

PRINTED ON January 29, 2026


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"W	072°58'35"
C23	15.00'	10.29'	10.09'	S35°56'25"W	039°17'40"
C24	25.00'	39.27'	35.36'	S28°42'25"E	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°30'35"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"E	034°12'33"
C69	60.00'	35.82'	35.29'	S64°50'12"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°09'31"E	000°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"

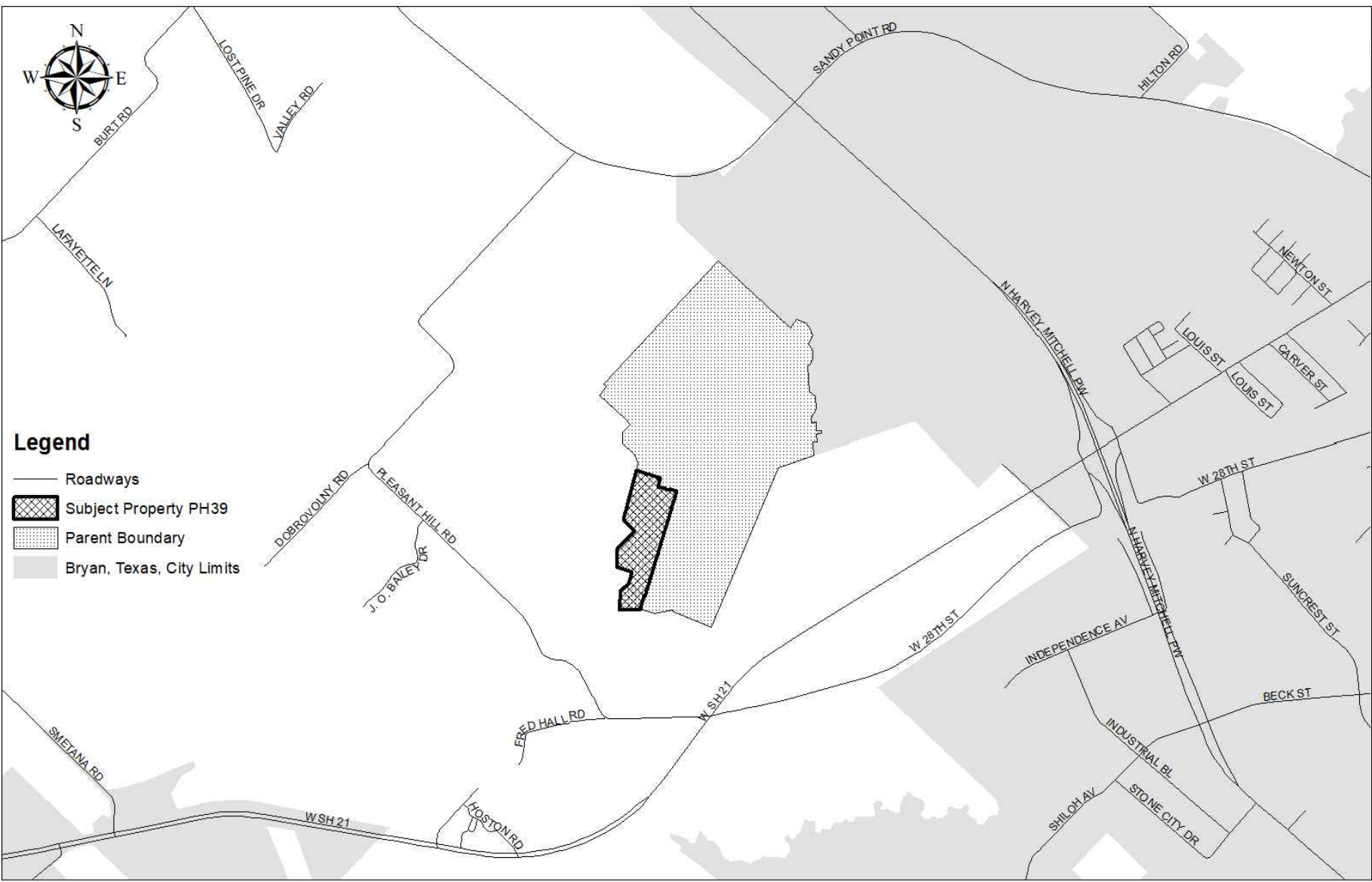
BFE/MIN FFE TABLE				
Block	Lot	BFE (ft.)	Min. FFE (ft.)	Source
19	82	285.12	287.12	Yalco
19	83	284.37	286.37	Yalco
19	84	283.97	285.97	Yalco
19	85	281.96	283.96	Yalco
19	86	281.57	283.57	Yalco
19	87	280.35	282.35	Yalco
19	88	280.13	282.13	Yalco
19	89	279.36	281.36	Yalco
19	90	278.92	280.92	Yalco
19	91	278.30	280.30	Yalco
19	92	278.03	280.03	Yalco
19	93	277.36	279.36	Yalco
19	94	275.81	277.81	Yalco
19	95	275.04	277.04	Yalco
19	115	272.60	274.60	Yalco
19	116	270.70	272.70	Yalco
19	117	270.02	272.02	Yalco
19	118	269.74	271.74	Yalco
19	119	269.30	271.30	Yalco
19	120	269.04	271.04	Yalco
19	121	268.79	270.79	Yalco
19	122	268.70	270.70	Yalco
19	123	268.57	270.57	Yalco
19	126	267.16	269.16	Yalco
19	127	266.70	268.70	Yalco
19	128	266.38	268.38	Yalco
19	129	266.01	268.01	Yalco
19	130	265.72	267.72	Yalco
19	131	265.55	267.55	Yalco
19	132	265.37	267.37	Yalco
19	133	265.01	267.01	Yalco
19	134	264.30	266.30	Yalco
19	135	256.26	258.26	FEMA
19	136	256.64	258.64	FEMA
19	137	256.78	258.78	FEMA

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	8359	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

Block	Lot	Area (sq.ft.)	Lot Width (ft.)
19	91	9788	50.00
19	92	9716	50.00
19	93	16774	51.64
19	94	10503	51.64
19	95	9092	51.64
19	96	6634	50.00
19	97	6387	50.00
19	98	7066	60.00
19	99	6000	50.00
19	100	6000	50.00
19	101	6000	50.00
19	102	6000	50.00
19	103	6000	50.00
19	104	6000	50.00
19	105	6000	50.00
19	106	6000	50.00
19	107	6000	50.00
19	108	7066	60.00
19	109	7066	60.00
19	110	6000	50.00
19	111	6000	50.00
19	112	5981	50.00
19	113	6447	57.85
19	114	11839	57.96
19	115	16951	119.36
19	116	9999	135.80
19	117	6809	50.00
19	118	6349	50.00
19	119	7785	51.62
19	120	12803	62.90
19	121	8581	51.45
19	122	5988	50.00
19	123	5993	50.00
19	124	6001	50.00
19	125	7077	60.00
19	126	6026	50.00
19	127	6004	50.00
19	128	6004	50.00
19	129	6036	50.00
19	130	7067	50.00
19	131	8569	50.00
19	132	7893	78.45
19	133	7100	51.85
19	134	9970	51.17
19	135	13510	51.16
19	136	11061	66.54
19	137	10597	52.17
19	138	6932	52.12
19	139	6900	62.11
19	140	6000	50.00
19	141	6000	50.00
19	142	6000	50.00
19	143	6000	50.00
19	144	6000	50.00
19	145	6000	50.00
19	146	6000	50.00
19	147	7066	60.00

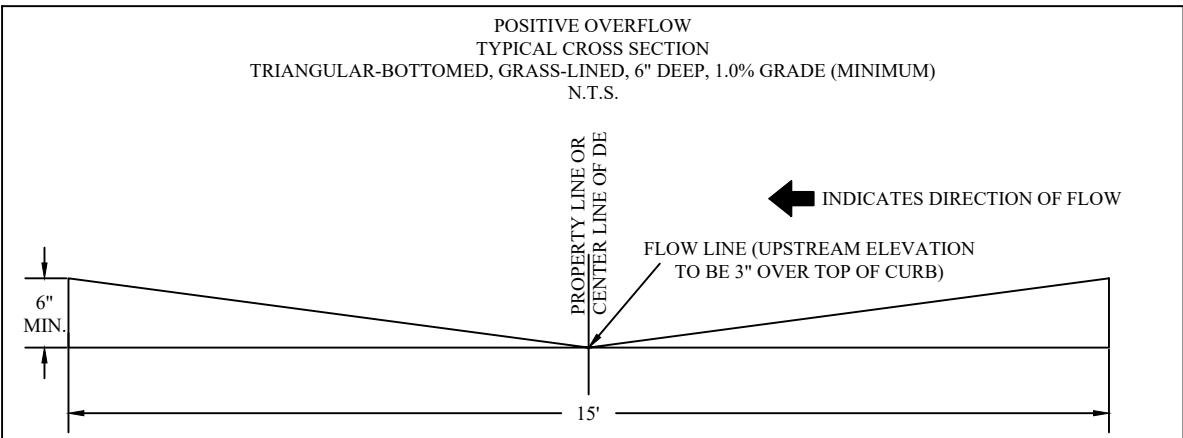
GENERAL NOTES:

- ALL PERMANENT CORNERS SET ARE 1/2" IRON RODS WITH CAP MARKED "YALCO" 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 BY THE DEVELOPER.
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL.
- THE BEARINGS RECITED HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD1983 (2011) DATUM, TEXAS CENTRAL ZONE NO. 4203. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. THE AVERAGE COMBINED CORRECTION FACTOR (CCF) IS 0.9998881. GRID DISTANCE = GROUND DISTANCE X CCF. PERMANENT IRON RODS SET FOR CORNER ARE 1/2 INCH IRON RODS WITH CAP MARKED "YALCO", UNLESS OTHERWISE NOTED HEREIN. THE POINT OF BEGINNING FOR THIS TRACT BEARS N 30°40'25" W, 5382.20 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. 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 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 4801C009E 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.



NTS  
VICINITY MAP

FIELD NOTES



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S73°42'25"E	30.00'
L2	S73°42'25"E	18.04'
L3	S73°42'25"E	34.50'
L4	S40°31'10"E	8.91'

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, BWB 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.

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

Bruce Whitis, President

STATE OF TEXAS

COUNTY OF WILLIAMSON

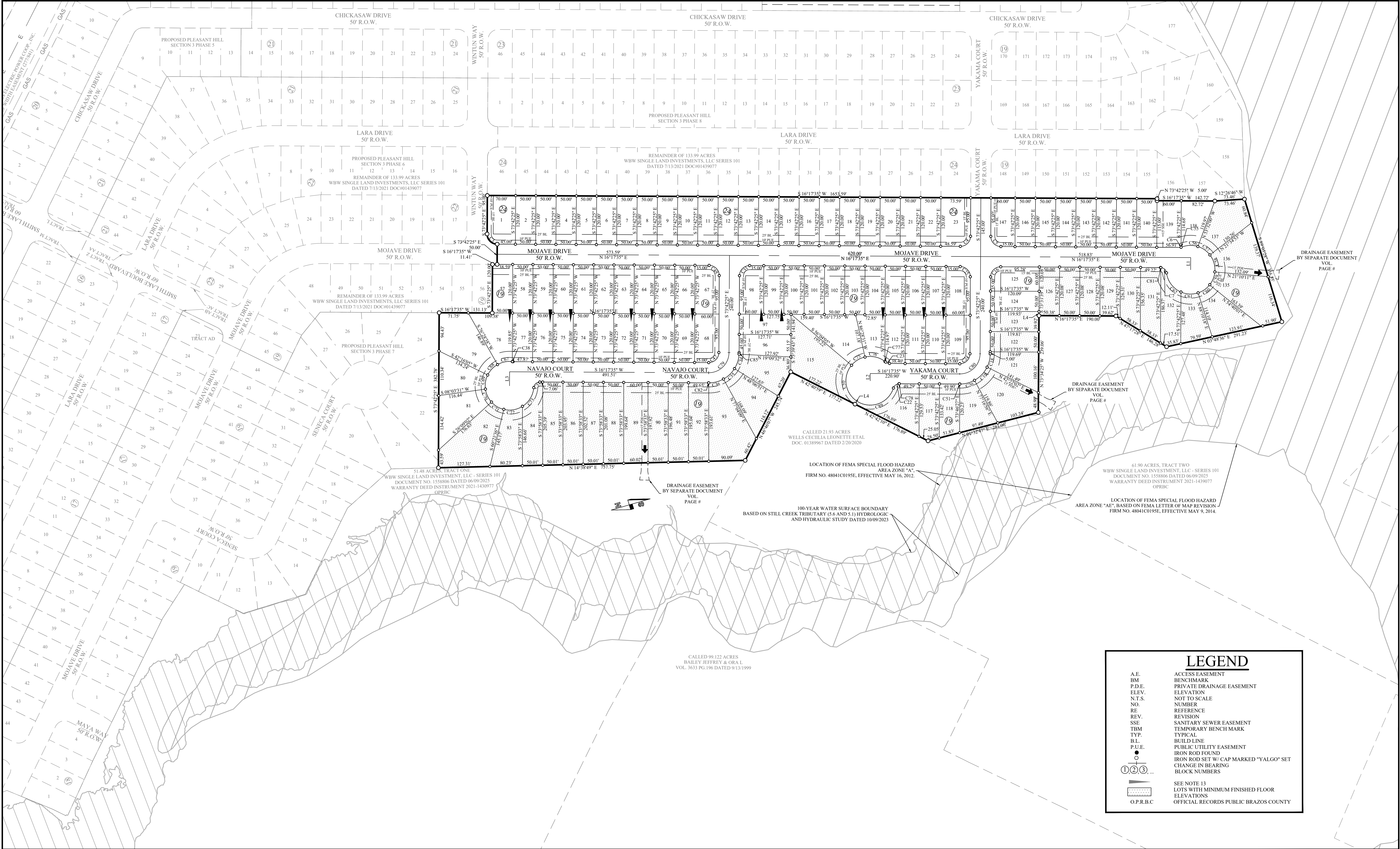
Before me, the undersigned authority, on this day personally appeared Bruce Whitis, in his capacity as President of BWB Single Development Group, LLC - Series 140, a separate series of BWB Single Development Group, LLC, a Texas series limited liability company, on behalf of said series, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, Williamson County, Texas

STATE OF TEXAS





REV.		DESCRIPTION		DATE	BY	PROJECT INFORMATION		BENCHMARK		FINAL PLAT  PLEASANT HILL SECTION 3 - PHASE 9  CITY OF BRYAN, BRAZOS COUNTY, TEXAS		LEGAL DESCRIPTION		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: 23.64 ACRES TOTAL BLOCKS: 2 TOTAL LOTS: 114 TOTAL TRACTS: 0		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'				A 23.64 ACRE TRACT SITUATED IN, AND BEING OUT OF THE JAMES MCMILLIN SURVEY, A-176, BRAZOS COUNTY, TEXAS				2	
PROJECT NUMBER: PH39		CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC SERIES 140														OF	
APPROVED BY: JCL		CLIENT LOCATION: GEORGETOWN, TX														2	
AUTHORIZED BY: WBW																	

PRINTED ON: January 29, 2026