CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	435.00	186.85'	185.42'	N 30'13'02" E	24'36'40"
C2	435.00	504.78'	476.93'	N 15'19'53" W	66'29'11"
03	135.00	156.65'	148.01'	S 15'19'53" E	66'29'11"
C4	135.00'	57.99'	57.54'	N 30 13 02 E	24'36'40"
C5	25.00'	38.79'	35.02'	N 03'01'33" W	88'54'09"
26	25.00'	39.27'	35.36'	N 86'25'31" E	90.00,00,
27	110.00'	50.95'	50.50'	S 35'18'19" E	26'32'20"
28	110.00'	76.69'	75.15'	S 02'03'43" E	39'56'51"
29	110.00'	36.98	36.80'	S 27'32'31" W	19"15"37"
210	25.00'	41.60'	36.97'	S 84'50'51" W	95'21'02"
211	25.00'	39.75'	35.69	N 86'58'27" E	91'05'51"
12	25.00'	38.79'	35.02'	N 03"01'33" W	88'54'09"
213	25.00'	39.75'	35.69'	N 86'58'27" E	91'05'51"
214	25.00'	39.27'	35.36'	N 03'34'29" W	90.00,00
215	160.00'	5.96'	5.96'	S 47'30'26" E	2'08'06"
216	160.00'	39.02'	38.92'	S 39'27'14" E	13'58'17"
217	160.00'	39.02'	38.92	S 25'28'57" E	13'58'17"
218	160.00'	39.02'	38.92	S 11'30'40" E	13'58'17"
219	160.00'	39.02'	38.92'	S 02'27'37" W	13'58'17"
20	160.00'	23.64'	23.62'	N 13'40'44" E	8"27'57"
22	160.00°	37.16' 24.70'	37.08'	S 24'33'58" W	13'18'31"
23	25.00'	38.20'	24.68'	S 35'38'38" W	8'50'48"
24	25.00	39.78	34.59' 35.72'	S 03'42'18" E	87'32'40"
225	410.00	48.10'	48.07'	N 86'55'59" E N 37'58'57" E	91'10'47"
26	410.00	58.94	58.89'	N 30'30'14" E	6'43'16" 8'14'11"
27	410.00	58.94'	58.89'	N 22'16'03" E	8'14'11"
28	410.00	1.70	1.70'	N 18'01'50" E	0'14'16"
29	410.00	37.55'	37.54'	N 15'17'17" E	5'14'50"
30	410.00	58.62'	58.57'	N 08'34'06" E	8'11'32"
231	410.00	58.62'	58.57'	N 00 34 00 E	8'11'32"
32	410.00	65.10'	65.03'	N 08'16'06" W	9'05'50"
:33	410.00	58.62'	58.57'	N 16'54'47" W	8"11'32"
34	410.00'	58.62'	58.57'	N 25'06'18" W	B'11'32"
35	410.00'	58.62'	58.57'	N 33'17'50" W	8'11'32"
36	410.00	58.62'	58.57'	N 41'29'21" W	811132
37	410.00'	21.39'	21.39'	S 47'04'48" E	2'59'22"
38	25.00'	39.27'	35.36'	S 86°25'31" W	90'00'00"
39	25.00'	39.27	35.36'	S 03'34'29" E	90,00,00
40	460.00'	11.28'	11.28'	S 4752'20" E	1'24'18"
41	460.00'	47.44'	47.42'	S 44'12'54" E	5'54'34"
42	460.00'	42.70'	42.68'	S 38'36'04" E	5'19'05"
43	460.00'	47.44	47.42'	S 32'59'15" E	5'54'34"
44	460.00'	42.70'	42.68'	S 27'22'26" E	5'19'05"
45	460.00'	42.70'	42.68'	S 22'03'21" E	5'19'05"
46	460.00'	47.44'	47.42'	S 16'26'32" E	5'54'34"
47	460.00	42.70'	42.68'	S 10'49'42" E	5'19'05"
48	460.00'	47.44	47.42'	S 05'12'53" E	5'54'34"
49	460.00'	42.70	42.68'	S 00'23'57" W	5'19'05"
50	460.00	42.70'	42.68'	S 05'43'01" W	5'19'05"
51	460.00'	47.44	47.42'	S 11'19'51" W	5'54'34"
52	460.00'	29.11'	29.11	S 16'05'55" W	<i>3</i> *37 * 35*
53	25.00	39.27	35.35'	S 27'05'00" E	89'59'25"
54	25.00'	39.27'	35.36'	S 62'55'00" W	90'00'35"
55_	460.00'	24.20'	24.20'	S 19'25'08" W	3'00'51"
56	460.00	42.70'	42.68'	S 23'35'06" W	5'19'05"
57	460.00'	42.70'	42.68'	S 28'54'11" W	5'19'05"
58	460.00'	42.70'	42.68'	S 34'13'16" W	5'19'05"
59	460.00'	37.79'	37.77'	S 39"14'00" W	4'42'23"
60	25.00'	38.86'	35.07'	S 02'56'43" E	89'03'49"

LOWEST FLC	OR ELEVATION	(LFE) TABLE
LOT#	BLOCK#	MIN LFE
10	13	304.85
11	13	305.25
12	13	305.56
13	13	305.51
14	13	305.06
15	13	304.75

GENERAL NOTES:

NUMBER NUMBER

5,348

6,202

6.136

24 8,400

9 6,500

35 7,227 36 7,368 37 10,086 10 8,115

- 1. 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.
- 2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYAN SIDEWALK ORDINANCE.
- 3. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL.
- THE BEARINGS RECITED HEREON 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
 0.99989089. 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.
- 6. ROAD WIDTH
- MAJOR COLLECTORS = 80' ROW, 54' BOC-BOC (VIVA ROAD)
 MINOR COLLECTORS = 60' ROW, 38' BOC-BOC (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, PHYSICAL DEVELOPMENT, AND SETBACKS SHALL BE ALLOWED IN ACCORDANCE WITH THE PD-H DISTRICT REQUIREMENTS.
- 8. LOT 10 BLOCK 13, LOT 28 BLOCK 14, LOTS 1 AND 36 BLOCK 18, LOT 1 BLOCK 19, AND LOT 1 BLOCK 20 SHALL NOT HAVE DRIVEWAY ACCESS TO KINGSGATE DRIVE. LOT 20 BLOCK 12, LOT 13 BLOCK 17, LOTS 20 AND 21 BLOCK 18 AND LOTS 10 AND 13 BLOCK 19 SHALL NOT HAVE ACCESS TO VIVA ROAD. LOTS 16-28 BLOCK 14, LOTS 11 AND 12 BLOCK 19, AND LOTS 1 AND 2 BLOCK 20 SHALL HAVE AN ADEQUATE DRIVEWAY SO VEHICLES WILL NOT NEED TO BACK DIRECTLY ONTO VIVA ROAD. LOTS 3-13 BLOCK 17, AND LOTS 13-15 BLOCK 19 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 SUPE WARD SETTING
 - 15' STREET SIDE YARD SETBACK
 - 25' STREET SIDE YARD SETBACK ADJACENT TO ARTERIAL STREETS.
- 10. ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS.
- 11. 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 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.

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 an iron rod with cap set for the west corner of Lot 15, Block 14 of the Edgewater Phase II Subdivision, according to the plat recorded in Volume 14129, Page 77 & 78 of the Official Plat Records of Brazos County, Texas, and also being in the southeast line of a called 48.46 acre tract as described by a Deed to John M. Heard recorded in Volume 5967, Page 42, of said records, said point of beginning being the most northerly corner of the herein described tract;

THENCE across and upon said 166.20 acre tract with the westerly line of said Edgewater Phase II for the following eleven (11) courses:

- 1. S 48° 34′ 29″ E, 200. 00 feet, to an iron rod with cap found;
 2. S 41° 25′ 31″ W, 72.19 feet, to an iron rod with cap found;
 3. S 47° 07″ 11″ E, 219.06 feet, to an iron rod with cap found;
 4. S 33° 35′ 49″ E, 157.70 feet, to an iron rod with cap found;
 5. S 24° 08′ 37″ E, 59.81 feet, to an iron rod with cap found;
 6. S 12° 16′ 42″ E, 143.71 feet, to an iron rod with cap found;
 7. S 04° 27′ 15″ E, 199.65 feet, to an iron rod with cap found;
 8. S 13° 56′ 37″ W, 208.91 feet, to an iron rod with cap found;
 9. N 72° 04′ 43″ W, 49.53 feet, to an iron rod with cap found;
 10. S 17° 55′ 17″ W, 251.10 feet, to an iron rod with cap found;
- THENCE departing the westerly line of said Edgewater Phase II, across and upon the remainder of said 166.20 acre tract for the following three (3) courses:
- N 47° 28' 38" W, 830.02 feet, to an iron rod with cap set;
 S 41° 25' 31" W, 27.98 feet, to an iron rod with cap set;

11. S 42° 31' 22" W, 323.49 feet, to an iron rod with cap found;

3. N 48° 34' 29" W, 200.00 feet, to an iron rod with cap set in the southeast line of said 48.46 acre tract;

THENCE N 41° 25' 31" E, along the common line of said 166.20 acre tract and said 48.46 acre tract, for a distance of 1138.17 feet, to the POINT OF BEGINNING, and containing 22.30 acres of land, more or less.

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

CERTIFICATION OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF BELL
KNOW ALL MEN BY THESE PRESENTS, that WBW Development Group LLC.-SERIES 031 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.

For: WEW DEVELOPMENT GROUP, LLC.-SERIES 031,

ruce Whitis, President

STATE OF TEXAS COUNTY OF BELL

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.

Notary Public, Bell County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS

COUNTY OF BELL

I, Luther 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



CERTIFICATION BY THE COUNTY CLERK

TEXAS

Filed for Record Official Public Records Of: Brazos County Clerk On: 8/12/2019 2:56:58 PM In the PLAT Records

Doc Number: 2019 – 1369454 Volume – Page: 15508 – 45 Number of Pages: 2 Amount: 73.00 Order#: 20190812000127 By: AM

DF BRAZOS
_____, County Clerk in and for said County, do hereby certify that this plat together with its certificates of on was filed for record in my office the ______ day of ______, 20_____, in the Office Brazos County in Volume ______, Page _____.

County Clerk Brazos County, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

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 1) 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 1) 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 1) 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 1) 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 1) 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 1) 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 1) 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 1) 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 1) 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 1) 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 1) 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 1) State of Texas, hereby certification of the City of Bryan on the 1) State of Texas, hereby certification of the City of Bryan on the 1) State

hair Planning & Zoning Commission Bruss. Te

APPROVAL OF THE CITY PLANNER

City Planner, Bryan, Texas

APPROVAL O F THE CITY ENGINEER

I, <u>Manilesses</u>, 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 815 day of August,

Walty Engineer Bryan Tran

Legend Property Roadways		A Company of the Comp		
City Limits	SHIPP			
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LOCATION MAP

REV.		DESCRIPTION	DATE	BY	Г
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					T
1	ORIGINAL RELEASE		08/11/2017	BTW	1
PROJECT NUMBER: EW03		CLIENT NAME: WBW DEVELOPMEN	T GROUP, LLCSERIES	S 031	1
		CLIENT LOCATION: KILLEEN TX			1

APPROVED BY: SAB

AUTHORIZED BY: WBW

PROJECT INFORMATION

BENCHMARK

FOTAL SIZE: 22.30 ACRES
FOTAL BLOCKS: 7
FOTAL LOTS: 101
FOTAL TRACTS: 0

COTAL TRACTS: 0

COT

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

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	LOTS AND BLOCKS
	LOTS 20-37, BLOCK 12
	LOTS 10-15, BLOCK 13
i	LOTS 16-28, BLOCK 14
	LOTS 3-13, BLOCK 17
	LOTS 1-36, BLOCK 18
	LOTS 1-15, BLOCK 19
	LOTS 1-2, BLOCK 20

WBW LAND INVESTMENT LP

3000 Illinois Ave., Suite 100

Killeen, TX 76543

PH (254) 953-5353

FX (254) 953-5057

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
Engineering Firm F-10264

Texas Registered
Surveying Firm 10194095

