

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.00	5.87	5.87	N 47°36'22" W	214°02'
C2	200.00	18.64	18.72	S 18°18'17" W	48°18'28"
C3	38.50	60.48	54.45	S 40°07'03" W	90°00'00"
C4	490.00	398.03	388.34	S 18°16'17" W	48°18'28"
C5	780.00	630.41	613.40	N 18°16'17" E	48°18'28"
C6	1020.00	838.87	828.48	S 22°49'33" E	35°53'12"
C7	150.00	20.43	20.42	N 49°19'41" E	7°48'00"
C8	180.00	7.05	7.05	N 47°36'22" W	214°02'
C9	175.00	18.98	18.97	S 38°19'06" W	6°12'51"
C10	175.00	99.78	98.44	S 18°52'35" W	32°40'11"
C11	175.00	22.68	22.66	S 01°10'14" E	7°25'28"
C12	63.50	5.58	5.57	S 02°22'01" E	5°01'52"
C13	63.51	36.50	36.00	N 16°38'06" E	32°55'48"
C14	63.54	36.48	35.96	N 49°31'14" E	32°52'33"
C15	63.44	21.20	21.10	S 75°32'55" W	19°08'50"
C16	1045.00	92.75	92.72	S 48°00'30" E	5°05'07"
C17	225.00	17.66	17.66	S 02°38'01" E	2°29'29"
C18	225.00	40.55	40.50	S 04°46'43" W	10°19'38"
C19	225.00	40.55	40.50	S 15°06'21" W	10°19'38"
C20	225.00	40.55	40.50	S 25°25'59" W	10°19'38"
C21	225.00	40.55	40.50	S 35°45'37" W	10°19'38"
C22	125.00	6.77	6.77	N 42°58'34" E	3°06'05"
C23	485.00	11.64	11.64	S 49°12'01" E	12°02'02"
C24	485.00	56.59	56.55	S 36°30'19" W	6°58'22"
C25	485.00	56.59	56.55	S 29°31'57" W	6°58'22"
C26	485.00	56.59	56.55	S 22°33'35" W	6°58'22"
C27	485.00	56.59	56.55	S 15°35'13" W	6°58'22"
C28	485.00	56.59	56.55	S 08°36'52" W	6°58'22"
C29	485.00	56.59	56.55	S 01°38'30" W	6°58'22"
C30	485.00	24.65	24.65	S 03°21'49" E	3°02'16"
C31	515.00	28.25	28.24	S 03°18'40" E	3°08'33"
C32	515.00	42.93	42.92	S 00°38'54" W	4°46'34"
C33	515.00	42.93	42.92	S 05°41'23" W	5°18'25"
C34	515.00	42.93	42.92	S 10°43'53" W	4°46'34"
C35	515.00	42.93	42.92	S 15°30'26" W	4°46'34"
C36	515.00	43.63	43.62	S 20°19'21" W	4°51'15"
C37	515.00	42.93	42.92	S 25°08'15" W	4°46'34"
C38	515.00	42.93	42.92	S 29°54'49" W	4°46'34"
C39	515.00	42.93	42.92	S 34°41'23" W	4°46'34"
C40	515.00	39.08	39.07	S 39°15'05" W	4°20'52"
C41	755.00	7.54	7.54	S 41°08'22" W	0°34'19"
C42	755.00	57.21	57.20	S 38°40'57" W	4°20'30"
C43	755.00	62.93	62.92	S 34°07'25" W	4°46'34"
C44	755.00	62.93	62.92	S 29°54'49" W	4°46'34"
C45	755.00	62.93	62.92	S 24°34'18" W	4°46'34"
C46	755.00	62.93	62.92	S 19°47'44" W	4°46'34"
C47	755.00	62.93	62.92	S 15°01'11" W	4°46'34"
C48	755.00	62.93	62.92	S 10°14'57" W	4°46'34"
C49	755.00	62.93	62.92	S 05°28'03" W	4°46'34"
C50	755.00	62.93	62.92	S 00°41'29" W	4°46'34"
C51	755.00	41.98	41.98	S 03°17'22" E	3°11'09"
C52	589.39	23.52	23.52	N 04°08'31" W	2°14'54"
C53	812.12	54.05	54.04	N 01°14'35" W	3°48'47"
C54	805.00	54.04	54.03	N 02°33'42" E	3°50'48"
C55	805.00	54.04	54.03	N 03°52'42" E	3°50'48"
C56	805.00	54.04	54.03	N 05°11'58" E	3°50'48"
C57	805.00	54.05	54.04	N 06°31'58" E	3°50'48"
C58	800.00	54.05	54.04	N 07°52'22" E	3°52'07"
C59	805.00	51.58	51.57	N 09°12'42" E	3°39'18"
C60	805.00	66.58	66.56	S 29°54'49" W	4°44'19"
C61	805.00	48.50	48.49	S 30°00'26" W	3°27'07"
C62	805.00	48.50	48.49	S 33°27'33" W	3°27'07"
C63	805.00	48.50	48.49	S 36°54'41" W	3°27'07"
C64	805.00	39.17	39.17	S 40°01'53" W	2°47'17"
C65	50.00	41.98	41.98	N 28°29'42" E	48°08'28"
C66	50.00	33.98	33.33	N 89°01'12" E	38°58'53"
C67	50.00	44.82	43.33	S 85°49'47" E	51°21'51"
C68	50.00	128.27	95.88	S 33°20'29" W	146°58'59"
C69	50.00	9.86	9.85	N 67°37'50" W	11°04'23"
C70	175.00	23.84	23.84	N 45°19'41" E	7°48'00"
C71	1020.00	137.95	137.84	S 44°38'37" E	7°44'56"
C72	995.00	50.91	50.90	S 47°05'02" E	2°55'53"
C73	995.00	55.28	55.28	S 44°01'36" E	3°11'01"
C74	995.00	49.76	49.75	S 41°00'08" E	2°51'54"
C75	995.00	49.76	49.75	S 38°08'14" E	2°51'54"
C76	995.00	49.76	49.75	S 35°18'20" E	2°51'54"
C77	995.00	49.76	49.75	S 32°24'25" E	2°51'54"
C78	995.00	55.28	55.28	S 29°22'58" E	3°11'01"
C79	995.00	49.76	49.75	S 26°21'30" E	2°51'54"
C80	995.00	49.76	49.75	S 23°29'36" E	2°51'54"
C81	995.00	49.76	49.75	S 20°37'42" E	2°51'54"
C82	995.00	49.76	49.75	S 17°45'47" E	2°51'54"
C83	995.00	55.28	55.28	S 14°44'20" E	3°11'01"
C84	995.00	49.76	49.75	S 11°42'52" E	2°51'54"
C85	995.00	49.76	49.75	S 08°50'58" E	2°51'54"
C86	995.00	44.01	44.01	S 06°08'59" E	2°32'04"
C87	1045.00	118.93	118.87	S 49°20'44" E	6°24'39"
C88	175.00	16.64	16.64	S 44°08'59" W	5°26'55"
C89	1045.00	39.07	39.07	S 37°01'44" E	2°08'31"
C90	1045.00	43.95	43.95	S 32°20'35" E	2°24'35"
C91	1045.00	43.95	43.95	S 29°56'00" E	2°24'35"
C92	1045.00	58.61	58.60	S 27°07'18" E	3°12'48"
C93	1045.00	45.41	45.41	S 24°16'13" E	2°28'23"
C94	1045.00	45.44	45.44	S 21°46'47" E	2°28'29"
C95	1045.00	45.44	45.44	S 19°17'17" E	2°28'29"
C96	1045.00	45.44	45.44	S 16°47'48" E	2°28'29"
C97	1045.00	45.44	45.44	S 14°18'19" E	2°28'29"
C98	1045.00	45.44	45.44	S 11°48'50" E	2°28'29"
C99	1045.00	45.44	45.44	S 09°19'21" E	2°28'29"
C100	1045.00	45.44	45.44	S 06°49'52" E	2°28'29"
C101	1045.00	43.95	43.95	S 34°48'10" E	2°24'35"
C102	25.00	40.18	35.99	S 87°28'13" W	92°05'23"
C103	25.00	38.36	34.70	N 02°31'47" W	87°54'37"
C104	25.00	39.27	35.36	S 40°07'03" W	90°00'00"
C105	25.00	39.27	35.36	N 49°52'57" W	90°00'00"
C106	25.00	39.27	35.36	S 40°07'03" W	90°00'00"
C107	25.00	39.27	35.36	N 49°52'57" W	90°00'00"
C108	25.00	39.27	35.36	S 40°07'03" W	90°00'00"
C109	25.00	39.27	35.36	N 49°52'57" W	90°00'00"
C110	25.00	39.27	35.36	S 40°07'03" W	90°00'00"
C111	25.00	39.27	35.36	N 49°52'57" W	90°00'00"
C112	25.00	39.27	35.36	S 40°07'03" W	90°00'00"
C113	25.00	39.27	35.36	N 49°52'57" W	90°00'00"
C114	25.00	39.27	35.36	S 40°07'03" W	90°00'00"
C115	25.00	39.27	35.36	N 49°52'57" W	90°00'00"
C116	25.00	39.27	35.36	S 40°07'03" W	90°00'00"
C117	25.00	39.27	35.36	N 49°52'57" W	90°00'00"
C118	25.00	39.27	35.36	S 40°07'03" W	90°00'00"
C119	25.00	40.18	35.99	N 87°28'13" E	92°05'23"
C120	25.00	38.36	34.70	N 02°31'47" W	87°54'37"
C121	25.00	40.18	35.99	S 87°28'13" W	92°05'23"
C122	25.00	38.36	34.70	N 02°31'47" W	87°54'37"
C123	25.00	40.18	35.99	S 87°28'13" W	92°05'23"
C124	25.00	38.36	34.70	N 02°31'47" W	87°54'37"
C125	25.00	37.08	33.77	S 04°23'14" W	84°58'26"
C126	25.00	40.15	35.97	S 89°28'10" E	92°00'28"

Block Number	Lot Number	Square Feet
1	1	7317
1	2	5400
1	3	5857
1	4	7903
1	5	5946
1	6	5398
1	7	5399
1	8	5398
1	9	5772
1	10	8700
1	11	7287
1	12	8599
1	13	5400
1	14	8866
2	1	7307
2	2	5400
2	3	5437
2	4	6266
2	5	6141
2	6	6154
2	7	6027
2	8	5617
2	9	5400
2	10	5400
2	11	5400
2	12	7066
2	13	7066
2	14	5400
2	15	5400
2	16	5400
2	17	5707
2	18	6058
2	19	5933
2	20	5931
2	21	5947
2	22	5869
2	23	5852
2	24	5505
2	25	5400
2	26	8658
3	1	7830
3	2	5400
3	3	5400
3	4	5750
3	5	5750
3	6	5579
3	7	5684
3	8	5837
3	9	5606
3	10	5698
3	11	6356
3	12	5568
3	13	6140
3	14	5400
3	15	6000
3	16	5400
3	17	7066
3	18	6715
3	19	6000
3	20	6000
3	21	6000
3	22	6328
3	23	7135
3	24	6995
3	25	6983
3	26	7099
3	27	6983
3	28	6991
3	29	7124
3	30	7025
3	31	6281
3	32	6042
3	33	6000
3	34	6408
4	1	7066
4	2	7066
4	3	7886
4	4	6687
4	5	6812
4	6	7092
4	7	7471
4	8	7579

Block Number	Lot Number	Square Feet
6	9	7147
6	10	6981
6	11	7509
6	12	8449
6	13	7161
6	14	6762
6	15	6423
6	16	6222
6	17	6000
6	18	6000
6	19	7230
6	20	129013
7	1	7074
8	1	6466
8	2	7558
8	3	5762
8	4	5762
8	5	5452
8	6	5805
8	7	5949
8	8	6207
8	9	6232
8	10	6023
8	11	5928
8	12	5946
8	13	5903
8	14	7494
8	15	5661
8	16	5810
8	17	6760
8	18	10378
8	19	5400
8	20	5400
8	21	5400
8	22	5400
8</		

LEGEND

- A.E. ACCESS EASEMENT
- BM BENCHMARK
- DA DRAINAGE AREA
- D.E. DRAINAGE EASEMENT
- ELEV. ELEVATION
- L.E. LANDSCAPE EASEMENT
- N.T.S. NOT TO SCALE
- NO. NUMBER
- RE REFERENCE
- REV. REVISION
- TBM TEMPORARY BENCH MARK
- TYP. TYPICAL
- B.L. BUILD LINE
- P.U.E. UTILITY EASEMENT
- IRON ROD FOUND
- IRON ROD SET
- ① ② ③ CHANGE IN BEARING
- BLOCK NUMBERS
- () REPRESENTS CALL RECORD
- SEE NOTE 7
- * HOUSE MUST HAVE AN ENGINEERED FOUNDATION



REV.	DESCRIPTION	DATE	BY
2	ADDED LOT #20 BLOCK #6	7/8/2014	EU
1	ORIGINAL RELEASE	5/2/2014	BTW

PROJECT NUMBER: EW01	CLIENT NAME: W & B DEVELOPMENT
APPROVED BY: GDN	CLIENT LOCATION: KILLEEN, TX
AUTHORIZED BY: WBW	

PROJECT INFORMATION
TOTAL SIZE: 50.10 ACRES
TOTAL BLOCKS: 11
TOTAL LOTS: 166
TOTAL TRACTS: 3

BENCHMARK
CITY OF BRYAN GPS-72
ELE: 281.76
N:10212121.122
E:3536404.605

**FINAL PLAT OF
EDGEWATER PHASE I
CITY OF BRYAN, BRAZOS COUNTY, TEXAS**

VERA & ASSOCIATES, L.C. 3707 SIERRA DR GEORGETOWN, TX 78628 PH (512) 864-9804 FX (512) 864-4650
Yalgo, LLC 3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-0032

TEXAS REGISTERED SURVEYING FIRM #10137400	Texas Registered Engineering Firm F-10264
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