

**Block 9
Common Area 2
1.339 Acres**

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	24°05'05"	420.00'	178.55'	89.60'	N 60°04'41" W	175.25'
C2	21°32'53"	480.00'	180.52'	91.34'	N 61°20'47" W	179.46'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 72°07'14" W	38.38'
L2	S 88°54'38" W	34.34'
L3	N 72°07'14" W	38.38'
L4	S 87°31'07" W	15.01'
L5	S 23°45'03" W	18.03'
L6	N 39°37'39" E	85.53'
L7	S 70°44'13" E	40.53'
L8	N 62°37'50" E	10.11'
L9	N 35°08'36" E	23.97'
L10	S 72°07'14" E	21.41'

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 One 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 hereto, and acknowledged to me that he executed the same for the purpose stated.

June 20, 2021
under my hand and seal on this 20 day of June 2021.

Kathryn Berulle
Notary Public, 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 23 day of May, 2021 and same was duly approved on the 15 day of May, 2021 by said Commission.

Leo Gonzalez
Chairman, Planning and Zoning Commission

FIELD NOTES
1.660 ACRES

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 1.660 acre Tract One 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 metes and bounds as follows:

COMMENCING: at a found 1/2-inch iron rod marking 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 15586, Page 83 (O.R.B.C.) and the north corner of the called 0.5156 acre City of Bryan tract recorded in Volume 15651, Page 17 (O.R.B.C.);

THENCE: along the northwest line of the called 0.5156 acre City of Bryan tract 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 angle point,
- 2) S 44°01'07" W for a distance of 221.42 feet to a found 1/2-inch iron rod for angle point, and
- 3) S 44°01'16" W continue along the northwest line of the called 0.5156 acre City of Bryan tract for a distance of 151.70 feet to a found 1/2-inch iron rod for the east corner of this herein described tract, the south corner of the called 23.493 acre Ranier & Son Development Company, LLC Tract Two recorded in Volume 17324, Page 210 (O.R.B.C.) and the POINT OF BEGINNING;

THENCE: S 44°01'16" W along the northwest line of the called 0.5156 acre City of Bryan tract for a distance of 140.58 feet to a found 1/2-inch iron rod for the south corner of this tract and the southeast corner of the called 122.79 acre 1983 Land Investments, LLC remainder tract recorded in Volume 13892, Page 271 (O.R.B.C.), from whence a found 1/2-inch iron rod marking an angle point in the called 0.5156 acre City of Bryan tract bears S 44°01'16" W at a distance 55.47 feet for reference;

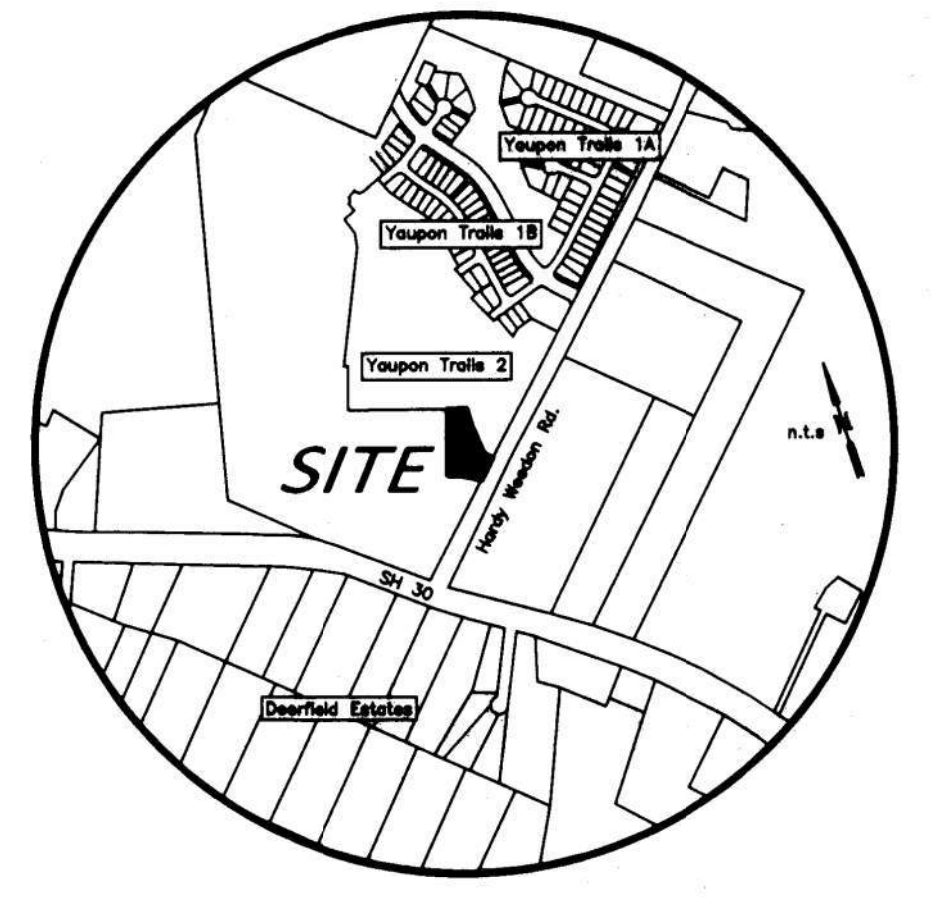
THENCE: along the common line of this tract and the called 122.79 acre 1983 Land Investments, LLC remainder tract for the following three (3) calls:

- 1) 178.55 feet in a counter clockwise direction along the arc of a curve having a central angle of 24°05'05", a radius of 420.00 feet, a tangent of 89.60 feet and a long chord bearing N 60°04'41" W at a distance of 175.25 feet to a found 1/2-inch iron rod for the Point of Tangency,
- 2) N 72°07'14" W for a distance of 38.38 feet to a found 1/2-inch iron rod for the west corner of this herein described tract, and
- 3) N 17°52'48" E for a distance of 380.00 feet to a found 1/2-inch iron rod for the north corner of this tract and being in the south line of the called 23.493 acre Tract Two.

THENCE: along the common line of this tract and the called 23.493 acre Tract Two for the following four (4) calls:

- 1) S 72°07'14" E for a distance of 109.95 feet to a found 1/2-inch iron rod for corner,
- 2) S 01°50'02" W for a distance of 93.41 feet to a found 1/2-inch iron rod for corner,
- 3) S 04°55'36" E for a distance of 182.33 feet to a found 1/2-inch iron rod for corner, and
- 4) S 45°36'08" E for a distance of 72.93 feet to the POINT OF BEGINNING and containing 1.660 acres of land.

- GENERAL NOTES:**
1. ORIGIN OF BEARING SYSTEM: Iron rod monuments found and the record bearing (S 45°36'54" 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 4804100220F, effective 04/02/2014, no portion of this property is located in a Special Flood Hazard Area.
 3. Zoning: Planned Development District - Multi Use (PD-M) per City of Bryan Ordinance 2449, approved on September 8, 2020.
 4. Unless otherwise indicated, all distances shown along curves are arc distances.
 5. The Common Area shown shall be owned and maintained by the Homeowners' Association (HOA).
 6. 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.
 7. All lot corners adjacent to dedicated R.O.W. to have a 10'x15' P.U.E., see detail on this page.
 8. 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
 9. Abbreviations:
 B.S.I. - by Separate Instrument
 L.E. - Landscape Easement
 P.O.B. - Point of Beginning
 P.D.E. - Private Drainage Easement
 P.U.E. - Public Utility Easement
 Vw.P.U.E. - Variable Width Public Utility Easement
 10. Where electric facilities are installed, BTU 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 said 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.



VICINITY MAP

APPROVAL OF THE CITY ENGINEER
I, W. Paul, 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 15 day of May, 2021.

W. Paul
City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER
I, Kathryn Berulle, 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 15 day of May, 2021.

Kathryn Berulle
City Planner, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK
Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 10/25/2022 2:34:21 PM
In the PLAT Records

do hereby certify
on 20 day of May, 2021
Page

Doc Number: 2022-1487117
Volume - Page: 1829-162
Number of Pages: 1
Amount: 73.00
Order#: 20221025000891
By: LG Karen McDowell
Ryanne Chobucci

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 geometric form.

Gregory Hopcus 4/23/22
Gregory Hopcus, R.P.L.S. No. 6047



FINAL PLAT
YAUPON TRAILS
PHASE 8A
BLOCK 9, COMMON AREA 2
1.660 ACRES
MARIA KEGANS LEAGUE, A-28
BRYAN, BRAZOS COUNTY, TEXAS
MAY, 2021
SCALE 1" = 30'

OWNER: Ranier & Son Development Company, 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