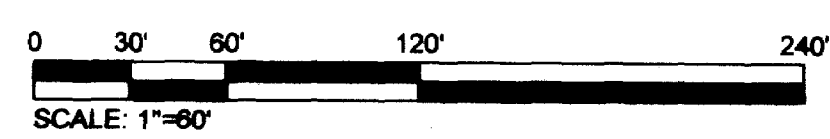
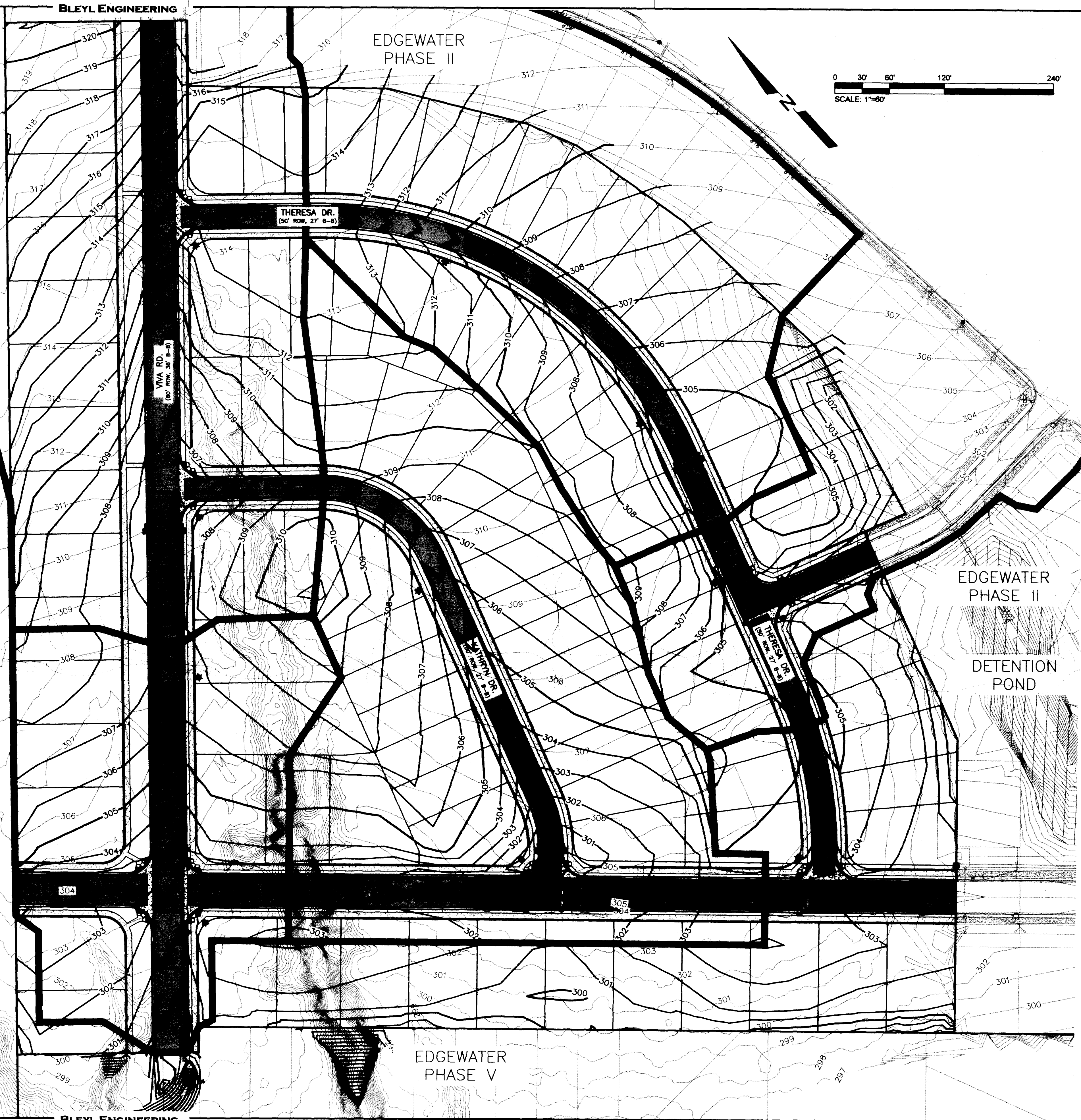


Z:\2006\12003 EDgewater SUBDIVISION PHASE III & IV CD-12003 CD-PH IV\12003-PRELIMINARY PLAN-TOP\2-TOPOGRAPHIC 9/11/2017 2:27 PM CHRISTOPHER SURFACE

JOHNNY F LYON  
REVOCABLE TRUST  
V. 5967, P. 42



- LEGEND
- 300 EXISTING CONTOURS
  - 300 PROPOSED CONTOURS
  - DRAINAGE AREA BOUNDARY

FLOODPLAIN NOTE:  
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, AND PANEL NUMBER 48041C0195E FOR BRAZOS COUNTY, TEXAS DATED JULY 7, 2014.

EXISTING CONTOURS ARE BASED ON CITY CONTOUR DATA AND DESIGN CONTOURS OF SECTIONS CURRENTLY IN CONSTRUCTION.

REV	DATE	BY	APP	COMMENT
1				
2				
3				
4				

PREPARED FOR:  
VALDO ENGINEERING  
1100 W. UNIVERSITY BLVD.  
BELLEVILLE, TEXAS 77843

SCALE: AS SHOWN  
DATE: September 11, 2017  
DRAWN BY: TOM  
PROJECT MANAGER: CHRIS K SURFACE P.E.

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

AMIEL LEDER  
1715 CAPITAL OF TEXAS HWY. 5  
AUSTIN, TEXAS 78748  
(512) 336-7848 FAX  
(512) 336-7848 TOLL FREE

CHRIS K. SURFACE  
1723 W. UNIVERSITY BLVD. #20  
AUSTIN, TEXAS 78748  
(512) 336-7848 FAX  
(512) 336-7848 TOLL FREE

**PRELIMINARY PLAN  
TOPOGRAPHIC AND  
DRAINAGE MAP**

BLOCK 12, LOTS 20-37; BLOCK 13, LOTS 10-15; BLOCK 14, LOTS 16-28; BLOCK 17, LOTS 3-13; BLOCK 18, LOTS 1-36; BLOCK 19, LOTS 1-15; AND BLOCK 20, LOTS 1&2 BEING A TOTAL OF 22.295 ACRES OUT OF THE ZENO PHILLIPS LEAGUE  
CITY OF BRYAN  
BRAZOS COUNTY, TEXAS

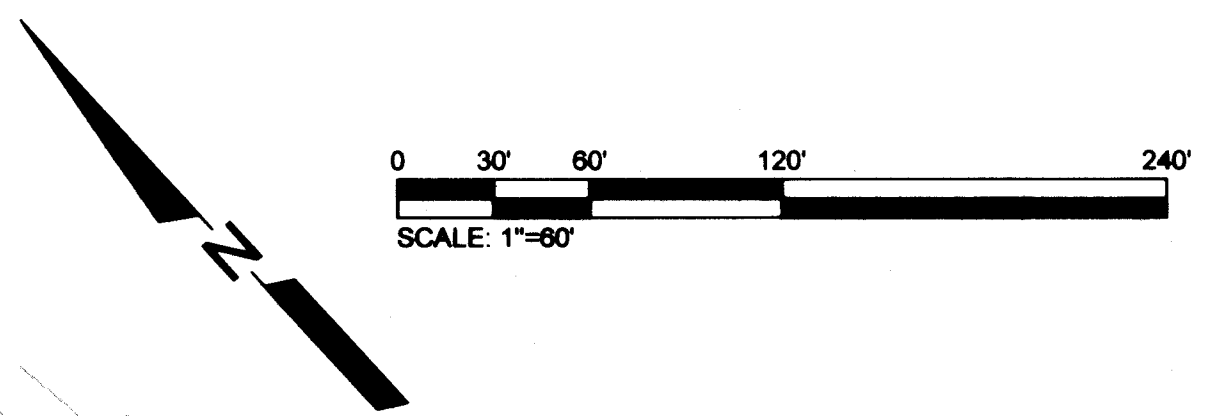
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PROJECT NUMBER  
**12003**

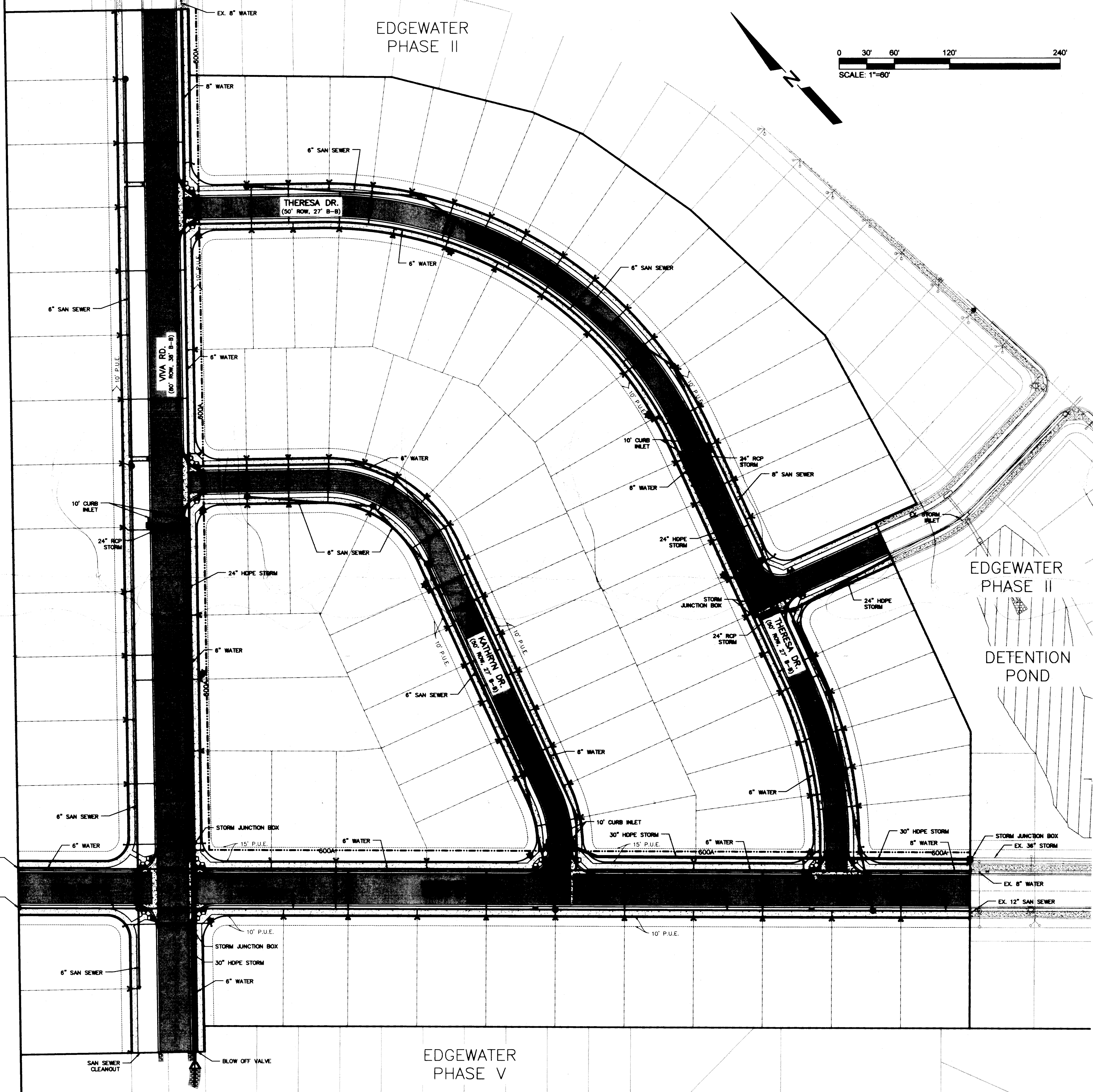
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SHEET:  
**2 of 3**

BLEYL ENGINEERING

EDGEWATER PHASE II



JOHNNY F LYON  
REVOCABLE TRUST  
V. 5967, P. 42



LEGEND

- WATER MAIN (FIRE HYDRANT)
- WATER SERVICE
- SANITARY SEWER MAIN (MANHOLE)
- WATER SERVICE
- STORM SEWER
- 600 AMP ELECTRIC LINE

REV	DATE	BY	APP	COMMENT
1				
2				
3				
4				

PREPARED FOR:  
VALDO ENGINEERING  
2800 BLISS AVENUE SUITE 100  
HELLEN, TEXAS, 75840  
PROJECT MANAGER: CHRIS K. SURFACE P.E.

SCALE: AS SHOWN  
DATE: September 11, 2017  
DRAWN BY: TOW

**BLEYL ENGINEERING**  
PLANNING • DESIGN • MANAGEMENT  
TEXAS FIRM REGISTRATION NO. 878  
WWW.BLEYLENGINEERING.COM

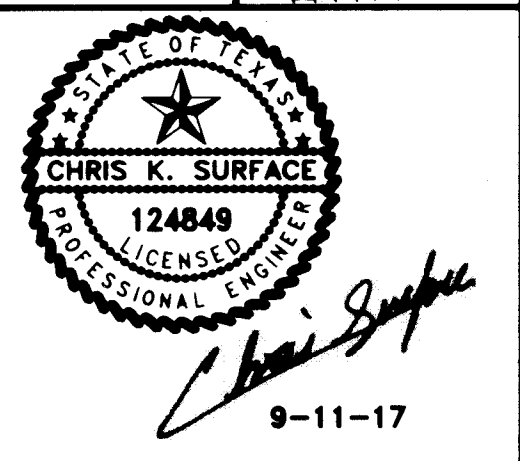
AMBLER, TEXAS  
1725 BRADSHAW ST., SUITE 100  
AMBLER, TEXAS 75002  
(281) 382-3800 FAX  
(281) 382-3804 FAX

HEWLETT, TEXAS  
1715 OFFICE BLDG. SUITE 100  
HEWLETT, TEXAS 75844  
(409) 485-7400 FAX  
(409) 485-7404 FAX

PRELIMINARY PLAN  
UTILITY PLAN

BLOCK 12, LOTS 20-37; BLOCK 13, LOTS 10-15; BLOCK 14, LOTS 16-28; BLOCK 17, LOTS 3-13; BLOCK 18, LOTS 1-36; BLOCK 19, LOTS 1-15; AND BLOCK 20, LOTS 1&2 BEING A TOTAL OF 22.295 ACRES OUT OF THE ZENO PHILLIPS LEAGUE

CITY OF BRYAN  
BRAZOS COUNTY, TEXAS



PROJECT NUMBER  
**12003**

FILE NAME:  
12003-PRELIMINARY PLAN-TOW.DWG  
SHEET:

UTILITY LAYOUT SHOWN IS PRELIMINARY  
AND FOR PLANNING PURPOSES ONLY.

BLEYL ENGINEERING

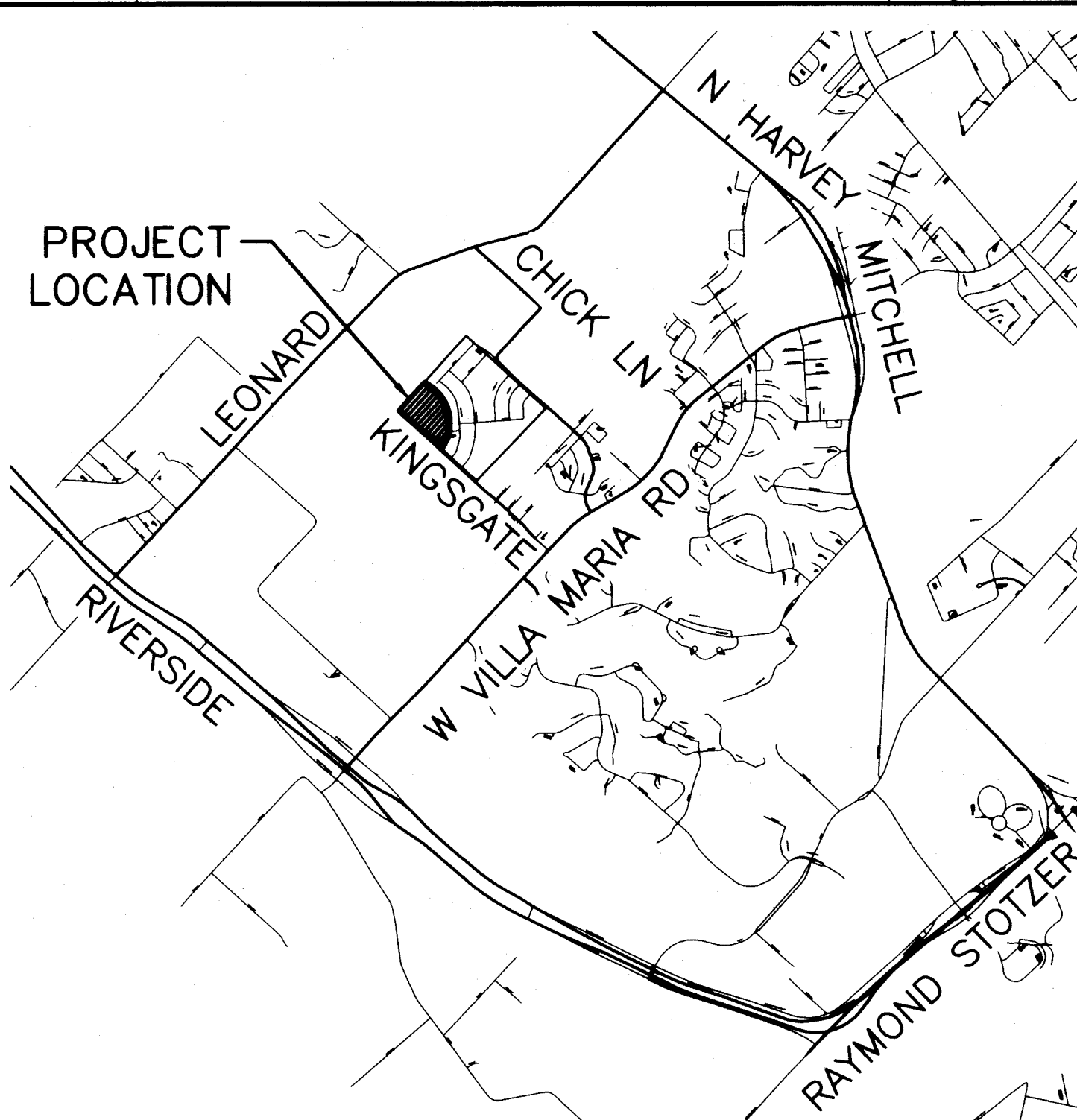
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# PRELIMINARY PLAN

### SHEET INDEX

SHEET 1	STREET AND LOT LAYOUT
SHEET 2	TOPOGRAPHIC AND DRAINAGE MAP
SHEET 3	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)

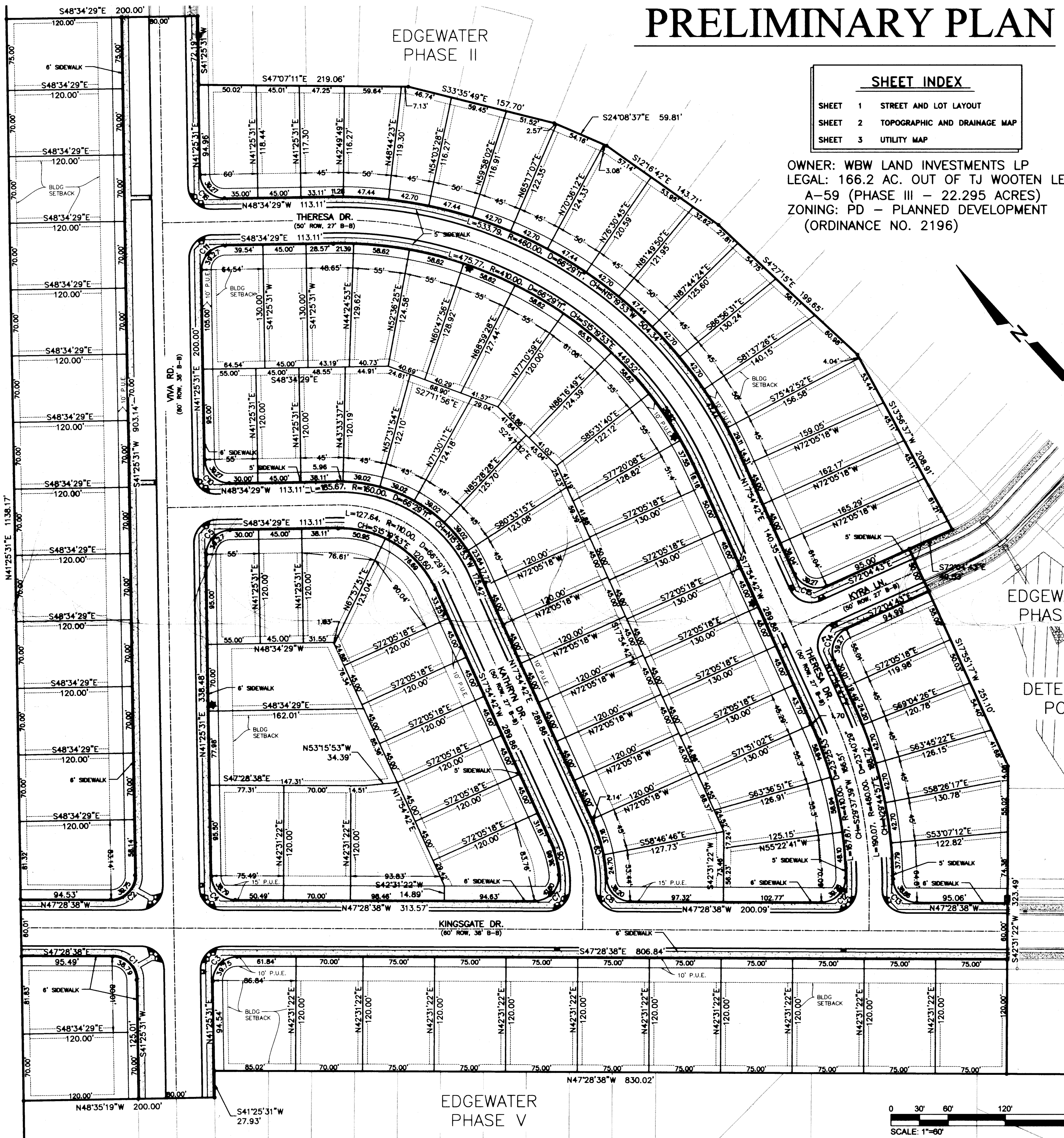
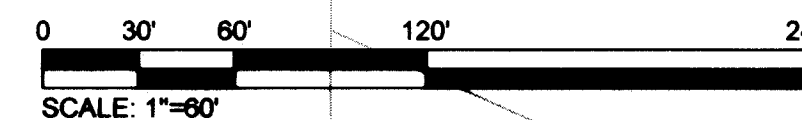


VICINITY MAP  
N.T.S.

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	38.79	25.00	88.90	S3° 01' 33"E	35.02
C2	39.75	25.00	91.10	S86° 58' 27"W	35.69
C3	39.75	25.00	91.10	N86° 58' 27"E	35.69
C4	38.79	25.00	88.90	N3° 01' 33"W	35.02
C5	39.27	25.00	90.00	N86° 25' 31"E	35.36
C6	36.98	110.00	19.26	S27° 32' 31"W	36.80
C7	41.60	25.00	95.35	S84° 50' 51"W	36.97
C8	38.20	25.00	87.54	N3° 42' 18"W	34.59
C9	61.87	160.00	22.16	N28° 59' 22"E	61.48
C10	39.27	25.00	90.00	N3° 34' 29"W	35.36
C11	39.27	25.00	90.00	N86° 25' 31"E	35.36
C12	39.78	25.00	91.18	S86° 55' 59"W	35.72
C13	38.86	25.00	89.06	N2° 56' 43"W	35.07
C14	39.27	25.00	90.01	N62° 55' 00"E	35.36
C15	39.27	25.00	89.99	N27° 05' 00"W	35.35
C16	39.27	25.00	90.00	N3° 34' 29"W	35.36

### LOT MATRIX

LOT WIDTHS	PHASE I,II	PHASE IV	TOTAL LOTS	LOT SUMMATION	MIN % REQUIREMENT	MIN LOT REQUIREMENT	LOTS PROVIDED TO DATE
45FT LOTS	100	42	142	LOTS GREATER THAN 45FT=474	100%	474	474
50FT LOTS	130	8	138	LOTS GREATER THAN 50FT=332	40%	332	332
55FT LOTS	100	16	116	LOTS GREATER THAN 55FT=194	10%	194	194
70FT LOTS	43	35	78	LOTS GREATER THAN 70FT=78	5%	78	78
<b>TOTAL</b>	<b>373</b>	<b>101</b>	<b>474</b>				



JOHNNY F LYON  
 REVOCABLE TRUST  
 V. 5967, P. 42

REV	DATE	BY	APP	COMMENT
1				
2				
3				
4				

PREPARED FOR:  
 VALDO ENGINEERING  
 3800 ALBERT AVENUE SUITE 100  
 AUSTIN, TEXAS, 78746  
 (512) 338-7991 FAX  
 (512) 338-7991 FAX

SCALE: AS SHOWN  
 DATE: September 11, 2017  
 DRAWN BY: TOW  
 PROJECT MANAGER: CHRIS K SURFACE P.E.

**BLEYL ENGINEERING**  
 PLANNING • DESIGN • MANAGEMENT

TEXAS FIRM REGISTRATION NO. 678  
 WWW.BLEYLENGINEERING.COM

AUSTIN OFFICE: 172 COMPTON ST., SUITE 100, AUSTIN, TX 78701  
 (512) 338-7991 FAX (512) 338-7991 FAX

HOUSTON OFFICE: 12000 WESTHELL BLVD., SUITE 200, HOUSTON, TX 77040  
 (281) 964-4200 FAX (281) 964-4200 FAX

**PRELIMINARY PLAN  
 OF EDGEWATER SUBDIVISION  
 PHASE IV**

BLOCK 12, LOTS 20-37; BLOCK 13, LOTS 10-15; BLOCK 14, LOTS 16-28; BLOCK 17, LOTS 3-13; BLOCK 18, LOTS 1-36; BLOCK 19, LOTS 1-15; AND BLOCK 20, LOTS 1&2 BEING A TOTAL OF 22.295 ACRES OUT OF THE ZENO PHILLIPS LEAGUE

CITY OF BRYAN  
 BRAZOS COUNTY, TEXAS



9-11-17

PROJECT NUMBER  
**12003**

FILE NAME:  
 12003-PRELIMINARY PLAN-TOWING

SHEET:  
**1 of 3**