



LOT	BLOCK	MIN LFE
1	13	302.20
2	13	302.20
3	13	302.20
4	13	302.20
5	13	302.20
6	13	302.20
7	13	302.20
8	13	302.20
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	298.97
3	15	299.57
4	15	299.57
5	15	299.57
6	15	299.57
7	15	297.14
8	15	297.57
15	7	298.34
16	7	298.34
17	7	298.34
18	7	298.34

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
- U.E. UTILITY EASEMENT
- IRON ROD FOUND
- IRON ROD SET
- CHANGE IN BEARING
- BLOCK NUMBERS

REPRESENTS CALL RECORD
SEE NOTE 7
HOUSE MUST HAVE AN ENGINEERED FOUNDATION

*LFE = Lowest Floor Elevation
All permanent structures must be built with the LFE at or above the minimum LFE listed.

INSET
SCALE 1" = 100'

REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	3/23/2014	BTW

PROJECT NUMBER: EW02
CLIENT NAME: WBW DEVELOPMENT GROUP, LLC-SERIES 004
CLIENT LOCATION: KILLEEN, TX

APPROVED BY: GDN
AUTHORIZED BY: WBW

PROJECT INFORMATION	
TOTAL SIZE:	65.67 ACRES
TOTAL BLOCKS:	16
TOTAL LOTS:	198
TOTAL TRACTS:	3

GRAPHIC SCALE
0 100' 200' 300'
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) 953-0032 Texas Registered Engineering Firm F-10264 Texas Registered Surveying Firm 10194095	SHEET
	2
	OF
	2

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 58°32'07" E	137°21'06"
C4	430.00'	76.89'	76.79'	N 52°46'15" W	101°14'42"
C5	430.00'	54.29'	54.26'	N 61°30'37" W	71°40'03"
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	750.00'	556.69'	543.30'	N 27°58'11" E	29°06'22"
C9	150.00'	59.31'	59.31'	N 83°28'50" W	22°48'11"
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°49'50" W	744°16'18"
C15	200.00'	28.40'	28.38'	N 00°48'50" W	8°08'13"
C16	50.00'	78.54'	70.71'	N 49°52'57" W	90°00'00"
C17	50.00'	78.54'	70.71'	N 40°07'03" E	90°00'00"
C18	150.00'	20.26'	20.24'	N 01°00'49" W	744°16'18"
C19	150.00'	20.26'	20.24'	N 01°00'49" W	744°16'18"
C20	25.00'	32.05'	29.90'	N 78°08'58" E	73°26'49"
C21	25.00'	42.86'	37.80'	N 07°41'50" 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°34'39" W	90°00'21"
C26	25.00'	39.27'	35.36'	N 86°25'21" E	89°59'39"
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°00'37" W	3°40'24"
C35	755.00'	48.41'	48.40'	N 19°20'37" 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°04'51" W	3°40'24"
C40	25.00'	39.27'	35.36'	N 02°07'03" E	90°00'00"
C41	25.00'	39.27'	35.36'	N 02°07'03" E	90°00'00"
C42	320.00'	22.99'	22.98'	N 40°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 05°23'21" E	6°03'21"
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 02°28'38" W	90°00'00"
C51	560.00'	60.24'	60.22'	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°13'27" E	5°37'11"
C56	560.00'	31.77'	31.77'	N 11°42'29" 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 02°28'38" W	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 32°24'25" W	5°10'04"
C86	705.00'	63.59'	63.57'	N 36°34'29" W	5°10'04"
C87	705.00'	63.59'	63.57'	N 40°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	25.00'	39.27'	35.36'	N 49°52'57" W	90°00'00"
C92	25.00'	39.27'	35.36'	N 40°07'03" E	90°00'00"
C93	175.00'	23.63'	23.62'	N 01°00'49" W	744°16'18"
C94	125.00'	16.88'	16.87'	N 01°00'49" W	744°16'18"
C95	175.00'	23.63'	23.62'	N 01°00'49" W	744°16'18"
C96	125.00'	16.88'	16.87'	N 01°00'49" W	744°16'18"
C97	75.00'	27.58'	27.44'	N 05°39'12" E	2°10'41"
C98	75.00'	37.90'	37.50'	N 30°40'00" E	28°57'18"
C99	75.00'	39.21'	38.77'	N 60°07'23" E	29°57'29"
C100	75.00'	13.11'	13.09'	N 80°06'35" E	10°00'56"
C101	50.00'	9.47'	9.45'	N 58°11'35" E	10°50'56"
C102	50.00'	39.00'	38.01'	N 85°57'37" E	44°41'08"
C103	50.00'	42.56'	41.29'	N 47°18'42" W	48°46'15"
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 49°23'05" W	1°29'23"
C109	25.00'	39.21'	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'	43.98'	42.57'	N 02°16'13" E	50°23'34"
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"

LOT SIZE TABLE			
BLOCK NUMBER	LOT NUMBER	LOT SQUARE FEET	PLAT
1	1	6716	
1	2	6918	
1	3	6918	
1	4	6918	
1	5	6918	
1	6	6918	
1	7	6918	
1	8	6918	
1	9	6918	
1	10	6918	
1	11	6918	
1	12	6918	
1	13	6918	
1	14	6918	
1	15	6918	
1	16	6918	
1	17	6918	
1	18	6918	
1	19	6918	
1	20	6918	
1	21	6918	
1	22	6918	
1	23	6918	
1	24	6918	
1	25	6918	
1	26	6918	
1	27	6918	
1	28	6918	
1	29	6918	
1	30	6918	
1	31	6918	
1	32	6918	
1	33	6918	
1	34	6918	
1	35	6918	
1	36	6918	
1	37	6918	
1	38	6918	
1	39	6918	
1	40	6918	
1	41	6918	
1	42	6918	
1	43	6918	
1	44	6918	
1	45	6918	
1	46	6918	
1	47	6918	
1	48	6918	
1	49	6918	
1	50	6918	
1	51	6918	
1	52	6918	
1	53	6918	
1	54	6918	
1	55	6918	
1	56	6918	
1	57	6918	
1	58	6918	
1	59	6918	
1	60	6918	
1	61	6918	
1	62	6918	
1	63	6918	
1	64	6918	
1	65	6918	
1	66	6918	
1	67	6918	
1	68	6918	
1	69	6918	
1	70	6918	
1	71	6918	
1	72	6918	
1	73	6918	
1	74	6918	
1	75	6918	
1	76	6918	
1	77	6918	
1	78	6918	
1	79	6918	
1	80	6918	
1	81	6918	
1	82	6918	
1	83	6918	
1	84	6918	
1	85	6918	
1	86	6918	
1	87	6918	
1	88	6918	
1	89	6918	
1	90	6918	
1	91	6918	
1	92	6918	
1	93	6918	
1	94	6918	
1	95	6918	
1	96	6918	
1	97	6918	
1	98	6918	
1	99	6918	
1	100	6918	

LOT SIZE TABLE			
BLOCK NUMBER	LOT NUMBER	LOT SQUARE FEET	PLAT
10	20	6965	
10	21	6573	
10	22	6330	
10	23	6000	
10	24	6000	
10	25	6000	
10	26	6000	
10	27	6000	
10	28	6000	
10	29	6000	
10	30	6000	
10	31	6000	
10	32	7406	
10	33	7892	
10	34	5923	
10	35	5904	
10	36	5885	
10	37	5929	
10	38	6193	
10	39	6092	
10	40	6123	
10	41	6182	
10	42	6142	
10	43	6044	
10	44	6442	
10	45	6415	
10	46	6278	
10	47		