

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C3	25.00'	39.27'	35.36'	N61°17'35"E	090°00'00"
C4	25.00'	39.27'	35.36'	N28°42'25"W	090°00'00"
C5	25.00'	39.27'	35.36'	S61°17'35"W	090°00'00"
C6	15.00'	3.12'	3.11'	S10°20'33"W	011°54'04"
C7	15.00'	20.78'	19.16'	N58°56'39"E	079°22'24"
C16	25.00'	39.27'	35.36'	N28°42'25"W	090°00'00"
C18	75.00'	34.13'	33.84'	N60°40'12"W	026°04'27"
C19	75.00'	45.70'	45.00'	N30°10'31"W	034°54'55"
C20	75.00'	37.89'	37.49'	N01°45'15"E	028°56'37"
C22	15.00'	19.11'	17.84'	N20°11'43"E	072°58'35"
C23	15.00'	10.39'	10.09'	S35°56'25"W	039°17'40"
C24	25.00'	39.27'	35.36'	S28°42'25"W	090°00'00"
C25	25.00'	39.27'	35.36'	N61°17'35"E	090°00'00"
C31	25.00'	39.27'	35.36'	N28°42'25"W	090°00'00"
C34	75.00'	37.90'	37.50'	N56°21'49"W	028°57'18"
C35	75.00'	37.90'	37.50'	N27°24'30"W	028°57'18"
C36	75.00'	37.90'	37.50'	N01°32'48"E	028°57'18"
C37	15.00'	22.46'	20.42'	N26°36'15"W	085°47'40"
C38	15.00'	1.73'	1.73'	S19°36'10"W	006°37'11"
C47	25.00'	39.27'	35.36'	S28°42'25"E	090°00'00"
C49	25.00'	39.27'	35.36'	N61°17'35"E	090°00'00"
C50	60.00'	100.84'	89.39'	S82°22'41"E	096°17'56"
C51	75.00'	0.09'	0.09'	N16°15'17"E	000°04'02"
C55	15.00'	2.39'	2.39'	S00°10'38"E	009°08'18"
C56	60.00'	39.81'	39.08'	S14°15'38"W	038°00'51"
C57	60.00'	36.81'	36.24'	S50°50'35"W	035°09'03"
C58	60.00'	44.77'	43.74'	S89°47'39"W	042°45'04"
C59	60.00'	35.08'	34.58'	N52°04'54"W	033°29'50"
C60	60.00'	35.09'	34.59'	N18°34'50"W	033°30'17"
C61	60.00'	43.18'	42.26'	N18°47'23"E	041°14'10"
C62	60.00'	62.02'	59.29'	N69°01'10"E	059°13'22"
C67	60.00'	37.75'	37.13'	S04°30'01"W	036°02'46"
C68	60.00'	35.82'	35.29'	S30°37'39"W	034°12'33"
C69	60.00'	35.82'	35.29'	S64°50'2"E	034°12'33"
C70	60.00'	35.82'	35.29'	N80°57'15"E	034°12'33"
C71	60.00'	35.82'	35.29'	N46°44'41"E	034°12'33"
C72	60.00'	47.90'	46.63'	N06°46'18"E	045°44'14"
C73	60.00'	55.93'	53.92'	N42°47'57"W	053°24'16"
C75	60.00'	39.53'	38.82'	S15°21'07"E	037°45'11"
C76	60.00'	51.86'	50.26'	S28°17'07"W	049°31'16"
C77	60.00'	2.66'	2.66'	S54°19'00"W	002°32'30"
C78	15.00'	19.11'	17.84'	N20°11'43"W	072°58'35"
C79	50.00'	78.54'	70.71'	S28°42'25"E	090°00'00"
C80	50.00'	78.54'	70.71'	S28°42'25"E	090°00'00"
C81	15.00'	0.78'	0.78'	N17°46'31"E	002°57'52"
C82	75.00'	0.35'	0.35'	N16°09'11"E	006°16'08"
C85	75.00'	3.75'	3.75'	N72°16'26"W	002°51'58"
C89	60.00'	306.07'	66.87'	N89°27'07"E	292°16'15"

LOT SIZE TABLE

Block	Lot	Area (sq.ft.)	Lot Width (ft.)
24	1	8266	70.00
24	2	6000	50.00
24	3	6000	50.00
24	4	6000	50.00
24	5	6000	50.00
24	6	6000	50.00
24	7	6000	50.00
24	8	6000	50.00
24	9	6000	50.00
24	10	6000	50.00
24	11	6000	50.00
24	12	6000	50.00
24	13	6000	50.00
24	14	6000	50.00
24	15	6000	50.00
24	16	6000	50.00
24	17	6000	50.00
24	18	6000	50.00
24	19	6000	50.00
24	20	6000	50.00
24	21	6000	50.00
24	22	6000	50.00
24	23	8697	73.59
19	57	6000	50.00
19	58	6000	50.00
19	59	6000	50.00
19	60	6000	50.00
19	61	6000	50.00
19	62	6000	50.00
19	63	6000	50.00
19	64	6000	50.00
19	65	6000	50.00
19	66	6000	50.00
19	67	7066	60.00
19	68	7066	60.00
19	69	6000	50.00
19	70	6000	50.00
19	71	6000	50.00
19	72	6000	50.00
19	73	6000	50.00
19	74	6000	50.00
19	75	6000	50.00
19	76	6000	50.00
19	77	6000	50.00
19	78	9075	52.05
19	79	13610	52.31
19	80	8559	52.31
19	81	10662	52.31
19	82	15347	52.31
19	83	8852	53.51
19	84	8991	81.40
19	85	10234	50.00
19	86	10162	50.00
19	87	10090	50.00
19	88	10018	50.00
19	89	11927	60.00
19	90	9860	50.00

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 RECORDED 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 0.000000. GRID DISTANCE X CCF. PERMANENT IRON RODS SET AT CORNERS ARE 1/2" IRON RODS WITH CAP MARKED "YALGO" UNLESS OTHERWISE NOTED HEREON. IRON RODS BEING PLACED IN THE LOT ARE 538.20 FEET FROM THE CITY OF BRYAN MONUMENT GPS-58. THE ESTABLISHED COORDINATES FOR SAID MONUMENT ARE N = 10226363.01, E = 3527536.34 (NAD83, TEXAS CENTRAL ZONE 4203).
- ROAD WIDTH LOCAL STREETS = 50' ROW, 27' BOC-BOC
- ZONING OF THIS PROPERTY IS CURRENTLY FOR NEW DEVELOPMENT PLAN FOR A PLANNED DEVELOPMENT - MIXED USE DISTRICT (PD-M) - APPROVED BY THE BRYAN CITY COUNCIL ON NOVEMBER 13, 2018 ORDINANCE NO. 2306 AND REVISED AS APPROVED BY THE BRYAN CITY COUNCIL ON JULY 9, 2019 (ORDINANCE NO. 2362) AND REVISED AS APPROVED BY THE BRYAN CITY COUNCIL ON JULY 13, 2021 (ORDINANCE NO. 2496) AND REVISED AS APPROVED BY THE BRYAN CITY COUNCIL ON NOVEMBER 9, 2021 (ORDINANCE NO. 2517).
- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
 - 5' SIDE YARD SETBACK
 - 5' REAR YARD SETBACK
 - 25' FRONT YARD SETBACK
 - 15' STREET SIDE YARD SETBACK
 - 15' STREET SIDE YARD SETBACK
- ALL BUILDING 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 TEXAS CASE NO. 12-06-1920P REVISED TO REFLECT LETTER OF MAP REVISION EFFECTIVE MAY 9, 2014 FLOOD INSURANCE RATE MAP NUMBER 4800-00100-0195 FOR BRAZOS COUNTY, TEXAS. THE SURVEYOR DOES NOT CERTIFY AS TO THE ACCURACY OR INACCURACY OF SAID INFORMATION AND DOES NOT WARRANT OR IMPLY THAT STRUCTURES PLACED WITHIN ANY OF THE PLATTED AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.
- PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE HOME 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.
- TRACT AG SHALL BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION TO BE USED AS FENCE, WALL, LANDSCAPE, AND PUBLIC UTILITY TRACTS. OPERATION, MANAGEMENT, MAINTENANCE, REPAIR, AND USE OF THE TRACTS SHALL BE THE RESPONSIBILITY OF THE PLEASANT HILL HOMEOWNERS ASSOCIATION. PIPING LOCATED IN THE RIGHT OF WAY SHALL BE MAINTAINED BY THE CITY OF BRYAN.
- ARROW (→) INDICATES THAT THE STORM WATER RUNOFF MUST FLOW DIRECTLY ONTO AND THROUGH DOWNSTREAM LOT, WITHOUT IMPEDIMENT OR DIVERSION TO OTHER LOTS.

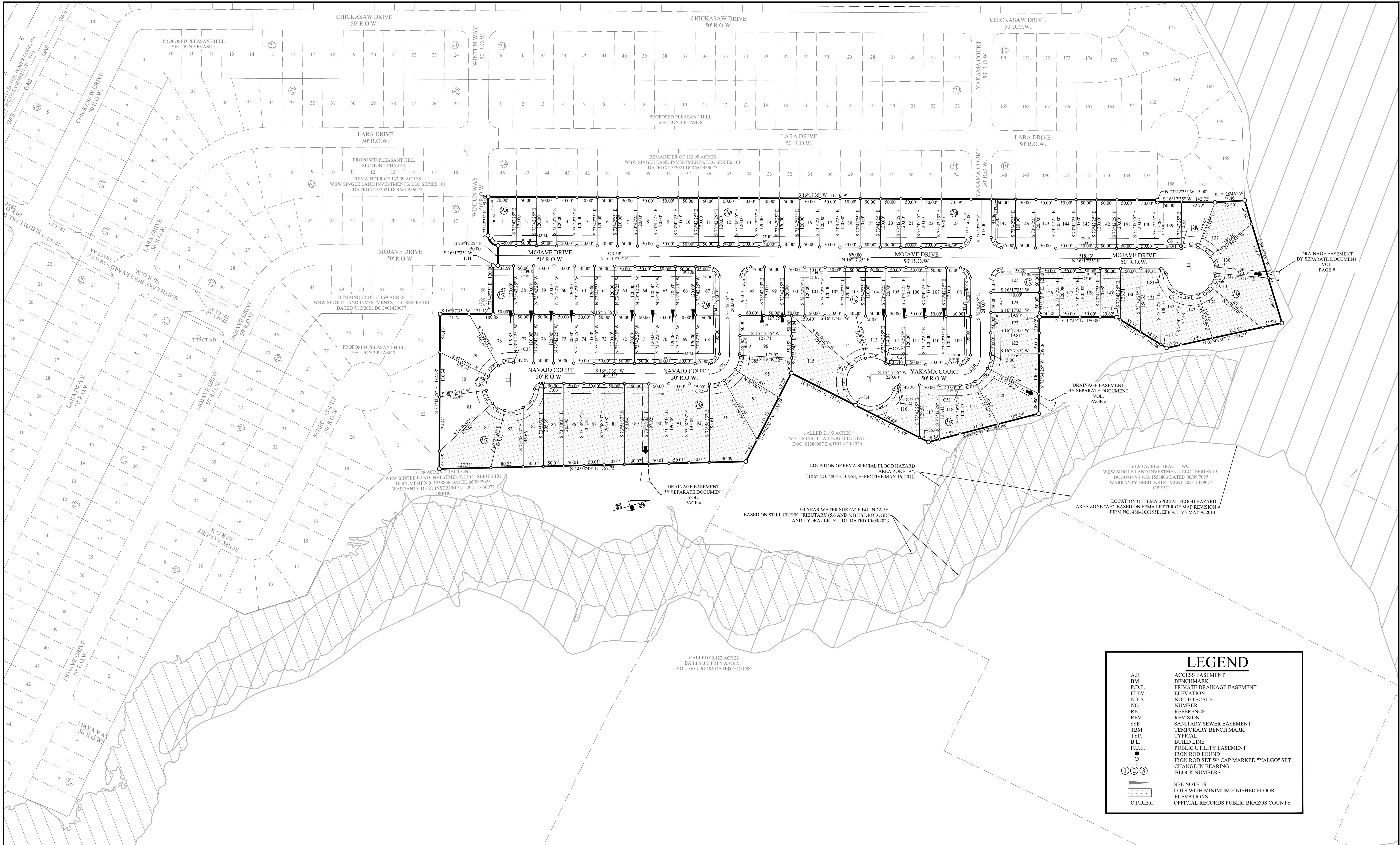
FINAL PLAT
PLEASANT HILL SECTION 3 - PHASE 9
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

A 23.64 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 Official Records of Brazos County in Doc. No. 2021-1439076, 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.



FINAL PLAT
PLEASANT HILL SECTION 3 - PHASE 9
CITY OF BRYAN, BRAZOS COUNTY, TEXAS