PRELIMINARY PLAN
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	6,356
1	19	5,997
1	20	6,000
1	21	6,384
1	22	6,000
1	23	5,737
1	24	7,344
1	25	10,214
1	26	10,007
1	27	19,033
1	28	5,789
1	29	6,639
1	30	6,380
1	31	6,626
1	32	5,933
1	33	5,902
1	34	6,358
1	35	6,015
1	36	6,009
1	37	6,017
1	38	6,010
1	39	5,991
1	40	5,985
1	41	6,665
1	42	6,105
1	43	6,092
1	44	6,078
1	45	6,486
1	46	5,816
1	47	5,664
1	48	13,987
1	49	15,377
1	50	9,937
1	51	8,027
1	52	6,331
1	53	7,344
1	54	7,048
1	55	6,052
1	56	6,017
1	57	6,029
1	58	6,636
1	59	6,000
1	60	6,000
1	61	6,011
7	2	6,622
7	3	6,601
7	4	6,866
7	5	7,223
7	6	7,921
7	7	6,703
7	8	6,318
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	1	8,305
9	2	6,000
9	3	6,000
9	4	6,000
9	5	6,000
9	6	6,000
9	7	6,000
9	8	6,000
9	9	6,000
9	10	6,000
9	11	6,000
9	12	6,000
9	13	6,000
9	14	6,000
9	15	6,000
9	16	6,000
9	17	6,631
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	6,321
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

LOT SIZE TABLE

BLOCK NUMBER	LOT NUMBER	SQUARE FEET
10	21	6,573
10	22	6,331
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	6,157
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	6,141
11	37	6,122
11	38	6,001
11	39	7,067
11	40	6,346
11	41	5,400
11	42	5,400
12	1	10,181
12	2	8,262
12	3	7,350
12	4	6,498
12	5	6,062
12	6	6,043
12	7	6,025
12	8	6,007
12	9	6,440
12	10	6,515
12	11	6,402
12	12	7,962
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	7,341
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	8,490
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	8,078
15	5	8,467
15	6	8,460
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		313,079
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.

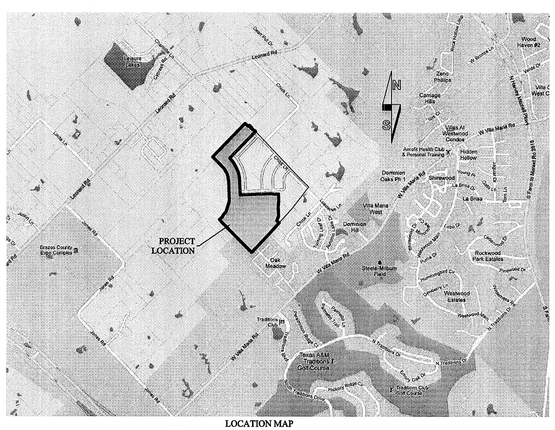
8. NO LOTS SHALL HAVE DRIVEWAY ACCESS TO CHICK LANE. LOT 1 BLOCK 13, LOTS 17 AND 18 BLOCK 10 AND LOT 18 BLOCK 7 SHALL NOT HAVE DRIVEWAY ACCESS TO KINGSGATE DRIVE. LOTS 17-30 BLOCK 9, LOTS 39 AND 40 BLOCK 11 AND LOT 19 BLOCK 12 SHALL NOT HAVE ACCESS TO VIVA ROAD. LOTS 1-15 BLOCK 14 SHALL HAVE AN ADEQUATE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

LOT SIZES	PHASE II PRELIM. PLAN	PHASE I FINAL PLAT
45' LOTS	3	120
50' LOTS	118	29
55' LOTS	37	16
70' LOTS	34	1
TOTAL # OF LOTS	192	166

REV.	DESCRIPTION	DATE	BY
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

PRELIMINARY PLAN
EDGEWATER PHASE II
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

LOTS AND BLOCKS
LOTS 15-61, BLOCK 1
LOTS 2-18, BLOCK 7
LOTS 17-30, BLOCK 9
LOTS 2-32, BLOCK 10
LOTS 21-42, BLOCK 11
LOTS 1-19, BLOCK 12
LOTS 1-9, BLOCK 13
LOTS 1-15, BLOCK 14
LOTS 1-8, BLOCK 15
LOTS 1-8, BLOCK 16
LOTS 1-2, BLOCK 17

OWNER INFO
WBW DEVELOPMENT GROUP, LLC.-SERIES 017
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5057
FX (254) 953-5057

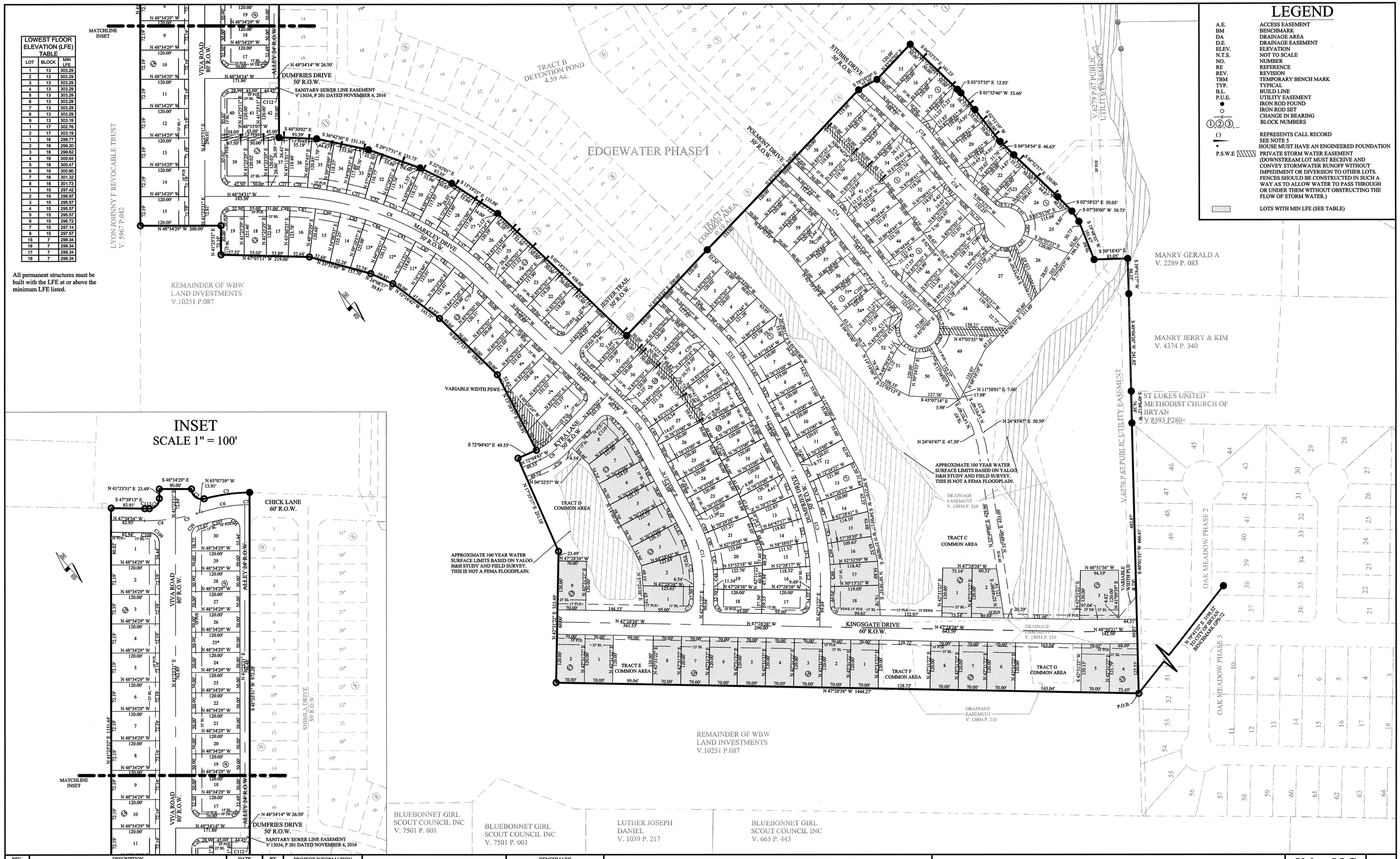
Yalgo, LLC
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-5057
Texas Registered Engineering Firm F-10264
Texas Registered Surveying Firm 10194095

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
	CHANGE IN BEARING
①,②,③,...	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)



INSET
SCALE 1" = 100'

REV.	DESCRIPTION	DATE	BY
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
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PRELIMINARY PLAN
EDGEWATER PHASE II
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

Yalgo, LLC
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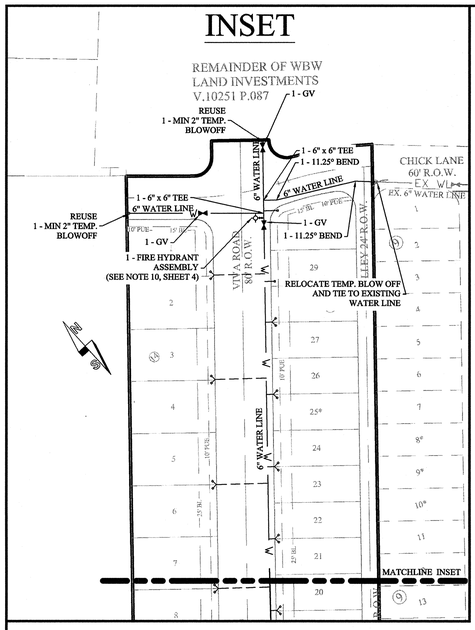

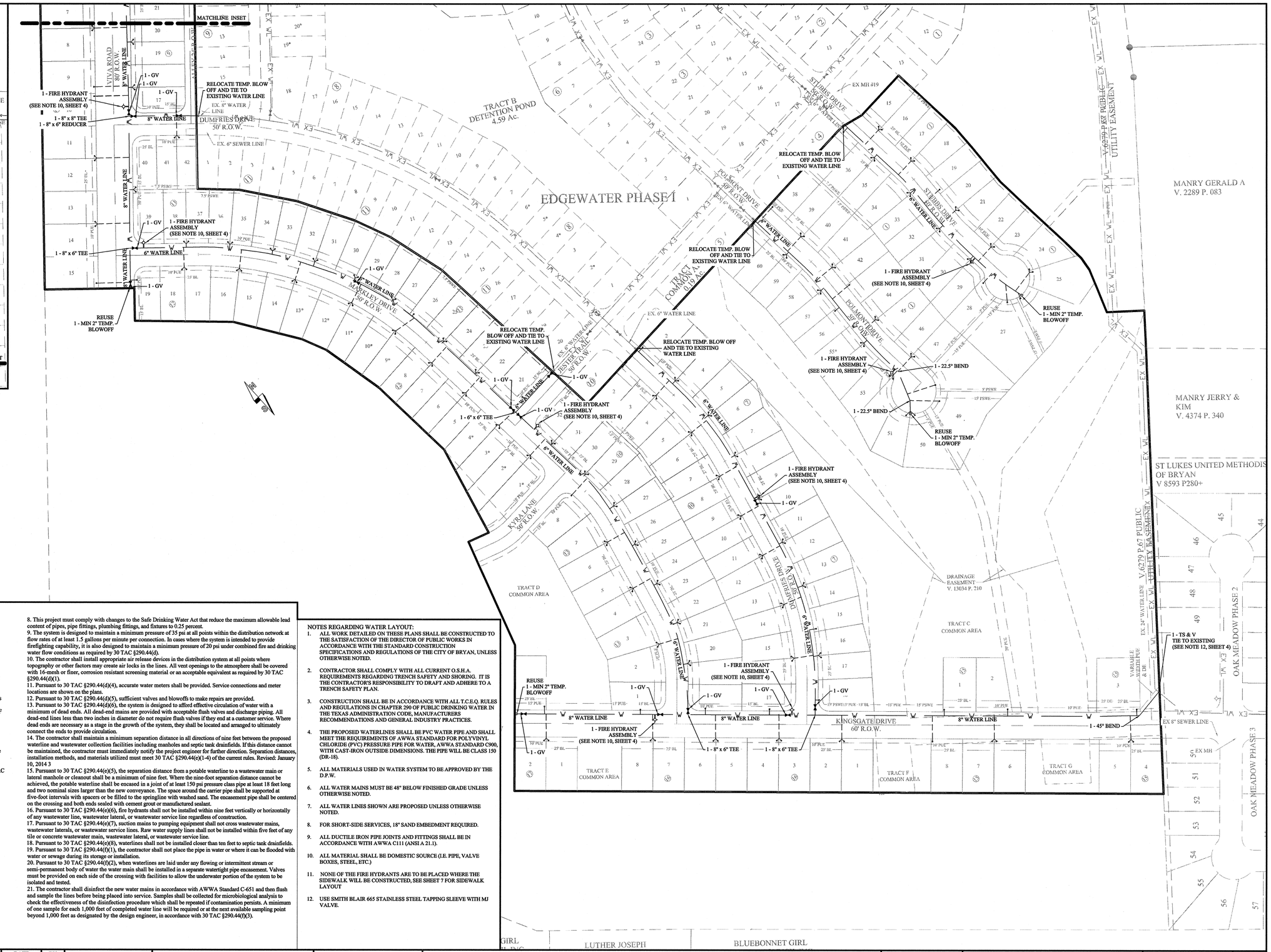

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY WATER DISTRIBUTION SYSTEM GENERAL CONSTRUCTION NOTES

1. 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.
2. 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).
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).
4. Plastic pipe for use in public water systems must bear the National Sanitation Foundation Seal of Approval (NSF pw-G) 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).
5. No pipe which has been 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).
6. 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).
7. The hydrostatic leakage rate for polyvinyl chloride (PVC) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America 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;

$$Q = (LD\sqrt{P})/148{,}000$$

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 America 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;

$$Q = (SD\sqrt{P})/148{,}000$$

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).

8. 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.
9. 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).
10. 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).
11. Pursuant to 30 TAC §290.44(d)(4), accurate water meters shall be provided. Service connections and meter locations are shown on the plans.
12. Pursuant to 30 TAC §290.44(d)(5), sufficient valves and blowoffs to make repairs are provided.
13. 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.
14. 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 3
15. 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.
16. 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.
17. 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.
18. Pursuant to 30 TAC §290.44(e)(8), waterlines shall not be installed closer than ten feet to septic tank drainfields.
19. 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.
20. 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.
21. 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).

NOTES REGARDING WATER LAYOUT:

1. 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.
2. 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.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL T.C.E.Q. RULES AND REGULATIONS IN CHAPTER 290 OF PUBLIC DRINKING WATER IN THE TEXAS ADMINISTRATION CODE, MANUFACTURERS RECOMMENDATIONS AND GENERAL INDUSTRY PRACTICES.
4. 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).
5. ALL MATERIALS USED IN WATER SYSTEM TO BE APPROVED BY THE D.P.W.
6. ALL WATER MAINS MUST BE 48" BELOW FINISHED GRADE UNLESS OTHERWISE NOTED.
7. ALL WATER LINES SHOWN ARE PROPOSED UNLESS OTHERWISE NOTED.
8. FOR SHORT-SIDE SERVICES, 18" SAND EMBEDMENT REQUIRED.
9. ALL DUCTILE IRON PIPE JOINTS AND FITTINGS SHALL BE IN ACCORDANCE WITH AWWA C111 (ANSI A 21.1).
10. ALL MATERIAL SHALL BE DOMESTIC SOURCE (I.E. PIPE, VALVE BOXES, STEEL, ETC.)
11. NONE OF THE FIRE HYDRANTS ARE TO BE PLACED WHERE THE SIDEWALK WILL BE CONSTRUCTED, SEE SHEET 7 FOR SIDEWALK LAYOUT
12. USE SMITH BLAIR 665 STAINLESS STEEL TAPPING SLEEVE WITH MJ VALVE.

REV.	DESCRIPTION	DATE	BY
3	REMOVED 11.25 DEGREE BENDS	5/5/2016	EU
2	UPD. NOTES REGARDING WATER LAYOUT, SWITCHED SERVICES AND MOVED GATE VALVES	6/1/2015	EU
1	ORIGINAL RELEASE	4/27/2015	EU

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

SCHEMATIC WATER LAYOUT
EDGEWATER PHASE II
BRYAN , BRAZOS COUNTY, TEXAS

ENGINEER'S APPROVAL

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF SCOTT A. BROOKS, P.E. 99801 ON 7/26/2016. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

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

PRINTED ON July 26, 2016

REV.	DESCRIPTION	DATE	BY
3	CONNECTED SERVICE TO MH#70	5/23/2016	EU
2	SWITCHED SERVICES	6/11/2015	EU
1	ORIGINAL RELEASE	4/27/2015	EU

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

SCHEMATIC SEWER LAYOUT
EDGEWATER PHASE II
BRYAN , BRAZOS COUNTY, TEXAS

ENGINEER'S APPROVAL

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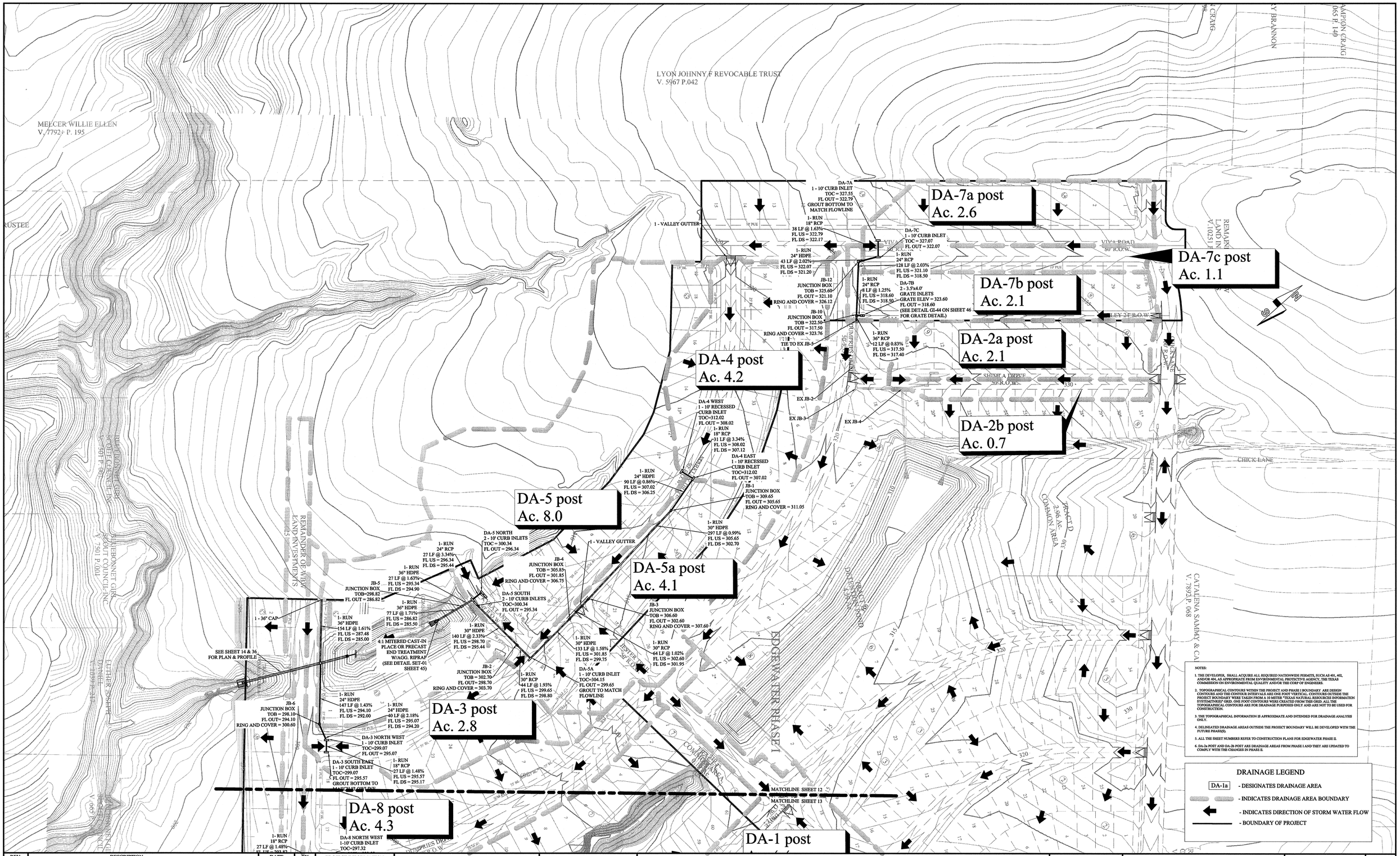

NOTES:

1. THE DEVELOPER, SHALL ACQUIRE ALL REQUIRED NATIONWIDE 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 AND PHASE I BOUNDARY ARE DESIGN CONTOURS AND THE CONTOUR INTERVALS ARE ONE FOOT VERTICAL. CONTOURS OUTSIDE THE PROJECT BOUNDARY WERE TAKEN FROM A 10 METER "TEXAS NATURAL RESOURCES INFORMATION SYSTEM(TNRIS)" GRID. ONE FOOT CONTOURS WERE CREATED FROM THIS GRID. 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 PHASE(S).
5. ALL THE SHEET NUMBERS REFER TO CONSTRUCTION PLANS FOR EDGEWATER PHASE II.
6. DA-2A POST AND DA-2b POST ARE DRAINAGE AREAS FROM PHASE I AND THEY ARE UPDATED TO COMPLY WITH THE CHANGES IN PHASE II.

DRAINAGE LEGEND

DA-1a	- DESIGNATES DRAINAGE AREA
	- INDICATES DRAINAGE AREA BOUNDARY
	- INDICATES DIRECTION OF STORM WATER FLOW
	- BOUNDARY OF PROJECT

REV.	DESCRIPTION	DATE	BY
3	UPDATED POLMONT & STUBBS STORM	7/26/2016	EU
2	NAMED DRAINAGE STRUCTURES	6/11/2015	EU
1	ORIGINAL RELEASE	4/27/2015	EU

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
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POST-DRAINAGE STRUCTURES 1
EDGEWATER PHASE II
BRYAN , BRAZOS COUNTY, TEXAS

ENGINEER'S APPROVAL

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF SCOTT A. BROOKS, P.E. 99801 ON 7/26/16. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

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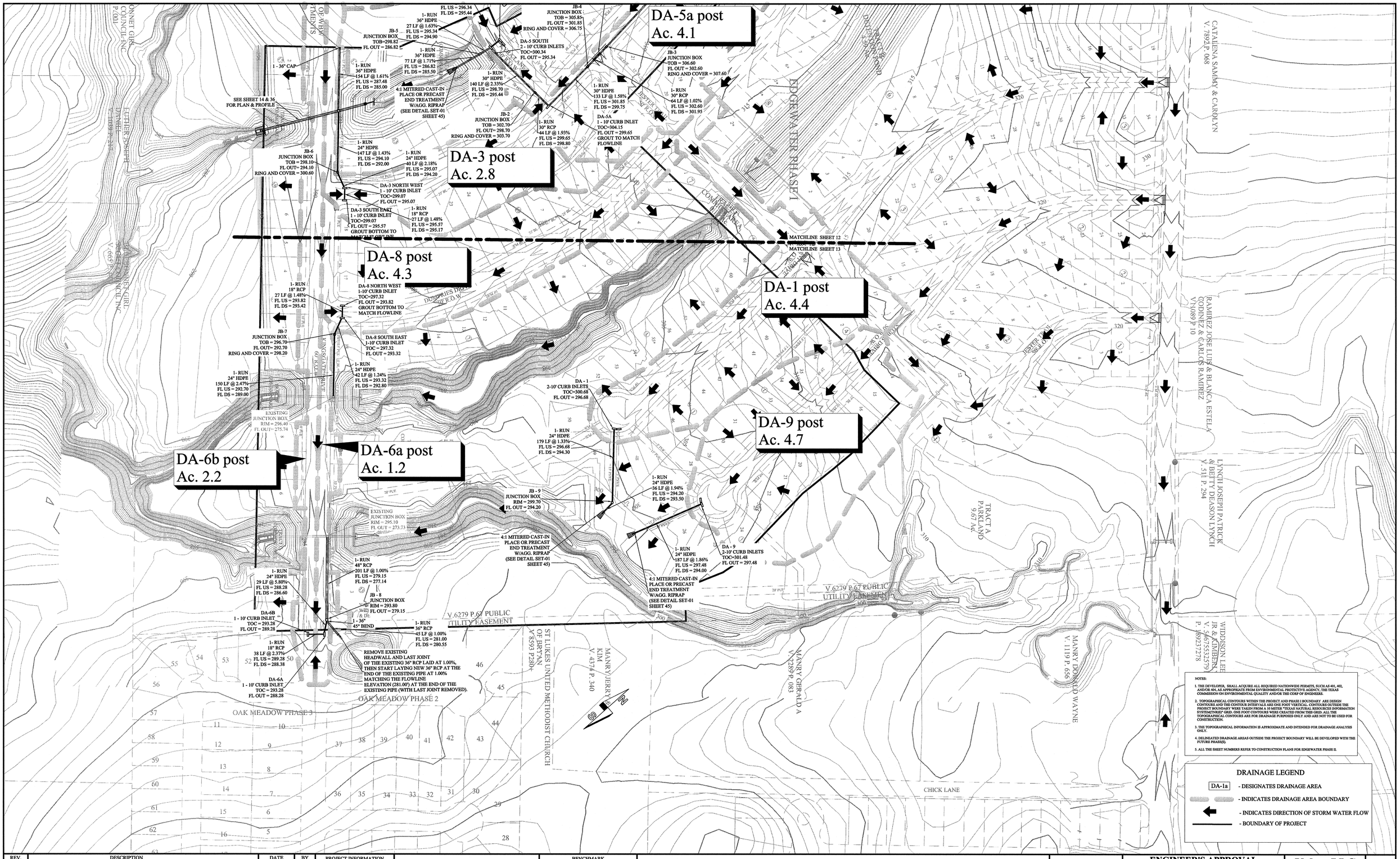
Texas Registered Engineering Firm F-10264
Texas Registered Surveying Firm 10194095



NOTES:

1. THE DEVELOPER, SHALL ACQUIRE ALL REQUIRED NATIONWIDE 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 AND PHASE I BOUNDARY ARE DESIGN CONTOURS AND THE CONTOUR INTERVALS ARE ONE FOOT VERTICAL. CONTOURS OUTSIDE THE PROJECT BOUNDARY WERE TAKEN FROM A 10 METER "TEXAS NATURAL RESOURCES INFORMATION SYSTEM(TNRIS)" GRID. ONE FOOT CONTOURS WERE CREATED FROM THIS GRID. 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 PHASE(S).
5. ALL THE SHEET NUMBERS REFER TO CONSTRUCTION PLANS FOR EDGEWATER PHASE II.

REV.	DESCRIPTION	DATE	BY
3	UPDATED POLMONT & STUBBS STORM	7/26/2016	EU
2	INCREASED DRNG ESMT WIDTH BETWEEN BLOCK 1 LOT 29/BLOCK 5 LOT 17 AND ADDED OVERFLOW SWALE, NAMED STRUCTURES	6/11/2015	EU
1	ORIGINAL RELEASE	4/27/2015	EU

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

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

ENGINEER'S APPROVAL

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF SCOTT A. BROOKS, P.E. 99801 ON 7/26/16. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

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

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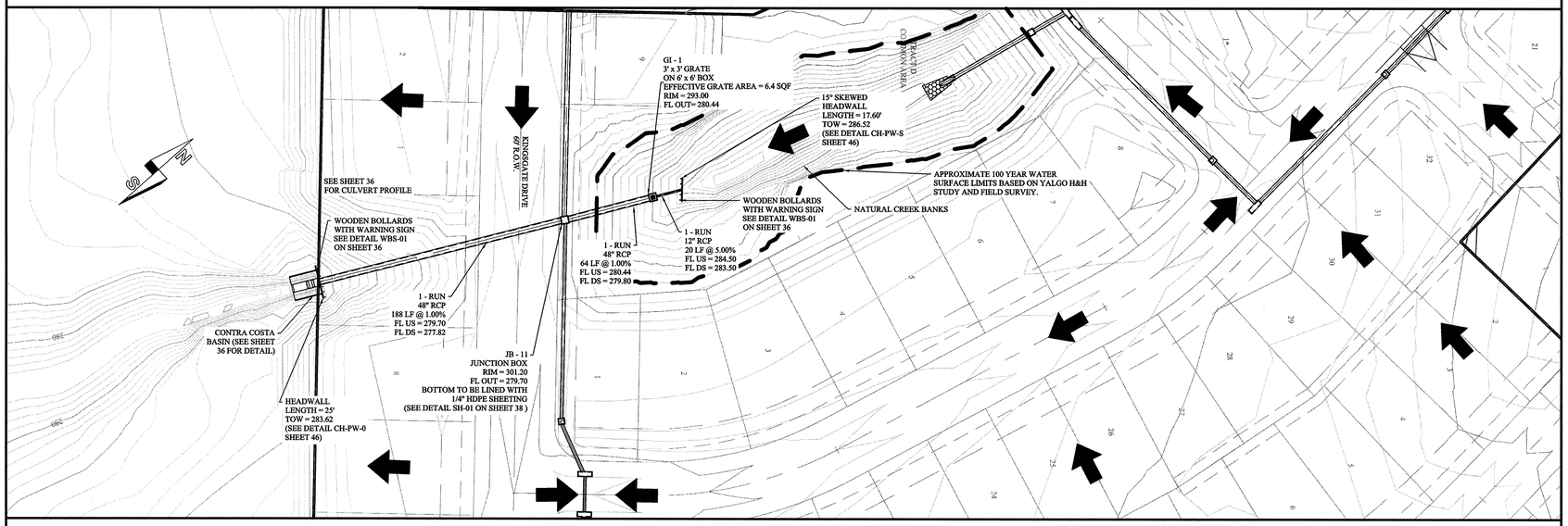
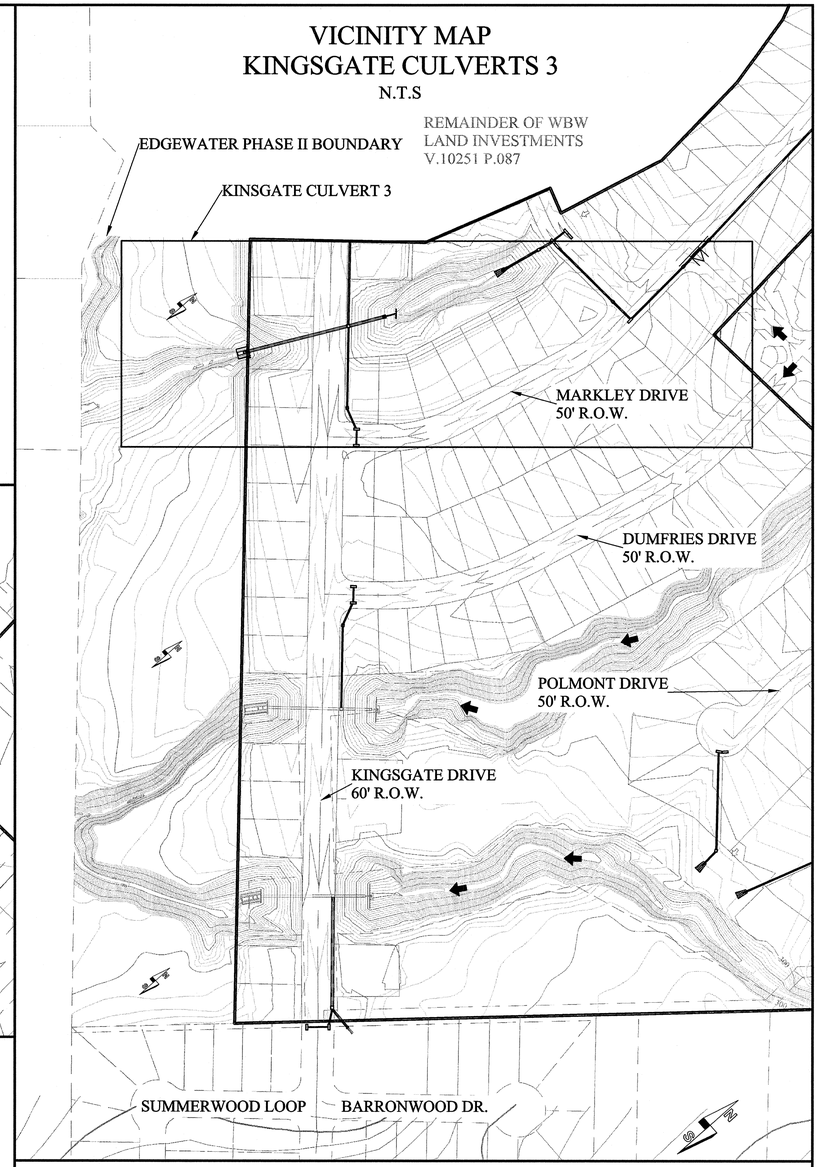
Texas Registered Surveying Firm 10194095

PRINTED ON July 26, 2016

KINGSGATE CULVERT 3



VICINITY MAP
KINGSGATE CULVERTS 3
N.T.S



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DRAINAGE LEGEND

DA-1a - DESIGNATES DRAINAGE AREA

- INDICATES DRAINAGE AREA BOUNDARY

- INDICATES DIRECTION OF STORM WATER FLOW

- BOUNDARY OF PROJECT

REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	4/27/2015	EU

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

PRINTED ON July 26, 2016

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KINGSGATE CULVERT 3
EDGEWATER PHASE II
BRYAN , BRAZOS COUNTY, TEXAS

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