

LOT SIZE TABLE

Table with 4 columns: BLOCK #, LOT #, AREA (SQ. FT), LOT WIDTH (FT.). Rows 19-21, lots 148-24.

LOT SIZE TABLE

Table with 4 columns: BLOCK #, LOT #, AREA (SQ. FT), LOT WIDTH (FT.). Rows 23-24, lots 1-24.

BFE/MIN FFE TABLE

Table with 5 columns: BLOCK #, LOT #, BFE (ft.), MIN. FFE (ft.), SOURCE. Rows 19-20, lots 157-40.

BFE = BASE FLOOD ELEVATION
FFE = FINISHED FLOOR ELEVATION

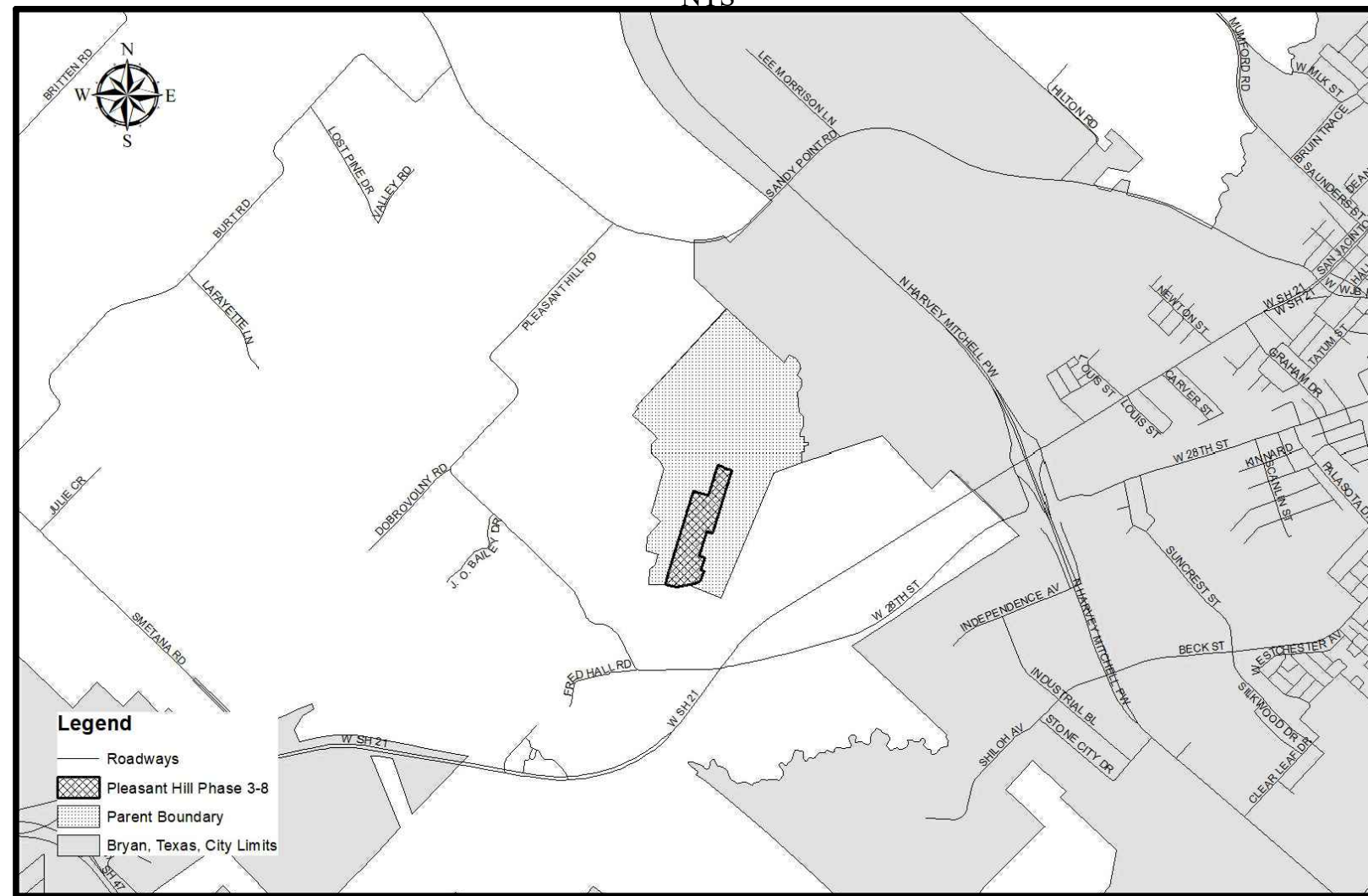
CURVE TABLE

Table with 6 columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows C1-C30.

GENERAL NOTES:

- 1. ALL PERMANENT CORNERS SET ARE 1/2" IRON RODS WITH CAP MARKED "YALGO" UNLESS OTHERWISE NOTED HEREON.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYAN SIDEWALK ORDINANCE BY THE DEVELOPER.
3. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL.
4. THE BEARINGS RECTED HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD1983 (2011) DATUM, TEXAS CENTRAL ZONE NO. 4203.
5. ROAD WIDTH LOCAL STREETS = 50' ROW, 27' BOC-BOC
6. 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).
7. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
8. ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS.
9. 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 4804C0195E FOR BRAZOS COUNTY, TEXAS.
10. 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.
11. WHERE ELECTRIC FACILITIES ARE INSTALLED, BUT 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.
12. ARROW () INDICATES THAT THE STORM WATER RUNOFF MUST FLOW DIRECTLY ONTO AND THROUGH DOWNSTREAM LOT, WITHOUT IMPEDIMENT OR DIVERSION TO OTHER LOTS.
13. TRACT AF SHALL BE DEDICATED TO THE CITY OF BRYAN AS A TRACT FOR THE PROPOSED LIFTSTATION.
14. TRACTS AG & AH SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION AS A PRIVATE DRAINAGE EASEMENT AND COMMON AREA. OPERATION, MANAGEMENT, 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.
15. STREETS SHALL BE PAVED WITH ASPHALT

VICINITY MAP NTS



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, 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 Deeds Records of Brazos County in Doc. No. 2021-1439077 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.

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

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Corey Shannon, Registered Public Surveyor No. 5967 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

COREY SHANNON REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5967

STATE OF TEXAS

COUNTY OF BRAZOS

I, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the ___ day of ___, 20___, in Official Records of Brazos County in Volume ___, Page ___.

County Clerk Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the ___ day of ___, 20___ and same was duly approved on the ___ day of ___, 20___ by said Commission.

Chair, Planning & Zoning Commission Bryan, Texas

APPROVAL OF THE CITY PLANNER

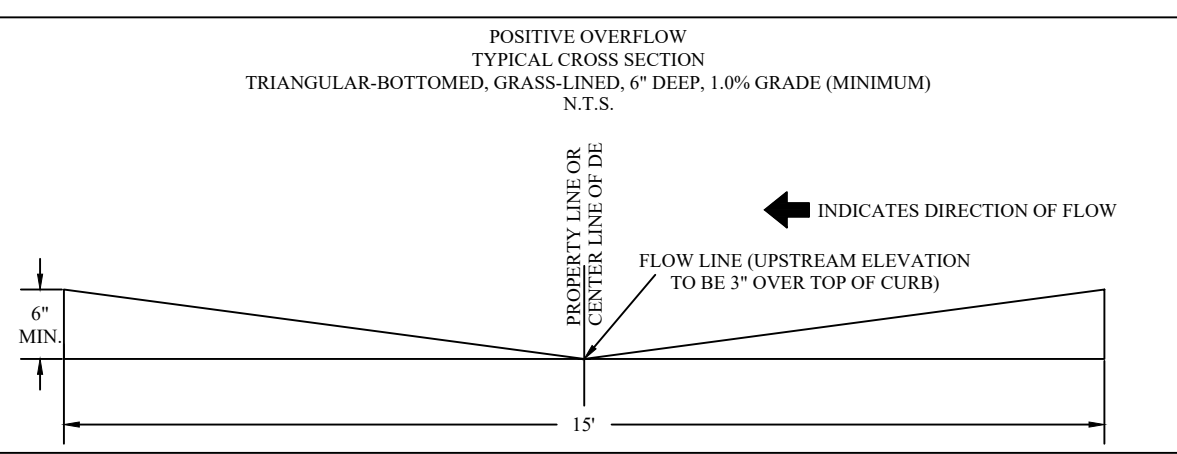
I, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ___ day of ___, 20___.

City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ___ day of ___, 20___.

City Engineer, Bryan, Texas



Scheduled for P&Z 05/26/2026 Invoide CITY OF BRYAN Development Services

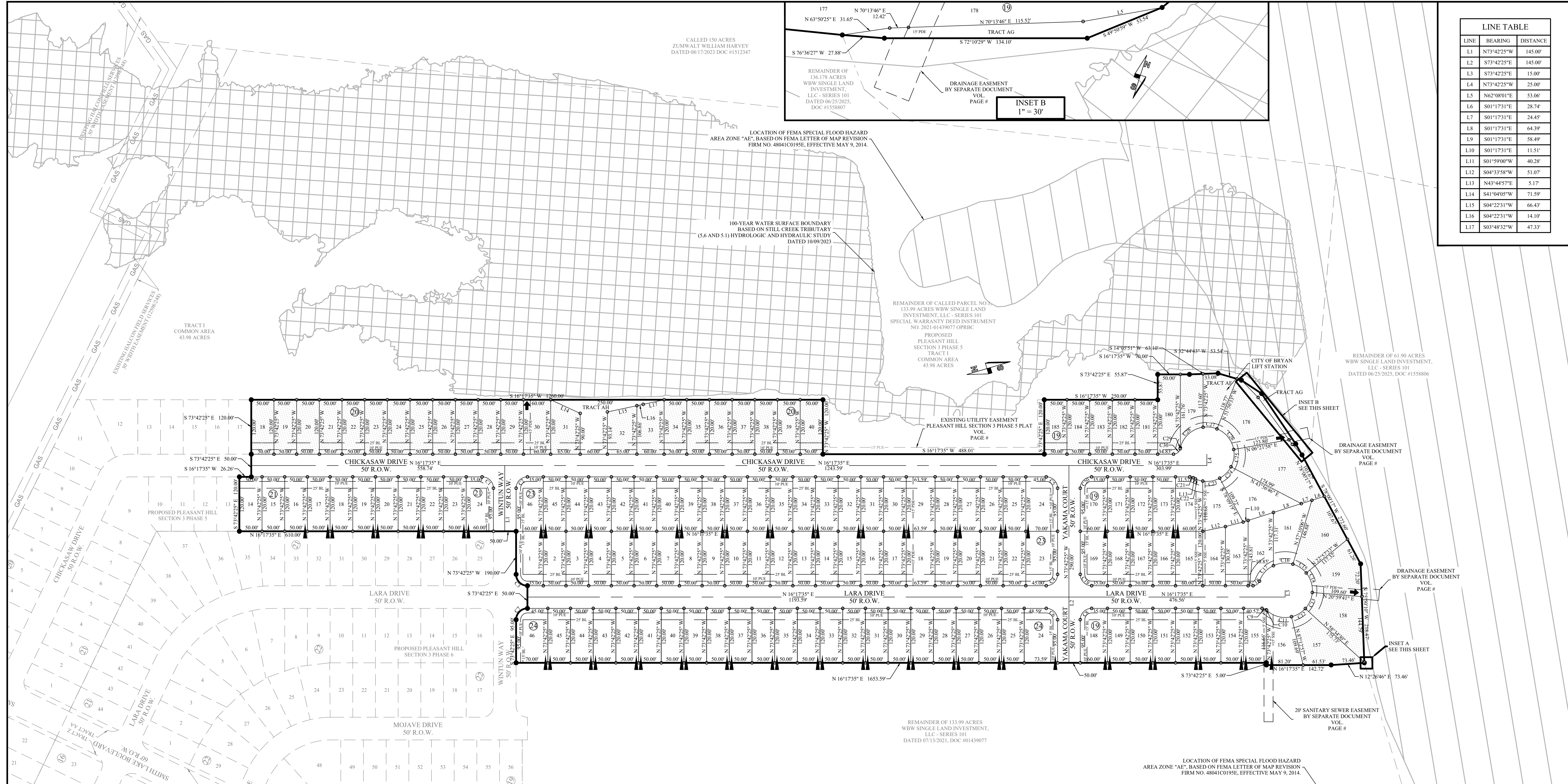
Table with 4 columns: REV., DESCRIPTION, DATE, BY. Includes project information like PROJECT NUMBER: PH38, CLIENT NAME: BWB SINGLE DEVELOPMENT GROUP, LLC-SERIES 140, APPROVED BY: JCL, AUTHORIZED BY: BWB.

Table with 2 columns: PROJECT INFORMATION, BENCHMARK. Includes total size (26.84 AC), total blocks (5), total lots (142), total tracts (3), and benchmark details (CONCRETE TXDOT MONUMENT, SANDY POINT ROAD NAD 83).

Table with 2 columns: BENCHMARK, ELEV. Includes details for CONCRETE TXDOT MONUMENT (SOUTHEAST R.O.W. LINE OF SANDY POINT ROAD) NAD 83.

FINAL PLAT PLEASANT HILL SECTION 3 - PHASE 8 CITY OF BRYAN, COUNTY OF BRAZOS, TEXAS

Table with 6 columns: LOTS AND BLOCKS, OWNER INFORMATION, DEVELOPER INFORMATION, LEGAL DESCRIPTION, Yalgo Engineering, LLC, SHEET. Includes owner and developer details, legal description, and sheet number (1 OF 2).



LINE	BEARING	DISTANCE
L1	N73°42'25"W	145.00'
L2	S73°42'25"E	145.00'
L3	S73°42'25"E	15.00'
L4	N73°42'25"W	25.00'
L5	N62°08'01"E	53.06'
L6	S01°17'31"E	28.74'
L7	S01°17'31"E	24.45'
L8	S01°17'31"E	64.39'
L9	S01°17'31"E	58.49'
L10	S01°17'31"E	11.51'
L11	S01°59'00"W	40.28'
L12	S04°33'58"W	51.07'
L13	N43°44'57"E	5.17'
L14	S41°04'05"W	71.59'
L15	S04°22'31"W	66.43'
L16	S04°22'31"W	14.10'
L17	S03°48'32"W	47.33'

Scheduled for P&Z
05/26/2026

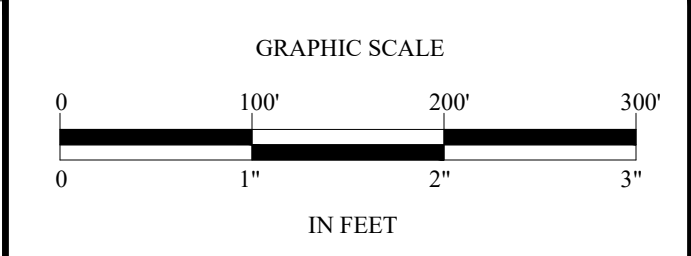
Ihove
CITY OF BRYAN
Development Services

LEGEND	
A.E.	ACCESS EASEMENT
BM	BENCHMARK
P.D.E.	PRIVATE DRAINAGE EASEMENT
ELEV.	ELEVATION
NOT TO SCALE	NOT TO SCALE
NO.	NUMBER
OPBC	OFFICIAL PUBLIC RECORD BRAZOS COUNTY
RE	REFERENCE
REV.	REVISION
SSE	SANITARY SEWER EASEMENT
TBM	TEMPORARY BENCH MARK
TYP.	TYPICAL
B.L.	BUILD LINE
P.U.E.	PUBLIC UTILITY EASEMENT
IRON ROD FOUND	IRON ROD FOUND
IRON ROD SET W/ CAP MARKED "YALGO" SET	IRON ROD SET W/ CAP MARKED "YALGO" SET
CHANGE IN BEARING	CHANGE IN BEARING
BLOCK NUMBERS	BLOCK NUMBERS
SEE NOTE 12	SEE NOTE 12
LOTS WITH MINIMUM FINISHED FLOOR ELEVATIONS	LOTS WITH MINIMUM FINISHED FLOOR ELEVATIONS

REV.	DESCRIPTION	DATE	BY

PROJECT INFORMATION	
TOTAL SIZE:	26.84 AC.
TOTAL BLOCKS:	5
TOTAL LOTS:	142
TOTAL TRACTS:	3

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'	



FINAL PLAT PLEASANT HILL SECTION 3 - PHASE 8 CITY OF BRYAN, COUNTY OF BRAZOS, TEXAS

LEGAL DESCRIPTION	Yalvo Engineering, LLC	SHEET
A 26.84 ACRE TRACT SITUATED IN, AND BEING OUT OF THE JAMES MCMILLEN SURVEY, A-176, BRAZOS COUNTY, TEXAS.	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	2 OF 2

PRINTED ON: May 14, 2026