

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
We, Romler & 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.

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Stephen Grove, 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 purposes stated.

Denise Eaton
Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 2/12/2026 10:53:42 AM
In the PLAT Records
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Order#: 20260212000053
By: JS

Josephine Chan
County Clerk, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

Alex Macrae Balke
Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached record was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 18th day of August, 2023, and same was duly approved on the 23rd day of August, 2023, by said Commission.

APPROVAL OF THE CITY PLANNER

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 15th day of September, 2023.

APPROVAL OF THE CITY ENGINEER

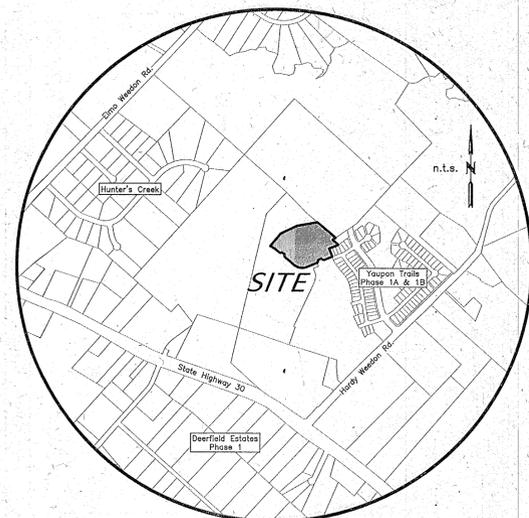
Jason Buffbrecht
the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 23rd day of December, 2023.

CURVE TABLE

Table with 7 columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BRG., CHORD DIST. Rows C1 through C13.

LINE TABLE

Table with 3 columns: LINE, BEARING, DISTANCE. Rows L1 through L11.



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 part of the called 122.79 acre remainder tract described in the deed from the Estate of Mary Susan Horton, by Robert Arthur Horton, Independent Executor to 1983 Land Investments, LLC recorded in Volume 13892, Page 271 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the southeast corner of this herein described tract, said iron rod also marking the southwest corner of Lot 6, Block 7, YAUPON TRAILS, PHASES 1A & 1B described in the Final Plat recorded in Volume 15566, Page 83 (O.R.B.C.) and being in the north right-of-way line of Underbrush Crossing (based on a 50-foot width);

- THENCE: along the north right-of-way line of said Underbrush Crossing for the following five (5) calls:
1) S 67° 51' 17" W for a distance of 118.61 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the right,
2) 35.18 feet along the arc of said curve having a central angle of 80° 37' 36", a radius of 25.00 feet to a found 1/2-inch iron rod marking the Point of Tangency,
3) N 31° 31' 06" W for a distance of 16.51 feet to a found 1/2-inch iron rod marking an interior corner of this tract,
4) S 58° 28' 54" W for a distance of 50.00 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the right, and
5) 43.36 feet along the arc of said curve having a central angle of 89° 22' 28", a radius of 25.00 feet, a tangent of 29.47 feet and long chord bearing S 10° 07' W, a distance of 38.13 feet to a found 1/2-inch iron rod marking the Point of Tangency;

THENCE: into the interior of the called 122.79 acre 1983 Land Investments, LLC remainder tract for the following eleven (11) calls:

- 1) S 67° 51' 17" W for a distance of 147.04 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
2) 190.49 feet along the arc of said curve having a central angle of 62° 22' 05", a radius of 175.00 feet, a tangent of 105.92 feet and long chord bearing N 80° 57' 40" W at a distance of 181.23 feet to a 1/2-inch iron rod set for the Point of Tangency,
3) N 49° 46' 37" W for a distance of 158.64 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
4) 41.28 feet along the arc of said curve having a central angle of 94° 36' 43", a radius of 25.00 feet, a tangent of 27.10 feet and long chord bearing N 02° 28' 16" W at a distance of 36.75 feet to a 1/2-inch iron rod set for corner,
5) N 54° 19' 48" W for a distance of 50.65 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
6) 72.26 feet along the arc of said curve having a central angle of 85° 23' 17", a radius of 25.00 feet, a tangent of 23.06 feet and long chord bearing S 87° 31' 44" W at a distance of 33.90 feet to a 1/2-inch iron rod set for the Point of Tangency,
7) N 49° 46' 37" W for a distance of 16.79 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
8) 136.03 feet along the arc of said curve having a central angle of 11° 32' 48", a radius of 675.00 feet, a tangent of 68.25 feet and long chord bearing N 55° 33' 01" W at a distance of 135.80 feet to a 1/2-inch iron rod set for the Point of Tangency,
9) N 30° 55' 02" E for a distance of 220.17 feet to a 1/2-inch iron rod set for corner,
10) N 63° 55' 32" E for a distance of 248.21 feet to a 1/2-inch iron rod set for corner, and
11) N 80° 16' 53" E for a distance of 278.88 feet to a 1/2-inch iron rod set for the north corner of this tract, said iron rod also being in the southwest line of the called 156.07 acre John J. Hall and Yolanda C. Hall remainder tract recorded in Volume 242, Page 581 of the Brazos County Deed Records (B.C.D.R.);

THENCE: S 49° 47' 14" E along the common line of this tract and the called 156.07 acre Hall remainder tract for a distance of 325.14 feet to a found 1/2-inch iron rod marking an exterior corner of this tract, said iron rod also marking the south corner of the called 156.07 acre Hall remainder tract and being in the northwest line of the called 0.526 acre Common Area, Block 7 of said YAUPON TRAILS, PHASES 1A & 1B;

THENCE: along the common line of this tract and the west line of said Block 7 for the following four (4) calls:

- 1) S 55° 45' 21" W for a distance of 51.90 feet to a found 1/2-inch iron rod marking an interior corner of this tract,
2) S 49° 47' 14" E for a distance of 104.69 feet to a found 1/2-inch iron rod marking the east corner of this tract,
3) S 67° 51' 17" W for a distance of 138.48 feet to a found 1/2-inch iron rod marking an interior corner of this tract, and
4) S 22° 08' 43" E for a distance of 120.00 feet to the POINT OF BEGINNING and containing 81.63 acres of land.

GENERAL NOTES

- 1. ORIGIN OF BEARING SYSTEM: Iron rod monuments found and the record bearing (S 43° 32' 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 480410220F, effective 04/02/2014, a portion of this property is located in a Special Flood Hazard Area, Zone A. Location shown is approximate and was scaled from said map.
3. Land Use: 25 single family lots.
4. Zoning is Planned Development - Mixed Use District (PD-M) per Ordinance No. 2566, approved by the City of Bryan City Council on July 12, 2022.
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 (HOA).
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.
8. Trail System or Access Pavement in common areas to be maintained by HOA. Trail System in Public ROW or Parking dedication to be maintained by City of Bryan.
9. Cul-de-Sacs, Knuckles and Intersection Aprons will be concrete.
10. Where electric facilities are installed, B.T.U. has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the P.U.E., and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
11. Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner.

- Legend:
- 1/2" Iron Rod Found (CM)
- 1/2" Iron Rod Set
Abbreviations:
C.A. - Common Area
E.T.E. - Energy Transfer Easement
P.O.B. - Point of Beginning
P.A.E. - Private Access Easement
P.D.E. - Private Drainage Easement
P.U.E. - Public Utility Easement
W.C.E. - Wixon Creek Special Utility District Easement
CM - Controlling Monument

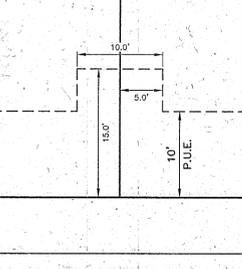
CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS
I, Cody Karisch, Registered Professional Land Surveyor No. 7004, 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.
Cody Karisch
9-10-25
Cody Karisch, R.P.L.S. No. 7004



PUBLIC UTILITY EASEMENT DETAIL

Scale: 1" = 10'



FINAL PLAT

YAUPON TRAILS PHASE 3B

LOTS 7-31, BLOCK 7
8.163 ACRES
MARIA KEGANS LEAGUE, A-28
BRYAN, BRAZOS COUNTY, TEXAS
MAY, 2023
SCALE 1" = 40'

Engineer: TEBELS No. 12327
Schultz Engineering, LLC
911 Southwest Parkway East
College Station, Texas 77840
(979) 764-3900
Romler & Son Development Company, LLC
McClure & Browne Engineering/Surveying, Inc.
4090 S.H. 6 South
College Station, Texas 77845
(979) 690-1222
Suzanne's Texas Survey Firm No. 10103300
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838