LOT SIZE TABLE S 62°33'26" W 6°17'56" NUMBER NUMBER N 44°56′03" W 5°25′43" N 44°56′03" W 5°25′43" S 45°04′03" E 5°41′44" N 45°58′32" W 3°20′44" N 43°15′41" W 2°04′59" S 45°04′03" E 5°41′44" 54.46 29 30 S 87'05'05" W 90'00'00" S 02'54'55" E 90'00'00" N 02'54'55" W 90'00'00" 33 N 87 03 05 E 90 00 00 N 72\*00'37" W 48\*11'23" N 82\*20'01" W 27\*32'34" N 44\*36'29" W 47\*54'32" S 00'16'17" W 41\*50'59" 36 14 39 S 83\*58'14" W 41\*50'59" 14 40 14 41 14 42 6,750 14 43 11,466 14 44 N 72°00'37" W 48°11'23" 14 45 5,850 N 82°23'11" W 27°26'15" N 44°41'49" W 47°56'29" N 00°11'55" E 41°50'59" 14 46 5,850 14 47 14 48 5,850 N 83'53'53" E 41'50'59"

S 51'13'22" E 47'54'32"

S 13'29'49" E 27'32'34"

N 23'49'14" W 48'11'23"

S 02'54'55" E 90'00'00"

S 87'05'05" W 90'00'00" 14 49 5,666 14 52 N 72°00'37" W 48°11'23" N 82°20'01" W 27°32'34" N 44°36'29" W 47°54'32" N 00°16'17" E 41°50'59" N 42°07'15" E 41°50'59" 14 53 14 54 14 55 14 56 N 83'58'14" E 41'50'59" N 51'08'02" W 47'56'29" 14 57 14 58 N 13'26'40" W 27'26'15" S 23'49'14" E 48'11'23" N 02'54'55" W 90'00'00" 14 59 N 87\*05'05" E 90\*00'00" S 72\*00'37" E 48\*11'23" N 88\*14'47" W 15\*43'03" N 56\*40'38" W 47\*25'14" 61 14 62 14 63 14 64 N 14'13'03" W 37'29'55" 14 65 6,481 S 60'46'47" W 37'29'55" S 81'43'17" E 37'29'55" S 39'17'26" E 47'21'47" 14 66 5,400 14 67 N 07'40'03" W 15'53'00" 14 68 S 23'49'14" E 48'11 14 69 5,400 S 24'03'29" W 36'03'11" 14 70 N 34'36'18" W 81'16'23" S 70'20'16" E 9'48'27" N 56'40'29" W 17'31'07" 14 71 14 72 5,400 N 66\*43'53" E 130\*42'23" N 72\*00'37" W 48\*11'23" 14 73 5,213 S 88'00'49" E 16'10'58" N 56'21'36" W 47'07'29" N 14'02'54" W 37'29'55" 74 14 75 14 76 N 14'02'54 W 37'29'55" N 23'27'01" E 37'29'55" N 60'56'56" E 37'29'55" N 81'33'08" W 37'29'55" S 39'04'35" E 47'27'11" N 07'32'16" W 15'37'27" N 23'49'14" W 48'11'23" N 03'21'47" E 3'58'10" 78 79 N 03°21'47" E 3°58'1 81 14 88 90 14 91 14 92 6,000 14 93 6,000 14 94 6,000

14 95 6,000 5,636 14 98 9,632 5,634 6,000 20 40 6,000 106 20 41 113 6,000 116 6,000 117 5,634 254,421 272,989 TRACT A TRACT B

GENERAL NOTES:

LOT SIZE TABLE

NUMBER NUMBER FEET

14 120 9,212

14 121 12,111

14 122 6,509

14 123 5,636

14 124 6,000

14 125 6,000

14 126 6,000

14 127 6,000

14 128 6,000

14 130 6,466

14 131 6,466

14 133 6,000

14 139 6,509

14

14

14

14

14

14

14

14

14

14

14

14

14

129 6,000

132 6,000

134 6,000

135 6,000

136 6,000

137 6,000

138 5,636

140 12,032

141 8,801

142 10,848

143 6,202

144 5,684

145 6,100

146 6,100

147 6,100

148 6,100

152 9,476

155 8,400

158 8,949

6,000

14 149 6,100

14 150 6,100

14 151 6,586

14 153 8,400

14 154 8,400

14 156 8,400

14 157 8,449

14 159 9,204

20 3 6,081

20 6 7,088

20 9 6,937

20 13 6,000

20 15 6,000

12 6,000

20 4

20 5

20 8

20

FEET

6,509

6,575

11,893

9,832 6,538

7,212

12,997

8,563

12,224

8,916

6,203

6,750

10,479

5,850

5,763

10,651

7,965

7,785

9,466

5,093

5,209

5,400

5,400

5,400

5,400

5,400

5,400

5,444

7,576

5,400

5,400

5,400

5,400

9,541

7,916

9,440

5,098

5,400

6,466

6,466 6,000

ALL PERMANENT CORNERS SET ARE 1/2" IRON RODS WITH CAP MARKED "YALGO LLC" 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 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 STORM WATER RUNOFF MUST FLOW DIRECTLY FROM ALL ADJACENT UPSTREAM LOTS TO THE DOWNSTREAM LOT, WITHOUT IMPEDIMENT OR DIVERSION TO OTHER LOTS, AS SHOWN IN CONSTRUCTION PLANS FOR EDGEWATER V. DRAINAGE PLANS PRESENTED BY THE HOMEBUILDER FOR EACH INDIVIDUAL LOT MUST ALLOW STORM WATER TO PASS FROM UPSTREAM LOTS TO THE DOWNSTREAM LOTS WITHOUT IMPEDIMENT.

MINOR COLLECTORS = 60' ROW, 38' BOC-BOC 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. THIS PROPERTY WAS ANNEXED INTO THE CITY OF BRYAN ON APRIL 9, 2019 (ORDINANCE NO. 2339).

MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:

5' SIDE YARD SETBACK

7.5' REAR YARD SETBACK

 25' FRONT YARD SETBACK, 20' FRONT YARD SET BACK IN CUL-DE-SAC 15' STREET SIDE YARD SETBACK

ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY O 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 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.

OWNERSHIP OF TRACTS A AND B SHALL BE CONVEYED TO THE EDGEWATER AT AUTUMN LAKE HOME OWNERS ASSOCIATION, OPERATION, MANAGEMENT, MAINTENANCE REPAIR AND USE OF SAID COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, PIPING LOCATED IN THE RIGHT OF WAY OR PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE CITY OF

PRIVATE DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION, TRACT A IS TO BE USED AS A PRIVATE DRAINAGE EASEMENT.

A METES & BOUNDS description of a certain 48.92 acre tract of land situated in the Thomas J. Wooton League, Abstract No. 59 in Brazos County, Texas, being out of a called 48.92 acre tract of land conveyed by Warranty Deed to WBW Development Group, LLC - Series 038 recorded in Volume 16390, Page 257 of the Official Public Records of Brazos County (OPRBC); said 48.92 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, Texas Central Zone;

BEGINNING at a found 60D nail marking the most northerly corner of said 48.92 acre tract, being common with the northwest corner of a called 6.826 acre tract of land conveyed by Gift Deed to Craig Champion recorded in Volume 4608, Page 98 OPRBC, and being in the southeast right-of-way line of Leonard Road;

THENCE, South 47°54'55" East, along the northeast line of said 48.92 acre tract, passing at 1826.93 feet a found 1/2-inch iron rod (with cap stamped "YALGO 6200") marking the south corner of said 6.826 acre tract being common with a northwest corner of Edgewater Phase III recorded in Document No. 2020-141591 of the Plat Records of Brazos County (PRBC), continuing in all a total distance of 1871.39 feet to a found 1/2-inch iron rod (with cap stamped "YALGO 6200") marking the east corner of said 48.92 acre tract being common with an interior west corner of said Edgewater Phase III;

THENCE, South 41°25'31" West, along the southeast line of said 48.92 acre tract, passing at 11.84 feet a found 1/2-inch iron rod (with cap stamped "YALGO 6200") marking a west corner of said Edgewater Phase III being common with the north corner of Edgewater Phase II recorded in Document No. 2017-1302472 PRBC, passing at 1163.28 feet a found 1/2-inch iron rod (with cap stamped "YALGO 6200") marking the west corner of said Edgewater Phase II being common with the north corner of Edgewater Phase IV recorded in Document No. 2019-1369454 PRBC, passing at 2301.45 feet a found 1/2-inch iron rod (with cap stamped "YALGO 6200") marking the west corner of said Edgewater Phase IV, being common with the north corner of a called 16.81 acre tract of land conveyed by Special Warranty Deed to John C. Venable, Sr. recorded in Volume 15722, Page 231 OPRBC, continuing in all a total distances of 2418.71 feet to a point for corner in the centerline of a creek being the south corner of said 48.92 acre tract being common with a northwesterly corner of said 16.81 acre tract and being in the east line of Alamosa Springs Subdivision Phase III recorded in Document No. 2020-1403723 PRBC;

THENCE along the west line of said 48.92 acre tract being common with the centerline of said creek and its meanders the following seventeen (17) courses and distances:

1. North 20°32'53" West, 45.16 feet to a point for corner,

2. North 40°10'24" West, 152.49 feet to a point for corner;

3. South 59°34'39" West, 66.62 feet to a point for corner,

4. North 71°12'29" West, 71.67 feet to a point for corner,

North 21°29'42" West, 150.20 feet to a point for corner;

North 03°02'41" West, 220.27 feet to a point for corner;

8. South 88°56'06" East, 80.70 feet to a point for corner,

7. North 18°09'05" East, 86.46 feet to a point for corner,

9. North 42°04'24" East, 53.00 feet to a point for corner,

10. North 12°09'18" East, 81.85 feet to a point for corner 11. North 33°07'42" West, 42.42 feet to a point for corner,

12. South 87°59'48" West, 103.53 feet to a point for corner;

13. North 19°59'44" East, 122.85 feet to a point for corner,

14. North 68°59'21" East, 38.22 feet to a point for corner

15. North 03°45'24" West, 94.75 feet to a point for corner,

North 86°09'37" East, 98.21 feet to a point for corner;

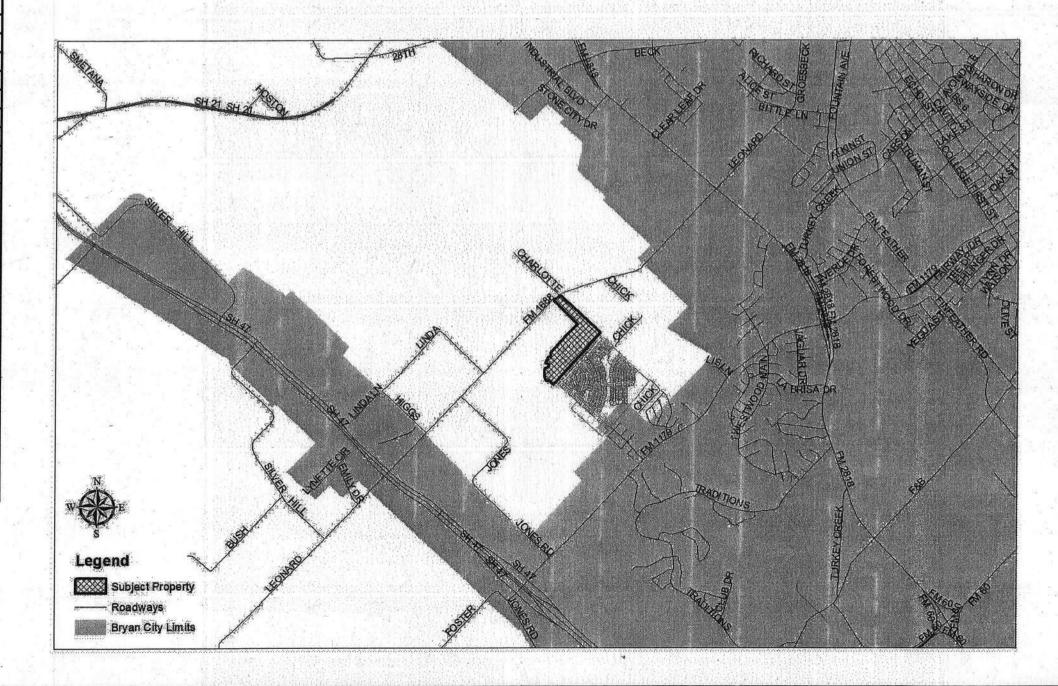
17. North 03°14'42" East, 167.92 feet to a point for corner being a northwesterly corner of said 48.92 acre tract and being in the southeast line of a called 7.00 acre tract of land conveyed by Warranty Deed with Vendor's Lien to Patrick Cole and Terrie Cole recorded in Volume 2021,

THENCE, North 43°00'47" East, along the northwest line of said 48.92 acre tract, passing at 465.15 feet a found 1/2-inch iron rod marking the south corner of a called 12.79 acre tract of land conveyed by Assumption Warranty Deed to Allen Linton Properties, LLC recorded in Volume 7511, Page 74 OPRBC being common with the east corner of a called 10 acre tract of land conveyed by Contribution Warranty Deed to Sweetwater Land Development Company, LLC recorded in Volume 14253, Page 139 OPRBC, continuing in all a total distance of 1331.17 feet to a found 1/2-inch iron rod marking the interior west corner of said 48.92 acre tract being common with the east corner of a called 6.88 tract of land conveyed by Assumption Warranty Deed to Allen Linton Properties, LLC recorded in Volume 7511, Page 74 OPRBC;

THENCE, North 46°10'23" West, along a southwesterly line of said 48.92 acre tract being common with the northeast line of said 6.88 acre tract, 1135.23 feet to a found 1/2-inch iron rod at the beginning of a non-tangent curve to the right marking the northwest corner of said 48.92 acre tract being common with the north corner of said 6.88 acre tract, and being in the southeast right-of-way line of said Leonard Road;

HENCE, along said non-tangent curve to the right being common with the northwest line of said 48.92 acre tract and the southeast right-of-way line of said Leonard Road having a radius of 602.85 feet, a central angle of 26°23'29", an arc length of 277.69 feet, and a long chord bearing North 51°40'56" East, 275:24 feet to the POINT OF BEGINNING, CONTAINING 48.92 acres of land in Brazos County, Texas.

LOCATION MAP NOT TO SCALE



BLOCK NUMBER	LOT NUMBER	WIDTH
14	34	52.28
14	40	53.60'
14	43	62.47
14	49	47.31
14	56	47.37'
14	64	50.28
14	65	55.12'
14	73	47.34
14	80	47.32'
14	88	55.00'
14	89	55.00'
14	96	53.05'
14	102	53.05'
14	109	55.09'
14	110	55.09'
14	117	53.05'
14	123	53.05
14	130	55.00'
14	131	55.00'
14	138	53.05'
14	144	53.05'
14	151	55.09'

FINAL PLAT OF EDGEWATER SUBDIVISION - PHASE 5 BLOCK 14, LOTS 29-159 AND BLOCK 20, LOTS 3-51 BEING 180 LOTS BEING A TOTAL OF 48.92 ACRES OUT OF THE THOMAS J. WOOTON LEAGUE, ABSTRACT NO. 59 IN THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS

CERTIFICATION OF OWNERSHIP AND DEDICATION

STATE OF TEXAS **COUNTY OF WILLIAMSON** 

KNOW ALL MEN BY THESE PRESENTS, that WBW DEVELOPMENT GROUP, LLC SERIES 038, 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.

WITNESS the execution hereof, on this day of day of For: BRUCE WHITIS,

STATE OF TEXAS

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

Owner, President

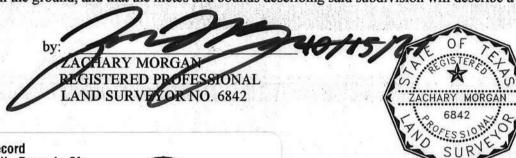
Given under my hand and seal of office this 6th day of day of 20 22

Notary Public, Bell County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS

**COUNTY OF WILLIAMSON** I, Zachary Morgan, Registered Public Surveyor No. 6842 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.



Official Public Records Of: Brazos County Clerk On: 3/23/2022 9:06:41 AM In the PLAT Records

reby certify that this plat together with its certificates of

Doc Number: 2022 - 1465387 Volume - Page: 17809 - 249 Number of Pages: 2 Amount: 73.00

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Les Goszalez, 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 15th day of Aug. 1, 2018 and same was duly approved on the 18th day of April 20 19 by said Commission.

Chair, Planning & Zoning Commission Bryan, Texas

APPROVAL OF THE CITY PLANNER

I. Hoth Emmandersigned, 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 4000, 2022.

APPROVAL OF THE CITY ENGINEER

REV.	DESCRIPTION		DATE	BY
6	REVISED SIZE OF TRACT A AND LOT 51 BLOCK 20		12/05/2018	BTW
5	UPDATED CURVE TABLE		11/21/2018	JAT
4	ADJUSTED BOUNDARY TO INCLUDE POND LOCATION AND REMAINING LAND		11/05/2018	BTW
3	TABLES UPDATED PER LOT LINE SHIFTS		8/28/2018	TTW
2	ADDED NOTES 11 AND 12 AND REVISED NOTE 7		8/21/2018	BTW
1	ORIGINAL RELEASE		8/15/2018	BTW
PROJECT NUMBER: EW05		CLIENT NAME: WBW DEVELOPMENT GROUP, LLCSERIES 038		
		CLIENT LOCATION: GEORGETOWN, TX		
APPROVED BY: SAB				

AUTHORIZED BY: WBW

PROJECT INFORMATION BENCHMARK OTAL SIZE: 48.92 ACRES CITY OF BRYAN GPS-72 TOTAL BLOCKS: 2 NAD83 TX CENTRAL ZONE TOTAL LOTS: 180 N:10212121.122 E:3536404.605 Z: 281.76' S 50°08'07" E 6328.54' FEET FROM P.O.B.

FINAL PLAT OF EDGEWATER SUBDIVISION - PHASE 5 BLOCK 14, LOTS 29-159 AND BLOCK 20, LOTS 3-51 BEING 180 LOTS BEING A TOTAL OF 48.92 ACRES OUT OF THE THOMAS J. WOOTON LEAGUE, ABSTRACT NO. 59 IN THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS

LOTS AND BLOCKS	OWNER INFO	Yalgo, LLC	
S 29-159, BLOCK 14 S 3-51, BLOCK 20	WBW DEVELOPMENT GROUP, LLC - SERIES 038 109 W 2nd Street, Suite 200 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057	109 W 2nd Street, Suite 200 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057  Texas Registered Engineering Firm F-10264  Zachary Morgan RPLS 6842 Texas Registered Surveying Firm 10194095	1 of 2

