PRELIMINARY PLAN OF EDGEWATER PHASE I

TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS
BEING PART OF THE ZENO PHILLIPS LEAGUE, A-45 AND T. J. WOOTEN LEAGUE, A-59 BRAZOS COUNTY, TEXAS

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.00'	5.87'	5.87'	N 47°36'22" W	2°14'34"
C2	200.00'	161.64'	157.28'	S 18°16'17" W	46°18'28"
C3	38.50'	60.48'	54.45'	S 40°07'03" W	90°00'00"
C4	490.00'	396.03'	385.34'	S 18°16'17" W	46°18'28"
C5	780.00'	630.41'	613.40'	N 18°16'17" E	46°18'28"
C6	1020.00'	638.87'	628.48'	S 22°49'33" E	35°53'12"
C7	150.00'	20.43'	20.42'	N 48°19'41" E	7°48'20"
C8	180.00'	7.05'	7.05'	N 47°36'22" W	2°14'34"
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°25'26"
C12	63.50'	5.58'	5.57'	S 02°22'01" E	5°01'52"
C13	63.51'	36.50'	36.00'	N 16°36'06" E	32°55'48"
C14	63.54'	36.46'	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 46°00'30" E	5°05'07"
C17	225.00'	17.66'	17.66'	S 02°38'01" E	4°29'51"
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	465.00'	11.64'	11.64'	S 40°42'30" W	1°26'02"
C24	465.00'	56.59'	56.55'	S 36°30'19" W	6°58'22"
C25	465.00'	56.59'	56.55'	S 29°31'57" W	6°58'22"
C26	465.00'	56.59'	56.55'	S 22°33'35" W	6°58'22"
C27	465.00'	56.59'	56.55'	S 15°35'13" W	6°58'22"
C28	465.00'	56.59'	56.55'	S 08°36'52" W	6°58'22"
C29	465.00'	56.59'	56.55'	S 01°38'30" W	6°58'22"
C30	465.00'	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°35'54" W	4°46'34"
C33	515.00'	47.70'	47.69'	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°05'15" 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°15'06" W	4°20'52"
C41	755.00'	7.54'	7.54'	S 41°06'22" 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°20'52" 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°14'37" 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	599.39'	23.52'	23.52'	N 04°08'31" W	2°14'54"
C53	812.12'	54.05'	54.04'	N 01°14'36" 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 06°24'30" E	3°50'48"
C56	805.00'	54.04'	54.03'	N 10°15'18" E	3°50'48"
C57	805.00'	54.05'	54.04'	N 14°04'15" E	3°50'33"
C58	800.00'	54.05'	54.04'	N 17°56'22" E	3°52'07"
C59	805.00'	51.58'	51.57'	N 21°42'48" E	3°39'18"
C60	805.00'	66.58'	66.56'	S 25°54'43" 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'	40.76'	N 25°29'42" E	48°06'26"
C66	50.00'	33.98'	33.33'	N 69°01'12" E	38°56'33"
C67	50.00'	44.82'	43.33'	S 68°49'47" E	51°21'31"
C68	50.00'	128.27'	95.88'	S 33°20'29" W	146°58'59"
C69	50.00'	9.66'	9.65'	N 67°37'50" W	11°04'23"
C71	175.00'	23.84'	23.82'	N 45°19'41" E	7°48'20"
C73	1020.00'	137.95'	137.84'	S 44°38'37" E	7°44'56"
C74	995.00'	50.91'	50.90'	S 47°05'02" E	2°55'53"
C75	995.00'	55.28'	55.28'	S 44°01'36" E	3°11'01"
C76	995.00'	49.76'	49.75'	S 41°00'06" E	2°51'54"
C77	995.00'	49.76'	49.75'	S 38°08'14" E	2°51'54"
C78	995.00'	49.76'	49.75'	S 35°16'20" E	2°51'54"
C79	995.00'	49.76'	49.75'	S 32°24'26" E	2°51'54"
C80	995.00'	55.28'	55.28'	S 29°22'58" E	3°11'01"
C81	995.00'	49.76'	49.75'	S 26°21'30" E	2°51'54"
C82	995.00'	49.76'	49.75'	S 23°29'36" E	2°51'54"
C83	995.00'	49.76'	49.75'	S 20°37'42" E	2°51'54"
C84	995.00'	49.76'	49.75'	S 17°45'47" E	2°51'54"
C85	995.00'	55.28'	55.28'	S 14°44'20" E	3°11'01"
C86	995.00'	49.76'	49.75'	S 11°42'52" E	2°51'54"
C87	995.00'	49.76'	49.75'	S 08°50'58" E	2°51'54"
C88	995.00'	44.01'	44.01'	S 06°08'59" E	2°32'04"
C89	1045.00'	116.93'	116.87'	S 48°20'44" E	6°24'39"
C90	175.00'	16.64'	16.64'	S 44°06'59" W	5°26'55"
C91	1045.00'	39.07'	39.07'	S 37°01'44" E	2°08'31"
C92	1045.00'	43.95'	43.95'	S 32°20'36" E	2°24'35"
C93	1045.00'	43.95'	43.95'	S 29°56'00" E	2°24'35"
C94	1045.00'	58.61'	58.60'	S 27°07'18" E	3°12'46"
C95	1045.00'	45.41'	45.41'	S 24°16'13" E	2°29'23"
C96	1045.00'	45.44'	45.44'	S 21°46'47" E	2°29'29"
C97	1045.00'	45.44'	45.44'	S 19°17'17" E	2°29'29"
C98	1045.00'	45.44'	45.44'	S 16°47'48" E	2°29'29"
C99	1045.00'	45.44'	45.44'	S 14°18'19" E	2°29'29"
C100	1045.00'	45.44'	45.44'	S 11°48'50" E	2°29'29"
C101	1045.00'	45.44'	45.44'	S 09°19'21" E	2°29'29"
C102	1045.00'	45.44'	45.44'	S 06°49'52" E	2°29'29"
C103	1045.00'	43.95'	43.95'	S 34°48'10" E	2°24'35"
C104	25.00'	40.18'	35.99'	S 87°28'13" W	92°05'23"
C105	25.00'	38.36'	34.70'	S 02°31'47" E	87°54'37"
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'	N 40°07'03" E	90°00'00"
C111	25.00'	39.27'	35.36'	S 49°52'57" E	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'	N 40°07'03" E	90°00'00"
C115	25.00'	39.27'	35.36'	S 49°52'57" E	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'	S 49°52'57" E	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'	40.18'	35.99'	S 87°28'14" W	92°05'25"
C126	25.00'	38.36'	34.70'	N 02°31'47" W	87°54'37"
C127	25.00'	37.08'	33.77'	S 04°23'14" W	84°58'26"
C128	25.00'	40.15'	35.97'	S 89°28'10" E	92°00'28"

LOT SIZE TABLE

Block Number	Lot Number	Square Feet	Block Number	Lot Number	Square Feet
1	1	7317	6	9	7147
1	2	5400	6	10	6981
1	3	5857	6	11	7509
1	4	7903	6	12	8449
1	5	5946	6	13	7161
1	6	5398	6	14	6767
1	7	5399	6	15	6423
1	8	5398	6	16	6222
1	9	5772	6	17	6000
1	10	8700	6	18	6000
1	11	7287	6	19	7230
1	12	8599	6	20	129013
1	13	5400	7	1	7074
1	14	8866	8	1	6466
2	1	7307	8	2	7558
2	2	5400	8	3	5762
2	3	5437	8	4	5762
2	4	6266	8	5	5452
2	5	6141	8	6	5805
2	6	6154	8	7	5949
2	7	6027	8	8	6207
2	8	5617	8	9	6232
2	9	5400	8	10	6023
2	10	5400	8	11	5928
2	11	5400	8	12	5946
2	12	7066	8	13	5903
2	13	7066	8	14	7494
2	14	5400	8	15	5661
2	15	5400	8	16	5810
2	16	5400	8	17	6760
2	17	5707	8	18	10378
2	18	6058	8	19	5400
2	19	5933	8	20	5400
2	20	5931	8	21	5400
2	21	5947	8	22	5400
2	22	5869	8	23	5400
2	23	5852	8	24	5400
2	24	5505	8	25	6000
2	25	5400	8	26	5400
2	26	8658	8	27	5400
3	1	7830	8	28	6000
3	2	5400	8	29	5400
3	3	5400	8	30	5400
3	4	5750	8	31	7489
3	5	5760	9	1	6543
3	6	5579	9	2	5400
3	7	5684	9	3	5400
3	8	5837	9	4	5400
3	9	5606	9	5	5400
3	10	5698	9	6	5400
3	11	6356	9	7	5400
3	12	5568	9	8	5400
3	13	6140	9	9	5400
3	14	5400	9	10	5400
3	15	6000	9	11	5400
3	16	5400	9	12	5400
3	17	7066	9	13	5400
3	18	6715	9	14	5400
3	19	6000	9	15	5400
3	20	6000	9	16	6651
3	21	6000	10	1	7109
3	22	6328	11	1	5754
3	23	7135	11	2	6214
3	24	6995	11	3	5617
3	25	6983	11	4	5712
3	26	7099	11	5	5712
3	27	6983	11	6	5740
3	28	6991	11	7	6439
3	29	7124	11	8	5746
3	30	7025	11	9	5710
3	31	6281	11	10	5689
3	32	6042	11	11	5695
3	33	6000	11	12	6363
3	34	6408	11	13	5654
4	1	7066	11	14	5653
4	2	7066	11	15	5699
5	1	7066	11	16	5512
6	1	7966	11	17	6106
6	2	7886	11	18	5479
6	3	6687	11	19	5464
6	4	6812	11	20	6608
6	5	7092	TRACT A		421038
6	6	7471	TRACT B		200149
6	7	7993	TRACT C		8100
6	8	7579			

GENERAL NOTES:

1. ALL PERMANENT CORNERS SET ARE 1/2" IRON RODS WITH CAP MARKED "1852" UNLESS OTHERWISE NOTED HEREON. IRON RODS SET IN AREAS WHERE THERE IS AN EXPECTATION OF MOVEMENT WILL NOT BE CONSIDERED PERMANENT AND NOT MARKED ACCORDINGLY.

2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYAN SIDEWALK ORDINANCE

3. TRACT A (9.67 ACRES) TO BE DEDICATED TO THE CITY OF BRYAN AS PARK LAND TO SATISFY THE PARK LAND DEDICATION REQUIREMENT FOR LOTS.

4. TRACTS B AND C OWNERSHIP SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION. OPERATION, MANAGEMENT, MAINTENANCE REPAIR AND USE OF SAID COMMON AREAS AND DETENTION POND SHALL BE THE RESPONSIBILITY OF THE EDGEWATER HOMEOWNERS ASSOCIATION. PIPING LOCATED IN THE RIGHT OF WAY OR PUBLIC DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE CITY OF BRYAN. IN ADDITION TO OWNERSHIP CONVEYANCE, TRACT B AND C SHALL BE PRIVATE DRAINAGE EASEMENTS IN FAVOR OF THE HOMEOWNERS ASSOCIATION.

5. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL.

6. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION PROVIDED BY OTHERS.

7. ARROW (▬▬) INDICATES THAT THE STORMWATER RUNOFF MUST FLOW DIRECTLY ONTO AND THROUGH DOWNSTREAM LOT, WITHOUT IMPEDIMENT OR DIVERSION TO OTHER LOTS. FENCES SHOULD BE CONSTRUCTED IN SUCH A WAY AS TO ALLOW WATER TO PASS THROUGH OR UNDER THEM TO NOT OBSTRUCT THE FLOW OF STORM WATER.

8. ROAD WIDTH
MINOR COLLECTORS = 60' ROW, 38' BOC-BOC (AUTUMN LAKE)
LOCAL STREETS = 50' ROW, 27' BOC-BOC

9. ZONING OF THIS PROPERTY IS A PLANNED DEVELOPMENT- HOUSING (PD-H) DISTRICT, AS APPROVED BY THE BRYAN CITY COUNCIL ON JUNE 25, 2013 (ORDINANCE NO. 1998). LAND USE AND PHYSICAL DEVELOPMENT SHALL BE ALLOWED IN ACCORDANCE WITH THE PD-H DISTRICT REQUIREMENTS.

10. NO LOTS SHALL HAVE DRIVEWAY ACCESS TO AUTUMN LAKE DRIVE.

11. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
- 5' SIDE YARD SETBACK
- 7.5' REAR YARD SETBACK
- 25' FRONT YARD SETBACK
- 15' STREET SIDE YARD SETBACK
- 15' STREET SIDE YARD SETBACK ADJACENT TO COLLECTOR STREETS.

13. ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS.

14. THIS TRACT IS SHOWN TO BE WITHIN SPECIAL FLOOD HAZARD AREA ZONE X, PER FEMA'S FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 48041C0285E FOR BRAZOS COUNTY, TEXAS DATED MAY 16, 2012, PANEL AND PANEL NUMBER 48041C0195E FOR BRAZOS COUNTY, TEXAS DATED MAY 16, 2012. 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. THE SURVEYOR WOULD ADVISE PROPERTY OWNERS HAVING PROPERTY ADJACENT TO, OR WITHIN, SPECIAL FLOOD HAZARD AREAS TO CONTACT THE APPROPRIATE LOCAL FLOODPLAIN ADMINISTRATOR WITH REGARDS TO ANY FLOODPLAIN RELATED QUESTIONS.

15. STORM WATER DISCHARGED INTO THE DETENTION AND CHANNELS DURING THE 100 YEAR EVENT IS CONTAINED ENTIRELY WITHIN SUCH DETENTIONS AND CHANNELS.

16. * INDICATES LOT MUST HAVE AN ENGINEERED FOUNDATION.

17. PARK IS NOT TO BE USED FOR STORMWATER OR RETENTION PURPOSES.

FIELD NOTES

All that certain tract or parcel of land situated in and being out of the T.J. Wooten League, A-59, Brazos County, Texas, said tract being a part of that certain called 166.20 acre tract described in deed to WBW LAND INVESTMENTS, LP., recorded in Volume 10251, Page 87, Official Public Records of Brazos County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 4x4 concrete monument found in the northeast margin of Chick Lane, a 47 foot wide strip of land for road purposes described in Volume 300, Page 827, Deed Records of Brazos County, Texas, same being the easterly corner of said 166.20 acre tract, also being called the east corner of the herein described tract;

THENCE S 34°58'38" W, across Chick Lane at 47.29 feet pass a 1/2 inch iron rod found marking the most southerly corner of said 47 foot wide strip, continuing along the southeast line of said 166.20 acre tract for a total distance of 632.71 feet to a 3/8 inch iron rod found for corner of the herein described tract;

THENCE S 34°40'57" W, 66.08 feet along the southeast line of said 166.20 acre tract to a petrified wood rock found for corner of the herein described tract;

THENCE S 39°41'17" W, 517.75 feet along the southeast line of said 166.20 acre tract to an iron rod set for the southern corner of the herein described tract;

THENCE: across and upon said 166.20 acre tract in a northerly direction for the following calls:

1. N 50°18'43" W, 83.06 feet, to an iron rod set;
2. N 19°48'55" E, 101.69 feet, to an iron rod set;
3. N 07°38'00" E, 30.73 feet to an iron rod set;
4. N 02°58'52" W, 50.03 feet to an iron rod set;
5. N 04°52'57" W, 150.02 feet to an iron rod set;
6. N 04°34'54" W, 46.64 feet to an iron rod set;
7. N 02°51'19" E, 100.01 feet to an iron rod set;
8. N 01°32'46" E, 53.66 feet to an iron rod set;
9. N 03°37'35" W,12.94 feet to an iron rod set;
10. N 04°52'57" W, 161.25 feet to an iron rod set for corner of the herein described tract;

THENCE: continuing across and upon said 166.20 acre tract in a westerly direction for the following calls:

1. S 85°07'03" W, 120.01 feet to an iron rod set ;
2. N 78°10'59" W, 52.21 feet to an iron rod set;
3. S 85°07'03" W, 545.00 feet to an iron rod set;
4. S 85°03'22" W, 290.03 feet to an iron rod set for corner of the herein described tract;

THENCE: continuing across and upon said 166.20 acre tract in a northerly/northwesterly direction for the following calls:

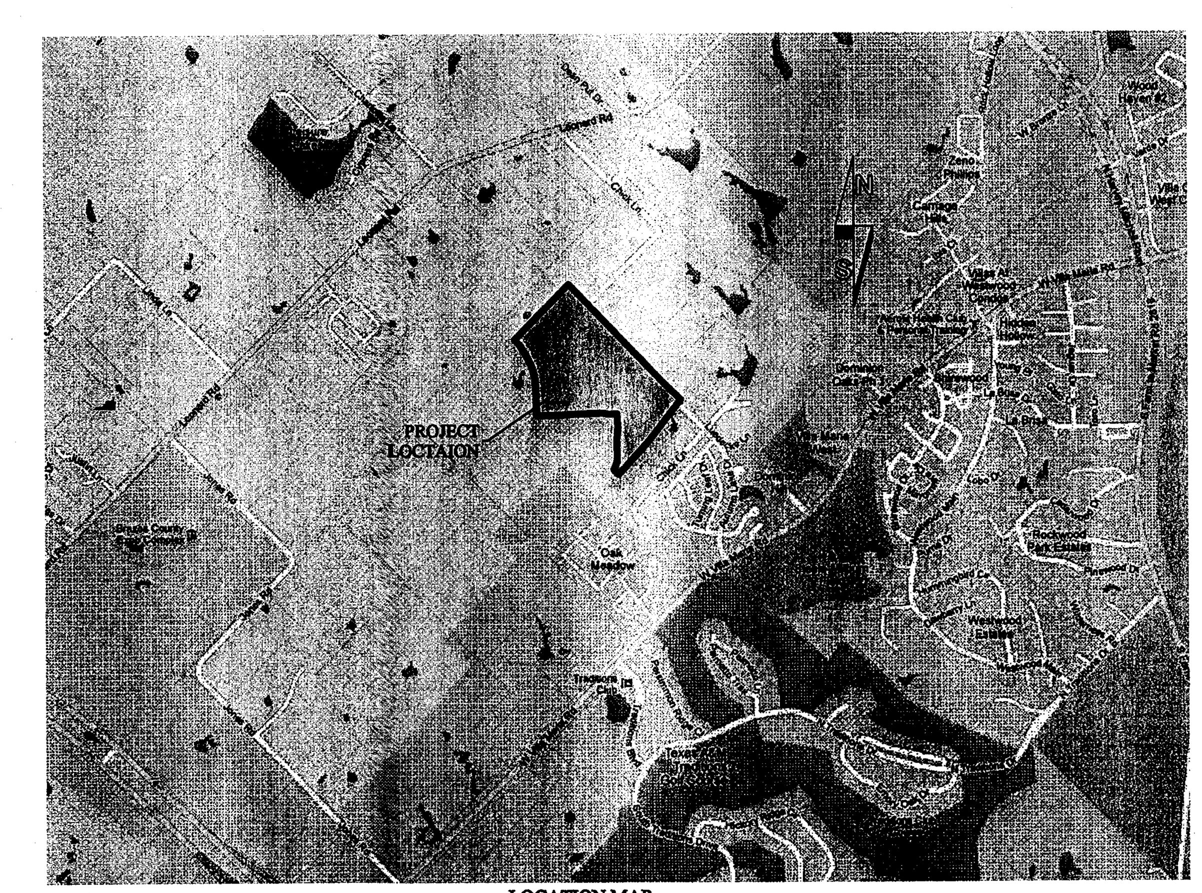
1. N 05°18'57" W, 438.65 feet to an iron rod set;
2. N 15°19'25" W, 135.99 feet to an iron rod set;
3. N 22°42'01" W, 87.36 feet to an iron rod set;
4. N 29°17'51" W, 135.74 feet to an iron rod set;
5. N 36°42'30" W, 131.20 feet to an iron rod set;
6. N 46°30'02" W, 93.40 feet to an iron rod set for the most northerly corner of the herein described tract;

THENCE: N 41°25'31" E, 972.28 feet continuing across and upon said 166.20 acre tract to an iron rood set for the most northerly corner of the herein described tract;:

THENCE: S 46°29'05" E, 299.68 feet to in iron rod set in the northwest line of Chick Lane, said iron rod bears N 42°15'05" E, 47.64 feet from an 8 inch fence corner post, and being a line corner in the north line of the herein described tract;

THENCE: S 46°29'05" E, 1411.99 feet continuing along the north line of Chick Lane, north line of said 47 foot wide strip for road purposes, a north line of said 166.20 acre tract, and north line of this, to a 1/2 inch iron rod found for a line corner in the north line of the herein described tract;

THENCE: S 48°43'42" E, 298.61 feet continuing along the north line of Chick Lane, north line of said 47 foot wide strip for road purposes, a north line of said 166.20 acre tract, and north line of this, to the **PLACE OF BEGINNING** containing 50.10 acres of land, more or less.



LOCATION MAP
NOT TO SCALE

JUL 18 2014

REV.	DESCRIPTION	DATE	BY
5	UPDATED NOTES ABD LOT SIZE TABLE	7/8/2014	EU
4	UPDATED NOTES	7/1/2014	EU
3	ADJUSTED STREET AND LOT ALIGNMENTS	6/24/2014	BTW
2	ADJUSTED STREET AND LOT ALIGNMENTS	4/23/2013	EU
1	ORIGINAL RELEASE	9/18/2012	EU

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

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

GRAPHIC SCALE
0 100' 200' 300'
0 1" 2" 3"
IN FEET

BENCHMARK
CITY OF BRYAN GPS-74
ELE: 292.23
N:10207895.454
E:3530505.761

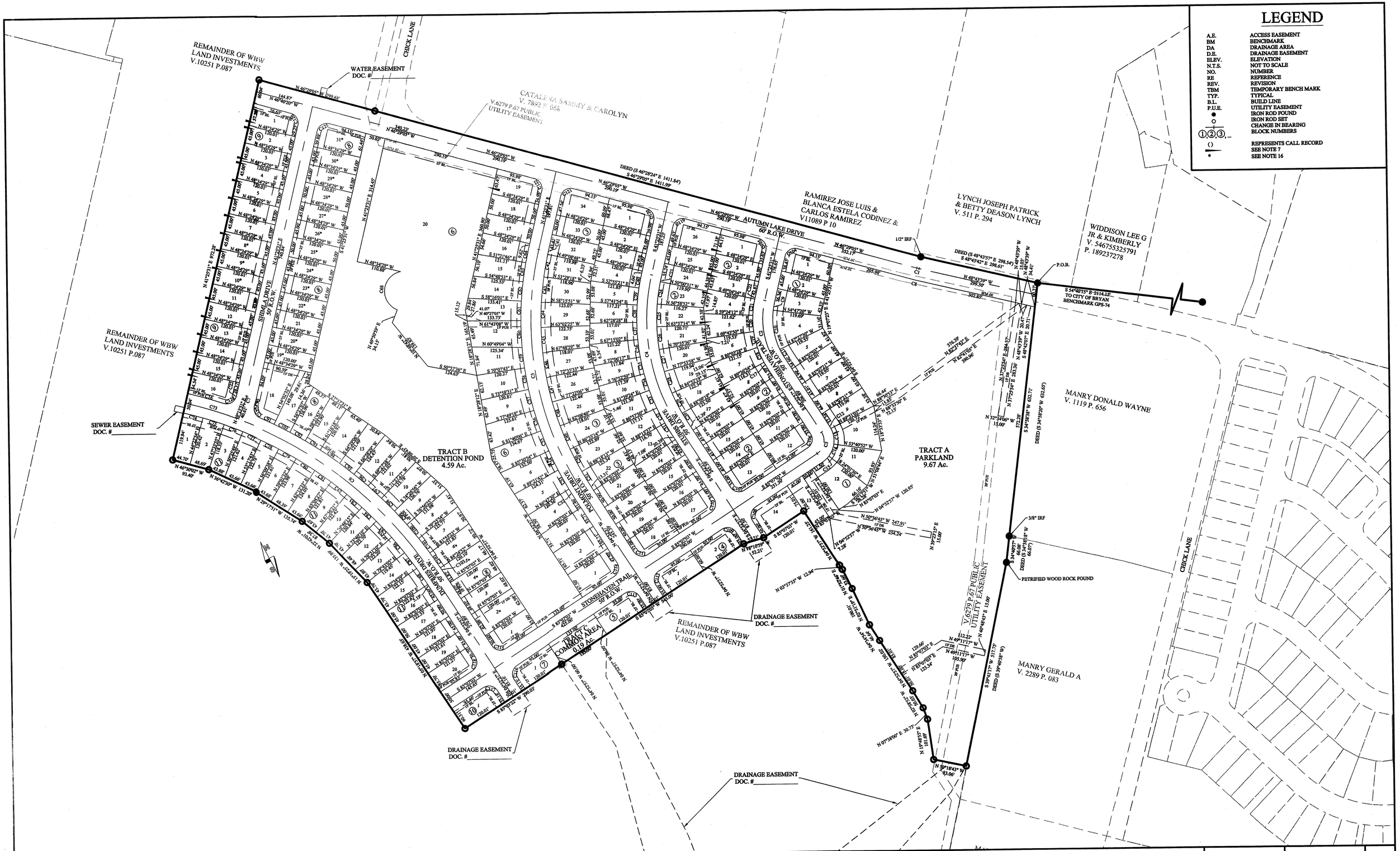
PRELIMINARY PLAN OF
EDGEWATER PHASE I
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

LOTS AND BLOCKS
LOTS 1-14, BLOCK 1
LOTS 1-26, BLOCK 2
LOTS 1-34, BLOCK 3
LOTS 1-2, BLOCK 4
LOT 1, BLOCK 5
LOTS 1-20, BLOCK 6
LOT 1, BLOCK 7
LOT 1-31, BLOCK 8
LOTS 1-16, BLOCK 9
LOT 1, BLOCK 10
LOTS 1-20 BLOCK 11

OWNER INFO
WBW DEVELOPMENT LTD.
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-0032

VERA & ASSOCIATES, LC.
3707 SIERRA DR
GEORGETOWN, TX 78628
PH (512) 864-9804
FX (512) 864-4650
TEXAS REGISTERED SURVEYING FIRM #10137400

Yalgo, LLC
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-0032
Texas Registered Engineering Firm F-10264



REV.	DESCRIPTION	DATE	BY
3	ADJUSTED STREET AND LOT ALIGNMENTS	6/24/2014	BTW
2	ADJUSTED STREET AND LOT ALIGNMENTS	4/23/2013	EU
1	ORIGINAL RELEASE	9/18/2012	EU

PROJECT NUMBER: EW01
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PRELIMINARY PLAN OF EDGEWATER PHASE I
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

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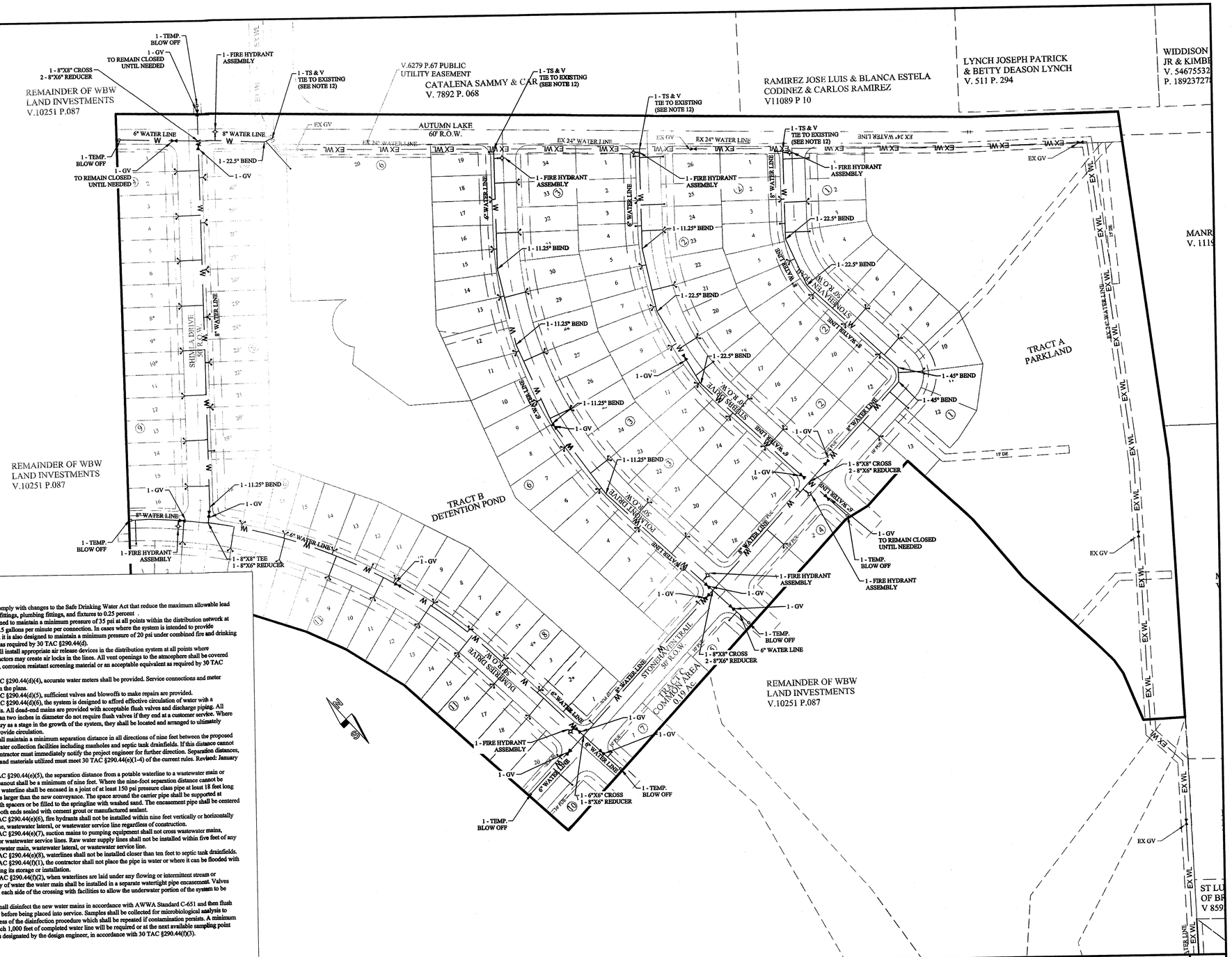
GENERAL NOTES:

1. ALL WORK DETAILED ON THESE PLANS SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS AND REGULATIONS OF THE CITY OF BRYAN, UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL COMPLY WITH ALL CURRENT O.S.H.A. REQUIREMENTS REGARDING TRENCH SAFETY AND SHORING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DRAFT AND ADHERE TO A TRENCH SAFETY PLAN.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL T.C.E.Q. RULES AND REGULATIONS IN CHAPTER 290 OF PUBLIC DRINKING WATER IN THE TEXAS ADMINISTRATION CODE, MANUFACTURERS RECOMMENDATIONS AND GENERAL INDUSTRY PRACTICES.
4. THE PROPOSED WATERLINES SHALL BE PVC WATER PIPE AND SHALL MEET THE REQUIREMENTS OF AWWA STANDARD FOR POLYVINYL CHLORIDE (PVC) PRESSURE PIPE FOR WATER, AWWA STANDARD C900, WITH CAST-IRON OUTSIDE DIMENSIONS. THE PIPE WILL BE CLASS 150 (DR-18).
5. ALL MATERIALS USED IN WATER SYSTEM TO BE APPROVED BY THE D.P.W.
6. ALL WATER MAINS MUST BE 42" BELOW FINISHED GRADE.
7. ALL WATER LINES SHOWN ARE PROPOSED UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL INSTALL 3" PVC CASING PIPE FOR DOUBLE LONG WATER SERVICES, 2" PVC CASING PIPE FOR SINGLE LONG WATER SERVICES OR 18" SAND EMBEDMENT FOR ALL WATER SERVICES.
9. ALL DUCTILE IRON PIPE JOINTS AND FITTINGS SHALL BE IN ACCORDANCE WITH AWWA C111 (ANSI A 21.1).
10. ALL VALVES AT INTERSECTIONS SHALL BE SECURED TO THE TEE WITH FLG.TEE AND M.J. x FLG. G.V. OR USE SWIVEL FITTINGS.
11. ALL MATERIAL SHALL BE DOMESTIC SOURCE (I.E. PIPE, VALVE BOXES, STEEL, ETC.)
12. USE SMITH BLAIR 665 STAINLESS STEEL TAPPING SLEEVE WITH MJ VALVE.



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY WATER DISTRIBUTION SYSTEM GENERAL CONSTRUCTION NOTES

1. This water distribution system must be constructed in accordance with the current Texas Commission on Environmental Quality (TCEQ) Rules and Regulations for Public Water Systems 30 Texas Administrative Code (TAC) Chapter 290 Subchapter D. When conflicts are noted with local standards, the more stringent requirement shall be applied. Construction for public water systems must always, at a minimum, meet TCEQ's "Rules and Regulations for Public Water Systems.
2. An appointed engineer shall notify in writing the local TCEQ's Regional Office when construction will start. Please keep in mind that upon completion of the water works project, the engineer or owner shall notify the commission's Water Supply Division, in writing, as to its completion and attest to the fact that the work has been completed essentially according to the plans and change orders on file with the commission as required in 30 TAC §290.39(h)(3).
3. All newly installed pipes and related products must conform to American National Standards Institute/National Sanitation Foundation (ANSI/NSF) Standard 61-G and must be certified by an organization accredited by ANSI, as required by 30 TAC §290.44(a)(1).
4. Plastic pipe for use in public water systems must bear the National Sanitation Foundation Seal of Approval (NSF pw-D) and have an ASTM design pressure rating of at least 150 psi or a standard dimension ratio of 26 or less, as required by 30 TAC §290.44(a)(2).
5. No pipe which has been used for any purpose other than the conveyance of drinking water shall be accepted or relocated for use in any public drinking water supply, as required by 30 TAC §290.44(a)(3).
6. Water transmission and distribution lines shall be installed in accordance with the manufacturer's instructions. However, the top of the water line must be located below the frost line and in no case shall the top of the water line be less than 24 inches below ground surface, as required by 30 TAC §290.44(a)(4).
7. The hydrostatic leakage rate for polyvinyl chloride (PVC) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-605 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use;

$$Q = (LD\sqrt{P})/148{,}000$$

Where:
- Q = the quantity of makeup water in gallons per hour,
- L = the length of the pipe section being tested, in feet,
- D = the nominal diameter of the pipe in inches, and
- P = the average test pressure during the hydrostatic test in pounds per square inch (psi).

Revised: January 10, 2014 2

The hydrostatic leakage rate for ductile iron (DI) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-600 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use;

$$Q = (SD\sqrt{P})/148{,}000$$

Where:
- L = the quantity of makeup water in gallons per hour,
- S = the length of the pipe section being tested, in feet,
- D = the nominal diameter of the pipe in inches, and
- P = the average test pressure during the hydrostatic test in pounds per square inch (psi).

8. This project must comply with changes to the Safe Drinking Water Act that reduce the maximum allowable lead content of pipes, pipe fittings, plumbing fittings, and fixtures to 0.25 percent .
9. The system is designed to maintain a minimum pressure of 35 psi at all points within the distribution network at flow rates of at least 1.5 gallons per minute per connection. In cases where the system is intended to provide firefighting capability, it is also designed to maintain a minimum pressure of 20 psi under combined fire and drinking water flow conditions as required by 30 TAC §290.44(d).
10. The contractor shall install appropriate air release devices in the distribution system at all points where topography or other factors may create air locks in the lines. All vent openings to the atmosphere shall be covered with 16-mesh or finer, corrosion resistant screening material or an acceptable equivalent as required by 30 TAC §290.44(d)(1).
11. Pursuant to 30 TAC §290.44(d)(4), accurate water meters shall be provided. Service connections and meter locations are shown on the plans.
12. Pursuant to 30 TAC §290.44(d)(5), sufficient valves and blowoffs to make repairs are provided.
13. Pursuant to 30 TAC §290.44(d)(6), the system is designed to afford effective circulation of water with a minimum of dead ends. All dead-end mains are provided with acceptable flush valves and discharge piping. All dead-end lines less than two inches in diameter do not require flush valves if they end at a customer service. Where dead ends are necessary as a stage in the growth of the system, they shall be located and arranged to ultimately connect the ends to provide circulation.
14. The contractor shall maintain a minimum separation distance in all directions of nine feet between the proposed waterline and wastewater collection facilities including manholes and septic tank drainfields. If this distance cannot be maintained, the contractor must immediately notify the project engineer for further direction. Separation distances, installation methods, and materials utilized must meet 30 TAC §290.44(e)(1-4) of the current rules. Revised: January 10, 2014 3
15. Pursuant to 30 TAC §290.44(e)(5), the separation distance from a potable waterline to a wastewater main or lateral manhole or cleanout shall be a minimum of nine feet. Where the nine-foot separation distance cannot be achieved, the potable waterline shall be encased in a joint of at least 150 psi pressure class pipe at least 18 feet long and two nominal sizes larger than the new conveyance. The space around the carrier pipe shall be supported at five-foot intervals with spacers or be filled to the springline with washed sand. The encasement pipe shall be centered on the crossing and both ends sealed with cement grout or manufactured sealant.
16. Pursuant to 30 TAC §290.44(e)(6), fire hydrants shall not be installed within nine feet vertically or horizontally of any wastewater line, wastewater lateral, or wastewater service line regardless of construction.
17. Pursuant to 30 TAC §290.44(e)(7), suction mains to pumping equipment shall not cross wastewater mains, wastewater laterals, or wastewater service lines. Raw water supply lines shall not be installed within five feet of any tile or concrete wastewater main, wastewater lateral, or wastewater service line.
18. Pursuant to 30 TAC §290.44(e)(8), waterlines shall not be installed closer than ten feet to septic tank drainfields.
19. Pursuant to 30 TAC §290.44(f)(1), the contractor shall not place the pipe in water or where it can be flooded with water or sewage during its storage or installation.
20. Pursuant to 30 TAC §290.44(f)(2), when waterlines are laid under any flowing or intermittent stream or semi-permanent body of water the water main shall be installed in a separate watertight pipe encasement. Valves must be provided on each side of the crossing with facilities to allow the underwater portion of the system to be isolated and tested.
21. The contractor shall disinfect the new water mains in accordance with AWWA Standard C-651 and then flush and sample the lines before being placed into service. Samples shall be collected for microbiological analysis to check the effectiveness of the disinfection procedure which shall be repeated if contamination persists. A minimum of one sample for each 1,000 feet of completed water line will be required or at the next available sampling point beyond 1,000 feet as designated by the design engineer, in accordance with 30 TAC §290.44(f)(3).

REV.	DESCRIPTION	DATE	BY
4	ADDED WATER SERVICE TO LOT #20 BLOCK #6	7/8/2014	EU
3	REVISED WATER LAYOUT	6/24/2014	EU
2	ADJUSTED STREET AND LOT ALIGNMENTS	4/23/2013	EU
1	ORIGINAL RELEASE	9/18/2012	EU

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

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

GRAPHIC SCALE
0 100' 200' 300'
0 1" 2" 3"
IN FEET

BENCHMARK
CITY OF BRYAN GPS-74
ELE: 292.23
N:10207895.454
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WATER LAYOUT
EDGEWATER PHASE I
BRYAN , BRAZOS COUNTY, TEXAS

ENGINEER'S APPROVAL
STATE OF TEXAS — GARRETT D. NORDYKE — 100345 — LICENSED — PROFESSIONAL ENGINEER
-NOT FOR CONSTRUCTION-
-FOR REVIEW ONLY-

Yalgo, LLC
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-0032
Texas Registered Engineering Firm F-10264

SHEET 3 OF 6

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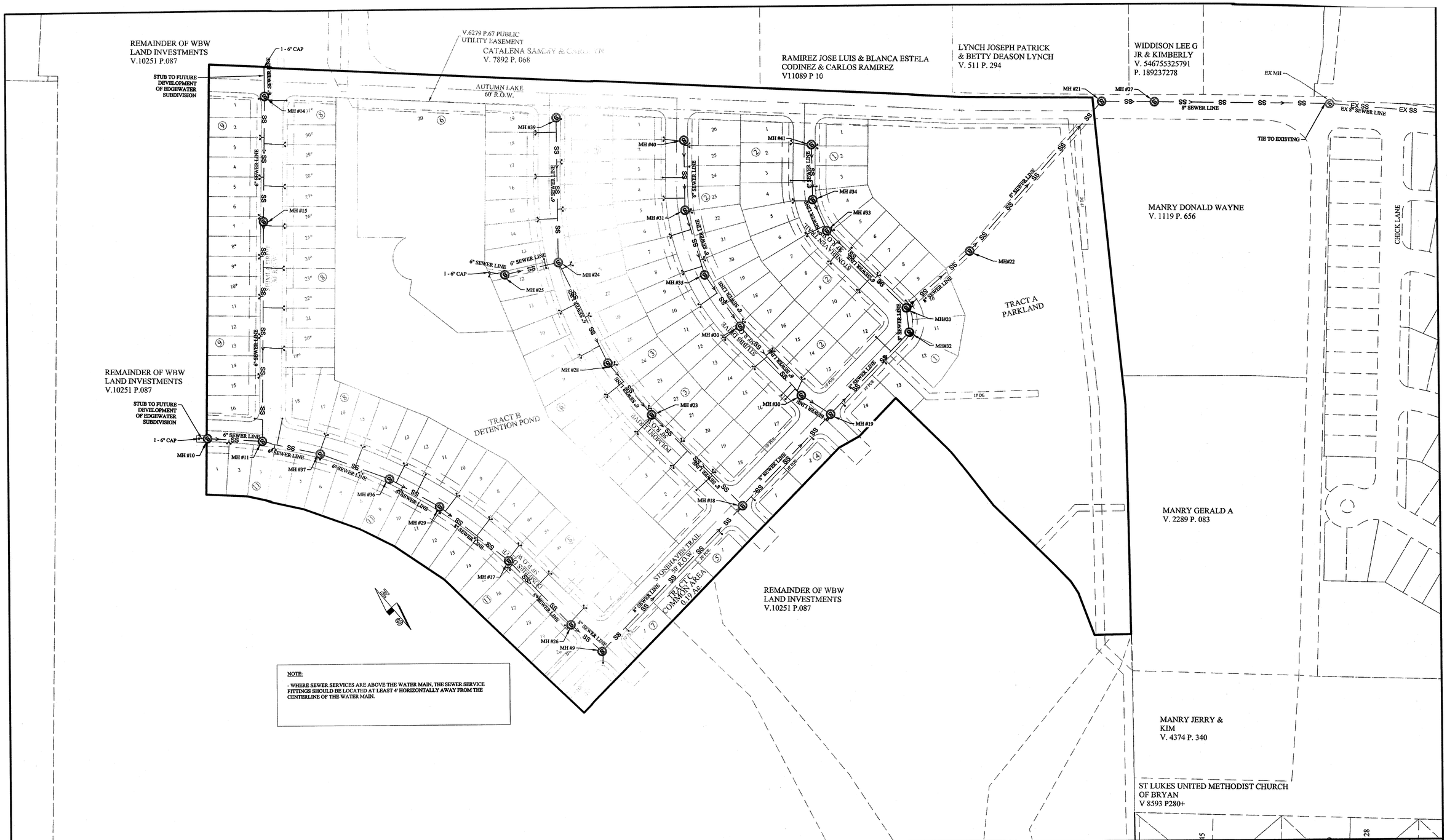

NOTE:

- WHERE SEWER SERVICES ARE ABOVE THE WATER MAIN, THE SEWER SERVICE FITTINGS SHOULD BE LOCATED AT LEAST 4' HORIZONTALLY AWAY FROM THE CENTERLINE OF THE WATER MAIN.

REV.	DESCRIPTION	DATE	BY
4	ADDED SEWER SERVICE TO LOT #20 BLOCK #6	7/8/2014	EU
3	UPDATED SEWER LAYOUT	6/24/2014	EU
2	ADJUSTED SEWER LAYOUT ALIGNMENTS MANHOLE LOCATIONS	4/23/2013	EU
1	ORIGINAL RELEASE	9/18/2012	EU

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

PROJECT INFORMATION

TOTAL SIZE: 50.10 ACRES
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GRAPHIC SCALE

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SEWER LAYOUT
EDGEWATER PHASE I
BRYAN , BRAZOS COUNTY, TEXAS

ENGINEER'S APPROVAL

STATE OF TEXAS
GARRETT D. NORDYKE
100345
LICENSED
PROFESSIONAL ENGINEER

-NOT FOR CONSTRUCTION-

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SHEET 4 OF 6

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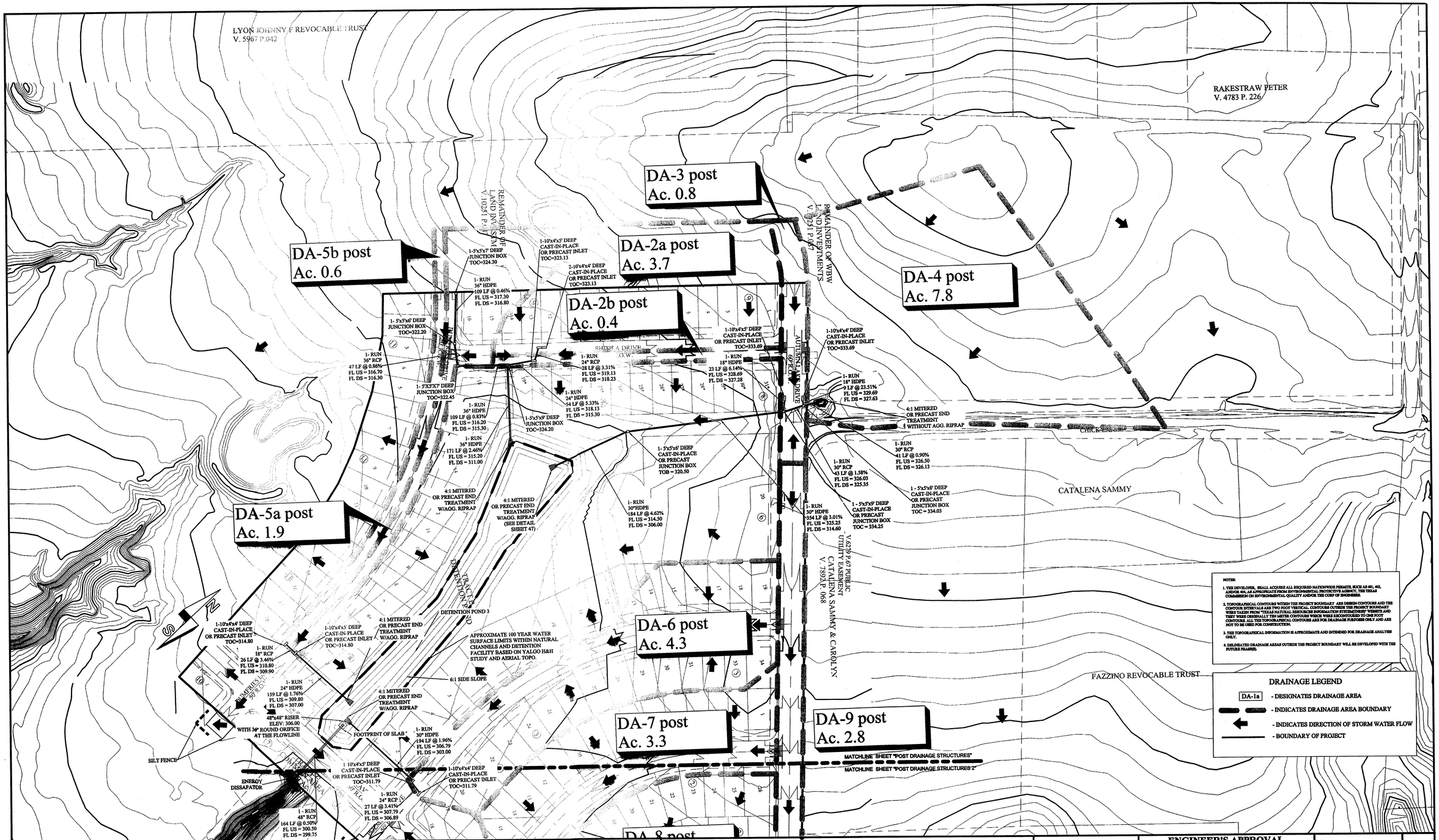

REV.	DESCRIPTION	DATE	BY
4	UPDATED STORM STRUCTURES	7/16/2014	EU
3	UPDATED STORM STRUCTURES AND DRAINAGE EASEMENTS	6/24/2014	EU
2	ADJUSTED STORM STRUCTURES AND ADDED DRAINAGE EASEMENT	4/23/2013	EU
1	ORIGINAL RELEASE	9/18/2012	EU

PROJECT NUMBER: EW01
CLIENT NAME: W & B DEVELOPMENT
CLIENT LOCATION: KILLEEN, TX
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POST-DRAINAGE STRUCTURES
EDGEWATER PHASE I
BRYAN , BRAZOS COUNTY, TEXAS

ENGINEER'S APPROVAL
STATE OF TEXAS
GARRETT D. NORDYKE
100345
LICENSED
PROFESSIONAL ENGINEER
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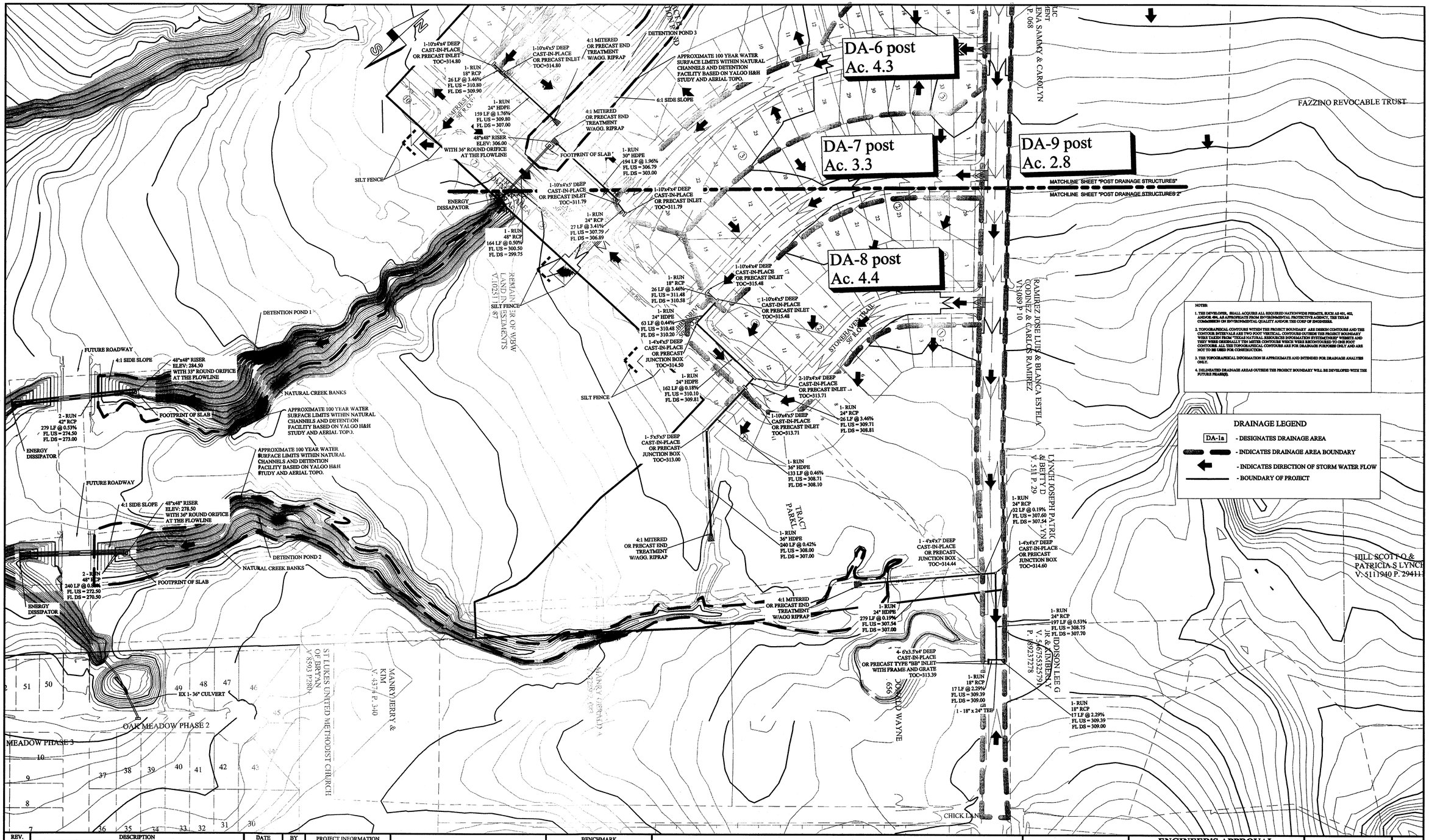

REV.	DESCRIPTION	DATE	BY
4	UPDATED WATER SURFACE LIMITS DELINIATION	7/8/2014	EU
3	UPDATED STORM STRUCTURES AND DRAINAGE EASEMENTS	6/24/2014	EU
2	ADJUSTED STORM STRUCTURES AND ADDED DRAINAGE EASEMENT	4/23/2013	EU
1	ORIGINAL RELEASE	9/18/2012	EU

PROJECT NUMBER: BW01
CLIENT NAME: W & B DEVELOPMENT
CLIENT LOCATION: KILLEEN, TX
APPROVED BY: GDN
AUTHORIZED BY: WBW

PROJECT INFORMATION
TOTAL SIZE: 50.10 ACRES
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POST-DRAINAGE STRUCTURES 2
EDGEWATER PHASE I
BRYAN , BRAZOS COUNTY, TEXAS

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