

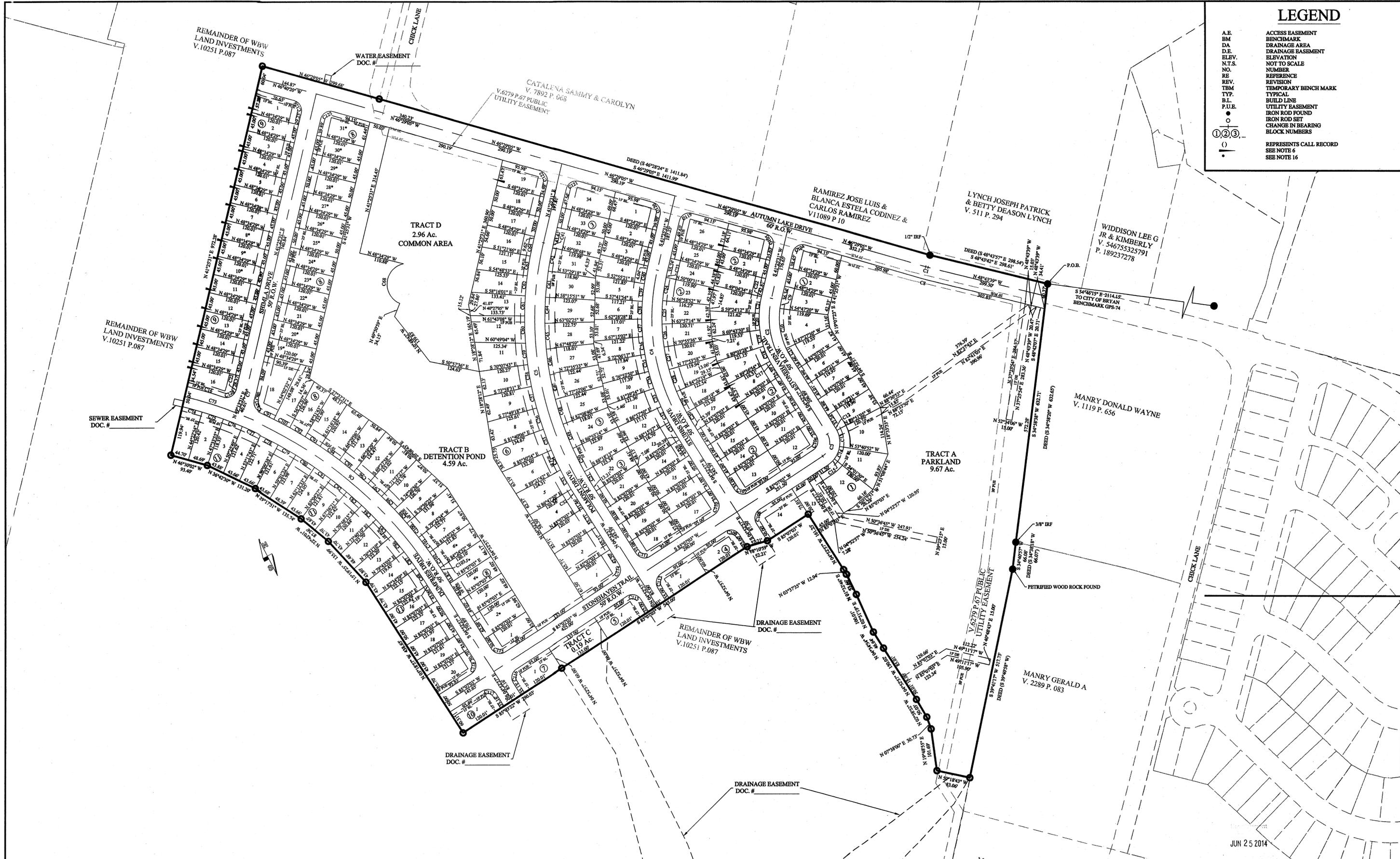
**PRELIMINARY PLAN OF  
EDGEWATER PHASE I  
TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS  
BEING PART OF THE ZENO PHILLIPS LEAGUE, A-45 AND T. J.  
WOOTEN LEAGUE, A-59 BRAZOS COUNTY, TEXAS**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.00	161.84	157.28	N 47°36'22" W	214°34'
C2	200.00	200.00	200.00	S 18°18'17" W	46°18'28"
C3	36.90	80.48	54.46	S 40°07'03" W	80°00'00"
C4	486.00	588.03	588.03	S 18°18'17" W	46°18'28"
C5	780.00	938.41	938.41	N 18°18'17" E	46°18'28"
C6	1020.00	1336.87	1336.87	S 22°48'33" E	35°53'12"
C7	150.00	200.00	200.00	N 48°19'41" E	7°48'20"
C8	150.00	200.00	200.00	N 47°36'22" W	214°34'
C9	178.00	228.86	228.86	S 18°18'17" W	46°18'28"
C10	178.00	228.86	228.86	S 18°18'17" W	46°18'28"
C11	178.00	228.86	228.86	S 01°10'14" E	7°28'28"
C12	63.50	136.58	85.57	S 02°22'01" E	8°01'52"
C13	63.51	136.58	85.57	N 16°38'08" E	32°35'48"
C14	63.51	136.58	85.57	N 48°19'41" E	7°48'20"
C15	63.51	136.58	85.57	S 18°18'17" W	46°18'28"
C16	1048.00	1312.00	1312.00	S 28°28'59" W	10°19'36"
C17	228.00	248.88	248.88	S 48°00'30" E	19°08'00"
C18	228.00	248.88	248.88	S 02°38'01" E	4°29'51"
C19	228.00	248.88	248.88	S 04°48'43" W	10°19'36"
C20	228.00	248.88	248.88	S 18°18'17" W	46°18'28"
C21	228.00	248.88	248.88	S 28°28'59" W	10°19'36"
C22	228.00	248.88	248.88	S 38°48'37" W	10°19'36"
C23	128.00	136.58	85.57	N 42°58'34" E	3°08'09"
C24	488.00	608.00	608.00	S 40°42'30" W	12°02'00"
C25	488.00	608.00	608.00	S 36°30'19" W	6°58'22"
C26	488.00	608.00	608.00	S 28°18'13" W	6°58'22"
C27	488.00	608.00	608.00	S 22°33'36" W	6°58'22"
C28	488.00	608.00	608.00	S 18°38'13" W	6°58'22"
C29	488.00	608.00	608.00	S 08°38'59" W	6°58'22"
C30	488.00	608.00	608.00	S 01°38'52" W	6°58'22"
C31	518.00	548.00	548.00	S 03°18'40" E	3°08'33"
C32	518.00	548.00	548.00	S 00°38'54" W	4°46'34"
C33	518.00	548.00	548.00	S 08°41'23" W	8°18'28"
C34	518.00	548.00	548.00	S 10°43'53" W	4°46'34"
C35	518.00	548.00	548.00	S 12°32'58" W	4°46'34"
C36	518.00	548.00	548.00	S 20°19'21" W	4°51'15"
C37	518.00	548.00	548.00	S 28°08'19" W	4°46'34"
C38	518.00	548.00	548.00	S 28°54'49" W	4°46'34"
C39	518.00	548.00	548.00	S 34°41'23" W	4°46'34"
C40	518.00	548.00	548.00	S 37°10'58" W	4°29'52"
C41	780.00	780.00	780.00	S 41°08'22" W	0°34'18"
C42	780.00	780.00	780.00	S 38°40'57" W	4°20'30"
C43	780.00	780.00	780.00	S 34°07'25" W	4°46'34"
C44	780.00	780.00	780.00	S 28°20'52" W	4°46'34"
C45	780.00	780.00	780.00	S 22°33'36" W	4°46'34"
C46	780.00	780.00	780.00	S 18°47'44" W	4°46'34"
C47	780.00	780.00	780.00	S 18°01'11" W	4°46'34"
C48	780.00	780.00	780.00	S 10°14'37" W	4°46'34"
C49	780.00	780.00	780.00	S 08°28'03" W	4°46'34"
C50	780.00	780.00	780.00	S 04°14'29" W	4°46'34"
C51	780.00	780.00	780.00	S 03°17'22" E	3°11'09"
C52	588.39	238.82	238.82	N 04°08'31" W	2°14'54"
C53	812.12	54.04	54.04	N 01°14'38" W	3°48'47"
C54	808.00	54.04	54.04	N 02°33'42" E	3°50'48"
C55	808.00	54.04	54.04	S 01°38'52" W	3°50'48"
C56	808.00	54.04	54.04	N 10°18'18" E	3°50'48"
C57	808.00	54.04	54.04	N 14°04'18" E	3°50'33"
C58	800.00	54.04	54.04	N 17°58'22" E	3°52'07"
C59	808.00	51.57	51.57	N 21°42'48" E	3°39'18"
C60	808.00	58.56	58.56	S 25°54'43" W	4°41'49"
C61	808.00	48.49	48.49	S 32°07'03" W	3°27'07"
C62	808.00	48.49	48.49	S 33°27'33" W	3°27'07"
C63	808.00	48.49	48.49	S 38°54'41" W	3°27'07"
C64	808.00	38.17	38.17	S 40°01'53" W	2°47'17"
C65	50.00	41.98	40.76	N 25°28'42" E	48°08'28"
C66	50.00	41.98	40.76	N 26°11'17" E	38°58'33"
C67	50.00	41.98	40.76	S 82°48'47" E	81°21'31"
C68	50.00	128.27	98.88	S 33°20'29" W	148°58'59"
C69	50.00	8.65	8.65	N 67°37'50" W	11°04'23"
C70	178.00	238.82	238.82	N 48°19'41" E	7°48'20"
C71	1020.00	1336.87	1336.87	S 44°35'54" E	7°44'54"
C72	998.00	58.26	58.26	S 47°08'02" E	2°58'53"
C73	998.00	58.26	58.26	S 44°01'38" E	3°11'01"
C74	998.00	48.76	48.76	S 41°00'08" E	2°51'54"
C75	998.00	48.76	48.76	S 38°08'14" E	2°51'54"
C76	998.00	48.76	48.76	S 34°19'29" E	2°51'54"
C77	998.00	48.76	48.76	S 32°24'28" E	2°51'54"
C78	998.00	48.76	48.76	S 28°22'58" E	3°11'01"
C79	998.00	48.76	48.76	S 26°21'30" E	2°51'54"
C80	998.00	48.76	48.76	S 23°28'36" E	2°51'54"
C81	998.00	48.76	48.76	S 20°37'44" E	2°51'54"
C82	998.00	48.76	48.76	S 17°46'47" E	2°51'54"
C83	998.00	48.76	48.76	S 14°44'20" E	3°11'01"
C84	998.00	48.76	48.76	S 11°42'02" E	2°51'54"
C85	998.00	48.76	48.76	S 08°50'58" E	2°51'54"
C86	998.00	48.76	48.76	S 05°59'54" E	2°51'54"
C87	998.00	48.76	48.76	S 03°08'50" E	2°51'54"
C88	998.00	48.76	48.76	S 00°17'46" E	2°51'54"
C89	1048.00	118.83	118.83	S 48°20'44" E	6°24'39"
C90	178.00	16.84	16.84	S 44°08'59" W	8°28'55"
C91	1048.00	38.07	38.07	S 37°01'44" E	2°08'31"
C92	1048.00	43.98	43.98	S 32°20'38" E	2°24'38"
C93	1048.00	43.98	43.98	S 28°39'07" E	2°24'38"
C94	1048.00	58.81	58.81	S 27°07'18" E	5°12'48"
C95	1048.00	48.41	48.41	S 24°18'13" E	2°28'23"
C96	1048.00	48.44	48.44	S 21°46'47" E	2°28'29"
C97	1048.00	48.44	48.44	S 18°17'17" E	2°28'29"
C98	1048.00	48.44	48.44	S 14°47'48" E	2°28'29"
C99	1048.00	48.44	48.44	S 11°18'18" E	2°28'29"
C100	1048.00	48.44	48.44	S 07°48'50" E	2°28'29"
C101	1048.00	48.44	48.44	S 04°19'21" E	2°28'29"
C102	1048.00	48.44	48.44	S 00°49'52" E	2°28'29"
C103	1048.00	43.98	43.98	S 32°47'07" E	2°24'38"
C104	25.00	40.18	38.99	S 87°28'13" W	82°05'23"
C105	25.00	38.36	34.70	S 02°31'47" W	87°54'37"
C106	25.00	38.36	35.36	S 40°07'03" W	80°00'00"
C107	25.00	38.36	35.36	N 48°52'57" E	80°00'00"
C108	25.00	38.36	35.36	S 40°07'03" W	80°00'00"
C109	25.00	38.36	35.36	N 48°52'57" E	80°00'00"
C110	25.00	38.36	35.36	S 40°07'03" W	80°00'00"
C111	25.00	38.36	35.36	S 48°52'57" E	80°00'00"
C112	25.00	38.36	35.36	S 40°07'03" W	80°00'00"
C113	25.00	38.36	35.36	N 48°52'57" E	80°00'00"
C114	25.00	38.36	35.36	S 40°07'03" W	80°00'00"
C115	25.00	38.36	35.36	S 48°52'57" E	80°00'00"
C116	25.00	38.36	35.36	S 40°07'03" W	80°00'00"
C117	25.00	38.36	35.36	S 48°52'57" E	80°00'00"
C118	25.00	38.36	35.36	S 40°07'03" W	80°00'00"
C119	25.00	40.18	38.99	S 87°28'13" E	82°05'23"
C120	25.00	38.36	34.70	N 02°31'47" W	87°54'37"
C121	25.00	40.18	38.99	S 87°28'13" W	82°05'23"
C122	25.00	38.36	34.70	N 02°31'47" W	87°54'37"
C123	25.00	40.18	38.99	S 87°28'13" W	82°05'23"
C124	25.00	38.36	34.70	N 02°31'47" W	87°54'37"
C125	25.00	40.18	38.99	S 87°28'14" W	82°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	40.18	38.97	S 89°28'10" E	82°00'28"

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	7	1	7074
1	13	5400	8	1	6466
1	14	8866	8	2	7558
2	1	7307	8	3	5762
2	2	5400	8	4	5762
2	3	5437	8	5	5452
2	4	6266	8	6	5805
2	5	6141	8	7	5949
2	6	6154	8	8	6207
2	7	6027	8	9	6232
2	8	5617	8	10	6023
2	9	5400	8	11	5928
2	10	5400	8	12	5946
2	11	5400	8	13	5903
2	12	7066	8	14	7494
2	13	7066	8	15	5661
2	14	5400	8	16	5810
2	15	5400	8	17	6760
2	16	5400	8	18	10378
2	17	5707	8	19	5400
2	18	6958	8	20	5400
2	19	3933	8	21	5400
2	20	3931	8	22	5400
2	21	5947	8	23	5400
2	22	5869	8	24	5400
2	23	5852	8	25	6000
2	24	5505	8	26	5400
2	25	5400	8	27	5400
2	26	8658	8	28	6000
3	1	7830	8	29	5400
3	2	5400	8	30	5400
3	3	5400	8	31	7489
3	4	5750	9	1	6543
3	5	5760	9	2	5400
3	6	5579	9	3	5400
3	7	5684	9	4	5400
3	8	5837	9	5	5400
3	9	5606	9	6	5400
3	10	5698	9	7	5400
3	11	6356	9	8	5400
3	12	5568	9	9	5400
3	13	6140	9	10	5400
3	14	5400	9	11	5400
3	15	6000	9	12	5400
3	16	5400	9	13	5400
3	17	7066	9	14	5400
3	18	6715	9	15	5400
3	1				

**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 BENCHMARK
- TYP. TYPICAL
- B.L. BUILD LINE
- P.U.E. UTILITY EASEMENT
- IRON ROD FOUND
- IRON ROD SET
- CHANGE IN BEARING
- BLOCK NUMBERS
- REPRESENTS CALL RECORD
- SEE NOTE 6
- SEE NOTE 16



JUN 25 2014

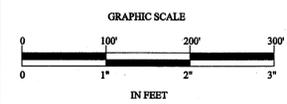
REV.	DESCRIPTION	DATE	BY
3	ADJUSTED STREET AND LOT ALIGNMENTS	6/24/2014	BTW
2	ADJUSTED STREET AND LOT ALIGNMENTS	4/23/2013	EU
1	ORIGINAL RELEASE	9/18/2012	EU

PROJECT INFORMATION

TOTAL SIZE: 50.10 ACRES  
 TOTAL BLOCKS: 11  
 TOTAL LOTS: 165  
 TOTAL TRACTS: 4

CLIENT NAME: W & B DEVELOPMENT  
 CLIENT LOCATION: KILLEEN, TX

APPROVED BY: GDN  
 AUTHORIZED BY: WBW



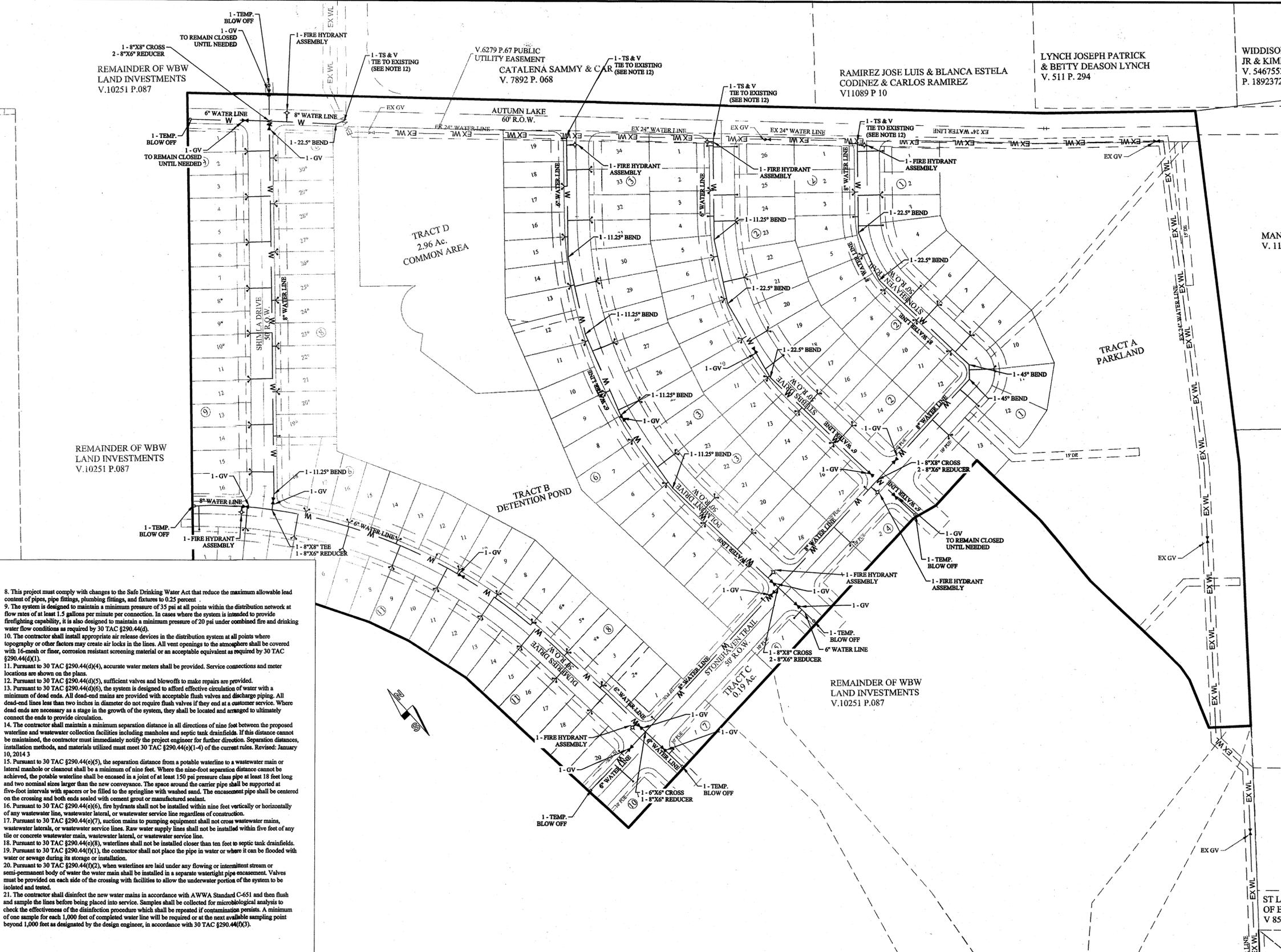
BENCHMARK

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

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

<p><b>VERA &amp; ASSOCIATES, L.C.</b>                  3707 SIERRA DR                  GEORGETOWN, TX 78628                  PH (512) 864-9804                  FX (512) 864-4650</p> <p>TEXAS REGISTERED SURVEYING                  FIRM #10137400</p>	<p><b>Yalco, LLC</b>                  3000 Illinois Ave., Suite 100                  Killeen, TX 76543                  PH (254) 953-5353                  FX (254) 953-0032</p> <p>Texas Registered                  Engineering Firm F-10264</p>	<p>SHEET                  2                  OF                  2</p>
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- GENERAL NOTES:**
- 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.
  - 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.
  - CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL T.C.R.Q. RULES AND REGULATIONS IN CHAPTER 290 OF PUBLIC DRINKING WATER IN THE TEXAS ADMINISTRATION CODE, MANUFACTURERS' RECOMMENDATIONS AND GENERAL INDUSTRY PRACTICES.
  - 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).
  - ALL MATERIALS USED IN WATER SYSTEM TO BE APPROVED BY THE D.P.W.
  - ALL WATER MAINS MUST BE 42" BELOW FINISHED GRADE.
  - ALL WATER LINES SHOWN ARE PROPOSED UNLESS OTHERWISE NOTED.
  - 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.
  - ALL DUCTILE IRON PIPE JOINTS AND FITTINGS SHALL BE IN ACCORDANCE WITH AWWA C111 (ANSI A 21.1).
  - ALL VALVES AT INTERSECTIONS SHALL BE SECURED TO THE TEE WITH FLG.TEE AND M.J. x FLG. G.V. OR USE SWIVEL FITTINGS.
  - ALL MATERIAL SHALL BE DOMESTIC SOURCE (I.E. PIPE, VALVE BOXES, STEEL, ETC).
  - USE SMITH BLAIR 665 STAINLESS STEEL TAPPING SLEEVE WITH MJ VALVE.



- TEXAS COMMISSION ON ENVIRONMENTAL QUALITY WATER DISTRIBUTION SYSTEM GENERAL CONSTRUCTION NOTES**
- 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."
  - 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(b)(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).
  - Plastic pipe for use in public water systems must bear the National Sanitation Foundation Seal of Approval (NSF pw-C) 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).
  - No pipe which shall be 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).
  - 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).
  - The hydrostatic leakage rate for polyvinyl chloride (PVC) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in American 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;

$Q = (LD/P)148,000$

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

The hydrostatic leakage rate for ductile iron (DI) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in American 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;

$Q = (SD/P)148,000$

Where:

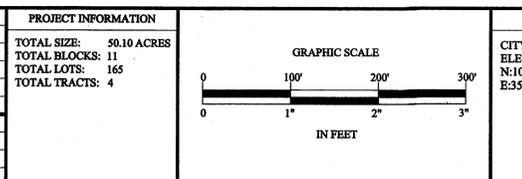
- Q = the quantity of makeup water in gallons per hour,
- S = the length of the pipe section being tested, in feet,
- D = the nominal diameter of the pipe in inches, and
- P = the average test pressure during the hydrostatic test in pounds per square inch (psi).

- 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.
- 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).
- 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).
- Pursuant to 30 TAC §290.44(d)(4), accurate water meters shall be provided. Service connections and meter locations are shown on the plans.
- Pursuant to 30 TAC §290.44(d)(5), sufficient valves and blowoffs to make repairs are provided.
- 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.
- 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
- 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.
- 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.
- 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.
- Pursuant to 30 TAC §290.44(e)(8), waterlines shall not be installed closer than ten feet to septic tank drainfields.
- 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.
- 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.
- 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
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: EWO1  
 CLIENT NAME: W & B DEVELOPMENT  
 CLIENT LOCATION: KILLEEN, TX

APPROVED BY: GDN  
 AUTHORIZED BY: WBW



# WATER LAYOUT EDGEWATER PHASE I BRYAN, BRAZOS COUNTY, TEXAS

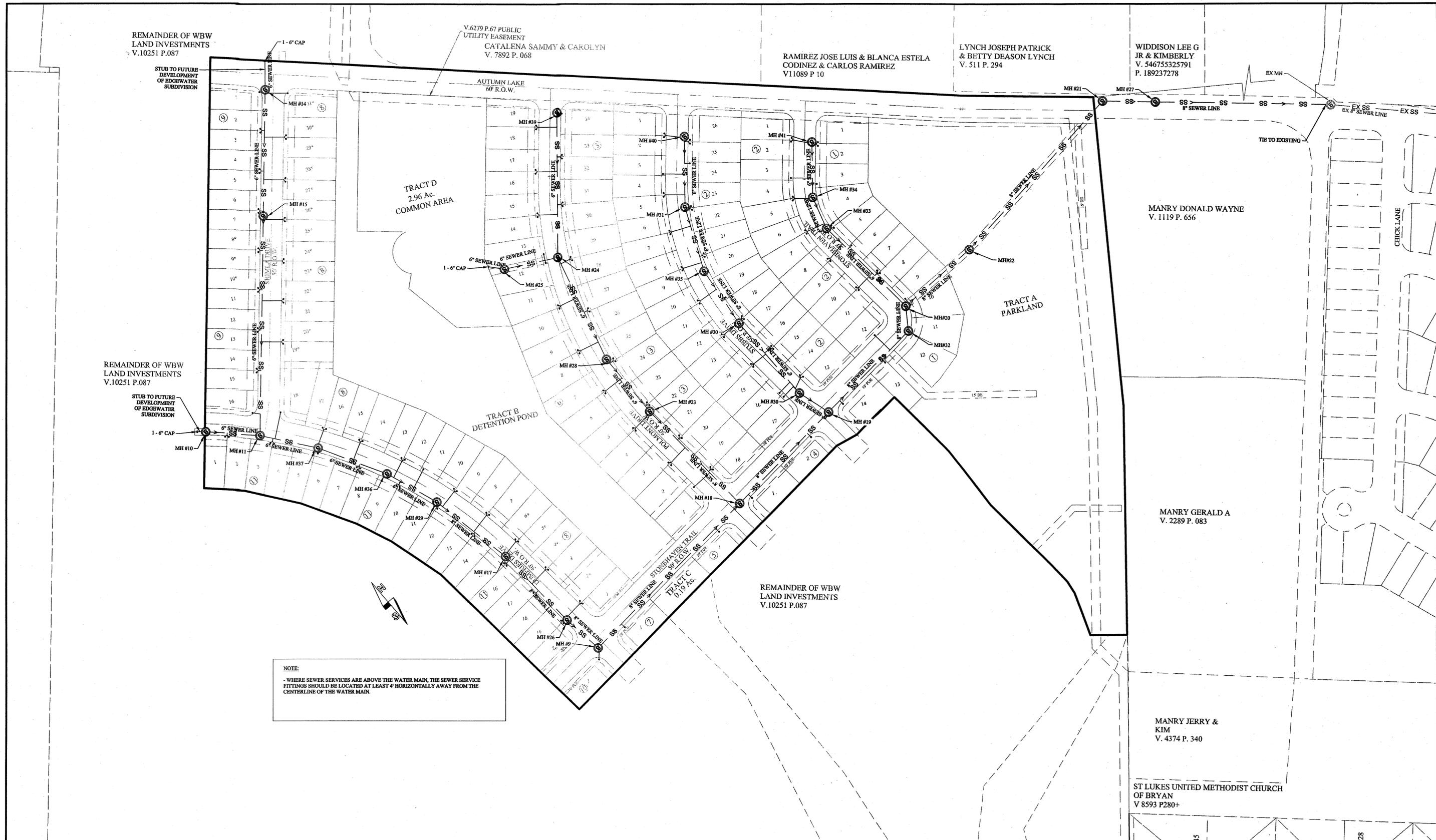
**ENGINEER'S APPROVAL**

NOT FOR CONSTRUCTION.  
 FOR REVIEW ONLY.  
 JUN 25 2014

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

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**3**  
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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.

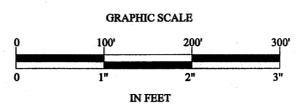
REV.	DESCRIPTION	DATE	BY
3	UPDATED SEWER LAYOUT	6/24/2014	EU
2	ADJUSTED SEWER LAYOUT ALIGNMENTS MANHOLE LOCATIONS	4/23/2013	EU
1	ORIGINAL RELEASE	9/18/2012	EU

PROJECT NUMBER: BW01	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: 165
TOTAL TRACTS: 4

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



## SEWER LAYOUT EDGEWATER PHASE I BRYAN, BRAZOS COUNTY, TEXAS

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**Yalgo, LLC**

3000 Illinois Ave., Suite 100  
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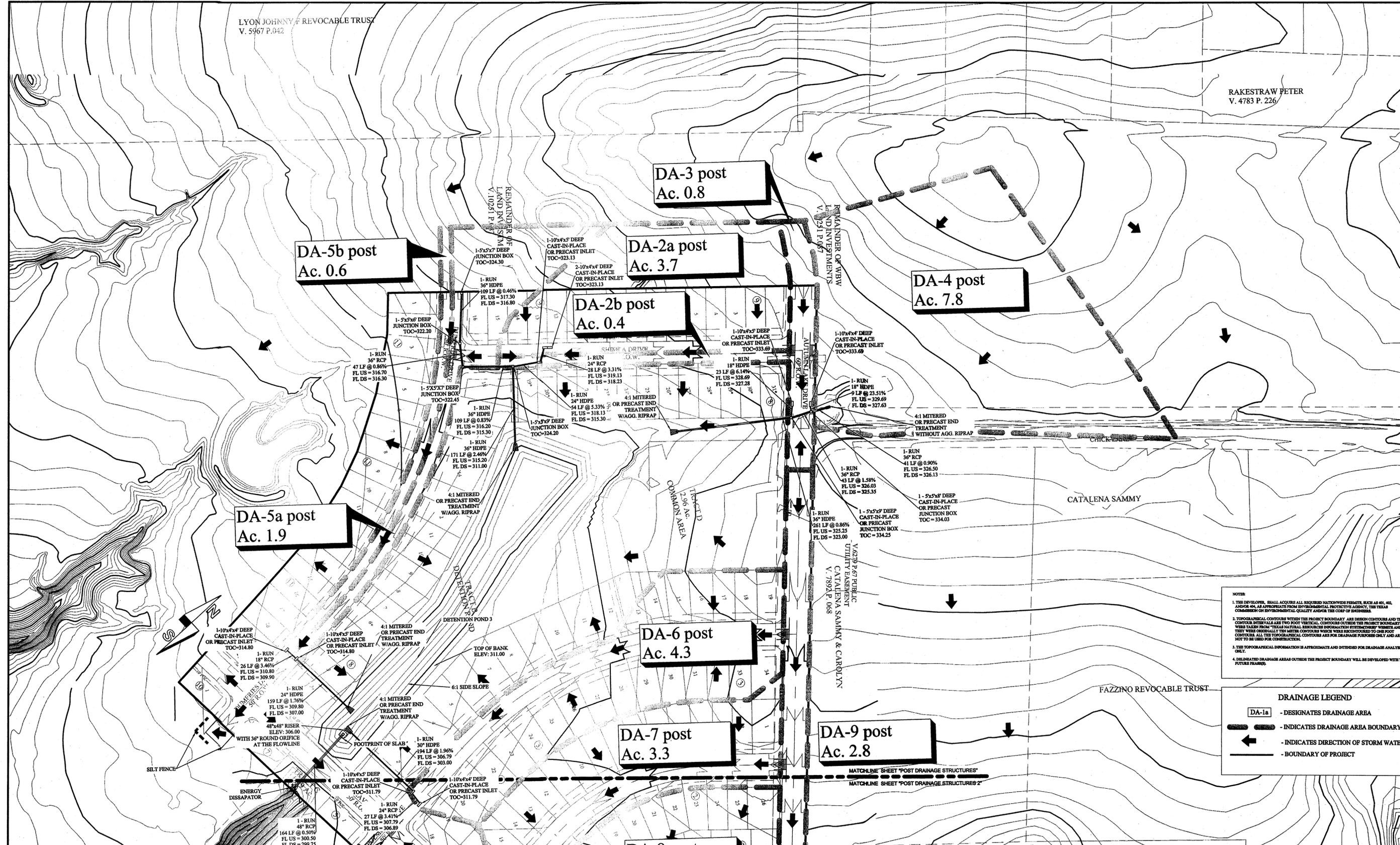
Texas Registered  
 Engineering Firm F-10264

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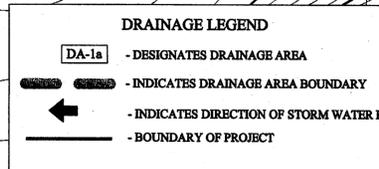
PRINTED ON June 23, 2014

LYON JOHNNY REVOCABLE TRUST  
V. 5967 P.042

RAKESTRAW PETER  
V. 4783 P. 226



NOTES:  
1. THE DEVELOPER SHALL ACQUIRE ALL REQUIRED WATERWAY PERMITS, SUCH AS 401, 402, AND/OR 404 AS APPROPRIATE FROM ENVIRONMENTAL PROTECTION AGENCY, THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND/OR THE CORP OF ENGINEERS.  
2. TOPOGRAPHICAL CONTOURS WITHIN THE PROJECT BOUNDARY ARE DESIGN CONTOURS AND THE CONTOUR INTERVALS ARE TWO FOOT VERTICAL CONTOURS UNLESS THE PROPERTY BOUNDARY LINES TAKEN FROM TEXAS NATURAL RESOURCES INFORMATION SYSTEMS' WEIGHTS AND THEY WERE ORIGINALLY TEN METER CONTOURS WHICH WERE REDUCED TO ONE FOOT CONTOURS. ALL THE TOPOGRAPHICAL CONTOURS ARE FOR DRAINAGE PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION.  
3. THE TOPOGRAPHICAL INFORMATION IS APPROXIMATE AND INTENDED FOR DRAINAGE ANALYSIS ONLY.  
4. DELINEATED DRAINAGE AREAS OUTSIDE THE PROJECT BOUNDARY WILL BE DEVELOPED WITH THE FUTURE PHASES.



REV.	DESCRIPTION	DATE	BY
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

APPROVED BY: GDN  
AUTHORIZED BY: WSW

PROJECT INFORMATION		BENCHMARK	
TOTAL SIZE:	50.10 ACRES	CITY OF BRYAN GPS-74	ELE: 292.23
TOTAL BLOCKS:	11	N:10207895.454	E:3530505.761
TOTAL LOTS:	165		
TOTAL TRACTS:	4		

GRAPHIC SCALE  
0 100' 200' 300'  
IN FEET

**POST-DRAINAGE STRUCTURES  
EDGEWATER PHASE I  
BRYAN, BRAZOS COUNTY, TEXAS**

**ENGINEER'S APPROVAL**

-NOT FOR CONSTRUCTION-  
-FOR REVIEW ONLY-

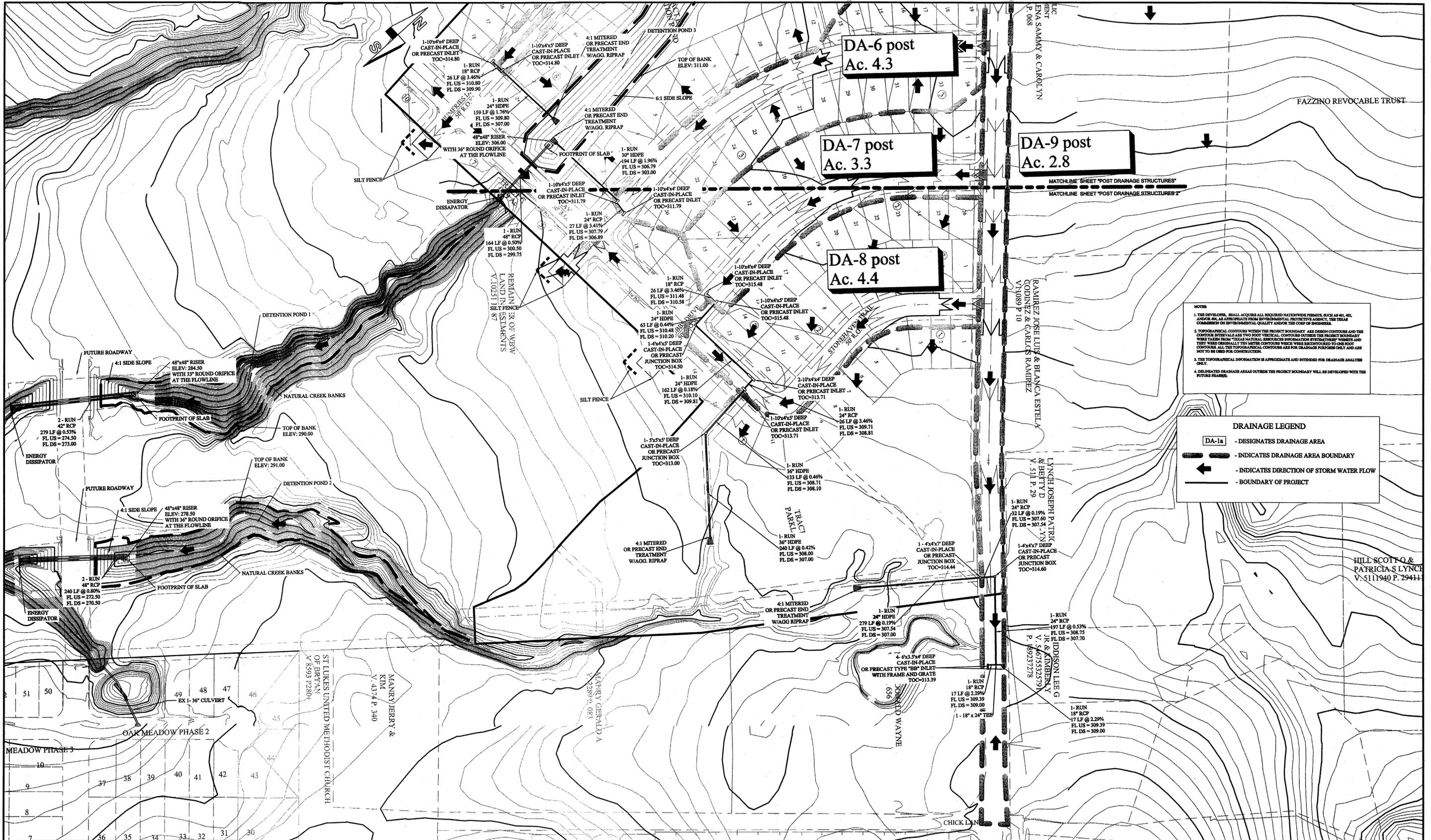
JUN 25 2014

**Garrett D. Nurdyke**  
Professional Engineer  
No. 100545

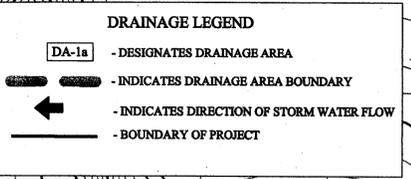
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NOTES:  
 1. THE DEVELOPER SHALL ACQUIRE ALL REQUIRED NATIONAL PERMITS, SUCH AS 401, 402, AND/OR 404, AS APPROPRIATE FROM ENVIRONMENTAL PROTECTIVE AGENCY, THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND/OR THE CORP OF ENGINEERS.  
 2. TOPOGRAPHICAL CONTOURS WITHIN THE PROJECT BOUNDARY ARE DESIGN CONTOURS AND THE CONTOUR INTERVAL IS AS TWO FOOT VERTICAL CONTOURS OUTSIDE THE PROJECT BOUNDARY WERE TAKEN FROM "TEXAS NATURAL RESOURCES INFORMATION SYSTEM" WEIGHTS AND THEY WERE ORIGINALLY TEN METER CONTOURS WHICH WERE REDUCED TO ONE FOOT CONTOURS. ALL THE TOPOGRAPHICAL CONTOURS ARE FOR DRAINAGE PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION.  
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 4. DELINEATED DRAINAGE AREAS OUTSIDE THE PROJECT BOUNDARY WILL BE DEVELOPED WITH THE FUTURE PHASING.



REV.	DESCRIPTION	DATE	BY
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

APPROVED BY: GDN  
 AUTHORIZED BY: WBW

PROJECT INFORMATION	
TOTAL SIZE:	50.10 ACRES
TOTAL BLOCKS:	11
TOTAL LOTS:	165
TOTAL TRACTS:	4

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

**POST-DRAINAGE STRUCTURES 2  
 EDGEWATER PHASE I  
 BRYAN, BRAZOS COUNTY, TEXAS**

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