

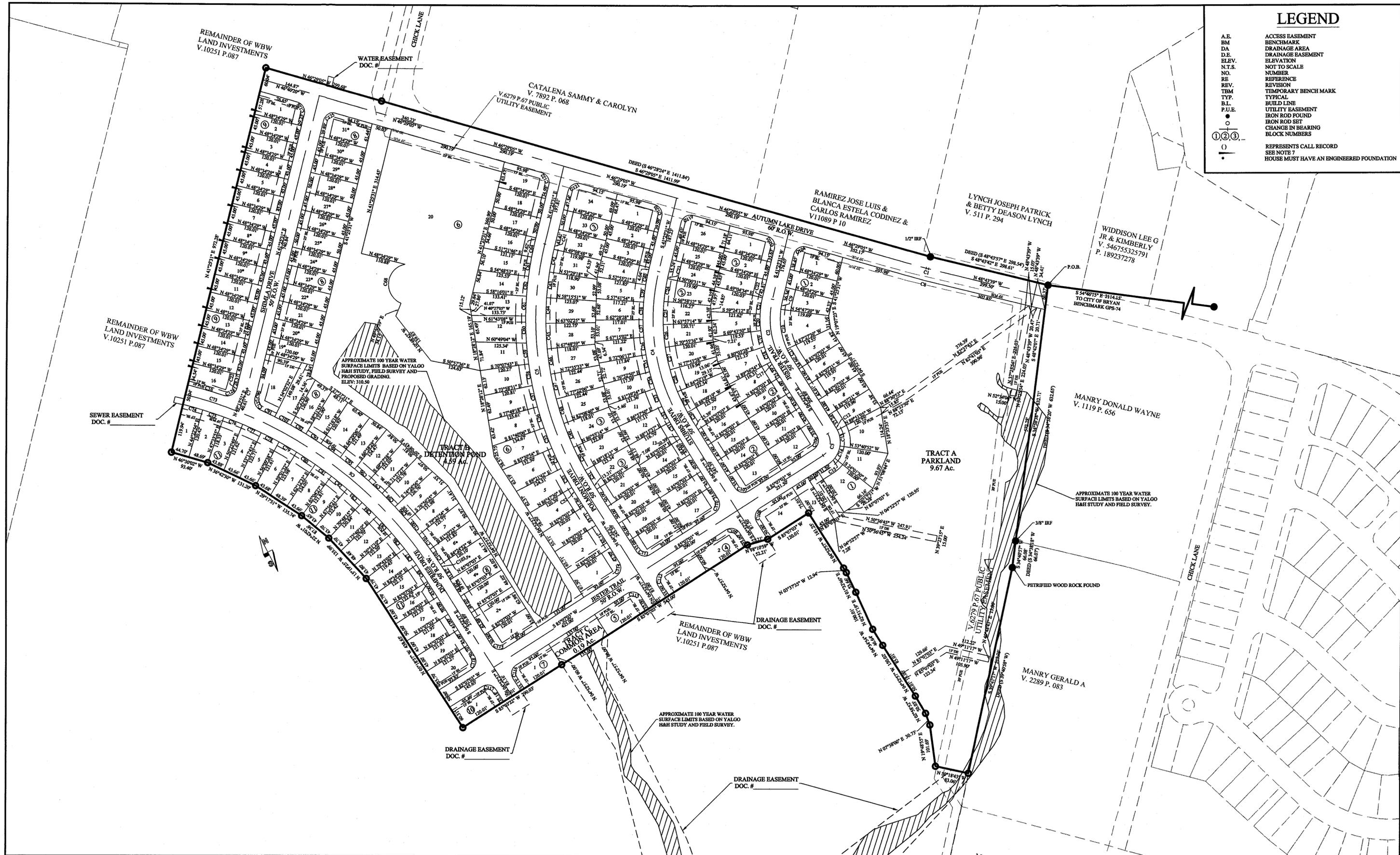
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.00	5.87	5.87	N 47°36'22" W	214°34'
C2	200.00	18.84	18.78	S 18°16'17" W	48°18'28"
C3	38.50	38.50	54.46	S 40°07'03" W	90°00'00"
C4	480.00	38.50	38.50	S 18°16'17" W	48°18'28"
C5	780.00	630.41	613.40	N 18°16'17" E	48°18'28"
C6	1020.00	630.41	628.48	S 22°48'33" E	39°53'12"
C7	150.00	20.43	20.43	N 47°36'22" E	748°20'
C8	150.00	7.96	7.96	N 47°36'22" W	214°34'
C9	178.00	22.88	22.88	S 18°16'17" E	48°18'28"
C10	178.00	98.78	98.44	S 18°16'17" E	32°40'11"
C11	178.00	22.88	22.88	S 01°10'14" E	7°25'39"
C12	83.50	5.88	5.87	S 02°22'01" E	6°01'52"
C13	83.51	38.50	38.00	N 16°36'06" E	32°58'48"
C14	83.44	21.20	21.10	N 16°36'06" E	32°58'48"
C15	1045.00	92.75	92.72	S 26°32'56" E	18°08'00"
C16	1045.00	92.75	92.72	S 45°00'30" E	6°05'07"
C17	225.00	17.88	17.88	S 02°36'01" E	4°29'51"
C18	225.00	40.50	40.50	S 04°46'43" W	10°19'38"
C19	225.00	40.50	40.50	S 19°28'21" W	10°19'38"
C20	225.00	40.50	40.50	S 35°28'59" W	10°19'38"
C21	225.00	40.50	40.50	S 35°48'57" W	10°19'38"
C22	125.00	6.77	6.77	N 42°56'34" E	3°06'05"
C23	485.00	11.84	11.84	S 40°42'30" W	1°28'02"
C24	485.00	58.58	58.58	S 36°30'19" W	6°58'22"
C25	485.00	58.58	58.58	S 28°31'14" E	6°58'22"
C26	485.00	58.58	58.58	S 22°33'36" W	6°58'22"
C27	485.00	58.58	58.58	S 16°35'13" W	6°58'22"
C28	485.00	58.58	58.58	S 06°36'52" W	6°58'22"
C29	485.00	58.58	58.58	S 01°36'30" W	6°58'22"
C30	485.00	28.82	28.82	S 03°11'49" E	3°22'18"
C31	515.00	28.28	28.24	S 03°18'40" E	3°08'33"
C32	515.00	42.83	42.82	S 00°38'54" W	4°46'34"
C33	515.00	42.83	42.82	S 06°41'23" W	6°16'26"
C34	515.00	42.83	42.82	S 10°43'53" W	6°46'34"
C35	515.00	42.83	42.82	S 14°46'23" W	6°46'34"
C36	515.00	42.83	42.82	S 18°48'53" W	6°46'34"
C37	515.00	42.83	42.82	S 22°51'23" W	6°46'34"
C38	515.00	42.83	42.82	S 26°53'53" W	6°46'34"
C39	515.00	42.83	42.82	S 30°56'23" W	6°46'34"
C40	515.00	38.08	38.07	S 34°58'53" W	6°46'34"
C41	785.00	7.54	7.54	S 41°08'22" W	6°54'18"
C42	785.00	57.21	57.20	S 38°40'57" W	6°20'30"
C43	785.00	62.83	62.82	S 34°07'26" W	6°46'34"
C44	785.00	62.83	62.82	S 29°24'56" W	6°46'34"
C45	785.00	62.83	62.82	S 24°42'26" W	6°46'34"
C46	785.00	62.83	62.82	S 19°59'56" W	6°46'34"
C47	785.00	62.83	62.82	S 15°17'26" W	6°46'34"
C48	785.00	62.83	62.82	S 10°34'56" W	6°46'34"
C49	785.00	62.83	62.82	S 05°52'26" W	6°46'34"
C50	785.00	62.83	62.82	S 01°09'56" W	6°46'34"
C51	785.00	41.88	41.88	S 03°17'22" E	3°11'09"
C52	589.38	23.82	23.82	N 04°08'51" W	2°14°54'
C53	812.12	54.08	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 03°52'48" E	3°50'48"
C56	805.00	54.04	54.03	N 05°11'54" E	3°50'48"
C57	805.00	54.04	54.04	N 06°31'00" E	3°50'48"
C58	800.00	54.08	54.04	N 07°50'06" E	3°52'07"
C59	805.00	51.58	51.57	N 09°09'12" E	3°39'18"
C60	805.00	48.50	48.50	S 23°54'33" W	4°44'19"
C61	805.00	48.50	48.49	S 19°11'03" W	3°27'07"
C62	805.00	48.50	48.49	S 14°27'33" W	3°27'07"
C63	805.00	48.50	48.49	S 09°44'03" W	3°27'07"
C64	805.00	38.17	38.17	S 40°01'53" W	2°47'17"
C65	50.00	41.88	40.76	N 29°29'42" E	48°08'28"
C66	50.00	33.88	33.88	N 09°11'12" E	38°54'33"
C67	50.00	44.82	43.33	S 88°49'47" E	81°21'51"
C68	50.00	128.27	95.88	S 33°20'29" W	146°58'59"
C69	50.00	8.88	8.88	N 87°37'50" W	11°04'23"
C70	175.00	23.84	23.82	N 48°19'41" E	7°48'20"
C71	1020.00	137.85	137.84	S 18°16'17" E	7°48'20"
C72	985.00	50.81	50.80	S 47°08'02" E	2°55'53"
C73	985.00	55.28	55.28	S 44°01'36" E	3°11'01"
C74	985.00	48.78	48.78	S 41°00'08" E	2°31'54"
C75	985.00	48.78	48.78	S 36°08'14" E	2°31'54"
C76	985.00	48.78	48.78	S 31°16'30" E	2°31'54"
C77	985.00	48.78	48.78	S 26°24'46" E	2°31'54"
C78	985.00	48.78	48.78	S 21°33'02" E	2°31'54"
C79	985.00	48.78	48.78	S 16°41'18" E	2°31'54"
C80	985.00	55.28	55.28	S 11°49'34" E	3°11'01"
C81	985.00	48.78	48.78	S 06°57'50" E	2°31'54"
C82	985.00	48.78	48.78	S 02°06'06" E	2°31'54"
C83	985.00	48.78	48.78	S 07°15'22" E	2°31'54"
C84	985.00	48.78	48.78	S 12°23'38" E	2°31'54"
C85	985.00	55.28	55.28	S 17°31'54" E	2°31'54"
C86	985.00	55.28	55.28	S 22°40'10" E	3°11'01"
C87	985.00	48.78	48.78	S 27°48'26" E	2°31'54"
C88	985.00	48.78	48.78	S 32°56'42" E	2°31'54"
C89	985.00	48.78	48.78	S 38°04'58" E	2°31'54"
C90	1045.00	118.83	118.83	S 08°50'58" E	2°24'38"
C91	1045.00	16.84	16.84	S 08°50'58" E	2°24'38"
C92	1045.00	38.07	38.07	S 08°50'58" E	2°24'38"
C93	1045.00	43.95	43.95	S 08°50'58" E	2°24'38"
C94	1045.00	49.83	49.83	S 08°50'58" E	2°24'38"
C95	1045.00	55.71	55.71	S 08°50'58" E	2°24'38"
C96	1045.00	61.59	61.59	S 08°50'58" E	2°24'38"
C97	1045.00	67.47	67.47	S 08°50'58" E	2°24'38"
C98	1045.00	73.35	73.35	S 08°50'58" E	2°24'38"
C99	1045.00	79.23	79.23	S 08°50'58" E	2°24'38"
C100	1045.00	85.11	85.11	S 08°50'58" E	2°24'38"
C101	1045.00	90.99	90.99	S 08°50'58" E	2°24'38"
C102	1045.00	96.87	96.87	S 08°50'58" E	2°24'38"
C103	1045.00	102.75	102.75	S 08°50'58" E	2°24'38"
C104	28.00	35.36	35.36	N 49°52'57" W	90°00'00"
C105	28.00	35.36	35.36	N 49°52'57" W	90°00'00"
C106	28.00	35.36	35.36	N 49°52'57" W	90°00'00"
C107	28.00	35.36	35.36	N 49°52'57" W	90°00'00"
C108	28.00	35.36	35.36	N 49°52'57" W	90°00'00"
C109	28.00	35.36	35.36	N 49°52'57" W	90°00'00"
C110	28.00	35.36	35.36	N 49°52'57" W	90°00'00"
C111	28.00	35.36	35.36	N 49°52'57" W	90°00'00"
C112	28.00	35.36	35.36	N 49°52'57" W	90°00'00"
C113	28.00	35.36	35.36	N 49°52'57" W	90°00'00"
C114	28.00	35.36	35.36	N 49°52'57" W	90°00'00"
C115	28.00	35.36	35.36	N 49°52'57" W	90°00'00"
C116	28.00	35.36	35.36	N 49°52'57" W	90°00'00"
C117	28.00	35.36	35.36	N 49°52'57" W	90°00'00"
C118	28.00	35.36	35.36	N 49°52'57" W	90°00'00"
C119	28.00	40.18	35.99	N 02°31'47" W	87°54'37"
C120	28.00	38.36	34.70	N 02°31'47" W	87°54'37"
C121	28.00	40.18	35.99	S 87°28'13" W	92°05'23"
C122	28.00	38.36	34.70	S 87°28'13" W	92°05'23"
C123	28.00	40.18	35.99	S 02°31'47" W	87°54'37"
C124	28.00	38.36	34.70	S 02°31'47" W	87°54'37"
C125	28.00	40.18	35.99	S 87°28'13" W	92°05'23"
C126	28.00	38.36	34.70	S 87°28'13" W	92°05'23"
C127	28.00	37.08	33.77	S 04°23'14" W	84°58'26"
C128	28.00	40.18	35.97	S 89°28'10" E	92°00'28"

Block Number	Lot Number	Square Feet
6	9	7147
6	10	6981
6	11	7509
6	12	8449
6	13	7161
6	14	6767
6	15	6423
6	16	6222
6	17	6000
6	18	6000
6	19	7230
6	20	12903
7	1	7074
8	1	6466
8	2	7558
8	3	5762
8	4	5762
8	5	5452
8	6	5805
8	7	5949
8	8	6207
8	9	6232
8	10	6023
8	11	5928
8	12	5946
8	13	5903
8	14	7494
8	15	5661
8	16	5810
8	17	6760
8	18	10378
8	19	5400
8	20	5400
8	21	5400
8	22	5400
8	23	5400
8	24	5400
8	25	6000
8	26	5400
8	27	5400
8	28	6000
8	29	5400
8	30	5400
8	31	7489
9	1	6543
9	2	5400
9	3	5400
9	4	5400
9	5	5400
9	6	5400
9	7	5400
9	8	5400
9	9	5400
9	10	5400
9	11	5400
9	12	5400
9	13	5400
9	14	5400
9	15	5400
9	16	6651
10	1	7109
11	1	5754
11	2	6214
11	3	5617
11	4	5712
11	5	5712
11	6	5740
11	7	6439
11	8	5746
11	9	5710
11	10	5689
11	11	5695
11	12	6363
11	13	5654
11	14	5653
11	15	5699
11	16	5512
11	17	6106
11	18	5479
11	19	5464
11	20	6608
TRACT A		40108
TRACT B		200149
TRACT C		8100

- GENERAL NOTES:
- 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.
 - SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYAN SIDEWALK ORDINANCE
 - 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.
 - TRACT B AND C OWNERSHIP SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION. OPERATION, 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 SHALL BE MAINTAINED BY THE CITY OF BRYAN. IN ADDITION TO OWNERSHIP CONVEYANCE, TRACTS B AND C SHALL BE PRIVATE DRAINAGE EASEMENTS IN FAVOR OF THE HOMEOWNERS ASSOCIATION.
 - PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL.
 - BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION PROVIDED BY OTHERS.
 - 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.
 - ROAD WIDTH MINOR COLLECTORS = 60' ROW, 38' BOC-BOC (AUTUMN LAKE) LOCAL STREETS = 50' ROW, 27' BOC-BOC
 - 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.
 - NO LOTS SHALL HAVE DRIVEWAY ACCESS TO AUTUMN LAKE DRIVE.
 - 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.
 - ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS.
 - THIS TRACT IS SHOWN TO BE WITHIN SPECIAL FLOOD HAZARD AREA

LEGEND

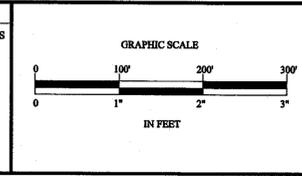
- A.E. ACCESS EASEMENT
- BM BENCHMARK
- DA DRAINAGE AREA
- D.E. DRAINAGE EASEMENT
- ELEV. ELEVATION
- NT.S. NOT TO SCALE
- NO. NUMBER
- RE REFERENCE
- REV. REVISION
- TBM TEMPORARY BENCH MARK
- TYP. TYPICAL
- B.L. BUILD LINE
- P.U.E. UTILITY EASEMENT
- IRON ROD FOUND
- IRON ROD SET
- ① ② ③ ... CHANGE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



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
2	ADDED LOT #20 BLOCK #6	7/8/2014	BU	TOTAL SIZE: 50.10 ACRES TOTAL BLOCKS: 11 TOTAL LOTS: 166 TOTAL TRACTS: 3
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



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

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

VERA & ASSOCIATES, L.C. 3701 SIERRA DR. GEORGETOWN, TX 78628 PH (512) 864-9804 FX (512) 864-4650 TEXAS REGISTERED SURVEYING FIRM #10157400	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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SHEET	2
OF	2