

LEGEND

- A.E. ACCESS EASEMENT
- BM BENCHMARK
- DA DRAINAGE AREA
- D.E. DRAINAGE EASEMENT
- ELEV. ELEVATION
- N.T.S. NOT TO SCALE
- NO. NUMBER
- REF. REFERENCE
- REV. REVISION
- TBM TEMPORARY BENCHMARK
- TYP. TYPICAL
- BL. BUILD LINE
- U.E. UTILITY EASEMENT
- IRON ROD FOUND
- IRON ROD SET
- CHANGE IN BEARING
- BLOCK NUMBERS
- REPRESENTS CALL RECORD
- SEE NOTE 5
- LOTS WITH MIN LIFE (SEE TABLE)

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
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 In the PLAT Records

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 By: AM



MELCER WILLIE ELLEN
 V. 7792+ P. 195

CASTORIA LINDA KAY TRUSTEE
 V. 3014 P. 174

WELCH JACK EDWARD JR
 V. 4346 P. 328

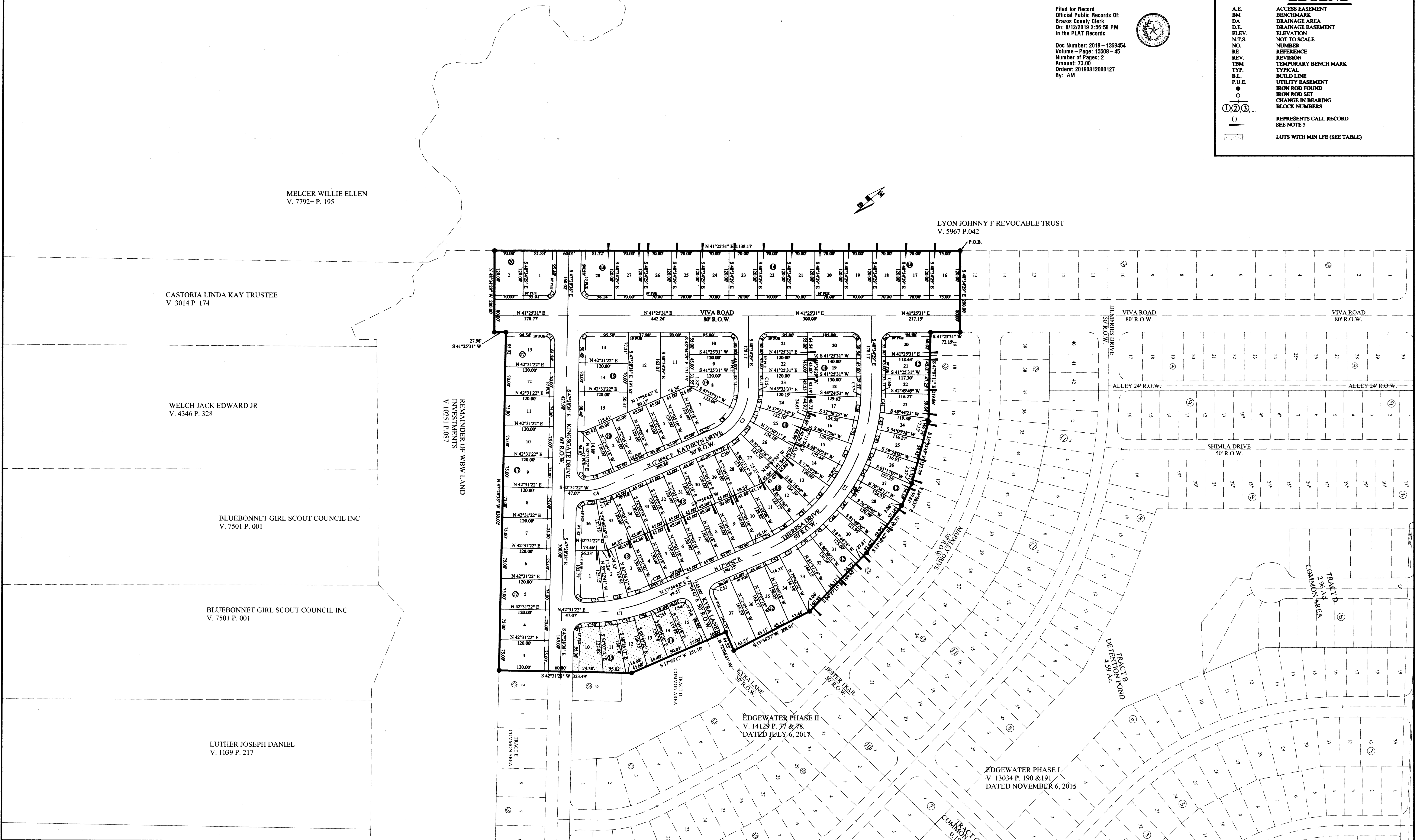
BLUEBONNET GIRL SCOUT COUNCIL INC
 V. 7501 P. 001

BLUEBONNET GIRL SCOUT COUNCIL INC
 V. 7501 P. 001

LUTHER JOSEPH DANIEL
 V. 1039 P. 217

LYON JOHNNY F REVOCABLE TRUST
 V. 5967 P.042

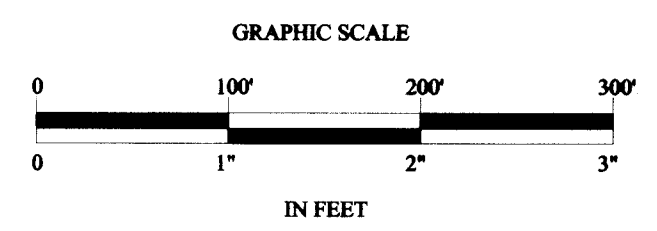
REMAINDER OF WBW LAND
 INVESTMENTS
 V.10251 P.087



REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	08/11/2017	BTW
PROJECT NUMBER: EW03		CLIENT NAME: WBW DEVELOPMENT GROUP, LLC-SERIES 031	
APPROVED BY: SAB		CLIENT LOCATION: KILLEEN, TX	
AUTHORIZED BY: WBW			

PROJECT INFORMATION	
TOTAL SIZE:	22.30 ACRES
TOTAL BLOCKS:	7
TOTAL LOTS:	101
TOTAL TRACTS:	0

BENCHMARK	
CITY OF BRYAN GPS-72	
NAD83 TX CENTRAL ZONE	
N:10212121.122	
E:5356404.605	
Z: 281.76'	
S 65°31'04" E, 4657.07 FEET	FROM P.O.B.



FINAL PLAT OF EDGEWATER SUBDIVISION - PHASE IV

BLOCK 12, LOTS 20-37; BLOCK 13, LOTS 10-15; BLOCK 14, LOTS 16-28; BLOCK 17, LOTS 3-13; BLOCK 18, LOTS 1-36; BLOCK 19, LOTS 1-15; AND BLOCK 20, LOTS 1 & 2 BEING A TOTAL OF 22.30 ACRES OUT OF THE ZENO PHILLIPS LEAGUE SURVEY, CITY OF BRYAN, BRAZOS COUNTY, TEXAS

<p>Yalgo, LLC 3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057</p> <p>Texas Registered Engineering Firm F-10264</p> <p>Texas Registered Surveying Firm 10194095</p>	<p>SHEET 2 OF 2</p>
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