

# PRELIMINARY PLAN

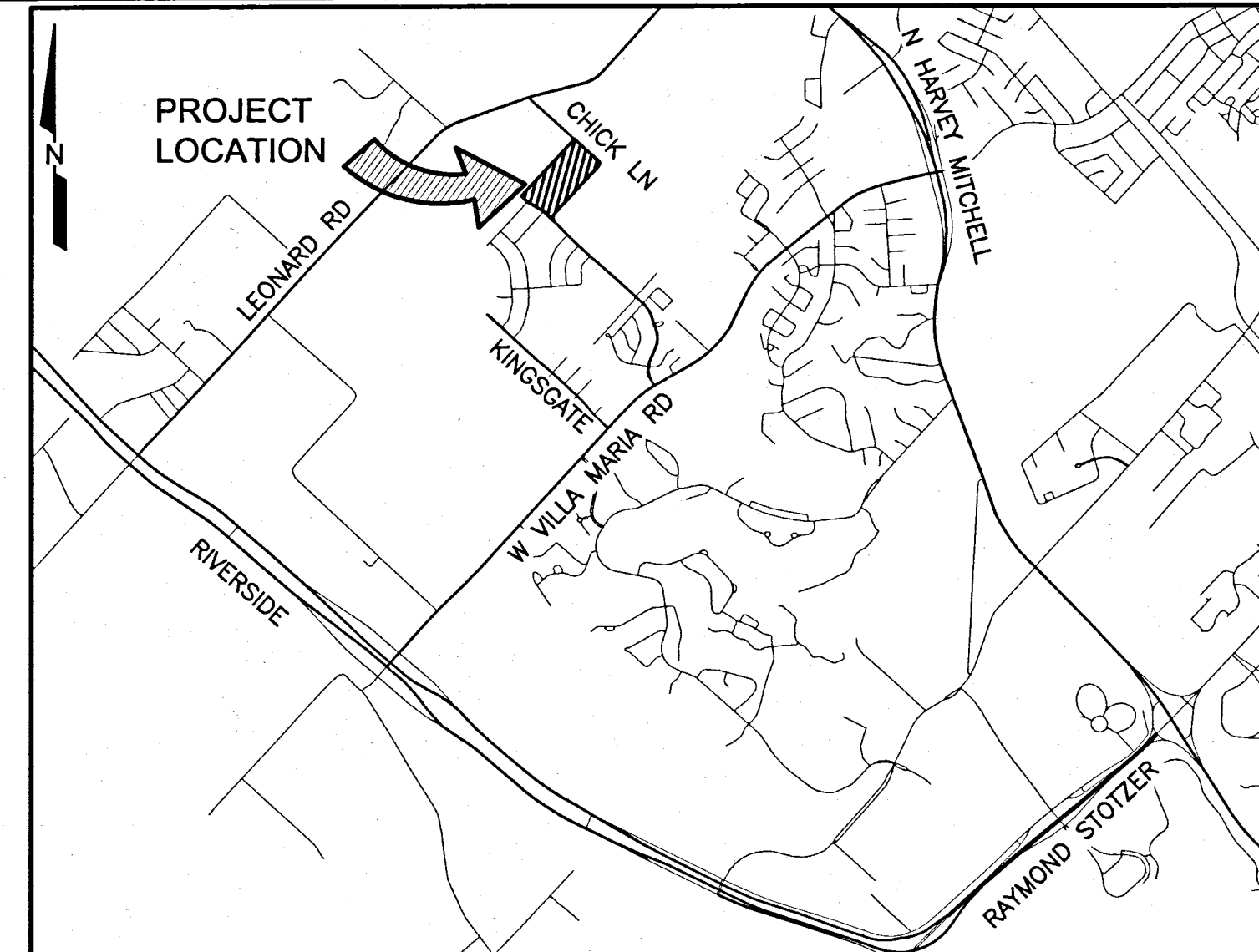
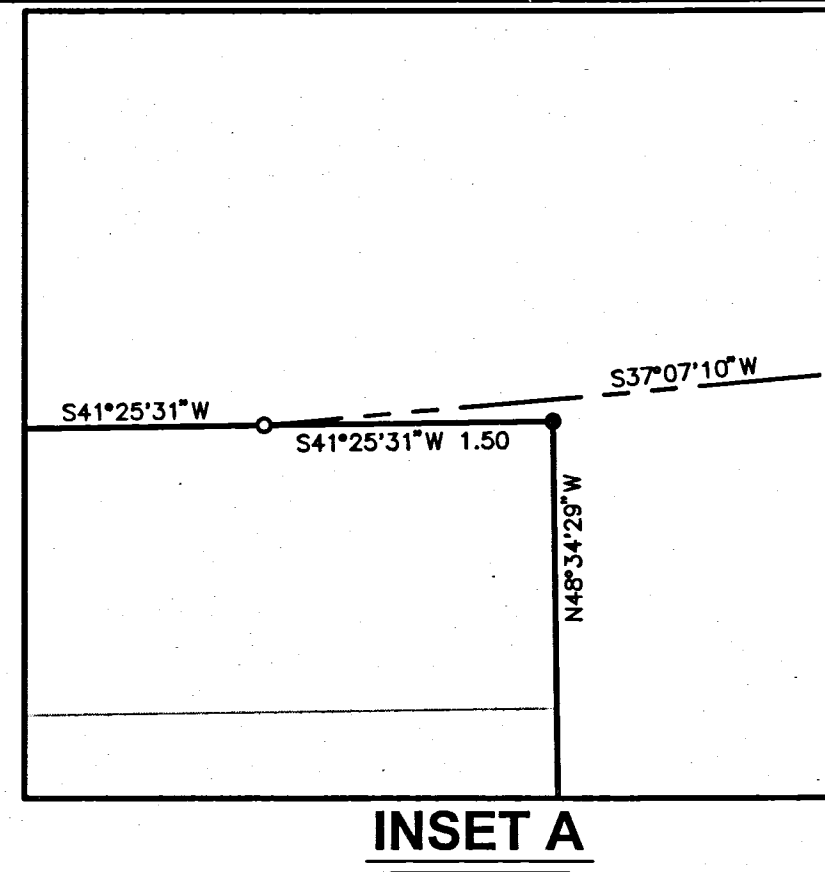
SHEET INDEX	
SHEET 1	STREET AND LOT LAYOUT
SHEET 2	TOPO, DRAINAGE, AND UTILITY MAP

OWNER: WBW LAND INVESTMENTS LP  
 LEGAL: 166.2 AC. OUT OF TJ WOOTEN LEAGUE, A-59 (PHASE III - 22.295 ACRES)  
 ZONING: PD - PLANNED DEVELOPMENT (ORDINANCE NO. 2196)

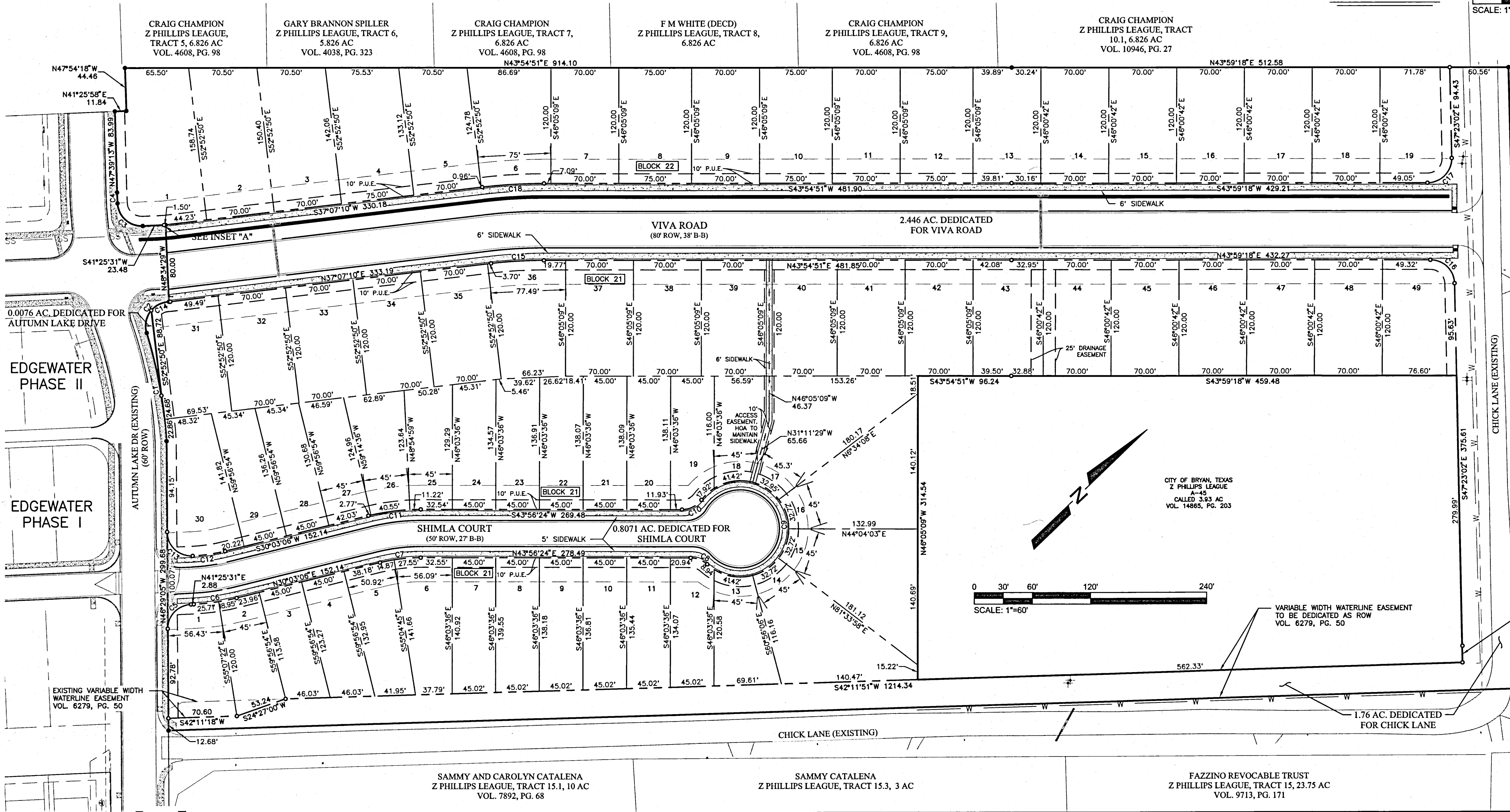
## LOT MATRIX

LOT WIDTHS	PHASE I,II	PHASE III	TOTAL LOTS	LOT SUMMATION	MIN % REQUIREMENT	MIN LOT REQUIREMENT	LOTS PROVIDED TO DATE
45FT LOTS	142	26	168	LOTS GREATER THAN 45FT=542	100%	542	542
50FT LOTS	138	1	139	LOTS GREATER THAN 50FT=375	40%	217	374
55FT LOTS	116	3	119	LOTS GREATER THAN 55FT=235	10%	55	235
70FT LOTS	78	38	116	LOTS GREATER THAN 70FT=116	5%	28	116
<b>TOTAL</b>	<b>474</b>	<b>68</b>	<b>542</b>				

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	114.03	487.50	13.40	N56° 32' 07"W	113.77
C2	45.67	25.00	104.66	N10° 54' 22"W	39.58
C3	38.96	25.00	89.29	S86° 04' 19"W	35.14
C4	11.33	400.00	1.62	N48° 28' 13"W	11.33
C5	38.36	25.00	87.91	N2° 31' 46"W	34.70
C6	44.66	225.00	11.37	N35° 44' 19"E	44.59
C7	27.55	175.00	9.02	N39° 25' 49"E	27.52
C8	18.69	25.00	42.83	N65° 21' 24"E	18.26
C9	32.72	50.00	37.50	N64° 40' 55"W	32.14
C10	23.18	25.00	53.13	S17° 22' 29"W	22.36
C11	40.55	225.00	10.33	S35° 55' 12"W	40.50
C12	33.84	175.00	11.08	S35° 35' 30"W	33.79
C13	40.31	25.00	92.38	S87° 19' 24"W	36.08
C14	20.75	25.00	47.56	N17° 38' 42"E	20.16
C15	54.55	460.00	6.79	N40° 31' 01"E	54.52
C16	38.67	25.00	88.63	N88° 18' 08"E	34.93
C17	39.87	25.00	91.37	S1° 41' 52"E	35.78
C18	64.04	540.00	6.79	S40° 31' 01"W	64.00



VICINITY MAP  
 SCALE: 1"=3000'



NOTE:  
 1. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN ORDINANCES AND THE APPROVED PD FOR THIS DEVELOPMENT.

ULDRIC THOMAS AND MARY FRANCES ZEMANEK  
 Z PHILLIPS LEAGUE, TRACT 13, 3.637 AC

REV	DATE	BY	APP	COMMENT
1				
2				
3				

PREPARED FOR:  
 YALGO ENGINEERING  
 11111 W. HUNTER  
 KILLEN, TEXAS 78843

SCALE: AS SHOWN  
 DATE: December 3, 2020  
 DRAWN BY:  
 PROJECT MANAGER: DAVID L. BESLY P.E.

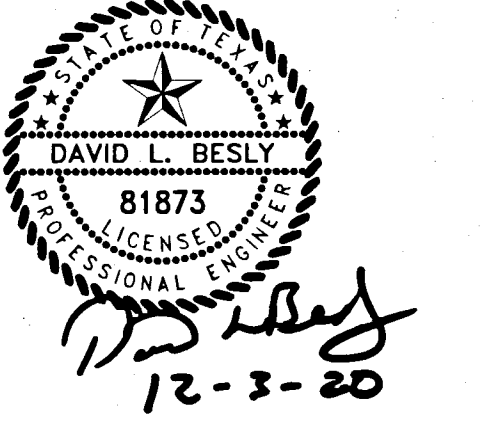
**BLEYL ENGINEERING**  
 PLANNING • DESIGN • MANAGEMENT  
 TEXAS FIRM REGISTRATION NO. 678  
 WWW.BLEYLENGINEERING.COM

DAVID L. BESLY  
 81873  
 PROFESSIONAL ENGINEER  
 12-3-20

1715 CAMPUS OF TEXAS HWY. 5  
 SAN ANGELO, TEXAS 76901  
 (817) 338-7878 PHONE  
 (817) 338-7878 FAX

1717 BRYAN, TEXAS 77802  
 (979) 258-1105 PHONE  
 (979) 258-3843 FAX

PRELIMINARY PLAN OF  
 EDGEWATER SUBDIVISION  
 PHASE III  
 BLOCK 21, LOTS 1-50; BLOCK 22, LOTS 1-19  
 BEING A TOTAL OF 21,471 ACRES OUT OF  
 THE ZENO PHILLIPS LEAGUE



PROJECT NUMBER  
**12003**

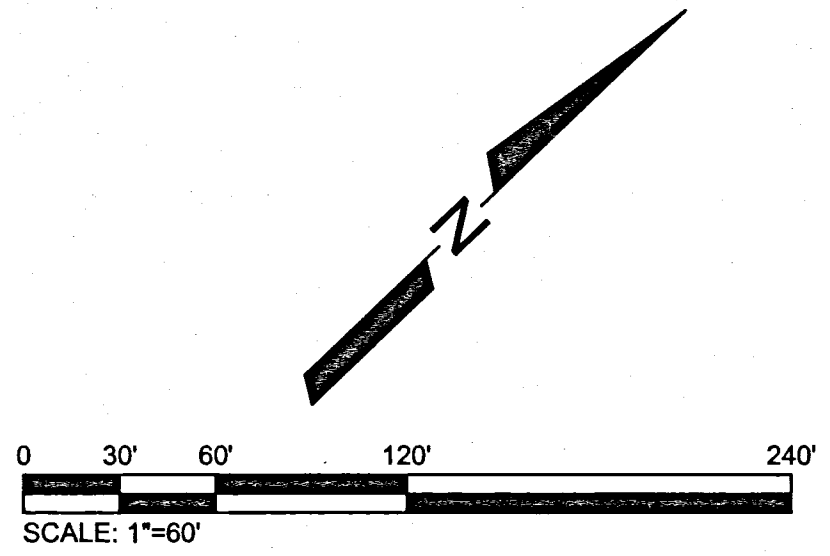
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 12003-PHIII-PRELIMINARY PLAN.DWG

SHEET:  
 01 OF: 02

Z:\12000\12003 EDGEWATER SUBDIVISION PHASE III & IV.CD-12003-CD-PH-III-PRELIMINARY PLAN\LOT LAYOUT 12/2/2020 2:48 PM DAVID BESLY

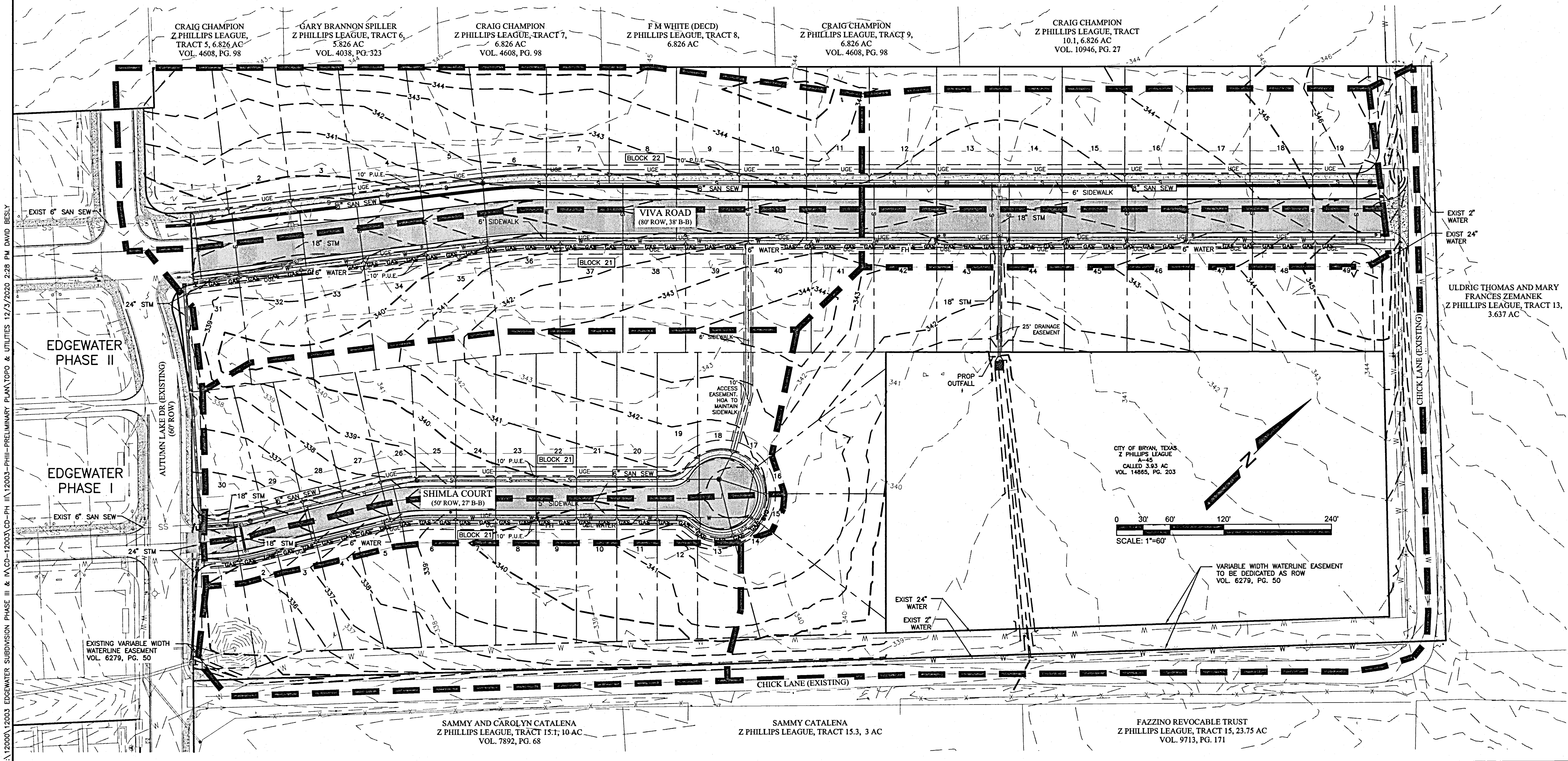
**LEGEND**

- PROPOSED PROPERTY LINE ————
- ROAD CENTER LINE ————
- ROW ————
- PUE ————
- DRAINAGE AREA BOUNDARY ————
- EXISTING CONTOURS ————
- PROPOSED CONTOURS ————



**GENERAL NOTES:**

1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83), CENTRAL ZONE.
2. ACCORDING TO FEMA FIRM COMMUNITY PANEL 48041C0195E FOR BRAZOS COUNTY, TEXAS DATED MAY 16, 2012, THIS PROPERTY DOES NOT LIE WITHIN THE 100-YR FLOOD HAZARD AREA.



Z:\12003\12003 EDgewater Subdivision Phase III & IV CD-12003-CD-PH III-12003-PHIII-Preliminary Plan Topo & Utilities 12/3/2020 2:28 PM DAVID BESLY

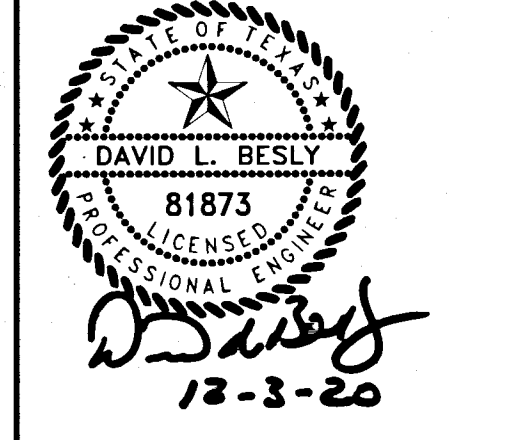
REV	DATE	BY	APP	COMMENT
1				
2				
3				

PREPARED FOR: VALDO ENGINEERING  
 1775 HWY 170, SUITE 100  
 WILKIN, TEXAS 75143  
 SCALE: AS SHOWN  
 DATE: December 3, 2020  
 DRAWN BY: —  
 PROJECT MANAGER: DAVID L. BESLY, P.E.

**BLEYL ENGINEERING**  
 PLANNING • DESIGN • MANAGEMENT  
 TEXAS FIRM REGISTRATION NO. 678  
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 SAN ANGELO OFFICE: 1775 HWY 170, SUITE 100, WILKIN, TEXAS 75143 (512) 465-2450 FAX

**PRELIMINARY PLAN OF EDgewater SUBDIVISION PHASE III**  
 BLOCK 21, LOTS 1-50; BLOCK 22, LOTS 1-19  
 BEING A TOTAL OF 21.471 ACRES OUT OF THE ZENO PHILLIPS LEAGUE



PROJECT NUMBER  
**12003**  
 FILE NAME:  
 12003-PHIII-Preliminary Plan.DWG  
 SHEET:  
**02 OF 02**