

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

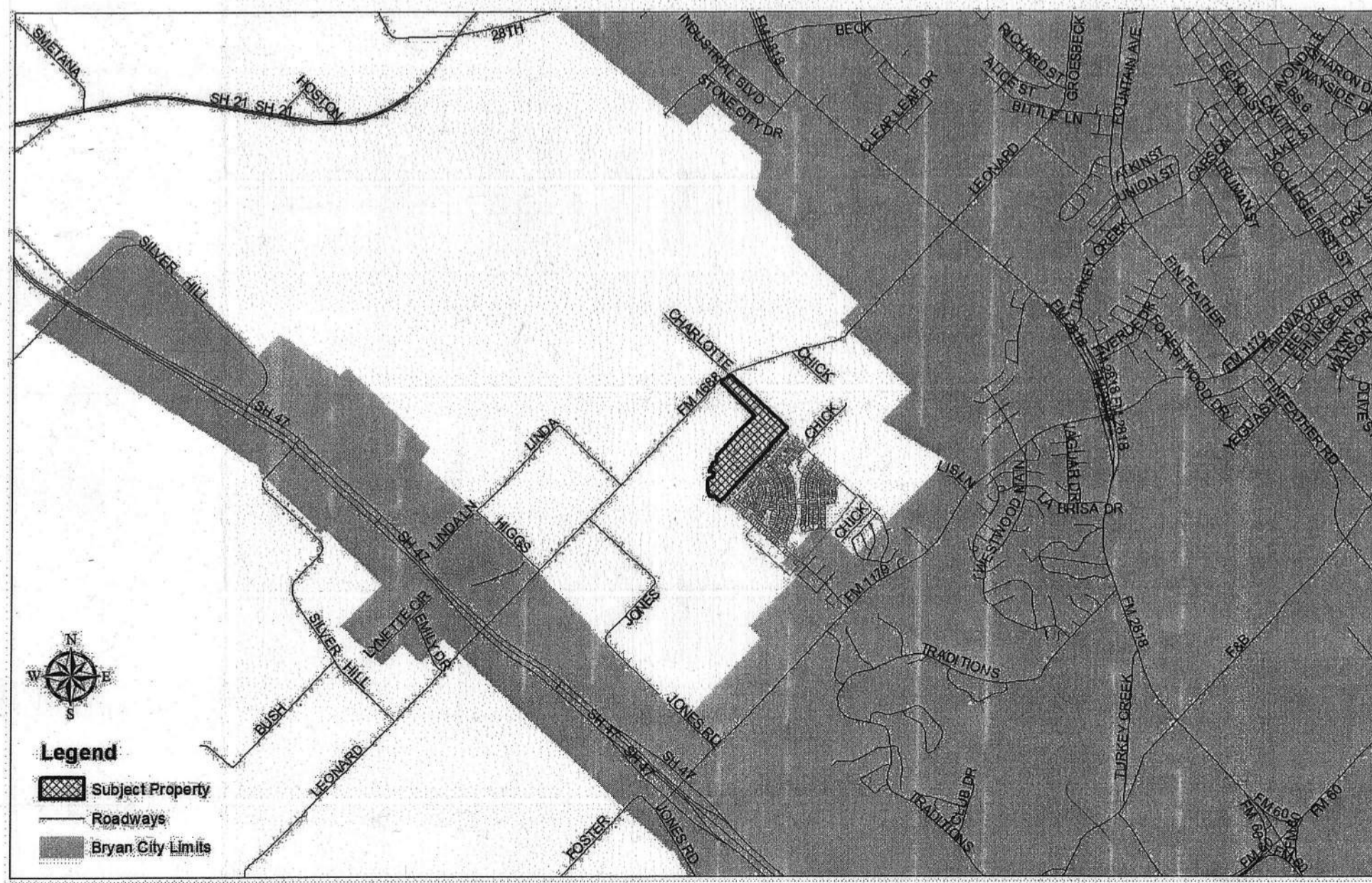
Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Contains curve data for C1 through C101.

Table with columns: BLOCK NUMBER, LOT NUMBER, SQUARE FEET. Contains lot area data 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. 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.
- 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. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. THE AVERAGE COMBINED CORRECTION FACTOR (CCF) IS 0.99989089. GRID DISTANCE = GROUND DISTANCE X CCF.
- 5. 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 HOMEOWNER FOR EACH INDIVIDUAL LOT MUST ALLOW STORM WATER TO PASS FROM UPSTREAM LOTS TO THE DOWNSTREAM LOTS WITHOUT IMPEDIMENT.
- 6. ROAD WIDTH MINOR COLLECTORS = 60' ROW, 38' BOC-BOC 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. THIS PROPERTY WAS ANNEXED INTO THE CITY OF BRYAN ON APRIL 9, 2019 (ORDINANCE NO. 2339).
- 8. 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
- 9. ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS.
- 10. THIS TRACT IS SHOWN TO BE WITHIN SPECIAL FLOOD HAZARD AREA ZONE X, PER FEMA'S FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 4804IC0285E FOR BRAZOS COUNTY, TEXAS DATED MAY 16, 2012, PANEL AND PANEL NUMBER 4804IC0195E 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.
- 11. 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 BRYAN.
- 12. PRIVATE DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION. TRACT A IS TO BE USED AS A PRIVATE DRAINAGE EASEMENT.

LOCATION MAP NOT TO SCALE



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 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 (OPRC), 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 distance 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;
5. North 21°29'42" West, 150.20 feet to a point for corner;
6. North 03°02'41" West, 220.27 feet to a point for corner;
7. North 88°09'05" East, 86.46 feet to a point for corner;
8. South 88°50'06" East, 80.70 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;
16. 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, Page 206 OPRBC;

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 Swooswater 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 southerly 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;

THENCE, 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, 273.24 feet to the POINT OF BEGINNING, CONTAINING 48.92 acres of land in Brazos County, Texas.

Table with columns: BLOCK NUMBER, LOT NUMBER, WIDTH. Contains lot width data for blocks 14 and 20.

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 15th day of August, 2022

For: BRUCE WHITTS,

Owner, President

STATE OF TEXAS  
COUNTY OF WILLIAMSON  
Before me, the undersigned authority, on this day personally appeared Bruce Whitts, 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 15th 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

Subscribed and sworn to before me on this day of August, 2022

Doc Number: 2022-1465387  
Volume - Page: 17809 - 249  
Number of Pages: 2  
Amount: 73.00  
Order#: 20220323000017  
By: LG Karen McQueen

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 by said Commission.

Lee Gonzalez  
Chair, Planning & Zoning Commission Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Matt Zeman, 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 18th day of March, 2022.

Matt Zeman  
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, [Signature], 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 22nd day of March, 2022.

[Signature]  
City Engineer, Bryan, Texas

Table with columns: REV, DESCRIPTION, DATE, BY. Contains revision history.

Table with columns: PROJECT INFORMATION, BENCHMARK. Contains project details and benchmark information.

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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: LOTS 29-159, BLOCK 14; LOTS 3-51, BLOCK 20.

OWNER INFO: WBW DEVELOPMENT GROUP, LLC - SERIES 038. 109 W 2nd Street, Suite 200, Georgetown, TX 78626. PH (254) 953-5353, FX (254) 953-5057.

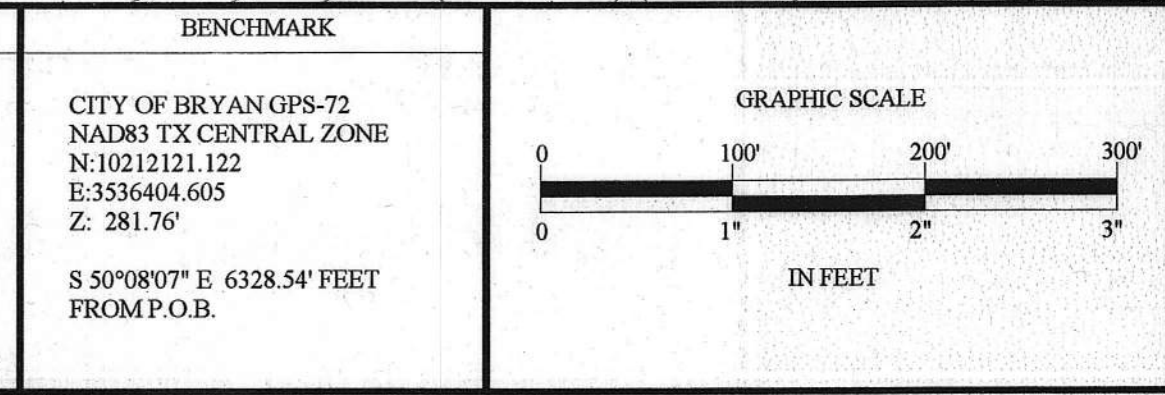
Yalgo, LLC: 109 W 2nd Street, Suite 200, Georgetown, TX 78626. PH (254) 953-5353, FX (254) 953-5057.

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		S 50°08'07" E 6328.54' FEET	
APPROVED BY: SAB		CLIENT LOCATION: GEORGETOWN, TX		FROM P.O.B.	
AUTHORIZED BY: WBW					



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	<b>Yalgo, LLC</b> 109 W 2nd Street, Suite 200 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-0032	OF
	Texas Registered Engineering Firm F-10264	<b>2</b>
	Texas Registered Surveying Firm 10194095	