CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.00'	5.87'	5.87'	N 47°36'22" W	2°14'34"
C2	200.00'	161.64'	157.28'	S 18°16'17" W	46°18'26"
C3	38.50'	60.48'	54.45'	S 40°07'03" W	90°00'00"
C4	490.00'	396.03'	385.34'	S 18°16'17" W	46°18'26"
C5	780.00'	630.41'	613.40'	N 18°16'17" E	46°18'26"
C6	1020.00'	638.87'	628.48'	S 22°46'33" E	35°53'12"
C7	150.00'	20.43'	20.42'	N 45°19'41" E	7°48'20"
C8	180.00'	7.05'	7.05'	N 47°36'22" W	2°14'34"
C9	175.00'	18.98'	18.97'	S 38°19'06" W	6°12'51"
C10	175.00'	99.78'	98.44'	S 18°52'36" W	32°40'11"
C11	175.00'	22.68'	22.66'	S 01°10'14" E	7°25'28"
C12	63.50'	5.56'	5.57'	S 02°22'01" E	5°01'52"
C13	63.50'	40.09'	39.43'	S 18°15'09" W	36°09'44"
C14	63.50'	32.87'	32.51'	N 51°06'19" E	29°39'23"
C15	63.50'	21.20	21.10	S 76°32'56" W	19°08'50"
C16	1045.00'	68.34'	68.33'	N 46°20'21" W	3°44'50"
C17	225.00'	17.66'	17.66'	S 02°38'01" E	4°29'51"
C18	225.00'	40.55'	40.50'	S 04°46'43" W	10°19'36"
C19	225.00'	40.55'	40.50'	S 15°06'21" W	10°19'36"
C20	225.00'	40.55'	40.50'	S 25°25'56" W	10°19'36"
C21	225.00'	40.55'	40.50'	N 35°45'37" E	10°19'36"
C22	225.00'	1.97'	1.97'	S 41°10'29" W	0°30'06"
C23	465.00'	11.64'	11.64'	S 40°42'30" W	1°26'02"
C24	465.00'	56.59'	56.55'	S 36°30'19" W	6°58'22"
C25	465.00'	56.59'	56.55'	S 29°31'57" W	6°58'22"
C26	465.00'	56.59'	56.55'	S 22°33'36" W	6°58'22"
C27	465.00'	56.59'	56.55'	S 15°35'13" W	6°58'22"
C28	465.00'	56.59'	56.55'	S 08°36'52" W	6°58'22"
C29	465.00'	56.59'	56.55'	S 01°38'30" W	6°58'22"
C30	465.00'	24.65'	24.65'	S 03°21'49" E	3°02'16"
C31	515.00'	28.25'	28.24'	S 03°18'40" E	3°08'33"
C32	515.00'	42.93'	42.92'	S 00°38'54" W	4°46'34"
C33	515.00'	47.70'	47.68'	S 06°41'23" W	5°18'25"
C34	515.00'	42.93'	42.92'	S 10°43'53" W	4°46'34"
C35	515.00'	42.93'	42.92'	S 15°30'26" W	4°46'34"
C36	515.00'	43.63'	43.62'	S 20°19'21" W	4°51'15"
C37	515.00'	42.93'	42.92'	S 25°08'15" W	4°46'34"
C38	515.00'	42.93'	42.92'	S 29°54'49" W	4°46'34"
C39	515.00'	42.93'	42.92'	S 34°41'23" W	4°46'34"
C40	515.00'	39.08'	39.07'	S 39°15'05" W	4°20'52"
C41	755.00'	7.54'	7.54'	S 41°08'22" W	0°34'19"
C42	755.00'	57.21'	57.20'	S 38°40'57" W	4°20'30"
C43	755.00'	62.93'	62.92'	S 34°07'25" W	4°46'34"
C44	755.00'	62.93'	62.92'	S 29°20'52" W	4°46'34"
C45	755.00'	62.93'	62.92'	S 24°34'18" W	4°46'34"
C46	755.00'	62.93'	62.92'	S 19°47'44" W	4°46'34"
C47	755.00'	62.93'	62.92'	S 15°01'11" W	4°46'34"
C48	755.00'	62.93'	62.92'	S 10°14'37" W	4°46'34"
C49	755.00'	62.93'	62.92'	S 05°28'03" W	4°46'34"
C50	755.00'	62.93'	62.92'	S 00°41'29" W	4°46'34"
C51	755.00'	41.98'	41.98'	S 03°17'22" E	3°11'09"
C52	590.39'	23.52'	23.52'	N 04°08'31" W	2°14'54"
C53	812.12'	54.05'	54.04'	N 01°14'35" W	3°48'47"
C54	805.00'	54.04'	54.03'	N 02°33'42" E	3°50'46"
C55	805.00'	54.04'	54.03'	N 06°24'30" E	3°50'46"
C56	805.00'	54.04'	54.03'	N 10°15'18" E	3°50'46"
C57	805.00'	54.05'	54.04'	N 14°04'15" E	3°50'33"
C58	800.00'	54.05'	54.04'	N 17°56'22" E	3°52'07"
C59	805.00'	51.56'	51.57'	N 21°42'46" E	3°39'18"
C60	805.00'	66.56'	66.56'	S 25°54'43" W	4°44'19"
C61	805.00'	48.50'	48.49'	S 30°00'26" W	3°27'07"
C62	805.00'	48.50'	48.49'	S 33°27'33" W	3°27'07"
C63	805.00'	48.50'	48.49'	S 36°54'41" W	3°27'07"
C64	805.00'	39.17'	39.17'	S 40°01'53" W	2°47'17"
C65	50.00'	41.98'	40.76'	N 25°29'42" E	48°06'26"
C66	50.00'	33.98'	33.33'	N 69°01'12" E	38°56'33"
C67	50.00'	44.82'	43.33'	S 68°46'47" E	51°21'31"
C68	50.00'	128.27'	95.88'	S 33°20'29" W	146°58'59"
C69	50.00'	9.66'	9.65'	N 67°37'50" W	11°04'23"
C71	175.00'	23.84'	23.82'	N 45°19'41" E	7°48'20"
C73	1020.00'	137.96'	137.84'	S 44°38'37" E	7°44'58"
C74	995.00'	50.91'	50.90'	S 47°05'02" E	2°55'53"
C75	995.00'	55.28'	55.28'	S 44°01'36" E	3°11'01"
C76	995.00'	49.76'	49.75'	S 41°00'06" E	2°51'54"
C77	995.00'	49.76'	49.75'	S 38°08'14" E	2°51'54"
C78	995.00'	49.76'	49.75'	S 35°16'20" E	2°51'54"
C79	995.00'	49.76'	49.75'	S 32°24'26" E	2°51'54"
C80	995.00'	55.28'	55.28'	S 29°22'58" E	3°11'01"
C81	995.00'	49.76'	49.75'	S 26°21'30" E	2°51'54"
C82	995.00'	49.76'	49.75'	S 23°29'36" E	2°51'54"
C83	995.00'	49.76'	49.75'	S 20°37'42" E	2°51'54"
C84	995.00'	49.76'	49.75'	S 17°45'47" E	2°51'54"
C85	995.00'	55.28'	55.28'	S 14°44'20" E	3°11'01"
C86	995.00'	49.76'	49.75'	S 11°42'52" E	2°51'54"
C87	995.00'	49.76'	49.75'	S 08°50'58" E	2°51'54"
C88	995.00'	44.01'	44.01'	S 06°06'59" E	2°32'04"
C89	1045.00'	116.93'	116.87'	S 45°20'44" E	6°24'39"
C90	175.00'	16.64'	16.64'	S 44°08'59" W	5°26'55"
C91	1045.00'	38.07'	38.07'	S 37°01'44" E	2°05'31"
C92	1045.00'	43.95'	43.95'	S 32°20'35" E	2°24'35"
C93	1045.00'	43.95'	43.95'	S 29°56'00" E	2°24'35"
C94	1045.00'	58.61'	58.60'	S 27°07'18" E	3°12'48"
C95	1045.00'	45.41'	45.41'	S 24°16'13" E	2°29'23"
C96	1045.00'	45.44'	45.44'	S 21°46'47" E	2°29'29"
C97	1045.00'	45.44'	45.44'	S 19°17'17" E	2°29'29"
C98	1045.00'	45.44'	45.44'	S 16°47'48" E	2°29'29"
C99	1045.00'	45.44'	45.44'	S 14°18'19" E	2°29'29"
C100	1045.00'	45.44'	45.44'	S 11°48'50" E	2°29'29"
C101	1045.00'	45.44'	45.44'	S 09°19'21" E	2°29'29"
C102	1045.00'	45.44'	45.44'	S 06°49'52" E	2°29'29"
C103	1045.00'	43.95'	43.95'	S 34°45'10" E	2°24'35"
C104	25.00'	40.18'	35.99'	S 87°28'13" W	92°05'23"
C105	25.00'	38.36'	34.70'	S 02°31'47" E	87°54'37"
C106	25.00'	39.27'	35.36'	S 40°07'03" W	90°00'00"
C107	25.00'	39.27'	35.36'	N 49°52'57" W	90°00'00"
C108	25.00'	39.27'	35.36'	S 40°07'03" W	90°00'00"
C109	25.00'	39.27'	35.36'	N 49°52'57" W	90°00'00"
C110	25.00'	39.27'	35.36'	N 40°07'03" E	90°00'00"
C111	25.00'	39.27'	35.36'	S 49°52'57" E	90°00'00"
C112	25.00'	39.27'	35.36'	S 40°07'03" W	90°00'00"
C113	25.00'	39.27'	35.36'	N 49°52'57" W	90°00'00"
C114	25.00'	39.27'	35.36'	N 40°07'03" E	90°00'00"
C115	25.00'	39.27'	35.36'	S 49°52'57" E	90°00'00"
C116	25.00'	39.27'	35.36'	S 40°07'03" W	90°00'00"
C117	25.00'	39.27'	35.36'	S 49°52'57" E	90°00'00"
C118	25.00'	39.27'	35.36'	S 40°07'03" W	90°00'00"
C119	25.00'	40.18'	35.99'	N 87°28'13" E	92°05'23"
C120	25.00'	38.36'	34.70'	N 02°31'47" W	87°54'37"
C121	25.00'	40.18'	35.99'	S 87°28'13" W	92°05'23"
C122	25.00'	38.36'	34.70'	N 02°31'47" W	87°54'37"
C123	25.00'	40.18'	35.99'	S 87°28'13" W	92°05'23"
C124	25.00'	38.36'	34.70'	N 02°31'47" W	87°54'37"
C125	25.00'	40.18'	35.99'	S 87°28'14" W	92°05'25"
C126	25.00'	38.36'	34.70'	N 02°31'47" W	87°54'37"
C127	25.00'	37.06'	33.77'	S 04°23'14" W	84°56'26"
C128	25.00'	40.15'	35.97'	S 86°28'10" E	92°00'26"
C129	25.00'	38.66'	34.93'	N 02°53'37" W	88°36'17"
C130	25.00'	40.18'	35.99'	N 87°28'13" E	92°05'23"
C131	1045.00'	12.82'	12.82'	S 08°14'02" E	0°42'11"

LOT SIZE TABLE

Block Number	Lot Number	Square Feet	Block Number	Lot Number	Square Feet
1	1	7317	6	9	7147
1	2	5400	6	10	6981
1	3	5857	6	11	7509
1	4	7903	6	12	8449
1	5	5946	6	13	7161
1	6	5398	6	14	6767
1	7	5399	6	15	6423
1	8	5398	6	16	6222
1	9	5772	6	17	6000
1	10	8700	6	18	6000
1	11	7287	6	19	7230
1	12	8599	6	20	129013
1	13	5400	7	1	7074
1	14	8866	8	1	6466
2	1	7307	8	2	7558
2	2	5400	8	3	5762
2	3	5437	8	4	5762
2	4	6266	8	5	5452
2	5	6141	8	6	5805
2	6	6154	8	7	5949
2	7	6027	8	8	6207
2	8	5617	8	9	6232
2	9	5400	8	10	6023
2	10	5400	8	11	5928
2	11	5400	8	12	5946
2	12	7066	8	13	5903
2	13	7066	8	14	7494
2	14	5400	8	15	5661
2	15	5400	8	16	5810
2	16	5400	8	17	6760
2	17	5707	8	18	10378
2	18	6058	8	19	5400
2	19	5933	8	20	5400
2	20	5931	8	21	5400
2	21	5947	8	22	5400
2	22	5869	8	23	5400
2	23	5852	8	24	5400
2	24	5505	8	25	6000
2	25	5400	8	26	5400
2	26	8658	8	27	5400
3	1	7830	8	28	6000
3	2	5400	8	29	5400
3	3	5400	8	30	5400
3	4	5750	8	31	7489
3	5	5760	9	1	6543
3	6	5579	9	2	5400
3	7	5684	9	3	5400
3	8	5837	9	4	5400
3	9	5606	9	5	5400
3	10	5698	9	6	5400
3	11	6356	9	7	5400
3	12	5568	9	8	5400
3	13	6140	9	9	5400
3	14	5400	9	10	5400
3	15	6000	9	11	5400
3	16	5400	9	12	5400
3	17	7066	9	13	5400
3	18	6715	9	14	5400
3	19	6000	9	15	5400
3	20	6000	9	16	6651
3	21	6000	10	1	7109
3	22	6328	11	1	5754
3	23	7135	11	2	6214
3	24	6995	11	3	5617
3	25	6983	11	4	5712
3	26	7099	11	5	5712
3	27	6983	11	6	5740
3	28	6991	11	7	6439
3	29	7124	11	8	5746
3	30	7025	11	9	5710
3	31	6281	11	10	5689
3	32	6042	11	11	5695
3	33	6000	11	12	6363
3	34	6408	11	13	5654
4	1	7066	11	14	5653
4	2	7066	11	15	5699
5	1	7066	11	16	5512
6	1	7966	11	17	6106
6	2	7886	11	18	5479
6	3	6687	11	19	5464
6	4	6812	11	20	6608
6	5	7092	TRACT A		421038
6	6	7471	TRACT B		200149
6	7	7993	TRACT C		8100
6	8	7579			

GENERAL NOTES:

1. ALL PERMANENT CORNERS SET ARE 1/2" IRON RODS WITH CAP MARKED "YALGO RPLS 6200" UNLESS OTHERWISE NOTED HEREON.

2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYAN SIDEWALK ORDINANCE

3. TRACT A (9.67 ACRES) TO BE DEDICATED TO THE CITY OF BRYAN AS PARK LAND TO SATISFY THE PARK LAND DEDICATION REQUIREMENT FOR LOTS.

4. TRACT B AND C OWNERSHIP SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION. OPERATION, MANAGEMENT, MAINTENANCE REPAIR AND USE OF SAID COMMON AREAS AND DETENTION POND SHALL BE THE RESPONSIBILITY OF THE EDGEWATER HOMEOWNERS ASSOCIATION. PIPING LOCATED IN THE RIGHT OF WAY OR PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE CITY OF BRYAN. IN ADDITION TO OWNERSHIP CONVEYANCE, TRACTS B AND C SHALL BE PRIVATE DRAINAGE EASEMENTS IN FAVOR OF THE HOMEOWNERS ASSOCIATION.

5. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL.

6. THE BEARINGS RECITED HERON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 DATUM, TEXAS CENTRAL ZONE 4203, AS DERIVED FROM GPS OBSERVATIONS.

7. ARROW (———) INDICATES THAT THE STORMWATER RUNOFF MUST FLOW DIRECTLY ONTO AND THROUGH DOWNSTREAM LOT, 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.

8. ROAD WIDTH
MINOR COLLECTORS = 60' ROW, 38' BOC-BOC (CHICK LANE)
LOCAL STREETS = 50' ROW, 27' BOC-BOC

9. 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 AND PHYSICAL DEVELOPMENT SHALL BE ALLOWED IN ACCORDANCE WITH THE PD-H DISTRICT REQUIREMENTS.

10. NO LOTS SHALL HAVE DRIVEWAY ACCESS TO CHICK LANE.

11. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
- 5' SIDE YARD SETBACK
- 7.5' REAR YARD SETBACK
- 25' FRONT YARD SETBACK
- 15' STREET SIDE YARD SETBACK
- 15' STREET SIDE YARD SETBACK ADJACENT TO COLLECTOR STREETS.

13. ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS.

14. 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 MAY 16, 2012. 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.

15. PARK IS NOT TO BE USED FOR STORMWATER DETENTION OR RETENTION PURPOSES.

16. THE BEARINGS RECITED HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (2011) DATUM, TEXAS CENTRAL ZONE NO. 4203, AS DERIVED FROM GPS OBSERVATIONS.

FIELD NOTES

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 a 4x4 concrete monument found in the northeast margin of Chick Lane, a 47 foot wide strip of land for road purposes described in Volume 300, Page 827, Deed Records of Brazos County, Texas, same being the easterly corner of said 166.20 acre tract, also being called the east corner of the herein described tract;

THENCE S 34°58'38" W, across Chick Lane at 47.29 feet pass a 1/2 inch iron rod found marking the most southerly corner of said 47 foot wide strip, continuing along the southeast line of said 166.20 acre tract for a total distance of 632.71 feet to a 3/8 inch iron rod found for corner of the herein described tract;

THENCE S 34°40'57" W, 66.08 feet along the southeast line of said 166.20 acre tract to a petrified wood rock found for corner of the herein described tract;

THENCE S 39°41'17" W, 517.75 feet along the southeast line of said 166.20 acre tract to an iron rod set for the southern corner of the herein described tract;

THENCE: across and upon said 166.20 acre tract in a northerly direction for the following calls:

1. N 50°18'43" W, 83.06 feet, to an iron rod set;
2. N 19°48'55" E, 101.69 feet, to an iron rod set;
3. N 07°38'00" E, 30.73 feet to an iron rod set;
4. N 02°58'52" W, 50.03 feet to an iron rod set;
5. N 04°52'57" W, 150.02 feet to an iron rod set;
6. N 04°34'54" W, 46.64 feet to an iron rod set;
7. N 02°51'19" E, 100.01 feet to an iron rod set;
8. N 01°32'46" E, 53.66 feet to an iron rod set;
9. N 03°37'35" W, 12.94 feet to an iron rod set;
10. N 04°52'57" W, 161.25 feet to an iron rod set for corner of the herein described tract;

THENCE: continuing across and upon said 166.20 acre tract in a westerly direction for the following calls:

1. S 85°07'03" W, 120.01 feet to an iron rod set ;
2. N 78°10'59" W, 52.21 feet to an iron rod set;
3. S 85°07'03" W, 545.00 feet to an iron rod set;
4. S 85°03'22" W, 290.03 feet to an iron rod set for corner of the herein described tract;

THENCE: continuing across and upon said 166.20 acre tract in a northerly/northwesterly direction for the following calls:

1. N 05°18'57" W, 438.65 feet to an iron rod set;
2. N 15°19'25" W, 135.99 feet to an iron rod set;
3. N 22°42'01" W, 87.36 feet to an iron rod set;
4. N 29°17'51" W, 135.74 feet to an iron rod set;
5. N 36°42'30" W, 131.20 feet to an iron rod set;
6. N 46°30'02" W, 93.40 feet to an iron rod set for the most northerly corner of the herein described tract;

THENCE: N 41°25'31" E, 972.28 feet continuing across and upon said 166.20 acre tract to an iron rood set for the most northerly corner of the herein described tract;:

THENCE: S 46°29'05" E, 299.68 feet to in iron rod set in the northwest line of Chick Lane, said iron rod bears N 42°15'05" E, 47.64 feet from an 8 inch fence corner post, and being a line corner in the north line of the herein described tract;

THENCE: S 46°29'05" E, 1411.99 feet continuing along the north line of Chick Lane, north line of said 47 foot wide strip for road purposes, a north line of said 166.20 acre tract, and north line of this, to a 1/2 inch iron rod found for a line corner in the north line of the herein described tract;

THENCE: S 48°43'42" E, 298.61 feet continuing along the north line of Chick Lane, north line of said 47 foot wide strip for road purposes, a north line of said 166.20 acre tract, and north line of this, to the **PLACE OF BEGINNING** containing 50.10 acres of land, more or less.

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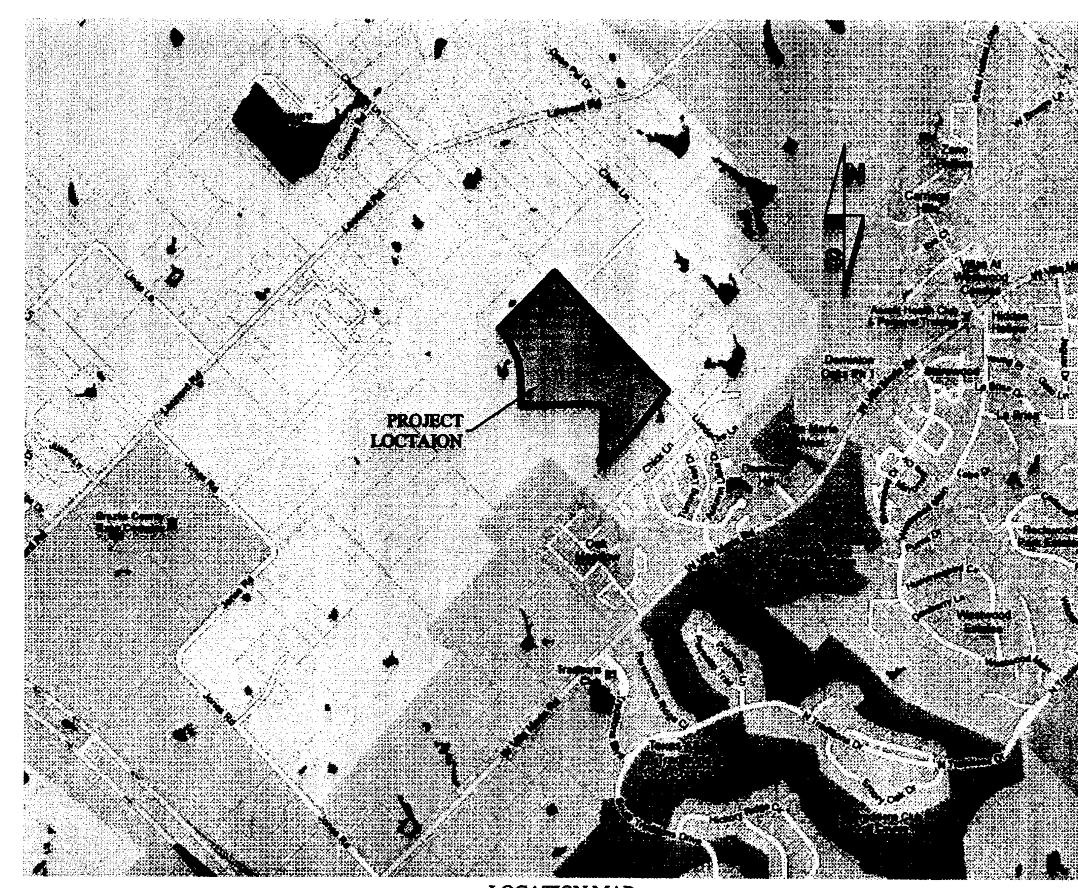

LOCATION MAP
NOT TO SCALE

FINAL PLAT OF
EDGEWATER PHASE I
TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS
BEING PART OF THE ZENO PHILLIPS LEAGUE, A-45 AND T. J. WOOTEN LEAGUE, A-59 BRAZOS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BRAZOS
KNOW ALL MEN BY THESE PRESENTS, that WBW Development, Group, LLC.-Series 004 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.

Grantor does hereby give, grant and convey to the City of Bryan, in fee simple, the area shown as Tract A on the plat.

Grantor does hereby give, grant and convey to the Home Owner's Association, in fee simple, the areas shown as Tract B and Tract C on the plat.

WITNESS the execution hereof, on this ____ day of June, 2015

For: WBW DEVELOPMENT GROUP, LLC.-SERIES 004,

JANE SEALS, AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BRAZOS
This instrument was acknowledged before me on June 2015, by Jane Seals, Authorized Agent of WBW Development Group, LLC--Series 004, a separate series of WBW Development Group, LLC, a Texas series limited liability company.

Notary Public, Brazos County, Texas

BRETT T WARWICK
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
05-14-2017

STATE OF TEXAS
COUNTY OF BRAZOS
I, Luther Frobish, Registered Public Surveyor No. 6200 in the State of Texas, hereby certify that this plat is true and correct to the best of my knowledge 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.

by:
LUTHER FROBISH
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6200

STATE OF TEXAS
REGISTERED
LUTHER FROBISH
6200
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS
I, Karen McQueen County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 6th day of November, 20 15, in the Official Records of Brazos County in Volume 13034, Page 190+191.

Karen McQueen
County Clerk Brazos County, Texas
By: Debbie Baker
Deputy Clerk

I, A. Shields 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 5th day of May, 20 14 and same was duly approved on the 6th day of November, 20 14 by said Commission.

Chair, Planning & Zoning Commission Bryan, Texas

I, Martin Zimmermann 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 6th day of November, 20 15.

City Planner, Bryan, Texas

I, W Paul Kaspar, 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 6th day of November, 20 15.

W Paul Kaspar
City Engineer, Bryan, Texas

REV.	DESCRIPTION	DATE	BY
3	SWITCHED SURVEYOR	5/13/2015	LEF
2	UPDATED NOTES AND LOT SIZE TABLE	7/8/2014	EU
1	ORIGINAL RELEASE	5/2/2014	BTW

PROJECT NUMBER: EW01
CLIENT NAME: W & B DEVELOPMENT
CLIENT LOCATION: KILLEEN, TX
APPROVED BY: GDN
AUTHORIZED BY: WBW

PROJECT INFORMATION
TOTAL SIZE: 50.10 ACRES
TOTAL BLOCKS: 11
TOTAL LOTS: 166
TOTAL TRACTS: 3

GRAPHIC SCALE
0 100' 200' 300'
0 1" 2" 3"
IN FEET

BENCHMARK
CITY OF BRYAN GPS-72
ELE: 281.76
N:10212121.122
E:3536404.605

FINAL PLAT OF
EDGEWATER PHASE I
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

LOTS AND BLOCKS
LOTS 1-14, BLOCK 1
LOTS 1-26, BLOCK 2
LOTS 1-34, BLOCK 3
LOTS 1-2, BLOCK 4
LOT 1, BLOCK 5
LOTS 1-20, BLOCK 6
LOT 1, BLOCK 7
LOT 1-31, BLOCK 8
LOTS 1-16, BLOCK 9
LOT 1, BLOCK 10
LOTS 1-20 BLOCK 11

OWNER INFO
WBW DEVELOPMENT LTD.
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-0032

Yalgo, LLC
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-0032
Texas Registered
Engineering Firm F-10264
Texas Registered
Surveying Firm 10194095

SHEET
1
OF
2

LEGEND

A.E.	ACCESS EASEMENT
BM	BENCHMARK
DA	DRAINAGE AREA
D.E.	DRAINAGE EASEMENT
ELEV.	ELEVATION
L.E.	LANDSCAPE EASEMENT
N.T.S.	NOT TO SCALE
NO.	NUMBER
RE	REFERENCE
REV.	REVISION
TBM	TEMPORARY BENCH MARK
TYP.	TYPICAL
B.L.	BUILD LINE
P.U.E.	UTILITY EASEMENT
●	IRON ROD FOUND
○	IRON ROD SET
—|—	CHANGE IN BEARING
①②③...	BLOCK NUMBERS
( )	REPRESENTS CALL RECORD
——	SEE NOTE 7
•	HOUSE MUST HAVE AN ENGINEERED FOUNDATION

REMAINDER OF WBW LAND INVESTMENTS V.10251 P.087

WATER EASEMENT DOC. #01248234

CHICK LANE

CATALENA SAMMY & CAROLYN V. 7892 P. 068

V.6279 P.67 PUBLIC UTILITY EASEMENT

DEED (S 46°78'24" E 1411.84') S 46°29'05" E 1411.99'

RAMIREZ JOSE LUIS & BLANCA ESTELA CODINEZ & CARLOS RAMIREZ V11089 P 10

LYNCH JOSEPH PATRICK & BETTY DEASON LYNCH V. 511 P. 294

WIDDISON LEE G JR & KIMBERLY V. 5467555325791 P. 189237278

CHICK LANE 60' R.O.W.

1/2" IRF

P.O.B.

DEED (S 48°43'57" E 298.54') S 48°43'42" E 298.61'

S 54°46'15" E 2114.15' TO CITY OF BRYAN BENCHMARK GPS-74

V.12610 P.244 RIGHT-OF-WAY EASEMENT

SHIMEA DRIVE 50' R.O.W.

SHEBREH TRAIL 50' R.O.W.

JESTER TRAIL 50' R.O.W.

DUSHEBERS DRIVE 50' R.O.W.

SEWER EASEMENT DOC. #01248235

APPROXIMATE 100 YEAR WATER SURFACE LIMITS BASED ON YALGO H&H STUDY, FIELD SURVEY AND PROPOSED GRADING. THIS IS NOT A FEMA FLOODPLAIN. ELEV. 310.50

TRACT B DETENTION POND 4.59 Ac.

TRACT A PARKLAND 9.67 Ac.

TRACT C COMMON AREA 0.19 Ac.

REMAINDER OF WBW LAND INVESTMENTS V.10251 P.087

APPROXIMATE 100 YEAR WATER SURFACE LIMITS BASED ON YALGO H&H STUDY AND FIELD SURVEY. THIS IS NOT A FEMA FLOODPLAIN.

MANRY DONALD WAYNE V. 1119 P. 656

APPROXIMATE 100 YEAR WATER SURFACE LIMITS BASED ON YALGO H&H STUDY AND FIELD SURVEY. THIS IS NOT A FEMA FLOODPLAIN.

3/8" IRF

PETRIFIED WOOD ROCK FOUND

V.6279 P.67 PUBLIC UTILITY EASEMENT

MANRY GERALD A V. 2289 P. 083

DRAINAGE EASEMENT DOC. # 01248230

Filed for Record in:
BRAZOS COUNTY

On: Nov 06,2015 at 04:22P

As a
Plats

Document Number: 01248233

Amount 72.00

Receipt Number - 560311
By,
Debbie Baker

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:

BRAZOS COUNTY

as stamped hereon by me.

Nov 06,2015

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

Doc Bk Vol Pg
01248233 OR 13034 191

REV.	DESCRIPTION	DATE	BY
3	ADDED RIGHT-OF-WAY EASEMENT ALONG MANRY PROPERTY	4/13/2015	EU
2	ADDED LOT #20 BLOCK #6	7/8/2014	EU
1	ORIGINAL RELEASE	5/2/2014	BTW

PROJECT NUMBER: EW01	CLIENT NAME: W & B DEVELOPMENT
	CLIENT LOCATION: KILLEEN, TX
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CITY OF BRYAN, BRAZOS COUNTY, TEXAS

Yalgo, LLC
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-0032

Texas Registered Engineering Firm F-10264

Texas Registered Surveying Firm 10194095