

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	487.50'	114.03'	113.77'	N 56°32'07" W	13°24'06"
C2	25.00'	45.67'	39.58'	N 10°54'21" W	104°39'45"
C3	25.00'	38.96'	35.14'	S 86°04'19" W	89°17'34"
C4	400.00'	11.40'	11.40'	N 48°27'54" W	13°27'27"
C5	200.00'	39.70'	39.64'	N 35°44'19" E	112°22'25"
C6	200.00'	48.48'	48.36'	N 36°59'45" E	135°31'17"
C7	500.00'	59.29'	59.26'	N 40°31'01" E	6°47'41"
C8	25.00'	38.28'	34.65'	N 02°26'36" W	87°44'14"
C9	225.55'	28.60'	28.58'	N 38°28'46" E	71°35'55"
C10	225.55'	18.95'	18.94'	S 32°28'02" W	44°7'33"
C11	175.00'	14.87'	14.87'	N 32°29'11" E	45°2'08"
C12	175.00'	27.55'	27.52'	N 39°25'49" E	9°01'09"
C13	25.00'	18.69'	18.26'	N 65°21'24" E	42°50'00"
C14	50.00'	8.94'	8.93'	N 81°38'56" E	10°14'55"
C15	50.00'	41.42'	40.24'	N 52°47'41" E	47°27'35"
C16	50.00'	32.72'	32.14'	N 10°18'56" E	37°29'55"
C17	50.00'	32.72'	32.14'	N 27°10'59" W	37°29'55"
C18	50.00'	32.72'	32.14'	N 64°40'55" W	37°29'55"
C19	50.00'	32.95'	32.36'	S 77°41'19" W	37°45'37"
C20	50.00'	41.42'	40.25'	S 35°04'37" W	47°27'48"
C21	50.00'	17.92'	17.82'	S 01°04'39" W	20°32'08"
C22	25.00'	23.18'	22.36'	S 17°22'29" W	53°07'48"
C23	225.00'	11.22'	11.21'	S 42°30'43" W	2°51'22"
C24	225.00'	40.55'	40.50'	S 35°55'12" W	10°19'38"
C25	225.00'	27.77'	27.77'	S 30°24'15" W	04°21'37"
C26	175.00'	33.84'	33.79'	S 35°35'30" W	11°04'47"
C27	25.00'	40.31'	36.08'	S 87°19'24" W	92°32'02"
C28	487.50'	22.86'	22.86'	N 51°10'40" W	2°41'12"
C29	487.50'	91.17'	91.04'	N 57°52'43" W	10°42'54"
C30	460.00'	54.55'	54.52'	N 40°31'01" E	6°47'41"
C31	25.00'	38.67'	34.93'	N 88°18'08" E	88°37'40"
C32	25.00'	39.87'	35.78'	S 01°41'52" E	91°22'20"
C33	540.00'	64.04'	64.00'	S 40°31'01" W	6°47'41"
C34	502.50'	61.76'	61.72'	N 56°03'10" W	7°02'31"
C35	25.00'	41.64'	36.99'	N 15°31'21" W	95°05'46"
C36	25.00'	4.03'	4.02'	S 38°48'32" W	91°33'58"
C37	25.00'	28.91'	27.32'	N 13°11'14" W	66°14'57"
C38	25.00'	9.38'	9.32'	N 30°40'53" E	21°29'16"

LINE	BEARING	DISTANCE
L1	S 45°29'05" E	67.51'
L2	N 87°51'07" E	18.17'
L3	N 42°11'18" E	40.44'
L4	N 24°27'00" E	0.34'
L5	S 55°07'22" E	12.20'

BLOCK NUMBER	LOT NUMBER	SQUARE FEET
21	1	7,123
21	2	5,565
21	3	5,329
21	4	5,765
21	5	6,487
21	6	6,927
21	7	6,311
21	8	6,239
21	9	6,187
21	10	6,126
21	11	6,064
21	12	5,899
21	13	6,220
21	14	11,939
21	15	12,054
21	16	12,002
21	17	12,299
21	18	5,691
21	19	5,936
21	20	6,214
21	21	6,214
21	22	6,198
21	23	6,116
21	24	5,934
21	25	5,921
21	26	6,374
21	27	5,812
21	28	6,005
21	29	6,257
21	30	8,953
21	31	8,691
21	32	8,400
21	33	8,400
21	34	8,400
21	35	8,400
21	36	8,861
21	37	8,400
21	38	8,400
21	39	8,400
21	40	8,400
21	41	8,400
21	42	8,400
21	43	8,395
21	44	8,700
21	45	8,400
21	46	8,400
21	47	8,400
21	48	8,400
21	49	8,893
21	50	11,017
22	1	13,047
22	2	10,820
22	3	10,236
22	4	10,319
22	5	9,027
22	6	9,631
22	7	8,400
22	8	9,000
22	9	8,400
22	10	9,000
22	11	8,400
22	12	9,000
22	13	8,405
22	14	8,400
22	15	8,400
22	16	8,400
22	17	8,400
22	18	8,400
22	19	8,645

GENERAL NOTES:

- 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.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYAN SIDEWALK ORDINANCE.
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL.
- THE BEARINGS RECITED HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED ON THE 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 0.99998909. GRID DISTANCE = GROUND DISTANCE X CCF.
- 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.
- ROAD WIDTH  
MAJOR COLLECTOR = 80' ROW, 38' BOC-BOC (VIVA ROAD)  
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, PHYSICAL DEVELOPMENT, AND SETBACKS SHALL BE ALLOWED IN ACCORDANCE WITH THE PD-H DISTRICT REQUIREMENTS.
- LOTS 31-49, BLOCK 21 AND LOTS 1-19, BLOCK 22 SHALL HAVE AN ADEQUATE DRIVEWAY SO VEHICLES WILL NOT NEED TO BACK DIRECTLY ONTO VIVA ROAD.
- 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.
- ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS.
- THIS TRACT IS SHOWN TO BE WITHIN SPECIAL FLOOD HAZARD AREA ZONE X, PER FEMA'S FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 4804C0195E 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.
- VEHICLE BACKING WILL NOT BE ALLOWED ON AUTUMN LAKE DRIVE, AND NO LOTS SHALL TAKE DIRECT ACCESS TO AUTUMN LAKE DRIVE

All that certain tract or parcel of land situated in the ZENO PHILLIPS LEAGUE, Abstract No. 45, Brazos County, Texas, and being a part of the remainder of that certain called 166.20 acre tract of land as described by a deed to WBW LAND INVESTMENTS, LP, recorded in Volume 10251, Page 87, Official Public Records (O.P.R.) of Brazos County, Texas, and all of a certain called 3.926 acre tract of land as described by a deed to the CITY OF BRYAN, TEXAS, recorded in Volume 14865, Page 203, O.P.R., and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod with cap found at the north corner of the Edgewater Phase II Subdivision, according to the plat recorded in Volume 14129, Page 77, Official Plat Records of Brazos County, Texas, and also being in the north line of Autumn Lake Drive, and also being in the southeast line of a called 48.92 acre tract of land as described by a deed to WBW SINGLE LAND INVESTMENT, LLC - SERIES 108, recorded in Volume 15053, Page 94, O.P.R., said point of beginning being the most westerly corner of the herein described tract;

THENCE N 41° 25' 06" E, 11.84 feet, with the southeast line of said 48.92 acre tract, to an iron rod with cap found at the most easterly corner of said 48.92 acre tract;

THENCE N 47° 54' 18" W, 44.46 feet, along the northeast line of said 48.92 acre tract, to an iron rod with cap found at the south corner of a called 6.826 acre tract of land described as Tract 5 by a deed to CRAIG CHAMPION, recorded in Volume 4608, Page 98, O.P.R.;

THENCE N 43° 54' 51" E, 914.10 feet, with the northwest line of the remainder of said 166.20 acre tract, to an iron rod found at the east corner of a called 6.826 acre tract of land described as Tract 9 by a deed to CRAIG CHAMPION recorded in said Volume 4608, Page 98, O.P.R., and at the south corner of a called 1.988 acre tract of land as described by a deed to CRAIG CHAMPION, recorded in Volume 10946, Page 27, O.P.R.;

THENCE N 43° 59' 18" E, 512.58 feet, continuing along the northwest line of the remainder of said 166.20 acre tract, across and upon Chick Lane, to an iron rod with cap found in the northeast line of said Chick Lane and in the southwest line of the remainder of a called 5.00 acre tract of land as described by a deed to U.T. ZEMANEK and wife, MARY FRANCES ZEMANEK, recorded in Volume 294, Page 166, O.P.R., for the most northerly corner of said 166.20 acre tract and the north corner of this tract;

THENCE S 47° 31' 10" E, 644.06 feet, with the northeast line of said 166.20 acre tract and said Chick Lane, along the southwest line of the remainder of said 5.00 acre tract, to an iron rod with cap found for the east corner of this tract;

THENCE S 42° 11' 19" W, 1398.17 feet, across and upon said Chick Lane, with the southeast line of the remainder of said 166.20 acre tract and along the northeast line of said Chick Lane, to an "X" scratched in concrete, said point also being in the northwest line of said Autumn Lake Drive and northwest line of said Edgewater Phase II Subdivision;

THENCE with the northwest line of said Edgewater Phase II Subdivision for the following courses:

- N 46° 29' 05" W, 299.68 feet, to an iron rod with cap found at the beginning of a curve to the left;
- Along said curve to the left, having a radius of 487.50 feet, an arc length of 114.03 feet, and a long chord bearing N 56° 32' 07" W, 113.77 feet, to an iron rod with cap found at the end of this curve and the beginning of another curve to the right;
- Along said curve to the right, having a radius of 25.00 feet, an arc length of 45.67 feet, and a long chord bearing N 10° 54' 21" W, 39.58 feet, to an iron rod with cap found at the end of said curve;
- N 48° 34' 29" W, 80.00 feet, to an iron rod with cap found;
- S 41° 25' 31" W, 23.48 feet, to an iron rod with cap found at the beginning of a curve to the right;
- Along said curve to the right, having a radius of 25.00 feet, an arc length of 38.96 feet, and a long chord bearing S 86° 04' 19" W, 35.14 feet, to an iron rod with cap found at the end of this curve and at the beginning of another curve to the right;
- Along said curve to the right, having a radius of 400.00 feet, an arc length of 11.40 feet, and a long chord bearing N 48° 27' 54" W, 11.40 feet to an iron rod with cap found at the end of said curve;
- N 47° 39' 13" W, 83.91 feet, to the POINT OF BEGINNING, and containing 21.47 acres of land, more or less.

FINAL PLAT OF EDGEWATER SUBDIVISION - PHASE III  
BLOCK 21, LOTS 1-50 AND BLOCK 22, LOTS 1-19  
BEING A TOTAL OF 21.47 ACRES OUT OF THE ZENO  
PHILLIPS LEAGUE, ABSTRACT NO. 45, CITY OF BRYAN,  
BRAZOS COUNTY, TEXAS

CERTIFICATION OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BELL  
KNOW ALL MEN BY THESE PRESENTS, that WBW Development Group LLC-SERIES 036 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 Official Public Records of Brazos County in Volume 10251, Page 87, 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 12th day of December, 2020.

For: WBW DEVELOPMENT GROUP, LLC-SERIES 036,

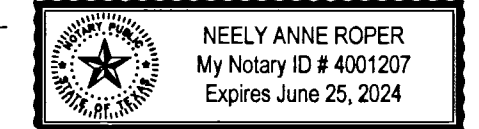
Bruce Whittis, President

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Bruce Whittis, 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 12th day of December, 2020.

Notary Public, Bell County, Texas



STATE OF TEXAS  
COUNTY OF BRAZOS

We, The City of Bryan, the owners and developers of the land shown on this plat, being (part of) the tract of land as conveyed to us, in the Deeds Records of Brazos County in Volume 14865, Page 203 dated 8/15/2018, 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.

Kean Register  
City Manager, City of Bryan

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Kean Register, 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 17th day of November, 2020.

Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS  
COUNTY OF BELL

I, Luther E. Frobish, 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.

LUTHER E. FROBISH  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6200



THE COUNTY CLERK

IS

County Clerk in and for said County, do hereby certify that this plat together with notification was filed for record in my office the 17th day of November, 2020 records of Brazos County in Volume 14865, Page 203.

Karen M. Queen by: Mary Hanna  
County Clerk Brazos County, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, John Bess, 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 April, 2018, and same was duly approved on the 7th day of June, 2018 by said Commission.

Chair, Planning & Zoning Commission Bryan, Texas

APPROVAL OF THE CITY PLANNER

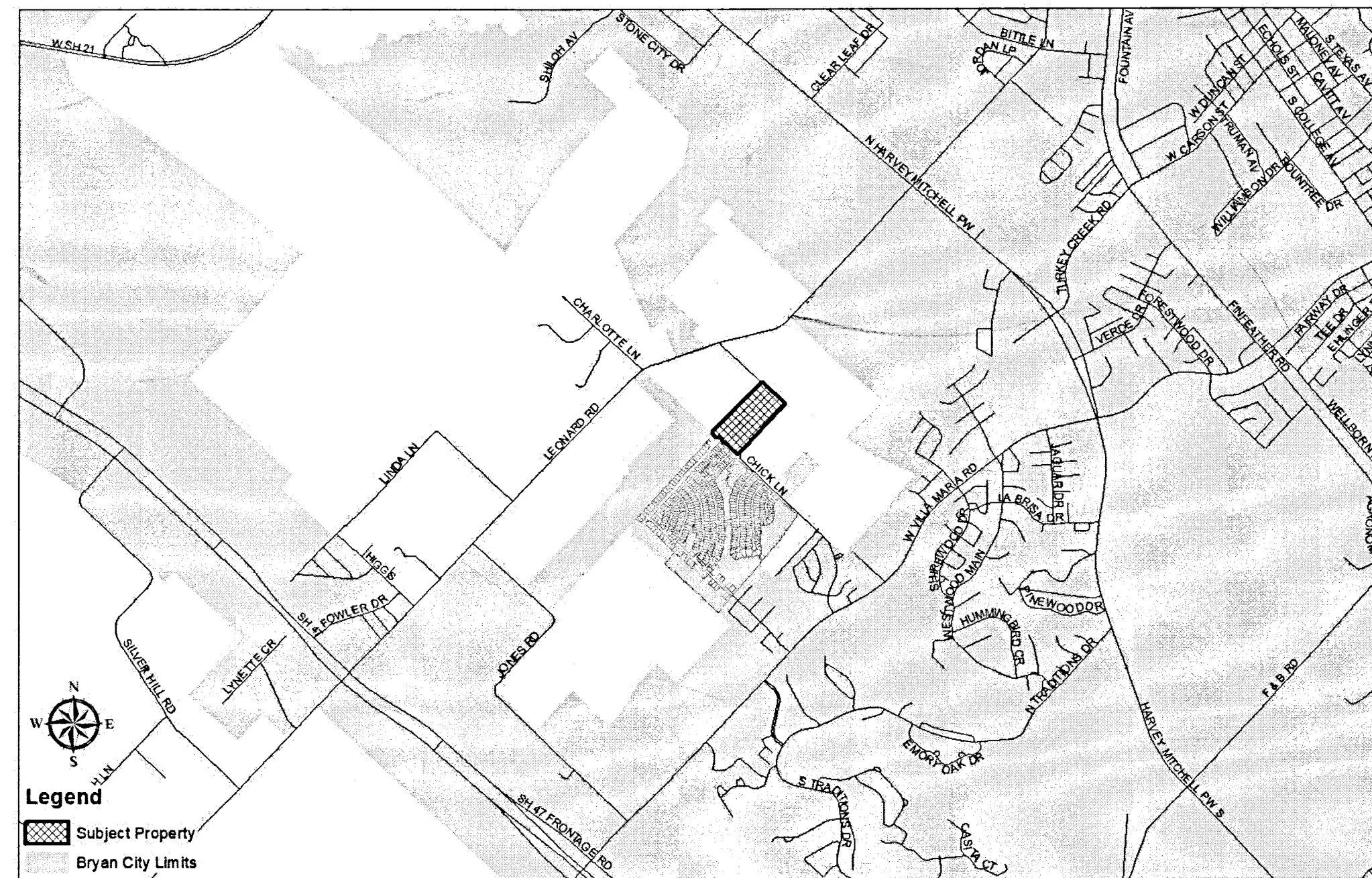
I, Martin Zimmermann, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 21st day of December, 2020.

City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, Jim Allen, 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 21st day of December, 2020.

City Engineer, Bryan, Texas



VICINITY MAP

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 12/22/2020 8:47:56 AM  
In the PLAT Records  
Doc Number: 2020-1416915  
Volume - Page: 19612-236  
Number of Pages: 2  
Amount: 73.00  
Order#: 20201222000017  
B: MF

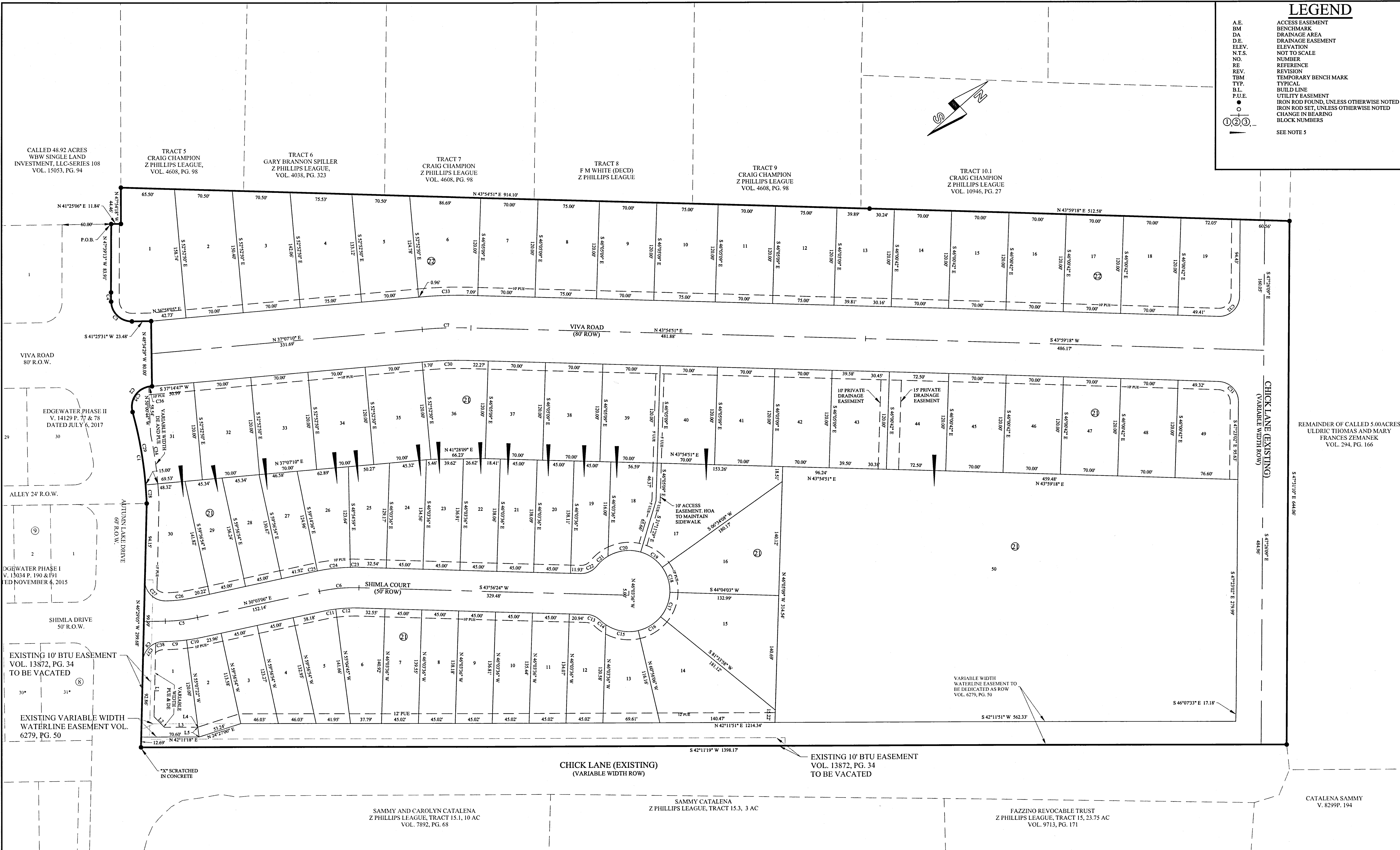
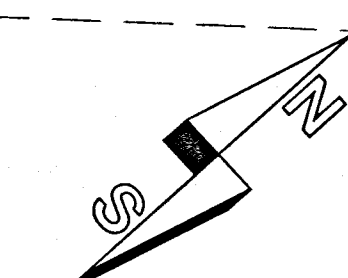
REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK
2	ADDED CITY WATER TOWER TRACT TO PLAT	11/12/2020	BTW	TOTAL SIZE: 21.47 AC. ROW DEDICATED: 5.02 AC. TOTAL BLOCKS: 2 TOTAL LOTS: 69 TOTAL TRACTS: 0	CITY OF BRYAN GPS-72 NAD83 TX CENTRAL ZONE N: 10212121.122 E: 3536404.605 Z: 281.76
1	ORIGINAL RELEASE	01/15/2018	BTW		S 51°13'07" E, 4459.67 FEET FROM P.O.B.

FINAL PLAT OF EDGEWATER SUBDIVISION - PHASE III  
BLOCK 21, LOTS 1-50 AND BLOCK 22, LOTS 1-19 BEING A TOTAL OF 21.47 ACRES OUT OF THE  
ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, CITY OF BRYAN, BRAZOS COUNTY, TEXAS

LOTS AND BLOCKS	OWNER INFO	Yalco, LLC	SHEET
LOTS 1-50, BLOCK 21 LOTS 1-19, BLOCK 22	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 Texas Registered Engineering Firm F-10264 Texas Registered Surveying Firm 10194095	1 OF 2

**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, UNLESS OTHERWISE NOTED
○	IRON ROD SET, UNLESS OTHERWISE NOTED
①, ②, ③, ...	CHANGE IN BEARING BLOCK NUMBERS
	SEE NOTE 5



REV.	DESCRIPTION	DATE	BY
2	ADDED CITY WATER TOWER TRACT TO PLAT	11/12/2020	BTW
1	ORIGINAL RELEASE	1/15/2018	BTW

PROJECT NUMBER: EW04  
 CLIENT NAME: WBW DEVELOPMENT GROUP, LLC-SERIES 036  
 CLIENT LOCATION: KILLEEN, TX

APPROVED BY: SAB  
 AUTHORIZED BY: WBW

PROJECT INFORMATION	
TOTAL SIZE:	21.47 AC.
ROW DEDICATED:	5.02 AC.
TOTAL BLOCKS:	2
TOTAL LOTS:	69
TOTAL TRACTS:	0

BENCHMARK	
CITY OF BRYAN GPS-72	NAD83 TX CENTRAL ZONE
N:	10212121.122
E:	3536404.605
Z:	281.76'
S 51°13'07" E, 4459.67 FEET FROM P.O.B.	

**FINAL PLAT OF EDGEWATER SUBDIVISION - PHASE III**  
**BLOCK 21, LOTS 1-50 AND BLOCK 22, LOTS 1-19 BEING A TOTAL OF 21.47 ACRES OUT OF THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, CITY OF BRYAN, BRAZOS COUNTY, TEXAS**

<b>Yalgo, LLC</b> 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 <b>2</b> OF <b>2</b>
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