

VICINITY MAP



Scale: 1"=50'

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the MARIA KEGANS LEAGUE, Abstract No. 28, Brazos County, Texas and being all of the 38.472 acre tract being the remainder of the called 133.49 acre Robert Arthur Horton, Trustee of the Jack Lindsey Horton Trust tract recorded in Volume 205, Page 87 of the Brazos County Deed Records (B.C.D.R.), said iron rod also being in the northwest margin of Hardy Weadon Road, from whence a found 3-inch pipe post marking the most easterly corner of the said 133.49 acre Horton Trust tract bears N 45° 39' 54" E at a distance of 79.58 feet for reference;

THENCE: along the northwest margin of said Hardy Weadon Road for the following two (2) calls: 1) S 45° 39' 54" W for a distance of 865.42 feet to a found capped 1/2-inch iron rod (R.P.L.S. 6410) for an angle point, and 2) S 44° 21' 54" W for a distance of 466.45 feet for corner marking the south corner of this tract, from whence a found capped 1/2-inch iron rod (R.P.L.S. 6410) marking an angle point in the southeast line of the said 122.79 acre 1983 Land Investments, LLC tract bears S 44° 21' 54" W at a distance of 916.05 feet for reference;

THENCE: along the westerly line the said 38.472 acre Ranier & Son Development Company, LLC tract for the following twenty-one (21) calls: 1) N 45° 02' 16" W for a distance of 182.56 feet to a 1/2-inch iron rod set, 2) S 72° 06' 34" W for a distance of 100.00 feet to a 1/2-inch iron rod set, 3) S 71° 32' 11" W for a distance of 42.17 feet to a 1/2-inch iron rod set, 4) N 21° 10' 13" W for a distance of 141.69 feet to a 1/2-inch iron rod set for the Point of Curvature, 5) 23.35 feet in a counter clockwise direction along the arc of a curve having a central angle of 04° 50' 27", a radius of 300.00 feet, a tangent of 12.68 feet and a long chord bearing S 66° 24' 34" W at a distance of 25.34 feet to a 1/2-inch iron rod set for the Point of Tangency, 6) N 26° 00' 40" W for a distance of 183.69 feet to a 1/2-inch iron rod set, 7) N 66° 36' 40" E for a distance of 37.79 feet to a 1/2-inch iron rod set, 8) N 22° 34' 00" W for a distance of 184.94 feet to a 1/2-inch iron rod set for the Point of Curvature, 9) 25.81 feet in a clockwise direction along the arc of a curve having a central angle of 02° 27' 51", a radius of 600.00 feet, a tangent of 12.90 feet and a long chord bearing N 68° 39' 55" E at a distance of 25.80 feet to a 1/2-inch iron rod set for the Point of Tangency, 10) N 09° 33' 45" W for a distance of 154.99 feet to a 1/2-inch iron rod set, 11) N 09° 35' 09" W for a distance of 44.78 feet to a 1/2-inch iron rod set, 12) N 13° 22' 25" W for a distance of 42.05 feet to a 1/2-inch iron rod set, 13) N 20° 02' 01" W for a distance of 42.09 feet to a 1/2-inch iron rod set, 14) N 27° 07' 50" W for a distance of 42.09 feet to a 1/2-inch iron rod set, 15) N 33° 55' 38" W for a distance of 42.09 feet to a 1/2-inch iron rod set, 16) N 39° 37' 40" W for a distance of 43.75 feet to a 1/2-inch iron rod set, 17) N 40° 03' 51" W for a distance of 51.89 feet to a 1/2-inch iron rod set, 18) N 37° 34' 59" W for a distance of 135.39 feet to a 1/2-inch iron rod set, 19) N 22° 08' 43" W for a distance of 216.81 feet to a 1/2-inch iron rod set, and 20) N 67° 11' 17" E for a distance of 138.48 feet to a 1/2-inch iron rod set, and 21) N 49° 17' 14" W for a distance of 104.69 feet to a 1/2-inch iron rod set for the most northerly northwest corner of this tract;

THENCE: N 55° 45' 21" E along the northwest line of the said 38.472 acre Ranier & Son Development Company, LLC tract for a distance of 51.90 feet to a found 1/2-inch iron rod marking the south corner of the called 40.00 acre John and Yolanda Hall tract recorded in Volume 242, Page 581 (B.C.D.R.);

THENCE: along the common line of the said 38.472 acre Ranier & Son Development Company, LLC tract and the called 40.00 acre Hall tract for the following two (2) calls: 1) N 55° 45' 21" E for a distance of 352.49 feet to an 18-inch Post Oak marking an angle point in the southeast line of the called 40.00 acre Hall tract, and 2) N 42° 03' 49" E for a distance of 345.60 feet to a found 1/2-inch iron rod marking the north corner of the said 38.472 acre tract and the west corner of the called 10.00 acre Horton tract;

THENCE: S 49° 04' 58" E along the southwest line of the called 10.00 acre Horton tract for a distance of 1,438.24 feet to the POINT OF BEGINNING and containing 38.472 acres of land, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS We, Ranier & Son Development Company, LLC, owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 15505, Page 201 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes intended.

Owner: [Signature]

STATE OF TEXAS COUNTY OF BRAZOS

Before me the undersigned authority, on this day personally appeared DOUG FREEMAN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated. Given under my hand and seal on this 12 day of August, 2019.

Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS) (COUNTY OF BRAZOS) I, Karan McQueen, County Clerk, certify that this plat together with record in my office the Official Records of Brazos County, Texas, Volume 2019-1372207, Page 15666-83, Amount: 73.00, Order#: 20190910000010, By: SC

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Bobby Gutierrez, Chairman 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 23 day of August, 2019, and same was duly approved on the 23 day of August, 2019, by said Commission.

Chairman, Planning and Zoning Commission

APPROVAL OF THE CITY ENGINEER

I, William Paul Kogler, 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 23 day of August, 2019.

City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

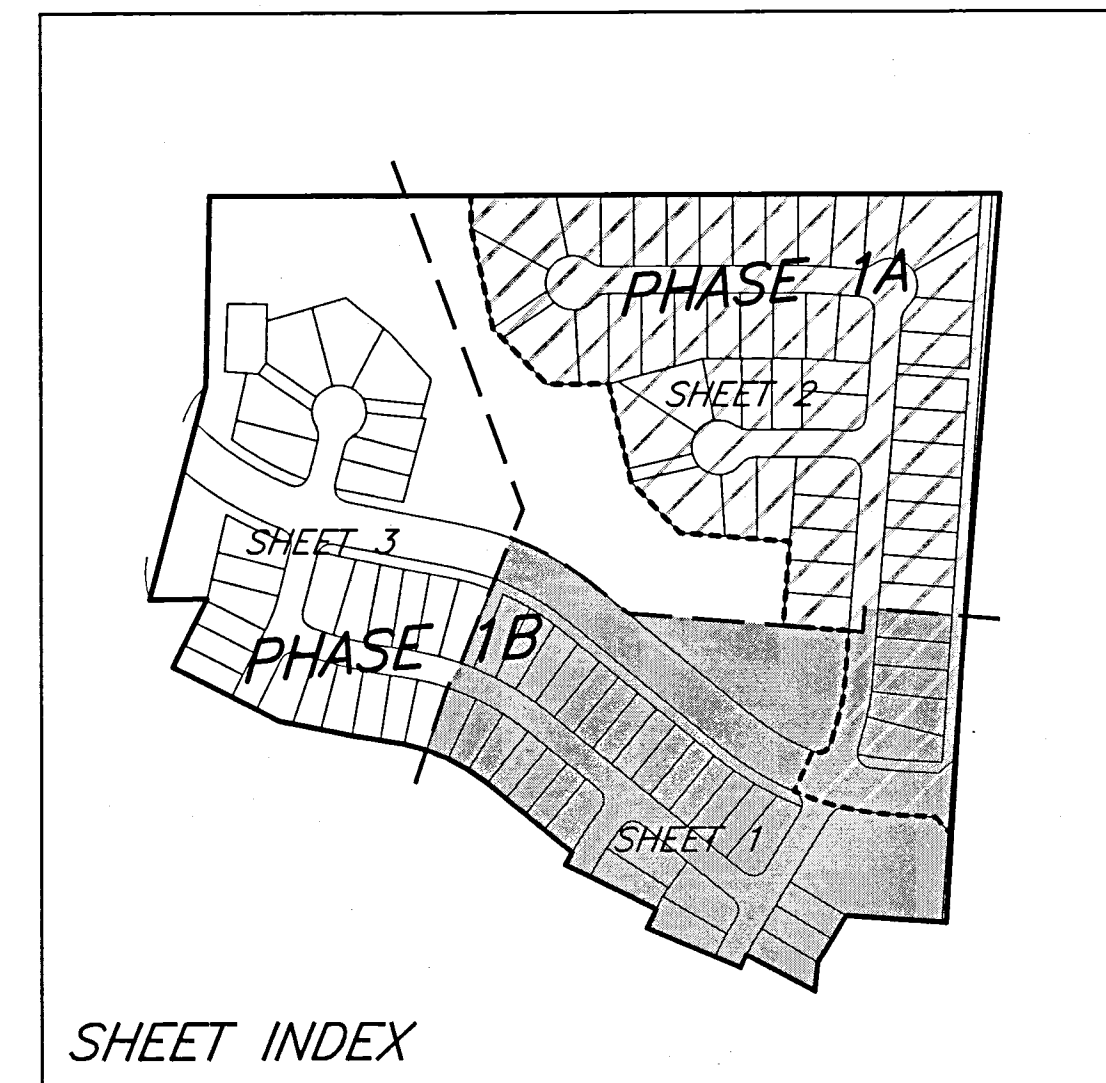
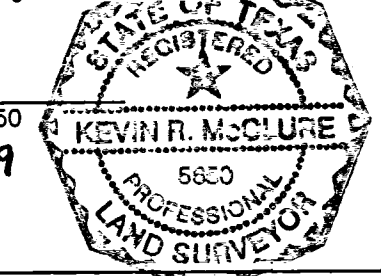
I, Martin Zimmerman, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 23 day of August, 2019.

City Planner, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS COUNTY OF BRAZOS I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, 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.

Kevin R. McClure, R.P.L.S. No. 5650



FINAL PLAT

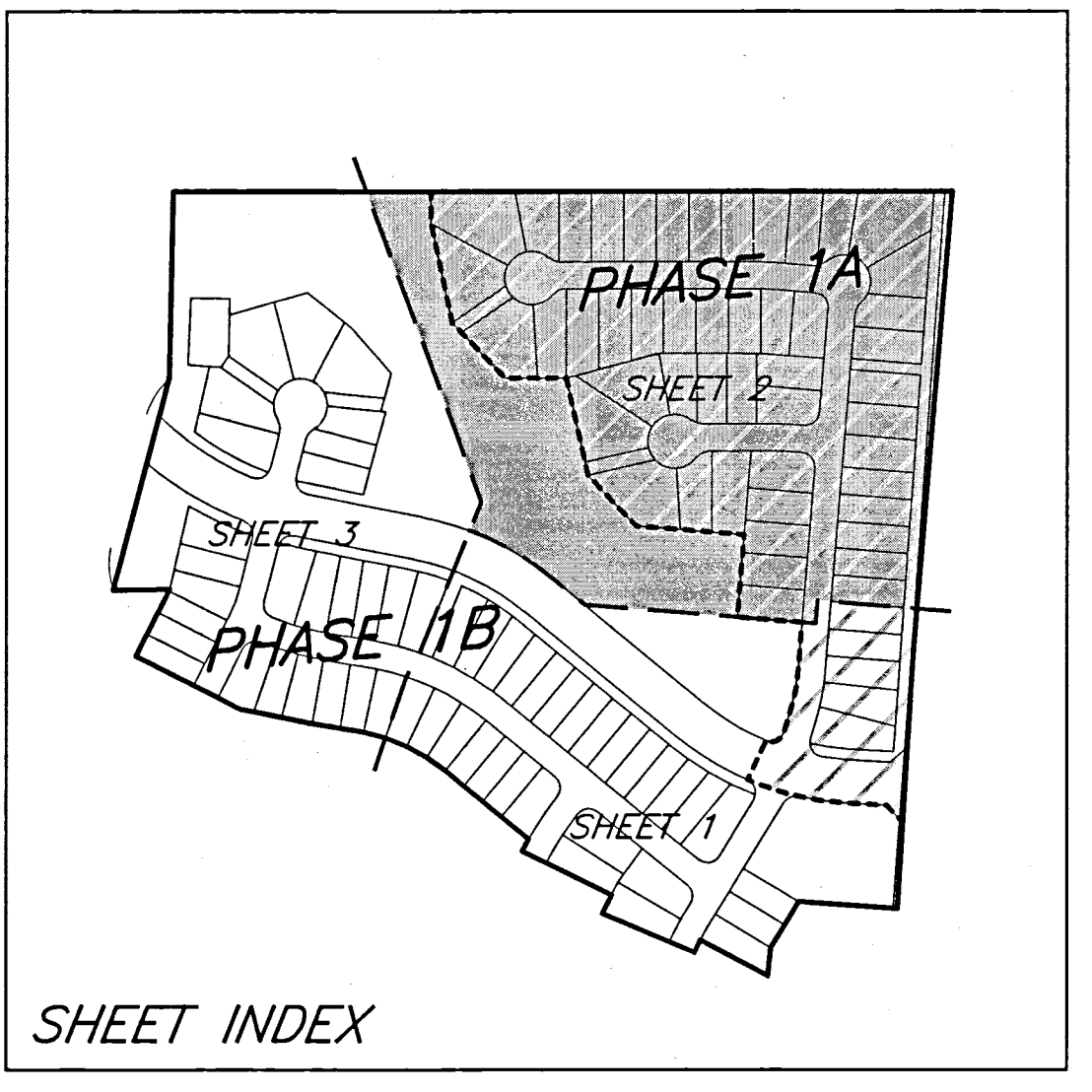
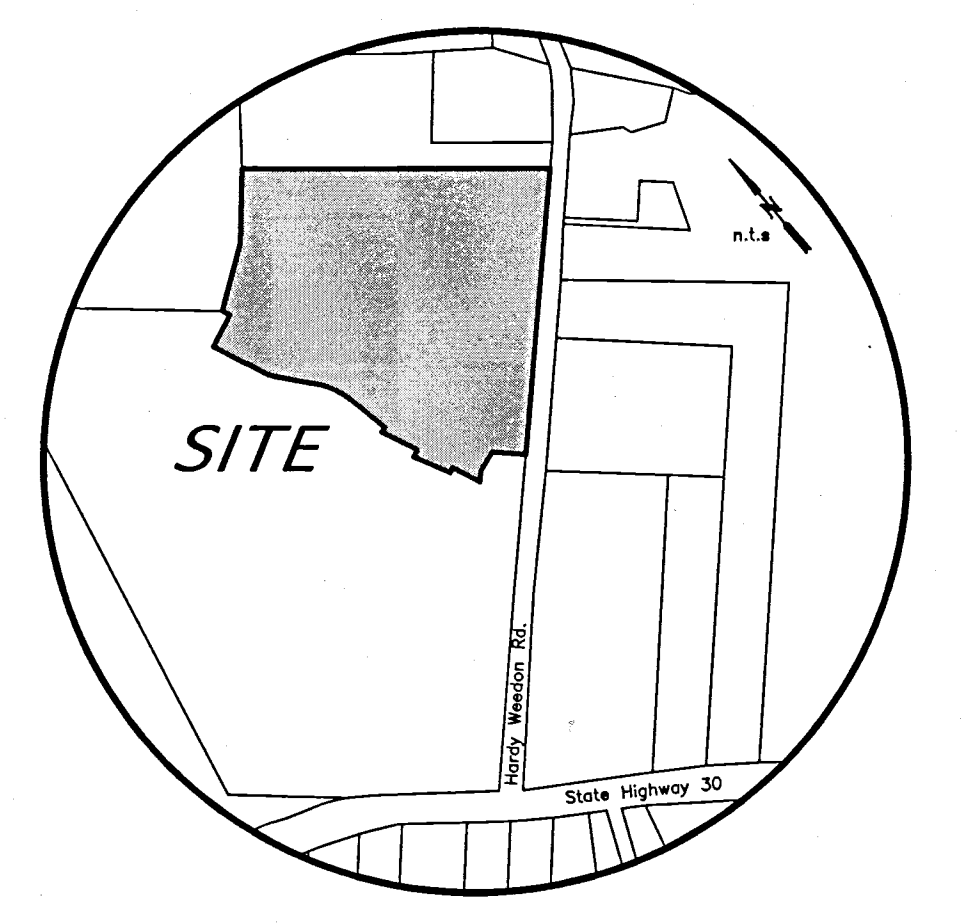
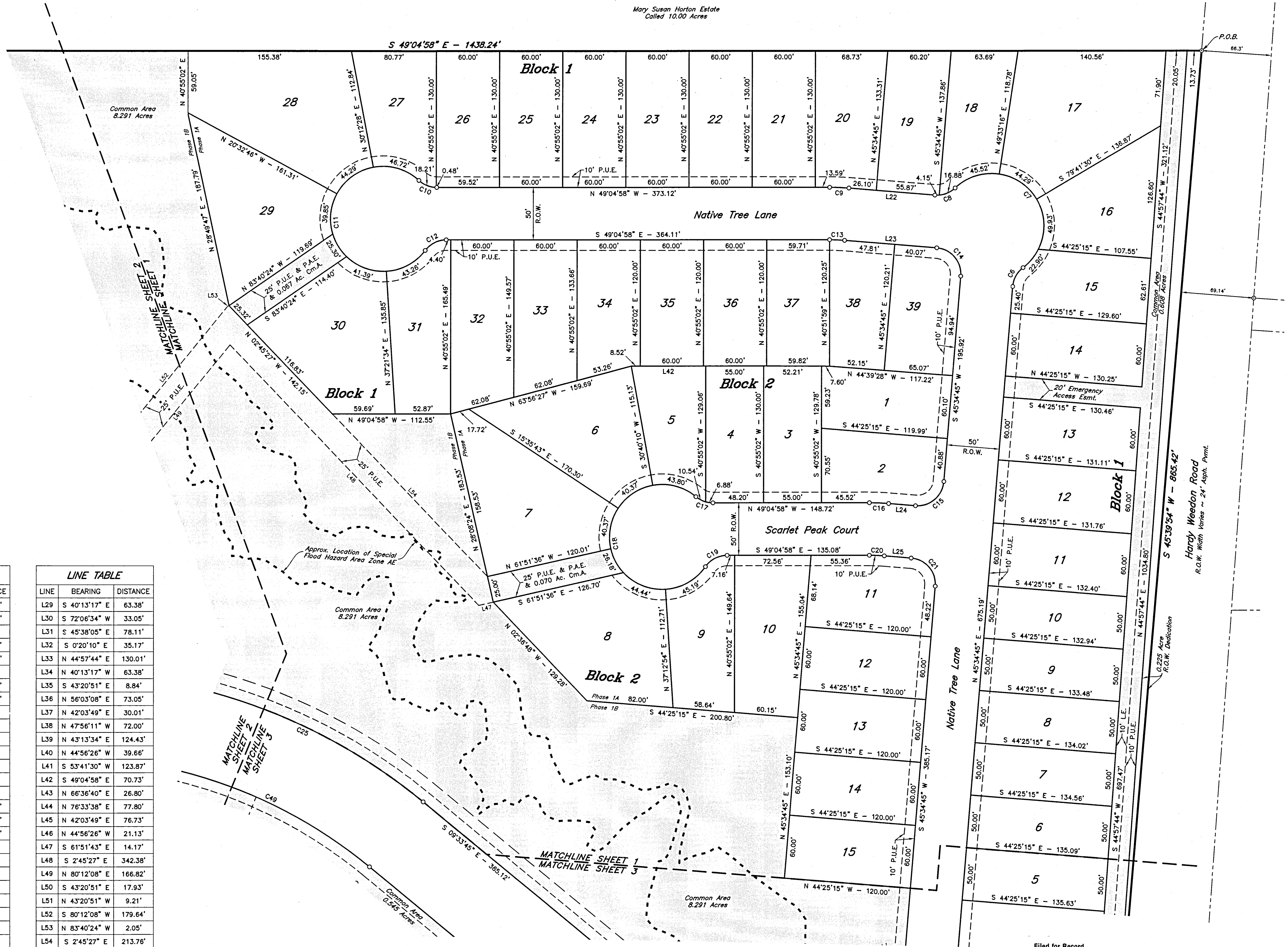
YAUPON TRAILS PHASES 1A & 1B

PHASE 1A LOTS 1-39, BLOCK 1 AND LOTS 1-15, BLOCK 2 PHASE 1B LOTS 1-3, BLOCK 3 AND LOTS 1-4, BLOCK 4 AND LOTS 1-13 BLOCK 5, AND LOTS 1-20 BLOCK 6 AND LOTS 1-6 BLOCK 7, AND LOTS 1-8 BLOCK 8 38.472 ACRES MARIA KEGANS LEAGUE, A-28 BRYAN, BRAZOS COUNTY, TEXAS MARCH, 2019 SCALE 1" = 50'

OWNER: Ranier & Son Development Co., LLC 4090 S.H. 6 South College Station, Texas 77845 (979) 690-1222 SURVEYOR: McClure & Browne Engineering/Surveying, Inc. 1008 Woodcreek Dr., Suite 103 College Station, Texas 77845 (979) 693-3838

SHEET NO. 1 OF 3 SHEETS

- GENERAL NOTES:**
- ORIGIN OF BEARING SYSTEM: Iron rod monuments found and the record bearing (S 45°39'54" E) along the southeast line of the called 122.79 acre tract recorded in Volume 13892, Page 271 of the Official Records of Brazos County, Texas (O.R.B.C.) was used as the BASIS OF BEARINGS shown on this plat.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0220F, effective 04/02/2014, a portion of this property is located in an Other Areas Zone A.
 - Land Use: 110 single family lots.
 - Zoning: Planned Development District - Multi Use (PD-M) per City of Bryan Ordinance . The ordinance will be finalized by City Council on April 9, 2019.
 - Unless otherwise indicated, all distances shown along curves are arc distances.
 - The Common Area shown shall be owned and maintained by the Homeowners' Association.
 - Trail System or Access Pavement in common areas to be maintained by HOA. Trail System in Public ROW or Parkland dedication to be maintained by City of Bryan.
 - Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner:
 - - 1/2" Iron Rod Found
 - - 1/2" Iron Rod Set
 - - 18" Post Oak Found
 - Abbreviations:
 - Com.A. - Common Area
 - E.T.E. - Energy Transfer Easement
 - L.E. - Landscape Easement
 - P.A.E. - Public Access Easement
 - P.O.B. - Point of Beginning
 - P.U.E. - Public Utility Easement
 - S.S.E. - Sanitary Sewer Easement (College Station)
 - Vw. - Variable Width
 - W.E. - Water Easement (College Station)
 - W.C.E. - Wixon Creek Special Utility District Easement



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 45°02'16" W	182.56'
L2	S 72°06'34" W	100.00'
L3	S 47°13'21" W	52.17'
L4	N 21°10'13" W	141.69'
L5	N 26°00'40" W	183.69'
L6	N 66°36'40" E	37.79'
L7	N 22°34'00" W	184.94'
L8	N 9°33'45" W	154.99'
L9	N 9°35'09" W	44.78'
L10	N 13°32'25" W	42.05'
L11	N 20°20'01" W	42.09'
L12	N 27°07'50" W	42.09'
L13	N 33°55'38" W	42.09'
L14	N 39°37'40" W	43.75'
L15	N 40°03'51" W	51.89'
L16	N 37°34'59" W	135.39'
L17	N 67°51'17" E	138.48'
L18	N 49°47'14" W	104.69'
L19	S 89°39'50" W	35.54'
L20	N 45°38'05" E	78.94'
L21	N 57°06'34" E	54.04'
L22	N 44°25'15" W	81.97'
L23	S 44°25'15" E	87.88'
L24	N 44°25'15" W	25.60'
L25	S 44°25'15" E	25.60'
L26	S 57°06'34" W	54.04'
L27	N 55°19'18" E	74.48'
L28	N 55°19'18" E	70.27'

LINE TABLE

LINE	BEARING	DISTANCE
L29	S 40°13'17" E	63.38'
L30	S 72°06'34" W	33.05'
L31	S 45°38'05" E	78.11'
L32	S 0°20'10" E	35.17'
L33	N 44°57'44" E	130.01'
L34	N 40°13'17" W	63.38'
L35	S 43°20'51" E	8.84'
L36	N 56°03'08" E	73.05'
L37	N 42°03'49" E	30.01'
L38	N 47°56'11" W	72.00'
L39	N 43°13'34" E	124.43'
L40	N 44°56'26" W	39.66'
L41	S 53°41'30" W	123.87'
L42	S 49°04'58" E	70.73'
L43	N 66°36'40" E	26.80'
L44	N 76°33'38" E	77.80'
L45	N 42°03'49" E	76.73'
L46	N 44°56'26" W	21.13'
L47	S 61°51'43" E	14.17'
L48	S 2°45'27" W	342.38'
L49	N 80°12'08" W	166.82'
L50	S 43°20'51" E	17.93'
L51	N 43°20'51" W	9.21'
L52	S 80°12'08" W	179.64'
L53	N 83°40'24" W	2.05'
L54	S 2°45'27" W	213.76'
L55	S 75°36'34" W	25.00'

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 9/10/2019 8:19:13 AM
 in the PLAT Records



Doc Number: 2019-1372207
 Volume - Page: 15566-83
 Number of Pages: 3
 Amount: 73.00
 Order#: 2019091000010
 By: AM

SHEET NO.
2
 OF 3 SHEETS

FINAL PLAT

YAUPON TRAILS
PHASES 1A & 1B

PHASE 1A
 LOTS 1-39, BLOCK 1 AND LOTS 1-15, BLOCK 2
 PHASE 1B
 LOTS 1-3, BLOCK 3 AND LOTS 1-4, BLOCK 4 AND
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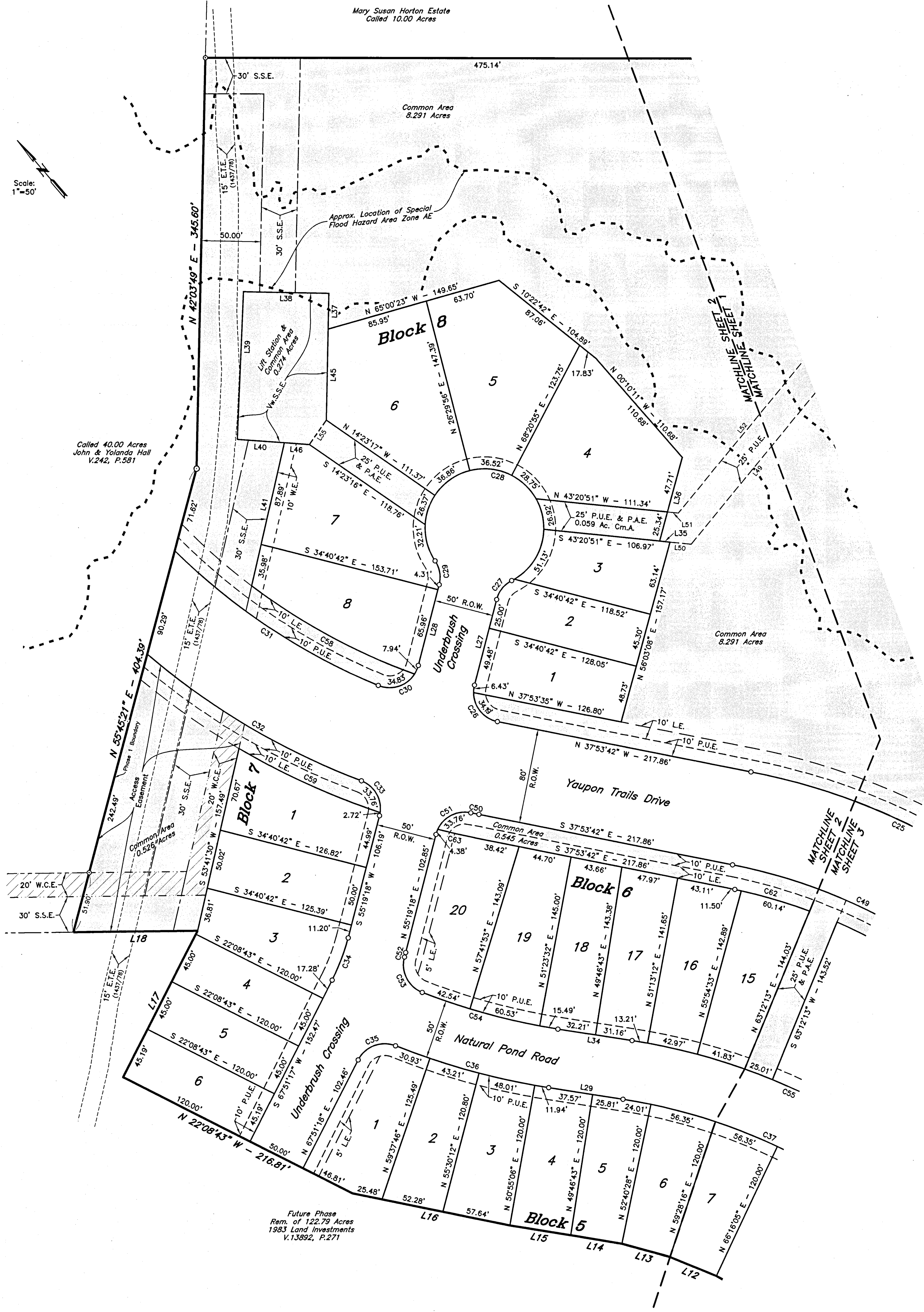
38.472 ACRES

MARIA KEGAN LEAGUE, A-28
 BRYAN, BRAZOS COUNTY, TEXAS
 MARCH, 2019
 SCALE 1" = 50'

Owner:
 Ranier & Son Development Co., LLC
 4090 S.H. 6 South
 College Station, Texas 77845
 (979) 690-1222

Surveyor:
 Texas Firm Registration No. 10103300
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838

Scale: 1"=50'



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	4°50'27"	300.00'	25.35'	12.68'	S 66°24'34" W	25.34'
C2	2°27'51"	600.00'	25.81'	12.90'	N 68°39'55" E	25.80'
C3	6°08'38"	460.00'	49.33'	24.69'	N 42°33'46" W	49.30'
C4	96°36'01"	25.00'	42.15'	28.06'	N 8°48'34" E	37.33'
C5	11°31'50"	325.00'	65.40'	32.81'	N 51°20'39" E	65.29'
C6	48°11'23"	25.00'	21.03'	11.18'	N 69°40'26" E	20.41'
C7	186°22'46"	50.00'	162.65'	-89.21'	N 0°34'45" E	99.85'
C8	48°11'23"	25.00'	21.03'	11.18'	N 68°30'57" W	20.41'
C9	4°39'43"	225.00'	18.31'	9.16'	N 46°45'07" W	18.30'
C10	42°50'00"	25.00'	18.69'	9.81'	N 27°39'58" W	18.26'
C11	275°57'49"	50.00'	240.82'	-45.05'	S 35°46'08" W	66.94'
C12	53°07'48"	25.00'	23.18'	12.50'	S 75°38'52" E	22.36'
C13	4°39'43"	175.00'	14.24'	7.12'	S 46°45'07" E	14.23'
C14	90°00'00"	25.00'	39.27'	25.00'	S 0°34'45" W	35.36'
C15	90°00'00"	25.00'	39.27'	25.00'	N 89°25'15" W	35.36'
C16	4°39'43"	225.00'	18.31'	9.16'	N 46°45'07" W	18.30'
C17	39°56'40"	25.00'	17.43'	9.09'	N 29°06'38" W	17.08'
C18	275°25'35"	50.00'	240.35'	-45.48'	S 33°08'55" W	67.28'
C19	55°28'55"	25.00'	24.21'	13.15'	S 76°49'25" E	23.27'
C20	4°39'43"	175.00'	14.24'	7.12'	S 46°45'07" E	14.23'
C21	90°00'00"	25.00'	39.27'	25.00'	S 0°34'45" W	35.36'
C22	11°31'50"	275.00'	55.34'	27.76'	S 51°20'39" W	55.25'
C23	96°36'01"	25.00'	42.15'	28.06'	N 74°35'25" W	37.33'
C24	16°43'40"	460.00'	134.30'	67.63'	N 17°55'35" W	133.82'
C25	28°19'57"	540.00'	267.03'	136.30'	N 23°43'43" W	264.31'
C26	93°05'53"	25.00'	40.62'	26.39'	N 8°46'22" E	36.30'
C27	48°11'23"	25.00'	21.03'	11.18'	N 79°25'00" E	20.41'
C28	276°22'47"	50.00'	241.19'	-44.72'	N 34°40'42" W	66.67'
C29	48°11'20"	25.00'	21.03'	11.18'	S 31°13'38" W	20.41'
C30	98°02'23"	25.00'	42.78'	28.78'	N 75°39'30" W	37.75'
C31	22°10'27"	535.00'	207.05'	104.84'	N 15°33'04" W	205.76'
C32	19°38'01"	615.00'	210.74'	106.42'	S 18°27'44" E	209.71'
C33	83°36'03"	25.00'	36.48'	22.35'	N 13°31'17" E	33.33'
C34	12°31'58"	175.00'	38.28'	19.22'	S 61°35'17" W	38.20'
C35	84°43'43"	25.00'	36.97'	22.80'	S 69°46'51" E	33.69'
C36	12°48'18"	600.00'	134.09'	67.33'	S 33°49'08" E	133.82'
C37	30°39'32"	475.00'	254.17'	130.21'	S 24°53'31" E	251.15'
C38	88°38'50"	25.00'	38.68'	24.42'	S 34°45'40" W	34.94'
C39	9°11'15"	600.00'	98.21'	48.21'	S 74°29'28" W	96.11'
C40	11°23'38"	550.00'	109.37'	54.87'	N 73°07'49" E	109.19'
C41	91°36'37"	25.00'	39.97'	25.71'	S 55°22'04" E	35.85'
C42	81°40'19"	25.00'	35.64'	21.61'	S 31°16'25" W	32.69'
C43	8°07'14"	350.00'	49.61'	24.84'	S 68°02'57" E	49.56'
C44	3°16'47"	300.00'	17.17'	8.59'	N 70°28'11" E	17.17'
C45	71°29'09"	25.00'	31.19'	17.99'	S 72°08'51" E	29.21'
C46	9°13'48"	540.00'	86.99'	43.59'	S 41°01'11" E	86.90'
C47	98°04'46"	25.00'	42.80'	28.80'	S 23°04'11" W	37.76'
C48	16°24'27"	540.00'	154.64'	77.85'	S 17°45'58" E	154.11'
C49	28°19'18"	460.00'	227.38'	116.06'	S 23°44'03" E	225.07'
C50	0°38'57"	615.00'	6.97'	3.48'	S 37°34'13" E	6.97'
C51	87°24'50"	25.00'	38.14'	23.90'	N 80°57'10" W	34.55'
C52	1°00'14"	225.00'	3.94'	1.97'	S 55°49'25" W	3.94'
C53	84°11'46"	25.00'	36.74'	22.59'	N 14°13'39" E	33.52'
C54	12°21'03"	550.00'	118.56'	59.51'	N 34°02'46" W	118.33'
C55	30°39'32"	525.00'	280.93'	143.91'	N 24°53'31" W	277.59'
C56	98°19'41"	25.00'	42.90'	28.93'	N 58°43'35" W	37.83'
C57	9°21'08"	440.00'	71.82'	35.99'	N 40°57'31" W	71.74'
C58	17°25'56"	515.00'	156.69'	78.95'	N 20°39'39" W	156.08'
C59	11°48'52"	635.00'	130.94'	65.70'	S 24°34'25" E	130.71'
C60	18°54'10"	560.00'	184.75'	93.22'	S 19°00'50" E	183.92'
C61	15°44'52"	440.00'	120.93'	60.85'	S 17°25'30" E	120.55'
C62	9°19'46"	440.00'	71.64'	35.90'	N 33°13'49" W	71.57'
C63	2°51'03"	635.00'	31.60'	15.80'	S 36°28'10" E	31.59'

PARCEL TABLE BLOCK 1	
LOT NO.	AREA (Ac.)
1	0.209
2	0.181
3	0.161
4	0.156
5	0.155
6	0.155
7	0.154
8	0.154
9	0.153
10	0.152
11	0.182
12	0.181
13	0.180
14	0.179
15	0.178
16	0.218
17	0.371
18	0.169
19	0.187
20	0.190

PARCEL TABLE BLOCK 1	
LOT NO.	AREA (Ac.)
21	0.179
22	0.179
23	0.179
24	0.179
25	0.179
26	0.179
27	0.188
28	0.386
29	0.302
30	0.309
31	0.198
32	0.217
33	0.195
34	0.173
35	0.165
36	0.165
37	0.165
38	0.158
39	0.176

PARCEL TABLE BLOCK 2	
LOT NO.	AREA (Ac.)
1	0.168
2	0.177
3	0.164
4	0.164
5	0.162
6	0.279
7	0.320
8	0.325
9	0.189
10	0.232
11	0.195
12	0.165
13	0.165
14	0.165
15	0.165

PARCEL TABLE BLOCK 3	
LOT NO.	AREA (Ac.)
1	0.155
2	0.138
3	0.138

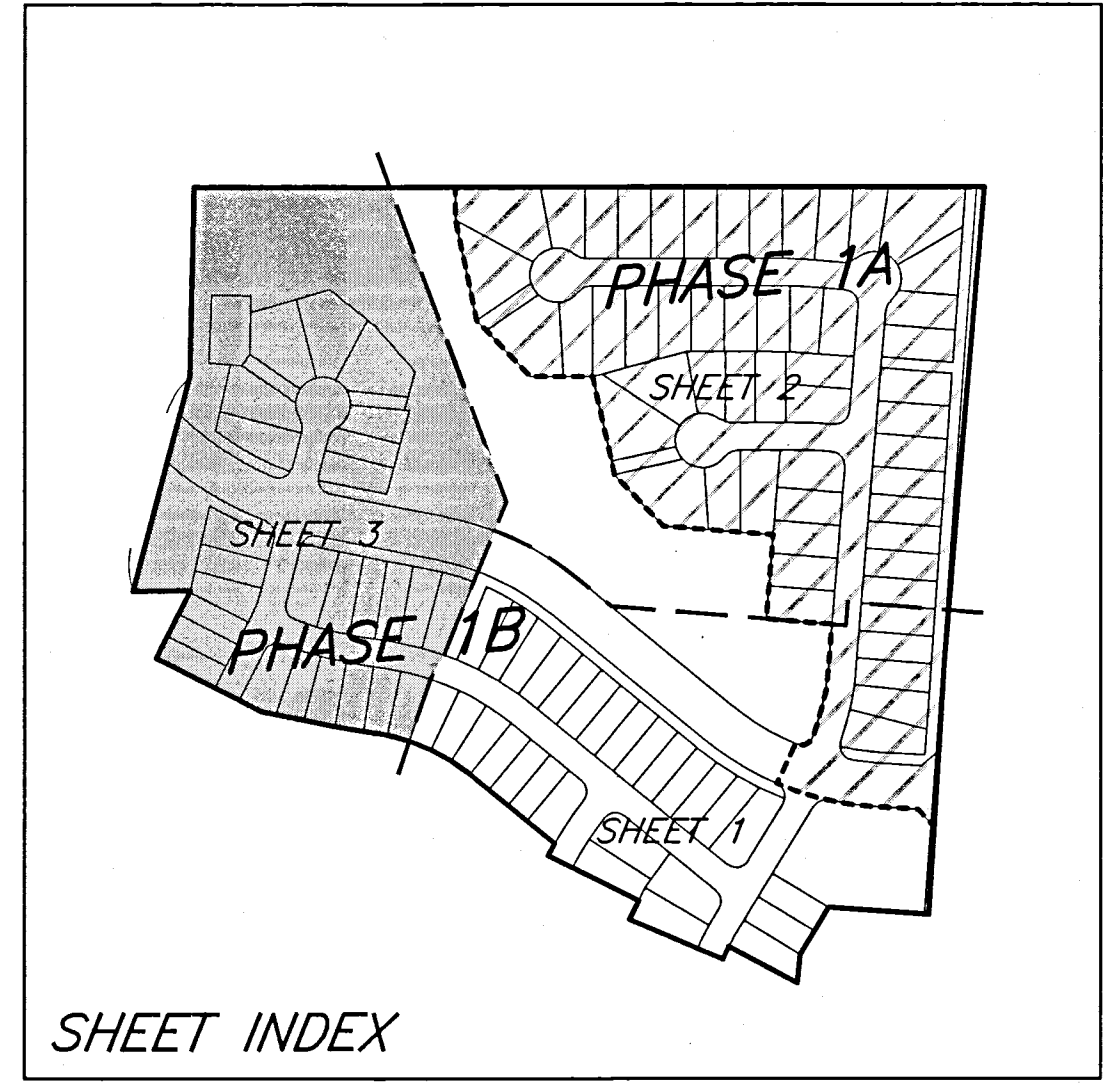
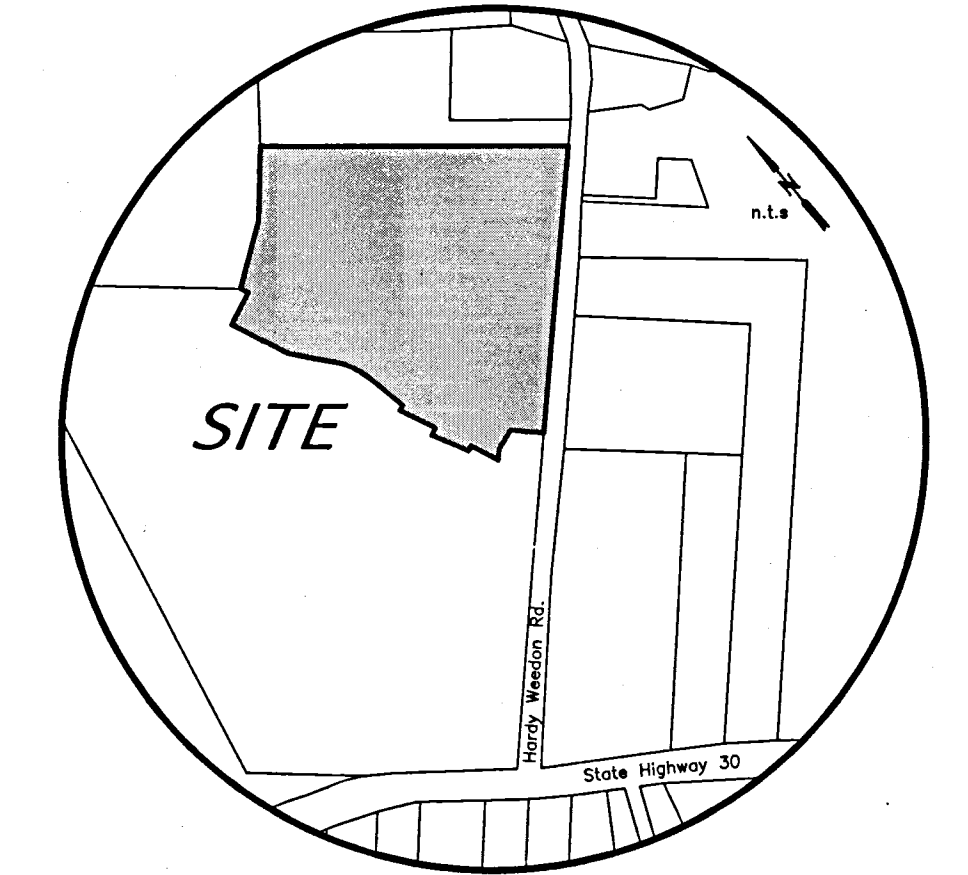
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LOT NO.	AREA (Ac.)
1	0.164
2	0.204
3	0.203
4	0.171

PARCEL TABLE BLOCK 5	
LOT NO.	AREA (Ac.)
1	0.181
2	0.134
3	0.146
4	0.140
5	0.129
6	0.136
7	0.136
8	0.136
9	0.136
10	0.125
11	0.124
12	0.124
13	0.157

PARCEL TABLE BLOCK 6	
LOT NO.	AREA (Ac.)
1	0.214
2	0.146
3	0.138
4	0.135
5	0.134
6	0.134
7	0.134
8	0.134
9	0.134
10	0.134
11	0.141
12	0.148
13	0.155
14	0.160
15	0.168
16	0.159
17	0.151
18	0.151
19	0.174
20	0.212

PARCEL TABLE BLOCK 7	
LOT NO.	AREA (Ac.)
1	0.167
2	0.145
3	0.151
4	0.124
5	0.124
6	0.124

PARCEL TABLE BLOCK 8	
LOT NO.	AREA (Ac.)
1	0.153
2	0.132
3	0.136
4	0.270
5	0.294
6	0.294
7	0.237
8	0.207



FINAL PLAT

YAUPON TRAILS PHASES 1A & 1B

PHASE 1A
LOTS 1-39, BLOCK 1 AND LOTS 1-15, BLOCK 2
PHASE 1B
LOTS 1-3, BLOCK 3 AND LOTS 1-4, BLOCK 4 AND
LOTS 1-13 BLOCK 5, AND LOTS 1-20 BLOCK 6 AND
LOTS 1-6 BLOCK 7, AND LOTS 1-8 BLOCK 8

38.472 ACRES

MARIA REGANS LEAGUE, A-28
BRYAN, BRAZOS COUNTY, TEXAS
MARCH, 2019
SCALE 1" = 50'

Owner: Ramier & Son Development Co., LLC
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 690-1222

Surveyor: Texas Firm Registration No. 10103300
McClure & Brown Engineering/Surveying, Inc.
4090 S.H. 6 South
College Station, Texas 77845
(979) 693-3838

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SHEET NO. **3**
OF 3 SHEETS