

VICINITY MAP

N.T.S.

BEGINNING at an iron rod with cap found for the north corner of Lot 19, Block 6 of said subdivision, and also being in the southwest right-of-way line of Autumn Lake Drive, for the most easterly corner of the herein described tract;

THENCE with the northeast lines of Lots 11-19, of said Block 6 for the following two (2) calls:

1. S 41°26'31" W, 360.90 feet, to an iron rod with cap found;
2. S 16°28'12" W, 165.19 feet, to an iron rod with cap found for the southwest corner of said Lot 11; Block 6 and the northwest corner of Lot 10, said Block 6, for the most southerly corner of the herein described tract;

THENCE continuing across and upon said Edgewater Phase I Subdivision for the following six (6) calls:

1. N 50°57'35" W, 124.63 feet, to an iron rod with cap found;
2. N 10°48'42" W, 139.83 feet, to an iron rod with cap found;
3. N 49°50'59" E, 34.15 feet, to an iron rod with cap found;
4. With a curve to the right, having a radius of 80.00 feet, an arc length of 128.27 feet, a chord bearing N 33°20'29" E, 95.88 feet, to an iron rod with cap found;
5. N 48°34'29" W, 110.88 feet, to an iron rod with cap found;
6. N 41°28'31" E, 314.45 feet, to an iron rod with cap found in the southwest right-of-way line of said Autumn Lake Drive, for the north corner of the herein described tract;

THENCE S 48°20'05" E, 290.19 feet, with the southwest right-of-way line of said Autumn Lake Drive, to the **POINT OF BEGINNING**, containing 2.96 acres of land, more or less.

NOTE:

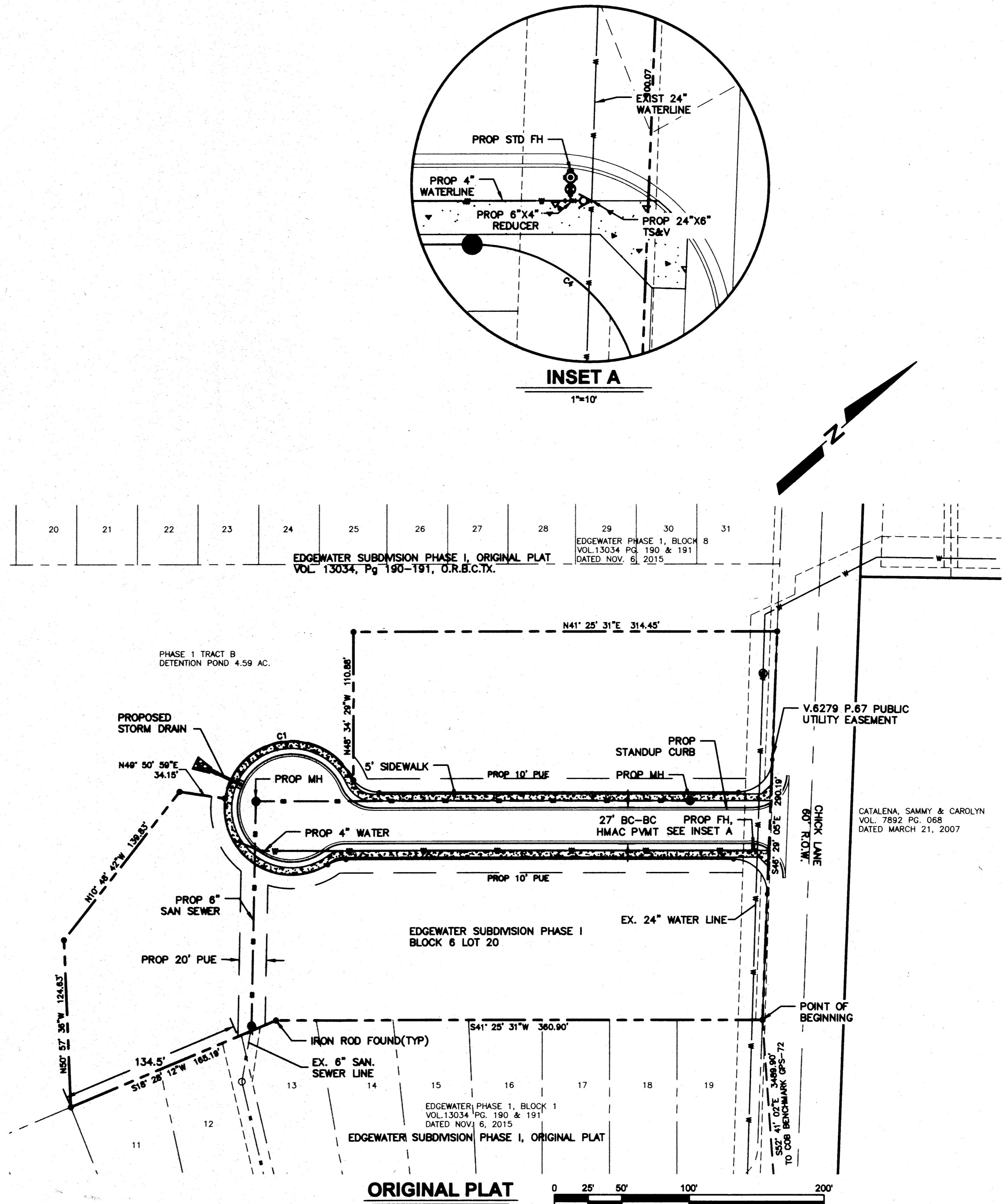
The bearings recited herein are grid bearings derived from GPS observations based on the Texas State Plane Coordinate System, NAD 1983 (2011) datum, Texas Central Zone No. 4203. All distances are horizontal ground distances. The average Correlation Factor (CCF) is 0.90080089. Grid distance = Ground Distance x CCF. Permanent iron rods set for corner are 1/2 inch iron rods with cap marked "VALGO 8200", unless otherwise noted herein.

MEETS AND BOUNDS

N.T.S.

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 1/29/2018 3:43:33 PM
in the PLAT Records

Doc Number: 2018-1319797
Volume - Page: 14474-65
Number of Pages: 2
Amount: 73.00
Order#: 20180129000131
By: MG

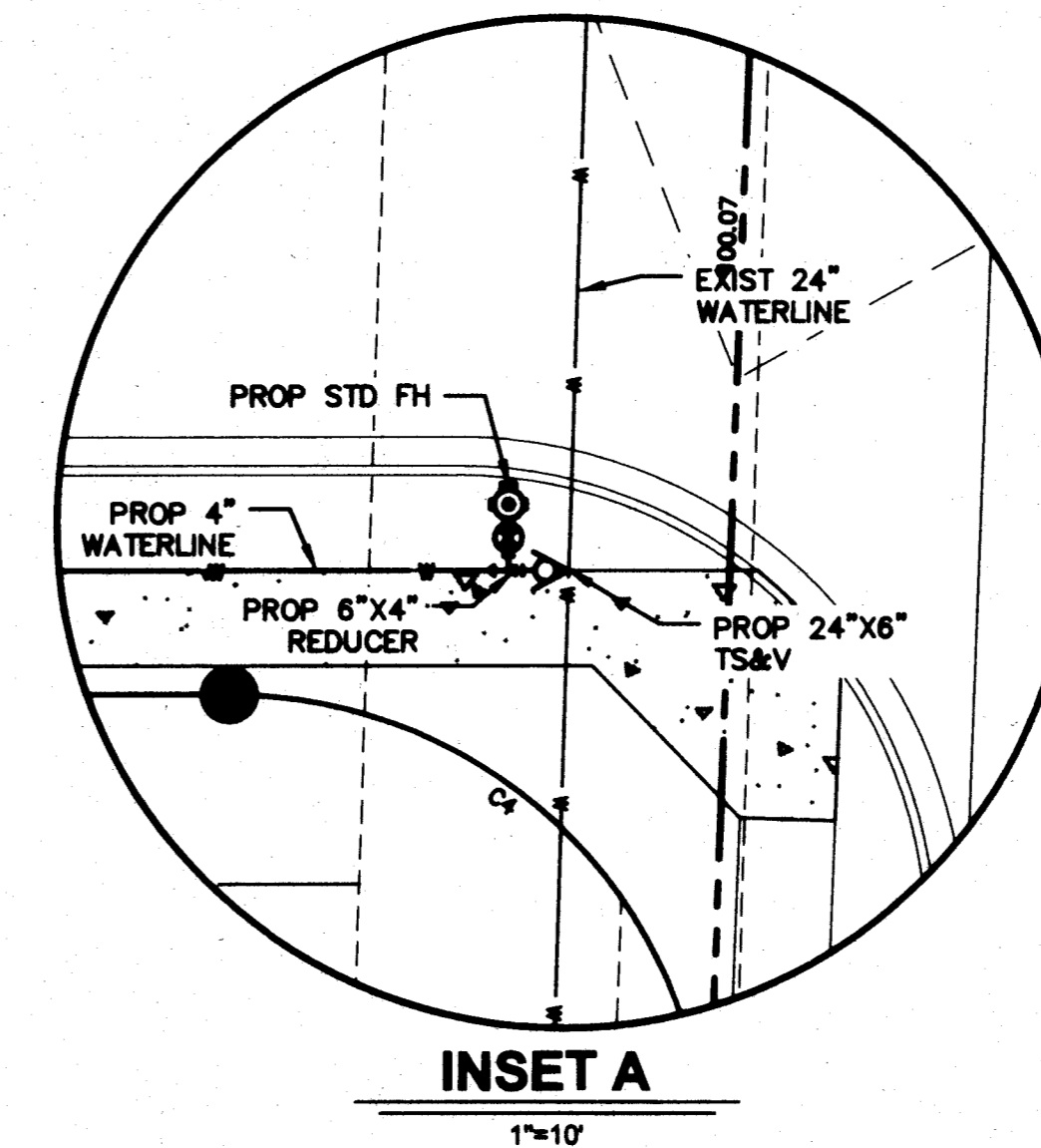


ORIGINAL PLAT

BENCHMARK

CITY OF BRYAN GPS-72
NAD83 TEXAS CENTRAL ZONE
N:10212121.122
E:3536404.605
Z:281.76'

FINAL PLAT



INSET A

1"=10'

REV	DATE	BY	APP	COMMENT
1				
2				
3				

PROPERTY OWNER INFORMATION:
WWW.BLEYLENGINEERING.COM
DATE: December 8, 2017
DRAWN BY: CHS
PROJECT MANAGER: CHRIS K. SURFACE, P.L.C.

BLEYL ENGINEERING
PLANNING • DESIGN • MANAGEMENT
Texas Firm Registration No. 679
WWW.BLEYLENGINEERING.COM

1722 W. UNIVERSITY BLVD., SUITE 100
BRYAN, TEXAS 77802
(817) 201-1111
(817) 201-3000 FAX

**FINAL PLAT OF
EDGEWATER SUBDIVISION
BLOCK 6, LOTS 20R-35**
BEING A REPLAT OF EDGEWATER-PHASE I A,
BLOCK 6, LOT 20
2.96 ACRES
BRYAN, TEXAS

**PROJECT NUMBER
12003**

FILE NAME:
12003-REPLAT.PDW
SHEET:
01 of 02

Z:\2000\12003 EDGEWATER SUBDIVISION PHASE I & II\CD-12003\CD-PH1 ADD\12003-REPLAT\ORIGINAL 12/9/2017 11:19 AM CHRISTOPHER SURFACE

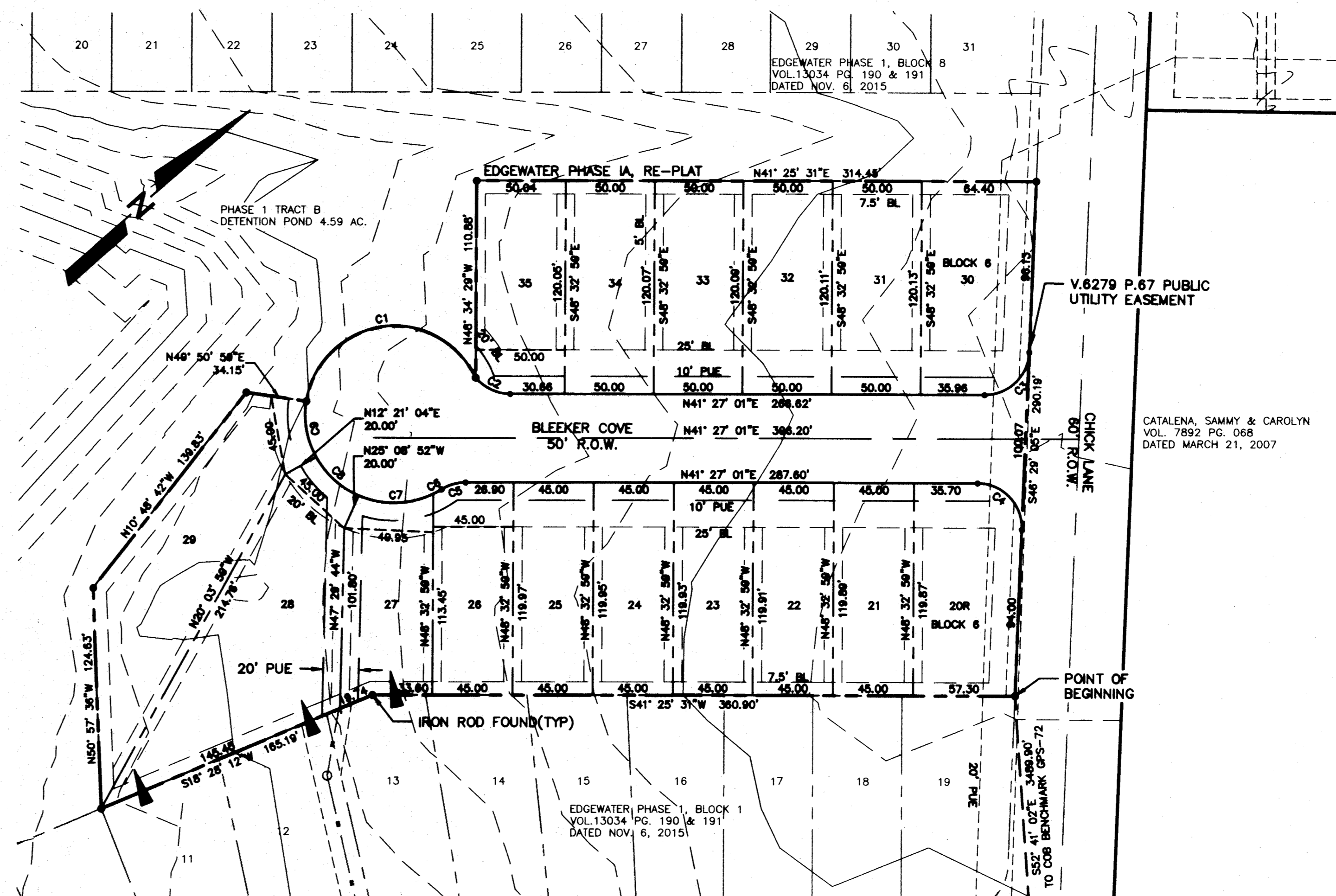
LOT MATRIX

LOT WIDTHS	PHASE I	PHASE II	PHASE IA	TOTAL LOTS	LOT SUMMATION	MIN % REQUIREMENT	MIN LOT REQUIREMENT	LOTS PROVIDED TO DATE
45FT LOTS	88	3	9	100	LOTS GREATER THAN 45FT=373	100%	578	578
50FT LOTS	31	94	5	130	LOTS GREATER THAN 50FT=273	40%	180	278
55FT LOTS	42	56	2	100	LOTS GREATER THAN 55FT=143	10%	38	148
70FT LOTS	4	39	0	43	LOTS GREATER THAN 70FT=43	5%	9	48
TOTAL	165	192	16	373				

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	128.27	50.00	146.98	N33° 20' 29"E	95.88
C2	22.09	25.00	50.64	N66° 46' 09"E	21.38
C3	38.37	25.00	87.94	S2° 31' 02"E	34.71
C4	40.17	25.00	92.06	S87° 28' 58"W	35.99
C5	14.14	25.00	32.41	S25° 14' 40"W	13.95
C6	5.40	50.00	6.18	N12° 07' 51"E	5.39
C7	43.31	50.00	49.63	S40° 02' 15"W	41.97
C8	32.72	50.00	37.50	N83° 36' 06"E	32.14
C9	37.72	50.00	37.50	S58° 53' 59"E	32.14

BENCHMARK
CITY OF BRYAN GPS-72
NAD83 TEXAS CENTRAL ZONE
N:10212121.22
E:3536404.605
Z:281.76'



REPLAT

- ALL PERMANENT CORNERS SET ARE 1/2" IRON RODS WITH CAP MARKED "VALGO 6200" UNLESS OTHERWISE NOTED HERON. IRON RODS SET IN AREAS WHERE THERE IS AN EXPECTATION OF DISTURBANCE WILL NOT BE CONSIDERED PERMANENT AND NOT MARKED ACCORDINGLY.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYAN SIDEWALK ORDINANCE.
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL.
- THE BEARINGS RECITED HERON 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 .99989089. GRID DISTANCE=GROUND DISTANCE x CCF.
- ROAD WIDTH 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 CHICK LANE.
- 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.
- NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP (FIRM) PANEL FOR BRAZOS COUNTY, TEXAS DATED JULY 7, 2014, PANEL NUMBER 48041C195E. 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.
- 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.

Certificate of ownership and dedication

STATE OF TEXAS
COUNTY OF BELL
KNOW ALL MEN BY THESE PRESENTS, that WBW Development, Group, LLC--Series 004 whose address is 3000 Illinois Ave. Ste. 100, Killeen, Texas, 76543, the owner and developer of the land shown on this plat, being (part of) the tract of land as conveyed to it in the Deeds Records of Brazos County in Volume 12329, Page 84, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

WITNESS the execution hereof, on this 19th day of December, 2017.

For: WBW DEVELOPMENT GROUP, LLC--SERIES 004,

Bruce Whitis, President

STATE OF TEXAS
COUNTY OF BELL
This instrument was acknowledged before me on December 19, 2017, by Bruce Whitis, President of WBW Development Group, LLC--Series 004, a separate series of WBW Development Group, LLC, a Texas series limited liability company.

[Signature]
Notary Public, Bell County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BELL, Luther P. Fisher, Registered Public Surveyor No. 6200 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed area.

[Signature] 12/19/2017
Registered Public Land Surveyor, 6200
VALGO, LLC - TEXAS REGISTERED SURVEYING FIRM NO.10194095



Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 12/29/2017 3:43:33 PM
In the PLAT Records

CERTIF

STATE OF TEXAS
COUNTY OF BELL
plat to office
By: MG

[Signature]
County Clerk Brazos County, Texas

I hereby certify that this
filed for record in my
Official Records of Brazos

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, [Signature] Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 10th day of MAY, 2017 and same was duly approved on the day of JUNE 15, 2017 by said Commission.

[Signature]
Chair, Planning & Zoning Commission Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, [Signature] the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 10th day of JANUARY, 2018.

[Signature]
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, [Signature], the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 8th day of JANUARY, 2018.

[Signature]
City Engineer, Bryan, Texas

REV	DATE	BY	APP	COMMENT
1				
2				
3				

PROPERTY OWNER INFORMATION:
SCALE: AS SHOWN
DATE: December 8, 2017
DRAWN BY: CCS
PROJECT MANAGER: CHRIS K. SURFACE, P.E.

BLEYL ENGINEERING
PLANNING • DESIGN • MANAGEMENT
TEXAS FIRM REGISTRATION NO. 678
WWW.BLEYLENGINEERING.COM
172 W. UNIVERSITY BLVD., SUITE 210
BRYAN, TEXAS 77802
(817) 336-1155
(817) 336-3449 FAX
(817) 336-3449 FAX

FINAL PLAT OF
EDGEWATER SUBDIVISION
BLOCK 6, LOTS 20R-35
BEING A REPLAT OF EDGEWATER-PHASE IA,
BLOCK 6, LOT 20
2.96 ACRES
BRYAN, TEXAS

PROJECT NUMBER
12003

FILE NAME:
12003-REPLAT.DWG
SHEET:
02 of 02

FINAL PLAT