

LOT SIZE TABLE

BLOCK #	LOT #	AREA (SQ. FT.)	LOT WIDTH (FT.)
19	148	7065.87	60.00
19	149	6000.00	50.00
19	150	6000.00	50.00
19	151	6000.00	50.00
19	152	6000.00	50.00
19	153	6000.00	50.00
19	154	6000.00	50.00
19	155	5990.03	50.00
19	156	7426.56	63.48
19	157	10421.60	52.31
19	158	11010.56	57.84
19	159	10030.62	68.60
19	160	10757.65	52.31
19	161	7801.68	51.12
19	162	7498.11	55.76
19	163	6841.52	50.00
19	164	6233.53	50.00
19	165	7200.00	60.00
19	166	6000.00	50.00
19	167	6000.00	50.00
19	168	6000.00	50.00
19	169	7065.87	60.00
19	170	7065.87	60.00
19	171	6000.00	50.00
19	172	6000.00	50.00
19	173	6000.00	50.00
19	174	7061.46	60.00
19	175	6891.32	51.89
19	176	10136.91	52.31
19	177	16242.75	57.84
19	178	13070.93	94.83
19	179	6496.85	54.93
19	180	8743.21	50.00
19	181	6000.00	50.00
19	182	6000.00	50.00
19	183	6000.00	50.00
19	184	6000.00	50.00
19	185	6000.00	50.00
20	18	6000.00	50.00
20	19	6000.00	50.00
20	20	6000.00	50.00
20	21	6000.00	50.00
20	22	6000.00	50.00
20	23	6000.00	50.00
20	24	6000.00	50.00
20	25	6000.00	50.00
20	26	6000.00	50.00
20	27	6000.00	50.00
20	28	6000.00	50.00
20	29	6000.00	50.00
20	30	7200.00	60.00
20	31	6000.00	50.00
20	32	6000.00	50.00
20	33	6000.00	50.00
20	34	6000.00	50.00
20	35	6000.00	50.00
20	36	6000.00	50.00
20	37	6000.00	50.00
20	38	6000.00	50.00
20	39	6000.00	50.00
20	40	6000.00	50.00
20	41	6000.00	50.00
20	42	6000.00	50.00
21	14	6000.00	50.00
21	15	6000.00	50.00
21	16	6000.00	50.00
21	17	6000.00	50.00
21	18	6000.00	50.00
21	19	6000.00	50.00
21	20	6000.00	50.00
21	21	6000.00	50.00
21	22	6000.00	50.00
21	23	6000.00	50.00
21	24	7065.87	60.00

LOT SIZE TABLE

BLOCK #	LOT #	AREA (SQ. FT.)	LOT WIDTH (FT.)
23	1	7065.87	60.00
23	2	6000.00	50.00
23	3	6000.00	50.00
23	4	6000.00	50.00
23	5	6000.00	50.00
23	6	6000.00	50.00
23	7	6000.00	50.00
23	8	6000.00	50.00
23	9	6000.00	50.00
23	10	6000.00	50.00
23	11	6000.00	50.00
23	12	6000.00	50.00
23	13	6000.00	50.00
23	14	6000.00	50.00
23	15	6000.00	50.00
23	16	6000.00	50.00
23	17	6000.00	50.00
23	18	7630.80	63.59
23	19	6000.00	50.00
23	20	6000.00	50.00
23	21	6000.00	50.00
23	22	6000.00	50.00
23	23	8266.23	70.00
23	24	8266.23	70.00
23	25	6000.00	50.00
23	26	6000.00	50.00
23	27	6000.00	50.00
23	28	6000.00	50.00
23	29	7630.80	63.59
23	30	6000.00	50.00
23	31	6000.00	50.00
23	32	6000.00	50.00
23	33	6000.00	50.00
23	34	6000.00	50.00
23	35	6000.00	50.00
23	36	6000.00	50.00
23	37	6000.00	50.00
23	38	6000.00	50.00
23	39	6000.00	50.00
23	40	6000.00	50.00
23	41	6000.00	50.00
23	42	6000.00	50.00
23	43	6000.00	50.00
23	44	6000.00	50.00
23	45	6000.00	50.00
23	46	7065.87	60.00
24	24	8697.03	73.59
24	25	6000	50
24	26	6000	50
24	27	6000	50
24	28	6000	50
24	29	6000	50
24	30	6000	50
24	31	6000	50
24	32	6000	50
24	33	6000	50
24	34	6000	50
24	35	6000	50
24	36	6000	50
24	37	6000	50
24	38	6000	50
24	39	6000	50
24	40	6000	50
24	41	6000	50
24	42	6000	50
24	43	6000	50
24	44	6000	50
24	45	6000	50
24	46	8266.23	70
TRACT	AE	6341.59	41.16
TRACT	AF	1566.36	--

BFE/MIN FFE TABLE

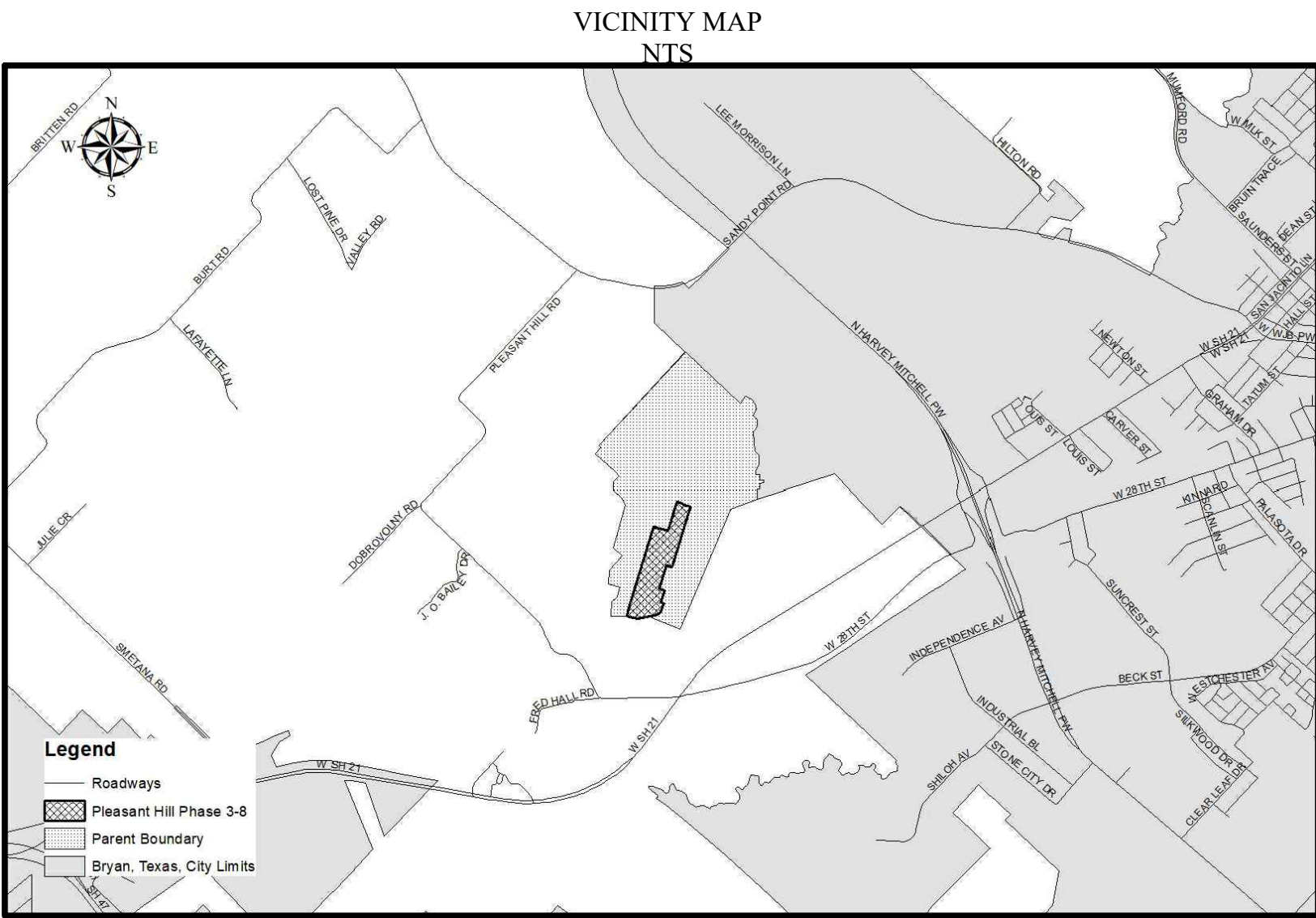
BLOCK #	LOT #	BFE (ft.)	MIN. FFE (ft.)	SOURCE
19	157	256.32	258.32	FEMA
19	158	256.50	258.50	FEMA
19	159	257.18	259.18	FEMA
19	160	257.56	259.56	FEMA
19	177	269.05	270.05	YALGO
19	178	269.05	270.05	YALGO
19	179	269.24	271.24	YALGO
19	180	269.93	271.93	YALGO
19	181	270.63	272.63	YALGO
19	182	270.90	272.90	YALGO
19	183	271.70	273.70	YALGO
19	184	271.87	273.87	YALGO
19	185	275.30	277.30	YALGO
20	18	282.12	284.12	YALGO
20	19	282.13	284.13	YALGO
20	20	282.13	284.13	YALGO
20	21	282.13	284.13	YALGO
20	22	282.14	284.14	YALGO
20	23	282.14	284.14	YALGO
20	24	282.14	284.14	YALGO
20	25	282.14	284.14	YALGO
20	26	282.15	284.15	YALGO
20	27	282.15	284.15	YALGO
20	28	282.15	284.15	YALGO
20	29	282.15	284.15	YALGO
20	30	282.15	284.15	YALGO
20	31	282.15	284.15	YALGO
20	32	282.15	284.15	YALGO
20	33	282.15	284.15	YALGO
20	34	282.11	284.11	YALGO
20	35	282.04	284.04	YALGO
20	36	281.85	283.85	YALGO
20	37	281.79	283.79	YALGO
20	38	281.72	283.72	YALGO
20	39	281.66	283.66	YALGO
20	40	281.59	283.59	YALGO
20	41	281.53	283.53	YALGO
20	42	281.47	283.47	YALGO
TRACT	AE	268.35	270.35	YALGO

BFE = BASE FLOOD ELEVATION
FFE = FINISHED FLOOR ELEVATION

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N61°17'35"E	090°00'00"
C2	25.00'	39.27'	35.36'	N28°42'25"W	090°00'00"
C3	25.00'	39.27'	35.36'	N61°17'35"E	090°00'00"
C4	25.00'	39.27'	35.36'	S28°42'25"E	090°00'00"
C5	25.00'	39.27'	35.36'	N61°17'35"E	090°00'00"
C6	25.00'	39.27'	35.36'	N61°17'35"E	090°00'00"
C7	25.00'	39.27'	35.36'	S28°42'25"E	090°00'00"
C8	25.00'	39.27'	35.36'	S28°42'25"E	090°00'00"
C9	15.00'	10.20'	10.00'	S35°46'21"W	038°57'31"
C10	15.00'	1.01'	1.01'	S57°11'21"W	003°52'29"
C11	60.00'	59.00'	56.65'	S30°57'19"W	056°20'32"
C12	60.00'	35.82'	35.29'	S14°19'14"E	034°12'33"
C13	60.00'	39.35'	38.65'	S50°12'55"E	037°34'48"
C14	60.00'	46.03'	44.91'	N89°01'04"E	043°57'14"
C15	60.00'	35.82'	35.29'	N49°56'10"E	034°12'33"
C16	60.00'	43.99'	43.01'	N11°49'40"E	042°00'27"
C17	60.00'	47.19'	45.98'	N31°42'21"W	045°03'35"
C18	15.00'	18.46'	17.32'	N18°58'17"W	070°31'44"
C19	25.00'	39.27'	35.36'	N61°17'35"E	090°00'00"
C20	25.00'	39.27'	35.36'	S28°42'25"E	090°00'00"
C21	15.00'	7.83'	7.75'	N31°15'25"E	029°55'29"
C22	60.00'	17.14'	17.08'	N33°05'42"E	016°22'06"
C23	60.00'	38.49'	37.83'	N06°31'59"E	036°45'20"
C24	60.00'	35.82'	35.29'	N28°56'57"W	034°12'33"
C25	60.00'	39.35'	38.65'	N64°50'38"W	037°34'48"
C26	60.00'	61.06'	58.46'	S67°12'42"W	058°18'31"
C27	60.00'	31.14'	30.79'	S23°11'28"W	029°43'58"
C28	60.00'	71.66'	67.48'	S25°53'26"E	068°25'51"
C29	60.00'	2.16'	2.16'	S61°08'17"E	002°03'51"
C30	15.00'	20.54'	18.97'	S22°56'19"E	078°27'47"

GENERAL NOTES:

- ALL PERMANENT CORNERS SET ARE 1/2" IRON RODS WITH CAP MARKED "YALGO" UNLESS OTHERWISE NOTED HEREON. IRON RODS SET IN AREAS WHERE THERE IS AN EXPECTATION OF DISTURBANCE WILL NOT BE CONSIDERED PERMANENT AND NOT MARKED ACCORDINGLY.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYAN SIDEWALK ORDINANCE BY THE DEVELOPER.
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL.
- THE BEARINGS RICHTED HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD1983 (2011) DATUM, TEXAS CENTRAL ZONE NO. 4203. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. THE AVERAGE COMBINED CORRECTION FACTOR (CCF) IS 0.9998881. GRID DISTANCE = GROUND DISTANCE X CCF. PERMANENT IRON RODS SET FOR CORNER ARE 1/2 INCH IRON RODS WITH CAP MARKED "YALGO", UNLESS OTHERWISE NOTED HEREIN. THE POINT OF BEGINNING FOR THIS TRACT BEARS N 37°33'50" W, 5226.03 FEET FROM CITY OF BRYAN MONUMENT GPS-58. THE ESTABLISHED COORDINATES FOR SAID MONUMENT ARE N = -10226628.01, E = -3527536.34 (NAD83, TEXAS CENTRAL ZONE 4203).
- ROAD WIDTH
LOCAL STREETS = 50' ROW, 27' BOC-BOC
- ZONING OF THIS PROPERTY IS CURRENTLY FOR NEW DEVELOPMENT PLAN FOR A PLANNED DEVELOPMENT - MIXED USE DISTRICT (PD-M) - APPROVED BY THE BRYAN CITY COUNCIL ON NOVEMBER 13, 2018 (ORDINANCE NO. 2306) AND REVISED AS APPROVED BY THE BRYAN CITY COUNCIL ON JULY 9, 2019 (ORDINANCE NO. 2362) AND REVISED AS APPROVED BY THE BRYAN CITY COUNCIL ON JULY 13, 2021 (ORDINANCE NO. 2406) AND REVISED AS APPROVED BY THE BRYAN CITY COUNCIL ON NOVEMBER 9, 2021 (ORDINANCE NO. 2517).
- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
 - 5' SIDE YARD SETBACK
 - 5' REAR YARD SETBACK
 - 25' FRONT YARD SETBACK
 - 15' STREET SIDE YARD SETBACK
 - 15' STREET SIDE YARD SETBACK ADJACENT TO COLLECTOR STREETS.
- ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS.
- NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA'S CASE NO. 12-06-1920P REVISED TO REFLECT LETTER OF MAP REVISION EFFECTIVE MAY 9, 2014 FLOOD INSURANCE RATE MAP PANEL NUMBER 48041C0195E FOR BRAZOS COUNTY, TEXAS. THE SURVEYOR DOES NOT CERTIFY AS TO THE ACCURACY OR INACCURACY OF SAID INFORMATION AND DOES NOT WARRANT OR IMPLY THAT STRUCTURES PLACED WITHIN ANY OF THE PLATED AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.
- PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION. PIPING LOCATED IN THE RIGHT OF WAY OR PRIVATE DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE CITY OF BRYAN.
- WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
- ARROW (—————) INDICATES THAT THE STORM WATER RUNOFF MUST FLOW DIRECTLY ONTO AND THROUGH DOWNSTREAM LOT, WITHOUT IMPEDIMENT OR DIVERSION TO OTHER LOTS.
- TRACT AE SHALL BE DEDICATED TO THE CITY OF BRYAN AS A TRACT FOR THE PROPOSED LIFTSTATION.
- TRACT AF SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION AS A PRIVATE DRAINAGE EASEMENT AND COMMON AREA. OPERATION, MANAGMENT, MAINTENANCE, REPAIR, AND USE OF THE TRACT SHALL BE THE RESPONSIBILITY OF THE PLEASANT HILL HOMEOWNERS ASSOCIATION. PIPING LOCATED IN THE RIGHT OF WAY SHALL BE MAINTAINED BY THE CITY OF BRYAN.



FINAL PLAT OF PLEASANT HILL SECTION 3, PHASE 8 CITY OF BRYAN, BRAZOS COUNTY, TEXAS A 26.84 ACRE TRACT SITUATED IN, AND BEING OUT OF THE JAMES MCMILLEN SURVEY, A-176, BRAZOS COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF WILLIAMSON

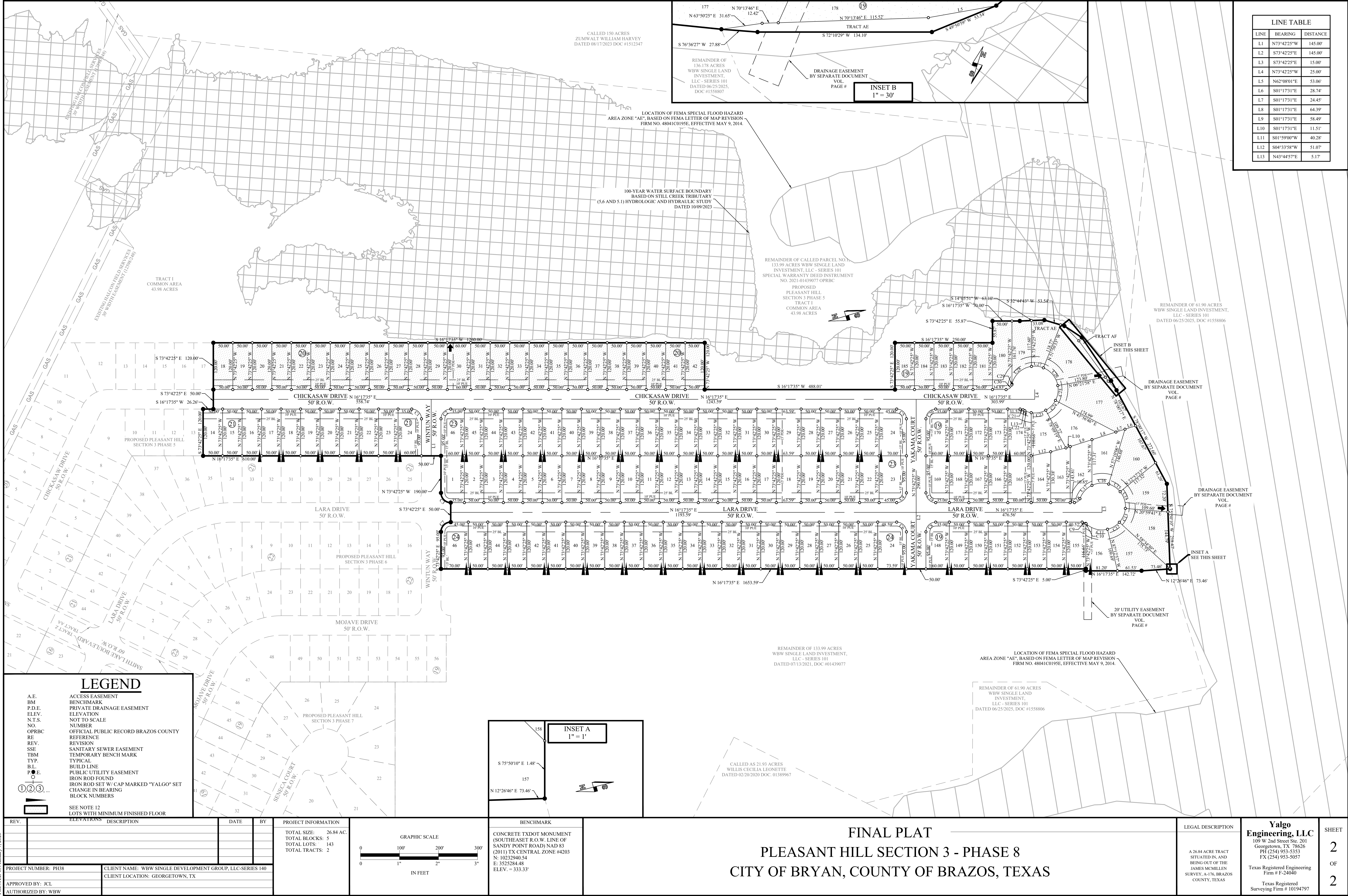
I, WBW Single Development Group, LLC-Series 140, the owner and developer of the land shown on this plat, being (part of) the tract of land as conveyed to me in the Deeds Records of Brazos County in Doc. No. 2021-1-1439077 and Doc. No. 2021-01439076, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 140,
A TEXAS SERIES LIMITED LIABILITY COMPANY

Bruce Whitis, President

STATE OF TEXAS

COUNTY OF WILLIAMSON



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