		CUI		LOT SIZE TABLE						
URVE 1	RADIUS 150.00' 200.00'	ARC LENGTH 5.87" 161,54"	5.87' 157.26'	CHORD BEARING DELTA ANGLE N 47'36'22" W 2'14'34" S 18'16'17" W 46'18'28"	1	Block Number	Lot Number	Square Feet	Block Number	Lot Numbe
3	38.50' 400.00'	60.46' 366.03'	54.46' 385.34'	\$ 40'07'03" W 90'00'00" \$ 18'16'17" W 44'18'28"	1	1	1	7317	6	9
5	780.00' 1020.00'	630.41' 638.87'	613.40° 628.46°	N 18'16'17" E 46'18'28" S 22'40'33" E 36'53'12"		1	3	5400 5857	6	10 11
7 8	150.00	20.43° 7.06°	20.42' 7.05	N 45'19'41" E 745'20" N 47'36'22" W 2'14'34"	1	1	5	7903 5946	6	12 13
9	175.00'	18.96' 99.78'	18.97' 98.44'	S 38'19'06" W 6'12'51" S 18'52'35" W 32'40'11"	1	1	6	5398	6	14
11	175.00' 63.50'	22.66' 5.56'	22.66° 5.57°	S 01'10'14" E 725'26" S 02'22'01" E 5'01'52"]	1	7 8	5399 5398	6	15 16
13	63.50' 63.50'	40.00' 32.87'	39.43' 32.51'	S 16'15'00" W 36'06'44" N 51'08'19" E 29'36'23"]	1	9 10	5772 8700	6	17 18
15	63.50°	21.20 66.34'	21.10 66.33	S 75'32'36" W 19'06'30" N 45'20'21" W 3'44'50"	1	1	11	7287	6	19
17 18	225.00' 225.00'	17.66' 40.56'	17.66' 40.50'	S 02'36'01" E 4'29'51" S 04'46'43" W 10'19'36"	1	1	12	8599 5400	7	20 1
19 20	225.00' 225.00'	40.55' 40.55'	40.50° 40.50°	\$ 15'06'21" W 10'19'36" \$ 25'25'59" W 10'19'36"]	1 2	14 1	8866 7307	8	1 2
21 22	225.00° 225.00°	40.55° 1.97°	40.50° 1.97°	N 35'45'37" E 10'19'36" S 41'10'29" W 0'30'05"	-	2	2	5400	8	3
23 24	465.00' 465.00'	11.64' 56.59'	11.64' 56.55'	S 40'42'30" W 1'26'02" S 36'30'19" W 6'56'22"	1	2 2	3	5437 6266	- 8 - 8	5
25 26	485.00' 485.00'	56.56' 56.56'	56.55' 56.55'	S 22'33'35" W 6'56'22"	1	2	5	6141 6154	- 8 - 8	6
27 26	465.00° 465.00°	56.50' 56.50'	56.55°	S 15'35'13' W 6'56'22' S 06'36'52' W 6'56'22'	1	2	7	6027	8	8
29 30	465.00' 465.00'	56.50° 24.65°	56.56' 24.65'	S 01'38'30" W 6'56'22" S 03'21'46" E 3'02'16"		2	9	5617 5400	8 8	10
31 32	515.00' 515.00'	28.25 42.93	28.24' 42.92'	S 0318'40" E 3'06'33" S 00'36'54" W 4'46'34"	┪	2	10 11	5400 5400	8	11 12
33 34	515.00' 515.00' 515.00'	47.70' 42.93' 42.93'	47.86° 42.92° 42.92°	S 05'41'23" W 5'16'25" S 10'43'53" W 4'46'34" S 15'30'26" W 4'46'34"		2	12 13	7066 7066	8	13 14
36 36 37	515.00° 515.00°	43.83° 42.93°	43.62° 42.92°	\$ 2016*21" W 4*51*15" \$ 25*08*15" W 4*46*34"	1	2	14	5400	8	15
36 39	515.00° 515.00°	42.93 42.93	42.92' 42.92'	\$ 29'54'46" W 4'46'34" \$ 34'41'23" W 4'46'34"		2	15 16	5400 5400	8	16 17
40 41	515.00' 786.00'	39.06' 7.54'	39.07' 7.54'	\$ 30'15'06" W 4'20'32" \$ 41'08'22" W 0'34'19"		2	17 18	5707 6058	8 8	18 19
42 43	755.00° 755.00°	57.21' 62.93'	57.20' 62.92'	\$ 36'40'57" W 4'20'30" \$ 34'07'25" W 4'46'34"]	2	19	5933	8	20
44 45	755.00' 755.00'	62.93° 62.93°	62.92' 62.92'	S 29'20'32" W 4'46'34" S 24'34'18" W 4'46'34"		2	20	5931 5947	<u>8</u> 8	21
46 47	756.00' 756.00'	62.93° 62.93°	62.92' 62.92'	\$ 184744" W 446"34" \$ 1801"11" W 446"34"		2	22 23	5869 5852	<u>8</u>	23
48 49	755.00° 755.00°	62.93° 62.93°	62.92° 62.92°	S 10'14'37" W 4'46'34" S 05'28'03" W 4'46'34"]	2	24	5505	8	25
30 31	755.00° 755.00°	62.93° 41.96°	62.92° 41.98°	S 00'41'29" W 4'46'34" S 03'17'22" E 3'11'00"	}	2	25 26	5400 8658	8	26
252 253	549.36' 812.12'	23.52° 54.06°	23.52° 54.04°	N 04'06'31" W 2'14'34" N 01'14'35" W 3'46'47"		3	1 2	7830 5400	8	28
354 355	805.00°	54.04' 54.04'	54.03° 54.03°	N 02'33'42" E 3'50'46" N 06'24'30" E 3'50'46"	-	3	3	5400	8	30
36 37	805.00"	54.04' 54.06'	54.03° 54.04°	N 1015'18" E 3'80'48" N 14'04'15" E 3'80'33"	1	3	5	5750 5760	8 9	31 -
256 250	902'00, 800'00,	54.05' 51.56'	54.04	N 1756'22" E 3'52'07" N 21'42'46" E 336'16"	1	3	7	5579 5684	9	3
280 281	805.00' 805.00'	66.56' 48.50'	48.46°	\$ 25'54'45" W	-	3	8	5837	9	4.
262 263 264	805.00	48.50° 48.50° 39.17°	48.40° 48.40° 39.17°	\$ 337733" W \$2707" \$ 34784'41" W \$2707" \$ 40701'53" W 247717"		3	9 10	5606 5698	9	6
265 266	50.00	41.96	40.76	N 25729'42" E 46'06'26" N 66'01'12" E 36'86'33"	-	3	11 12	6356 5568	9	7 8
87	50.00	44.82° 128.27°	43.33	S 86'46'47" E 51"21"31" S 33"20"29" W 146'56"50"		3	13 14	6140 5400	9	9
36 :71	50.00' 175.00'	9.86' 23.84'	9.66' 23.82'	N 673750" W 11'04'23" N 45'19'41" E 7'48'20"		3	15	6000	9	11
73 74	1020.00"	137.96' 50.91'	137.84' 50.90'	\$ 443637 E 74456" \$ 470602" E 25653"		3	16 17	5400 7066	9	12
:75 :76	995.00'	55.26' 49.76'	55.26' 49.75'	S 44'01'36" E 3'11'01" S 41'00'06" E 2'51'54"		3	18 19	6715 6000	9	14 15
:77 :78	965.00"	40.76° 40.76°	49.75° 49.75°	S 36'06'14" E 2'51'54" S 36'16'20" E 2'51'54"		3	20	6000	9	16
;79 ;80	966.00	49.76' 55.28'	49.75° 55.26	S 32'24'25" E 2'51'54" S 29'22'56" E 3'11'01"	-	3	21 22	6000 6328	10	1
781 782	995.00'	49.76	40.75	S 25'21'30' E 2'51'54"	_	3	23 24	7135 6995	11	3
283 284	992'00,	49.76' 49.76'	49.75	S 203742" E 2'51'54" S 1745'47" E 2'51'54"		3	25 26	6983 7099	11	4
26 26	995.00'	55.26' 49.76'	55.26' 49.75' 49.75'	\$ 1444'20" E 3'11'01" \$ 11'42'32" E 2'51'54" \$ 06'30'36" E 2'51'34"	_	3	27	6983	11 11	6
.87 .88 .89	995.00' 995.00' 1045.00'	49.76° 44.01° 116.93°	44.01' 116.87'	S 06'30'36" E 2'51'34" S 06'06'36" E 2'32'04" S 46'20'44" E 6'24'36"	1	3	28 29	6991 7124	11 11	7 8
390 391	175.00°	16.64	16.64	\$ 44'06'50" W 5'26'55" \$ 37'01'44" E 2'06'31"	4	3	30 31	7025 6281	11	9
22 293	1045.00	43.95° 43.96°	43.95° 43.96°	S 32'20'35" E 2'24'36" S 26'56'00" E 2'24'36"	1	3	32	6042	11	11
394 395	1045.00	58.61' 45.41'	58.60' 45.41'	\$ 270718" E 31248" \$ 241613" E 22623"]	3	33 34	6000 6408	11 11	12 13
396 397	1045.00° 1045.00°	45.44' 45.44'	45.44' 45.44'	S 21'46'47' E 2'26'28' S 19'17'17' E 2'26'29'	}	4	1 2	7066 7066	11 11	14 15
368 360	1045.00° 1045.00°	45.44' 45.44'	45.44' 45.44'	\$ 164748 E 226'26" \$ 14'18'19 E 226'20"	_	5	1	7066	11	16
0100 0101	1045.00' 1045.00'	45.44' 45.44'	45.44' 45.44'	S 11'46'50" E 2'29'29" S 09'19'21" E 2'29'29"	1	6	2	7966 7886	11 11	17
0102 0103	1045.00	45.44' 43.95'	45.44' 43.96'	\$ 06'46'32" E 2'29'29" \$ 34'45'10" E 2'24'35"	1	6	3	6687 6812	11 11	19 20
0104 0105	25.00° 25.00°	40.18' 38.36'	35.99' 34.70'	\$ 872613" W 9206'23" \$ 0231'47" E 8754'37"		6	5	7092 7471	TRA	CT A
0106 0107 0108	25.00' 25.00' 25.00'	39.27' 39.27' 39.27'	35.36' 35.36' 35.36'	S 40'07'03" W 90'00'00" N 49'52'57" W 90'00'00" S 40'07'03" W 90'00'00"	1	6	7	7993	1	ACT B ACT C
C100	25.00° 25.00°	39.27	35.36'	N 40'07'03" E 90'00'00"	1	6	8	7579	j	
0110 0111 0112	25.00 25.00 25.00	39.27' 39.27' 39.27'	35.36' 35.36' 35.36'	S 40°52°57" E 90°00°00" S 40°07°03" W 90°00°00"	1					
2113 2114	25.00 25.00	39.27 39.27 39.27	35.36 35.36	N 40'52'57" W 90'00'00" N 40'07'03" E 90'00'00"	7					
C115 C116	25.00' 25.00'	39.27 39.27	36.36' 36.36'	S 40°52°57" E 90°00°00" S 40°07"03" W 90°00"00"	7					
C117 C118	25.00' 25.00'	39.27 39.27	35.36' 35.36'	S 46"52"57" E 90"00"00" S 40"07"03" W 90"00"00"	3					
C119 C120	25.00' 25.00'	40.16' 38.36'	35.99' 34.70'	N 8726'13" E 92'05'23" N 02'31'47" W 87'54'37"	3					
C121 C122	25.00' 25.00'	40.15' 38.36'	35.99' 34.70'	S 8728'13" W 92'05'23" N 02'31'47" W 87'54'37"	3					
C123 C124	25.00' 25.00'	40.18' 38.36'	36.99° 34.70°	S 8728'13" W 92'05'23" N 02'31'47" W 87'54'37"	}					
C125 C126	25.00' 25.00'	40.18' 38.36'	35.99° 34.70°	S 5728'14" W 92'05'25" N 02'31'47" W 87'54'37"	1					
C127 C128	25.00° 25.00°	37.06' 40.15'	33.77 36.97	S 04°23'14" W 84°56"26" S 84°26'10" E 92°00'26"	1					
C129 C130	25.00' 25.00'	38.66' 40.16'	34.93' 35.99'	N 02'53'37" W 66'36'17" N 67'26'13" E 92'05'23"	1					
C131	1045.00	12.82'	12.82'	S 05'14'02" E 0'42'11"	J					

Square Feet **GENERAL NOTES:**

7147

6981

7509

8449

7161

6767

6423

6222

6000

6000

7230

129013 7074

6466

5762

5762

5452

5805

5949

6207

6232

6023

5928

5946

5903

7494

5661

5810

6760

10378

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7558

- ALL PERMANENT CORNERS SET ARE 1/2" IRON RODS WITH CAP MARKED "YALGO RPLS 6200" UNLESS OTHERWISE NOTED HEREON.
- 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, 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 B AND C SHALL BE PRIVATE DRAINAGE EASEMENTS IN FAVOR OF THE HOMEOWNERS ASSOCIATION.
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL.
- THE BEARINGS RECITED HERON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 DATUM, TEXAS CENTRAL ZONE 4203, AS DERIVED FROM GPS OBSERVATIONS.
- 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.
- MINOR COLLECTORS = 60' ROW, 38' BOC-BOC (CHICK LANE) 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.
- 10. NO LOTS SHALL HAVE DRIVEWAY ACCESS TO CHICK LANE.
- 5400 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. 6543
 - 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 MAY 16, 2012, PANEL AND PANEL NUMBER 48041C0195E FOR BRAZOS COUNTY, TEXAS DATED MAY 16, 2012. 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.
 - PARK IS NOT TO BE USED FOR STORMWATER DETENTION OR RETENTION PURPOSES.
 - 6. THE BEARINGS RECITED HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (2011) DATUM, TEXAS CENTRAL ZONE NO. 4203, AS

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 a 4x4 concrete monument found in the northeast margin of Chick Lane, a 47 foot wide strip of land for road purposes described in Volume 300, Page 827, Deed Records of Brazos County, Texas, same being the easterly corner of said 166.20 acre tract, also being called the east corner of the herein

THENCE S 34°58'38" W, across Chick Lane at 47.29 feet pass a 1/2 inch iron rod found marking the most southerly corner of said 47 foot wide strip, continuing along the southeast line of said 166.20 acre tract for a total distance of 632.71 feet to a 3/8 inch iron rod found for corner of the herein described tract;

THENCE S 34°40'57" W, 66.08 feet along the southeast line of said 166.20 acre tract to a petrified wood rock found for corner of the herein described tract;

THENCE S 39°41'17" W, 517.75 feet along the southeast line of said 166.20 acre tract to an iron rod set for the southern corner of the herein described tract;

THENCE: across and upon said 166.20 acre tract in a northerly direction for the following calls:

- 1. N 50°18'43" W, 83.06 feet, to an iron rod set; 2. N 19°48'55" E, 101.69 feet, to an iron rod set;
- 3. N 07°38'00" E, 30.73 feet to an iron rod set;
- 4. N 02°58'52" W, 50.03 feet to an iron rod set;
- 5. N 04°52'57" W, 150.02 feet to an iron rod set; 6. N 04°34'54" W, 46.64 feet to an iron rod set;
- 7. N 02°51'19" E, 100.01 feet to an iron rod set;
- 8. N 01°32'46" E, 53.66 feet to an iron rod set;
- 9. N 03°37'35" W,12.94 feet to an iron rod set;

10. N 04°52'57" W, 161.25 feet to an iron rod set for corner of the herein described tract;

THENCE: continuing across and upon said 166.20 acre tract in a westerly direction for the following

- 1. S 85°07'03" W, 120.01 feet to an iron rod set; 2. N 78°10'59" W, 52.21 feet to an iron rod set;
- 3. S 85°07'03" W, 545.00 feet to an iron rod set:
- 4. S 85°03'22" W, 290.03 feet to an iron rod set for corner of the herein described tract;

THENCE: continuing across and upon said 166.20 acre tract in a northerly/northwesterly direction for the following calls:

- 1. N 05°18'57" W, 438.65 feet to an iron rod set;
- 2. N 15°19'25" W, 135.99 feet to an iron rod set; 3. N 22°42'01" W, 87.36 feet to an iron rod set;
- 4. N 29°17'51" W, 135.74 feet to an iron rod set;
- 5. N 36°42'30" W, 131.20 feet to an iron rod set;

of the herein described tract;

6. N 46°30'02" W, 93.40 feet to an iron rod set for the most northerly corner of the herein described tract;

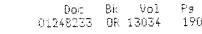
set for the most northerly corner of the herein described tract;:

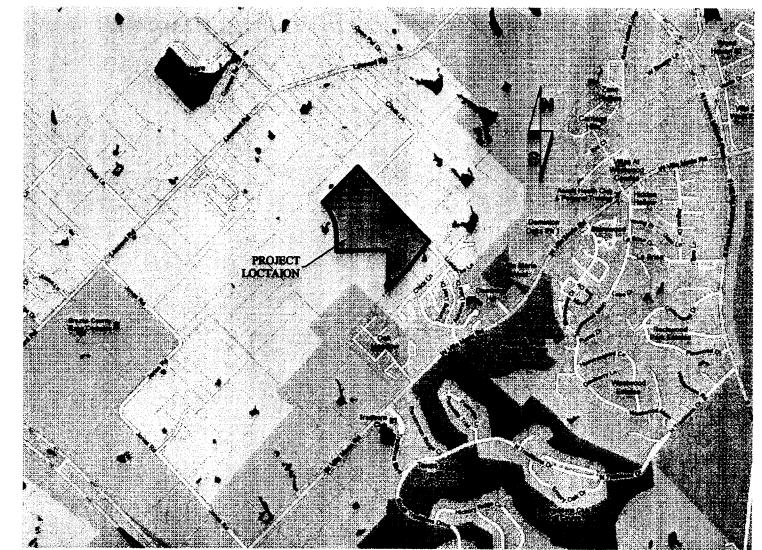
THENCE: N 41°25'31" E, 972.28 feet continuing across and upon said 166.20 acre tract to an iron rood

THENCE: S 46°29'05" E, 299.68 feet to in iron rod set in the northwest line of Chick Lane, said iron rod bears N 42°15'05" E, 47.64 feet from an 8 inch fence corner post, and being a line corner in the north line

THENCE: S 46°29'05" E, 1411.99 feet continuing along the north line of Chick Lane, north line of said 47 foot wide strip for road purposes, a north line of said 166.20 acre tract, and north line of this, to a 1/2 inch iron rod found for a line corner in the north line of the herein described tract:

THENCE: S 48°43'42" E, 298.61 feet continuing along the north line of Chick Lane, north line of said 47 foot wide strip for road purposes, a north line of said 166.20 acre tract, and north line of this, to the PLACE OF BEGINNING containing 50.10 acres of land, more or less.





FINAL PLAT 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

STATE OF TEXAS

COUNTY OF BRAZOS

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 ____, Page __, 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.

Grantor does hereby give, grant and convey to the City of Bryan, in fee simple, the area shown as Tract A on the plat.

Grantor does hereby give, grant and convey to the Home Owner's Association, in fee simple, the areas shown as Tract B and

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

JANE SEALS, AUTHORIZED AGENT

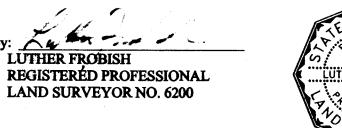
STATE OF TEXAS **COUNTY OF BRAZOS**

This instrument was acknowledged before me on _______ 2015, by Jane Seals, Authorized Agent of WBW Development Group, LLC--Series 004, a separate series of WBW Development Group, LLC, a Texas series limited liability



STATE OF TEXAS

I, Luther Frobish, Registered Public Surveyor No. 6200 in the State of Texas, hereby certify that this plat is true and correct to the best of my knowledge 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 geometric form.



STATE OF TEXAS

I, Non Mark County Clerk in and for said County, do hereby certify that this plat together with its certificates of Records of Brazos County in Volume 3034, Page 1904191

County Clerk Brazos County, Texas

I, A. SHICKLE 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 5th and same was duly approved on the 6th day of November

Chair, Planning & Zoning Commission Bryan, Texas

I, Make Zincowa 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 1 lot day of November, 20 15

I, W Pand Kaspan, 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 day of November

REV.	DESCRIPTION			BY	PROJECT INFORMATION					BENCHMARK	
				TOTAL SIZE: 50.10 ACRES TOTAL BLOCKS: 11 GRAPHIC SCALE					CITY OF BRYAN GPS-72		
3	SWITCHED SURVEYOR	5/13/2015	LEF	TOTAL LOTS: 166	۸	100'	00' 200' 300'		ELE: 281.76 N:10212121.122		
2	UPDATED NOTES AND LOT SIZE TABLE			EU	TOTAL TRACTS: 3	200	300	E:3536404.605			
1	ORIGINAL RELEASE			BTW		0 19		2H 3H			
CLIENT NAME: W & B DEVELOPMENT					ľ			3			
		CLIENT LOCATION: KILLEEN, TX				IN FEET					
PPROVED RV. GDN]				,		

UTHORIZED BY: WBW

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

LOTS 1-14, BLOCK 1 LOTS 1-26, BLOCK 2 LOTS 1-34, BLOCK 3 LOTS 1-2, BLOCK 4 LOT 1, BLOCK 5 LOTS 1-20, BLOCK 6 LOT 1, BLOCK 7 LOT 1-31, BLOCK 8 LOTS 1-16, BLOCK 9 LOT 1, BLOCK 10 LOTS 1-20 BLOCK 1

WBW DEVELOPMENT LTD 3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-0032

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

