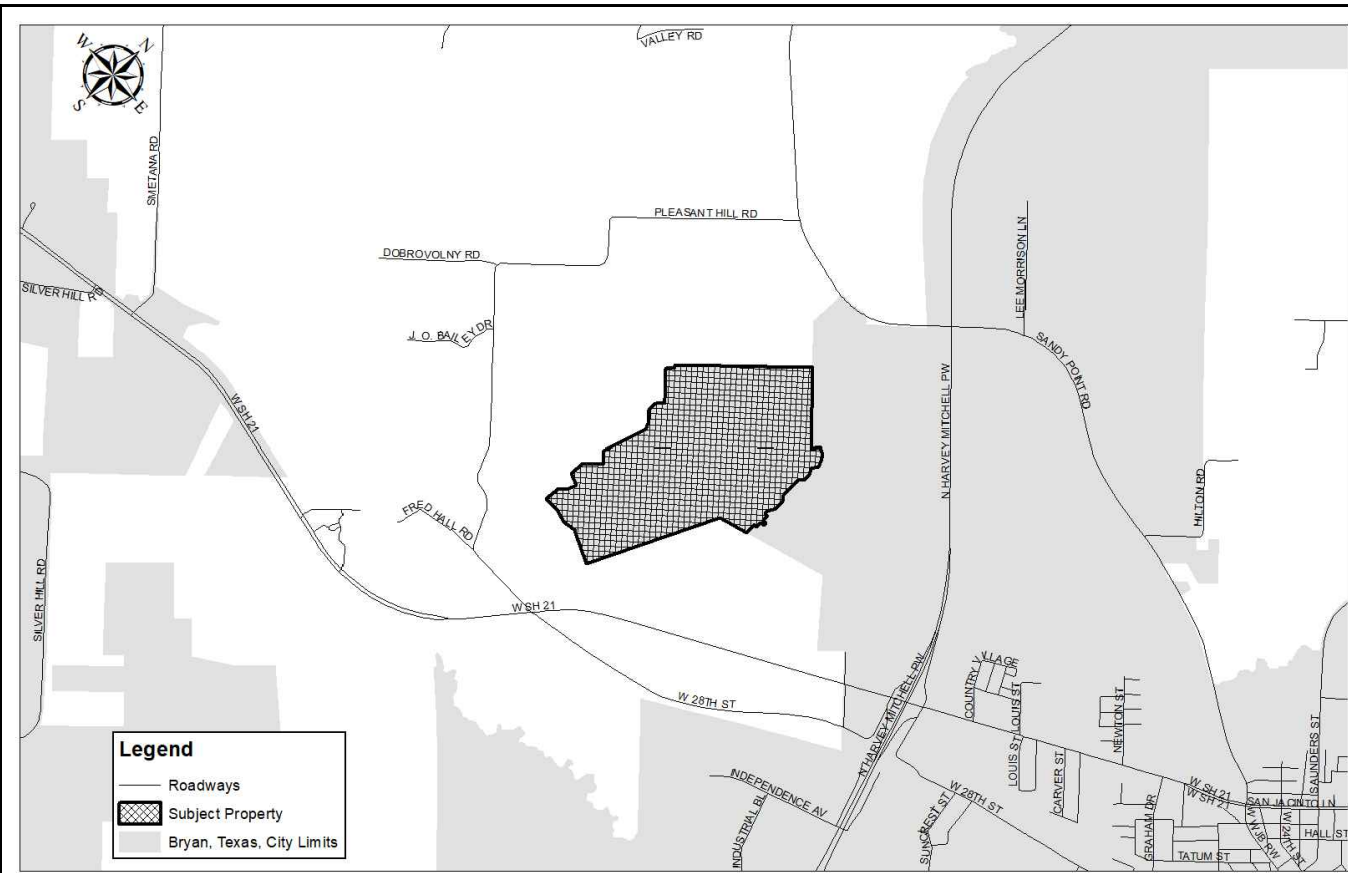




Legend
Roadways
Subject Property
Bryan, Texas, City Limits

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

SHEET 4

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

51.48 ACRES, TRACT ONE
WBW SINGLE LAND INVESTMENT, LLC - SERIES 101
DOCUMENT NO. 1558806 DATED 06/23/2023

SHEET 3

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

PHASE 4

PHASE 1

SHEET 5

CALLLED 21.93 ACRES
WELLS CECILIA LEONETTE ET AL
DOC. #01389967 VOL. 15907 PG. 268
TRACT AH
0.01 AC

PHASE 6

CALLLED 21.93 ACRES
WELLS CECILIA LEONETTE ET AL
DOC. #01389967 VOL. 15907 PG. 268
TRACT AH
0.01 AC

61.90 ACRES, TRACT TWO
WBW SINGLE LAND INVESTMENT, LLC - SERIES 101
DOCUMENT NO. 1558806 DATED 06/23/2023

PHASE 9

PHASE 8

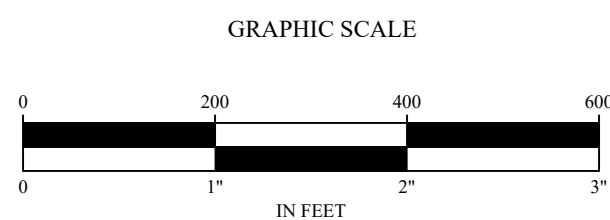
PHASE 3

WILLARD H. ZUHMALT, JR., et ux
CALLED 150.00 ACRE TRACT 1215/586

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

WILLARD H. ZUHMALT, JR., et ux
CALLED 150.00 ACRE TRACT 1215/586

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 04/24/2026. IT IS NOT TO BE USED
FOR CONSTRUCTION PURPOSES.

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

SHEET
1
OF
18

REV.	DESCRIPTION	DATE	BY
3	RESPONSE TO REMAINING MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	5/21/2024	JML
2	RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	10/16/2023	JCL
1	ORIGINAL RELEASE	06/23/2023	JCL

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

APPROVED BY: JCB	
AUTHORIZED BY: WBW	

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

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

BENCHMARK
CONCRETE TxDOT MONUMENT (SOUTHEAST R.O.W. LINE OF SANDY POINT ROAD) NAD 83 (2011) TX CENTRAL ZONE #4203 N. 1023294.54 E. 3525284.48 ELEV. = 333.33'

CONCRETE TxDOT MONUMENT (SOUTHEAST R.O.W. LINE OF SANDY POINT ROAD) NAD 83 (2011) TX CENTRAL ZONE #4203 N. 1023294.54 E. 3525284.48 ELEV. = 333.33'

MASTER-PRELIMINARY PLAN 1

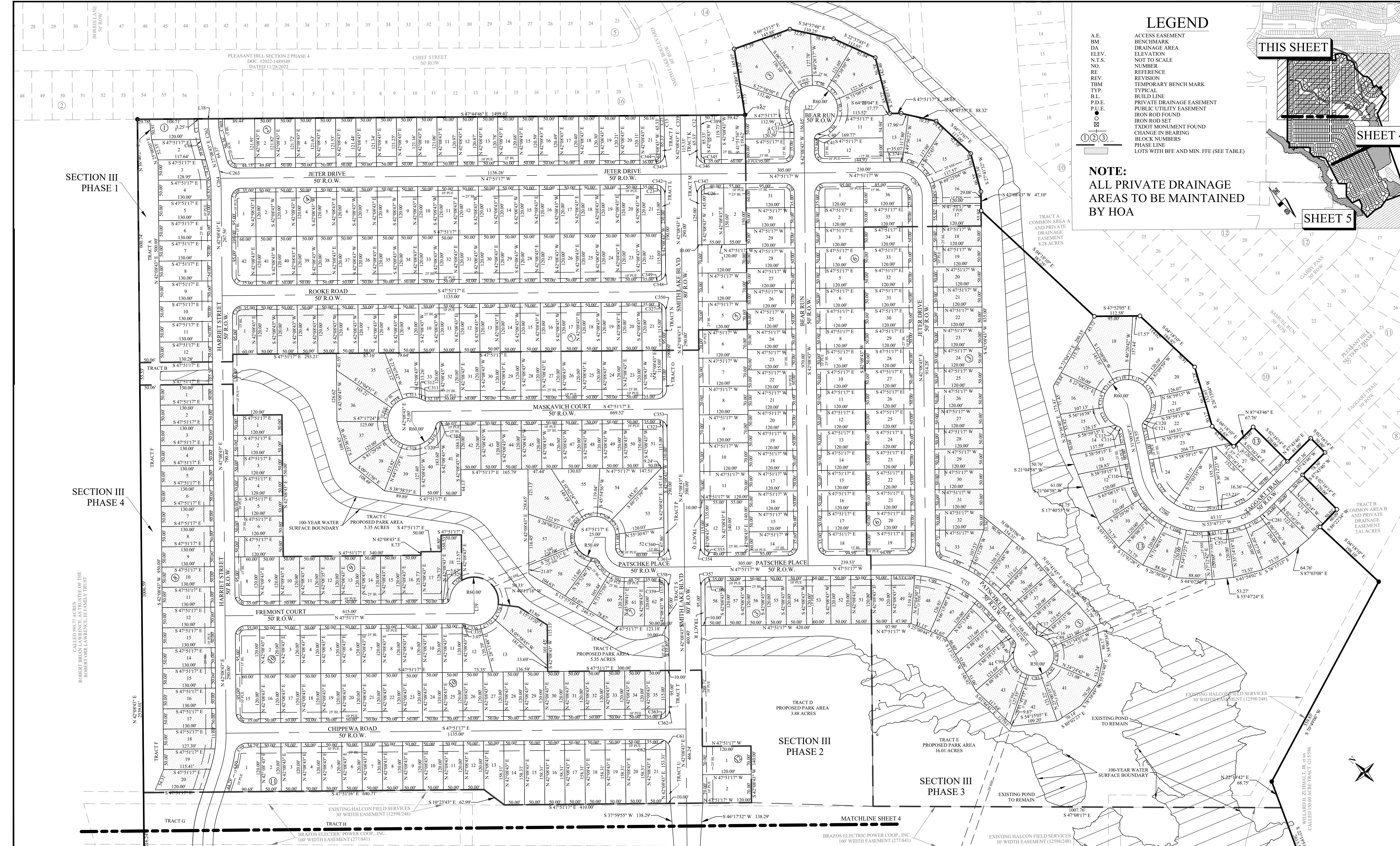
PLEASANT HILL SECTION 3, PHASES 1-9

CITY OF BRYAN, BRAZOS COUNTY, TEXAS

LOTS AND BLOCKS	OWNER INFO	DEVELOPER INFO	LEGAL DESCRIPTION
LOTS 8 - 49, BLOCK 1 LOTS 1 - 21, BLOCK 2 LOTS 1 - 58, BLOCK 3 LOTS 1 - 42, BLOCK 4 LOTS 1 - 31, BLOCK 5 LOTS 1 - 28, BLOCK 6 LOTS 1 - 62, BLOCK 9 LOTS 1 - 42, BLOCK 10 LOTS 1 - 18, BLOCK 9 LOTS 3 - 53, BLOCK 10 LOTS 1 - 21, BLOCK 11 LOTS 1 - 2, BLOCK 12	WBW SINGLE LAND INVESTMENT, LLC - SERIES 101 109 W 2nd Street, Suite 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057 WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 101 109 W 2nd Street, Suite 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057	WBW SINGLE LAND INVESTMENT, LLC - SERIES 101 109 W 2nd Street, Suite 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057 COREY SHANNON, BRLS, INC. 9607 109 W 2nd Street, Suite 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057	253.51 acre tract of land situated in the James McMillen Survey, Abstract No. 176, The Thomas F. McKinney League, Abstract No. 33, the John Williams League, Abstract No. 237 and the Stephen F. Austin League No. 9, Abstract No. 62 in Brazos County, Texas, being all of a called 101.316 acre tract (Parcel No. 1), a called 1.836 acre tract (Parcel No. 2), a called 6.626 acre tract (Parcel No. 3), a called 0.031 acre tract (Parcel No. 4), a called 0.001 acre tract (Parcel No. 5), a called 0.02 acre tract (Parcel No. 6) and a called 6.70 acre tract (Parcel No. 7) all described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-143967 of the Official Public Records of Brazos County (OPBRC), also being all of a called 153.20 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2019-1374025 of the OPBRC and being a portion of a called 153.20 acre tract described in a deed to WBW Single Development Group, LLC - Series 111 and recorded in Document No. 2021-1455630 of the OPBRC; said 253.51 acre tract being more particularly described as follows with all bearings being taken on the Texas State Plane Coordinate System of 1983, Central Zone:
ENGINEER'S APPROVAL	THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JUAN C. BRIZUELA, P.E. 99981 ON 04/24/2026. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.	Yalگو 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

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	225.00'	47.54'	47.45'	N 36°1542" 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'	73.82'	69.25'	N 26°55'21" W	070°29'42"
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" E	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 46°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" W	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	000°58'06"
C58	175.00'	43.61'	43.50'	S 61°54'02" E	041°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	009°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 41°07'46" 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°27'43" 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°36'10" 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"
C77	60.00'	30.32'	30.00'	S 49°28'20" W	028°57'23"
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 03°56'11" 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'	N 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°4055" W	014°2141"
C110	175.00'	18.78'	18.77'	S 27°5615" W	006°0859"
C111	15.00'	15.12'	14.49'	S 02°0740" W	057°4609"
C112	60.00'	8.09'	8.09'	S 22°5330" E	007°4348"
C113	60.00'	55.23'	53.30'	S 07°2043" W	052°4438"
C114	60.00'	35.82'	35.29'	S 50°4918" W	034°1233"
C115	60.00'	35.82'	35.29'	S 85°0152" W	034°1233"
C116	60.00'	35.82'	35.29'	N 60°4535" W	034°1233"
C117	60.00'	37.51'	36.90'	N 25°4440" W	035°4918"
C118	60.00'	37.36'	36.76'	N 10°0022" E	035°4045"
C119	60.00'	56.81'	54.71'	N 54°5820" E	054°1511"
C120	60.00'	7.00'	6.99'	N 85°2624" E	006°4058"
C121	15.00'	15.12'	14.49'	N 59°5349" E	057°4609"
C122	125.00'	100.24'	97.58'	N 08°0220" E	045°5650"
C123	125.00'	84.78'	83.16'	N 34°2151" W	038°5131"
C124	125.00'	83.94'	82.38'	N 73°0155" W	038°2838"
C127	25.00'	39.27'	35.36'	N 02°51'17" W	090°00'00"
C128	25.00'	39.27'	35.36'	N 87°0843" W	090°00'00"
C129	25.00'	39.27'	35.36'	N 02°51'17" W	090°00'00"
C130	25.00'	39.27'	35.36'	S 87°0843" W	090°00'00"
C131	25.00'	39.27'	35.36'	N 87°0843" 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°5234" W	015°2741"
C135	205.00'	41.61'	41.54'	S 47°5735" W	011°3743"
C136	25.00'	39.27'	35.36'	N 02°51'17" W	090°00'00"
C137	25.00'	37.37'	33.99'	N 05°0148" W	085°3858"
C138	25.00'	39.27'	35.36'	S 87°0843" W	090°00'00"
C150	155.00'	173.54'	164.61'	N 15°4651" W	064°0851"
C151	155.00'	173.54'	164.61'	N 15°4651" W	064°0851"
C152	205.00'	44.65'	44.57'	N 09°1637" E	012°2849"
C153	205.00'	44.65'	44.57'	N 03°1212" W	012°2849"
C154	205.00'	44.65'	44.57'	N 15°4101" W	012°2849"
C155	205.00'	44.65'	44.57'	N 28°0950" W	012°2849"
C156	205.00'	48.12'	48.01'	N 41°0746" W	013°2702"
C158	75.00'	45.70'	45.00'	N 25°5117" W	034°5455"
C159	245.00'	51.78'	51.69'	N 31°4758" E	012°0637"
C159	75.00'	31.53'	31.30'	N 04°1453" E	024°0524"
C159	245.00'	87.71'	87.25'	S 25°2917" E	020°3046"
C160	245.00'	87.61'	87.15'	S 61°1735" W	020°2921"
C161	295.00'	25.19'	25.18'	S 13°5048" W	004°5333"
C162	295.00'	46.14'	46.09'	S 06°5511" W	008°5742"
C163	295.00'	46.14'	46.09'	S 02°0231" E	008°5742"
C164	295.00'	46.14'	46.09'	S 11°0013" E	008°5742"
C165	295.00'	46.14'	46.09'	S 19°5755" E	008°5742"
C166	295.00'	46.14'	46.09'	S 28°5536" E	008°5742"
C167	295.00'	46.14'	46.09'	S 37°5318" E	008°5742"
C168	295.00'	28.24'	28.23'	S 45°0406" E	005°2908"
C169	25.00'	27.99'	26.55'	N 15°4651" W	064°0851"
C172	75.00'	6.73'	6.73'	N 45°1700" W	005°0832"
C173	75.00'	37.90'	37.50'	N 24°4807" E	003°5718"
C174	75.00'	38.08'	37.67'	N 04°1311" W	029°0518"
C175	25.00'	39.27'	35.36'	S 02°51'17" E	090°00'00"
C177	15.00'	25.98'	22.86'	N 01°4620" W	099°1513"
C178	60.00'	24.92'	24.74'	S 39°2956" E	023°4801"
C179	60.00'	58.04'	55.80'	N 00°0641" W	055°2513"
C180	60.00'	37.08'	36.49'	N 45°3128" W	035°2422"
C181	60.00'	36.93'	36.35'	N 30°5141" W	035°1604"
C182	60.00'	36.52'	35.96'	S 28°4225" W	034°5222"
C183	60.00'	35.82'	35.29'	S 29°3138" W	034°1233"
C184	60.00'	35.21'	34.71'	S 04°2326" E	033°3734"
C185	60.00'	25.67'	25.48'	S 33°2739" E	024°3053"
C188	75.00'	31.19'	30.97'	S 35°5628" E	023°4937"
C189	15.00'	25.26'	20.49'	N 26°4745" W	086°1039"
C190	60.17'	55.83'	53.85'	N 42°4308" W	053°1007"
C191	60.00'	47.90'	46.63'	N 06°4618" E	045°4414"
C192	60.00'	35.82'	35.29'	N 46°4441" E	034°1233"
C193	60.00'	35.82'	35.29'	N 80°5715" E	034°1233"
C194	60.00'	35.82'	35.29'	S 64°5012" E	034°1233"
C195	60.00'	35.82'	35.29'	S 39°7339" E	034°1231"
C196	60.00'	38.16'	37.52'	S 04°4142" W	036°2608"
C200	25.00'	39.27'	35.36'	S 28°4225" E	090°00'00"
C201	25.00'	39.27'	35.36'	N 61°1735" E	090°00'00"
C203	25.00'	39.27'	35.36'	S 61°1735" W	090°00'00"
C204	25.00'	39.27'	35.36'	N 28°4225" E	090°00'00"
C205	25.00'	39.27'	35.36'	N 28°4225" W	090°00'00"
C207	25.00'	39.27'	35.36'	S 28°4225" E	090°00'00"
C208	25.00'	39.27'	35.36'	N 61°1735" E	090°00'00"
C209	25.00'	39.27'	35.36'	N 61°1735" E	090°00'00"



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, 8th Township, McKinney League, Abstract No. 33, the John Williams League, Abstract No. 237 and the Stephens' & 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 WBW 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 WBW 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 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. 2021-145560 of the OPRC	WBW 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 04/24/2026. 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	3
2	RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	10/16/2023	JCL							OF
1	ORIGINAL RELEASE	06/23/2023	JCL							18
PROJECT NUMBER: PH3				CLIENT NAME: WBW SINGLE LAND INVESTMENT, LLC - SERIES 101						
APPROVED BY: JCB				CLIENT LOCATION: GEORGETOWN, TX						
AUTHORIZED BY: WBW										

PRINTED ON April 24, 2026



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 151.15 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 0.002 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. 2021-1499076 of the Official Public Records of Brazos County (OPRC), and 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. 2021-1499077 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. 2019-1374025 of the OPRC and a portion of a called 54.47 acre tract described in a deed to WWB Single Development Group, LLC, Series 111 and recorded in Document No. 2021-1455600 of the OPRC	WWB SINGLE LAND INVESTMENT, LLC - SERIES 101 109 W 2nd Street, Suite 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057	THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JUAN C. BRIZUELA, P.E. 99981 ON 04/24/2026. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.	Yalgo Engineering, LLC 109 W 2nd Street Ste. 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057 Texas Registered Engineering Firm F-24040 Texas Registered Surveying Firm # 10194797	5 OF 18
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										

LOT SIZE TABLE

LOT #	BLOCK #	AREA (SQ FT)	LOT WIDTH (FT)
1	BLOCK 1	6019	50.69
2	BLOCK 1	5934	51.58
3	BLOCK 1	6199	51.47
4	BLOCK 1	6093	50.00
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
1	BLOCK 2	9064	90.63
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	6074	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	6036	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	5972	50.00
2	BLOCK 3	7146	60.00
3	BLOCK 3	7075	60.00
4	BLOCK 3	5960	50.00
5	BLOCK 3	7302	51.34
6	BLOCK 3	13684	52.31
7	BLOCK 3	13558	52.31
8	BLOCK 3	8821	52.31
9	BLOCK 3	9598	52.31
10	BLOCK 3	7978	51.56
11	BLOCK 3	7491	54.94
12	BLOCK 3	10061	50.00
13	BLOCK 3	6514	50.10
14	BLOCK 3	7891	51.34
15	BLOCK 3	10192	68.06
16	BLOCK 3	8644	61.30
17	BLOCK 3	6071	50.00
18	BLOCK 3	6000	50.00
19	BLOCK 3	6000	50.00
20	BLOCK 3	6000	50.00
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1	BLOCK 4	7066	60.00
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44	BLOCK 4	6000	50.00
45	BLOCK 4	6000	50.00
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100	BLOCK 4	6000	50.00
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151	BLOCK 4	6000	50.00
152	BLOCK 4	6000	50.00
153	BLOCK 4	6000	50.00
154	BLOCK 4	6000	50.00
155	BLOCK 4	6000	50.00
156	BLOCK 4	6000	50.00

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	60.00
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
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21	BLOCK 5	6000	50.00
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29	BLOCK 5	6000	50.00
30	BLOCK 5	6000	50.00
31	BLOCK 5	7066	60.00
1	BLOCK 6	7066	60.00
2	BLOCK 6	7066	60.00
3	BLOCK 6	6000	50.00
4	BLOCK 6	6000	50.00
5	BLOCK 6	6000	50.00
6	BLOCK 6	6000	50.00
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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
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35	BLOCK 6	6000	50.00
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32	BLOCK 7	6000	50.00
33	BLOCK 7	5948	50.00
34	BLOCK 7	7059	51.54
35	BLOCK 7	12841	59.41
36	BLOCK 7	10637	52.31
37	BLOCK 7	8546	52.31
38	BLOCK 7	8485	52.31
39	BLOCK 7	7997	52.31
40	BLOCK 7	7495	50.00
41	BLOCK 7	9206	50.00
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51	BLOCK 7	5976	50.00
52	BLOCK 7	7595	60.27
53	BLOCK 7	5976	50.00
54	BLOCK 7	11636	52.90
55	BLOCK 7	9713	52.90
56	BLOCK 7	13127	52.90
57	BLOCK 7	9814	58.91
58	BLOCK 7	10286	59.44
59	BLOCK 7	6716	58.13
60	BLOCK 7	7491	51.64
61	BLOCK 7	6271	50.00
62	BLOCK 7	6000	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

PRINTED ON: April 24, 2026

BFE/MIN FFE TABLE SECTION 3 PHASES 1-9

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	313.99	314.99
8	2	314.29	315.29
8	3	314.59	315.59
8	4	314.89	315.89
8	5	315.19	316.19
8	6	315.49	316.49
8	7	315.79	316.79
8	8	316.09	317.09
8	9	316.39	317.39
8	10	316.69	317.69
8	11	316.99	317.99
8	12	317.29	318.29
8	13	317.59	318.59
8	14	317.89	318.89
8	15	318.19	319.19
8	16	318.49	319.49
8	17	318.79	319.79
8	18	319.09	320.09
8	19	319.29	320.29
8	20	319.50	320.50
9	1	309.80	310.80

BFE/MIN FFE TABLE			
BLOCK NUMBER	LOT NUMBER	BFE (ft)	MIN. FFE (ft)
9	2	308.60	310.60
9	3	307.99	309.99
9	4	306.20	308.20
9	5	305.76	307.76
9	6	305.44	307.44
9	7	305.21	307.21
9	10	304.69	306.69
9	11	304.53	306.53
9	12	304.40	306.40
9	13	304.21	306.21
9	14	303.72	305.72
9	15	303.22	305.22
9	16	302.68	304.68
9	17	302.16	304.16
9	18	301.62	303.62
10	14	299.03	301.03
10	30	297.34	299.34
10	31	296.93	298.93
10	32	296.52	298.52
10	33	296.30	298.30
10	34	296.20	298.20
10	35	296.12	298.12
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
14	13	299.09	301.09
14	14	298.61	300.61
18	1	296.41	298.41
18	2	295.67	297.67
18	3	294.84	296.84
18	4	294.14	296.14
19	1	293.14	295.14
19	2	293.04	295.04
19	3	292.69	294.69
19	4	292.47	294.47
19	5	292.23	294.23
19	6	291.39	293.39
19	7	291.23	293.23
19	10	291.2	293.2
19	11	291.2	293.2
19	12	291.19	293.19
19	13	290.74	292.74
19	14	290.43	292.43
19	15	289.2	291.2
19	16	289.05	291.05
19	17	287.8	289.8
19	18	287.23	289.23
19	19	286.56	288.56
19	20	285.64	287.64

BFE/MIN FFE TABLE			
BLOCK NUMBER	LOT NUMBER	BFE (ft)	MIN. FFE (ft)
19	21	285.64	287.64
19	157	256.32	258.32
19	158	256.50	258.50
19	159	257.18	259.18
19	160	257.56	259.56
19	177	269.05	270.05
19	178	269.05	270.05
19	179	268.90	270.90
19	180	269.80	271.80
19	181	270.44	272.44
19	182	270.59	272.59
19	183	271.51	273.51
19	184	271.72	273.72
19	185	274.70	276.70
20	18	282.39	284.39
20	19	282.41	284.41
20	20	282.42	284.42
20	21	282.42	284.42
20	22	282.42	284.42
20	23	282.43	284.43
20	24	282.43	284.43
20	25	282.45	284.45
20	26	282.45	284.45
20	27	282.45	284.45
20	28	282.46	284.46
20	29	282.46	284.46
20	30	282.46	284.46
20	31	282.46	284.46
20	32	282.46	284.46
20	33	282.46	284.46
20	34	282.42	284.42
20	35	282.38	284.38

BFE/MIN FFE TABLE			
BLOCK NUMBER	LOT NUMBER	BFE (ft)	MIN. FFE (ft)
20	36	282.26	284.26
20	37	282.23	284.23
20	38	282.19	284.19
20	39	282.16	284.16
20	40	282.09	284.09
20	41	282.05	284.05
TRACT	AF	267.96	269.96
19	82	285.12	287.12
19	83	284.37	286.37
19	84	283.97	285.97
19	85	281.96	283.96
19	86	281.57	283.57
19	87	280.35	282.35
19	88	280.13	282.13
19	89	279.36	281.36
19	90	278.92	280.92
19	91	278.30	280.30
19	92	278.03	280.03
19	93	277.36	279.36
19	94	275.81	277.81
19	95	275.04	277.04
19	115	272.60	274.60
19	116	271.55	273.55
19	117	270.02	272.02
19	118	269.74	271.74
19	119	269.30	271.30
19	120	269.04	271.04
19	121	268.79	270.79
19	122	268.70	270.70
19	123	268.57	270.57
19	126	267.16	269.16
19	127	266.70	268.70

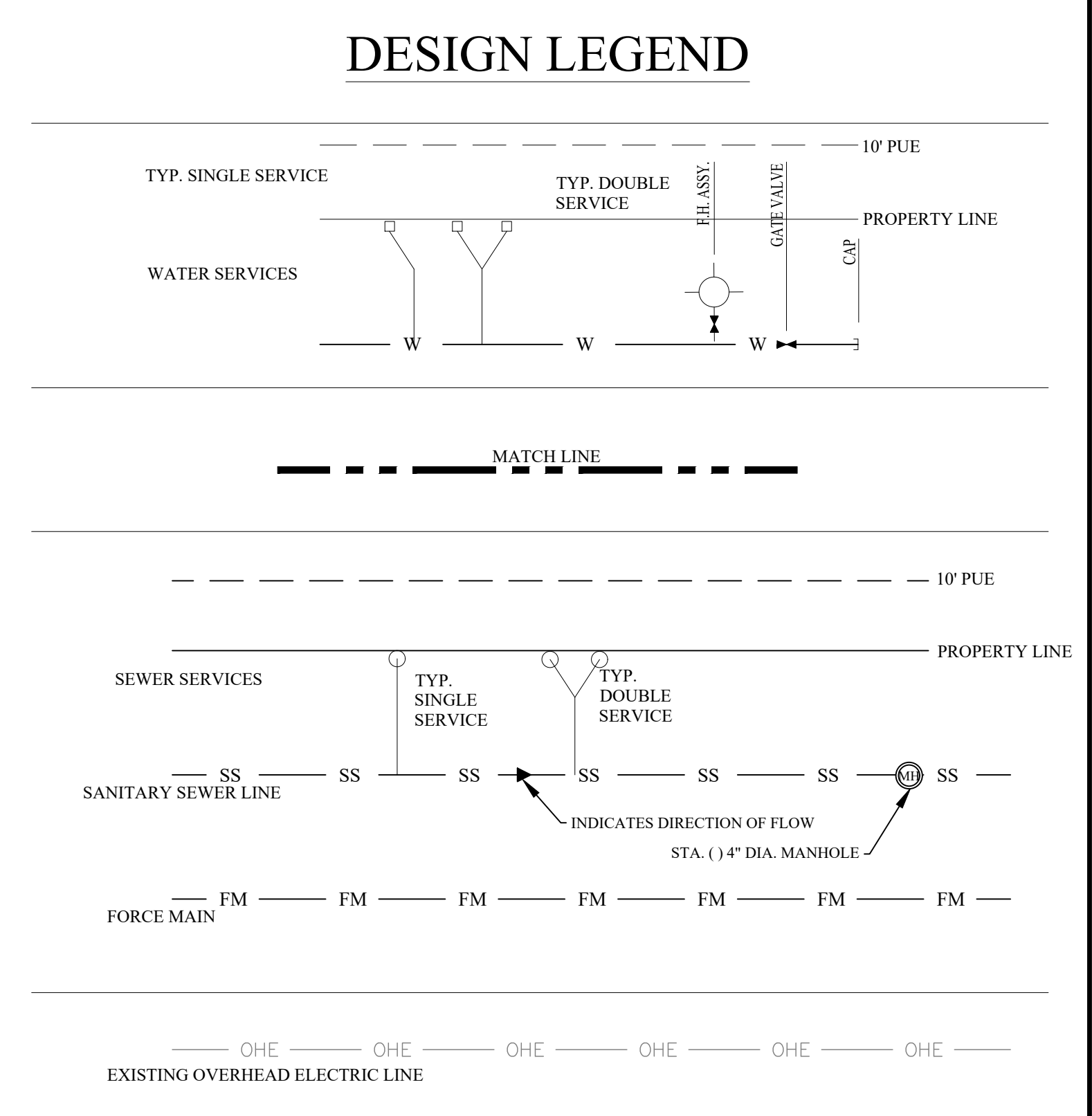
BFE/MIN FFE TABLE			
BLOCK NUMBER	LOT NUMBER	BFE (ft)	MIN. FFE (ft)
19	128	266.38	268.38
19	129	266.01	268.01
19	130	265.72	267.72
19	131	265.55	267.55
19	132	265.37	267.37
19	133	265.01	267.01
19	134	264.30	266.30
19	135	256.26	258.26
19	136	256.64	258.64
19	137	256.78	258.78

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK
				TOTAL SIZE: 253.51 AC.	CONCRETE TXDOT MONUMENT
				TOTAL BLOCKS: 24	(SOUTHEAST R.O.W. LINE OF
				TOTAL LOTS: 906	SANDY POINT ROAD) NAD 83
2	RESPONSE TO REMAINING MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	5/21/2024	JML	20(11) TX CENTRAL ZONE #4203	N: 10232940.54
1	SHEET ADDED	10/16/2023	JCL	TOTAL TRACTS: 31	E: 3525284.48
PROJECT NUMBER: PH3		CLIENT NAME: WBW SINGLE LAND INVESTMENT, LLC - SERIES 101		ELEV. = 333.33'	
APPROVED BY: JCB		CLIENT LOCATION: GEORGETOWN, TX			
AUTHORIZED BY: WBW					

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	SHEET 7 OF 18
		253.51 acre tract of land situated in the James McMillan Survey, Abstract No. 176, the Thomas F. McKinney League, Abstract No. 31, 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 101.516 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 0.051 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 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 04/24/2026. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.	Texas Registered Engineering Firm F-24040	



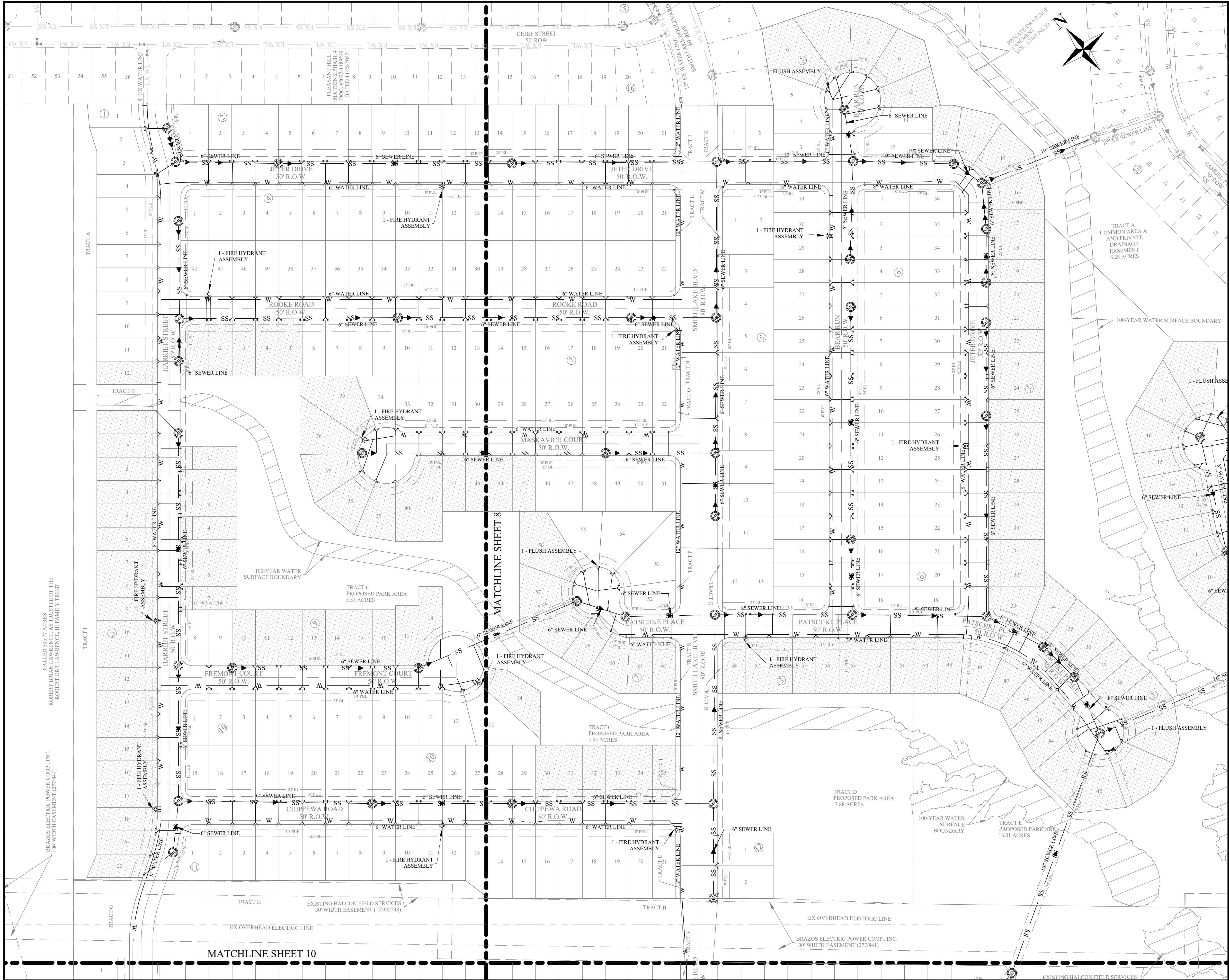
NOTE:
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AND IS SUBJECT TO CHANGE DURING FINAL PREPARATION OF
CONSTRUCTION PLANS



LOCATION MAP
NOT TO SCALE

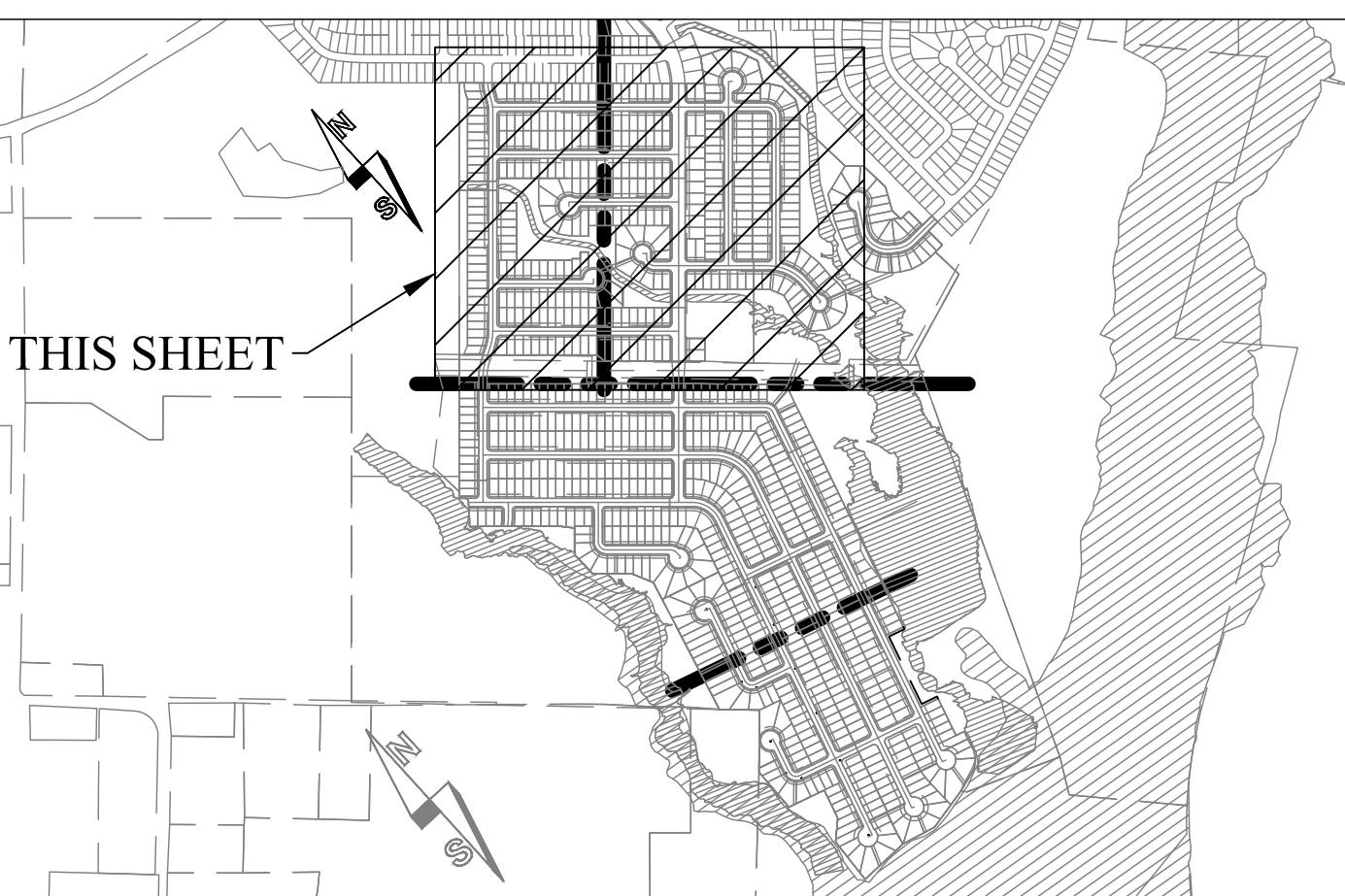
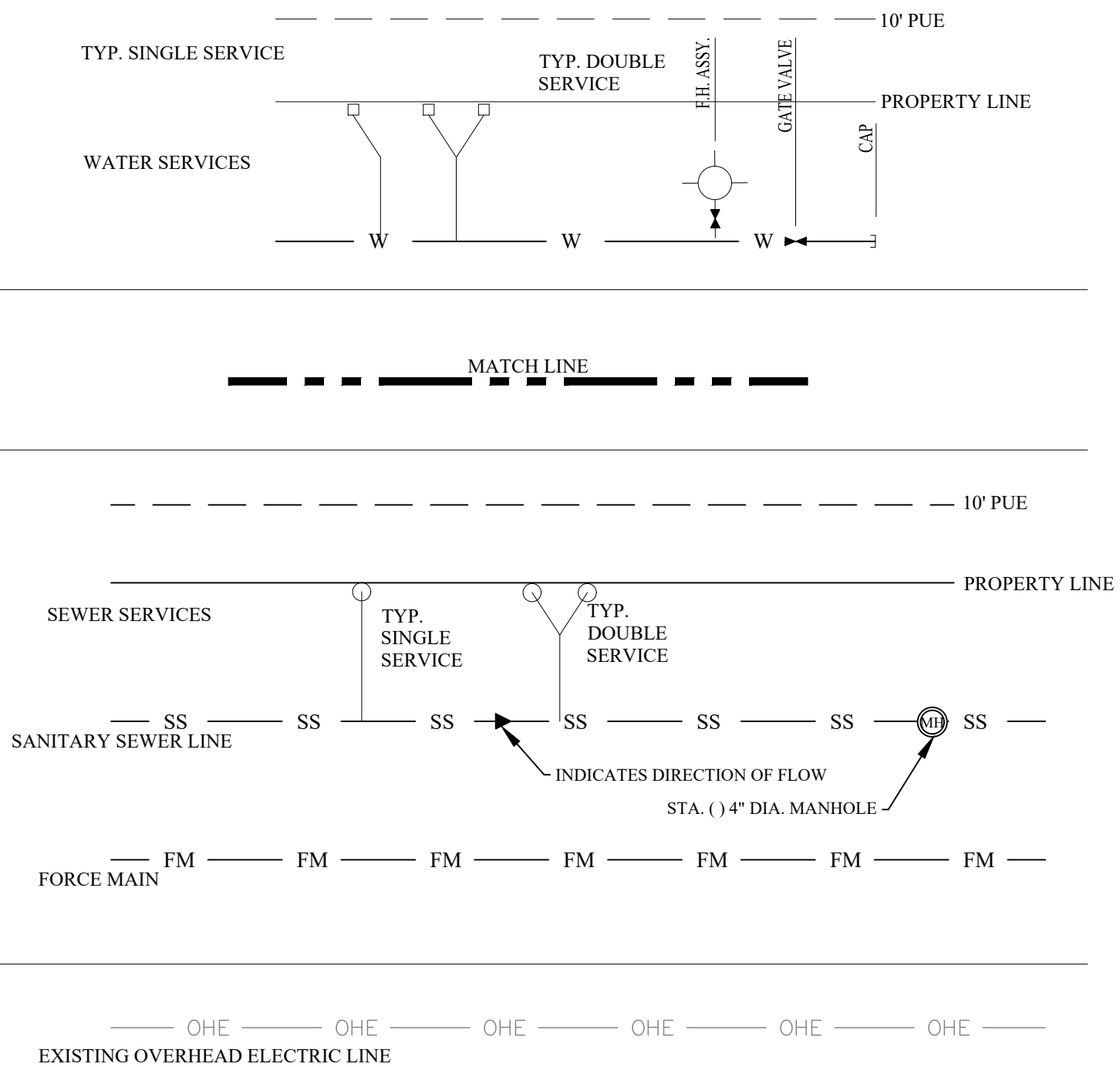
REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	LEGAL DESCRIPTION	OWNER INFO	ENGINEER'S APPROVAL	Yalvo Engineering, LLC	SHEET
2	RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	10/16/2023	JCL	TOTAL SIZE: 253.51 AC. TOTAL BLOCKS: 24 TOTAL LOTS: 906 TOTAL TRACTS: 31	CONCRETE TYPED 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'	253.51 acre tract of land situated in the James McMillen Survey, Abstract No. 176, 6th 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. 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 133.99 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. 2019-174025 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	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 04/24/2026. 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	8 OF 18
1	ORIGINAL RELEASE	06/23/2023	JCL				WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 111 109 W. 2nd Street, Suite 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057			
PROJECT NUMBER: PH3				CLIENT NAME: WBW SINGLE LAND INVESTMENT, LLC - SERIES 101 CLIENT LOCATION: GEORGETOWN, TX						
APPROVED BY: JCB										
AUTHORIZED BY: WBW										

PRINTED ON April 24, 2026



NOTE:
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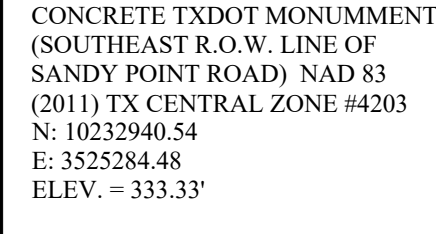
DESIGN LEGEND



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: 3252940.54 E: 3525284.48 ELEV. = 333.33'	



WATER AND SEWER 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, 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 (OPRC), 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 OPRC 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. 2019-174023 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. 2021-145560 of the OPRC

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 04/24/2026. 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

MATCHLINE SHEET 9 MATCHLINE SHEET 8



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CONSTRUCTION PLANS

DESIGN LEGEND

TYP. SINGLE SERVICE

TYP. DOUBLE SERVICE

WATER SERVICES

SEWER SERVICES

SANITARY SEWER LINE

FORCE MAIN

EXISTING OVERHEAD ELECTRIC LINE

INDICATES DIRECTION OF FLOW

STA. () 4" DIA. MANHOLE

10' PUE

PROPERTY LINE

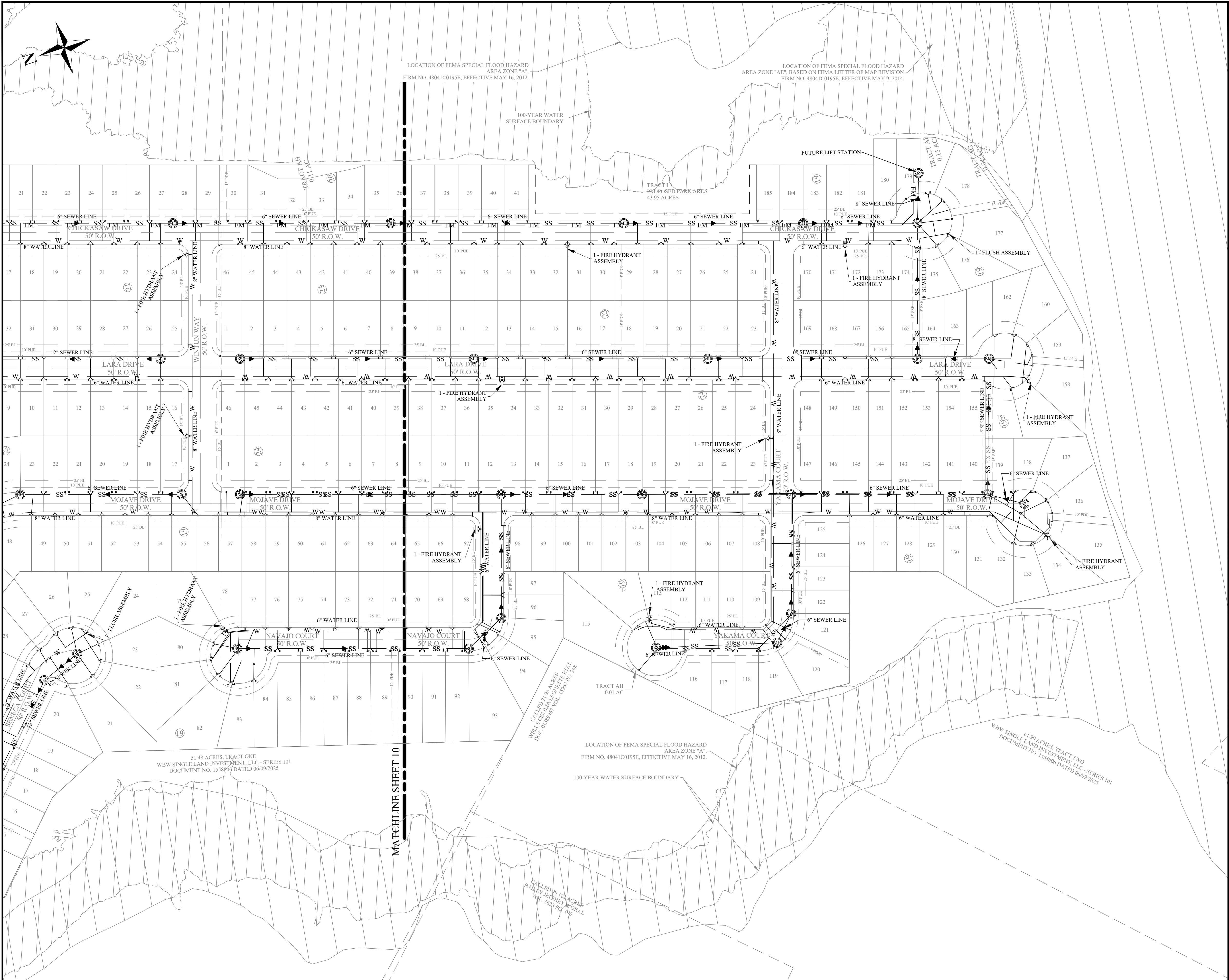
10' PUE

PROPERTY LINE

THIS SHEET

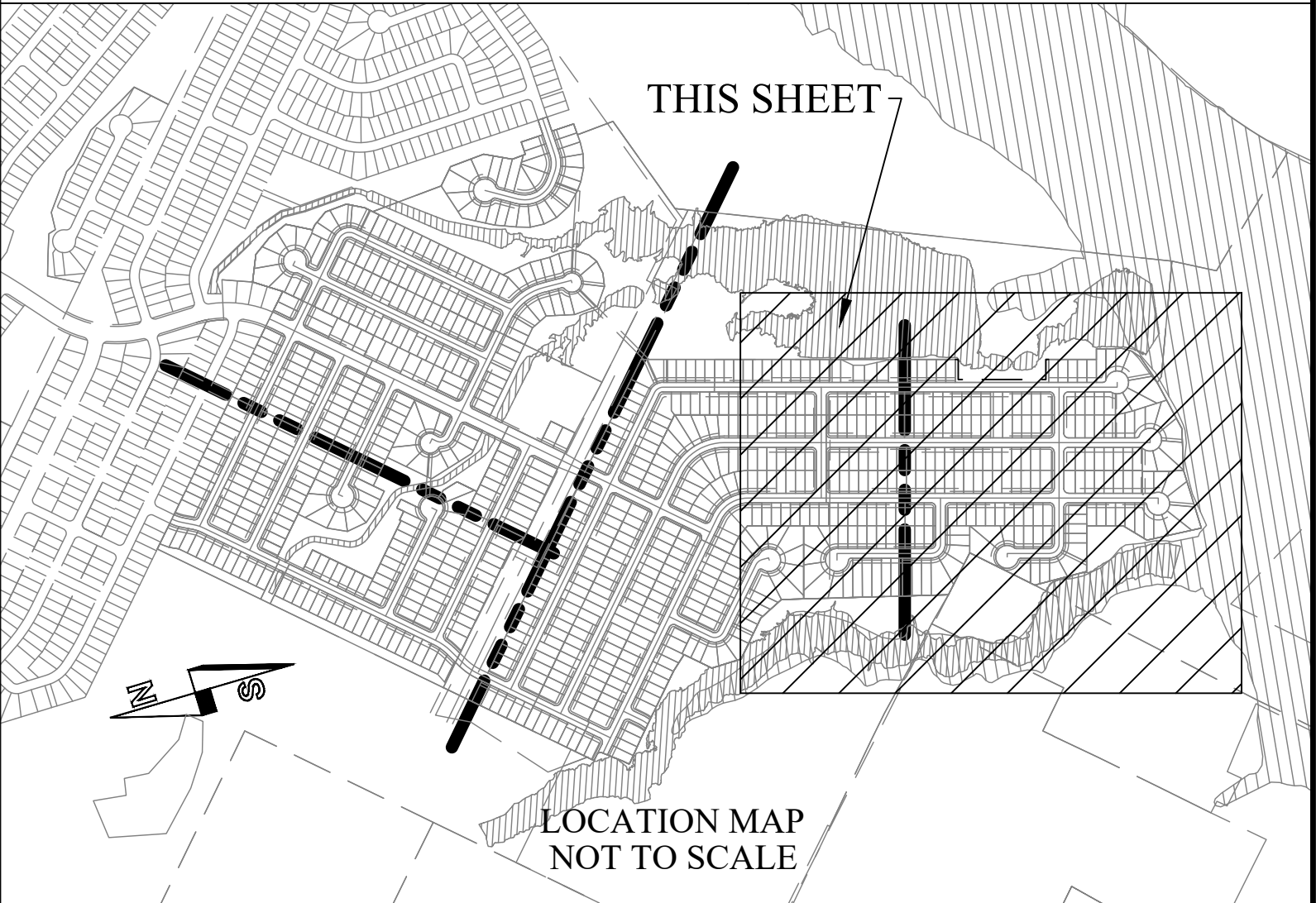
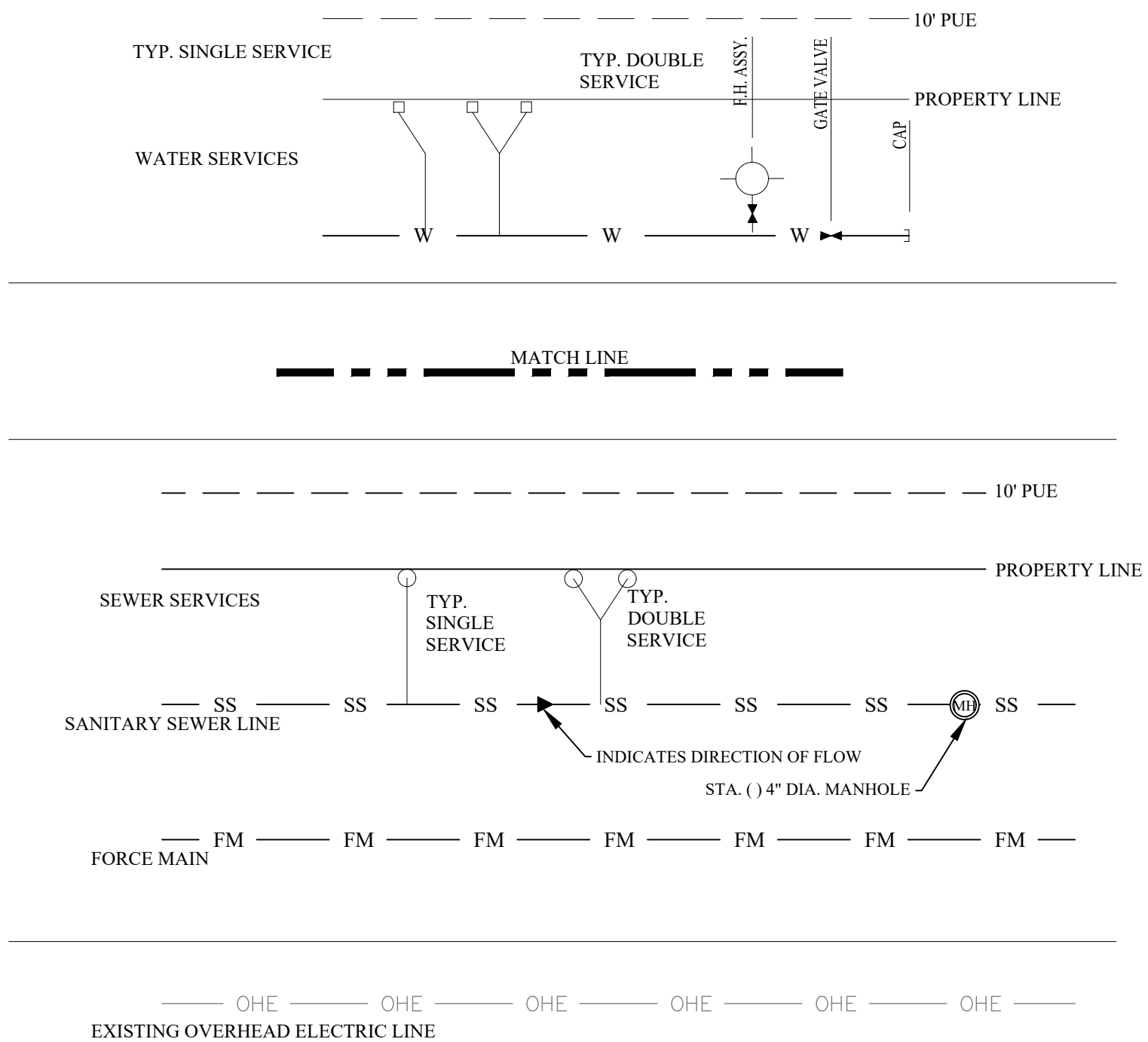
LOCATION MAP
NOT TO SCALE

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	LEGAL DESCRIPTION	OWNER INFO	ENGINEER'S APPROVAL	Yalgo 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 McMillen Survey, Abstract No. 176, the Thomas F. McKinney League, Abstract No. 23, 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 0.033 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 133.09 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. 2019-174025 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 04/24/2026. 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	10 OF 18



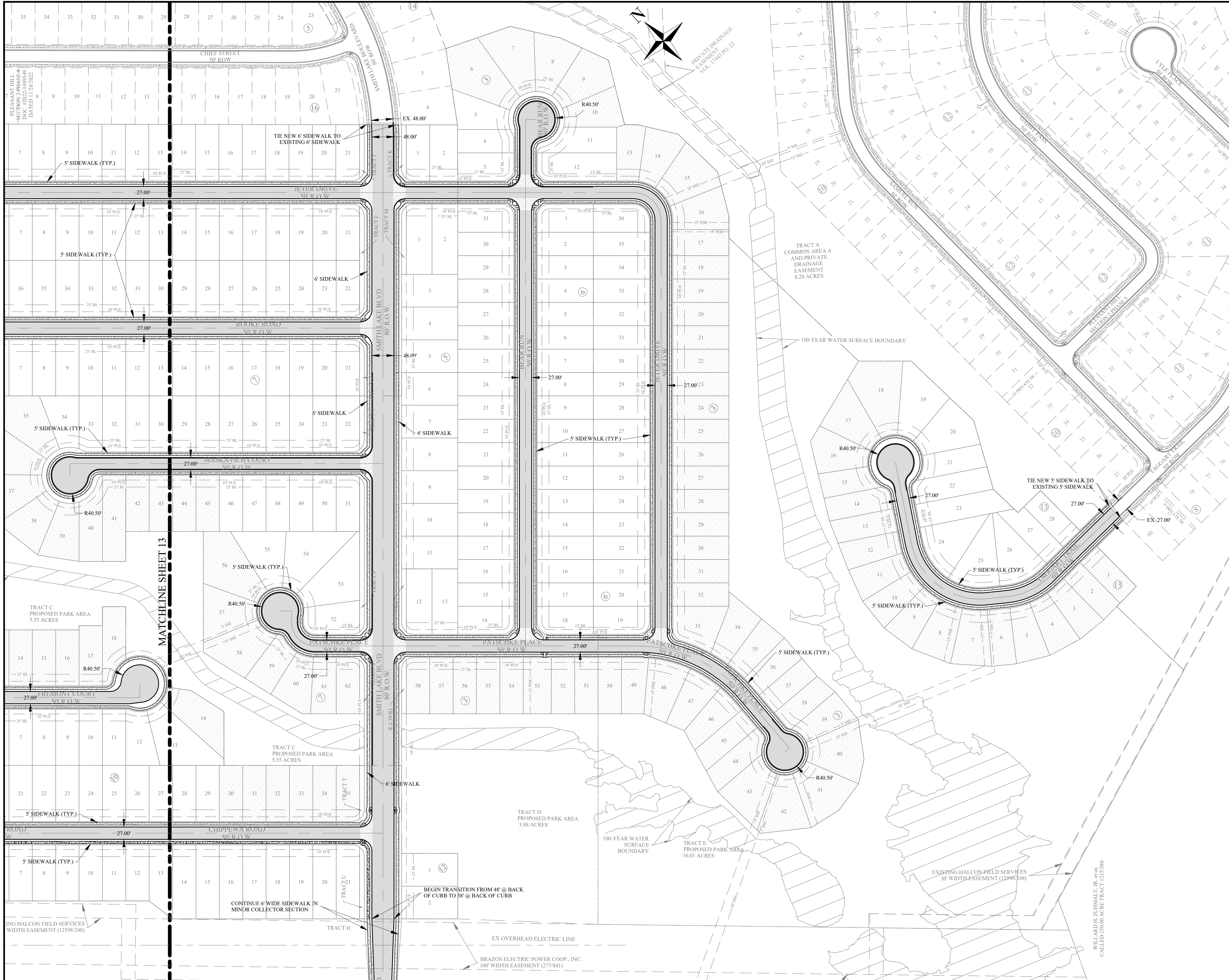
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CONSTRUCTION PLANS

DESIGN LEGEND



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	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 are 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 101.36 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 WWB 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 133.09 acre tract described in a deed to WWB 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 WWB Single Land Investment, LLC - Series 101 and recorded in Document No. 2019-174025 of the OPBRC 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 OPBRC.	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 04/24/2026. 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 Surveying Firm # 10194797	11 OF 18
1	ORIGINAL RELEASE	06/23/2023	JCL	PROJECT NUMBER: PH3						
	APPROVED BY: JCB			CLIENT NAME: WWB SINGLE LAND INVESTMENT, LLC - SERIES 101						
	AUTHORIZED BY: WWB			CLIENT LOCATION: GEORGETOWN, TX						

PRINTED ON April 24, 2026



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.

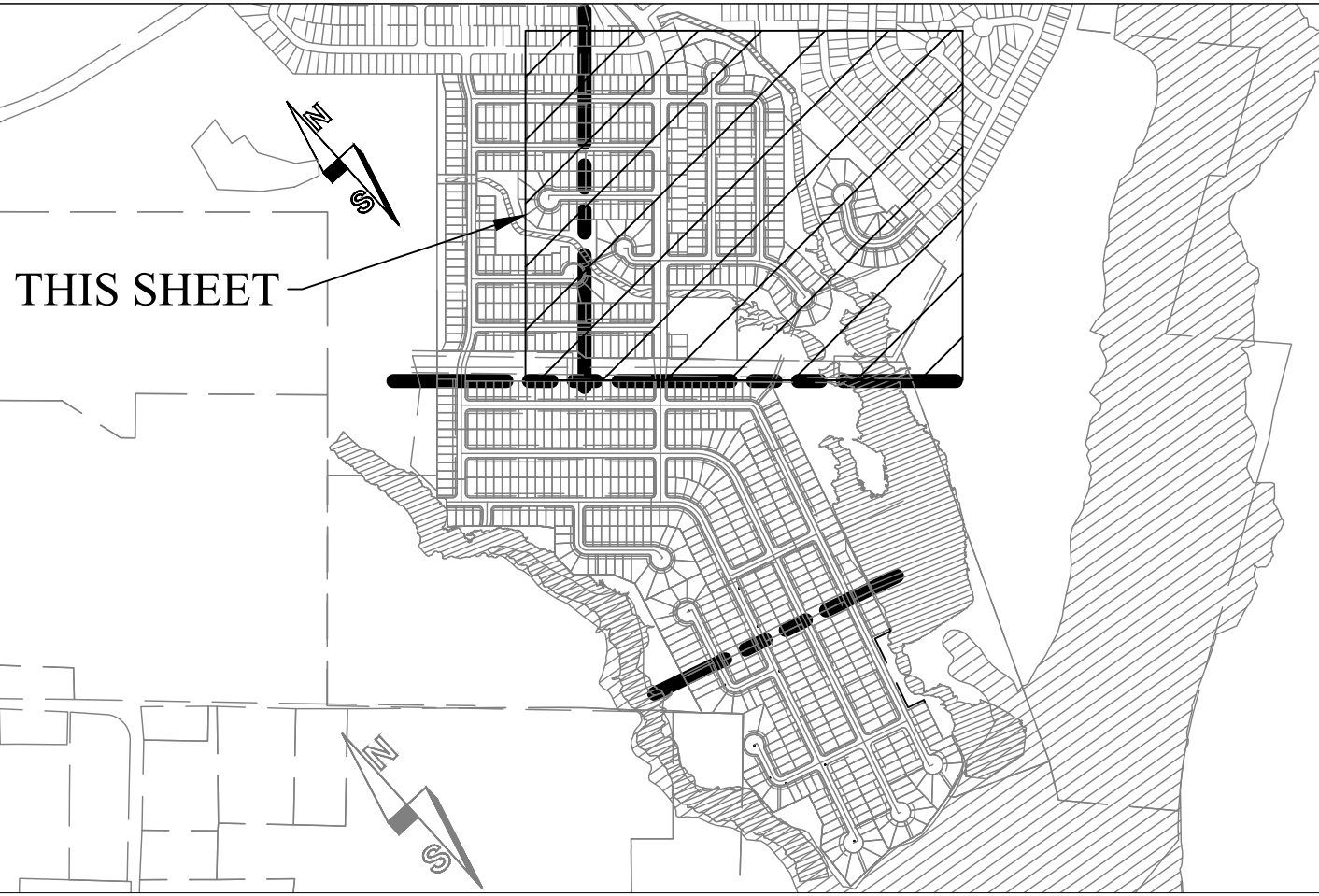
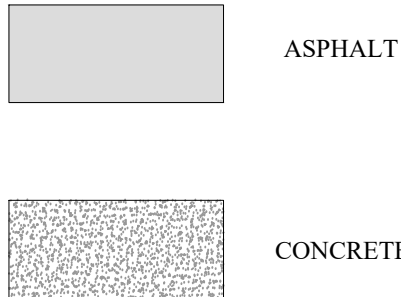
PAVEMENT WIDTHS

- 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



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	
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'

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

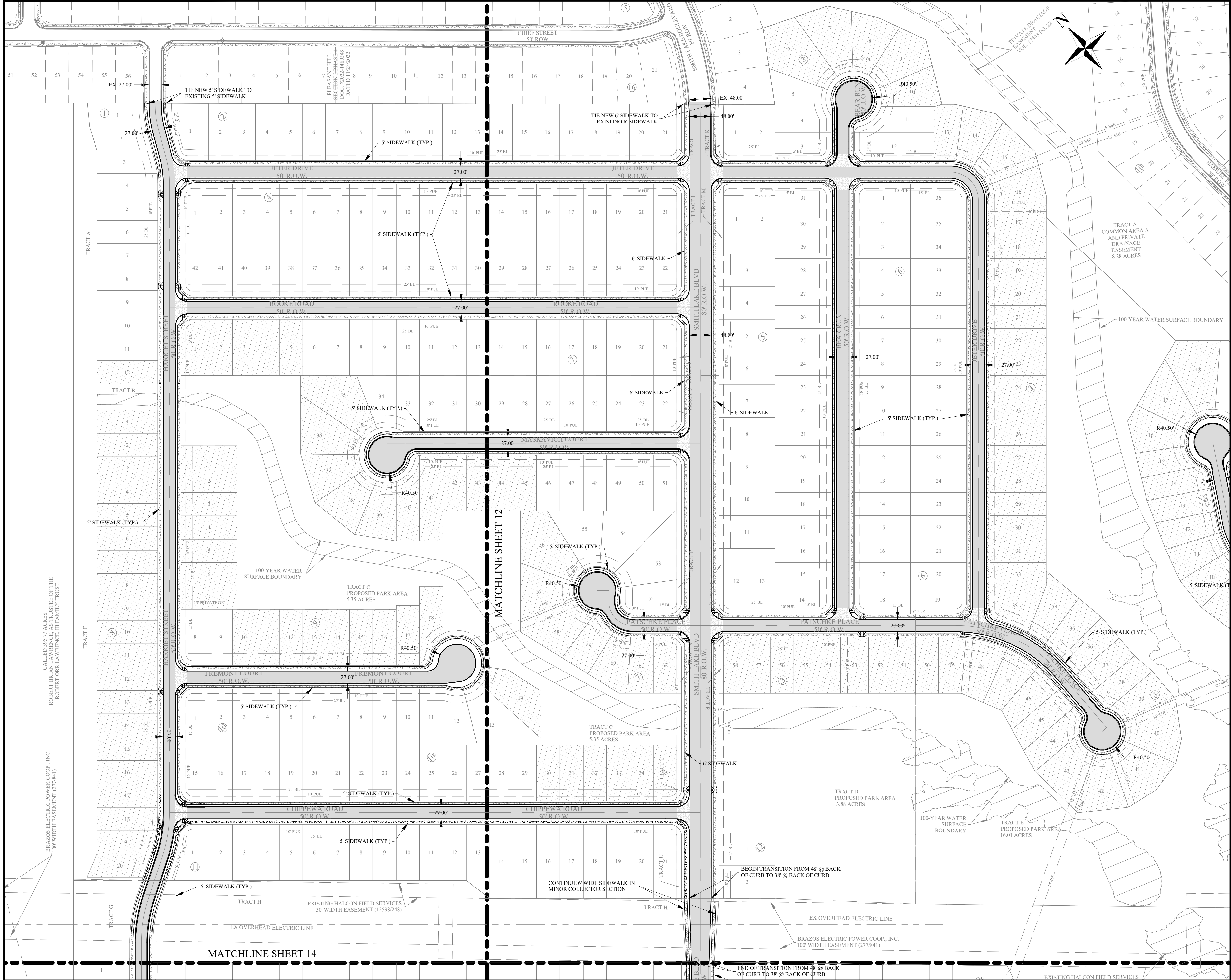
LEGAL DESCRIPTION
253.51 acre tract of land situated in the James McMillen Survey, Abstract No. 176, 060 Thomas F. McKinney League, Abstract No. 3, the John Williams League, Abstract No. 237 and the Stephen F. Austin League No. 9, Abstract No. 62 in Brazos County, Texas, being all of a called 101.36 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 0.031 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 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. 2019-174023 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 04/24/2026. 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
12
OF
18



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

ASPHALT

CONCRETE

OHE

OHE

OHE

OHE

OHE

OHE

EXISTING OVERHEAD ELECTRIC LINE

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	BENCHMARK
TOTAL SIZE: 253.51 AC. TOTAL BLOCKS: 24 TOTAL LOTS: 906 TOTAL TRACTS: 31	CONCRETE TXDOT MONUMENT (SOUTHEAST R.O.W. LINE OF SANDY POINT ROAD) NAD 83 (2011) TX CENTRAL ZONE #4203 N: 10232940.54 E: 3525284.48 ELEV. = 333.33'

GRAPHIC SCALE

0 100 200 300
IN FEET

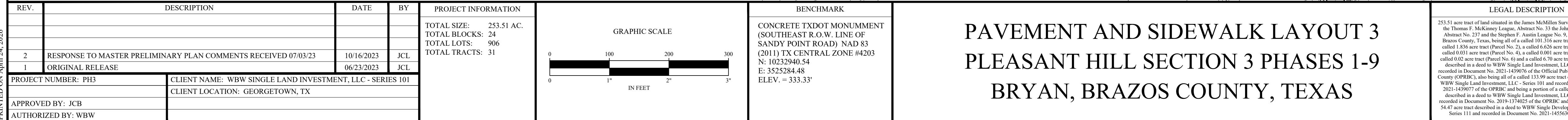
PAVEMENT AND SIDEWALK LAYOUT 2

PLEASANT HILL SECTION 3 PHASES 1-9

BRYAN, BRAZOS COUNTY, TEXAS

LEGAL DESCRIPTION	OWNER INFO	ENGINEER'S APPROVAL	Yalga Engineering, LLC	SHEET
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 101.36 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. 2019-174025 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. 2021-145565 of the OPRBC	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 04/24/2026. 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	13 OF 18

PRINTED ON April 24, 2026



- 6' ALONG SMITH LAKE BOULEVARD
- 5' ALONG ALL OTHERS

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: 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'

LEGAL DESCRIPTION

253.91 acre tract of land situated in the James McMillen Survey, Abstract No. 176, the Thomas F. McKinney Lease, Abstract No. 33, the John Williams Lease, Abstract No. 237 and the Stephen H. Williams Lease, Abstract No. 24, all located in Garza County, Texas, being all of about 101.31136 acre tract (Parcel No. 1), called 1.836 acre tract (Parcel No. 2), called 6.626 acre tract (Parcel No. 3), called 0.031 acre tract (Parcel No. 4), called 0.001 acre tract (Parcel No. 5), called 0.02 acre tract (Parcel No. 6), and called 6.70 acre tract (Parcel No. 7), all described in a deed to BWB Single Land Investment, LLC - Series 101 recorded in Document No. 2011-1459076 of the Official Public Records of Garza County, Texas, and also all described in a deed to BWB Single Land Investment, LLC - Series 101 and recorded in Document No. 2011-1459077 of the OPRBC and being a portion of about 153.20 acre tract described in a deed to BWB Single Land Investment, LLC - Series 101 and recorded in Document No. 2011-1459077 of the OPRBC and also all described in a deed to BWB Single Land Investment, LLC - Series 101 and recorded in a deed to BWB Single Land Investment, LLC - Series 111 and recorded in Document No. 2011-1455630 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 04/24/2026. IT IS NOT TO BE USED
FOR CONSTRUCTION PURPOSES.

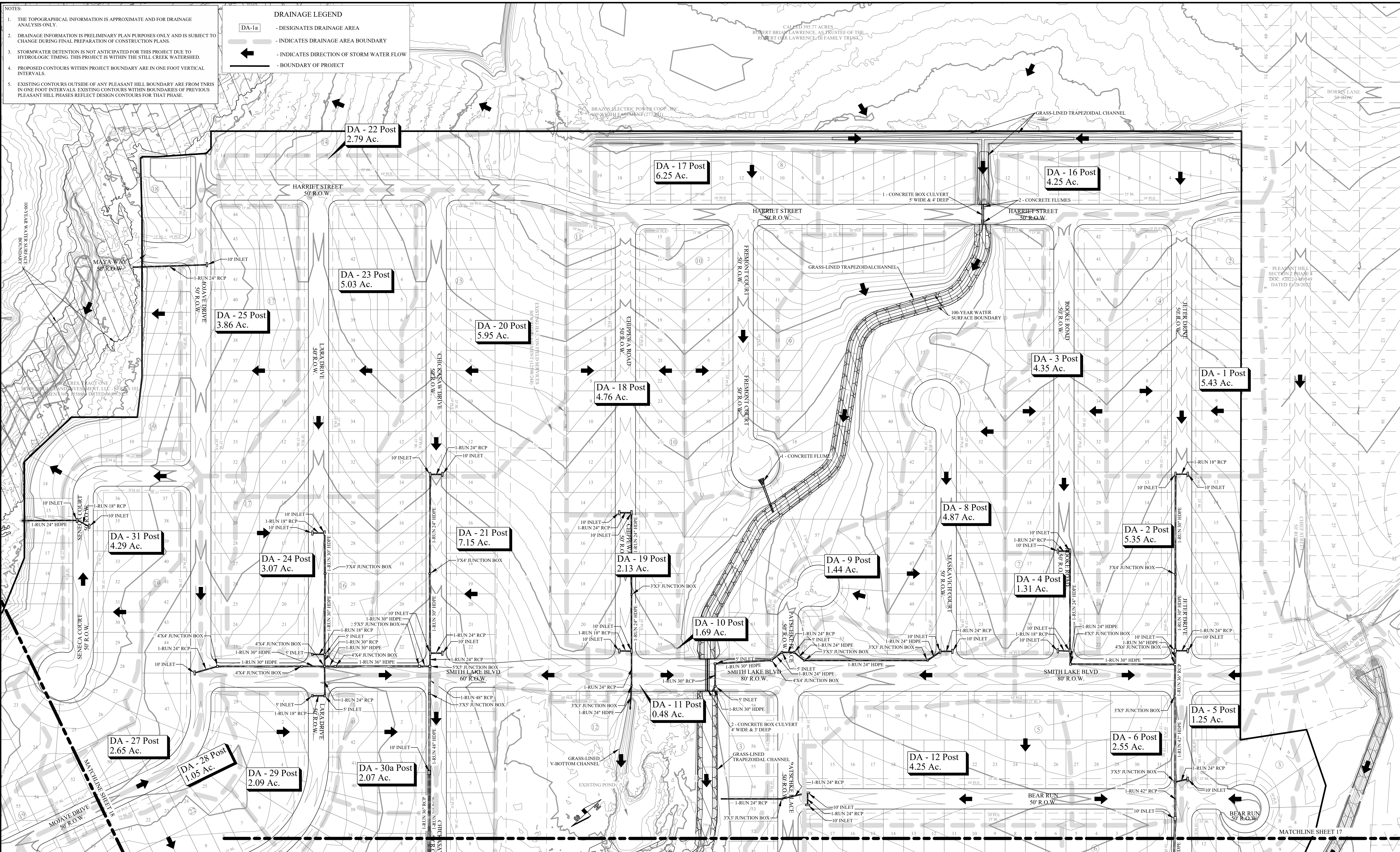
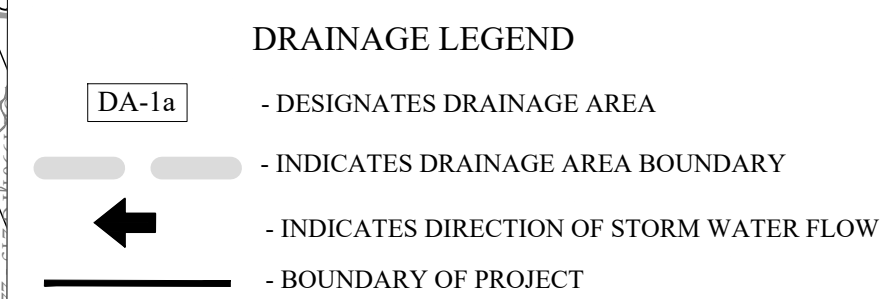
**Yalgo
Engineering, LLC**
109 W 2nd Street Ste. 201
Georgetown, TX 78626
PH (254) 953-5353
FX (254) 953-5057

Texas Registered Engineering
Firm F-24040

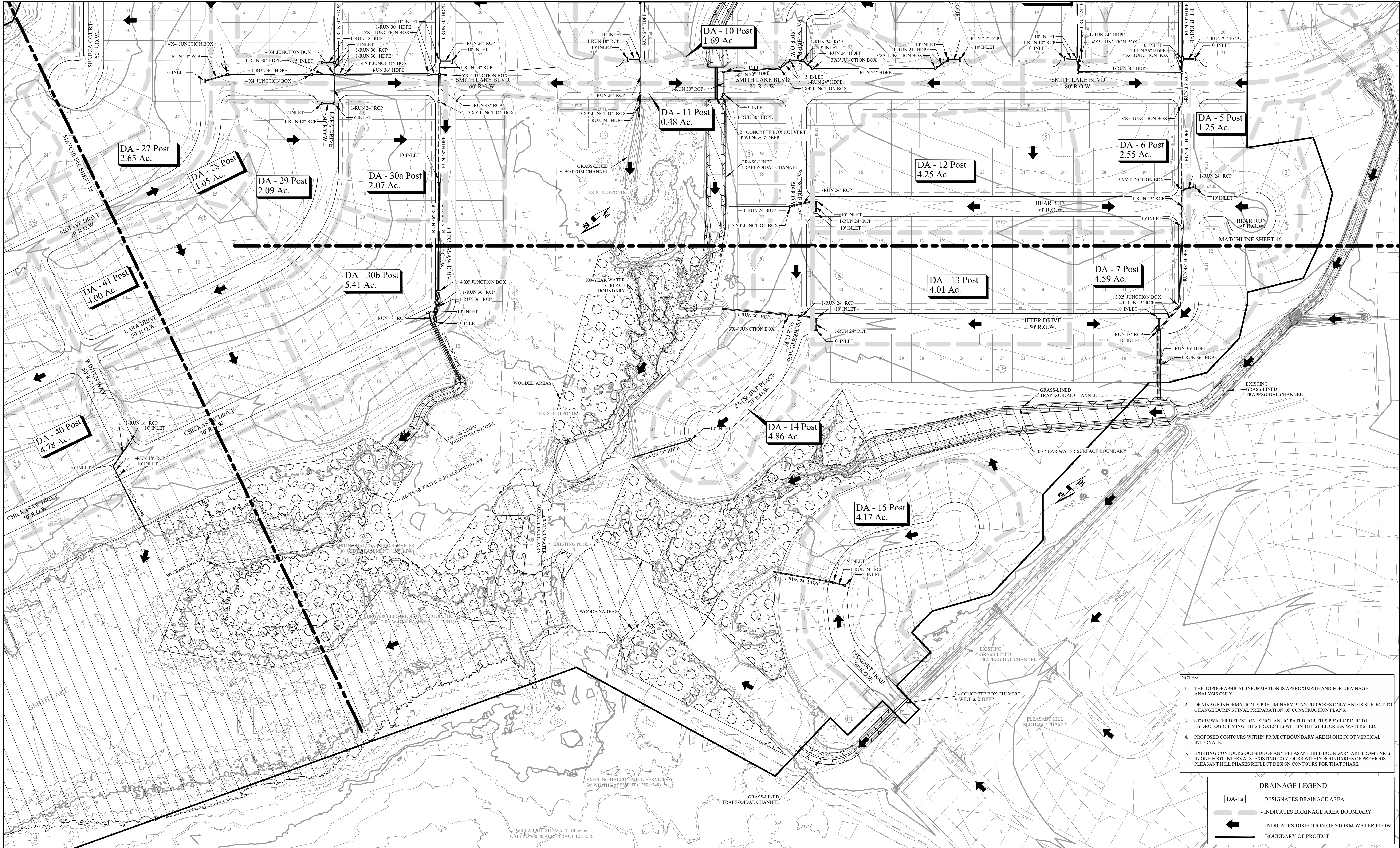
Texas Registered
Surveying Firm # 10194797

SHEET
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OF
18

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 5-FOOT 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	OFFER 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 TYPDOT MONUMENT (SOUTHEAST R.O.W. LINE OF SANDY POINT ROAD) NAD 83 (2011) TX CENTRAL ZONE #4203 N 10323940.54 S 3525384.48 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. 62 in Brazos County, Texas, being all of a called 101 3/16 acre tract (Parcel No. 1), a called 1 5/16 acre tract (Parcel No. 2), a called 6 2/25 acre tract (Parcel No. 3), a called 0.01 acre tract (Parcel No. 4), a called 6.01 acre tract (Parcel No. 5), a called 1 1/16 acre tract (Parcel No. 6) and a called 6.70 acre tract (Parcel No. 7) all described in a deed to WJW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-143976 of the Official Public Records of Brazos County (OPBRC), also being all of a called 133.09 acre tract described in a deed to WJW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-143976 of the OPBRC; and being a portion of a called 153.20 acre tract described in a deed to WJW Single Land Investment, LLC - Series 101 and recorded in Document No. 2019-1374025 of the OPBRC and a portion of a called 56.47 acre tract described in a deed to WJW Single Development Group, LLC - Series 111 and recorded in Document No. 2021-145503 of the OPBRC	WJW SINGLE LAND INVESTMENT, LLC - SERIES 101 253.51 AC. Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057	THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REUAN C. BRIZUELA, P.E. 99991 ON 04/17/2026. IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.	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	16 OF 18
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											



- 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
2	RESPONSE TO MASTER PRELIMINARY PLAN COMMENTS RECEIVED 07/03/23	10/16/2023	JCL
1	ORIGINAL RELEASE	06/23/2023	
PROJECT NUMBER: PH3		CLIENT NAME: WBW SINGLE LAND INVESTMENT, LLC - SERIES 101	
APPROVED BY: JCB		CLIENT LOCATION: GEORGETOWN, TX	
AUTHORIZED BY: WBW			

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

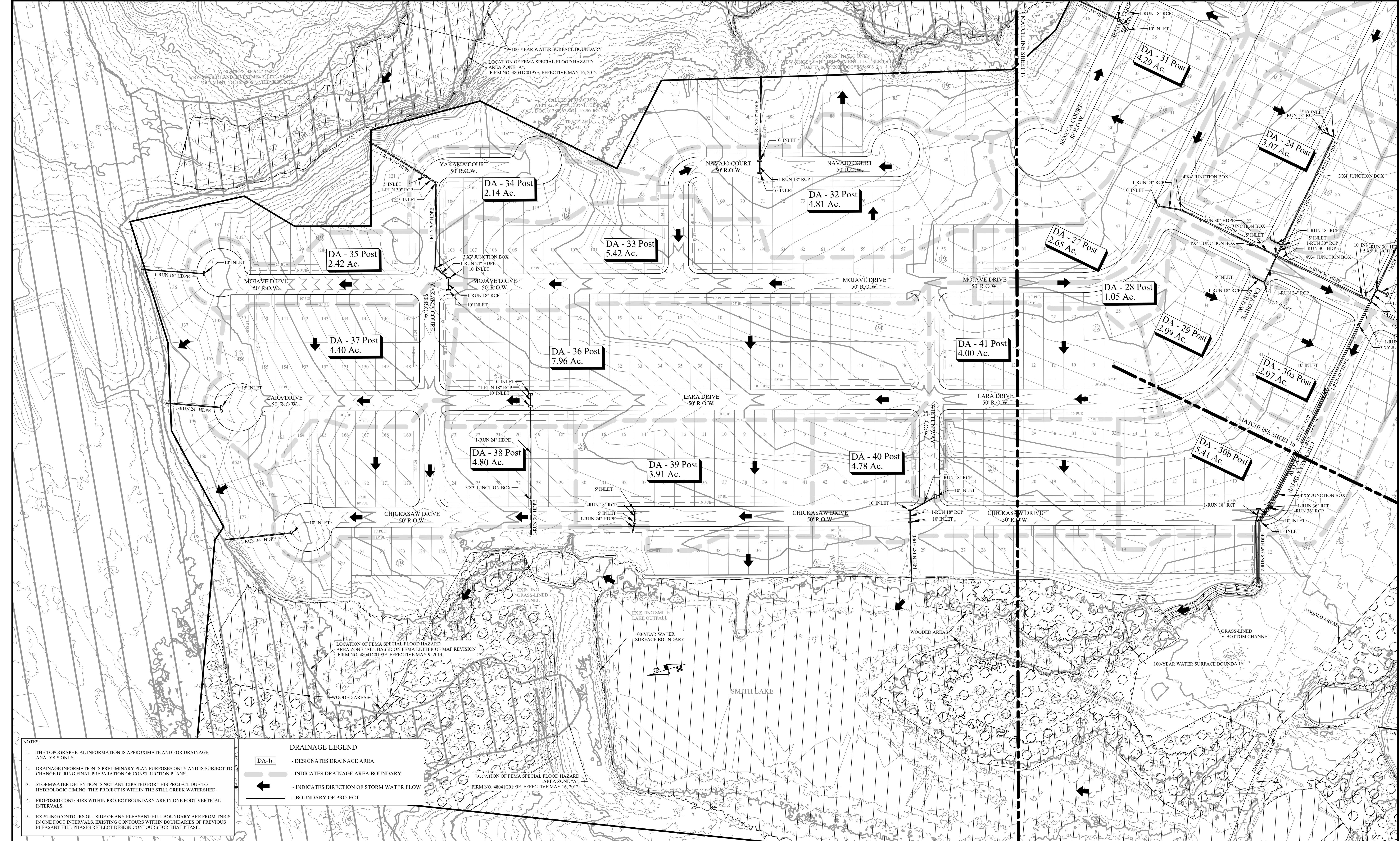
POST-DRAINAGE STRUCTURES 2
PLEASANT HILL SECTION 3 PHASES 1-9
BRYAN, BRAZOS COUNTY, TEXAS

LEGAL DESCRIPTION
253.51 acre tract of land situated in the James McMillen Survey, Abstract No. 176, 0th Thomas F. McKinney Leasing, Abstract No. 3, 3rd John Williams Leasing, Abstract No. 237 and the Stephen F. Austin Leasing 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. 2021-143907 of the Official Public Records of Brazos County (OPRBC), also being all of a called 153.09 acre tract described in a deed to WBW 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 WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2019-174025 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. 2021-145565 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 04/24/2026. 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 17 OF 18
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NOTES:		DRAINAGE LEGEND		PROJECT INFORMATION		BENCHMARK		LEGAL DESCRIPTION		OWNER INFO		ENGINEER'S APPROVAL		Yalgo Engineering, LLC		SHEET	
1. THE TOPOGRAPHICAL INFORMATION IS APPROXIMATE AND FOR DRAINAGE ANALYSIS ONLY.		DA-1a		TOTAL SIZE: 253.51 AC.		CONCRETE TXDOT MONUMENT		253.51 acre tract of land situated in the James McMillen Survey, Abstract No. 176, 9th 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 0.033 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 WW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-143907 of the Official Public Records of Brazos County (OPRC), also being all of a called 133.09 acre tract described in a deed to WW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-143907 of the OPRC and being a portion of a called 153.20 acre tract described in a deed to WW Single Land Investment, LLC - Series 101 and recorded in Document No. 2019-174025 of the OPRC and a portion of a called 54.47 acre tract described in a deed to WW Single Development Group, LLC - Series 111 and recorded in Document No. 2021-145560 of the OPRC.		WW 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 04/24/2026. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.		Jalco 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	
2. DRAINAGE INFORMATION IS PRELIMINARY PLAN PURPOSES ONLY AND IS SUBJECT TO CHANGE DURING FINAL PREPARATION OF CONSTRUCTION PLANS.		- DESIGNATES DRAINAGE AREA		TOTAL BLOCKS: 24		SANDY POINT ROAD) NAD 83		WW SINGLE LAND INVESTMENT, LLC - Series 101 and recorded in Document No. 2021-143907 of the OPRC and being a portion of a called 153.20 acre tract described in a deed to WW Single Land Investment, LLC - Series 101 and recorded in Document No. 2019-174025 of the OPRC and a portion of a called 54.47 acre tract described in a deed to WW Single Development Group, LLC - Series 111 and recorded in Document No. 2021-145560 of the OPRC.		WW SINGLE DEVELOPMENT GROUP, LLC - SERIES 111 109 W 2nd Street, Suite 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057						OF	
3. STORMWATER DETENTION IS NOT ANTICIPATED FOR THIS PROJECT DUE TO HYDROLOGIC TIMING. THIS PROJECT IS WITHIN THE STILL CREEK WATERSHED.		- INDICATES DRAINAGE AREA BOUNDARY		TOTAL LOTS: 906		N: 10232940.54										18	
4. PROPOSED CONTOURS WITHIN PROJECT BOUNDARY ARE IN ONE FOOT VERTICAL INTERVALS.		- INDICATES DIRECTION OF STORM WATER FLOW		TOTAL TRACTS: 31		E: 3525284.48											
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.		- BOUNDARY OF PROJECT		GRAPHIC SCALE		ELEV. = 333.33'											
REV.		DATE		BY		IN FEET											
2		10/16/2023		JCL													
1		06/23/2023		JCL													
PROJECT NUMBER: PH3		CLIENT NAME: WW SINGLE LAND INVESTMENT, LLC - SERIES 101															
APPROVED BY: JCB		CLIENT LOCATION: GEORGETOWN, TX															
AUTHORIZED BY: WWB																	

PRINTED ON April 24, 2026