

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

Table with 5 columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Contains detailed curve data for lots 1 through 159.

Table with 3 columns: BLOCK NUMBER, LOT NUMBER, SQUARE FEET. Lists lot numbers and their corresponding square footages for blocks 14 and 20.

GENERAL NOTES:

- 1. ALL PERMANENT CORNERS SET ARE 1/2" IRON RODS WITH CAP MARKED "YALGO LLC" UNLESS OTHERWISE NOTED HEREON...
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYAN SIDEWALK ORDINANCE.
3. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL.
4. 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...

FIELD NOTES

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 conveyed by Warranty Deed to BWB Development Group, LLC - Series 038 recorded in Volume 16399, Page 257 of the Official Public Records of Brazos County (OPRC)...

CERTIFICATION OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF WILLIAMSON
KNOW ALL MEN BY THESE PRESENTS, THAT BWB 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 16399, Page 257, 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 20th day of August, 2022
For: BRUCE WHITIS, Owner, President

STATE OF TEXAS
COUNTY OF WILLIAMSON
Before me, the undersigned authority, on this day personally appeared Bruce Whitis, 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 22nd day of August, 2022
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.

Zachary Morgan, Registered Professional Land Surveyor No. 6842



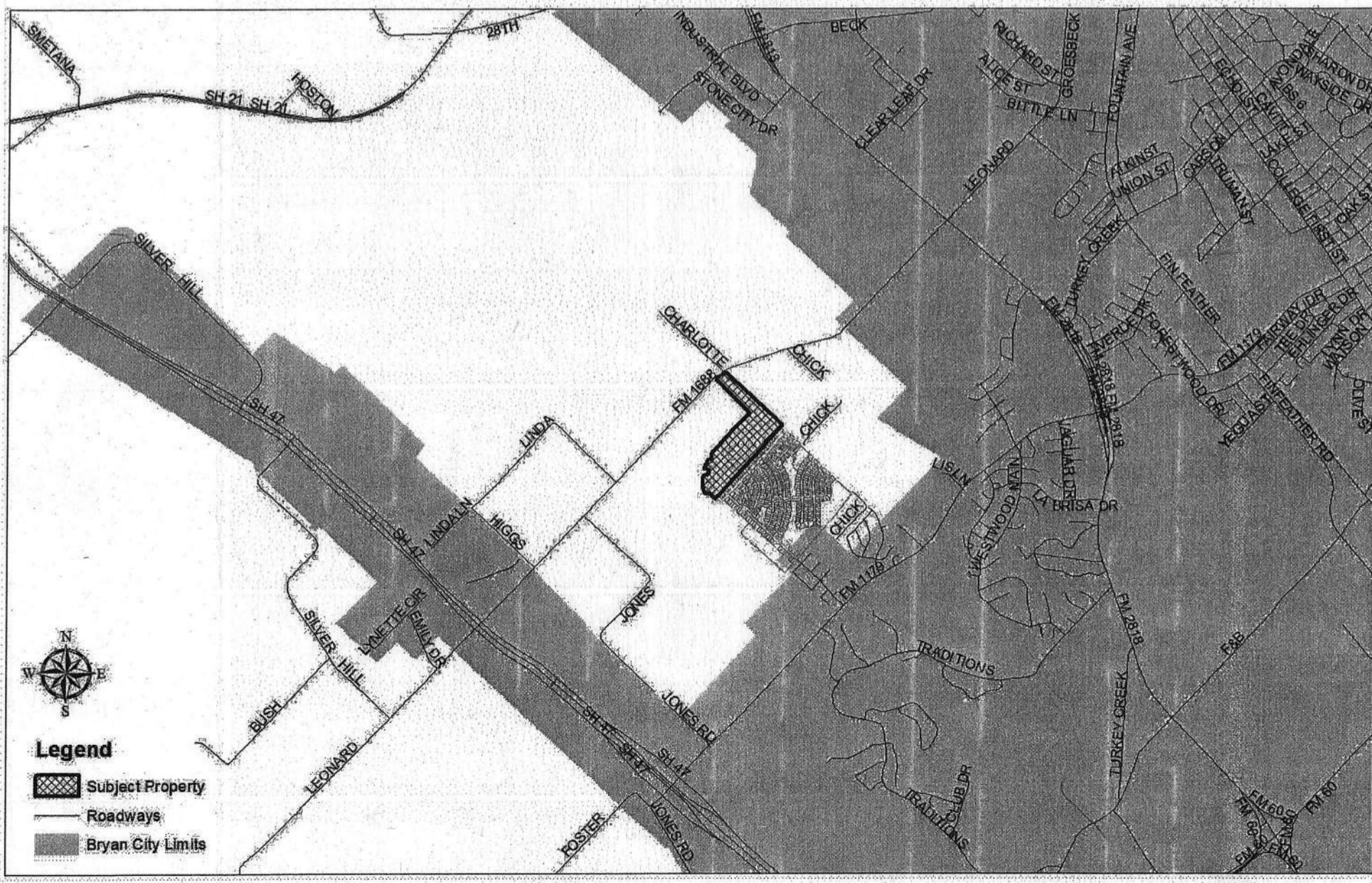
Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 3/23/2022 9:06:41 AM
In the PLAT Records
Amount: 73.00
Order#: 20220323000017
By: LG Karen McQueen, Kiji Anna Chidreux

APPROVAL OF THE PLANNING AND ZONING COMMISSION
I, Lee Gonzalez, 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 August, 2022, and same was duly approved on the 18th day of April, 2022.

APPROVAL OF THE CITY PLANNER
I, Matt Zimmmerman, 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 18th day of March, 2022.

APPROVAL OF THE CITY ENGINEER
I, K. P. [Signature], 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 22nd day of March, 2022.

LOCATION MAP NOT TO SCALE



LOT WIDTH TABLE
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 47.14'
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'

LINE BEARING DISTANCE
L1 S 42°13'11" E 60.24'
L2 N 47°38'54" W 38.63'
L3 N 88°37'18" W 13.45'
L4 S 47°54'55" E 30.07'
L5 N 74°37'24" W 14.98'
L6 S 01°22'42" W 41.87'
L7 N 41°25'51" E 11.83'
L8 S 47°54'55" E 209.54'
L9 N 24°33'58" E 25.00'

Project information table including REV, DESCRIPTION, DATE, BY, PROJECT INFORMATION, BENCHMARK, TOTAL SIZE: 48.92 ACRES, CITY OF BRYAN GPS-72, 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, Yalgo, LLC, WBW DEVELOPMENT GROUP, LLC - SERIES 038, SHEET 1 OF 2.



LEGEND	
A.E.	ACCESS EASEMENT
B.M.	BENCHMARK
DA	DRAINAGE AREA
D.E.	DRAINAGE EASEMENT
ELEV.	ELEVATION
N.T.S.	NOT TO SCALE
NO.	NUMBER
RE	REFERENCE
REV.	REVISION
T.B.M.	TEMPORARY BENCH MARK
TYP.	TYPICAL
B.L.	BUILD LINE
P.U.E.	UTILITY EASEMENT
●	IRON ROD FOUND
○	POINT FOR CORNER IN CENTERLINE OF CREEK
— —	CHANGE IN BEARING
①②③	BLOCK NUMBERS
○	REPRESENTS CALL RECORD
○	SEE NOTE 5

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK
5	REVISED SIZE OF TRACT A AND LOT 51 BLOCK 20	12/05/2018	JAT	TOTAL SIZE: 48.92 ACRES	CITY OF BRYAN GPS-72
4	ADDED 20' ROW FOR LEONARD ROAD	11/21/2018	JAT	TOTAL BLOCKS: 2	NAD83 TX CENTRAL ZONE
3	ADJUSTED BOUNDARY TO INCLUDE POND LOCATION AND REMAINING LAND	11/05/2018	BTW	TOTAL LOTS: 180	N: 1021.2121.122
2	LOT LINES SHIFTED	8/28/2018	TTW	TOTAL TRACTS: 2	E: 3336404.605
1	ORIGINAL RELEASE	8/15/2018	BTW		Z: 281.76'

PROJECT NUMBER: EW05	CLIENT NAME: WBW DEVELOPMENT GROUP, LLC-SERIES 038	GRAPHIC SCALE IN FEET
APPROVED BY: SAB	CLIENT LOCATION: GEORGETOWN, TX	
AUTHORIZED BY: WBW		

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LOTS AND BLOCKS	OWNER INFO	SHEET
LOTS 29-159, BLOCK 14 LOTS 3-51, BLOCK 20	Yalgo, LLC 109 W 2nd Street, Suite 200 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-0032 Texas Registered Engineering Firm F-10264 Texas Registered Surveying Firm 10194095	2
	WBW DEVELOPMENT GROUP, LLC - SERIES 038 109 W 2nd Street, Suite 200 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057	OF
		2