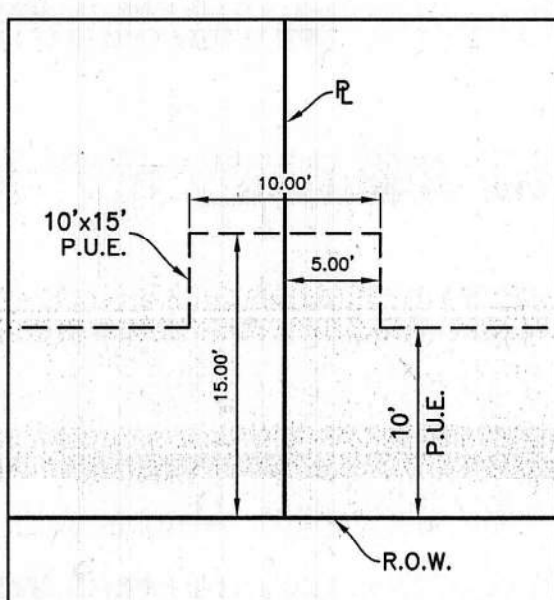


Future Phase Rem. of 122.79 Acres 1983 Land Investments V.13892, P.271

Scale: 1"=50'

PUBLIC UTILITY EASEMENT DETAIL
Scale: 1"=10'



Future Phase Rem. of 122.79 Acres 1983 Land Investments V.13892, P.271

LINE	BEARING	DISTANCE
L1	N 45°38'06" W	72.93'
L2	N 1°50'02" E	93.41'
L3	N 71°38'27" W	23.56'
L4	N 9°31'29" E	84.39'
L5	N 19°06'11" W	100.65'
L6	N 67°51'18" E	76.19'
L7	N 22°08'42" W	50.00'
L8	N 58°28'54" E	50.00'
L9	S 31°31'06" E	16.51'
L10	S 40°03'51" E	51.89'
L11	S 39°37'40" E	43.75'
L12	S 33°55'38" E	42.09'
L13	S 27°07'50" E	42.09'
L14	S 20°20'01" E	42.09'
L15	S 13°32'25" E	42.05'
L16	S 9°35'09" E	44.78'
L17	S 6°36'40" W	37.79'
L18	N 47°13'21" E	52.17'
L19	N 72°06'34" E	100.00'
L20	N 67°51'18" E	16.51'
L21	S 31°31'06" E	16.51'
L22	N 71°38'27" W	74.81'

LINE	BEARING	DISTANCE
L23	S 69°22'16" E	72.08'
L24	N 69°22'16" W	55.04'
L25	N 31°31'06" W	3.14'
L26	S 18°21'33" W	7.44'
L27	N 18°21'33" E	7.44'
L28	S 44°42'17" W	38.92'
L29	N 52°49'10" E	31.53'
L30	N 46°42'44" E	18.83'
L31	N 42°35'09" E	14.37'
L32	N 38°29'16" E	9.22'
L33	S 31°09'53" W	52.58'
L34	S 24°43'04" W	74.55'
L35	S 59°11'39" W	64.43'
L36	S 50°40'10" W	57.82'
L37	S 43°58'16" W	57.57'
L38	S 37°13'45" W	57.33'
L39	S 30°30'42" W	57.10'
L40	S 24°34'57" W	56.93'
L41	S 22°46'36" W	35.78'
L42	S 70°39'04" W	24.28'
L43	N 71°38'27" W	33.10'
L44	S 30°40'55" E	48.71'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	99°22'25"	25.00'	43.36'	29.47'	N 18°10'06" E	38.13'
C2	80°37'36"	25.00'	35.18'	21.21'	S 71°49'54" E	32.35'
C3	22°27'51"	600.00'	25.81'	12.90'	S 68°39'55" W	25.80'
C4	4°50'27"	300.00'	25.35'	12.68'	N 66°24'34" E	25.34'
C5	80°37'36"	25.00'	35.18'	21.21'	S 71°49'54" E	32.35'
C6	56°14'11"	225.00'	220.84'	120.23'	S 3°24'01" E	212.08'
C7	83°38'28"	25.00'	36.50'	22.37'	S 66°32'18" W	33.34'
C8	31°02'55"	25.00'	13.55'	6.94'	S 56°07'00" E	13.38'
C9	150°09'41"	50.00'	131.04'	187.66'	N 64°19'37" E	96.63'
C10	33°26'22"	25.00'	14.59'	7.51'	N 5°57'58" E	14.38'
C11	22°10'11"	550.00'	22.56'	11.28'	N 23°51'39" E	22.56'
C12	42°23'50"	550.00'	406.98'	213.32'	N 46°14'05" E	397.76'
C13	42°23'50"	600.00'	443.98'	232.71'	S 46°14'05" W	433.92'
C14	3°06'43"	600.00'	32.59'	16.30'	S 23°28'48" W	32.58'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C15	86°28'06"	25.00'	37.71'	23.49'	S 65°08'30" W	34.24'
C16	96°21'32"	25.00'	42.04'	27.94'	N 23°27'42" W	37.26'
C17	85°54'40"	25.00'	37.49'	23.28'	N 67°40'24" E	34.07'
C18	36°52'38"	25.00'	16.09'	8.34'	S 50°55'57" E	15.81'
C19	27°43'28"	50.00'	239.67'	-46.11'	N 10°11'08" E	67.79'
C20	57°45'50"	25.00'	25.20'	13.79'	S 81°44'49" W	24.15'
C21	80°24'21"	25.00'	35.08'	21.13'	N 29°10'05" W	32.27'
C22	42°33'12"	275.00'	204.24'	107.09'	N 10°14'30" W	199.58'
C23	99°22'24"	25.00'	43.36'	29.47'	N 18°10'06" E	38.13'
C24	45°37'47"	350.00'	278.74'	147.23'	S 41°10'26" W	271.43'
C25	48°11'23"	25.00'	21.03'	11.18'	S 42°27'14" W	20.41'
C26	27°52'48"	50.00'	241.19'	-44.72'	S 71°38'27" E	66.67'
C27	48°11'23"	25.00'	21.03'	11.18'	N 5°44'09" W	20.41'
C28	45°37'47"	300.00'	238.92'	126.20'	N 41°10'26" E	232.65'

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the MARIA KEGANS LEAGUE, Abstract No. 28, in Bryan, Brazos County, Texas and being all of the called 23.493 acre Tract Two described in the deed from 1983 Land Investments, LLC to Ranier & Son Development Company, LLC recorded in Volume 17324, Page 210 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by the metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the east corner of this herein described tract, said iron rod also being the south corner of the 1.052 acre Common Area tract as depicted on the Final Plat of YAUPON TRAILS, PHASES 1A & 1B recorded in Volume 13892, Page 83 (O.R.B.C.) and in the northwest right-of-way line of Hardy Weedon Road (based on a variable width);

THENCE: along the northwest right-of-way line of said Hardy Weedon Road for the following three (3) calls:

- 1) S 44°57'44" W for a distance of 441.70 feet to a found 1/2-inch iron rod for corner,
- 2) S 44°10'16" W for a distance of 221.42 feet to a found 1/2-inch iron rod for corner, and
- 3) S 44°01'16" W for a distance of 151.70 feet to a found 1/2-inch iron rod for corner,

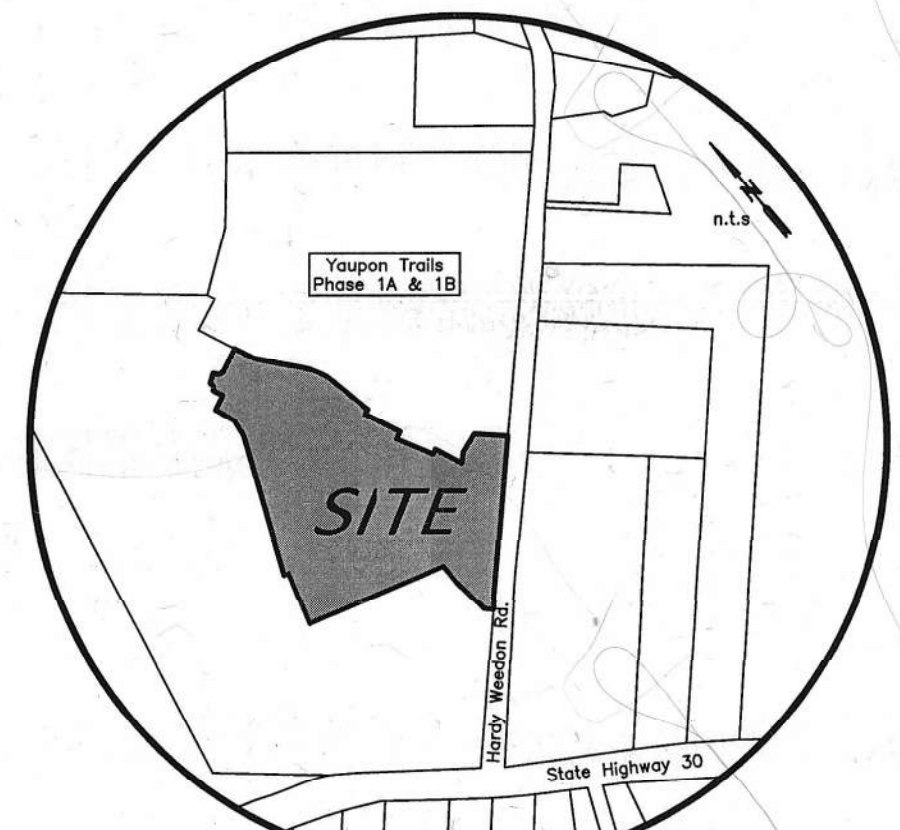
and the southeast corner of this tract, the east corner of the 1.660 acre Ranier & Son Development Company, LLC Tract One recorded in Volume 17324, Page 210 (O.R.B.C.);

THENCE: along the common line of this tract and the said 1.660 acre Ranier & Son Development Company, LLC Tract One for the following four (4) calls:

- 1) N 45°38'06" W for a distance of 72.93 feet to a found 1/2-inch iron rod for corner,
- 2) N 04°55'39" W for a distance of 182.33 feet to a found 1/2-inch iron rod for corner,
- 3) N 01°50'02" E for a distance of 93.41 feet to a found 1/2-inch iron rod for corner, and
- 4) N 72°07'14" W for a distance of 109.95 feet to a found 1/2-inch iron rod marking a corner of this tract, the north corner of the said 1.660 acre Ranier & Son Development Company, LLC Tract One and an exterior corner of the called 122.79 acre 1983 Land Investments, LLC remainder tract recorded in Volume 13892, Page 271 (O.R.B.C.);

THENCE: along the common line of this tract and the called 122.79 acre 1983 Land Investments, LLC remainder tract for the following thirteen (13) calls:

- 1) N 72°07'14" W continuing along said line for a distance of 588.92 feet to a found 1/2-inch iron rod set for the west corner of this herein described tract,
- 2) N 18°21'33" E for a distance of 254.51 feet to a found 1/2-inch iron rod for corner,
- 3) N 71°38'27" W for a distance of 23.56 feet to a found 1/2-inch iron rod for corner,
- 4) N 24°43'04" E for a distance of 681.35 feet to a found 1/2-inch iron rod for corner,
- 5) N 09°31'29" E for a distance of 84.39 feet to a found 1/2-inch iron rod for corner,
- 6) N 19°06'11" W for a distance of 100.65 feet to a found 1/2-inch iron rod for corner,
- 7) N 67°51'18" E for a distance of 76.19 feet to a found 1/2-inch iron rod for corner,
- 8) S 31°31'06" E for a distance of 16.51 feet to a found 1/2-inch iron rod for corner,
- 9) S 40°03'51" E for a distance of 51.89 feet to a found 1/2-inch iron rod for corner,
- 10) S 39°37'40" E for a distance of 43.75 feet to a found 1/2-inch iron rod for corner,
- 11) S 33°55'38" E for a distance of 42.09 feet to a found 1/2-inch iron rod for corner,
- 12) S 27°07'50" E for a distance of 42.09 feet to a found 1/2-inch iron rod for corner,
- 13) S 20°20'01" E for a distance of 42.09 feet to a found 1/2-inch iron rod for corner,
- 14) S 13°32'25" E for a distance of 42.05 feet to a found 1/2-inch iron rod for corner,
- 15) 25.35 feet in a 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 N 66°24'34" E at a distance of 25.34 feet to a found 1/2-inch iron rod for corner,
- 16) S 21°10'11" E for a distance of 141.69 feet to a found 1/2-inch iron rod for corner,
- 17) N 71°32'12" E for a distance of 52.17 feet to a found 1/2-inch iron rod for corner,
- 18) N 72°06'34" E for a distance of 100.00 feet to a found 1/2-inch iron rod for corner, and
- 19) S 45°02'16" E for a distance of 174.62 feet to the POINT OF BEGINNING and containing 23.493 acres of land.



VICINITY MAP

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the MARIA KEGANS LEAGUE, Abstract No. 28, in Bryan, Brazos County, Texas and being all of the called 23.493 acre Tract Two described in the deed from 1983 Land Investments, LLC to Ranier & Son Development Company, LLC recorded in Volume 17324, Page 210 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by the metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the east corner of this herein described tract, said iron rod also being the south corner of the 1.052 acre Common Area tract as depicted on the Final Plat of YAUPON TRAILS, PHASES 1A & 1B recorded in Volume 13892, Page 83 (O.R.B.C.) and in the northwest right-of-way line of Hardy Weedon Road (based on a variable width);

THENCE: along the southwest line of said YAUPON TRAILS, PHASES 1A & 1B for the following nineteen (19) calls:

- 1) S 22°08'43" E for a distance of 96.81 feet to a found 1/2-inch iron rod for corner,
- 2) S 44°10'16" W for a distance of 135.39 feet to a found 1/2-inch iron rod for corner,
- 3) S 40°03'51" E for a distance of 51.89 feet to a found 1/2-inch iron rod for corner,
- 4) S 39°37'40" E for a distance of 43.75 feet to a found 1/2-inch iron rod for corner,
- 5) S 33°55'38" E for a distance of 42.09 feet to a found 1/2-inch iron rod for corner,
- 6) S 27°07'50" E for a distance of 42.09 feet to a found 1/2-inch iron rod for corner,
- 7) S 20°20'01" E for a distance of 42.09 feet to a found 1/2-inch iron rod for corner,
- 8) S 13°32'25" E for a distance of 42.05 feet to a found 1/2-inch iron rod for corner,
- 9) S 09°35'09" E for a distance of 44.78 feet to a found 1/2-inch iron rod for corner,
- 10) S 08°33'45" E for a distance of 154.99 feet to a found 1/2-inch iron rod for corner,
- 11) 25.81 feet in a counter 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 S 68°39'55" W at a distance of 25.80 feet to a found 1/2-inch iron rod for corner,
- 12) S 23°40'05" E for a distance of 184.84 feet to a found 1/2-inch iron rod for corner,
- 13) S 6°36'40" W for a distance of 37.79 feet to a found 1/2-inch iron rod for corner,
- 14) S 26°00'40" E for a distance of 183.69 feet to a found 1/2-inch iron rod for corner,
- 15) 25.35 feet in a 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 N 66°24'34" E at a distance of 25.34 feet to a found 1/2-inch iron rod for corner,
- 16) S 21°10'11" E for a distance of 141.69 feet to a found 1/2-inch iron rod for corner,
- 17) N 71°32'12" E for a distance of 52.17 feet to a found 1/2-inch iron rod for corner,
- 18) N 72°06'34" E for a distance of 100.00 feet to a found 1/2-inch iron rod for corner, and
- 19) S 45°02'16" E for a distance of 174.62 feet to the POINT OF BEGINNING and containing 23.493 acres of land.



SHEET INDEX

FINAL PLAT

YAUPON TRAILS

PHASE 2

LOTS 1-38, BLOCK 9 AND LOTS 1-39, BLOCK 10 AND LOTS 1-18, BLOCK 11

23.493 ACRES

MARIA KEGANS LEAGUE, A-28
BRYAN, BRAZOS COUNTY, TEXAS
NOVEMBER, 2020
SCALE 1" = 50'

GENERAL NOTES:

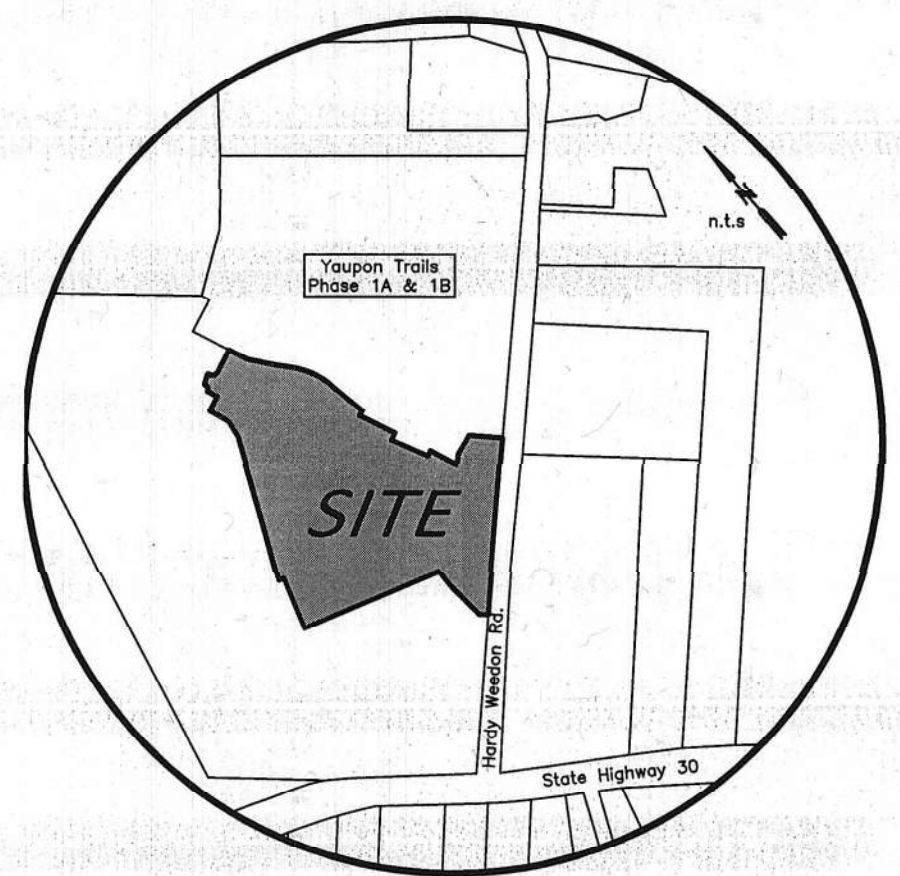
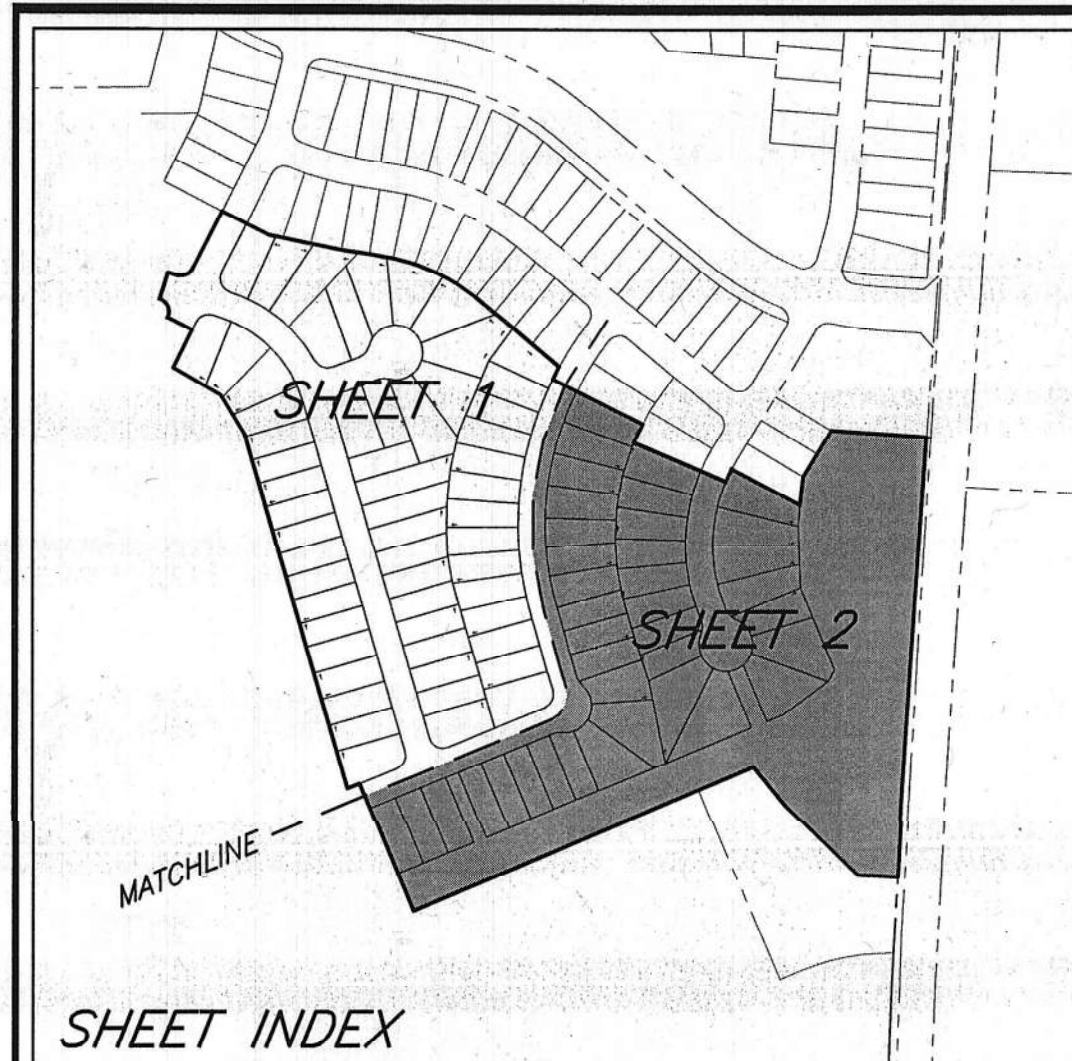
1. ORIGIN OF BEARING SYSTEM: Iron rod monuments found and the record bearing (S 45°39'54" E) along the southeast line of the called 122.79 acre tract recorded in Volume 13892, Page 271 of the Official Records of Brazos County, Texas (O.R.B.C.) was used as the BASIS OF BEARINGS shown on this plat.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0220F, effective 04/02/2014, no portion of this property is located in a Special Flood Hazard Area.
3. Land Use: 95 single family lots.
4. Zoning: Planned Development District - Multi Use (PD-M) per City of Bryan Ordinance 2449, approved on September 8, 2020.
5. Unless otherwise indicated, all distances shown along curves are arc distances.
6. The Common Area shown shall be owned and maintained by the Homeowners' Association.
7. Private Drainage Easement:
 - a. The construction or installation of any drainage obstructions including, but not limited to, vegetation, storage buildings, etc within the private drainage easement is prohibited and shall be removed by the HOA, if required, at the lot owner's expense.
 - b. The property owner will allow the HOA access to, and if necessary, maintenance of the private drainage easement and infrastructure.
 - c. The property owner is responsible for maintaining a healthy lawn and keeping the grate/drain free of debris in the private drainage easement.
 - d. 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.
8. All lot corners adjacent to dedicated R.O.W. to have a 10'x15' P.U.E., see detail on this page.
9. Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner:
 - o - 1/2" Iron Rod Found
 - o - 1/2" Iron Rod Set
11. Abbreviations:
 - LE. - Landscape Easement
 - Pr.A.E. - Private Access Easement
 - Pr.D.E. - Private Drainage Easement
 - P.O.B. - Point of Beginning
 - P.U.E. - Public Utility Easement
 - Vw.P.U.E. - Variable Width Public Utility Easement
 - ← - Drainage Direction

SHEET NO. 1 OF 2 SHEETS

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

SURVEYOR: McClure & Browne Engineering, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

Texas Firm Registration No. 10103300



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 Tract Two as conveyed to me in the Official Records of Brazos County in Volume 17324, Page 210 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 identified.

Stephen Grove
 Stephen Grove, Assistant Vice President

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned, authority, on this day personally appeared Ranier & Son Development Company, LLC, 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 27 day of June 2022.

Kathryn Berella
 Kathryn Berella, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION
 I, Leo Gonzalez, 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 16 day of November 2022 and same was duly approved on the 17 day of June 2022 by said Commission.

Leo Gonzalez
 Chairman, Planning and Zoning Commission

APPROVAL OF THE CITY ENGINEER
 I, W. Paul Keenan, 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 June 2022.

W. Paul Keenan
 City Engineer, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK
 Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 6/30/2022 2:48:00 PM
 In the PLAT Records

Doc Number: 2022-1476330
 Volume - Page: 18062 - 119
 Number of Pages: 2
 Amount: 73.00
 Order#: 20220630000108
 By: TC

do hereby certify on was filed for _____ Page

Kathryn McQueen By: T. Cao

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 June 2022.

Martin Zimmerman
 City Planner, Bryan, Texas

CERTIFICATION OF THE SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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 geometrical form.

Gregory Hopcus 6/23/22
 Gregory Hopcus, R.P.L.S. No. 6047

FINAL PLAT
YAUPON TRAILS
PHASE 2
 LOTS 1-38, BLOCK 9 AND LOTS 1-39, BLOCK 10
 AND LOTS 1-18, BLOCK 11
 23.493 ACRES
 MARIA KEGANS LEAGUE, A-28
 BRYAN, BRAZOS COUNTY, TEXAS
 NOVEMBER, 2020
 SCALE 1" = 50'

OWNER: Ranier & Son Development Company, LLC
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 College Station, Texas 77845
 (979) 690-1222

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

MB

SHEET NO.
2
 OF 2 SHEETS