FINAL PLAT
EDGEWATER PHASE II

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	25.00'	38.96'	35.14'	N 86°04'19" E	89°17'34"
C2	25.00'	45.67'	39.58'	S 10°54'21" E	104°39'45"
C3	487.50'	114.03'	113.77'	S 56°32'07" E	13°24'06"
C4	430.00'	76.89'	76.79'	N 52°46'15" W	10°14'42"
C5	430.00'	54.29'	54.26'	N 61°30'37" W	7°14'03"
C6	430.00'	107.50'	107.22'	N 57°57'56" W	14°19'26"
C7	430.00'	12.00'	12.00'	N 50°00'14" W	1°35'58"
C8	730.00'	556.69'	543.30'	N 26°43'44" W	43°41'35"
C9	150.00'	59.70'	59.31'	N 83°28'50" W	22°48'14"
C10	295.00'	94.22'	93.82'	N 04°16'02" E	18°17'56"
C11	295.00'	149.86'	148.25'	N 27°58'11" E	29°06'22"
C12	585.00'	186.84'	186.04'	N 04°16'02" E	18°17'56"
C13	585.00'	297.18'	293.99'	N 27°58'11" E	29°06'22"
C14	200.00'	28.40'	28.38'	N 00°48'50" W	8°08'13"
C15	200.00'	28.40'	28.38'	N 00°48'50" W	8°08'13"
C16	25.00'	21.03'	20.41'	S 28°58'38" E	48°11'23"
C17	50.00'	18.57'	18.46'	S 42°25'56" E	21°16'46"
C18	150.00'	20.26'	20.24'	N 01°00'49" W	7°44'16"
C19	150.00'	20.26'	20.24'	N 01°00'49" W	7°44'16"
C20	25.00'	32.05'	29.90'	N 78°08'56" E	73°26'49"
C21	25.00'	42.86'	37.80'	N 07°41'30" W	98°14'21"
C22	25.00'	39.27'	35.35'	N 86°25'21" E	89°59'39"
C23	25.00'	39.27'	35.36'	N 03°34'39" W	90°00'21"
C24	25.00'	39.27'	35.35'	N 86°25'21" E	89°59'39"
C25	25.00'	39.27'	35.36'	N 03°34'30" W	90°00'03"
C26	25.00'	39.27'	35.36'	N 86°25'30" E	89°59'57"
C27	755.00'	23.18'	23.18'	N 47°41'45" W	1°45'32"
C28	755.00'	47.60'	47.59'	N 45°00'37" W	3°36'44"
C29	755.00'	48.41'	48.40'	N 41°22'03" W	3°40'24"
C30	755.00'	48.41'	48.40'	N 37°41'39" W	3°40'24"
C31	755.00'	48.41'	48.40'	N 34°01'14" W	3°40'24"
C32	755.00'	48.41'	48.40'	N 30°20'50" W	3°40'24"
C33	755.00'	48.41'	48.40'	N 26°40'26" W	3°40'24"
C34	755.00'	48.41'	48.40'	N 23°00'01" W	3°40'24"
C35	755.00'	48.41'	48.40'	N 19°19'37" W	3°40'24"
C36	755.00'	48.41'	48.40'	N 15°39'13" W	3°40'24"
C37	755.00'	48.41'	48.40'	N 11°58'48" W	3°40'24"
C38	755.00'	48.41'	48.40'	N 08°18'24" W	3°40'24"
C39	755.00'	20.92'	20.92'	N 05°40'34" W	1°35'15"
C40	25.00'	39.27'	35.36'	N 49°52'57" W	90°00'00"
C41	25.00'	39.27'	35.36'	N 40°07'03" E	90°00'00"
C42	320.00'	22.99'	22.98'	N 02°49'27" W	4°06'59"
C43	320.00'	46.42'	46.38'	N 03°23'22" E	8°18'40"
C44	320.00'	32.79'	32.78'	N 10°28'51" E	5°52'18"
C45	320.00'	34.01'	33.99'	N 16°27'41" E	6°05'23"
C46	320.00'	46.42'	46.38'	N 23°39'42" E	8°18'40"
C47	320.00'	46.42'	46.38'	N 31°58'22" E	8°18'40"
C48	320.00'	35.71'	35.70'	N 39°19'32" E	6°23'40"
C49	25.00'	39.27'	35.36'	N 02°28'38" W	90°00'00"
C50	25.00'	39.27'	35.36'	N 87°31'22" E	90°00'00"
C51	560.00'	48.81'	48.80'	N 40°01'32" E	4°59'39"
C52	560.00'	60.24'	60.22'	N 34°26'48" E	6°09'50"
C53	560.00'	60.24'	60.22'	N 28°16'58" E	6°09'50"
C54	560.00'	60.24'	60.22'	N 22°07'08" E	6°09'50"
C55	560.00'	54.93'	54.91'	N 16°13'37" E	5°37'14"
C56	560.00'	31.77'	31.77'	N 11°47'29" E	3°15'02"
C57	560.00'	60.24'	60.22'	N 07°05'03" E	6°09'50"
C58	560.00'	60.24'	60.22'	N 00°55'13" E	6°09'50"
C59	560.00'	26.59'	26.59'	N 03°31'19" W	2°43'15"
C60	610.00'	35.61'	35.60'	N 03°12'36" W	3°20'41"
C61	610.00'	52.85'	52.83'	N 00°56'40" E	4°57'51"
C62	610.00'	52.85'	52.83'	N 05°54'31" E	4°57'51"
C63	610.00'	53.51'	53.49'	N 10°54'13" E	5°01'34"
C64	610.00'	44.47'	44.46'	N 15°30'18" E	4°10'37"
C65	610.00'	52.85'	52.83'	N 20°04'33" E	4°57'51"
C66	610.00'	52.85'	52.83'	N 25°02'24" E	4°57'51"
C67	610.00'	52.85'	52.83'	N 30°00'15" E	4°57'51"
C68	610.00'	52.85'	52.83'	N 34°58'06" E	4°57'51"
C69	610.00'	54.00'	53.99'	N 39°59'12" E	5°04'21"
C70	25.00'	39.27'	35.36'	N 02°28'38" W	90°00'00"
C71	25.00'	39.27'	35.36'	N 87°31'22" E	90°00'00"
C72	270.00'	80.12'	79.83'	N 34°01'19" E	17°00'07"
C73	270.00'	57.04'	56.93'	N 19°28'08" E	12°06'15"
C74	270.00'	44.26'	44.21'	N 08°43'14" E	9°23'32"
C75	270.00'	41.97'	41.93'	N 00°25'45" W	8°54'24"
C76	175.00'	69.65'	69.19'	N 83°28'50" W	22°48'14"
C77	125.00'	49.75'	49.42'	N 83°28'50" W	22°48'14"
C78	25.00'	39.27'	35.36'	N 40°07'04" E	89°59'58"
C79	705.00'	10.17'	10.17'	N 05°17'45" W	0°49'36"
C80	705.00'	57.80'	57.79'	N 08°03'28" W	4°41'52"
C81	705.00'	57.80'	57.79'	N 12°45'20" W	4°41'52"
C82	705.00'	57.80'	57.79'	N 17°27'12" W	4°41'52"
C83	705.00'	72.02'	71.99'	N 22°43'43" W	5°51'11"
C84	705.00'	63.59'	63.57'	N 28°14'21" W	5°10'04"
C85	705.00'	63.59'	63.57'	N 33°24'25" W	5°10'04"
C86	705.00'	63.59'	63.57'	N 38°34'29" W	5°10'04"
C87	705.00'	63.59'	63.57'	N 43°44'33" W	5°10'04"
C88	705.00'	27.67'	27.67'	N 47°27'03" W	2°14'57"
C89	224.98'	31.95'	31.92'	N 00°48'49" W	8°08'13"
C90	175.00'	24.85'	24.83'	N 00°48'50" W	8°08'13"
C91	50.00'	49.53'	47.53'	S 03°24'45" E	56°45'37"
C92	50.00'	33.98'	33.33'	S 44°26'20" W	38°56'33"
C93	175.00'	23.63'	23.62'	N 01°00'49" W	7°44'16"
C94	125.00'	16.88'	16.87'	N 01°00'49" W	7°44'16"
C95	175.00'	23.63'	23.62'	N 01°00'49" W	7°44'16"
C96	125.00'	16.88'	16.87'	N 01°00'49" W	7°44'16"
C97	50.00'	37.54'	36.67'	S 85°25'13" W	43°01'13"
C98	50.00'	46.99'	45.28'	N 46°08'43" W	53°50'54"
C99	50.00'	54.57'	51.90'	N 12°02'35" E	62°31'42"
C100	25.00'	0.52'	0.52'	N 42°42'47" E	1°11'18"
C101	25.00'	20.51'	19.94'	N 18°37'06" E	47°00'05"
C102	50.00'	41.73'	40.53'	S 19°01'44" W	47°49'21"
C103	50.00'	51.22'	49.01'	S 72°17'13" W	58°41'36"
C104	225.00'	29.50'	29.48'	N 01°07'36" W	7°30'42"
C105	225.00'	2.45'	2.45'	N 02°56'31" E	0°37'30"
C106	175.02'	24.86'	24.83'	N 00°48'52" W	8°08'13"
C107	400.00'	58.06'	58.01'	N 60°58'10" W	8°18'58"
C108	460.00'	11.83'	11.83'	N 48°23'05" W	1°28'23"
C109	25.00'	39.51'	35.52'	N 03°50'53" W	90°32'48"
C110	25.00'	39.27'	35.36'	N 49°52'57" W	90°00'00"
C111	50.00'	33.98'	33.33'	N 58°53'43" W	38°56'33"
C112	995.00'	0.56'	0.56'	N 48°33'45" W	0°01'56"
C113	400.00'	11.40'	11.40'	S 48°27'54" E	1°38'01"
C114	50.00'	35.91'	35.14'	N 18°50'55" W	41°09'04"
C115	50.00'	55.78'	52.93'	N 33°41'12" E	63°55'10"
C116	25.00'	14.74'	14.53'	N 48°45'13" E	33°47'08"
C117	25.00'	16.03'	15.76'	N 13°29'21" E	36°44'35"

LOT SIZE TABLE

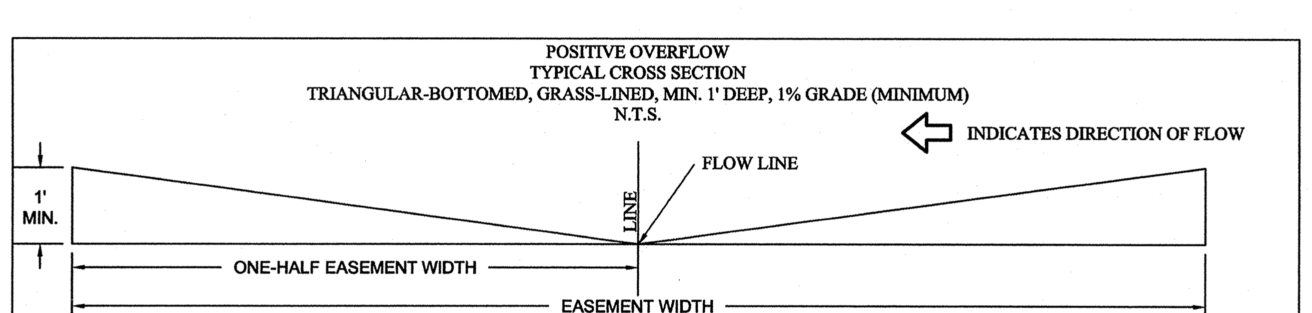
BLOCK NUMBER	LOT NUMBER	SQUARE FEET
1	15	6,000
1	16	6,000
1	17	6,000
1	18	6,556
1	19	5,997
1	20	6,000
1	21	6,584
1	22	6,000
1	23	5,737
1	24	7,544
1	25	10,214
1	26	10,007
4	3	6,017
4	4	6,009
4	5	6,015
4	6	6,558
4	7	5,902
4	8	5,933
4	9	6,626
4	10	6,380
4	11	6,639
4	12	5,789
4	13	19,033
4	14	13,987
4	15	5,664
4	16	5,816
4	17	6,686
4	18	6,078
4	19	6,092
4	20	6,105
4	21	6,665
4	22	5,985
4	23	5,991
4	24	6,010
5	2	6,011
5	3	6,000
5	4	6,000
5	5	6,636
5	6	6,029
5	7	6,017
5	8	6,052
5	9	7,048
5	10	7,244
5	11	6,351
5	12	8,027
5	13	9,957
5	14	15,377
7	2	6,622
7	3	6,601
7	4	6,866
7	5	7,223
7	6	7,021
7	7	6,703
7	8	6,518
7	9	6,600
7	10	6,600
7	11	6,600
7	12	6,944
7	13	7,149
7	14	6,751
7	15	6,426
7	16	6,560
7	17	6,690
7	18	8,644
9	17	8,505
9	18	6,000
9	19	6,000
9	20	6,000
9	21	6,000
9	22	6,000
9	23	6,000
9	24	6,000
9	25	6,000
9	26	6,000
9	27	6,000
9	28	6,000
9	29	6,000
9	30	8,505
10	2	6,001
10	3	6,000
10	4	6,197
10	5	6,485
10	6	6,616
10	7	6,313
10	8	5,999
10	9	6,000
10	10	6,000
10	11	6,004
10	12	6,521
10	13	6,538
10	14	6,270
10	15	6,234
10	16	6,347
10	17	7,012
10	18	6,766
10	19	6,519
10	20	6,965
10	21	6,573
10	22	6,331

LOT SIZE TABLE

BLOCK NUMBER	LOT NUMBER	SQUARE FEET
10	23	6,000
10	24	6,000
10	25	6,000
10	26	6,000
10	27	6,291
10	28	6,485
10	29	6,315
10	30	6,000
10	31	6,000
10	32	7,406
11	21	7,892
11	22	5,923
11	23	5,904
11	24	5,885
11	25	5,979
11	26	6,193
11	27	6,204
11	28	6,122
11	29	6,182
11	30	6,142
11	31	6,087
11	32	6,044
11	33	6,140
11	34	6,135
11	35	6,278
11	36	6,161
11	37	6,122
11	38	6,001
11	39	7,967
11	40	6,346
11	41	5,400
11	42	5,400
12	1	10,181
12	2	8,202
12	3	7,350
12	4	6,498
12	5	6,062
12	6	6,043
12	7	6,025
12	8	6,067
12	9	6,440
12	10	6,515
12	11	6,402
12	12	7,902
12	13	7,140
12	14	7,273
12	15	7,158
12	16	7,119
12	17	6,953
12	18	6,719
12	19	6,808
13	1	7,541
13	2	8,562
13	3	8,265
13	4	7,399
13	5	7,363
13	6	7,328
13	7	7,958
13	8	8,244
13	9	8,400
14	1	9,457
14	2	8,662
14	3	8,662
14	4	8,662
14	5	8,662
14	6	8,662
14	7	8,662
14	8	8,662
14	9	8,662
14	10	8,662
14	11	8,662
14	12	8,662
14	13	8,662
14	14	8,662
14	15	8,662
15	1	8,777
15	2	8,469
15	3	11,472
15	4	8,678
15	5	8,467
15	6	8,400
15	7	8,400
15	8	8,400
16	1	8,400
16	2	8,400
16	3	8,400
16	4	8,400
16	5	8,400
16	6	8,400
16	7	8,400
16	8	8,400
17	1	8,400
17	2	8,400
TRACT C		513,079
TRACT D		60,680
TRACT E		11,887
TRACT F		15,446
TRACT G		19,565

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 85°07'03" E	25.11'



GENERAL NOTES:

1. ALL PERMANENT CORNERS SET ARE 1/2" IRON RODS WITH CAP MARKED "YALGO 6200" UNLESS OTHERWISE NOTED HEREON. IRON RODS SET IN AREAS WHERE THERE IS AN EXPECTATION OF DISTURBANCE WILL NOT BE CONSIDERED PERMANENT AND NOT MARKED ACCORDINGLY.

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

3. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL.

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

5. ARROW (———) INDICATES THAT THE DOWNSTREAM LOT MUST RECEIVE AND CONVEY STORMWATER RUNOFF 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.

6. ROAD WIDTH
MAJOR COLLECTORS = 80' ROW, 38' BOC-BOC (VIVA ROAD)
MINOR COLLECTORS = 60' ROW, 38' BOC-BOC (CHICK LANE AND KINGSGATE DRIVE)
LOCAL STREETS = 50' ROW, 27' BOC-BOC

7. 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.

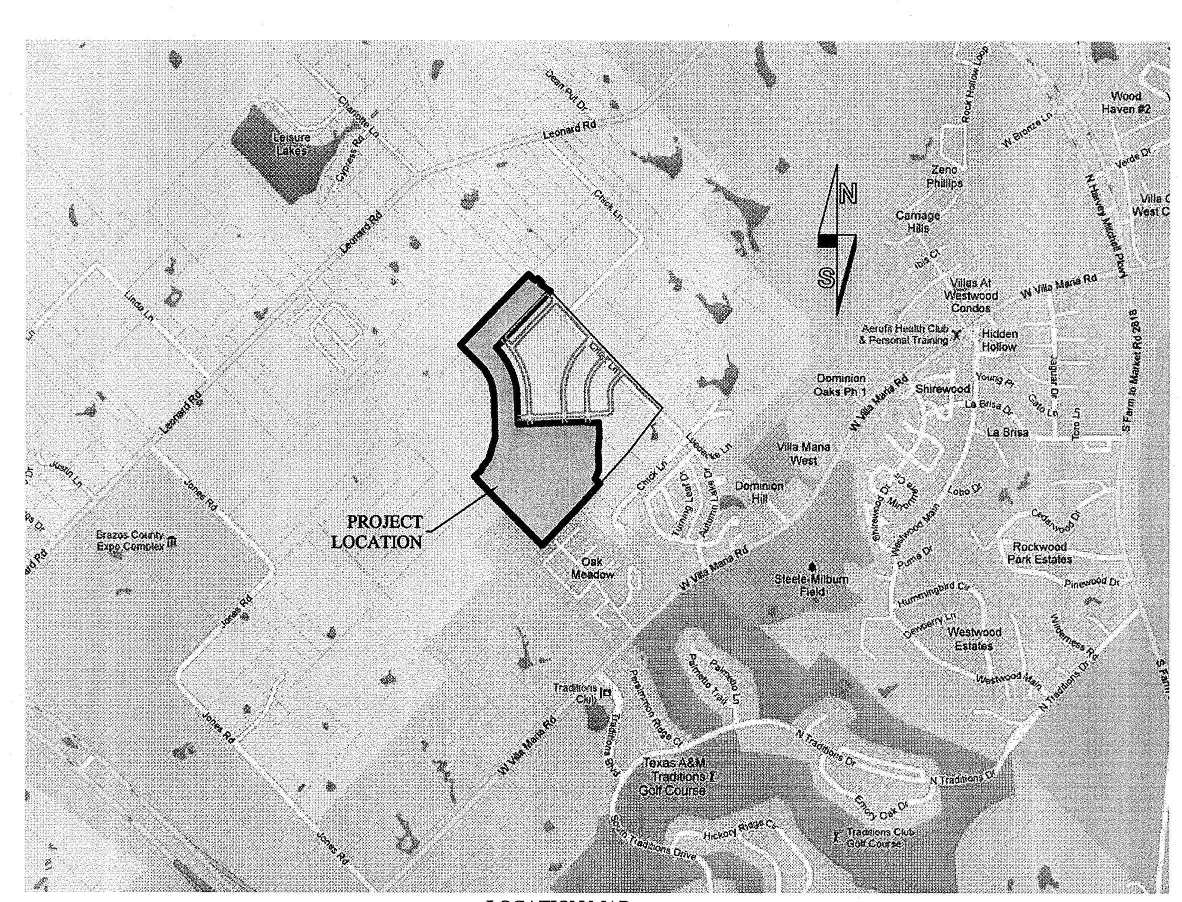
8. NO LOTS SHALL HAVE DRIVEWAY ACCESS TO CHICK LANE. LOT 1 BLOCK 13, LOTS 17 AND 18 BLOCK 10 AND LOT 18 BLOCK 7 SHALL NOT HAVE DRIVEWAY ACCESS TO KINGSGATE DRIVE. LOTS 17-30 BLOCK 9, LOTS 39 AND 40 BLOCK 11 AND LOT 19 BLOCK 12 SHALL NOT HAVE ACCESS TO VIVA ROAD. LOTS 1-15 BLOCK 14 SHALL HAVE AN ADEQUATE DRIVEWAY SO VEHICLES WILL NOT NEED TO BACK DIRECTLY ONTO VIVA ROAD. LOTS 1-8 BLOCK 15, LOTS 1-8 BLOCK 16, LOTS 1 AND 2 BLOCK 17 AND LOT 9 BLOCK 13 SHALL HAVE AN ADEQUATE DRIVEWAY SO VEHICLES WILL NOT NEED TO BACK DIRECTLY ONTO KINGSGATE DRIVE.

9. 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
- 25' STREET SIDE YARD SETBACK ADJACENT TO ARTERIAL 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 AUGUST 12, 2013, PANEL AND PANEL NUMBER 48041C0195E FOR BRAZOS COUNTY, TEXAS DATED JULY 7, 2014. 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. TRACT C, D, E, F AND G OWNERSHIP SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION. OPERATION, MANAGEMENT, MAINTENANCE REPAIR AND USE OF SAID COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE EDGEWATER HOMEOWNERS ASSOCIATION. PIPING LOCATED IN THE RIGHT OF WAY OR PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE CITY OF BRYAN. IN ADDITION TO OWNERSHIP CONVEYANCE, TRACTS C, D, E, F AND G SHALL BE PRIVATE DRAINAGE EASEMENTS IN FAVOR OF THE HOMEOWNERS ASSOCIATION.



LOCATION MAP
NOT TO SCALE

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 an iron rod set on the southeast line of said 166.20 acre tract and the northwest line of Oak Meadow Subdivision, Phase 3, according to the plat recorded in Volume 7099, Page 243 of the Official Records of Brazos County, Texas, from which a 1/4 inch iron rod found in concrete for the south corner of said 166.20 acre tract and the west corner of said Oak Meadow Subdivision bears S 40° 01' 31" W, 301.21 feet, said POB being the most southerly corner of the herein described tract;

THENCE across and upon said 166.20 acre tract for the following twelve (12) courses:

1. N 47° 28' 38" W, 1444.27 feet to an iron rod set for the southwest corner of the herein described tract;
2. N 42° 31' 22" E, 323.49 feet to an iron rod set;
3. N 17° 55' 17" E, 251.10 feet to an iron rod set in the north line of Kyra Lane, and also being a line corner of the herein described tract;
4. S 72° 04' 43" E, along the north line of Kyra Lane for a distance of 49.53 feet to an iron rod set;
5. N 13° 56' 37" E, 208.91 feet to an iron rod set;
6. N 04° 27' 15" W, 199.65 feet to an iron rod set;
7. N 12° 16' 42" W, 143.71 feet to an iron rod set;
8. N 24° 08' 37" W, 59.81 feet to an iron rod set;
9. N 33° 35' 49" W, 157.70 feet to an iron rod set;
10. N 47° 07' 11" W, 219.06 feet to an iron rod set;
11. N 41° 25' 31" E, 72.19 feet to an iron rod set;
12. N 48° 34' 29" W, 200.00 feet to an iron rod set for a corner in the southeast line of a called 48.46 acre tract as described by a Deed to John M. Heard recorded in Volume 5967, Page 42 of the Official Public Records of Brazos County, Texas, for the most westerly corner of the herein described tract;

THENCE N 41° 25' 32" E, along the common line of said 166.20 acre tract and said 48.46 acre tract, at 669.44 feet pass a 4 inch fence post found in an old fence line, continue on for a total distance of 1151.44 feet to an iron rod set marking the north corner of herein described tract, and from which a reference 1/2 inch iron rod found for the east corner of said 48.46 acre tract bears: N 42° 09' 31" E for a distance of 11.69 feet;

THENCE S 47° 39' 13" E, across and upon said 166.20 acre tract in a southeasterly direction along the northeast margin of Autumn Lake Drive for a distance of 83.91 feet to an iron rod set for the beginning of a compound curve to the left with the following calls:

1. along said curve to the left, having a radius of 400.00 feet, an arc length of 11.40 feet, a chord bearing S 48° 27' 54" E, 11.40 feet, to an iron rod set for the beginning of next curve to the left;
2. along said next curve to the left, having a radius of 25.00 feet, an arc length of 38.96 feet, a chord bearing N 86° 04' 19" E, 35.14 feet, to an iron rod set for the end of said curve;

THENCE N 41° 25' 31" E, along the northwest line of Viva Road for a distance of 23.49 feet to an iron rod set;

THENCE S 48° 34' 29" E, across Viva Road for a distance of 80.00 feet to an iron rod set in the southeast line of Viva Road and a corner of the herein described tract;

THENCE in a southwesterly direction along a curve to the left, having a radius of 25.00 feet, an arc length of 45.67 feet, a chord bearing S 10° 54' 21" E, 39.58 feet, to an iron rod set for the end of said curve and beginning of reverse curve;

THENCE in a curve to the right, having a radius of 487.50 feet, an arc length of 114.03 feet, a chord bearing S 56 °32' 07" E, 113.77 feet, to an iron rod found for the end of said curve marking a northeast corner of the herein described tract and the north corner of the Edgewater Phase I Subdivision, according to the plat recorded in Volume 13034, Page 190-191 of the Official Records of Brazos County, Texas, for a corner of the herein described tract;

THENCE S 41° 25' 31" W, along the northwest line of said Edgewater Phase I Subdivision for a distance of 972.28 feet to an iron rod found;

THENCE continuing across and upon said 166.20 acre tract in a southeasterly direction along the common line of said Edgewater Phase I Subdivision for the following calls:

1. S 46° 30' 02" E, 93.39 feet to an iron rod found;
2. S 36° 42' 30" E, 131.19 feet to an iron rod found;
3. S 29° 17' 51" E, 135.73 feet to an iron rod found;
4. S 22° 42' 01" E, 87.35 feet to an iron rod found;
5. S 15° 19' 25" E, 135.98 feet to an iron rod found;
6. S 05° 18' 57" E, 438.60 feet to an iron rod found;

THENCE N 85° 03' 22" E, along the common line of said Edgewater Phase I Subdivision for a distance of 290.00 feet to an iron rod found;

THENCE N 85° 07' 03" E, along the common line of said Edgewater Phase I Subdivision for a distance of 545.00 feet to an iron rod found;

THENCE S 78° 10' 59" E, along the common line of said Edgewater Phase I Subdivision for a distance of 52.20 feet to an iron rod found;

THENCE N 85° 07' 03" E, along the common line of said Edgewater Phase I Subdivision for a distance of 120.00 feet to an iron rod found for a corner in the herein described tract;

THENCE continuing across and upon said 166.20 acre tract in a southerly direction along the common line of said Edgewater Phase I Subdivision for the following ten (10) courses:

1. S 04° 52' 57" E, 161.23 feet to an iron rod found;
2. S 03° 37' 35" E, 12.93 feet to an iron rod found;
3. S 01° 32' 46" W, 53.66 feet to an iron rod found;
4. S 02° 51' 19" W, 100.00 feet to an iron rod found;
5. S 04° 34' 54" E, 46.63 feet to an iron rod found;
6. S 04° 52' 57" E, 150.00 feet to an iron rod found;
7. S 02° 58' 52" E, 50.03 feet to an iron rod found;
8. S 07° 38' 00" W, 30.73 feet to an iron rod found;
9. S 19° 48' 55" W, 101.67 feet to an iron rod found;
10. S 50° 18' 43" E, 83.05 feet to an iron rod found in the northwest line of a called 5.88 acre tract as described by a Deed to Gerald A. Manry recorded in Volume 2289, Page 83 of the Official Public Records of Brazos County, Texas, and for the east corner of the herein described tract;

THENCE S 39° 41' 17" W, along the common line of said 166.20 acre tract and said 5.88 acre tract for a distance of 86.25 feet to a 1 inch iron rod found in concrete marking the corner of the remainder of a called 93.50 acre tract described by a Deed to Jerry & Kim Manry, recorded in Volume 4374, Page 340 of the Official Public Records of Brazos County, Texas;

THENCE S 40° 04' 26" W, along the common line of said 166.20 acre tract and said remainder of the 93.5 acre tract for a distance of 241.82 feet to a 1/2 inch iron rod found marking the most northerly corner of a called 5.00 acre tract as described by a Deed to St. Luke's United Methodist Church of Bryan recorded in Volume 8593, Page 280 of the Official Public Records of Brazos County, Texas;

THENCE S 40° 04' 12" W, along the common line of said 166.20 acre tract and said 5.00 acre tract for a distance of 76.38 feet to a 1/2 inch iron rod found marking the north corner of Oak Meadow Subdivision, Phase 2, according to the Plat recorded in Volume 4759, Page 19 of the Official Public Records of Brazos County, Texas;

THENCE S 40° 01' 31" W along the common line of said 166.20 acre tract and said Oak Meadow Subdivision, Phase 2 and Phase 3, for a distance of 666.41 feet to the **POINT OF BEGINNING**, and containing **55.55 acres** of land, more or less.

NOTE:

The bearings recited hereon are grid bearings derived from GPS observations based on the Texas State Plane Coordinate System, NAD1983 (2011) datum, Texas Central Zone No. 4203. All distances are horizontal ground distances. The average Combined Correction Factor (CCF) is 0.99989089. Grid distance = Ground Distance x CCF. Permanent iron rods set for corner are 1/2 inch iron rods with cap marked "YALGO 6200", unless otherwise noted herein.

STATE OF TEXAS
COUNTY OF BRAZOS
KNOW ALL MEN BY THESE PRESENTS, that WBW Development Group LLC.-SERIES 017 whose address is 3000 Illinois Ave. Ste. 100, Killeen, Texas, 76543, the owner and developer of the land shown on this plat, being (part of) the tract of land as conveyed to it in the Deeds Records of Brazos County in Volume ____, Page __, 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.

Grantor does hereby give, grant and convey to the HOA, in fee simple, the area shown as Tract C, D, E, F and G on the plat.

WITNESS the execution hereof, on this ________ day of _____________, 2016

For: WBW DEVELOPMENT GROUP, LLC.-SERIES 017,

____
Bruce Whitis, President

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared ___________, known to me to be the person(s) whose name(s) is/are 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, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS
I, Luther Frobish, Registered Public Surveyor No. 6200 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.

by: ______________________________
LUTHER E. FROBISH
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6200

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 the Official Records of Brazos County in Volume ___________, Page ___________.

____
County Clerk Brazos County, Texas

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

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

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

REV.	DESCRIPTION	DATE	BY
4	CHANGES PER SDRC COMMENTS	8/2/2016	BTW
3	UPDATED LOT SIZE TABLE AND CURVE TABLE	7/26/2016	BTW
2	REMOVED COUNTY JUDGE SIGNATURE BLOCK AND LOT MATRIX	6/1/2015	EU
1	ORIGINAL RELEASE	4/27/2015	BTW

PROJECT NUMBER: EW02
CLIENT NAME: WBW DEVELOPMENT GROUP, LLC.-SERIES 017
CLIENT LOCATION: KILLEEN, TX
APPROVED BY: SAB
AUTHORIZED BY: WBW

PROJECT INFORMATION
TOTAL SIZE: 55.55 ACRES
TOTAL BLOCKS: 11
TOTAL LOTS: 192
TOTAL TRACTS: 5

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

FINAL PLAT
EDGEWATER PHASE II
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

LOTS AND BLOCKS

LOTS 15-26, BLOCK 1	LOTS 1-9, BLOCK 13
LOTS 3-24, BLOCK 4	LOTS 1-15, BLOCK 14
LOTS 2-14, BLOCK 5	LOTS 1-8, BLOCK 15
LOTS 2-18, BLOCK 7	LOTS 1-8, BLOCK 16
LOTS 17-30, BLOCK 9	LOTS 1-2, BLOCK 17
LOTS 2-32, BLOCK 10	
LOTS 21-42, BLOCK 11	
LOTS 1-19, BLOCK 12	

OWNER INFO
WBW LAND INVESTMENTS, LP
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-5057

Yalgo, LLC
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-5057
Texas Registered Engineering Firm F-10264
Texas Registered Surveying Firm 10194095

LOWEST FLOOR ELEVATION (LFE) TABLE		
LOT	BLOCK	MIN LFE
1	13	303.29
2	13	303.29
3	13	303.29
4	13	303.29
5	13	303.29
6	13	303.29
7	13	303.29
8	13	303.29
9	13	303.19
1	17	302.76
2	17	303.19
1	16	298.77
2	16	299.20
3	16	299.62
4	16	300.04
5	16	300.47
6	16	300.90
7	16	301.32
8	16	301.73
1	15	297.42
2	15	296.97
3	15	295.57
4	15	295.57
5	15	295.57
6	15	296.72
7	15	297.14
8	15	297.57
15	7	298.34
16	7	298.34
17	7	298.34
18	7	298.34

All permanent structures must be built with the LFE at or above the minimum LFE listed.

LEGEND

A.E.	ACCESS EASEMENT
BM	BENCHMARK
DA	DRAINAGE AREA
D.E.	DRAINAGE EASEMENT
ELEV.	ELEVATION
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 5
•	HOUSE MUST HAVE AN ENGINEERED FOUNDATION
P.S.W.E	PRIVATE STORM WATER EASEMENT (DOWNSTREAM LOT MUST RECEIVE AND CONVEY STORMWATER RUNOFF 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 WITHOUT OBSTRUCTING THE FLOW OF STORM WATER.)
	LOTS WITH MIN LFE (SEE TABLE)
⇨	POSITIVE OVERFLOW SWALE, SEE SHEET 1 FOR CROSS SECTION DETAIL

MATCHLINE INSET

VIVA ROAD 80' R.O.W.

DUMFRIES DRIVE 171.86' 50' R.O.W. N 48°34'14" W

N 48°34'14" W 26.50'

SANITARY SEWER LINE EASEMENT V 13034, P 201 DATED NOVEMBER 6, 2016

LYON JOHNNY F REVOCABLE TRUST V. 5967 P.042

REMAINDER OF WBW LAND INVESTMENTS V.10251 P.087

TRACT B DETENTION POND 4.59 Ac.

EDGEWATER PHASE 1

MARKLEY DRIVE 50' R.O.W.

JESTER TRAIL 50' R.O.W.

KIRA LANE 50' R.O.W.

STUBBS DRIVE 50' R.O.W.

POLMONT DRIVE 50' R.O.W.

DUMFRIES DRIVE 50' R.O.W.

KINGSGATE DRIVE 60' R.O.W.

TRACT C COMMON AREA 10.63 Ac.

TRACT D COMMON AREA

TRACT E COMMON AREA

TRACT F COMMON AREA

TRACT G COMMON AREA

VARIABLE WIDTH PSWE

APPROXIMATE 100 YEAR WATER SURFACE LIMITS BASED ON YALGO H&H STUDY AND FIELD SURVEY. THIS IS NOT A FEMA FLOODPLAIN.

DRAINAGE EASEMENT V. 13034 P. 210

V.6729 P.67 PUBLIC UTILITY EASEMENT

MANRY GERALD A V. 2289 P. 083

MANRY JERRY & KIM V. 4374 P. 340

ST LUKES UNITED METHODIST CHURCH OF BRYAN V 8593 P280+

OAK MEADOW PHASE 2

OAK MEADOW PHASE 3

N 24°45'47" E 47.30'

N 24°45'47" E 50.59'

N 11°38'01" E 7.08'

S 45°07'14" E 5.98'

S 72°04'43" E 49.53'

N 04°52'57" W

N 17°55'17" E 251.10'

S 03°37'35" E 12.93'

S 01°32'46" W 53.66'

S 04°34'54" E 46.63'

S 02°58'52" E 50.03'

S 07°38'00" W 30.73'

S 50°18'43" E 83.05'

S 39°49'17" W 98.57'

S 40°01'31" W 666.41'

N 42°51'51" E 1151.46'

N 41°25'31" E 1231.

N 47°07'11" W 219.06'

N 47°28'38" W 1444.27'

P.O.B.

INSET
SCALE 1" = 100'

BLUEBONNET GIRL SCOUT COUNCIL INC V. 7501 P. 001

BLUEBONNET GIRL SCOUT COUNCIL INC V. 7501 P. 001

LUTHER JOSEPH DANIEL V. 1039 P. 217

BLUEBONNET GIRL SCOUT COUNCIL INC V. 665 P. 443

REV.	DESCRIPTION	DATE	BY
4	CHANGES PER SDRC COMMENTS	8/2/2016	BTW
3	REVISED LOT LAYOUT	7/26/2016	BTW
2	MODIFIED LOT 2 BLOCK 15, ADDED PSWE AND UPDATED LEGEND	6/1/2015	EU
1	ORIGINAL RELEASE	4/27/2015	BTW

PROJECT NUMBER: EW02
CLIENT NAME: WBW DEVELOPMENT GROUP, LLC.-SERIES 017
CLIENT LOCATION: KILLEEN, TX
APPROVED BY: SAB
AUTHORIZED BY: WBW

PROJECT INFORMATION
TOTAL SIZE: 55.55 ACRES
TOTAL BLOCKS: 11
TOTAL LOTS: 192
TOTAL TRACTS: 5

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

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

FINAL PLAT
EDGEWATER PHASE II
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

Yalgo, LLC
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-5057

Texas Registered Engineering Firm F-10264

Texas Registered Surveying Firm 10194095

SHEET 2 OF 2