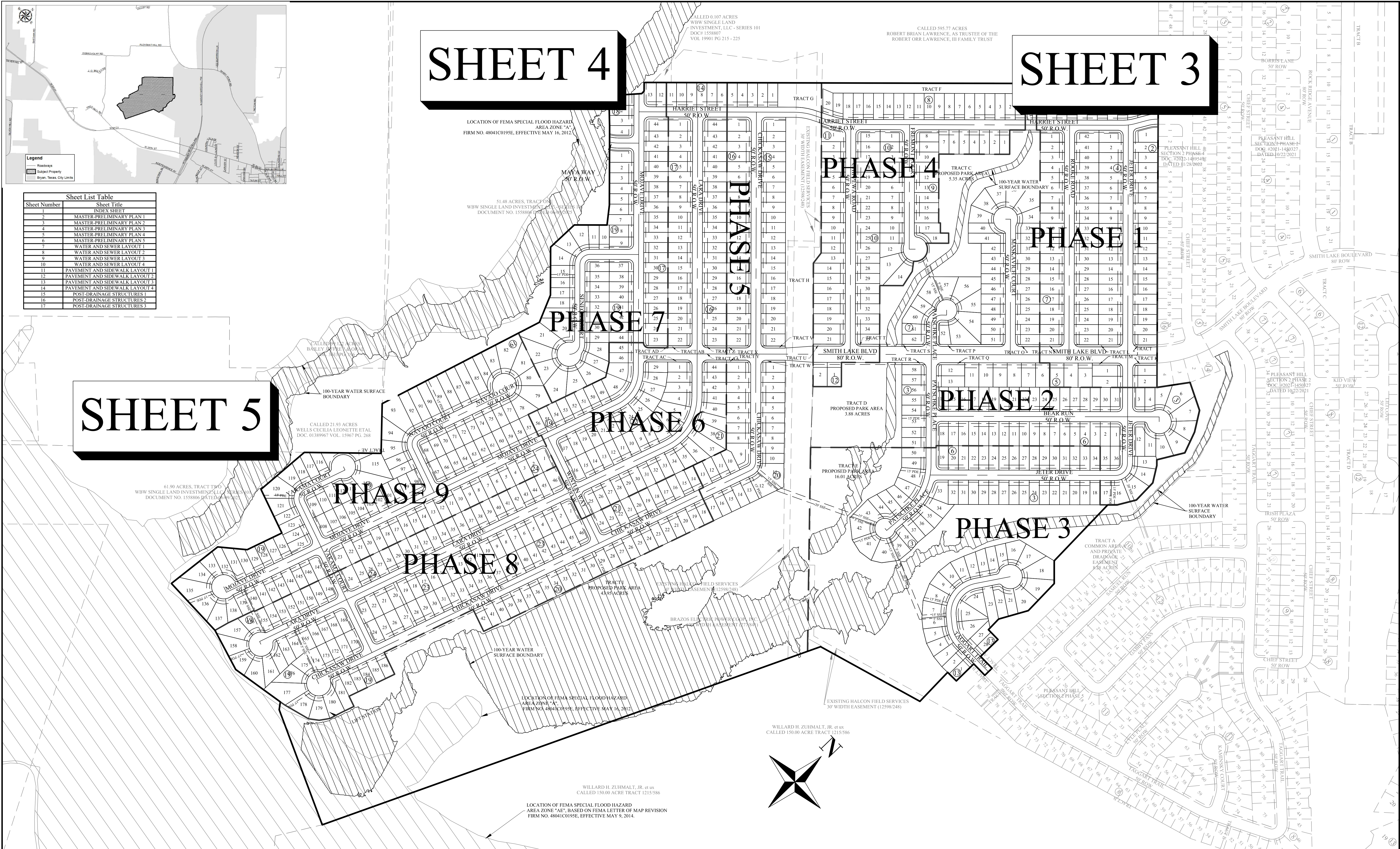
Legend

Roadways

Subject Property

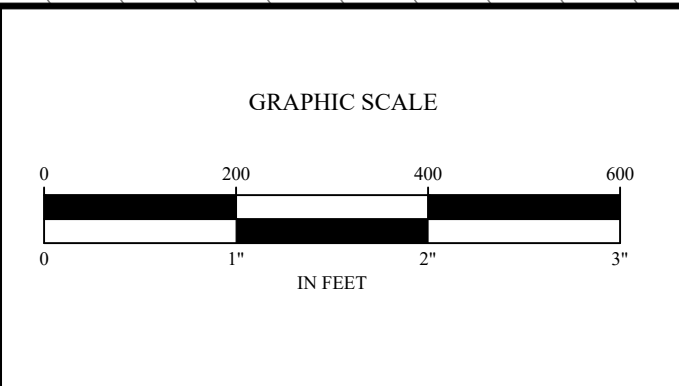
Bryan, Texas, City Limits

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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 10/06/2025. 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	

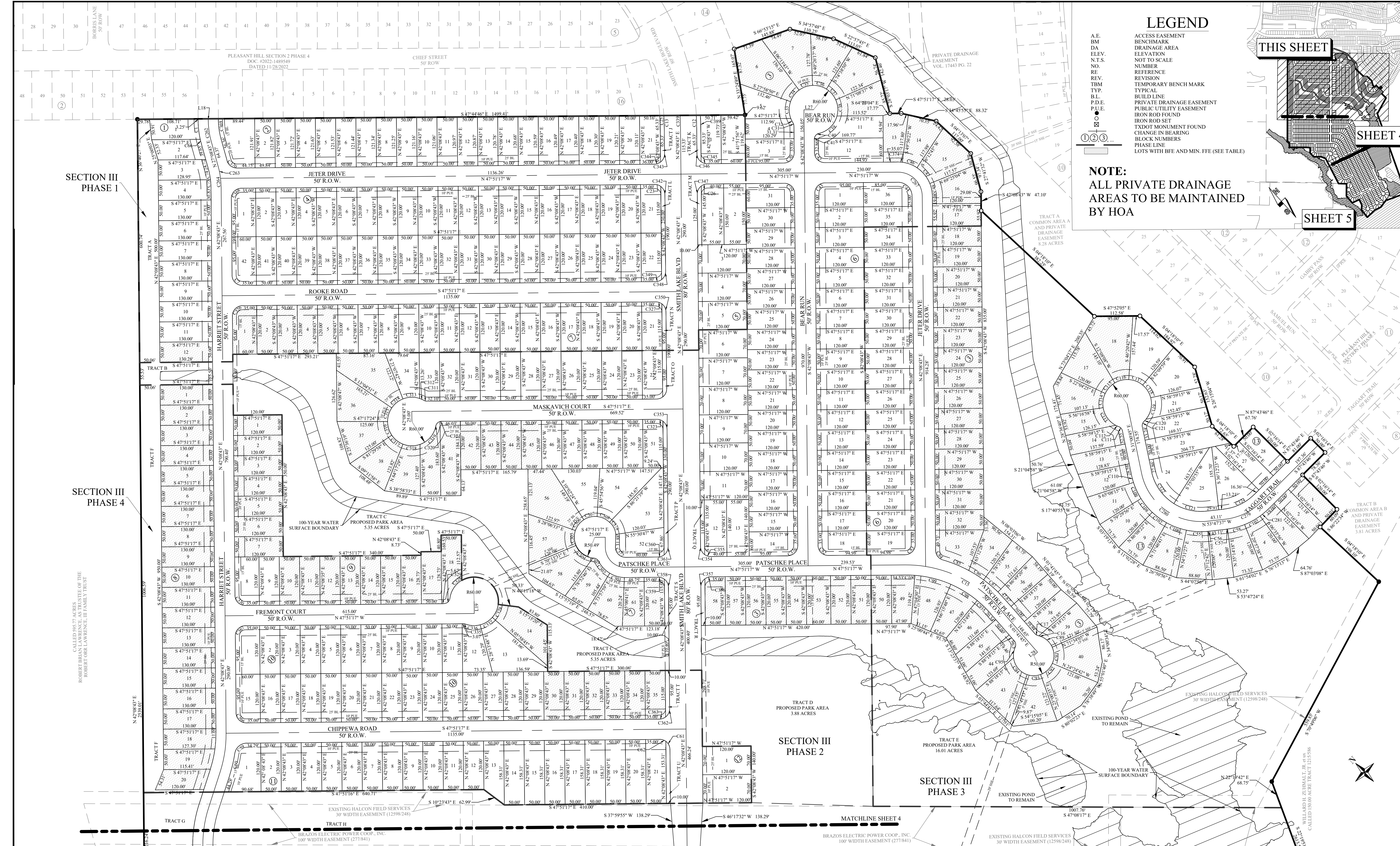
SHEET
1
OF
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PRINTED ON October 6, 2025

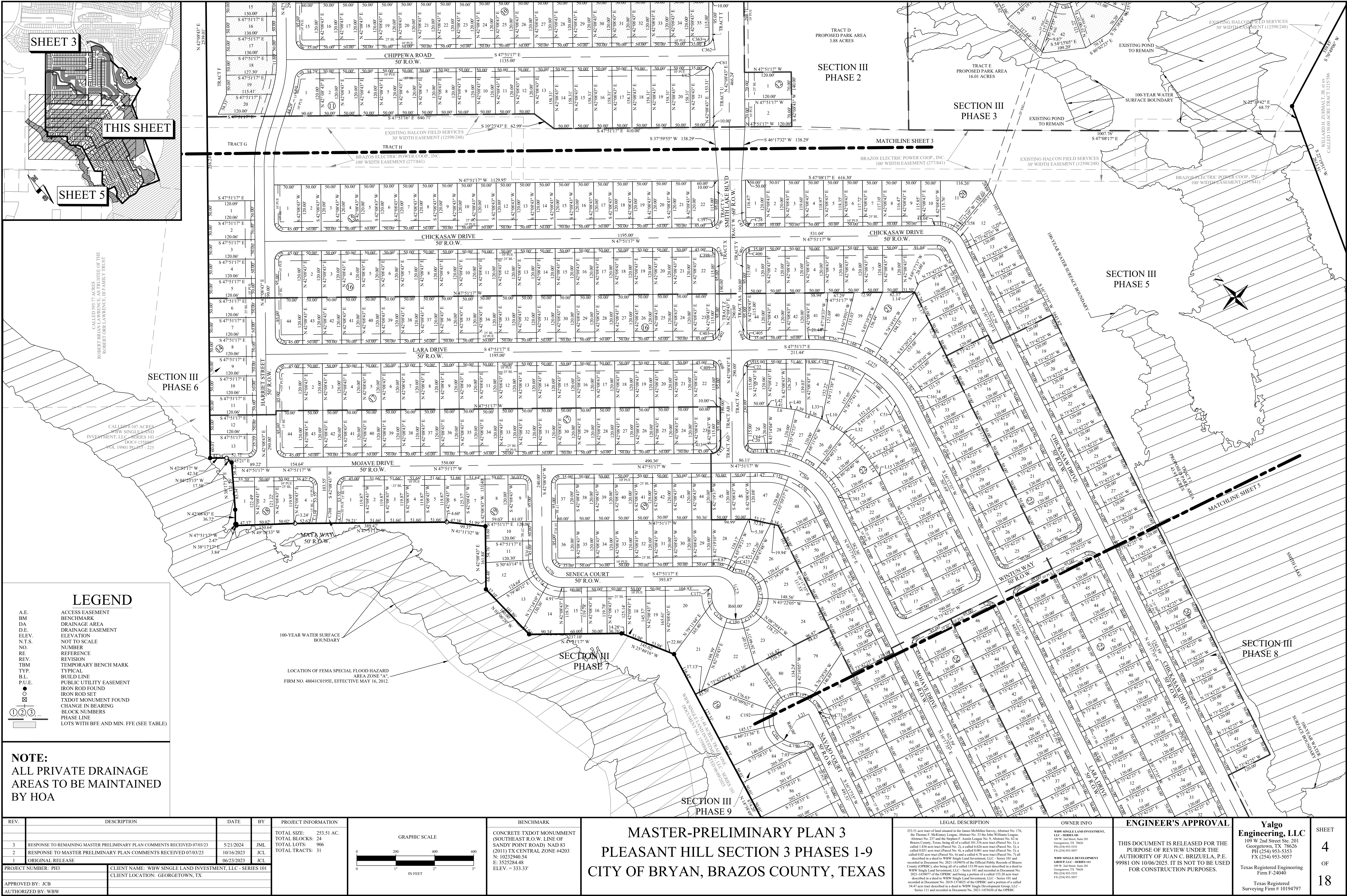
CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	225.00'	47.54'	47.45'	N 36°15'42" E	012°06'18"
C7	25.00'	39.27'	35.36'	N 02°51'17" W	090°00'00"
C8	75.00'	37.90'	37.50'	N 56°21'49" W	028°57'18"
C9	75.00'	38.25'	37.84'	N 01°40'52" E	029°13'27"
C10	75.00'	37.90'	37.50'	N 27°24'31" W	028°57'18"
C11	25.00'	39.27'	35.36'	S 28°42'25" E	090°00'00"
C12	615.00'	29.53'	29.53'	N 40°46'11" E	002°45'05"
C13	535.00'	29.69'	29.68'	S 40°33'20" W	003°10'46"
C14	60.00'	90.44'	82.12'	N 18°59'19" W	086°21'47"
C15	300.00'	208.73'	204.55'	N 18°14'12" W	039°51'54"
C16	50.00'	8.12'	8.11'	N 28°16'00" W	009°18'16"
C17	15.64'	10.96'	10.73'	N 18°44'51" W	040°08'25"
C19	25.00'	16.09'	15.81'	S 66°17'22" E	036°52'12"
C20	25.00'	23.18'	22.36'	N 15°34'49" E	053°07'48"
C22	25.00'	23.18'	22.36'	N 68°42'38" W	053°07'48"
C23	25.00'	16.09'	15.81'	S 29°25'11" E	036°52'12"
C24	25.00'	16.09'	15.81'	N 29°25'11" W	036°52'12"
C25	535.00'	29.69'	29.68'	S 40°33'20" W	003°10'46"
C26	25.00'	16.09'	15.81'	N 66°17'22" W	036°52'12"
C27	25.00'	39.27'	35.36'	S 61°17'35" W	090°00'00"
C28	25.00'	16.09'	15.81'	N 29°25'11" W	036°52'12"
C29	25.00'	39.27'	35.36'	N 02°51'17" W	090°00'00"
C30	25.00'	39.27'	35.36'	S 87°08'43" W	090°00'00"
C31	15.00'	8.37'	8.27'	S 26°09'04" W	031°59'18"
C32	60.00'	12.00'	11.98'	S 15°53'04" W	011°27'16"
C33	60.00'	42.31'	41.44'	S 41°48'56" W	040°24'28"
C34	60.00'	35.82'	35.29'	S 79°07'27" W	034°12'33"
C35	60.00'	35.82'	35.29'	N 66°40'00" W	034°12'33"
C36	60.00'	35.82'	35.29'	N 32°27'27" W	034°12'33"
C37	60.00'	35.82'	35.29'	N 01°45'07" E	034°12'33"
C38	60.00'	40.69'	39.92'	N 38°17'06" E	038°51'24"
C39	60.00'	64.73'	61.63'	N 88°37'07" E	061°48'38"
C40	15.00'	18.11'	17.03'	N 84°56'22" E	069°10'07"
C41	15.00'	2.15'	2.15'	N 64°15'01" E	008°12'36"
C42	25.00'	39.27'	35.36'	N 02°51'17" W	090°00'00"
C43	25.00'	39.27'	35.36'	S 87°08'43" W	090°00'00"
C44	35.00'	54.98'	49.50'	N 02°51'17" W	090°00'00"
C45	25.00'	23.18'	22.36'	N 15°34'49" E	053°07'48"
C46	85.00'	38.98'	38.64'	N 26°55'26" W	026°16'23"
C47	85.00'	50.99'	50.23'	N 03°23'51" E	034°22'11"
C48	85.00'	51.99'	51.80'	N 31°21'50" E	021°33'47"
C51	245.00'	47.19'	47.12'	S 10°46'31" E	011°02'07"
C55	175.00'	52.88'	52.68'	S 44°07'56" E	017°18'45"
C56	175.00'	3.07'	3.07'	S 53°17'27" E	001°00'18"
C57	175.00'	2.96'	2.96'	S 54°16'39" E	005°08'06"
C58	175.00'	43.61'	43.50'	S 61°54'02" E	014°16'40"
C59	30.00'	42.46'	39.00'	S 88°23'54" E	081°05'14"
C60	325.00'	53.72'	53.66'	N 55°47'36" E	090°28'14"
C61	25.00'	23.18'	22.36'	S 15°34'49" W	053°07'48"
C62	25.00'	16.09'	15.81'	S 29°25'11" E	036°52'12"
C64	205.00'	48.12'	48.01'	N 1°40'46" W	013°27'02"
C66	225.00'	12.03'	12.03'	N 28°40'38" E	003°03'50"
C68	15.00'	21.56'	19.75'	S 57°23'49" W	082°20'16"
C69	75.00'	37.97'	37.57'	N 01°47'16" W	029°00'38"
C70	75.00'	38.25'	37.84'	N 01°40'52" E	029°13'27"
C72	15.00'	1.73'	1.73'	S 19°36'11" W	006°37'11"
C73	60.00'	0.41'	0.41'	S 22°43'05" W	000°23'22"
C74	175.00'	26.61'	26.58'	N 31°30'04" E	008°42'40"
C75	175.00'	19.21'	19.20'	N 39°00'04" E	006°17'20"
C76	25.00'	39.27'	35.36'	N 02°51'17" W	090°00'00"
C82	25.00'	39.27'	35.36'	S 02°51'17" E	090°00'00"
C83	25.00'	39.30'	35.38'	N 87°11'03" E	090°04'38"
C84	25.00'	31.99'	29.85'	N 05°29'12" E	073°19'04"
C85	325.00'	69.03'	68.90'	N 25°05'15" W	012°10'11"
C86	325.00'	43.29'	43.26'	N 15°11'10" W	007°37'57"
C87	325.00'	46.47'	46.43'	N 07°16'26" W	008°11'32"
C89	50.00'	36.69'	35.87'	N 02°35'29" W	042°02'47"
C91	50.00'	41.15'	40.00'	N 42°00'36" E	047°09'23"
C92	50.00'	41.38'	40.21'	N 89°17'56" E	047°25'17"
C93	50.00'	33.75'	33.12'	S 47°39'06" E	038°40'38"
C94	50.00'	56.29'	53.36'	S 05°36'11" W	064°29'54"
C95	50.00'	26.52'	26.21'	S 51°22'40" W	030°23'04"
C96	15.00'	16.98'	16.09'	S 34°07'59" W	064°52'27"
C98	275.00'	76.64'	76.39'	S 15°45'12" E	015°58'02"
C99	275.00'	92.10'	91.67'	S 33°19'51" E	019°11'17"
C100	275.00'	23.66'	23.65'	S 45°23'23" E	004°55'47"
C102	175.00'	43.86'	43.75'	S 76°13'13" E	014°21'41"
C106	175.00'	52.70'	52.50'	S 26°50'56" E	017°15'14"
C107	175.00'	43.86'	43.75'	S 11°02'28" E	014°21'41"
C108	175.00'	43.86'	43.75'	S 03°19'13" W	014°21'41"

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C109	175.00'	43.86'	43.75'	S 17°40'55" W	014°21'41"
C110	175.00'	18.78'	18.77'	S 27°56'15" W	006°08'59"
C111	15.00'	15.12'	14.49'	S 02°07'40" W	057°46'09"
C112	60.00'	8.09'	8.09'	S 22°53'30" E	007°43'48"
C113	60.00'	55.23'	53.30'	S 07°20'43" W	052°44'38"
C114	60.00'	35.82'	35.29'	S 50°49'18" W	034°12'33"
C115	60.00'	35.82'	35.29'	S 85°01'52" W	034°12'33"
C116	60.00'	35.82'	35.29'	N 60°45'55" W	034°12'33"
C117	60.00'	37.51'	36.90'	N 25°44'40" W	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°51'31"
C124	125.00'	83.94'	82.38'	N 73°01'55" W	038°28'38"
C127	25.00'	39.27'	35.36'	N 02°51'17" W	090°00'00"
C128	25.00'	39.27'	35.36'	S 18°47'23" W	041°10'00"
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°57'55" W	011°37'43"
C136	25.00'	39.27'	35.36'	N 61°17'35" E	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"
C139	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	041°20'05"
C158	75.00'	31.53'	31.30'	N 04°14'53" E	024°05'24"
C159	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 66°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°55'56" E	008°57'42"
C167	295.00'	46.14'	46.09'	S 37°53'18" W	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"
C172	75.00'	45.70'	45.00'	N 25°15'17" W	034°54'55"
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'	36.41'	N 45°31'28" W	035°24'22"
C181	60.00'	36.93'	36.35'	N 80°51'41" 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 04°23'26" E	033°37'34"
C185	60.00'	25.67'	25.48'	S 33°27'39" E	024°30'53"
C188	75.00'	31.19'	30.97'	N 11°23'26" W	084°48'21"
C189	15.00'	22.56'	20.49'	N 26°47'45" W	086°10'39"
C190	60.17'	55.83'	53.85'	N 42°43'08" W	053°10'07"
C191	60.00'	47.00'	46.63'	N 06°46'18" E	045°44'14"
C192	60.00'	35.82'	35.29'	N 46°44'41" E	034°12'33"
C193	60.00'	35.82'	35.29'	N 80°57'15" E	034°12'33"
C194	60.00'	35.82'	35.29'	S 64°50'12" E	034°12'33"
C195	60.00'	35.82'	35.29'	S 30°37'39" E	034°12'31"
C196	60.00'	38.16'	37.52'	S 04°41'42" W	036°26'08"
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'	N 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"

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C211	75.00'	34.13'	33.84'	S 60°40'12" E	026°04'27"
C212	75.00'	45.70'	45.00'	S 30°10'31" E	034°54'55"
C213	75.00'	37.97'	37.57'	S 01°47'16" W	029°00'38"
C214	15.00'	19.11'	17.84'	S 20°11'43" 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'	N 53°06'18" W	037°45'11"
C217	60.00'	39.53'	38.82'	N 15°21'07" W	037°45'11"
C218	60.00'	51.86'	50.26'	N 28°11'06" E	049°31'16"
C219	60.00'	2.66'	2.66'	N 54°18'59" E	002°32'30"
C220	15.00'	10.29'	10.09'	N 35°56'25" E	039°17'39"
C221	25.00'	39.27'	35.36'	N 28°42'25" W	090°00'00"
C222	25.00'	39.27'	35.36'	S 61°17'35" W	090°00'00"
C223	25.00'	39.27'	35.36'	S 28°42'25" E	090°00'00"
C224	25.00'	39.27'	35.36'	S 28°42'25" E	090°00'00"
C225	25.00'	39.27'	35.36'	N 61°17'35" E	090°00'00"
C226	15.00'	21.56'	19.75'	S 57°27'43" W	082°20'16"
C227	60.00'	62.02'	59.29'	S 69°01'10" W	059°13'22"
C228	60.00'	43.18'	42.26'	S 18°47'23" W	041°14'10"
C229	60.00'	35.82'	35.29'	S 55°55'59" E	034°12'33"
C230	60.00'	34.34'	33.87'	S 52°26'02" E	032°47'34"
C231	60.00'	43.42'	42.47'	S 89°33'35" E	041°27'33"
C232	60.00'	35.93'	35.40'	N 53°32'00" E	034°18'37"
C233	60.00'	42.04'	41.19'	N 15°19'37" E	040°08'49"
C234	15.00'	1.36'	1.36'	N 02°08'41" E	005°12'12"
C235	15.00'	4.15'	4.13'	N 08°22'30" E	015°50'10"
C236	25.00'	39.27'	35.36'	N 61°17'35" E	090°00'00"
C237	25.00'	39.27'	35.36'	N 28°42'25" W	090°00'00"
C238	25.00'	39.27'	35.36'	S 28°42'25" E	090°00'00"
C239	25.00'	39.27'	35.36'	N 61°17'35" E	090°00'00"
C240	15.00'	9.80'	9.62'	S 35°50'21" W	037°25'32"
C241	15.00'	1.40'	1.40'	S 56°23'31" W	005°20'49"
C242	60.00'	61.73'	59.04'	S 29°35'53" W	058°56'41"
C243	60.00'	35.82'	35.29'	S 16°59'02" E	034°12'33"
C244	60.00'	35.82'	35.29'	S 51°11'36" E	034°12'33"
C245	60.00'	43.29'	42.35'	S 88°57'55" E	041°20'05"
C246	60.00'	35.82'	35.29'	N 53°15'46" E	034°12'33"
C247	60.00'	42.32'	41.45'	N 15°57'08" E	040°24'43"
C248	60.00'	52.39'	50.73'	N 29°16'00" W	050°01'34"
C249	15.00'	18.48'	17.33'	N 18°59'36" W	070°34'22"
C250	25.00'	39.27'	35.36'	S 61°17'35" W	090°00'00"
C251	25.00'	39.27'	35.36'	S 28°42'25" E	090°00'00"
C252	15.00'	7.83'	7.75'	S 31°15'22" W	029°55'35"
C253	60.00'	22.31'	22.19'	S 35°33'54" W	021°18'31"
C254	60.00'	38.49'	37.83'	S 06°31'59" W	036°45'20"
C255	60.00'	35.82'	35.29'	S 28°56'57" E	034°12'33"
C256	60.00'	35.82'	35.29'	S 63°09'31" E	034°12'33"
C257	60.00'	43.29'	42.35'	N 79°04'10" E	041°20'05"
C258	60.00'	35.82'	35.29'	N 41°17'51" E	034°12'33"
C260	15.00'	20.54'	18.97'	N 22°56'19" W	078°27'47"
C262	200.00'	52.95'	52.34'	N 34°43'47" E	015°10'08"
C263	200.00'	29.87'	29.84'	N 31°25'25" E	008°33'24"
C264	200.00'	22.49'	22.48'	N 38°59'52" E	006°26'36"
C267	60.00'	94.25'	84.85'	N 02°51'17" W	090°00'00"
C268	180.00'	41.69'	41.60'	S 48°46'52" W	013°16'17"
C269	180.00'	201.53'	191.16'	N 15°46'51" W	064°08'51"
C270	50.00'	78.54'	70.71'	S 02°51'17" E	090°00'00"
C271	50.00'	78.54'	70.71'	S 02°51'17" E	090°00'00"
C272	50.00'	78.54'	70.71'	S 28°42'25" E	090°00'00"
C273	50.00'	78.54'	70.71'	S 28°42'25" E	090°00'00"
C274	50.00'	55.98'	53.10'	N 15°46'51" W	064°08'51"
C275	270.00'	302.29'	286.75'	S 15°46'51" E	064°08'51"
C279	150.00'	100.73'	98.35'	N 73°01'55" W	038°28'38"
C280	150.00'	222.02'	202.80'	N 11°32'02" W	084°48'21"
C281	175.00'	27.09'	27.06'	S 87°50'09" E	008°52'10"
C301	75.00'	37.90'	37.50'	N 30°30'40" W	028°57'18"
C302	75.00'	41.85'	41.31'	N 00°02'51" W	031°58'20"
C303	15.27'	16.25'	15.50'	N 21°10'32" W	060°59'36"
C304	50.75'	54.74'	52.12'	N 10°37'36" W	061°46'33"
C305	55.51'	37.73'	37.01'	N 40°49'58" E	038°54'47"
C306	50.49'	34.32'	33.66'	N 80°57'56" E	038°56'33"
C307	50.49'	34.32'	33.66'	S 60°53'08" E	038°56'33"
C308	50.49'	34.32'	33.66'	S 22°44'12" E	038°56'33"
C311	15.00'	7.83'	7.75'	N 32°53'29" W	029°55'35"
C312	60.00'	11.46'	11.44'	N 23°24'03" W	010°56'44"
C313	60.00'	41.89'	41.04'	N 48°52'21" W	039°59'52"
C314	60.00'	35.82'	35.29'	N 85°58'34" W	034°12'33"
C315	60.00'	35.82'	35.29'	S 59°48'52" W	034°12'33"
C316	60.00'	35.82'	35.29'	S 25°16'19" W	034°12'33"
C317	60.00'	35.82'	35.29'	S 08°36'14" E	034°12'33"
C318	60.00'	43.07'	42.15'	S 46°16'02" E	041°07'37"



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	LEGAL DESCRIPTION	OWNER INFO	ENGINEER'S APPROVAL	Yalco Engineering, LLC	SHEET
1	ORIGINAL RELEASE	06/23/2023	JCL	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, 86 Thomas F. McKinney League, Abstract No. 3, The John Williams League, Abstract No. 237 and the Stephens F. Austin League No. 9, Abstract No. 63 in Brazos County, Texas, being all of a called 101.150 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 0.001 acre tract (Parcel No. 5), a called 0.002 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. 2021-149907 of the Official Public Records of Brazos County (OPRC), also being all of a called 133.99 acre tract described in a deed to WWB Single Land Investment, LLC, Series 101 and recorded in Document No. 2021-149907 of the OPRC and being a portion of a called 153.20 acre tract described in a deed to WWB Single Land Investment, LLC, Series 101 and recorded in Document No. 2019-137402 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. 2021-145560 of the OPRC	WWB SINGLE LAND INVESTMENT, LLC 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 10/06/2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.	Yalco 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 M 10194797	3
APPROVED BY: JCB AUTHORIZED BY: WBW										18



PRINTED ON October 6, 2025

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

APPROVED BY: JCB	
AUTHORIZED BY: WBW	

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

GRAPHIC SCALE
0 200 400 600
1" = 200' IN FEET

BENCHMARK
CONCRETE TXDOT MONUMENT (SOUTHEAST R.O.W. LINE OF SANDY POINT ROAD) NAD 83 (2011) TX CENTRAL ZONE #4203 N: 1023294.54 E: 2525284.48 ELEV. = 333.33'

LEGAL DESCRIPTION
253.51 acre tract of land situated in the James McMillan Survey, Abstract No. 176, 8th Township 2 North, Range 10 East, County of Brazos, State of Texas, being all of a called 151.99 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-143907 of the OPRC, and being a portion of a called 152.29 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2019-137402 of the OPRC 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. 2021-145600 of the OPRC.

MASTER-PRELIMINARY PLAN 3 PLEASANT HILL SECTION 3 PHASES 1-9 CITY OF BRYAN, BRAZOS COUNTY, TEXAS

OWNER INFO
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 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 10/06/2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

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 4 OF 18
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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 151.396 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 0.001 acre tract (Parcel No. 5), a called 0.002 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 Records of Brazos County (OPRC), also being all of a called 133.99 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 153.20 acre tract described in a deed to WWB Single Land Investment, LLC, Series 101 and recorded in Document No. 2019-1374023 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 10/06/2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.		Texas Registered Engineering Firm F-24040		5
2		RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23		10/16/2023	JCL											Texas Registered Surveying Firm # 10194797		OF
1		ORIGINAL RELEASE		06/23/2023	JCL													18
PROJECT NUMBER: PH3				CLIENT NAME: WWB SINGLE LAND INVESTMENT, LLC - SERIES 101				CLIENT LOCATION: GEORGETOWN, TX										
APPROVED BY: JCB																		
AUTHORIZED BY: WWB																		

PRINTED ON October 6, 2025

LOT SIZE TABLE

LOT #	BLOCK #	AREA (SQ FT)	LOT WIDTH (FT)
1	BLOCK 1	6015	50.69
2	BLOCK 1	5934	51.58
3	BLOCK 1	6199	51.42
4	BLOCK 1	6493	50.02
5	BLOCK 1	6500	50.00
6	BLOCK 1	6500	50.00
7	BLOCK 1	6500	50.00
8	BLOCK 1	6500	50.00
9	BLOCK 1	6500	50.00
10	BLOCK 1	6500	50.00
11	BLOCK 1	6500	50.00
12	BLOCK 1	6500	50.00
13	BLOCK 2	6093	70.63
2	BLOCK 2	6093	50.00
3	BLOCK 2	6089	50.00
4	BLOCK 2	6084	50.00
5	BLOCK 2	6079	50.00
6	BLOCK 2	6075	50.00
7	BLOCK 2	6070	50.00
8	BLOCK 2	6065	50.00
9	BLOCK 2	6060	50.00
10	BLOCK 2	6055	50.00
11	BLOCK 2	6051	50.00
12	BLOCK 2	6046	50.00
13	BLOCK 2	6041	50.00
14	BLOCK 2	6037	50.00
15	BLOCK 2	6032	50.00
16	BLOCK 2	6027	50.00
17	BLOCK 2	6022	50.00
18	BLOCK 2	6018	50.00
19	BLOCK 2	6013	50.00
20	BLOCK 2	6008	50.00
21	BLOCK 2	6072	50.84
1	BLOCK 3	5973	50.00
2	BLOCK 3	7102	60.00
3	BLOCK 3	7075	60.00
4	BLOCK 3	5960	50.00
5	BLOCK 3	7102	51.34
6	BLOCK 3	11344	52.31
7	BLOCK 3	11358	52.31
8	BLOCK 3	8821	52.31
9	BLOCK 3	8998	52.31
10	BLOCK 3	7285	51.56
11	BLOCK 3	7491	54.04
12	BLOCK 3	10061	60.00
13	BLOCK 3	6514	50.00
14	BLOCK 3	7891	51.10
15	BLOCK 3	11042	68.06
16	BLOCK 3	8644	61.30
17	BLOCK 3	6711	55.92
18	BLOCK 3	6000	50.00
19	BLOCK 3	6000	50.00
20	BLOCK 3	6000	50.00
21	BLOCK 3	6000	50.00
22	BLOCK 3	6000	50.00
23	BLOCK 3	6000	50.00
24	BLOCK 3	6000	50.00
25	BLOCK 3	6000	50.00
26	BLOCK 3	6000	50.00
27	BLOCK 3	6000	50.00
28	BLOCK 3	6000	50.00
29	BLOCK 3	6000	50.00
30	BLOCK 3	6000	50.00
31	BLOCK 3	6000	50.00
32	BLOCK 3	6000	50.00
33	BLOCK 3	5853	75.92
34	BLOCK 3	7681	50.23
35	BLOCK 3	6632	50.13
36	BLOCK 3	6900	50.03
37	BLOCK 3	6000	50.00
38	BLOCK 3	6169	50.00
39	BLOCK 3	6982	51.32
40	BLOCK 3	10054	66.89
41	BLOCK 3	10626	67.20
42	BLOCK 3	9035	53.70
43	BLOCK 3	9757	71.08
44	BLOCK 3	6921	50.00
45	BLOCK 3	6900	50.00
46	BLOCK 3	6999	61.55
47	BLOCK 3	7871	69.44
48	BLOCK 3	8378	83.33
49	BLOCK 3	7950	56.02
50	BLOCK 3	6000	50.00
51	BLOCK 3	6000	50.00
52	BLOCK 3	6000	50.00
53	BLOCK 3	6000	50.00
54	BLOCK 3	6000	50.00
55	BLOCK 3	6000	50.00
56	BLOCK 3	6000	50.00
57	BLOCK 3	6000	50.00
58	BLOCK 3	5976	50.00
1	BLOCK 4	7066	60.00
2	BLOCK 4	6000	50.00
3	BLOCK 4	6000	50.00
4	BLOCK 4	6000	50.00
5	BLOCK 4	6000	50.00
6	BLOCK 4	6000	50.00
7	BLOCK 4	6000	50.00
8	BLOCK 4	6000	50.00
9	BLOCK 4	6000	50.00
10	BLOCK 4	6000	50.00
11	BLOCK 4	6000	50.00
12	BLOCK 4	6000	50.00
13	BLOCK 4	6000	50.00
14	BLOCK 4	6000	50.00
15	BLOCK 4	6000	50.00
16	BLOCK 4	6000	50.00
17	BLOCK 4	6000	50.00
18	BLOCK 4	6000	50.00
19	BLOCK 4	6000	50.00
20	BLOCK 4	6000	50.00
21	BLOCK 4	6000	50.00
22	BLOCK 4	5976	50.00
23	BLOCK 4	6000	50.00
24	BLOCK 4	6000	50.00
25	BLOCK 4	6000	50.00
26	BLOCK 4	6000	50.00
27	BLOCK 4	6000	50.00
28	BLOCK 4	6000	50.00
29	BLOCK 4	6000	50.00
30	BLOCK 4	6000	50.00
31	BLOCK 4	6000	50.00
32	BLOCK 4	6000	50.00
33	BLOCK 4	6000	50.00
34	BLOCK 4	6000	50.00
35	BLOCK 4	6000	50.00
36	BLOCK 4	6000	50.00
37	BLOCK 4	6000	50.00
38	BLOCK 4	6000	50.00
39	BLOCK 4	6000	50.00
40	BLOCK 4	6000	50.00
41	BLOCK 4	6000	50.00
42	BLOCK 4	8250	55.00

LOT #	BLOCK #	AREA (SQ FT)	LOT WIDTH (FT)
2	BLOCK 5	8276	55.00
3	BLOCK 5	8400	70.00
4	BLOCK 5	8400	70.00
5	BLOCK 5	8400	70.00
6	BLOCK 5	8400	70.00
7	BLOCK 5	8400	70.00
8	BLOCK 5	8400	70.00
9	BLOCK 5	8400	70.00
10	BLOCK 5	8400	70.00
11	BLOCK 5	8400	70.00
12	BLOCK 5	7676	55.00
13	BLOCK 5	7700	55.00
14	BLOCK 5	7066	50.00
15	BLOCK 5	6000	50.00
16	BLOCK 5	6000	50.00
17	BLOCK 5	6000	50.00
18	BLOCK 5	6000	50.00
19	BLOCK 5	6000	50.00
20	BLOCK 5	6000	50.00
21	BLOCK 5	6000	50.00
22	BLOCK 5	6000	50.00
23	BLOCK 5	6000	50.00
24	BLOCK 5	6000	50.00
25	BLOCK 5	6000	50.00
26	BLOCK 5	6000	50.00
27	BLOCK 5	6000	50.00
28	BLOCK 5	6000	50.00
29	BLOCK 5	6000	50.00
30	BLOCK 5	6000	50.00
1	BLOCK 6	7066	60.00
2	BLOCK 6	6000	50.00
3	BLOCK 6	6000	50.00
4	BLOCK 6	6000	50.00
5	BLOCK 6	6000	50.00
6	BLOCK 6	6000	50.00
7	BLOCK 6	6000	50.00
8	BLOCK 6	6000	50.00
9	BLOCK 6	6000	50.00
10	BLOCK 6	6000	50.00
11	BLOCK 6	6000	50.00
12	BLOCK 6	6000	50.00
13	BLOCK 6	6000	50.00
14	BLOCK 6	6000	50.00
15	BLOCK 6	6000	50.00
16	BLOCK 6	6000	50.00
17	BLOCK 6	6000	50.00
18	BLOCK 6	7066	60.00
19	BLOCK 6	7066	60.00
20	BLOCK 6	6000	50.00
21	BLOCK 6	6000	50.00
22	BLOCK 6	6000	50.00
23	BLOCK 6	6000	50.00
24	BLOCK 6	6000	50.00
25	BLOCK 6	6000	50.00
26	BLOCK 6	6000	50.00
27	BLOCK 6	6000	50.00
28	BLOCK 6	6000	50.00
29	BLOCK 6	6000	50.00
30	BLOCK 6	6000	50.00
31	BLOCK 6	6000	50.00
32	BLOCK 6	6000	50.00
33	BLOCK 6	6000	50.00
34	BLOCK 6	6000	50.00
35	BLOCK 6	6000	50.00
36	BLOCK 6	6937	58.54
1	BLOCK 7	7066	60.00
2	BLOCK 7	6000	50.00
3	BLOCK 7	6000	50.00
4	BLOCK 7	6000	50.00
5	BLOCK 7	6000	50.00
6	BLOCK 7	6000	50.00
7	BLOCK 7	6000	50.00
8	BLOCK 7	6000	50.00
9	BLOCK 7	6000	50.00
10	BLOCK 7	6000	50.00
11	BLOCK 7	6000	50.00
12	BLOCK 7	6000	50.00
13	BLOCK 7	6000	50.00
14	BLOCK 7	6000	50.00
15	BLOCK 7	6000	50.00
16	BLOCK 7	6000	50.00
17	BLOCK 7	6000	50.00
18	BLOCK 7	6000	50.00
19	BLOCK 7	6000	50.00
20	BLOCK 7	6000	50.00
21	BLOCK 7	5976	50.00
22	BLOCK 7	5976	50.00
23	BLOCK 7	6000	50.00
24	BLOCK 7	6000	50.00
25	BLOCK 7	6000	50.00
26	BLOCK 7	6000	50.00
27	BLOCK 7	6000	50.00
28	BLOCK 7	6000	50.00
29	BLOCK 7	6000	50.00
30	BLOCK 7	6000	50.00
31	BLOCK 7	6000	50.00
32	BLOCK 7	6000	50.00
33	BLOCK 7	5948	50.00
34	BLOCK 7	7059	51.54
35	BLOCK 7	12441	52.31
36	BLOCK 7	10637	52.31
37	BLOCK 7	8546	52.31
38	BLOCK 7	8485	52.31
39	BLOCK 7	7992	53.31
40	BLOCK 7	7495	50.00
41	BLOCK 7	9206	50.00
42	BLOCK 7	6716	50.00
43	BLOCK 7	6000	50.00
44	BLOCK 7	6000	50.00
45	BLOCK 7	6000	50.00
46	BLOCK 7	6000	50.00
47	BLOCK 7	6000	50.00
48	BLOCK 7	6000	50.00
49	BLOCK 7	6000	50.00
50	BLOCK 7	6000	50.00
51	BLOCK 7	5976	50.00
52	BLOCK 7	7595	60.27
53	BLOCK 7	12026	52.97
54	BLOCK 7	11635	52.90
55	BLOCK 7	9713	52.90
56	BLOCK 7	13127	52.90
57	BLOCK 7	9414	58.91
58	BLOCK 7	10286	69.44
59	BLOCK 7	7491	50.00
60	BLOCK 7	7491	51.64
61	BLOCK 7	6211	50.00
62	BLOCK 7	5976	50.00
1	BLOCK 8	6500	50.00
2	BLOCK 8	6500	50.00
3	BLOCK 8	6500	50.00
4	BLOCK 8	6500	50.00
5	BLOCK 8	6500	50.00
6	BLOCK 8	6500	50.00

LOT #	BLOCK #	AREA (SQ FT)	LOT WIDTH (FT)
7	BLOCK 8	6500	50.00
8	BLOCK 8	6500	50.00
9	BLOCK 8	6500	50.00
10	BLOCK 8	6500	50.00
11	BLOCK 8	6500	50.00
12	BLOCK 8	6500	50.00
13	BLOCK 8	6500	50.00
14	BLOCK 8	6500	50.00
15	BLOCK 8	6500	50.00
16	BLOCK 8	6500	50.00
17	BLOCK 8	6500	50.00
18	BLOCK 8	6500	50.00
19	BLOCK 8	6500	50.00
20	BLOCK 8	6476	50.06
1	BLOCK 9	6000	50.00
2	BLOCK 9	6000	50.00
3	BLOCK 9	6000	50.00
4	BLOCK 9	6000	50.00
5	BLOCK 9	6000	50.00
6	BLOCK 9	6000	50.00
7	BLOCK 9	6000	50.00
8	BLOCK 9	7066	50.00
9	BLOCK 9	6000	50.00
10	BLOCK 9	6000	50.00
11	BLOCK 9	6000	50.00
12	BLOCK 9	6000	50.00
13	BLOCK 9	6000	50.00
14	BLOCK 9	6000	50.00
15	BLOCK 9	6000	50.00
16	BLOCK 9	6000	50.00
17	BLOCK 9	6537	50.00
18	BLOCK 9	7180	50.00
1	BLOCK 10	10002	52.30
2	BLOCK 10	12108	52.41
3	BLOCK 10	6857	51.41
4	BLOCK 10	6000	50.00
5	BLOCK 10	6000	50.00
6	BLOCK 10	6000	50.00
7	BLOCK 10	5976	50.00
8	BLOCK 10	6937	58.54
9	BLOCK 10	6000	50.00
10	BLOCK 10	7066	60.00
11	BLOCK 10	6000	50.00
12	BLOCK 10	6000	50.00
13	BLOCK 10	6000	50.00
14	BLOCK 10	7066	50.00
15	BLOCK 10	7066	50.00
16	BLOCK 10	6000	50.00
17	BLOCK 10	6000	50.00
18	BLOCK 10	6000	50.00
19	BLOCK 10	6000	50.00
20	BLOCK 10	6000	50.00
21	BLOCK 10	6000	50.00
22	BLOCK 10	6000	50.00
23	BLOCK 10	6000	50.00
24	BLOCK 10	6000	50.00
25	BLOCK 10	6000	50.00
26	BLOCK 10	6000	50.00
27	BLOCK 10	6000	60.00
28	BLOCK 10	6000	60.00
29	BLOCK 10	6000	50.00
30	BLOCK 10	6000	50.00
31	BLOCK 10	6000	50.00
32	BLOCK 10	6000	50.00
33	BLOCK 10	6000	50.00
34	BLOCK 10	6000	50.00
35	BLOCK 10	5376	50.00
1	BLOCK 11	7101	60.00
2	BLOCK 11	6915	50.00
3	BLOCK 11	6000	50.00
4	BLOCK 11	6000	50.00
5	BLOCK 11	6000	50.00
6	BLOCK 11	6000	50.00
7	BLOCK 11	6000	50.00
8	BLOCK 11	6000	50.00
9	BLOCK 11	6000	50.00
10	BLOCK 11	6000	50.00
11	BLOCK 11	6000	50.00
12	BLOCK 11	6000	50.00
13	BLOCK 11	6958	50.00
14	BLOCK 11	7916	50.00
15	BLOCK 11	7916	50.00
16	BLOCK 11	7916	50.00
17	BLOCK 11	7916	50.00
18	BLOCK 11	7916	50.00
19	BLOCK 11	7916	50.00
20	BLOCK 11	7916	50.00
21	BLOCK 11	7892	50.00
1	BLOCK 12	8400	70.00
2	BLOCK 12	8400	70.00
3	BLOCK 13	6030	50.00
2	BLOCK 13	6089	50.00
3	BLOCK 13	6662	50.07
4	BLOCK 13	6955	50.39
5	BLOCK 13	6915	50.10
6	BLOCK 13	6143	50.00
7	BLOCK 13	8322	60.84
8	BLOCK 13	8295	60.89
9	BLOCK 13	8295	60.89
10	BLOCK 13	6955	50.39
11	BLOCK 13	6955	50.39
12	BLOCK 13	6681	50.08
13	BLOCK 13	6681	50.0

LOT #	BLOCK #	AREA (SQ FT)	LOT WIDTH (FT)
1	BLOCK 15	6000	50.00
2	BLOCK 15	6000	50.00
3	BLOCK 15	6000	50.00
4	BLOCK 15	6000	50.00
5	BLOCK 15	6000	50.00
6	BLOCK 15	6000	50.00
7	BLOCK 15	6000	50.00
8	BLOCK 15	6000	50.00
9	BLOCK 15	6000	50.00
10	BLOCK 15	6000	50.00
11	BLOCK 15	6000	50.00
12	BLOCK 15	6000	50.00
13	BLOCK 15	6000	50.00
14	BLOCK 15	6000	50.00
15	BLOCK 15	6000	50.00
16	BLOCK 15	6000	50.00
17	BLOCK 15	6000	50.00
18	BLOCK 15	6000	50.00
19	BLOCK 15	6000	50.00
20	BLOCK 15	6000	50.00
21	BLOCK 15	7176	60.00
1	BLOCK 16	8266	70.00
2	BLOCK 16	6000	50.00
3	BLOCK 16	6000	50.00
4	BLOCK 16	6000	50.00
5	BLOCK 16	6000	50.00
6	BLOCK 16	6000	50.00
7	BLOCK 16	6000	50.00
8	BLOCK 16	6000	50.00
9	BLOCK 16	6000	50.00
10	BLOCK 16	6000	50.00
11	BLOCK 16	6000	50.00
12	BLOCK 16	6000	50.00
13	BLOCK 16	6000	50.00
14	BLOCK 16	6000	50.00
15	BLOCK 16	6000	50.00
16	BLOCK 16	6000	50.00
17	BLOCK 16	6000	50.00
18	BLOCK 16	6000	50.00
19	BLOCK 16	6000	50.00
20	BLOCK 16	6000	50.00
21	BLOCK 16	6000	50.00
22	BLOCK 16	7176	60.00
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	6000	50.00
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	7176	60.00
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	6000	50.00
36	BLOCK 17	6000	50.00
37	BLOCK 17	6000	50.00
38	BLOCK 17	6000	50.00
39	BLOCK 17	6000	50.00
40	BLOCK 17	6000	

Test #	Block #	Area (Sq Ft)	Lot Width (Ft)
24	BLOCK 19	14342	53.39
25	BLOCK 19	9501	52.31
26	BLOCK 19	10087	51.37
27	BLOCK 19	7637	50.88
28	BLOCK 19	8291	51.26
29	BLOCK 19	6000	50.00
30	BLOCK 19	6000	50.00
31	BLOCK 19	6000	50.00
32	BLOCK 19	6000	50.00
33	BLOCK 19	6000	50.00
34	BLOCK 19	6000	50.00
35	BLOCK 19	6000	50.00
36	BLOCK 19	7066	60.00
37	BLOCK 19	7066	60.00
38	BLOCK 19	6000	50.00
39	BLOCK 19	6000	50.00
40	BLOCK 19	6000	50.00
41	BLOCK 19	6000	50.00
42	BLOCK 19	6000	50.00
43	BLOCK 19	6000	50.00
44	BLOCK 19	6044	50.36
45	BLOCK 19	6000	50.00
46	BLOCK 19	6000	50.00
47	BLOCK 19	9556	89.64
48	BLOCK 19	11085	113.91
49	BLOCK 19	6000	50.00
50	BLOCK 19	6000	50.00
51	BLOCK 19	6000	50.00
52	BLOCK 19	6000	50.00
53	BLOCK 19	6000	50.00
54	BLOCK 19	6000	50.00
55	BLOCK 19	6000	50.00
56	BLOCK 19	6000	50.00
57	BLOCK 19	6000	50.00
58	BLOCK 19	6000	50.00
59	BLOCK 19	6000	50.00
60	BLOCK 19	6000	50.00
61	BLOCK 19	6000	50.00
62	BLOCK 19	6000	50.00
63	BLOCK 19	6000	50.00
64	BLOCK 19	6000	50.00
65	BLOCK 19	6000	50.00
66	BLOCK 19	6000	50.00
67	BLOCK 19	7066	60.00
68	BLOCK 19	7066	60.00
69	BLOCK 19	6000	50.00
70	BLOCK 19	6000	50.00
71	BLOCK 19	6000	50.00
72	BLOCK 19	6000	50.00
73	BLOCK 19	6000	50.00
74	BLOCK 19	6000	50.00
75	BLOCK 19	6000	50.00
76	BLOCK 19	6000	50.00
77	BLOCK 19	6000	50.00
78	BLOCK 19	9075	52.00
79	BLOCK 19	13761	52.31
80	BLOCK 19	8559	52.31
81	BLOCK 19	10662	52.31
82	BLOCK 19	15347	52.31
83	BLOCK 19	8313	52.07
84	BLOCK 19	8991	75.11
85	BLOCK 19	10234	50.44
86	BLOCK 19	10162	50.00
87	BLOCK 19	10699	50.00
88	BLOCK 19	9860	50.00
89	BLOCK 19	11927	60.00
90	BLOCK 19	9880	50.00
91	BLOCK 19	9785	50.00
92	BLOCK 19	9176	50.00
93	BLOCK 19	16774	51.64
94	BLOCK 19	10503	51.64
95	BLOCK 19	9092	51.64
96	BLOCK 19	6654	50.00
97	BLOCK 19	6387	50.00
98	BLOCK 19	7066	60.00
99	BLOCK 19	6000	50.00
100	BLOCK 19	6000	50.00
101	BLOCK 19	6000	50.00
102	BLOCK 19	6000	50.00
103	BLOCK 19	6000	50.00
104	BLOCK 19	6000	50.00
105	BLOCK 19	6000	50.00
106	BLOCK 19	6000	50.00
107	BLOCK 19	6000	50.00
108	BLOCK 19	7066	60.00
109	BLOCK 19	7066	60.00
110	BLOCK 19	6000	50.00
111	BLOCK 19	6000	50.00
112	BLOCK 19	5981	50.80
113	BLOCK 19	6447	56.97
114	BLOCK 19	11379	57.96
115	BLOCK 19	13972	58.29
116	BLOCK 19	5856	52.14
117	BLOCK 19	6309	50.00
118	BLOCK 19	6349	50.01
119	BLOCK 19	7785	51.62
120	BLOCK 19	17803	62.90
121	BLOCK 19	5551	51.44
122	BLOCK 19	8588	50.00
123	BLOCK 19	8983	50.00
124	BLOCK 19	6000	50.00
125	BLOCK 19	7077	60.00
126	BLOCK 19	6026	50.08

#	BLOCK #	AREA (SQ FT)	LOT WIDTH (FT)
158	BLOCK 19	9613	51.69
159	BLOCK 19	9554	65.35
160	BLOCK 19	10720	51.32
161	BLOCK 19	8842	51.30
162	BLOCK 19	7360	61.62
163	BLOCK 19	6896	50.04
164	BLOCK 19	6888	55.00
165	BLOCK 19	7200	60.00
166	BLOCK 19	6005	50.00
167	BLOCK 19	6000	50.00
168	BLOCK 19	7066	50.00
169	BLOCK 19	7066	60.00
170	BLOCK 19	7066	60.00
171	BLOCK 19	6000	50.00
172	BLOCK 19	6000	50.00
173	BLOCK 19	6000	50.00
174	BLOCK 19	7061	60.78
175	BLOCK 19	6905	51.89
176	BLOCK 19	10137	52.31
177	BLOCK 19	15422	52.31
178	BLOCK 19	10424	64.13
179	BLOCK 19	8455	50.00
180	BLOCK 19	9419	74.82
181	BLOCK 19	8743	62.11
182	BLOCK 19	6000	50.00
183	BLOCK 19	6000	50.00
184	BLOCK 19	6000	50.00
185	BLOCK 19	6000	50.00
186	BLOCK 19	6000	50.00
1	BLOCK 20	6034	50.00
2	BLOCK 20	6927	50.00
3	BLOCK 20	5996	50.00
4	BLOCK 20	5964	50.00
5	BLOCK 20	5953	50.00
6	BLOCK 20	5902	50.00
7	BLOCK 20	5830	50.00
8	BLOCK 20	5879	50.00
9	BLOCK 20	5808	50.00
10	BLOCK 20	5778	50.00
11	BLOCK 20	11654	63.36
12	BLOCK 20	9544	61.64
13	BLOCK 20	6000	50.00
14	BLOCK 20	6000	50.00
15	BLOCK 20	6000	50.00
16	BLOCK 20	6000	50.00
17	BLOCK 20	6000	50.00
18	BLOCK 20	6000	50.00
19	BLOCK 20	6000	50.00
20	BLOCK 20	6000	50.00
21	BLOCK 20	6000	50.00
22	BLOCK 20	6000	50.00
23	BLOCK 20	6000	50.00
24	BLOCK 20	6000	50.00
25	BLOCK 20	6000	50.00
26	BLOCK 20	6000	50.00
27	BLOCK 20	6000	50.00
28	BLOCK 20	6000	50.00
29	BLOCK 20	6000	50.00
30	BLOCK 20	7200	60.00
31	BLOCK 20	6000	50.00
32	BLOCK 20	6000	50.00
33	BLOCK 20	6000	50.00
34	BLOCK 20	6000	50.00
35	BLOCK 20	6000	50.00
36	BLOCK 20	6000	50.00
37	BLOCK 20	6000	50.00
38	BLOCK 20	6000	50.00
39	BLOCK 20	6000	50.00
40	BLOCK 20	6000	50.00
41	BLOCK 20	6000	50.00
42	BLOCK 20	6000	50.00
1	BLOCK 21	5976	50.00
2	BLOCK 21	6000	50.00
3	BLOCK 21	6000	50.00
4	BLOCK 21	6000	50.00
5	BLOCK 21	6000	50.00
6	BLOCK 21	6000	50.00
7	BLOCK 21	6000	50.00
8	BLOCK 21	6000	50.00
9	BLOCK 21	10884	115.00
10	BLOCK 21	5810	50.00
11	BLOCK 21	6000	50.00
12	BLOCK 21	6000	50.00
13	BLOCK 21	6000	50.00
14	BLOCK 21	6000	50.00
15	BLOCK 21	6000	50.00
16	BLOCK 21	6000	50.00
17	BLOCK 21	6000	50.00
18	BLOCK 21	6000	50.00
19	BLOCK 21	6000	50.00
20	BLOCK 21	6000	50.00
21	BLOCK 21	6000	50.00
22	BLOCK 21	6000	50.00
23	BLOCK 21	6000	50.00
24	BLOCK 21	7066	60.00
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	6413	50.34
35	BLOCK 21	7103	50.41
36	BLOCK 21	8245	50.41
37	BLOCK 21	10147	50.41
38	BLOCK 21	10488	50.41
39	BLOCK 21	8286	50.41
40	BLOCK 21	7121	50.41
41	BLOCK 21	6433	50.41
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

#	BLOCK #	AREA (SQ FT)	LOT WIDTH (FT)
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
1	BLOCK 23	7066	60.00
2	BLOCK 23	6000	50.00
3	BLOCK 23	6000	50.00
4	BLOCK 23	6000	50.00
5	BLOCK 23	6000	50.00
6	BLOCK 23	6000	50.00
7	BLOCK 23	6000	50.00
8	BLOCK 23	6000	50.00
9	BLOCK 23	6000	50.00
10	BLOCK 23	6000	50.00
11	BLOCK 23	6000	50.00
12	BLOCK 23	6000	50.00
13	BLOCK 23	6000	50.00
14	BLOCK 23	6000	50.00
15	BLOCK 23	6000	50.00
16	BLOCK 23	6000	50.00
17	BLOCK 23	6000	50.00
18	BLOCK 23	6000	50.00
19	BLOCK 23	6000	50.00
20	BLOCK 23	7631	63.59
21	BLOCK 23	7200	60.00
22	BLOCK 23	6000	50.00
23	BLOCK 23	7066	60.00
24	BLOCK 23	7066	60.00
25	BLOCK 23	6000	50.00
26	BLOCK 23	7200	60.00
27	BLOCK 23	7631	63.59
28	BLOCK 23	6000	50.00
29	BLOCK 23	6000	50.00
30	BLOCK 23	6000	50.00
31	BLOCK 23	6000	50.00
32	BLOCK 23	6000	50.00
33	BLOCK 23	6000	50.00
34	BLOCK 23	6000	50.00
35	BLOCK 23	6000	50.00
36	BLOCK 23	6000	50.00
37	BLOCK 23	6000	50.00
38	BLOCK 23	6000	50.00
39	BLOCK 23	6000	50.00
40	BLOCK 23	6000	50.00
41	BLOCK 23	6000	50.00
42	BLOCK 23	6000	50.00
43	BLOCK 23	6000	50.00
44	BLOCK 23	6000	50.00
45	BLOCK 23	6000	50.00
46	BLOCK 23	7066	60.00
1	BLOCK 24	8266	70.00
2	BLOCK 24	6000	50.00
3	BLOCK 24	6000	50.00
4	BLOCK 24	6000	50.00
5	BLOCK 24	6000	50.00
6	BLOCK 24	6000	50.00
7	BLOCK 24	6000	50.00
8	BLOCK 24	6000	50.00
9	BLOCK 24	6000	50.00
10	BLOCK 24	6000	50.00
11	BLOCK 24	6000	50.00
12	BLOCK 24	6000	50.00
13	BLOCK 24	6000	50.00
14	BLOCK 24	6000	50.00
15	BLOCK 24	6000	50.00
16	BLOCK 24	6000	50.00
17	BLOCK 24	6000	50.00
18	BLOCK 24	6000	50.00
19	BLOCK 24	6000	50.00
20	BLOCK 24	6000	50.00
21	BLOCK 24	6000	50.00
22	BLOCK 24	6000	50.00
23	BLOCK 24	8697	73.59
24	BLOCK 24	8697	73.59
25	BLOCK 24	6000	50.00
26	BLOCK 24	7066	60.00
27	BLOCK 24	6000	50.00
28	BLOCK 24	6000	50.00
29	BLOCK 24	6000	50.00
30	BLOCK 24	6000	50.00
31	BLOCK 24	6000	50.00
32	BLOCK 24	6000	50.00
33	BLOCK 24	6000	50.00
34	BLOCK 24	6000	50.00
35	BLOCK 24	6000	50.00
36	BLOCK 24	6000	50.00
37	BLOCK 24	6000	50.00
38	BLOCK 24	6000	50.00
39	BLOCK 24	6000	50.00
40	BLOCK 24	6000	50.00
41	BLOCK 24	6000	50.00
42	BLOCK 24	6000	50.00
43	BLOCK 24	6000	50.00
44	BLOCK 24	6000	50.00
45	BLOCK 24	6000	50.00
46	BLOCK 24	8266	70.00

	LINE
	L6
	L7
	L8
	L9
	L10
	L11
	L12
	L13
	L14
	L15
	L18
	L19
	L20
	L21
	L22
	L23

LINE TABLE		LINE TABLE		
BEARING	DISTANCE	LINE	BEARING	DISTANCE
0°31'31"W	70.65'	L24	N73°42'25"W	25.00'
3°05'05"W	70.65'	L25	S73°31'39"E	10.08'
8°02'43"W	70.65'	L27	N47°51'17"W	23.61'
5°33'54"W	64.29'	L28	S88°18'15"E	12.40'
5°33'54"W	64.29'	L30	N09°23'44"E	49.27'
5°33'54"W	64.29'	L31	N03°05'05"W	70.65'
3°05'05"W	70.65'	L32	N15°33'54"W	4.03'
9°23'44"E	21.39'	L33	N15°33'54"W	2.34'
9°23'44"E	49.27'	L34	N35°00'29"W	26.60'
5°10'08"E	1.09'	L35	S03°18'19"W	74.90'
2°18'51"E	3.28'	L36	N28°02'43"W	70.65'
2°08'43"W	30.00'	L39	N28°02'43"W	29.38'
3°42'25"E	30.00'	L40	N40°31'31"W	22.54'
3°42'25"E	35.00'	L41	N40°31'31"W	48.11'
3°42'25"E	18.04'	L42	N47°47'25"W	2.28'
3°42'25"E	15.00'			

TRACT SIZE TABLE	
TRACT	AREA (SQ FT)
A	28782.0
B	9999.0
C	233009.0
D	169214.0
E	697203.0
F	50505.0
G	27161.0
H	181777.0
I	1915861.0
J	1090.0
K	1088.0
L	2180.0
M	1390.0
N	1090.0
O	1090.0
P	3180.0
Q	1290.0
R	1090.0
S	1090.0
T	1090.0
U	1473.0
V	1090.0
W	1097.0
X	1090.0
Y	1090.0
Z	1090.0
AA	1090.0
AB	1090.0
AC	2180.0
AD	1090.0
AE	

LINE TABLE		
LINE	BEARING	DISTANCE
L.6	N40°31'31"W	70.65'
L.7	N03°05'05"W	70.65'
L.8	N28°02'43"W	70.65'
L.9	N15°33'54"W	64.29'
L.10	N15°33'54"W	64.29'
L.11	N15°33'54"W	64.29'
L.12	N03°05'05"W	70.65'
L.13	N09°23'44"E	21.39'
L.14	N09°23'44"E	21.39'
L.15	N15°10'08"E	1.09'
L.16	N15°10'08"E	1.09'
L.18	N42°18'51"E	3.28'
L.19	S42°08'43"W	30.00'
L.20	S73°42'25"E	30.00'
L.21	S73°42'25"E	35.00'
L.22	S73°42'25"E	18.04'
L.23	S73°42'25"E	15.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L24	N73°42'25" W	25.00'
L25	S73°31'39"E	10.08'
L27	N47°51'17" W	23.61'
L28	S88°18'15"E	12.40'
L30	N09°23'44"E	40.27'
L31	N03°05'05" W	70.65'
L32	N15°33'54" W	4.03'
L33	N15°33'54" W	2.34'
L34	N35°00'29" W	26.60'
L35	S03°18'19" W	70.90'
L36	N28°02'43" W	74.65'
L39	N28°02'43" W	29.38'
L40	N40°31'31" W	22.54'
L41	N40°31'31" W	48.11'
L42	N47°47'25" W	25.00'

TRACT SIZE TABLE	
TRACT	AREA (SQ FT)
A	28782.0
B	9999.0
C	233009.0
D	169214.0
E	69720.0
F	50505.0
G	27161.0
H	181777.0
I	1915861.0
J	1090.0
K	1088.0
L	2180.0
M	1390.0
N	1090.0
O	1090.0
P	3180.0
Q	1290.0
R	1090.0
S	1090.0
T	1090.0
U	1473.0
V	1090.0
W	1097.0
X	1090.0
Y	1090.0
Z	1090.0
AA	1090.0
AB	1090.0
AC	2180.0
AD	1090.0
AE	7123.0

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
				TOTAL SIZE: 253.51 AC.
				TOTAL BLOCKS: 24
				TOTAL LOTS: 906
				TOTAL TRACTS: 31
2	RESPONSE TO REMAINING MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	5/21/2024	JML	
1	SHEET ADDED	10/16/2023	JCL	
PROJECT NUMBER: PH3		CLIENT NAME: WBW SINGLE LAND INVESTMENT, LLC - SERIES 101		
		CLIENT LOCATION: GEORGETOWN, TX		
APPROVED BY: JCB				
AUTHORIZED BY: WBW				

	BENCHMARK CONCRETE TXDOT MONUMENT (SOUTHEAST R.O.W. LINE OF SANDY POINT ROAD) NAD 83 (2011) TX CENTRAL ZONE #4203 N: 10232940.54 E: 3353284.48 ELEV. = 333.3'
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MASTER-PRELIMINARY PLAN 5
PLEASANT HILL SECTION 3 PHASES 1-9
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

[illegible]

ENGINEER'S APPROVAL

THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF REVIEW UNDER THE
AUTHORITY OF JUAN C. BRIZUELA, P.E.
99981 ON 10/06/2025. 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

PRINTED ON: October 6, 2025

BFE/MIN FFE TABLE SECTION 3 PHASES 1-4

BFE/MIN FFE TABLE			
BLOCK NUMBER	LOT NUMBER	BFE (ft)	MIN. FFE (ft)
1	12	314.72	316.72
3	6	300.53	302.53
3	7	300.20	302.20
3	8	299.54	301.54
3	9	298.90	300.90
3	10	297.87	299.87
3	13	296.83	298.83
3	14	296.31	298.31
3	15	295.59	297.59
3	16	294.82	296.82
3	17	294.23	296.23
3	18	291.67	293.67
3	19	291.36	293.36
3	20	291.19	293.19
3	21	291.06	293.06
3	22	290.97	292.97
3	23	290.86	292.86
3	24	290.75	292.75
3	25	290.73	292.73
3	26	290.70	292.70
3	27	290.64	292.64
3	28	290.52	292.52
3	29	290.66	292.66
3	30	290.59	292.59
3	31	290.57	292.57
3	32	590.58	592.58
3	33	290.57	292.57
3	34	290.57	292.57
3	35	290.17	292.17
3	36	289.72	291.72
3	37	289.29	291.29
3	38	289.02	291.02

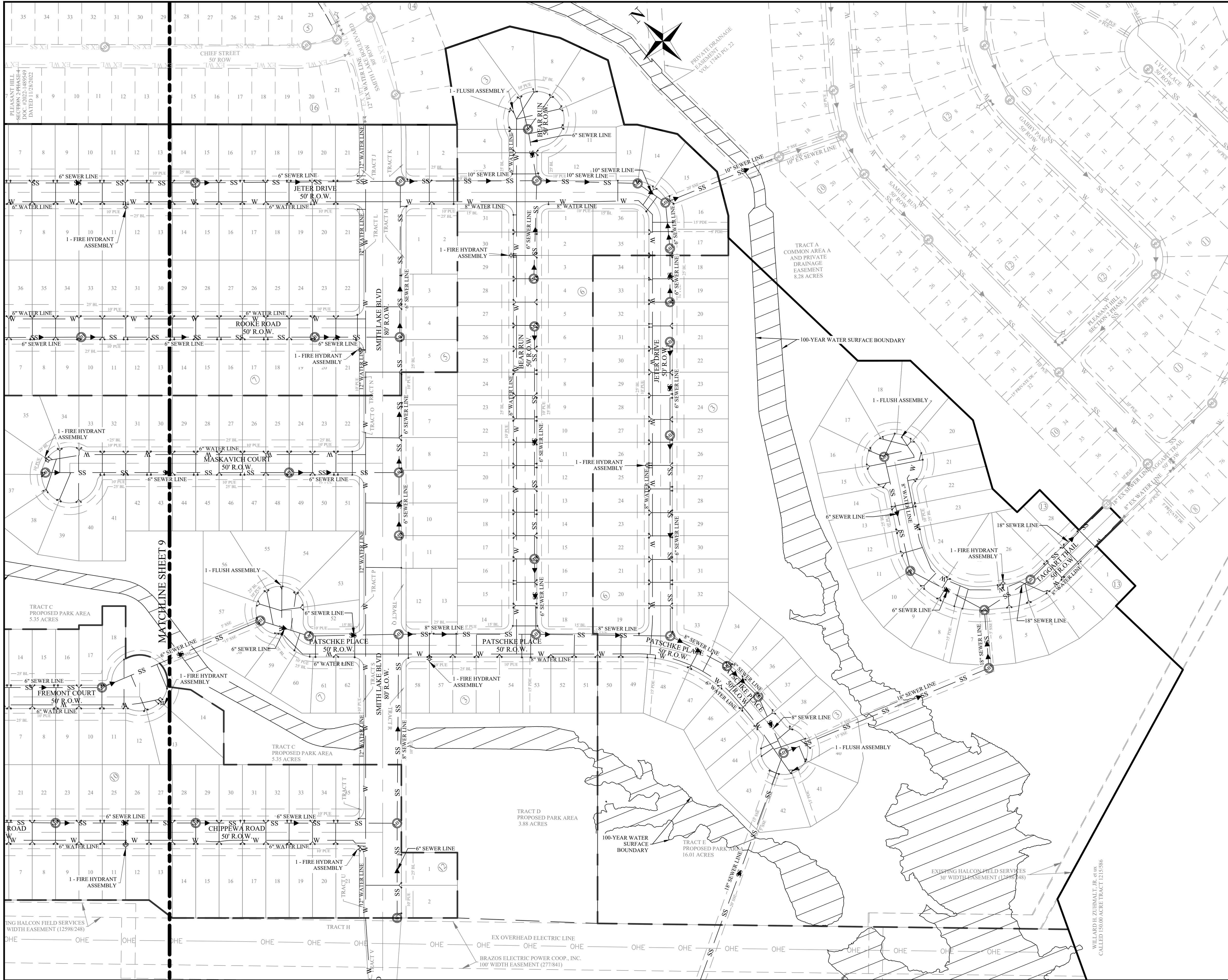
BFE/MIN FFE TABLE			
BLOCK NUMBER	LOT NUMBER	BFE (ft)	MIN. FFE (ft)
3	39	288.71	290.71
3	40	288.13	290.13
3	41	287.64	289.64
3	42	288.97	290.97
3	43	290.02	292.02
3	44	290.16	292.16
3	45	290.82	292.82
3	46	290.96	292.96
3	47	291.15	293.15
3	48	291.85	293.85
3	49	292.38	294.38
3	50	292.97	294.97
3	51	293.18	295.18
3	52	293.32	295.32
3	53	293.45	295.45
3	54	293.57	295.57
3	55	293.72	295.72
3	56	293.90	295.90
3	57	294.13	296.13
3	58	294.48	296.48
7	35	307.59	309.59
7	36	307.45	309.45
7	37	306.59	308.59
7	38	305.82	307.82
7	39	303.39	305.39
7	40	302.63	304.63
7	41	302.18	304.18
7	42	301.62	303.62
7	43	301.23	303.23
7	44	301.10	303.10
7	45	301.00	303.00
7	56	300.73	302.73

BFE/MIN FFE TABLE			
BLOCK NUMBER	LOT NUMBER	BFE (ft)	MIN. FFE (ft)
7	57	300.15	302.15
7	58	299.24	301.24
7	59	297.80	299.80
7	60	297.11	299.11
7	61	296.73	298.73
7	62	296.41	298.41
7	1	311.00	313.00
7	2	308.75	310.75
7	3	308.50	310.50
7	4	308.25	310.25
7	5	308.00	310.00
8	1	314.04	316.04
8	2	314.34	316.34
8	3	314.64	316.64
8	4	314.94	316.94
8	5	315.24	317.24
8	6	315.54	317.54
8	7	315.84	317.84
8	8	316.14	318.14
8	9	316.44	318.44
8	10	316.74	318.74
8	11	317.04	319.04
8	12	317.34	319.34
8	13	317.64	319.64
8	14	317.94	319.94
8	15	318.24	320.24
8	16	318.24	320.24
8	17	318.84	320.84
8	18	319.14	321.14
8	19	319.30	321.30
8	20	319.50	321.50
9	1	310.24	312.24

BFE/MIN FFE TABLE			
BLOCK NUMBER	LOT NUMBER	BFE (ft)	MIN. FFE (ft)
9	2	306.92	308.92
9	3	306.71	308.71
9	4	306.01	308.01
9	5	305.66	307.66
9	6	305.05	307.05
9	7	304.48	306.48
9	10	304.40	306.40
9	11	304.38	306.38
9	12	304.30	306.30
9	13	303.86	305.86
9	14	303.49	305.49
9	15	303.24	305.24
9	16	303.03	305.03
9	17	302.07	304.07
9	18	301.60	303.60
10	14	299.11	301.11
10	30	298.72	300.72
10	31	298.14	300.14
10	32	297.55	299.55
10	33	296.59	298.59
10	34	296.32	298.32
10	35	296.10	298.10
13	1	284.81	286.81
13	2	284.81	286.81
13	3	284.81	286.81
13	4	284.81	286.81
13	5	284.81	286.81
13	6	284.81	286.81
13	7	285.85	287.85
13	8	287.91	289.91
13	9	289.13	291.13
13	10	289.75	291.75

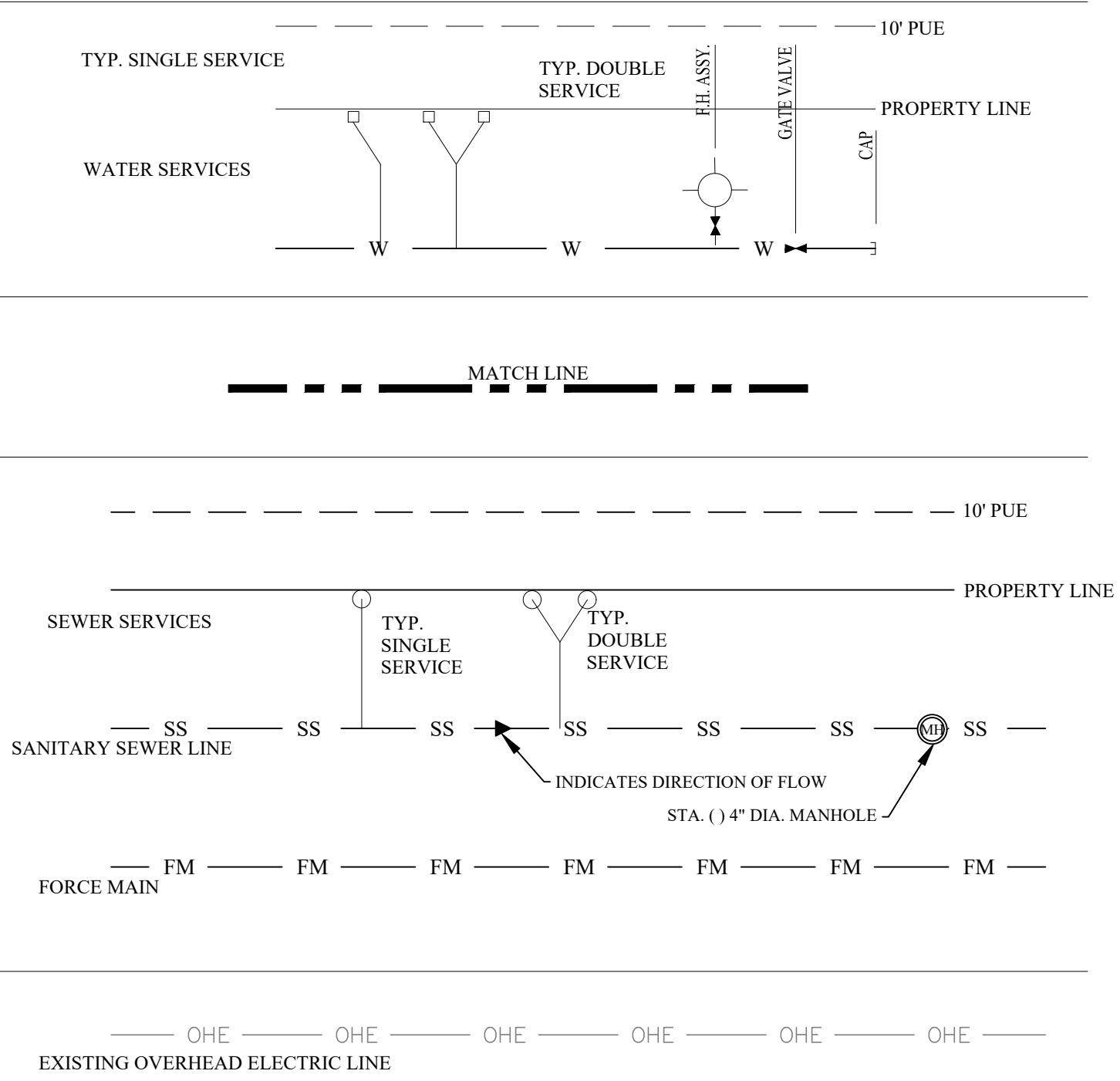
BFE/MIN FFE TABLE			
BLOCK NUMBER	LOT NUMBER	BFE (ft)	MIN. FFE (ft)
13	11	290.18	292.18
13	12	290.51	292.51
13	13	290.52	292.52
13	14	290.57	292.57
13	15	290.57	292.57
13	16	290.66	292.66
13	17	290.75	292.75
13	18	290.81	292.81

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	MASTER-PRELIMINARY PLAN 6 PLEASANT HILL SECTION 3 PHASES 1-9 CITY OF BRYAN, BRAZOS COUNTY, TEXAS	LEGAL DESCRIPTION	OWNER INFO	ENGINEER'S APPROVAL	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
				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 Leases, Abstract No. 31, the John Williams Leases, Abstract No. 237 and the Stephen F. Austin Leases No. 9, Abstract No. 63 in Brazos County, Texas, being all of a called 101.516 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 0.051 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 a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1439076 of the Official Public Records of Brazos County (OPBRC), also being all 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 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. 2021-1455630 of the OPBRC.	WBW 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 10/06/2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.	7 OF 18	
2	RESPONSE TO REMAINING MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	5/21/2024	JML								
1	SHEET ADDED	10/16/2023	JCL								
PROJECT NUMBER: PH3		CLIENT NAME: WBW SINGLE LAND INVESTMENT, LLC - SERIES 101									
APPROVED BY: JCB		CLIENT LOCATION: GEORGETOWN, TX									
AUTHORIZED BY: WBW											

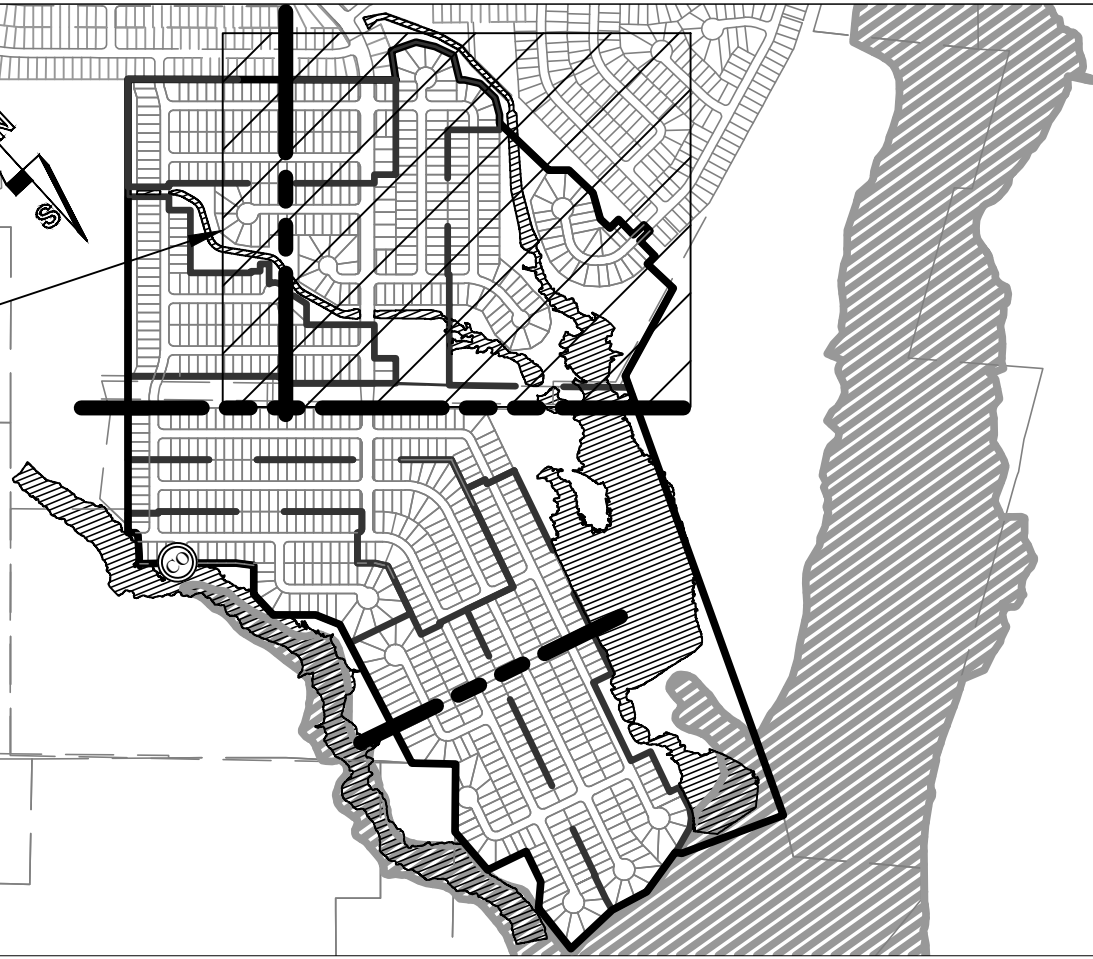


NOTE:
ALL UTILITY INFORMATION IS FOR PRELIMINARY PLAN PURPOSES ONLY
AND IS SUBJECT TO CHANGE DURING FINAL PREPARATION OF
CONSTRUCTION PLANS

DESIGN LEGEND



THIS SHEET



LOCATION MAP
NOT TO SCALE

REV.	DESCRIPTION	DATE	BY
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	
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
GRAPHIC SCALE	

BENCHMARK
CONCRETE TYPED 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'

WATER AND SEWER LAYOUT 1 PLEASANT HILL SECTION 3 PHASES 1-9 BRYAN, BRAZOS COUNTY, TEXAS

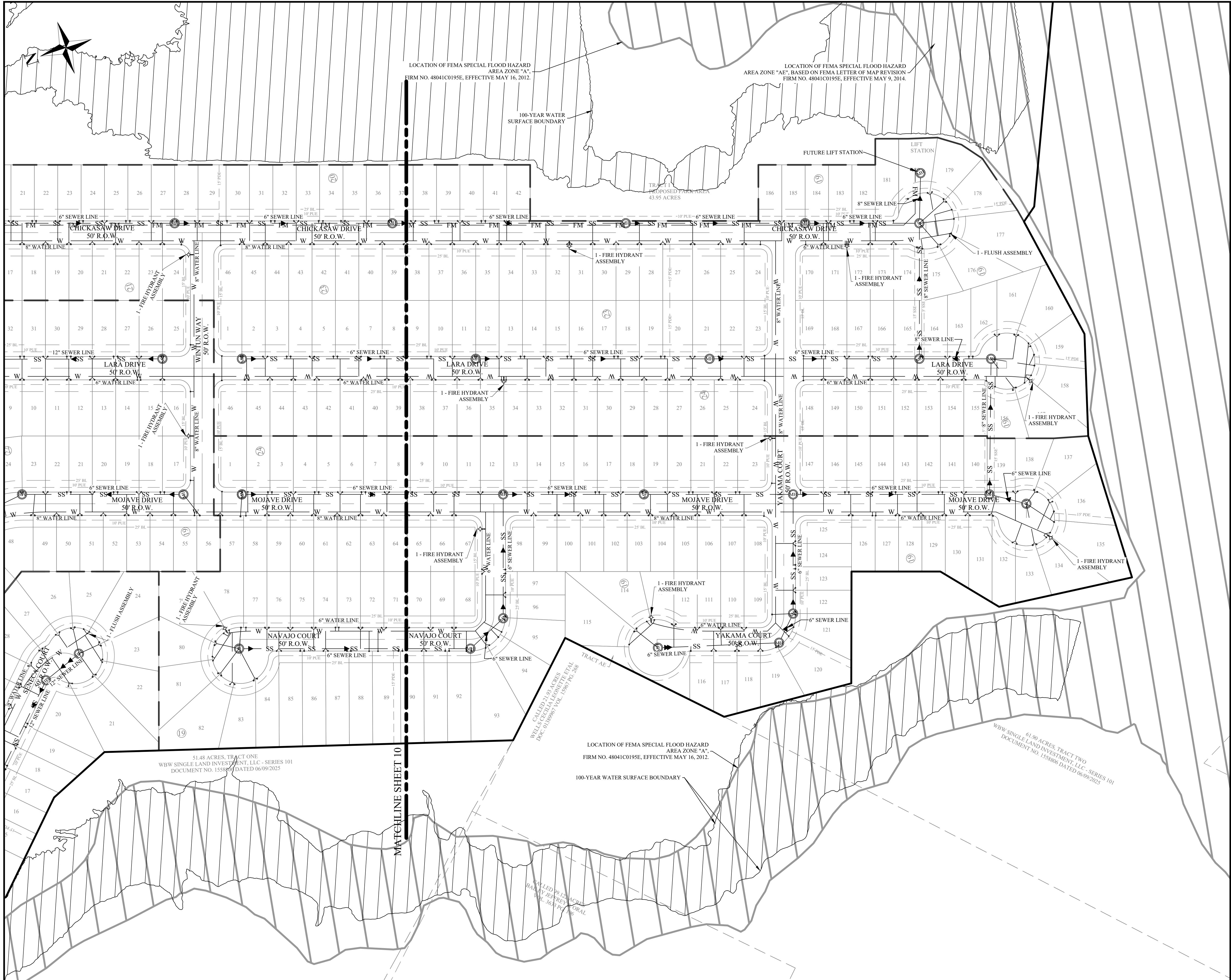
LEGAL DESCRIPTION
253.51 acre tract of land situated in the James McMillen Survey, Abstract No. 176, 060 Thomas F. McKinney League, Abstract No. 33 the John Williams League, Abstract No. 237 and the Stephen F. Austin League No. 9, Abstract No. 62 in Brazos County, Texas, being all of a called 101.36 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 a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1439076 of the Official Public Records of Brazos County (OPRBC), also being all of a called 133.09 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1439077 of the OPRBC 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 OPRBC 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 OPRBC.

OWNER INFO
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 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 10/06/2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

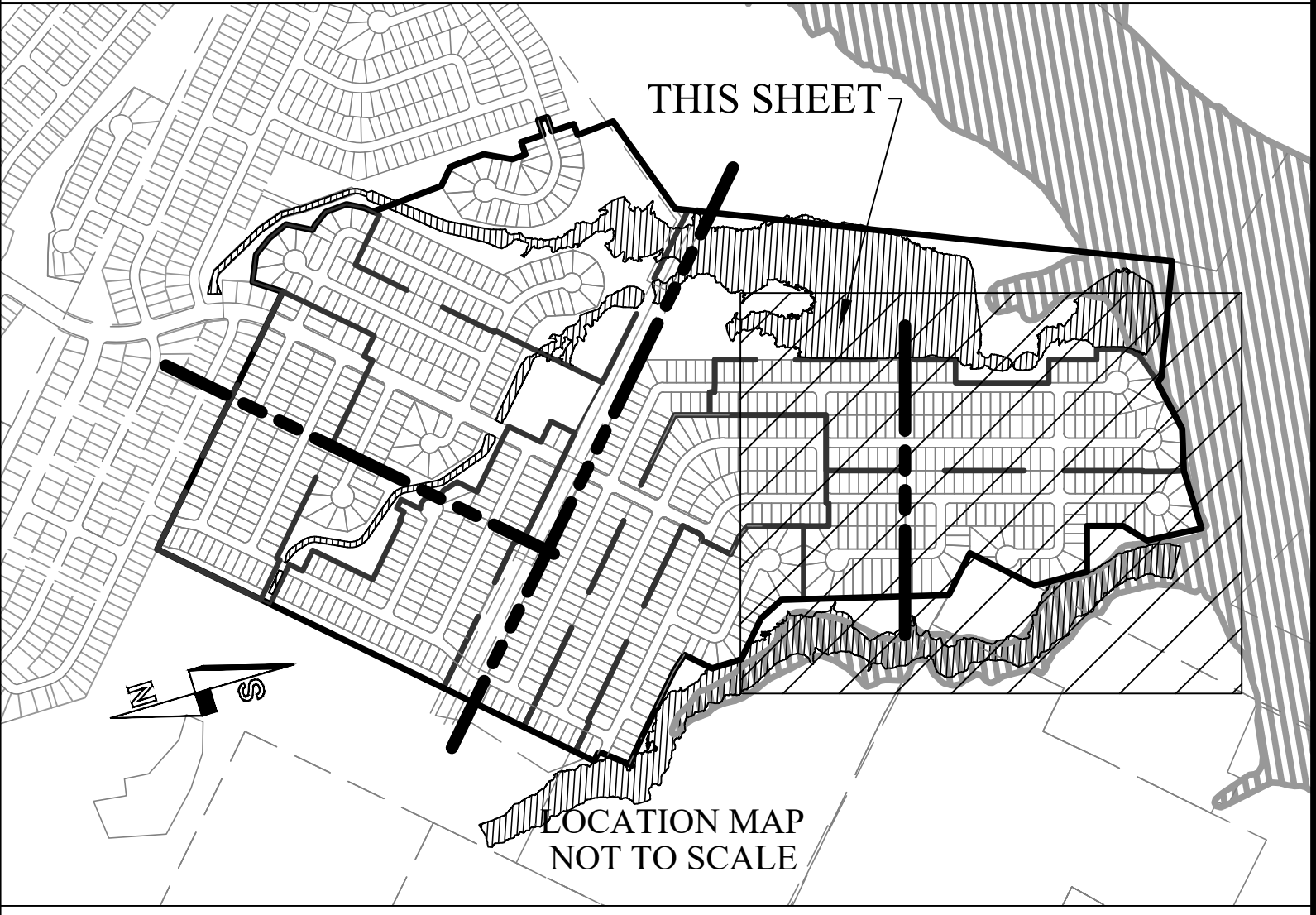
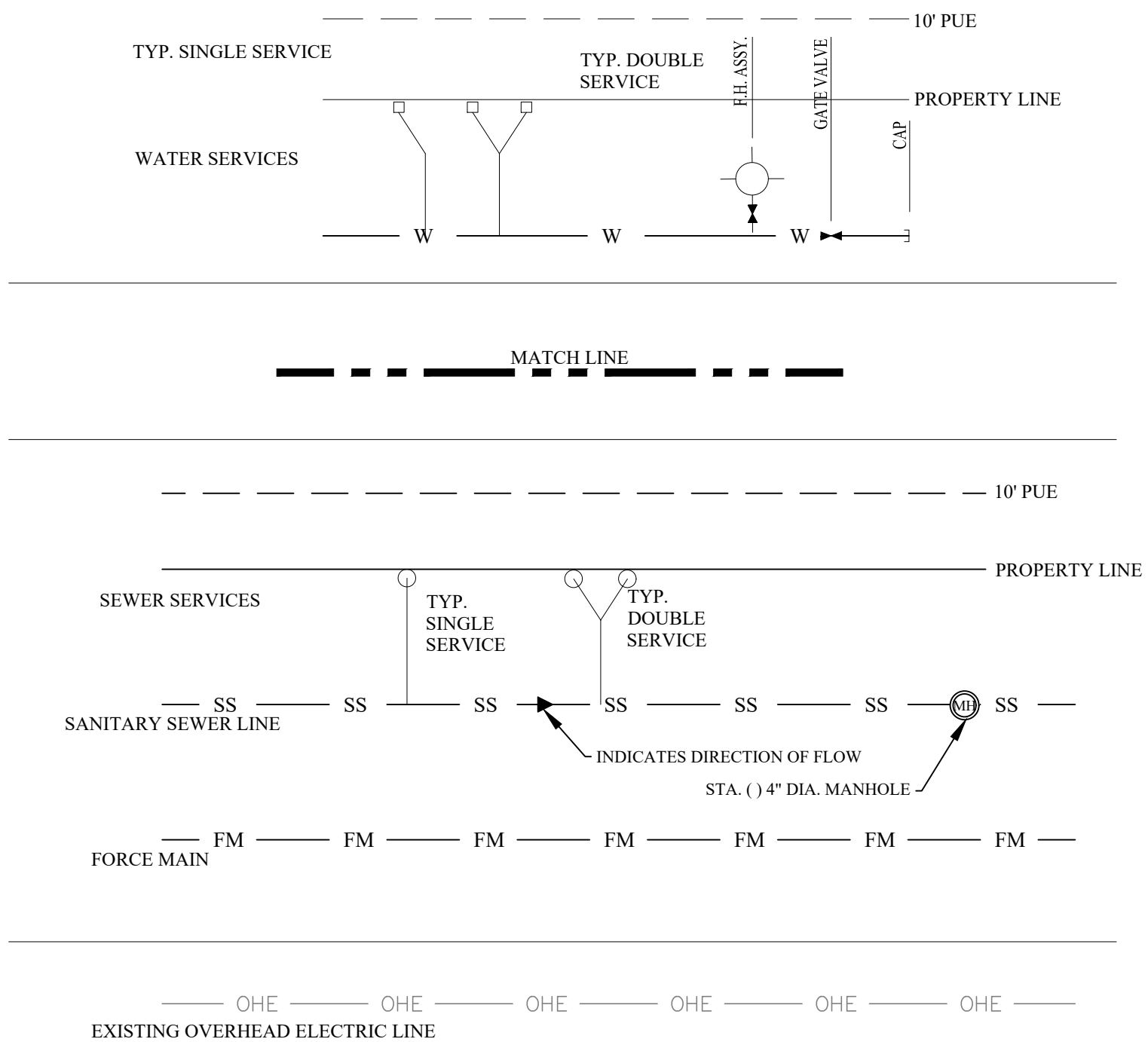
Yalvo Engineering, LLC 109 W 2nd Street Ste. 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057 Texas Registered Engineering Firm F-24040 Texas Registered Surveying Firm # 10194797

SHEET
8
OF
18



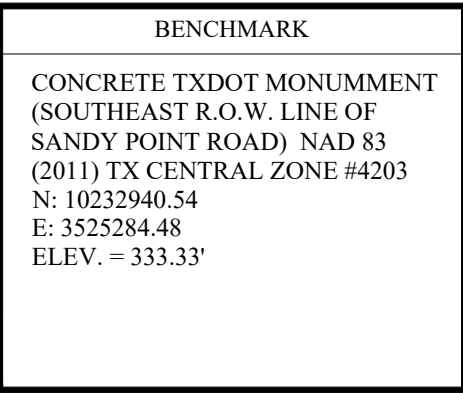
NOTE:
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CONSTRUCTION PLANS

DESIGN LEGEND



REV.	DESCRIPTION	DATE	BY
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	
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'	



WATER AND SEWER LAYOUT 4 PLEASANT HILL SECTION 3 PHASES 1-9 BRYAN, BRAZOS COUNTY, TEXAS

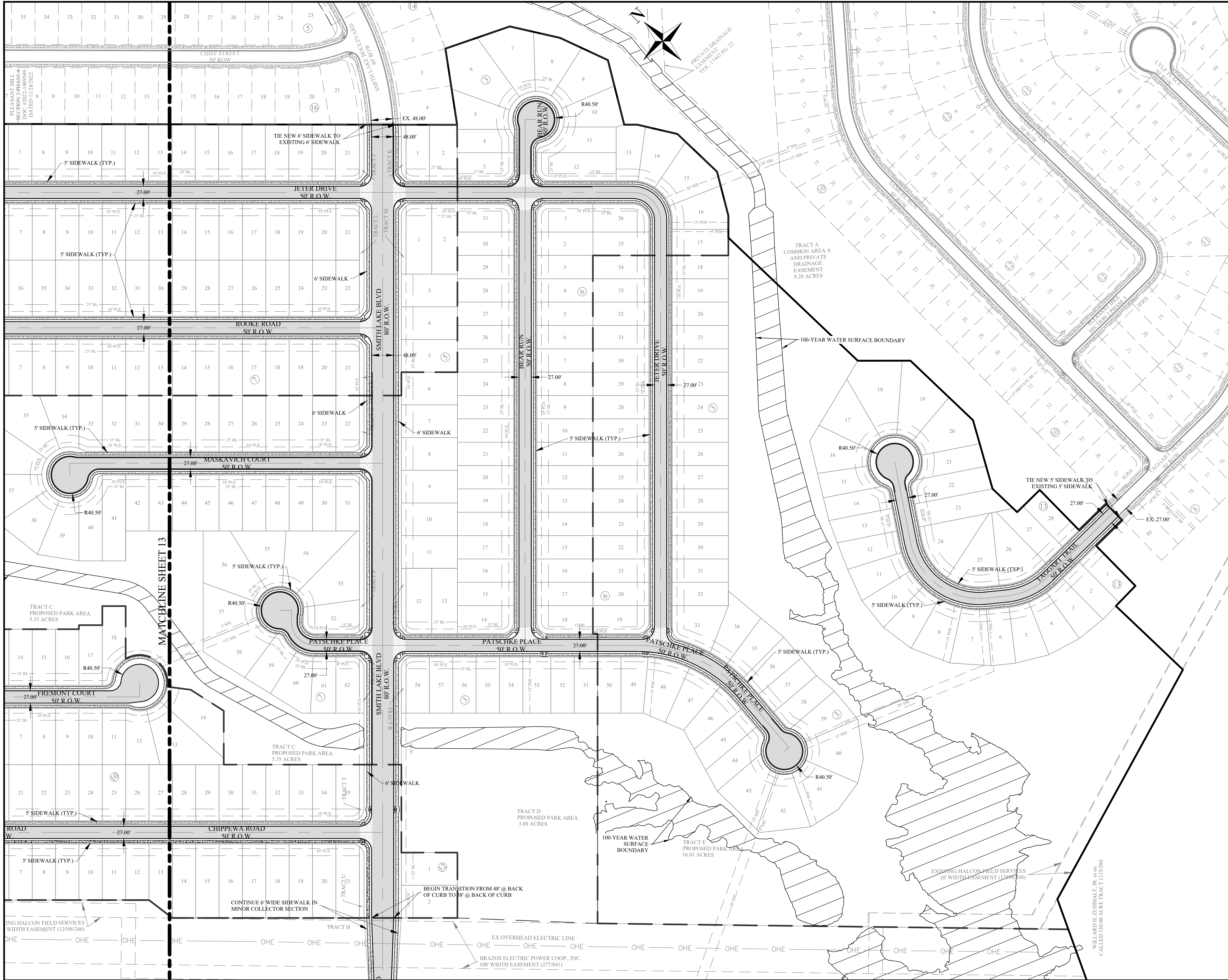
LEGAL DESCRIPTION
253.51 acre tract of land situated in the James McMillen Survey, Abstract No. 176, 06th Thomas F. McKinney League, Abstract No. 3, 3rd John Williams League, Abstract No. 237 and the Stephen F. Austin League No. 9, Abstract No. 62 in Brazos County, Texas, being all of a called 101.36 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 a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1439076 of the Official Public Records of Brazos County (OPRBC), also being all of a called 131.09 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1439077 of the OPRBC 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. 2019-1374023 of the OPRBC 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 OPRBC.

OWNER INFO
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 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
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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
11
OF
18

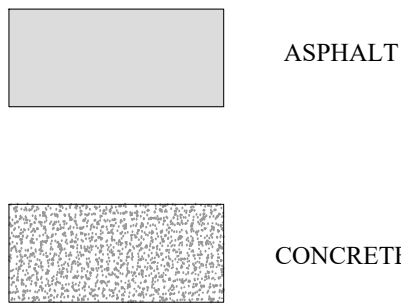


NOTE:
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ALL RAMP LOCATIONS ARE FOR PRELIMINARY PLAN PURPOSES ONLY AND ARE SUBJECT TO CHANGE DURING FINAL PREPARATION OF CONSTRUCTION PLANS.

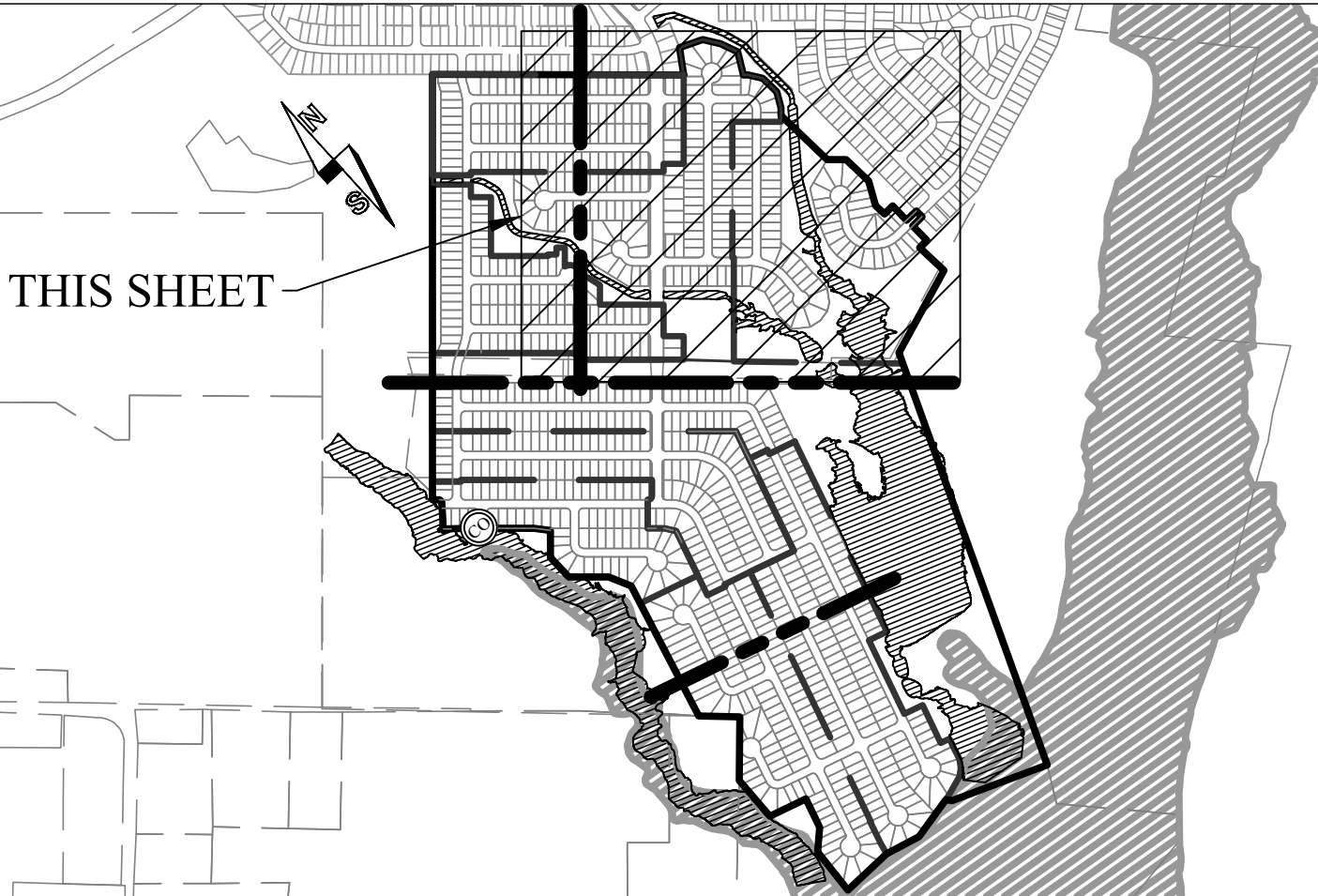
PAVEMENT WIDTHS
• MAJOR COLLECTOR (SMITH LAKE BOULEVARD WHERE 80' R.O.W.): 48' AT BACK OF CURB
• MINOR COLLECTOR (SMITH LAKE BOULEVARD WHERE 60' R.O.W.): 38' AT BACK OF CURB
• RESIDENTIAL STREETS (ALL OTHERS): 27' AT BACK OF CURB
• CUL-DE-SACS: 40.5' AT BACK OF CURB

SIDEWALK WIDTHS:
• ALL SET 4' FROM BACK OF CURB
• 6' ALONG SMITH LAKE BOULEVARD
• 5' ALONG ALL OTHERS

DESIGN LEGEND



EXISTING OVERHEAD ELECTRIC LINE



LOCATION MAP
NOT TO SCALE

REV.	DESCRIPTION	DATE	BY
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	
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
GRAPHIC SCALE	

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'

PAVEMENT AND SIDEWALK LAYOUT 1 PLEASANT HILL SECTION 3 PHASES 1-9 BRYAN, BRAZOS COUNTY, TEXAS

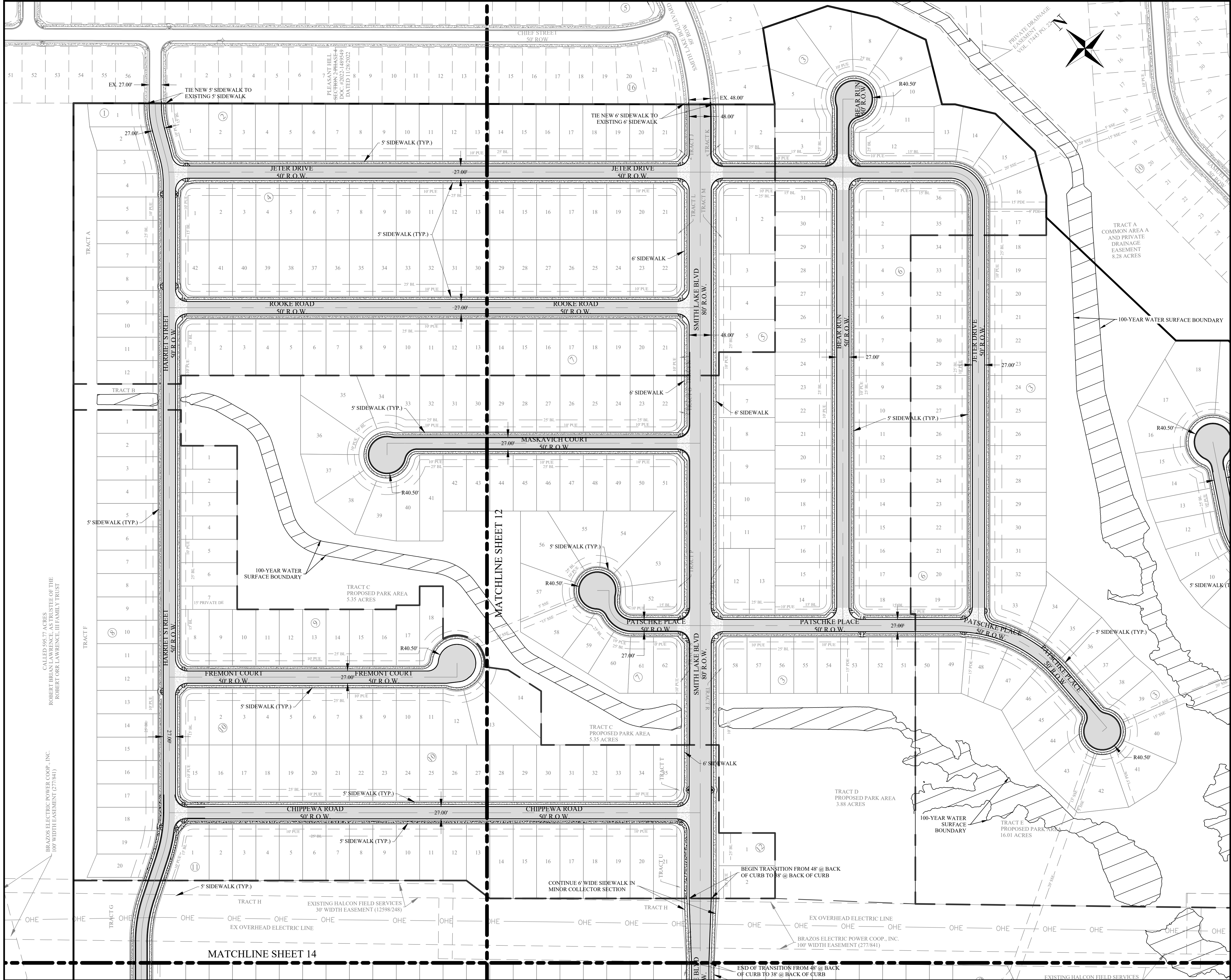
LEGAL DESCRIPTION
253.51 acre tract of land situated in the James McMillen Survey, Abstract No. 176, 0th Thomas F. McKinney League, Abstract No. 3, the John Williams League, Abstract No. 237 and the Stephen F. Austin League No. 9, Abstract No. 62, in Brazos County, Texas, being all of a called 101.16 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 a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1439076 of the Official Public Records of Brazos County (OPRBC), also being all of a called 131.09 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1439077 of the OPRBC 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 OPRBC 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 OPRBC.

OWNER INFO
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 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
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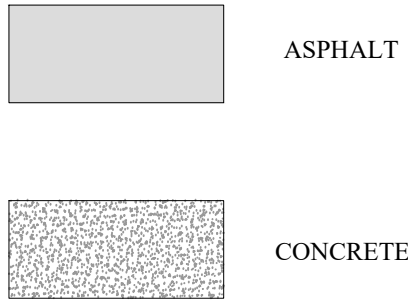
Yalgo Engineering, LLC 109 W 2nd Street Ste. 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057 Texas Registered Engineering Firm F-24040 Texas Registered Surveying Firm # 10194797

SHEET
12
OF
18

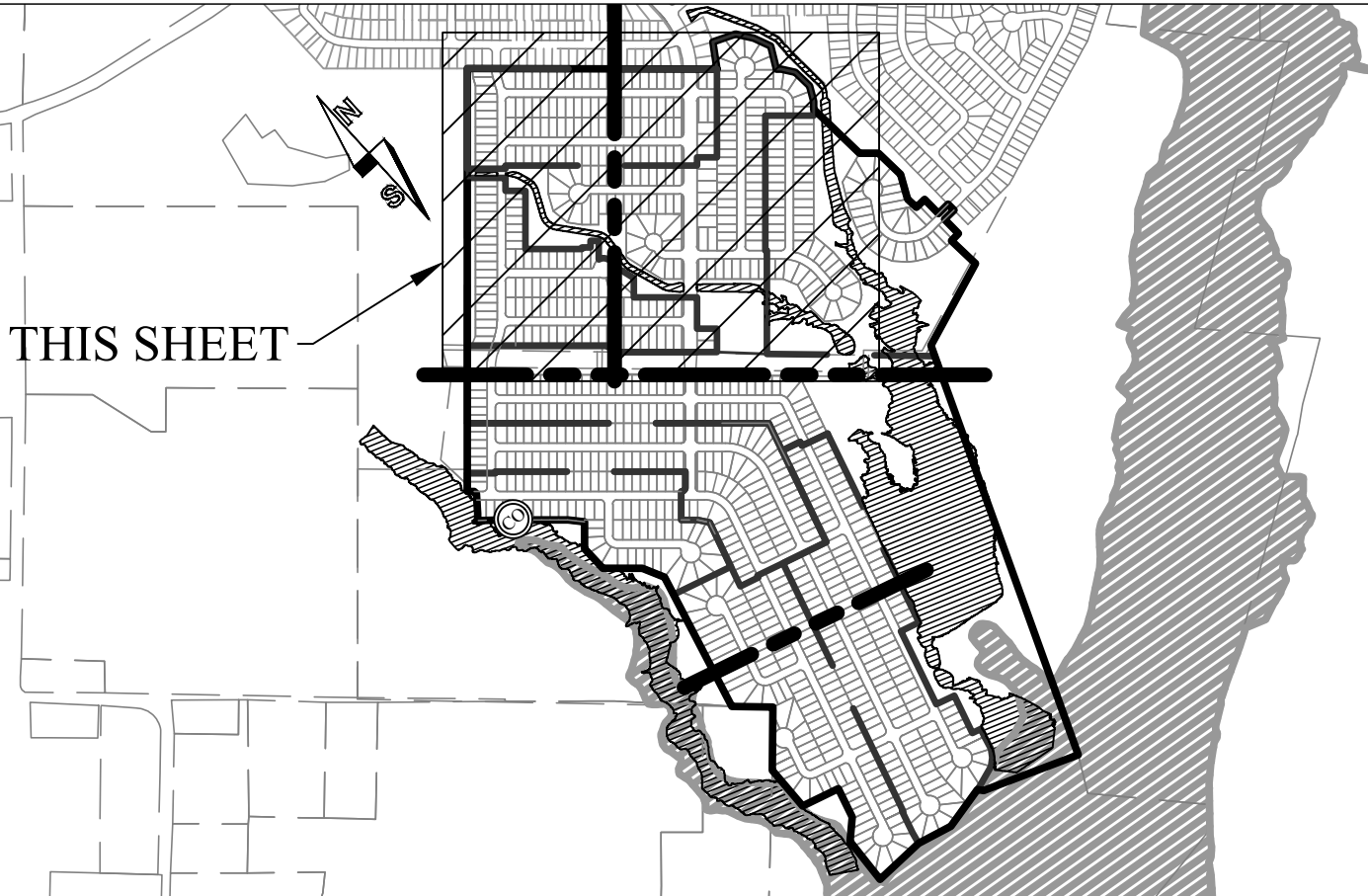


- NOTE:
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- ALL RAMP LOCATIONS ARE FOR PRELIMINARY PLAN PURPOSES ONLY AND ARE SUBJECT TO CHANGE DURING FINAL PREPARATION OF CONSTRUCTION PLANS.
- PAVEMENT WIDTHS
- MAJOR COLLECTOR (SMITH LAKE BOULEVARD WHERE 80' R.O.W.): 48' AT BACK OF CURB
 - MINOR COLLECTOR (SMITH LAKE BOULEVARD WHERE 60' R.O.W.): 38' AT BACK OF CURB
 - RESIDENTIAL STREETS (ALL OTHERS): 27' AT BACK OF CURB
 - CUL-DE-SACS: 40.5' AT BACK OF CURB
- SIDEWALK WIDTHS:
- ALL SET 4' FROM BACK OF CURB
 - 6' ALONG SMITH LAKE BOULEVARD
 - 5' ALONG ALL OTHERS

DESIGN LEGEND



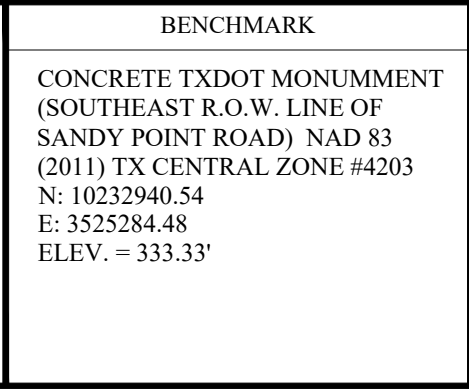
EXISTING OVERHEAD ELECTRIC LINE



LOCATION MAP
NOT TO SCALE

REV.	DESCRIPTION	DATE	BY
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	
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'	



PAVEMENT AND SIDEWALK LAYOUT 2
PLEASANT HILL SECTION 3 PHASES 1-9
BRYAN, BRAZOS COUNTY, TEXAS

LEGAL DESCRIPTION

253.51 acre tract of land situated in the James McMillen Survey, Abstract No. 176, 6th Thomas F. McKinney League, Abstract No. 3, 3rd 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 101.16 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 a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1439076 of the Official Public Records of Brazos County (OPRBC), also being all of a called 131.09 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1439077 of the OPRBC 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 OPRBC 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 OPRBC.

OWNER INFO

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

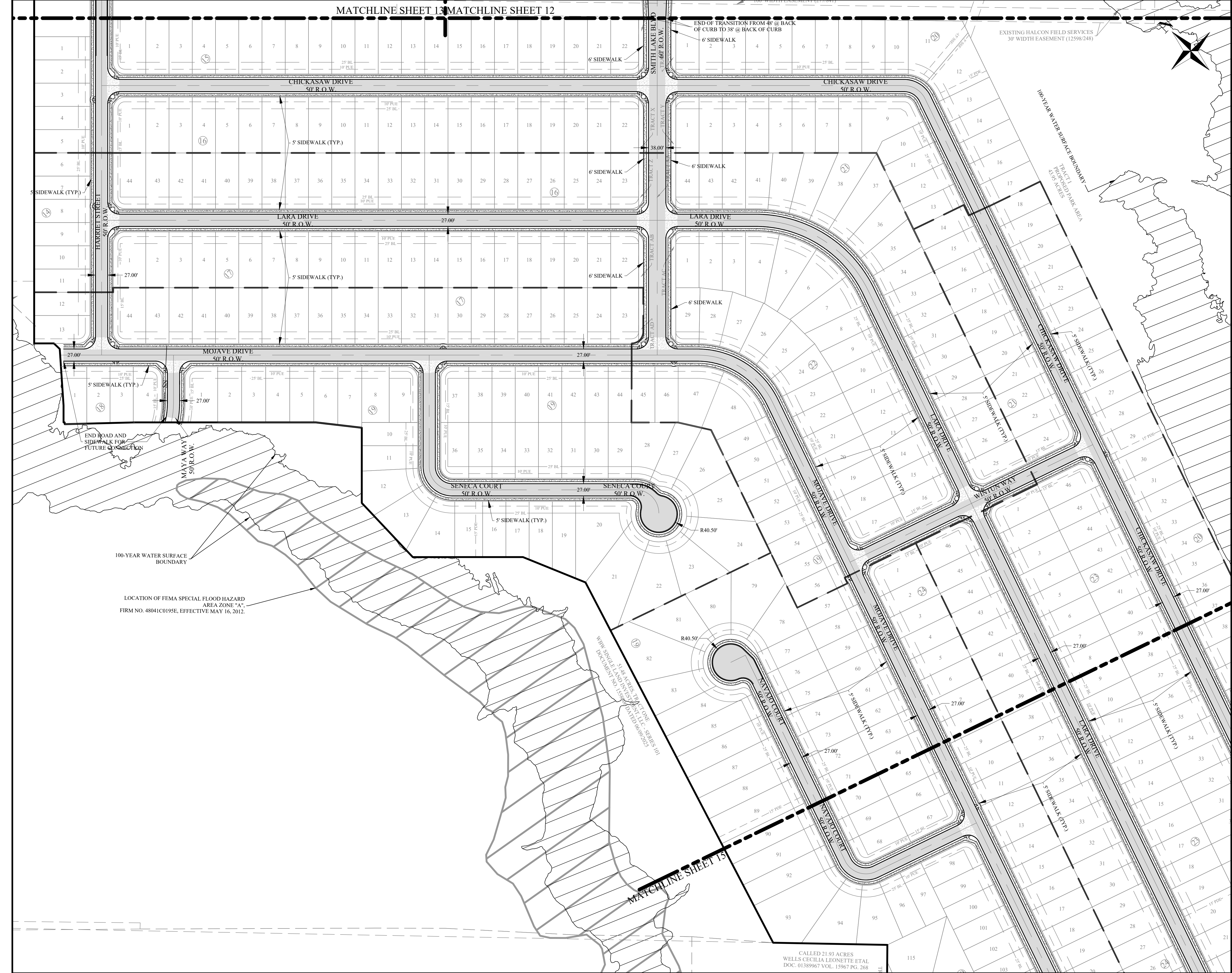
ENGINEER'S APPROVAL

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JUAN C. BRIZUELA, P.E. 99981 ON 10/06/2025. 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
13
OF
18

MATCHLINE SHEET 13 MATCHLINE SHEET 12



NOTE:

ALL UTILITY INFORMATION IS FOR PRELIMINARY PLAN PURPOSES ONLY AND IS SUBJECT TO CHANGE DURING FINAL PREPARATION OF CONSTRUCTION PLANS

ALL RAMP LOCATIONS ARE FOR PRELIMINARY PLAN PURPOSES ONLY AND ARE SUBJECT TO CHANGE DURING FINAL PREPARATION OF CONSTRUCTION PLANS.

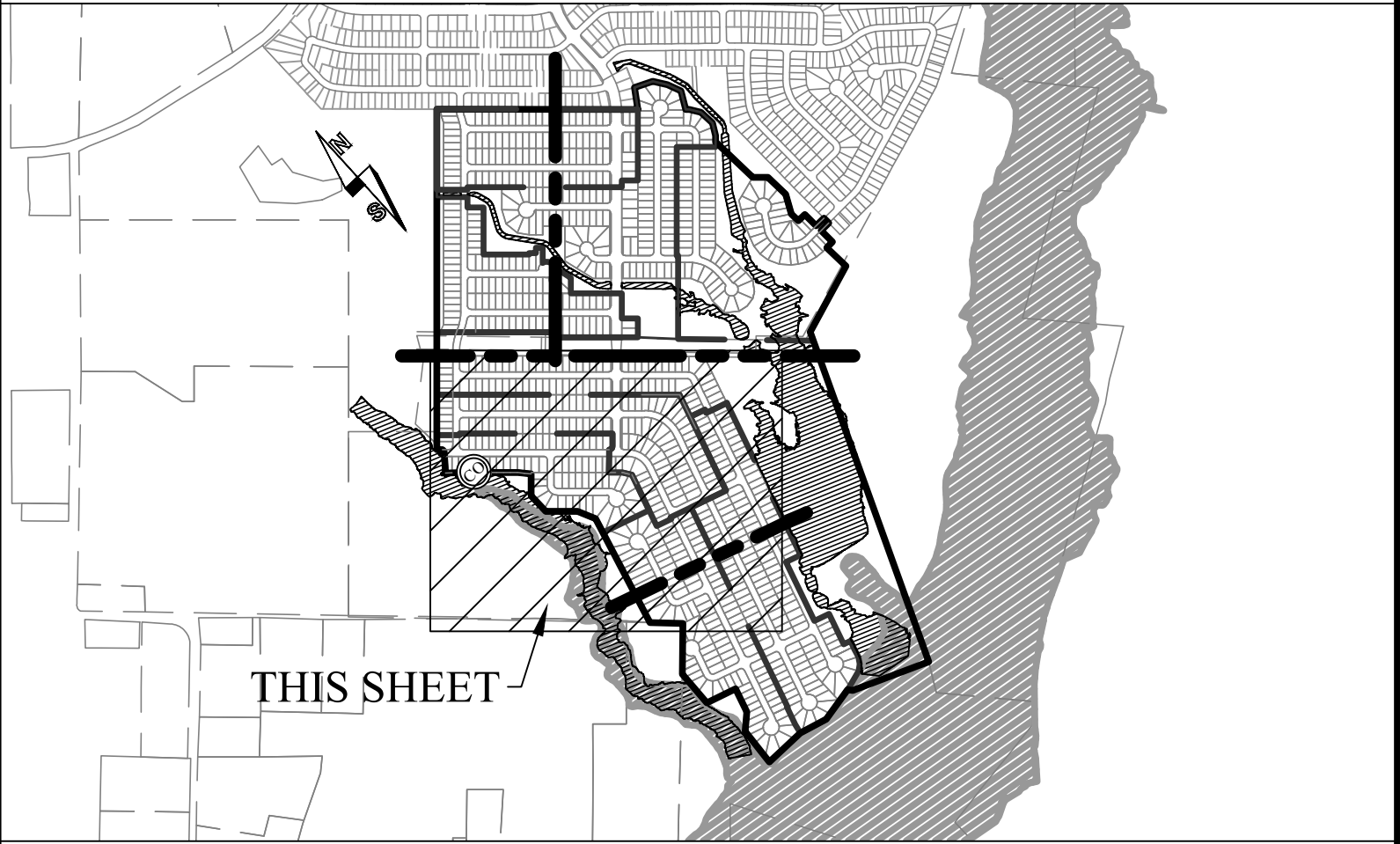
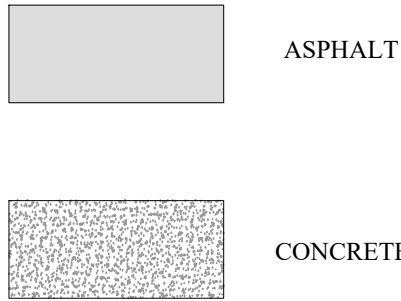
PAVEMENT WIDTHS

- MAJOR COLLECTOR (SMITH LAKE BOULEVARD WHERE 80' R.O.W.): 48' AT BACK OF CURB
- MINOR COLLECTOR (SMITH LAKE BOULEVARD WHERE 60' R.O.W.): 38' AT BACK OF CURB
- RESIDENTIAL STREETS (ALL OTHERS): 27' AT BACK OF CURB
- CUL-DE-SACS: 40.5' AT BACK OF CURB

SIDEWALK WIDTHS:

- ALL SET 4' FROM BACK OF CURB
- 6' ALONG SMITH LAKE BOULEVARD
- 5' ALONG ALL OTHERS

DESIGN LEGEND



THIS SHEET

LOCATION MAP
NOT TO SCALE

REV.	DESCRIPTION	DATE	BY
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	
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

GRAPHIC SCALE

0 100 200 300

IN FEET

BENCHMARK
CONCRETE TXDOT MONUMENT (SOUTHEAST R.O.W. LINE OF SANDY POINT ROAD) NAD 83 (2011) TX CENTRAL ZONE #4203 N: 10252940.54 E: 3525284.48 ELEV. = 333.33'

PAVEMENT AND SIDEWALK LAYOUT 3 PLEASANT HILL SECTION 3 PHASES 1-9 BRYAN, BRAZOS COUNTY, TEXAS

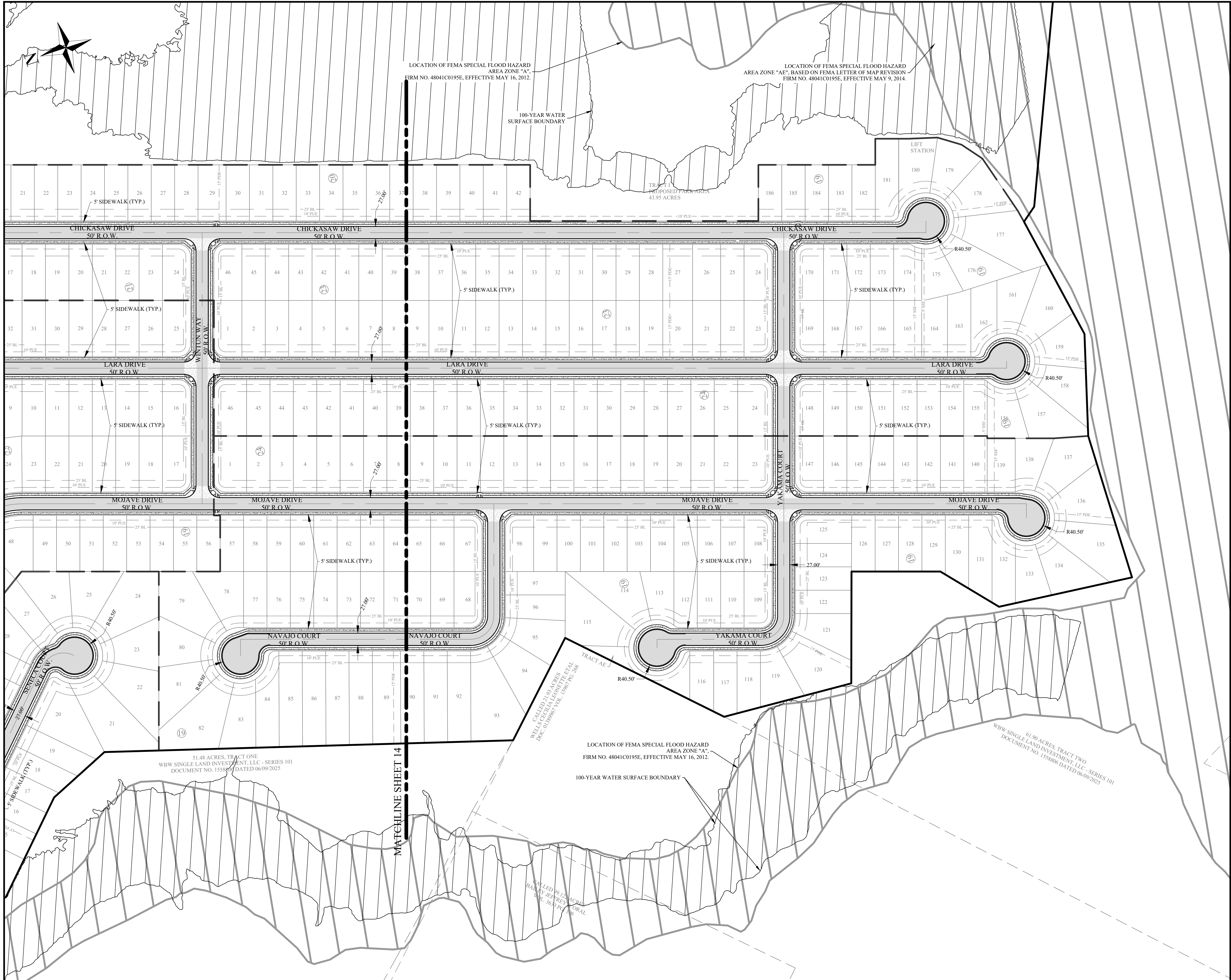
LEGAL DESCRIPTION
253.51 acre tract of land situated in the James McMillen Survey, Abstract No. 176, 060 Thomas F. McKinney League, Abstract No. 3, the John Williams League, Abstract No. 237 and the Stephen F. Austin League No. 9, Abstract No. 62 in Brazos County, Texas, being all of a called 101.36 acre tract (Parcel No. 3), a called 1.836 acre tract (Parcel No. 2), a called 6.626 acre tract (Parcel No. 5), a called 0.033 acre tract (Parcel No. 4), a called 0.001 acre tract (Parcel No. 3), 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 WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1439076 of the Official Public Records of Brazos County (OPRBC), also being all of a called 137.09 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1439077 of the OPRBC 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 OPRBC 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 OPRBC.

OWNER INFO
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 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 10/06/2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

Yalga 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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NOTE:

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ALL RAMP LOCATIONS ARE FOR PRELIMINARY PLAN PURPOSES ONLY AND ARE SUBJECT TO CHANGE DURING FINAL PREPARATION OF CONSTRUCTION PLANS.

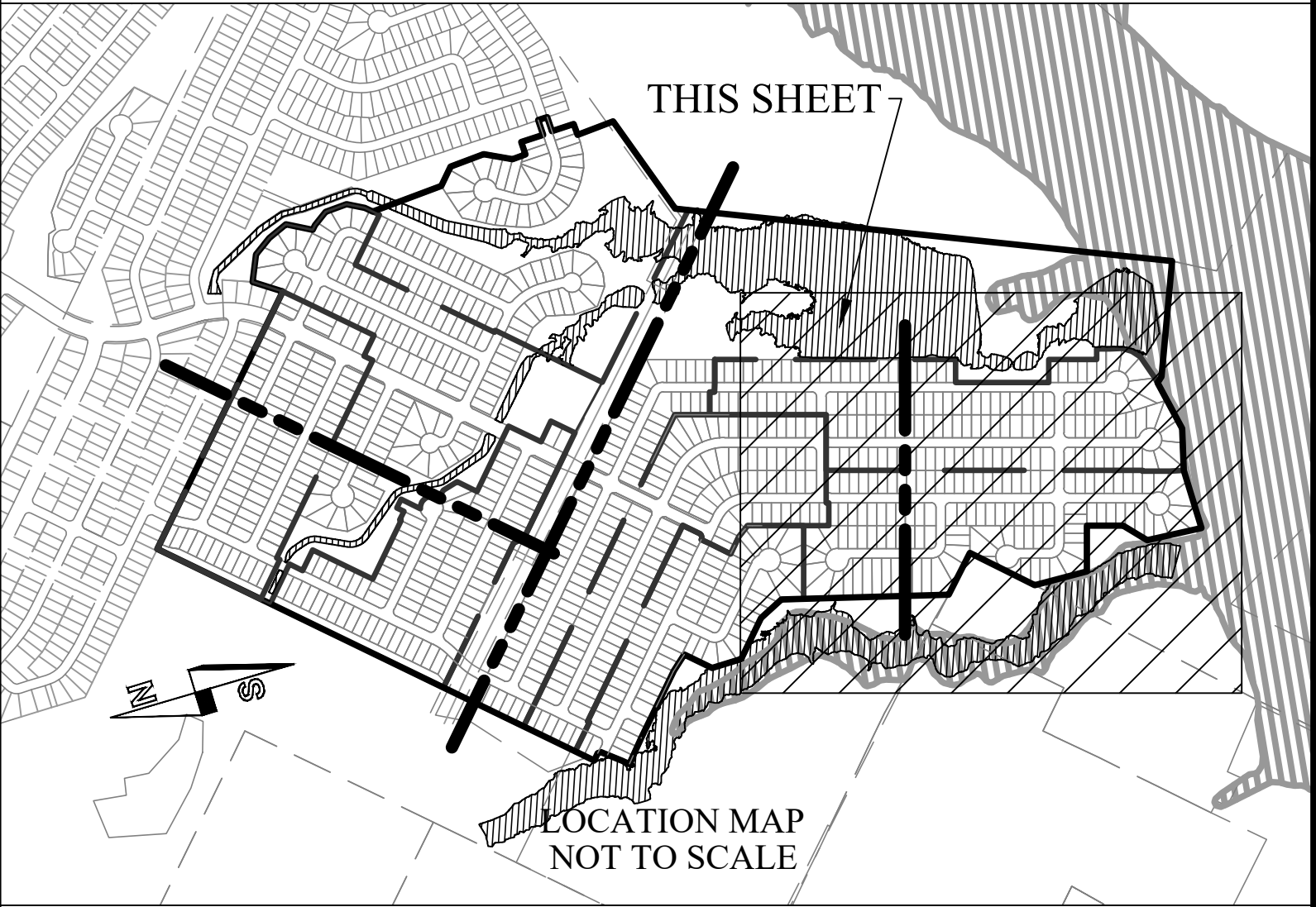
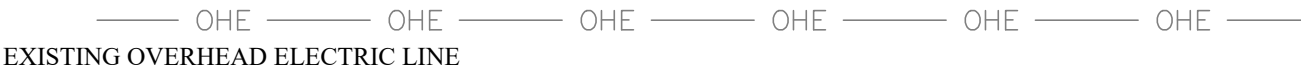
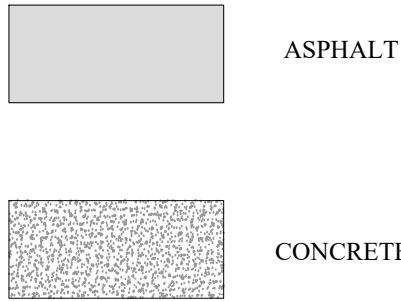
PAVEMENT WIDTHS

- MAJOR COLLECTOR (SMITH LAKE BOULEVARD WHERE 80' R.O.W.): 48' AT BACK OF CURB
- MINOR COLLECTOR (SMITH LAKE BOULEVARD WHERE 60' R.O.W.): 38' AT BACK OF CURB
- RESIDENTIAL STREETS (ALL OTHERS): 27' AT BACK OF CURB
- CUL-DE-SACS: 40.5' AT BACK OF CURB

SIDEWALK WIDTHS:

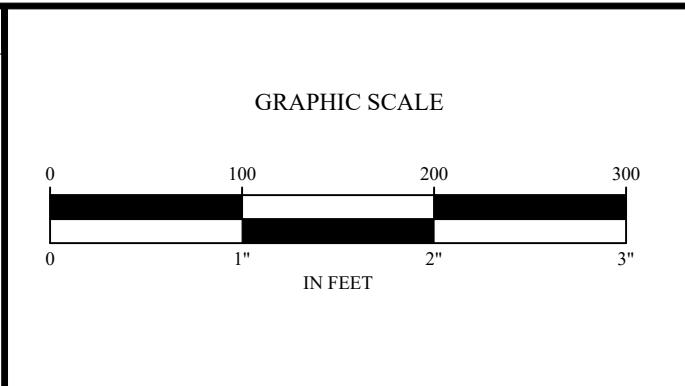
- ALL SET 4' FROM BACK OF CURB
- 6' ALONG SMITH LAKE BOULEVARD
- 5' ALONG ALL OTHERS

DESIGN LEGEND



REV.	DESCRIPTION	DATE	BY
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	
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'

PAVEMENT AND SIDEWALK LAYOUT 4
PLEASANT HILL SECTION 3 PHASES 1-9
BRYAN, BRAZOS COUNTY, TEXAS

LEGAL DESCRIPTION
253.51 acre tract of land situated in the James McMillen Survey, Abstract No. 176, 06/ Thomas F. McKinney League, Abstract No. 3, 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 101.16 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 a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1439076 of the Official Public Records of Brazos County (OPRBC), also being all of a called 133.09 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1439077 of the OPRBC 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. 2019-1374023 of the OPRBC 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 OPRBC.

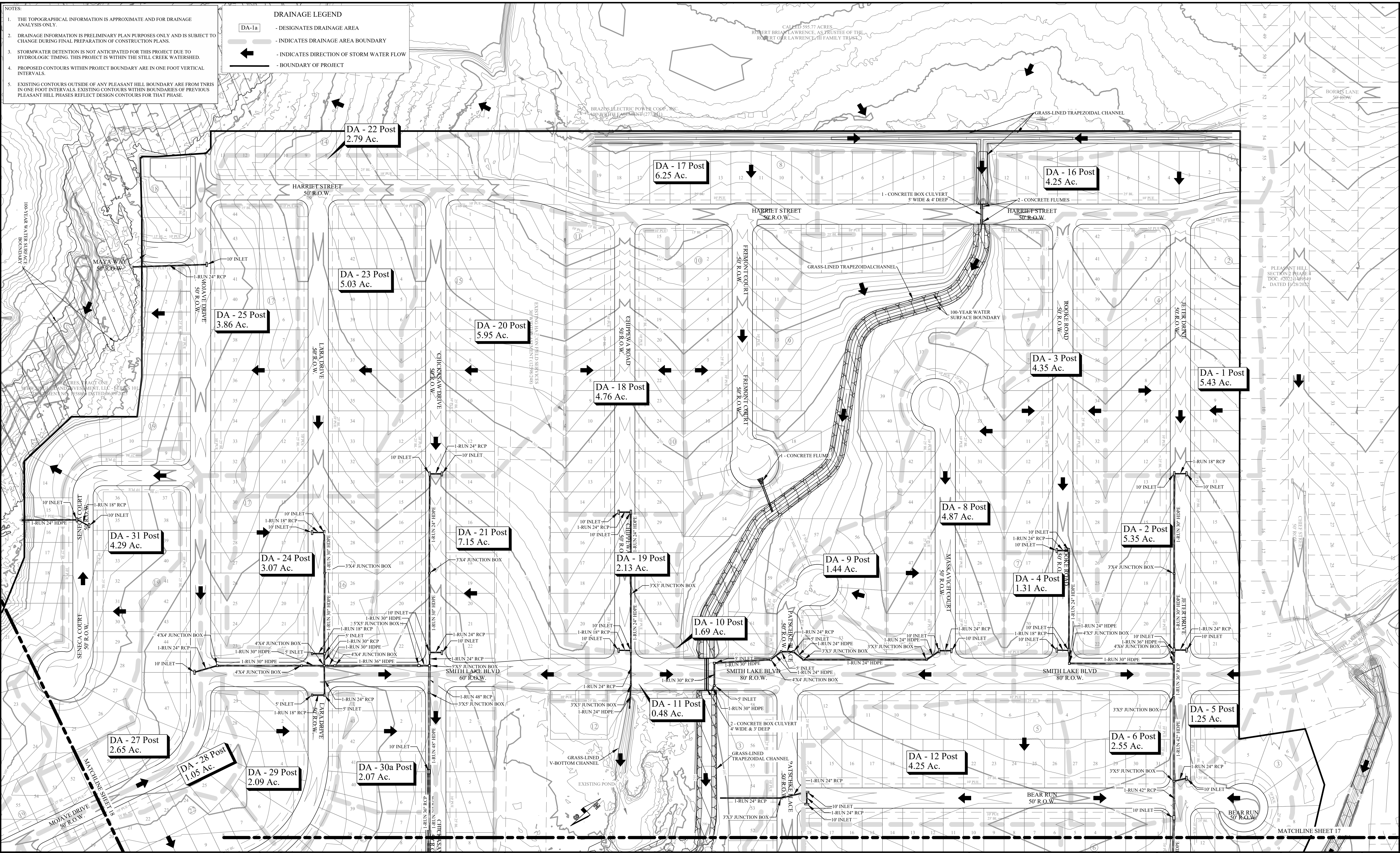
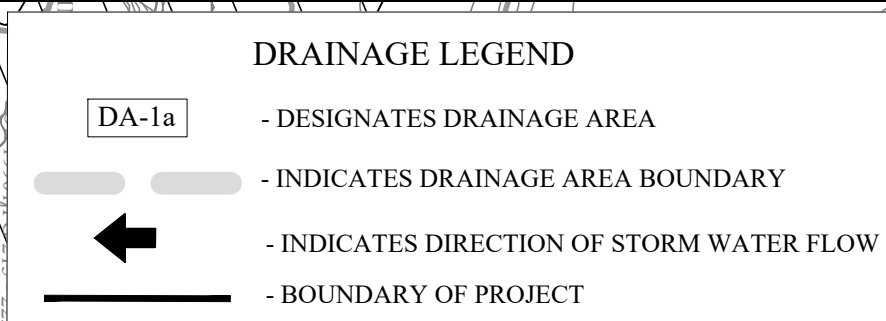
OWNER INFO
WBW SINGLE LAND INVESTMENT, LLC - SERIES 101 109 W 2nd Street, Suite 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057
WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 111 109 W 2nd Street, Suite 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057

ENGINEER'S APPROVAL
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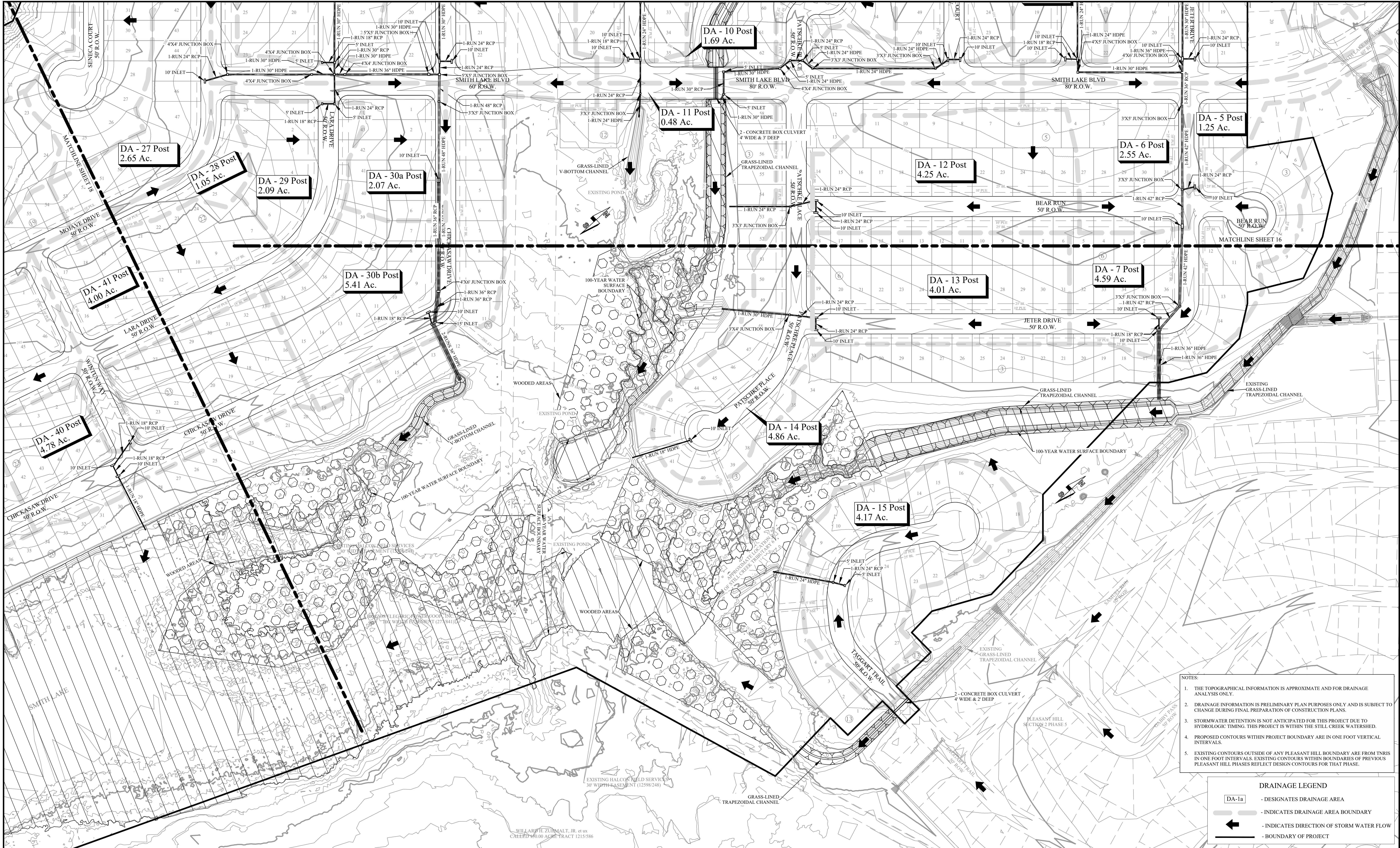
Yalgo Engineering, LLC 109 W 2nd Street, Ste. 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057
Texas Registered Engineering Firm F-24040 Texas Registered Surveying Firm # 10194797

SHEET
15
OF
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- NOTES:
1. THE TOPOGRAPHICAL INFORMATION IS APPROXIMATE AND FOR DRAINAGE ANALYSIS ONLY.
 2. DRAINAGE INFORMATION IS PRELIMINARY PLAN PURPOSES ONLY AND IS SUBJECT TO CHANGE DURING FINAL PREPARATION OF CONSTRUCTION PLANS.
 3. STORMWATER DETENTION IS NOT ANTICIPATED FOR THIS PROJECT DUE TO HYDROLOGIC TIMING. THIS PROJECT IS WITHIN THE STILL CREEK WATERSHED.
 4. PROPOSED CONTOURS WITHIN PROJECT BOUNDARY ARE IN ONE FOOT VERTICAL INTERVALS.
 5. EXISTING CONTOURS OUTSIDE OF ANY PLEASANT HILL BOUNDARY ARE FROM TNRS FOR 100' INTERVALS. EXISTING CONTOURS WITHIN BOUNDARIES OF PREVIOUS PLEASANT HILL PHASES REFLECT DESIGN CONTOURS FOR THAT PHASE.



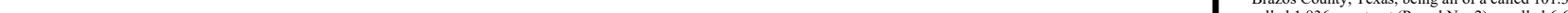
REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	LEGAL DESCRIPTION	OWNER INFO	ENGINEER'S APPROVAL	Yalgo Engineering, LLC	SHEET	
				TOTAL SIZE: 253.51 AC. TOTAL BLOCKS: 24 TOTAL LOTS: 906 TOTAL TRACTS: 31	GRAPHIC SCALE 	CONCRETE TXDOT MONUMENT SOUTHEAST R.O.W. LINE OF SANDY POINT ROAD) NAD 83 (2011) CT CENTRAL ZONE #4203 N: 1022222.504 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, Abnerne No. 10, Brazos County, Texas, being all of a called 101.316 acre tract (Parcel No. 1), a called 1.088-acre tract (Parcel No. 2), a called 6.624-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 7.60-acre tract (Parcel No. 7), all recorded in Document No. 2021-1470970 of the Official Public Records of Brazos County (OPRC), also being all of a called 133.99-acre tract described in a deed to WWB Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1470970 of the OPRC and being a portion of a called 153.24-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. 2021-1455630 of the OPRC	WWW SINGLE LAND INVESTMENT, LLC - SERIES 101 109 W. 2nd Street, Suite 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057 WWW SINGLE DEVELOPMENT GROUP, LLC - SERIES 111 109 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. 09981 on 10/06/2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.	Texas Registered Engineering Firm F-24040	16
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: WWB SINGLE LAND INVESTMENT, LLC - SERIES 101									
		CLIENT LOCATION: GEORGETOWN, TX									
APPROVED BY: JCB											
AUTHORIZED BY: WWB											



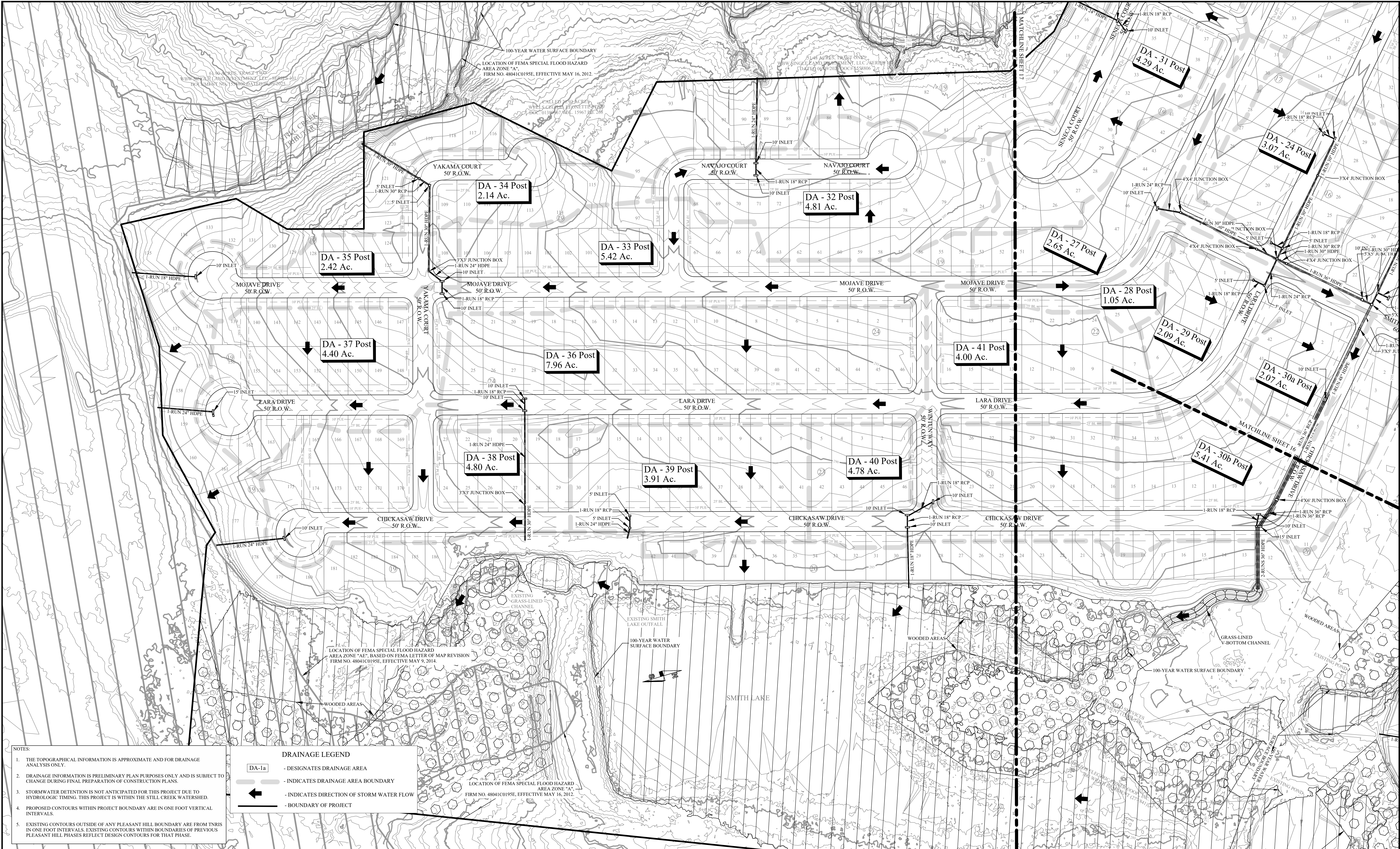
- NOTES:
1. THE TOPOGRAPHICAL INFORMATION IS APPROXIMATE AND FOR DRAINAGE ANALYSIS ONLY.
 2. DRAINAGE INFORMATION IS PRELIMINARY PLAN PURPOSES ONLY AND IS SUBJECT TO CHANGE DURING FINAL PREPARATION OF CONSTRUCTION PLANS.
 3. STORMWATER DETENTION IS NOT ANTICIPATED FOR THIS PROJECT DUE TO HYDROLOGIC TIMING. THIS PROJECT IS WITHIN THE STILL CREEK WATERSHED.
 4. PROPOSED CONTOURS WITHIN PROJECT BOUNDARY ARE IN ONE FOOT VERTICAL INTERVALS.
 5. EXISTING CONTOURS OUTSIDE OF ANY PLEASANT HILL BOUNDARY ARE FROM TNRS IN ONE FOOT INTERVALS. EXISTING CONTOURS WITHIN BOUNDARIES OF PREVIOUS PLEASANT HILL PHASES REFLECT DESIGN CONTOURS FOR THAT PHASE.

DRAINAGE LEGEND

- DA-1a - DESIGNATES DRAINAGE AREA
- INDICATES DRAINAGE AREA BOUNDARY
- INDICATES DIRECTION OF STORM WATER FLOW
- BOUNDARY OF PROJECT

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	LEGAL DESCRIPTION	OWNER INFO	ENGINEER'S APPROVAL	Yalgo Engineering, LLC	SHEET
2	RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	10/16/2023	JCL	TOTAL SIZE: 253.51 AC. TOTAL BLOCKS: 24 TOTAL LOTS: 906 TOTAL TRACTS: 31	GRAPHIC SCALE	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'	WBW 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 10/06/2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.	Texas Registered Engineering Firm F-24040	17
1	ORIGINAL RELEASE	06/23/2023	JCL				WBW SINGLE LAND INVESTMENT, LLC - SERIES 101 109 W 2nd Street, Suite 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057		Texas Registered Engineering Firm F-24040	18
PROJECT NUMBER: PH3		CLIENT NAME: WBW SINGLE LAND INVESTMENT, LLC - SERIES 101								
		CLIENT LOCATION: GEORGETOWN, TX								
APPROVED BY: JCB										
AUTHORIZED BY: WBW										

PRINTED ON October 6, 2025



- NOTES:
1. THE TOPOGRAPHICAL INFORMATION IS APPROXIMATE AND FOR DRAINAGE ANALYSIS ONLY.
 2. DRAINAGE INFORMATION IS PRELIMINARY PLAN PURPOSES ONLY AND IS SUBJECT TO CHANGE DURING FINAL PREPARATION OF CONSTRUCTION PLANS.
 3. STORMWATER DETENTION IS NOT ANTICIPATED FOR THIS PROJECT DUE TO HYDROLOGIC TIMING. THIS PROJECT IS WITHIN THE STILL CREEK WATERSHED.
 4. PROPOSED CONTOURS WITHIN PROJECT BOUNDARY ARE IN ONE FOOT VERTICAL INTERVALS.
 5. EXISTING CONTOURS OUTSIDE OF ANY PLEASANT HILL BOUNDARY ARE FROM TNRIS IN ONE FOOT INTERVALS. EXISTING CONTOURS WITHIN BOUNDARIES OF PREVIOUS PLEASANT HILL PHASES REFLECT DESIGN CONTOURS FOR THAT PHASE.

DRAINAGE LEGEND

- DA-1a - DESIGNATES DRAINAGE AREA
- - - - - INDICATES DRAINAGE AREA BOUNDARY
- ← - INDICATES DIRECTION OF STORM WATER FLOW
- - - - - BOUNDARY OF PROJECT

REV.	DESCRIPTION	DATE	BY
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: BWB SINGLE LAND INVESTMENT, LLC - SERIES 101			
CLIENT LOCATION: GEORGETOWN, TX			
APPROVED BY: JCB			
AUTHORIZED BY: BWB			

PROJECT INFORMATION

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

GRAPHIC SCALE

0 100 200 300
IN FEET

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'

POST-DRAINAGE STRUCTURES 3 PLEASANT HILL SECTION 3 PHASES 1-9 BRYAN, BRAZOS COUNTY, TEXAS

LEGAL DESCRIPTION	OWNER INFO	ENGINEER'S APPROVAL	Yalvo Engineering, LLC	SHEET
253.51 acre tract of land situated in the James McMillen Survey, Abstract No. 176, 109 W. 2nd Street, Suite 201, Georgetown, TX 78626, being all of a called 101.16 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 a deed to BWB Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-143907 of the Official Public Records of Brazos County (OPRBC), also being all of a called 133.09 acre tract described in a deed to BWB Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-143907 of the OPRBC and being a portion of a called 153.20 acre tract described in a deed to BWB Single Land Investment, LLC - Series 101 and recorded in Document No. 2019-1374025 of the OPRBC and a portion of a called 54.47 acre tract described in a deed to BWB Single Development Group, LLC - Series 111 and recorded in Document No. 2021-145560 of the OPRBC.	BWB 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 10/06/2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.	Yalvo 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	18 OF 18