CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.00'	5.67'	5.67'	N 47°36'22" W	2°14'34"
C2	200.00'	181.64'	157.28'	S 18°16'17" W	46°18'28"
C3	35.50'	60.48'	54.48'	S 40°07'09" W	97°00'00"
C4	490.00'	398.03'	386.34'	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'	636.87'	626.46'	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 36°19'06" W	6°12'51"
C10	175.00'	99.78'	98.44'	S 18°52'35" W	32°40'11"
C11	175.00'	22.66'	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	63.50'	32.64'	32.28'	S 14°53'40" W	29°25'54"
C14	63.50'	32.66'	32.30'	S 44°19'15" W	29°25'54"
C15	63.50'	28.67'	28.62'	S 72°08'11" W	25°52'19"
C16	1045.00'	62.75'	62.72'	S 48°00'30" E	3°26'07"
C17	228.00'	17.68'	17.68'	S 02°38'01" E	4°26'51"
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°25'56" 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'	24.85'	24.85'	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'	47.70'	47.69'	S 05°41'23" W	5°18'28"
C34	515.00'	42.93'	42.92'	S 10°43'53" W	4°46'34"
C35	515.00'	42.93'	42.92'	S 15°30'28" 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'	62.83'	62.82'	S 34°07'25" W	4°46'34"
C44	755.00'	62.83'	62.82'	S 29°20'52" W	4°46'34"
C45	755.00'	62.83'	62.82'	S 24°34'18" W	4°46'34"
C46	755.00'	62.83'	62.82'	S 19°47'44" W	4°46'34"
C47	755.00'	62.83'	62.82'	S 15°01'11" W	4°46'34"
C48	755.00'	62.83'	62.82'	S 10°14'37" W	4°46'34"
C49	755.00'	62.83'	62.82'	S 05°28'03" W	4°46'34"
C50	755.00'	62.83'	62.82'	S 00°41'29" W	4°46'34"
C51	755.00'	41.98'	41.98'	S 03°17'22" E	3°11'09"
C52	696.39'	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 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°58'22" E	3°52'07"
C59	805.00'	51.58'	51.57'	N 21°42'48" E	3°39'18"
C60	805.00'	66.56'	66.55'	S 25°54'43" W	4°44'19"
C61	805.00'	48.50'	48.49'	S 30°00'28" 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 28°29'42" E	48°06'25"
C66	50.00'	33.98'	33.33'	N 69°01'12" E	38°56'33"
C67	50.00'	44.82'	43.33'	S 85°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 87°37'50" W	11°04'23"
C71	175.00'	23.84'	23.82'	N 49°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°08'02" E	2°55'53"
C75	995.00'	55.28'	55.28'	S 44°01'36" E	3°11'01"
C76	995.00'	49.78'	49.75'	S 41°00'08" E	2°51'54"
C77	995.00'	49.78'	49.75'	S 38°08'14" E	2°51'54"
C78	995.00'	49.78'	49.75'	S 35°16'20" E	2°51'54"
C79	995.00'	49.78'	49.75'	S 32°24'25" E	2°51'54"
C80	995.00'	55.28'	55.28'	S 29°22'58" E	3°11'01"
C81	995.00'	49.78'	49.75'	S 26°21'30" E	2°51'54"
C82	995.00'	49.78'	49.75'	S 23°29'36" E	2°51'54"
C83	995.00'	49.78'	49.75'	S 20°37'42" E	2°51'54"
C84	995.00'	49.78'	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'	49.78'	49.75'	S 11°52'52" E	2°51'54"
C87	995.00'	49.78'	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 45°20'44" E	6°24'36"
C90	175.00'	16.84'	16.84'	S 44°08'59" W	5°29'55"
C91	1045.00'	39.07'	39.07'	S 37°01'44" E	2°08'31"
C92	1045.00'	43.95'	43.95'	S 32°20'38" 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°12'48"
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 04°25'10" 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°28'13" W	92°05'23"
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	Acres
1	1	0.17
1	2	0.12
1	3	0.13
1	4	0.18
1	5	0.14
1	6	0.12
1	7	0.12
1	8	0.12
1	9	0.13
1	10	0.17
1	11	0.17
1	12	0.16
1	13	0.16
1	14	0.12
1	15	0.20
2	1	0.17
2	2	0.12
2	3	0.12
2	4	0.14
2	5	0.14
2	6	0.14
2	7	0.14
2	8	0.13
2	9	0.12
2	10	0.12
2	11	0.12
2	12	0.16
2	13	0.16
2	14	0.12
2	15	0.12
2	16	0.12
2	17	0.13
2	18	0.14
2	19	0.14
2	20	0.14
2	21	0.14
2	22	0.13
2	23	0.13
2	24	0.13
2	25	0.12
2	26	0.20
3	1	0.18
3	2	0.12
3	3	0.12
3	4	0.13
3	5	0.13
3	6	0.13
3	7	0.13
3	8	0.13
3	9	0.13
3	10	0.13
3	11	0.15
3	12	0.13
3	13	0.14
3	14	0.12
3	15	0.14
3	16	0.12
3	17	0.16
3	18	0.18
3	19	0.14
3	20	0.14
3	21	0.14
3	22	0.15
3	23	0.16
3	24	0.16
3	25	0.16
3	26	0.16
3	27	0.16
3	28	0.16
3	29	0.16
3	30	0.16
3	31	0.14
3	32	0.14
3	33	0.14
3	34	0.19
4	1	0.16
4	2	0.16
5	1	0.16
6	1	0.18
6	2	0.18
6	3	0.15
6	4	0.16
6	5	0.16
6	6	0.17
6	7	0.18
6	8	0.17
6	9	0.16
6	10	0.16
6	11	0.17
6	12	0.19
6	13	0.16
6	14	0.16
6	15	0.15
6	16	0.14
6	17	0.14
6	18	0.14
6	19	0.17
6	20	0.17
6	21	0.14
6	22	0.14
6	23	0.14
6	24	0.14
6	25	0.14
6	26	0.14
6	27	0.18
6	28	0.39
6	29	0.14
6	30	0.14
6	31	0.14
6	32	0.14
6	33	0.14
6	34	0.17
7	1	0.16
8	1	0.15
8	2	0.17
8	3	0.13
8	4	0.13
8	5	0.13
8	6	0.13
8	7	0.14
8	8	0.14
8	9	0.14
8	10	0.14
8	11	0.14
8	12	0.14
8	13	0.14
8	14	0.17
8	15	0.13
8	16	0.13
8	17	0.16
8	18	0.24
8	19	0.12
8	20	0.12
8	21	0.12
8	22	0.12
8	23	0.12
8	24	0.12
8	25	0.14
8	26	0.12
8	27	0.12
8	28	0.14
8	29	0.12
8	30	0.12
8	31	0.17
9	1	0.15
9	2	0.12
9	3	0.12
9	4	0.12
9	5	0.12
9	6	0.12
9	7	0.12
9	8	0.12
9	9	0.12
9	10	0.12
9	11	0.12
9	12	0.12
9	13	0.12
9	14	0.12
9	15	0.12
9	16	0.15
10	1	0.13
11	1	0.14
11	2	0.13
11	3	0.13
11	4	0.13
11	5	0.13
11	6	0.13
11	7	0.15
11	8	0.13
11	9	0.13
11	10	0.13
11	11	0.13
11	12	0.15
11	13	0.13
11	14	0.13
11	15	0.13
11	16	0.13
11	17	0.14
11	18	0.13
11	19	0.13
11	20	0.15
TRACT A		9.58
TRACT B		3.31
TRACT C		0.19

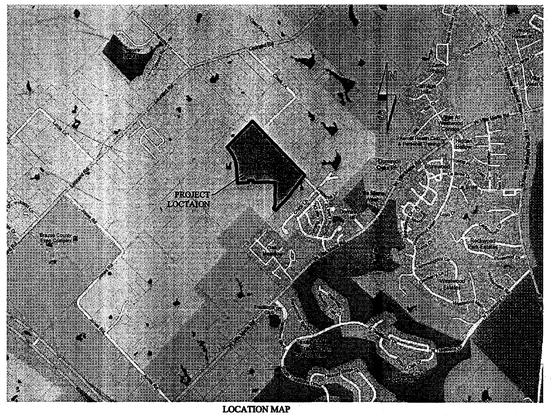
This tract is shown to be within Special Flood Hazard Area Zone X, per FEMA's Flood Insurance Rate Map (FIRM) panel number 48041C0285E for Brazos County, Texas dated May 16, 2012, panel and panel number 48041C0195E for Brazos County, Texas dated May 16, 2012. The Surveyor does not certify as to the accuracy 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.

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 (9.6 ACRES) TO BE DEDICATED TO THE CITY OF BRYAN AS PARK LAND TO SATISFY THE PARK LAND DEDICATION REQUIREMENT FOR 697 LOTS WITHIN THE EDGEWATER PLANNED DEVELOPMENT.
4. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL.
5. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION PROVIDED BY OTHERS.
6. ARROW (———) INDICATES THAT THE STORMWATER RUNOFF MUST FLOW DIRECTLY ONTO AND THROUGH DOWNSTREAM LOT, WITHOUT IMPEDIMENT OR DIVERSION TO OTHER LOTS.
7. TRACT A SHALL HAVE A BLANKET DRAINAGE EASEMENT

ROADS
ROAD WIDTH
MINOR COLLECTORS = 60' ROW, 38' BOC-BOC (AUTUMN LAKE)
MAJOR COLLECTOR = 80' ROW, 54' BOC-BOC (FUTURE PHASES)
LOCAL STREETS = 50' ROW, 27' BOC-BOC



LOCATION MAP
NOT TO SCALE

FINAL PLAT 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

KNOW ALL MEN BY THESE PRESENTS, that WBW Development, Ltd. whose address is 3000 Illinois Ave. Ste. 100, Killeen, Texas, 76543, being sole owner of certain 50.10 acres tract of land in Brazos County, Texas, part of the Zeno Phillips League, a-45 and T. J. Wooten League, A-59, Brazos County, Texas, which is more fully described in the dedication of EDGEWATER, **PHASE I,** as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City Council of the City of Bryan, Brazos County, Texas, and WBW Development Ltd., does hereby adopt said **EDGEWATER, PHASE I,** as an addition to the City of Bryan, Brazos County, Texas, and hereby dedicates to said city all streets, avenues, roads, drives, alleys shown on said plat, the same to be used as public thoroughfares and/or for the installation and maintenance of public utilities when and as authorized by the City of Bryan. The utility easements shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities, which the city may install or permit to be installed or maintained.

Grantor does hereby give, grant and convey to the City of Bryan, in fee simple, the area shown as Tract A on the plat.

Grantor does hereby give, grant and convey to the Home Owner's Association, in fee simple, the areas shown as Tract B and Tract C on the plat.

WITNESS the execution hereof, on this 2 day of May, 2014

MAY 05 2014

For: WBW DEVELOPMENT, LTD.,
By: WBW DEVELOPMENT MANAGEMENT, LLC,
General Partner

Bruce Whitis, President

This instrument was acknowledged before me on the 2 day of May, 2014, by Bruce Whitis, in his capacity as President of WBW Development Management, LLC, a Texas limited liability company, in its capacity as general partner of WBW Development, LTD., a Texas limited partnership, on behalf of said limited liability company and limited partnership.

Robbin Cray
Notary Public's Signature

ROBBIN CRAY NOTARY PUBLIC STATE OF TEXAS EXPIRES JULY 31, 2016

APPROVED this the _____ day of _____, 2014 by the Planning and Zoning Commission of the City of Bryan, Brazos County, Texas.

CHAIRMAN, PLANNING COMMISSION

SECRETARY, PLANNING COMMISSION

APPROVED this the _____ day of _____, 2014 by the City Council of the City of Bryan, Brazos County, Texas.

MAYOR, CITY OF BRYAN

ATTEST: CITY SECRETARY

FILED FOR RECORD this _____ day of _____, 2014, in Cabinet _____, Slides _____, Plat Records of Brazos County, Texas, and Instrument No._____ Official Records, Brazos County, Texas..

By:_____

State of Texas
County of Brazos

I, A. W. Kessler, registered professional land surveyor do hereby certify that I did cause the plat attached hereto to be prepared from an actual survey made on the ground and that all corner monuments were found or placed under my supervision in accordance with the subdivision regulations of the city of Bryan, Brazos County, Texas.

by: A.W. Kessler 5-2-14
A. W. Kessler
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1852

STATE OF TEXAS A. W. KESSLER 1852 REGISTERED PROFESSIONAL LAND SURVEYOR

TAX CERTIFICATE

The Brazos County Tax Office, the taxing authority for all entities in Brazos County, Texas does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

Dated this _____ Day of _____, A.D. 2014

BRAZOS COUNTY TAX OFFICE

By: _____

REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	5/2/2014	BTW

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: 181
TOTAL TRACTS: 3

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

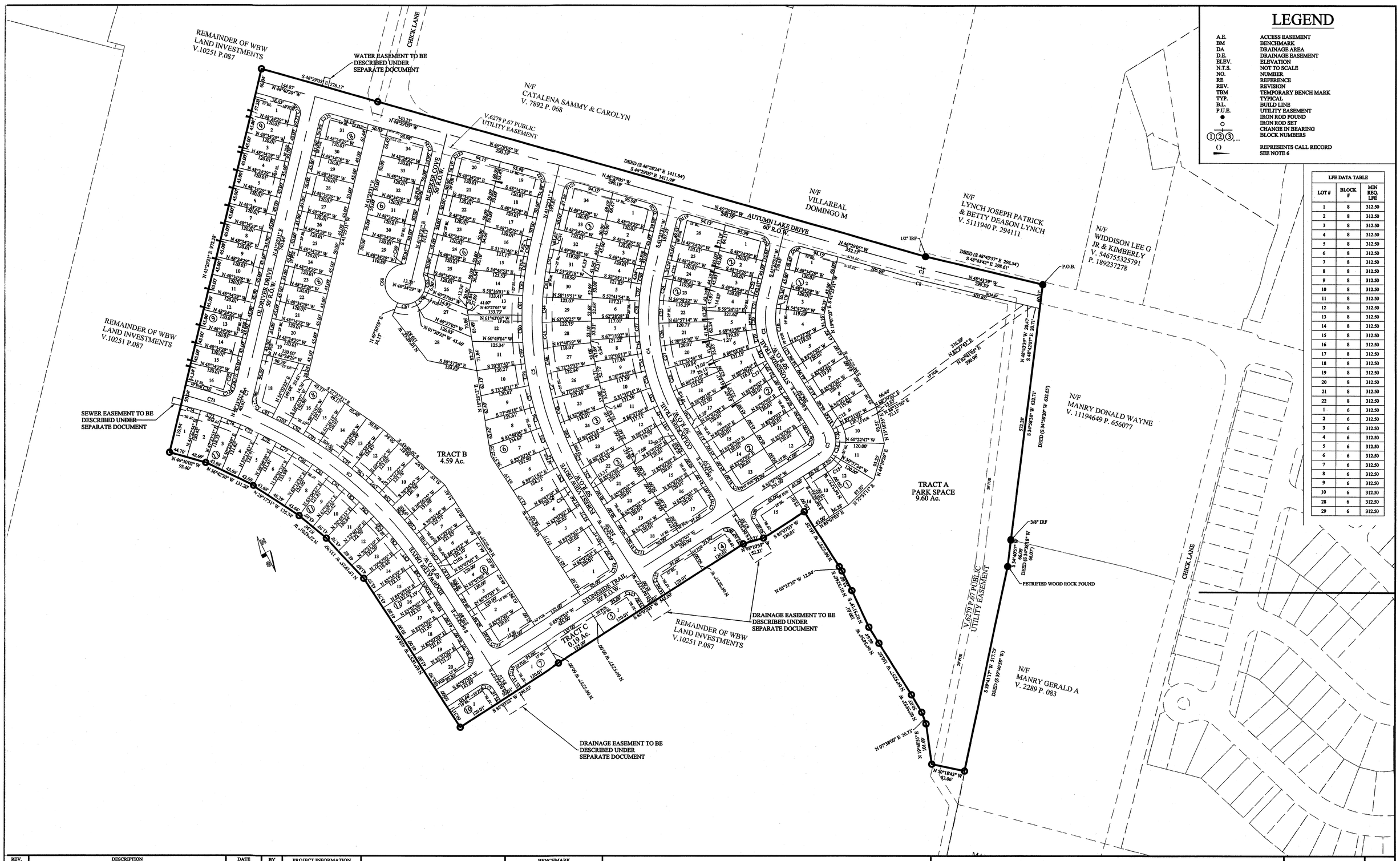
BENCHMARK
Call Panel on Kingsgate Drive
Elevr. 293.9'
Northing: 10211649.30
Easting: 3533377.28

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

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 1 OF 2



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
	CHANGE IN BEARING
①,②,③,...	BLOCK NUMBERS
()	REPRESENTS CALL RECORD
	SEE NOTE 6

LFE DATA TABLE

LOT #	BLOCK #	MIN REQ. LFE
1	8	312.50
2	8	312.50
3	8	312.50
4	8	312.50
5	8	312.50
6	8	312.50
7	8	312.50
8	8	312.50
9	8	312.50
10	8	312.50
11	8	312.50
12	8	312.50
13	8	312.50
14	8	312.50
15	8	312.50
16	8	312.50
17	8	312.50
18	8	312.50
19	8	312.50
20	8	312.50
21	8	312.50
22	8	312.50
1	6	312.50
2	6	312.50
3	6	312.50
4	6	312.50
5	6	312.50
6	6	312.50
7	6	312.50
8	6	312.50
9	6	312.50
10	6	312.50
28	6	312.50
29	6	312.50

REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	5/2/2014	BTW

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: 181
TOTAL TRACTS: 3

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

BENCHMARK
Call Panel on Kingsgate Drive
Elev: 293.9'
Northing: 10211649.30
Easting: 3533377.28

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

Yalgo, LLC
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Texas Registered Engineering Firm F-10264