

A.E.	ACCESS EASEMENT
B.M.	BENCHMARK
DA	DRAINAGE AREA
DE	DRAINAGE EASEMENT
ELEV.	ELEVATION
N.T.S.	NOT TO SCALE
NO.	NUMBER
RE.	REFERENCE
REV.	REVISION
TRM.	TEMPORARY BENCHMARK
TYP.	TYPICAL
B.L.	BUILD LINE
P.U.R.	UTILITY EASEMENT
⊙	IRON ROD FOUND
⊙	IRON ROD SET
⊙	CHANGE IN BEARING
⊙	BLOCK NUMBERS
① ② ③	REPRESENTS CALL RECORD
④	SEE NOTE 5
P.S.W.B.	PRIVATE STORM WATER BASEMENT
	DOWNSTREAM LOT MUST RECEIVE AND CONVEY STORM WATER 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)
	POSITIVE OVERFLOW SWALE, SEE SHEET 1 FOR CROSS SECTION DETAIL

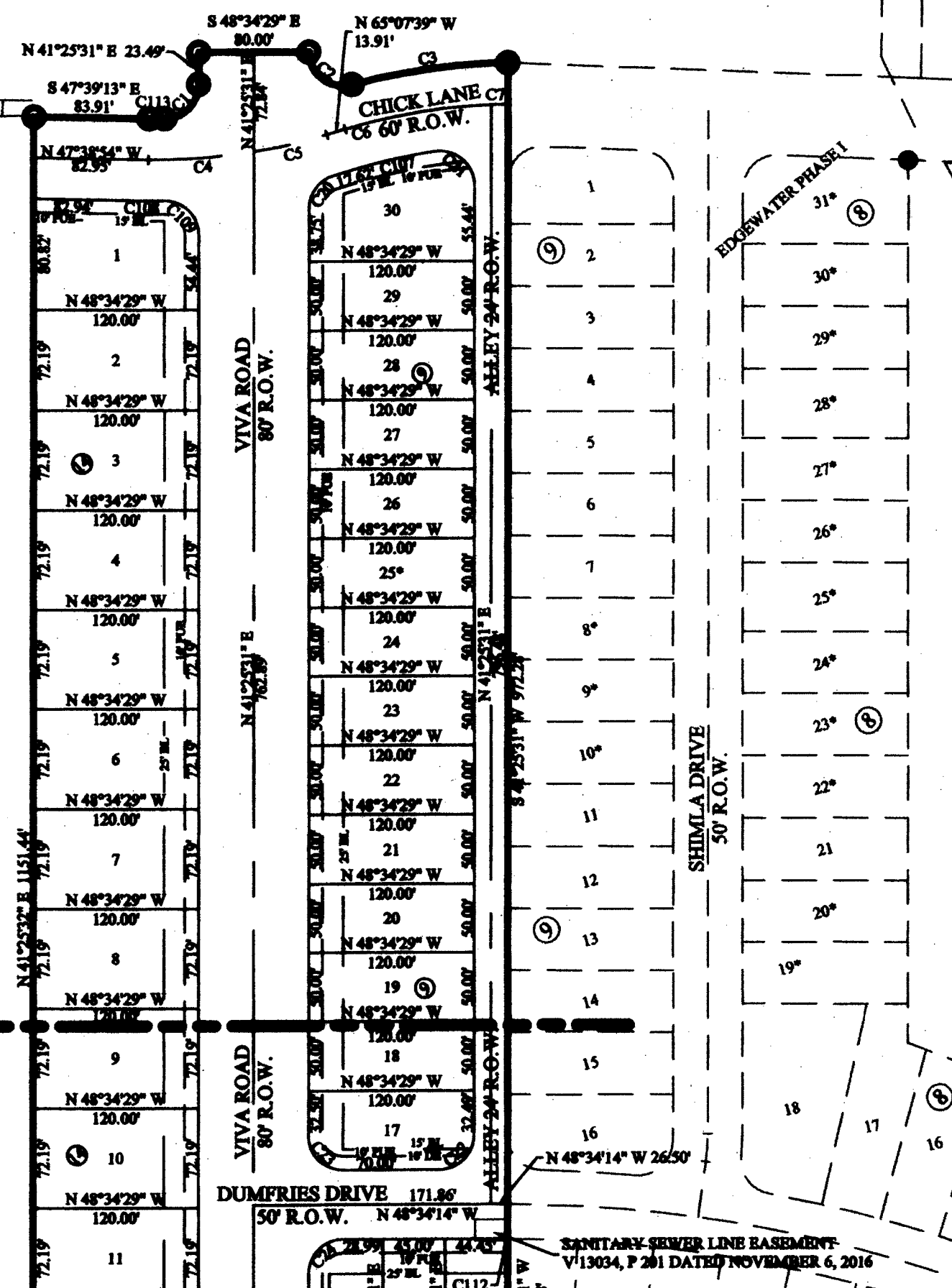
LOWEST FLOOR ELEVATION (LFE) TABLE

LOT	BLOCK	MIN LFE
1	13	300.29
2	13	300.29
3	13	300.29
4	13	300.29
5	13	300.29
6	13	300.29
7	13	300.29
8	13	300.19
9	13	300.29
10	13	300.29
11	13	300.29
12	13	300.29
13	13	300.29
14	13	300.29
15	13	300.29
16	13	300.29
17	13	300.19
18	13	300.29
19	13	300.29
20	13	300.29
21	13	300.29
22	13	300.29
23	13	300.29
24	13	300.29
25	13	300.29
26	13	300.29
27	13	300.29
28	13	300.29
29	13	300.29
30	13	300.29
31	13	300.29
32	13	300.29
33	13	300.29
34	13	300.29
35	13	300.29
36	13	300.29
37	13	300.29
38	13	300.29
39	13	300.29
40	13	300.29
41	13	300.29
42	13	300.29
43	13	300.29
44	13	300.29
45	13	300.29
46	13	300.29
47	13	300.29
48	13	300.29
49	13	300.29
50	13	300.29
51	13	300.29
52	13	300.29
53	13	300.29
54	13	300.29
55	13	300.29
56	13	300.29
57	13	300.29
58	13	300.29
59	13	300.29
60	13	300.29
61	13	300.29
62	13	300.29
63	13	300.29
64	13	300.29
65	13	300.29
66	13	300.29
67	13	300.29
68	13	300.29
69	13	300.29
70	13	300.29
71	13	300.29
72	13	300.29
73	13	300.29
74	13	300.29
75	13	300.29
76	13	300.29
77	13	300.29
78	13	300.29
79	13	300.29
80	13	300.29
81	13	300.29
82	13	300.29
83	13	300.29
84	13	300.29
85	13	300.29
86	13	300.29
87	13	300.29
88	13	300.29
89	13	300.29
90	13	300.29
91	13	300.29
92	13	300.29
93	13	300.29
94	13	300.29
95	13	300.29
96	13	300.29
97	13	300.29
98	13	300.29
99	13	300.29
100	13	300.29

All permanent structures must be built with the LFE at or above the minimum LFE listed.

REMAINDER OF WBW LAND INVESTMENTS V.10251 P.087

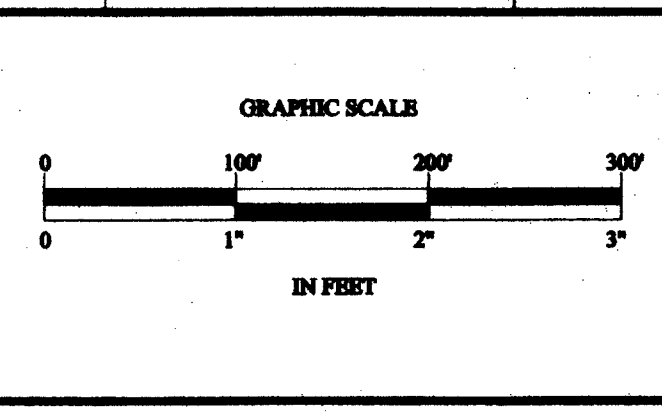
INSET
SCALE 1" = 100'



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
4	CHANGES PER SDRC COMMENTS	8/2/2016	BTW	TOTAL SIZE: 55.55 ACRES
3	REVISED LOT LAYOUT	7/26/2016	BTW	TOTAL BLOCKS: 11
2	MODIFIED LOT 2 BLOCK 15, ADDED PSWE AND UPDATED LEGEND	6/1/2015	EU	TOTAL LOTS: 192
1	ORIGINAL RELEASE	4/27/2015	BTW	TOTAL TRACTS: 5

PROJECT NUMBER: BW02
CLIENT NAME: WBW DEVELOPMENT GROUP, LLC-SERIES 017
CLIENT LOCATION: KILLEEN, TX

APPROVED BY: SAB
AUTHORIZED BY: WBW



BENCHMARK

CITY OF BRYAN GPS-72
NAD83 TX CENTRAL ZONE
N:162121.122
E:554644.685
Z: 281.70'

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) 953-5057

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

SHEET 2 OF 2

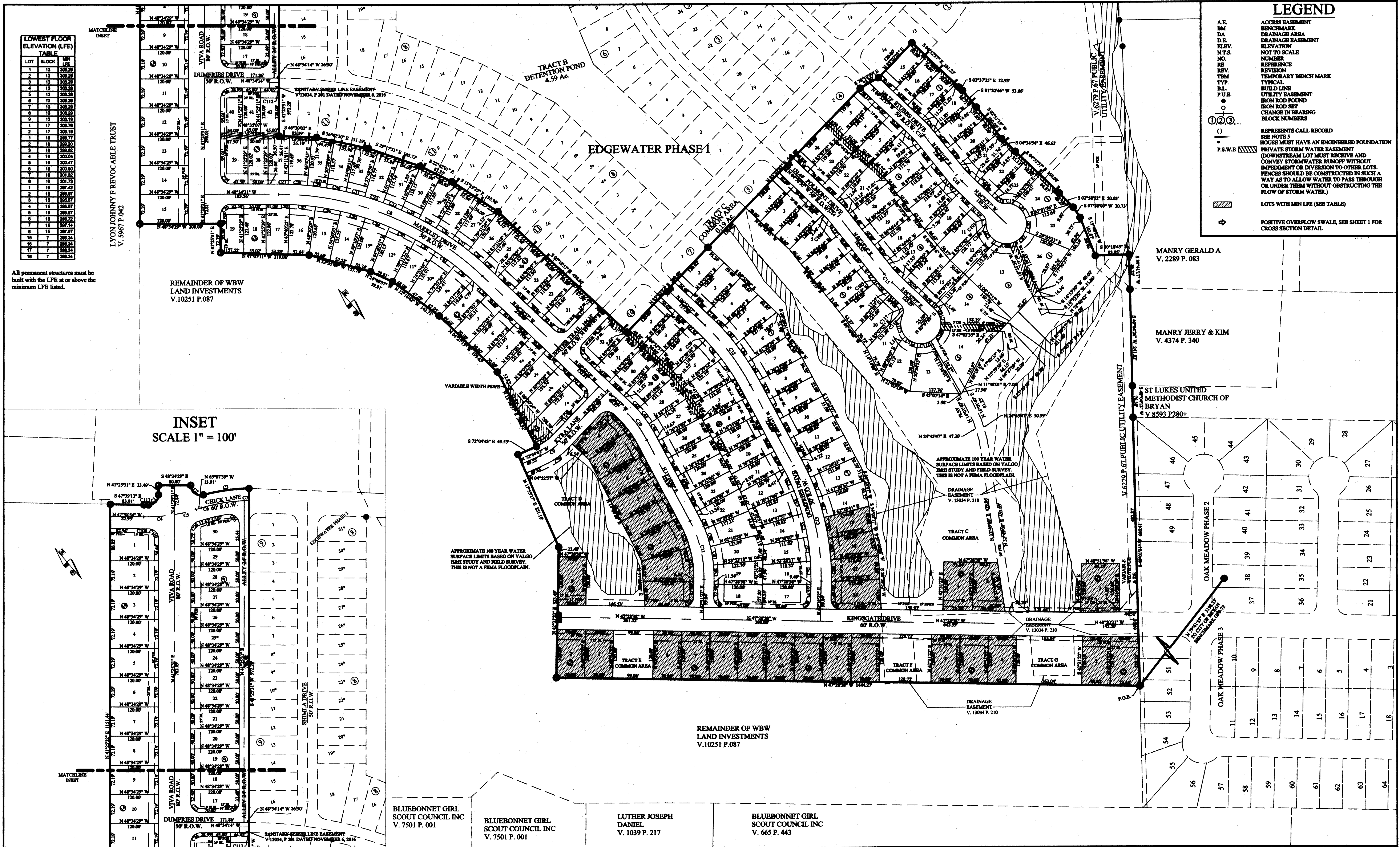
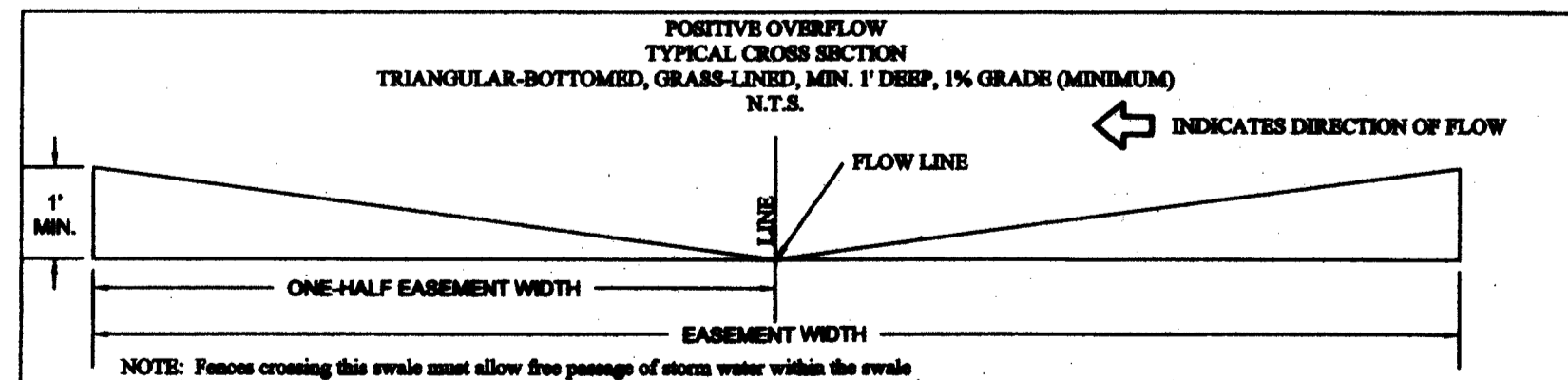


Table with 6 columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Lists curve data for the project.

Table with 6 columns: LOT, LOT NUMBER, LOT AREA. Lists lot information for the project.

Table with 3 columns: LINE, BEARING, DISTANCE. Lists line data for the project.



GENERAL NOTES:

- 1. ALL PERMANENT CORNERS SET ARE 1/2" IRON RODS WITH CAP MARKED "YALGO 6200" UNLESS OTHERWISE NOTED HEREBON. 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. THE BEARINGS RECTED HERBON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED ON THE TEXAS STATE PLANS 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.
- 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 4804(C)225E FOR BRAZOS COUNTY, TEXAS DATED AUGUST 12, 2013, PANEL AND PANEL NUMBER 4804(C)015E 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 HOMBOWNERS ASSOCIATION. OPERATION, MANAGEMENT, MAINTENANCE REPAIR AND USE OF SAID COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE EDGEWATER HOMBOWNERS 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 HOMBOWNERS ASSOCIATION.



FIELD NOTES

All that certain tract or parcel of land situated in, and being out of the T.J. Wooten Leagues, A-59, Brazos County, Texas, said tract being a part of the certain called 166.28 acre tract described in Deed to WBW LAND INVESTMENTS, LP, recorded in Volume 10231, 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 166.28 acre tract and the southwest line of Oak Meadow Subdivision, Phase 3, according to the plat recorded in Volume 9999, Page 243 of the Official Public Records of Brazos County, Texas, from which a 1/2 inch iron rod found in concrete for the south corner of said 166.28 acre tract and the west corner of said Oak Meadow Subdivision bears S 49° 01' 31" W, 301.21 feet, said FCB being the most northerly corner of the herein described tract;

THENCE across and upon said 166.28 acre tract for the following twelve (12) courses:

1. N 47° 28' 38" W, 1444.27 feet to an iron rod set for the southeast corner of the herein described tract;
2. N 42° 31' 22" E, 523.49 feet to an iron rod set;
3. N 17° 59' 17" E, 251.16 feet to an iron rod set in the north line of Kyn Lane, and also being a line corner of the herein described tract;
4. S 72° 04' 43" E, along the north line of Kyn 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 22° 16' 42" W, 143.71 feet to an iron rod set;
8. N 24° 48' 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, 219.86 feet to an iron rod set;
11. N 41° 55' 11" E, 72.19 feet to an iron rod set;
12. N 48° 34' 29" W, 200.69 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. Hensel 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 S 41° 25' 52" E, along the common line of said 166.28 acre tract and said 48.46 acre tract, at 669.44 feet a 4 inch brass post found in an old fence line, continues 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 166.28 acre tract in a southeasterly direction along the southeast 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 call:

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 said curve to the left;
2. along said 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' 52" E, along the southwest line of Viva Road for a distance of 23.49 feet to an iron rod set;

THENCE S 48° 54' 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 southeasterly 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 straight course;

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° 52' 07" E, 113.77 feet, to an iron rod set for the end of said curve marking a southeast 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' 52" E, along the northwest line of said Edgewater Phase I Subdivision for a distance of 972.28 feet to an iron rod found;

THENCE containing across and upon said 166.28 acre tract in a southeasterly direction along the common line of said Edgewater Phase I Subdivision for the following call:

1. S 46° 30' 02" E, 93.59 feet to an iron rod found;
2. S 49° 42' 36" E, 111.19 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 19° 25' 18" E, 135.98 feet to an iron rod found;
6. S 09° 18' 57" E, 438.60 feet to an iron rod found;

THENCE N 85° 07' 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 containing across and upon said 166.28 acre tract in a southerly direction along the common line of said Edgewater Phase I Subdivision for the following line (16) courses:

1. S 04° 52' 57" E, 161.23 feet to an iron rod found;
2. S 07° 17' 55" E, 12.93 feet to an iron rod found;
3. S 01° 32' 46" W, 55.66 feet to an iron rod found;
4. S 02° 51' 19" W, 108.80 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, 158.00 feet to an iron rod found;
7. S 02° 38' 52" E, 58.03 feet to an iron rod found;
8. S 07° 38' 08" 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 07° 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. Mearcy 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 166.28 acre tract and said 5.88 acre tract for a distance of 86.25 feet to a 1/2 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 Henry, recorded in Volume 4374, Page 348 of the Official Public Records of Brazos County, Texas;

THENCE S 49° 04' 26" W, along the common line of said 166.28 acre tract and said remainder of the 93.50 acre tract for a distance of 241.82 feet to a 1/2 inch iron rod found marking the corner of the remainder of a called 93.50 acre tract described by a Deed to St. Luke's United Methodist Church of Bryan recorded in Volume 8395, Page 280 of the Official Public Records of Brazos County, Texas;

THENCE S 49° 04' 12" W, along the common line of said 166.28 acre tract and said 5.88 acre tract for a distance of 76.58 feet to a 1/2 inch iron rod found marking the south corner of Oak Meadow Subdivision, Phase 3, according to the Plat recorded in Volume 4739, Page 19 of the Official Public Records of Brazos County, Texas;

THENCE S 49° 01' 31" W along the common line of said 166.28 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 88.60 acres of land, more or less.

FINAL PLAT
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

STATE OF TEXAS
COUNTY OF BRAZOS
KNOW ALL MEN BY THESE PRESENTS, that WBW Development Group LLC-SERIES 017 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 dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes intended.

Grantor does hereby give, grant and convey to the HOA, in fee simple, the area shown as Tract C, D, E, F and G on the plat.

WITNESS the execution hereof, on this 31st day of May, 2017.

For: WBW DEVELOPMENT GROUP, LLC-SERIES 017,
Bruce Whittle, President

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal of office this 31st day of May, 2017.

Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS
I, Luther E. Frohish, 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 geometric form.

Given under my hand and seal of office this 31st day of May, 2017.

LUTHER E. FROHISH
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6200

STATE OF TEXAS
COUNTY OF BRAZOS
I, Karen McQueen, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 2017, in the Official Records of Brazos County in Volume _____, Page _____.

Karen McQueen
County Clerk Brazos County, Texas

I, _____ 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 _____ day of _____, 2017, and same was duly approved on the _____ day of _____, 2017, by said Commission.

Chair, Planning & Zoning Commission Bryan, Texas

I, _____ 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 _____ day of _____, 2017.

City Planner, Bryan, Texas

I, _____ 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 _____, 2017.

City Engineer, Bryan, Texas

Filed for Record in
BRAZOS COUNTY
On and between
at _____
this _____
day of _____, 2017.
Document Number: 01920-702
Amount: 73.00
Receipt Number: 010832
Bar
Debit's Color

STATE OF TEXAS
I, _____ County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 2017, in the Official Records of Brazos County in Volume _____, Page _____.

BRAZOS COUNTY
at stored before us on _____
at _____
this _____
day of _____, 2017.
Keren McQueen, Brazos County Clerk
BRAZOS COUNTY

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	LOTS AND BLOCKS	OWNER INFO	YALGO, LLC	SHEET
3	CHANGES PER SDC COMMENTS	8/2/2016	BTW	TOTAL SIZE: 55.55 ACRES	CITY OF BRYAN 098-72 NAD83 TX CENTRAL ZONE N: 10212121.122 E: 3536404.605 Z: 281.76	LOTS 15-26, BLOCK 1 LOTS 3-24, BLOCK 4 LOTS 9-14, BLOCK 5 LOTS 2-18, BLOCK 7 LOTS 17-30, BLOCK 9 LOTS 2-32, BLOCK 10 LOTS 2-12, BLOCK 11 LOTS 1-19, BLOCK 12	WBW LAND INVESTMENTS, LP 3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057	3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057	1
4	UPDATED LOT SIZE TABLE AND CURVE TABLE	7/26/2016	BTW	TOTAL LOTS: 192					OF
2	REMOVED COUNTY JUDGE SIGNATURE BLOCK AND LOT MATRIX	6/1/2015	BU	TOTAL TRACTS: 5					2
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									