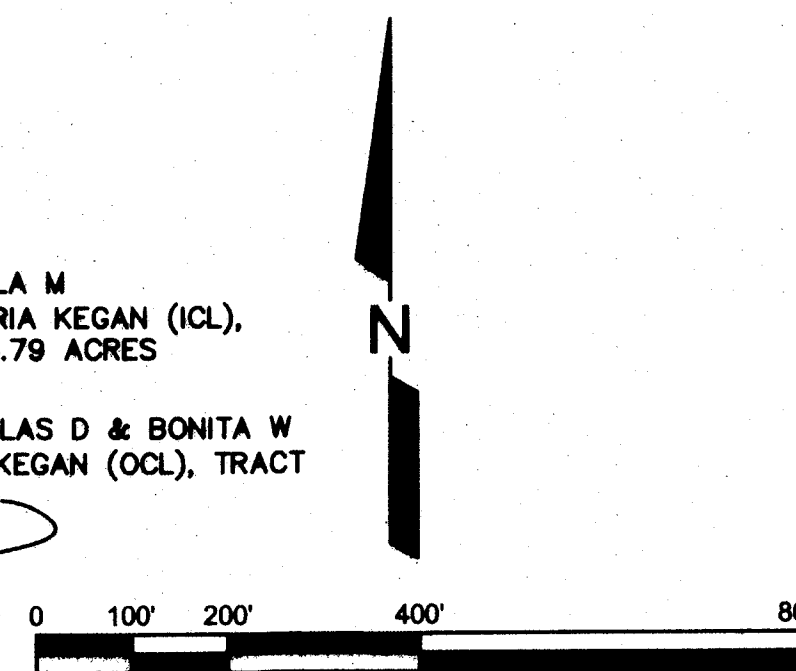


VICINITY MAP  
N.T.S.



PHASE BOUNDARY

SHEET INDEX	
SHEET 1	PHASING PLAN
SHEET 2	EXISTING FEATURES
SHEET 3	LAYOUT
SHEET 4	LAYOUT TABLES
SHEET 5	PROPOSED FEATURES

PRELIMINARY PLAN  
OF  
YAUPON TRAILS SUBDIVISION,  
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, 108 LOTS

MARIA KEGAN (ICL) A002801  
BRYAN, BRAZOS COUNTY, TEXAS  
REVISED MARCH 26, 2019

REV	DATE	BY	APP	COMMENT
1				
2				
3				
4				

PREPARED FOR:  
1983 LAND INVESTMENTS LLC  
4000 STATE HIGHWAY 6 S  
COLLEGE STATION, TX 77906-0802

SCALE: AS SHOWN  
DATE: JULY 10, 2019  
DRAWN BY: -  
PROJECT MANAGER: -

**BLEYL ENGINEERING**  
PLANNING • DESIGN • MANAGEMENT

WWW.BLEYLENGINEERING.COM

1722 W. UNIVERSITY BLVD. SUITE 210  
COLLEGE STATION, TX 77706  
(979) 766-3833 FAX (979) 766-3833 FAX

1715 W. UNIVERSITY BLVD. SUITE 101  
COLLEGE STATION, TX 77706  
(979) 766-3833 FAX (979) 766-3833 FAX

PHASING PLAN

YAUPON TRAILS SUBDIVISION  
PHASE 1

A002801, MARIA KEGAN (ICL), TRACT 16.1, 122.79 ACRES  
BRYAN, BRAZOS COUNTY, TEXAS

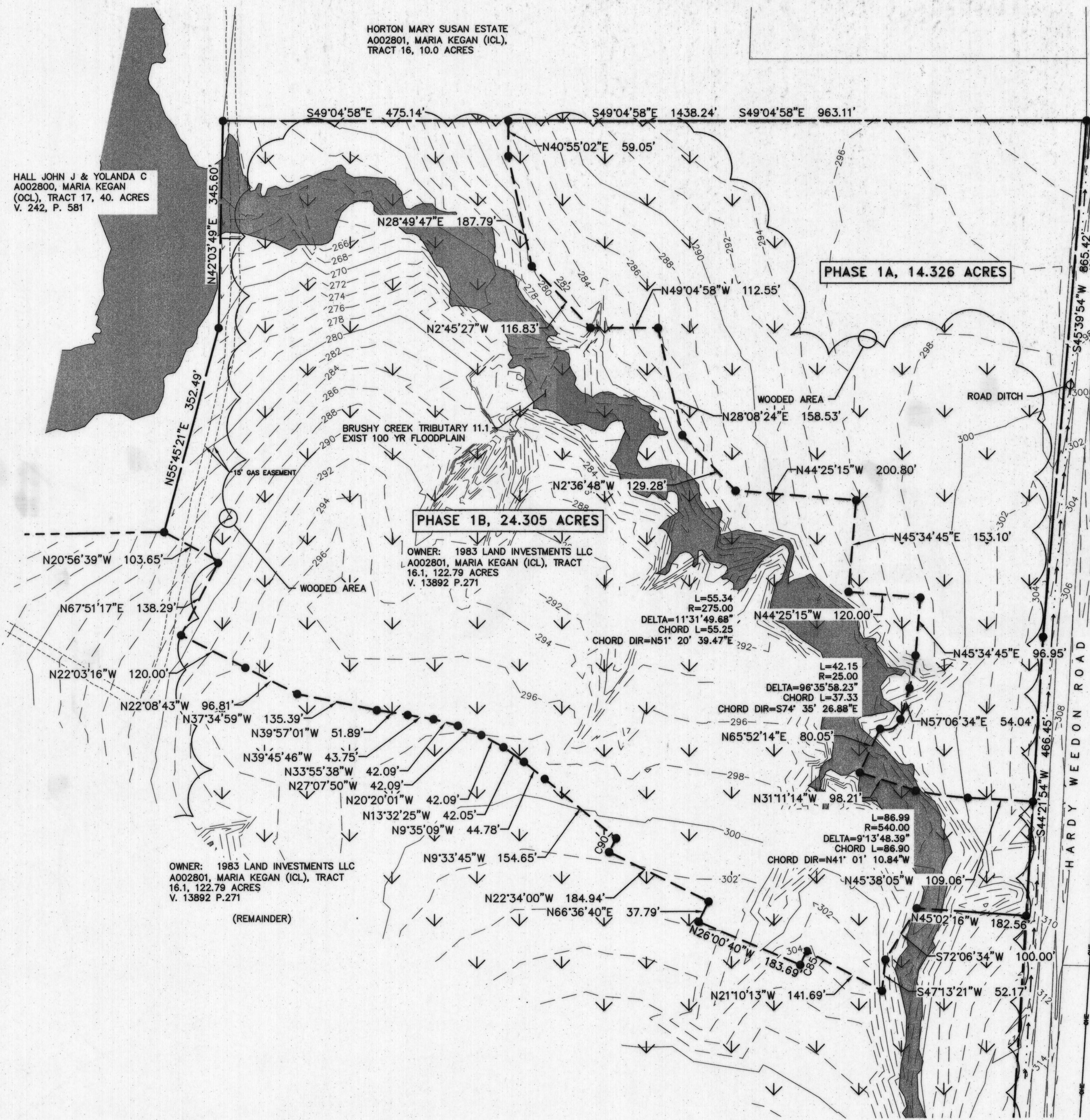
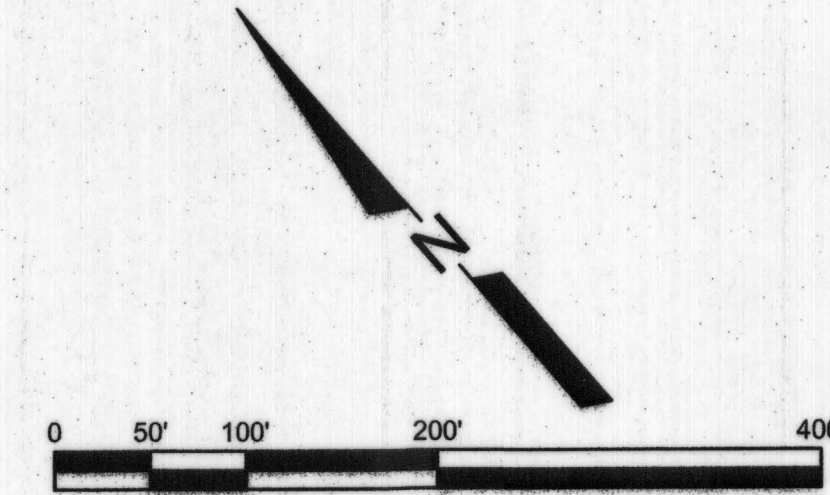
STATE OF TEXAS  
DAVID L. BESLY  
81873  
LICENSED PROFESSIONAL ENGINEER

7-10-19

PROJECT NUMBER  
**12381**

FILE NAME:  
12381-PRELIMINARY PLAN.DWG  
SHEET:  
1 OF 5

Z:\12300\12381 YAUPON TRAILS PHASE 1 REVISIONS\CD-12381\PRELIMINARY PLAN\INDEX AND PHASE 7/10/2019 2:11 PM CRYSTAL SALAZAR



HALL JOHN J & YOLANDA C  
A002800, MARIA KEGAN  
(OCL), TRACT 17, 40. ACRES  
V. 242, P. 581

HORTON MARY SUSAN ESTATE  
A002801, MARIA KEGAN (ICL),  
TRACT 16, 10.0 ACRES

GRANT ILA M  
A002801, MARIA KEGAN (ICL),  
TRACT 21, 94.79 ACRES

PHASE 1A, 14.326 ACRES

MAGBY DOUGLAS D & BONITA W  
A002800, MARIA KEGAN (OCL), TRACT  
21.6, 1.23 ACRES

GRANT ILA M  
A002801, MARIA KEGAN (ICL),  
TRACT 21, 94.79 ACRES

PHASE 1B, 24.305 ACRES

PARKER GARDNER  
A002800, MARIA KEGAN (OCL),  
TRACT 21.1, 21.8592 ACRES

OWNER: 1983 LAND INVESTMENTS LLC  
A002801, MARIA KEGAN (ICL), TRACT  
16.1, 122.79 ACRES  
V. 13892 P.271

DEVELOPMENT NAME: YAUPON TRAILS SUBDIVISION,  
PHASES 1A & 1B  
PROPERTY DESCRIPTION: A002801, MARIA KEGAN (ICL), TRACT  
16.1, 122.79 ACRES

OWNER: 1983 LAND INVESTMENTS, LLC  
4090 STATE HWY 6 SOUTH  
COLLEGE STATION, TX 77845

ENGINEER: BLEYL ENGINEERING  
1722 BROADMOOR DR., SUITE 210  
BRYAN, TX 77802  
PH: (979)268-1125  
FAX: (979)260-3849

SURVEYOR: McCLURE & BROWNE  
ENGINEERING/SURVEYING, INC.  
1008 WOODCREEK DR. SUITE 103  
COLLEGE STATION, TX 77845  
PH: (979)693-3838

ZONING: PD-M PLANNED  
DEVELOPMENT-MIXED USE  
(ORDINANCE NO. 2243)

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  
48041C0220F FOR BRAZOS COUNTY, TEXAS DATED  
APRIL 2, 2014.

KRUPA ROBERT ALAN  
A002800, MARIA KEGAN (OCL),  
TRACT 21.41, 12.31 ACRES  
V. 2045, P. 113

ANDERSON JAMES G JR  
A002801, MARIA KEGAN (ICL),  
TRACT 22, 20.13 ACRES  
V. 314, P. 349

# PRELIMINARY PLAN OF YAUPON TRAILS SUBDIVISION, 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, 108 LOTS

MARIA KEGAN (ICL) A002801  
BRYAN, BRAZOS COUNTY, TEXAS  
REVISED MARCH 26, 2019

REV	DATE	BY	APP	COMMENT
1				
2				
3				
4				

SCALE: AS SHOWN  
DATE: July 10, 2019  
DRAWN BY: [Signature]  
PROJECT MANAGER: [Signature]

PREPARED FOR:  
1983 LAND INVESTMENTS LLC  
4090 STATE HIGHWAY 6 S  
COLLEGE STATION, TX 77845-0662

**BLEYL ENGINEERING**  
PLANNING • DESIGN • MANAGEMENT

WWW.BLEYLENGINEERING.COM  
TELEPHONE REGISTRATION NO. 678

AMIN GEDEL  
1715 S. W. 100th Ave. #100  
MCKINNEY, TX 75069  
(972) 261-7070 PHONE  
(972) 261-7884 FAX

CHUCK GEDEL  
100 W. MARKET STREET  
SUITE 210  
BRYAN, TX 77802  
(979) 268-1125 PHONE  
(979) 260-3849 FAX

EXISTING FEATURES

YAUPON TRAILS SUBDIVISION  
PHASE 1

A002801, MARIA KEGAN (ICL), TRACT 16.1, 122.79 ACRES  
BRYAN, BRAZOS COUNTY, TEXAS

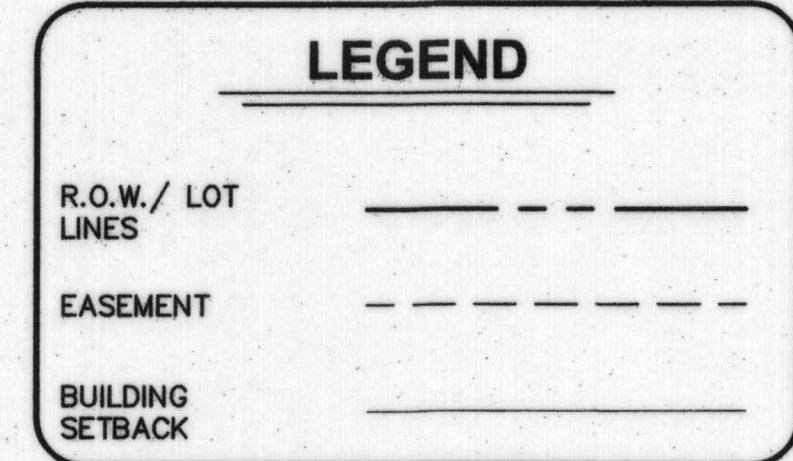
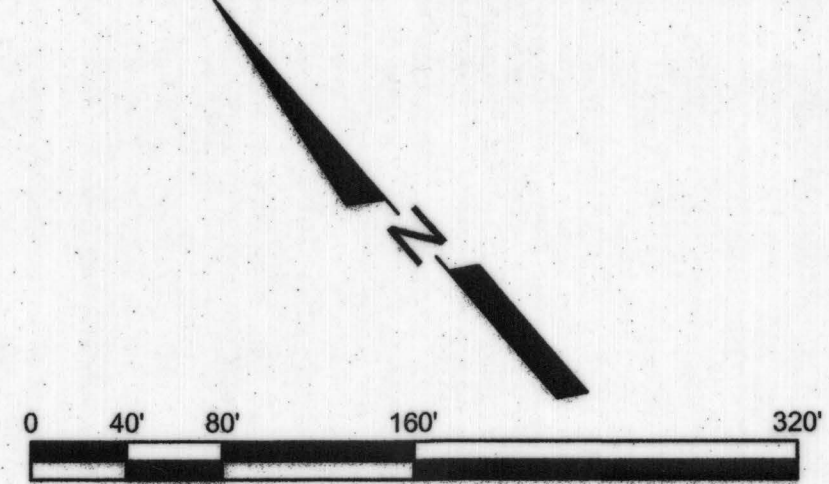
81873  
DAVID L. BESLY  
PROFESSIONAL ENGINEER

[Signature]  
7-10-2019

PROJECT NUMBER  
**12381**

FILE NAME:  
12381-PRELIMINARY PLAN.DWG  
SHEET:

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- KEY NOTES**
- (A) COMMON AREA
  - (B) 25' WIDE PUBLIC UTILITY EASEMENT (PUE), PUBLIC ACCESS EASEMENT (PAE) AND COMMON AREA
  - (C) 30' WIDE CITY OF COLLEGE STATION SANITARY SEWER EASEMENT AND COMMON AREA
  - (D) 20' WIDE EMERGENCY ACCESS EASEMENT (EAE) AND COMMON AREA
  - (E) 20' WIDE WIXON CREEK SUD EASEMENT
  - (F) 15' WIDE ENERGY TRANSFER EASEMENT

- NOTE:**
- THE ZONING OF THIS PROPERTY IS PLANNED DEVELOPMENT DISTRICT-MIXED USE (PD-M) PER CITY OF BRYAN ORDINANCE
    - FRONT SETBACK 25'
    - FRONT SETBACK (CUL-DE-SAC) 20'
    - SIDE SETBACK 5'
    - SIDE SETBACK ADJACENT COLLECTOR OR LOCAL 15'
    - REAR SETBACK 7.5'
    - LOT DEPTH 120'
    - LOT DEPTH (CUL-DE-SAC) 100'
    - LOT WIDTH 100% = 45'
    - 60% = 50'
    - 10% = 55'
  - ALL COMMON AREAS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).

OWNER: 1983 LAND INVESTMENTS LLC  
A002801, MARIA KEGAN (ICL), TRACT  
16.1, 122.79 ACRES  
V. 13892 P.271  
(REMAINDER)

PHASE I LOT MATRIX

LOT WIDTHS	PHASE IA	PHASE IB	TOTAL LOTS	LOT SUMMATION	MIN % REQUIREMENT	MIN LOT REQUIREMENT	LOTS PROVIDED TO DATE
45FT LOTS	0	27	27	LOTS GREATER THAN 45FT=28	100%	108	108
50FT LOTS	9	15	24	LOTS GREATER THAN 50FT=24	60%	65	81
55FT LOTS	45	12	57	LOTS GREATER THAN 55FT=58	10%	11	57
TOTAL	54	54	108				

PRELIMINARY PLAN  
OF  
YAUPEAN TRAILS SUBDIVISION,  
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, 108 LOTS

MARIA KEGAN (ICL) A002801  
BRYAN, BRAZOS COUNTY, TEXAS  
REVISED MARCH 26, 2019

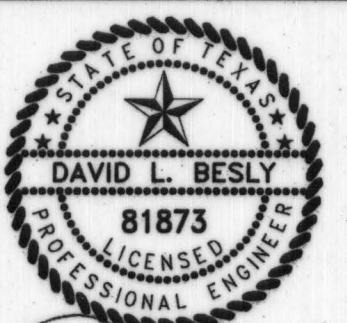
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1				
2				
3				
4				

PREPARED FOR:  
1983 LAND INVESTMENTS LLC  
1725 W. WOODWAY, SUITE 300  
COLLEGE STATION, TX 77845-8862  
DATE: JULY 10, 2019  
DRAWN BY:  
PROJECT MANAGER:

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

ANNE ARDREY  
1775 CHURCH OF THE HOLY TRINITY  
ARLINGTON, TEXAS 76010  
(817) 261-1234  
(817) 261-1235  
(817) 261-3894 FAX  
(817) 261-3895 FAX

LAYOUT PLAN  
YAUPEAN TRAILS SUBDIVISION  
PHASE I  
A002801, MARIA KEGAN (ICL), TRACT 16.1, 122.79 ACRES  
BRYAN, BRAZOS COUNTY, TEXAS



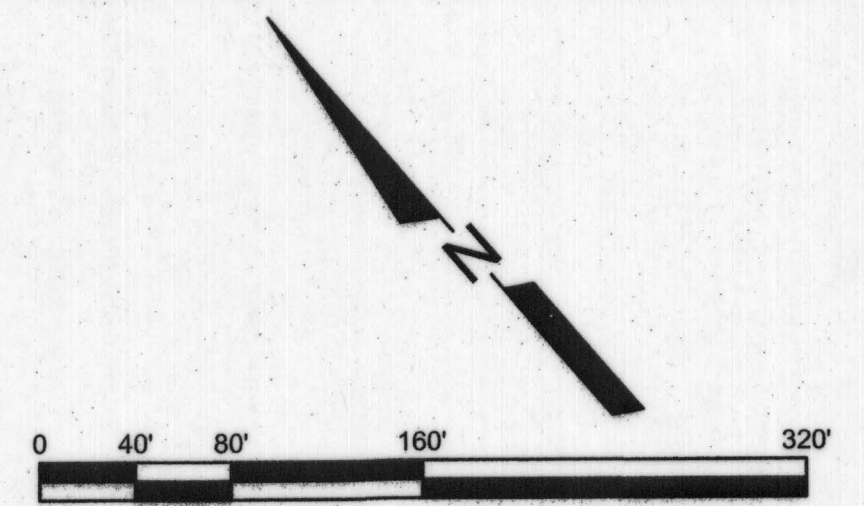
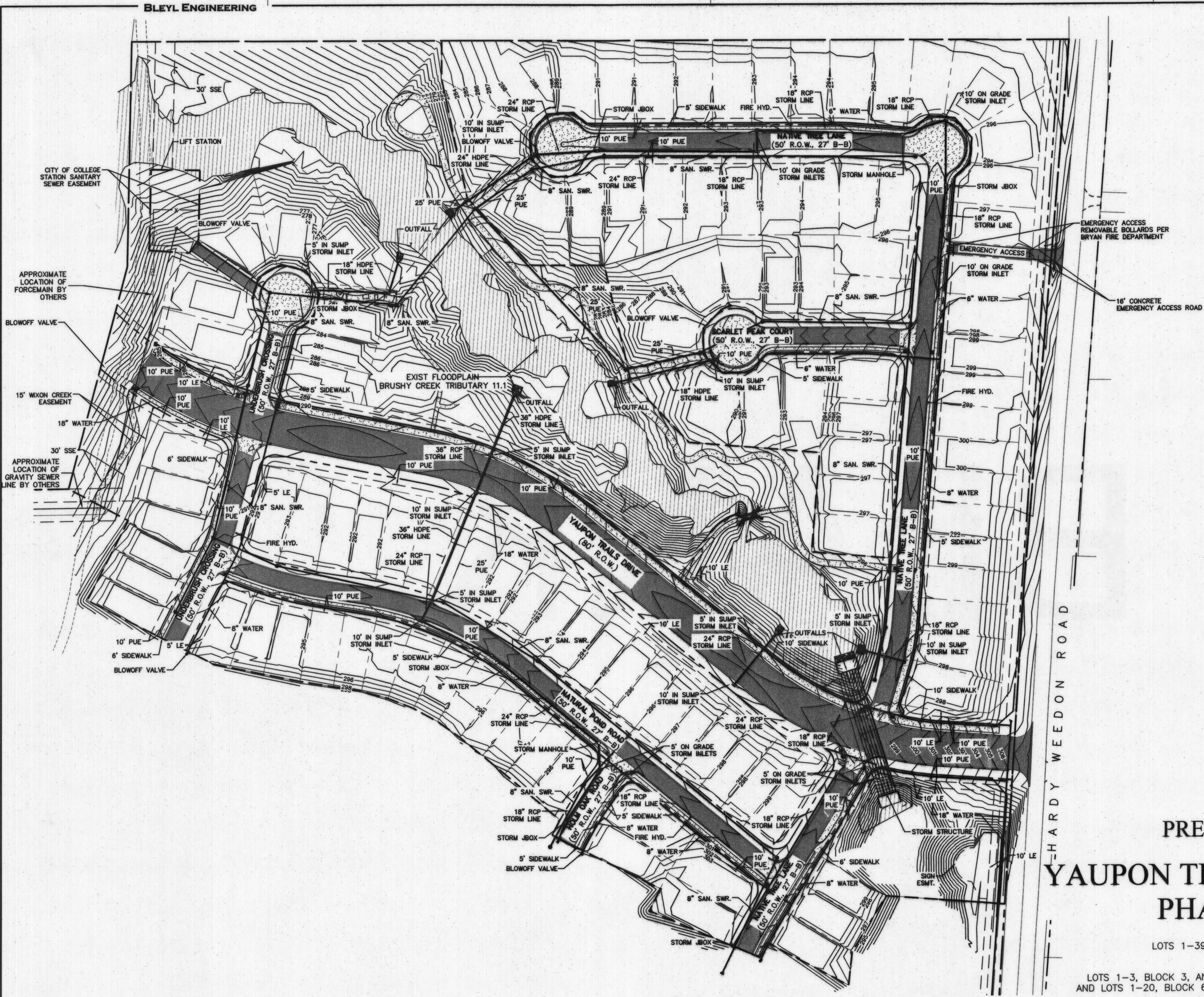
7-10-2019

PROJECT NUMBER  
**12381**  
FILE NAME:  
12381-PRELIMINARY PLAN.DWG  
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**LEGEND**

R.O.W. LINES	---
LOT LINES	---
EASEMENT	---
PHASE LINES	---
WATER MAIN	---
SANITARY SEWER MAIN	---
STORM SEWER	---
PROPOSED CONTOUR	250

UTILITY LAYOUT SHOWN IS PRELIMINARY AND FOR PLANNING PURPOSES ONLY.

**PRELIMINARY PLAN  
OF  
YAUPON TRAILS SUBDIVISION,  
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,  
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38.472 ACRES, 108 LOTS

MARIA KEGAN (ICL) A002801  
BRYAN, BRAZOS COUNTY, TEXAS  
REVISED MARCH 26, 2019

REV	DATE	BY	APP	COMMENT
1				
2				
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4				

PREPARED FOR:  
1863 LAND INVESTMENTS LLC  
1863 LAND INVESTMENTS LLC  
COLLEGE STATION, TX 77845-8802

SCALE: AS SHOWN  
DATE: July 10, 2019  
DRAWN BY:  
PROJECT MANAGER:

**BLEYL ENGINEERING**  
PLANNING • DESIGN • MANAGEMENT

TEXAS FIRM REGISTRATION NO. 678  
WWW.BLEYLENGINEERING.COM

BRAND LEE, TEXAS: 1722 BRAND LEE ST., STE. 210, (979) 266-3448 FAX (979) 266-3448 FAX (979) 266-3448 FAX (979) 266-3448 FAX

HOUSTON, TEXAS: 4600 PARKWAY, SUITE 300, (281) 271-8600 PHONE (281) 271-8600 PHONE (281) 271-8600 PHONE (281) 271-8600 PHONE

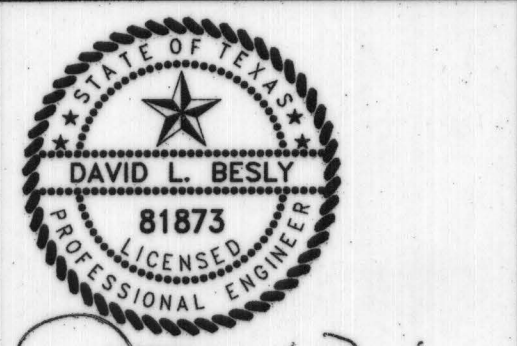
IRVING, TEXAS: 1715 COWLEY DR., SUITE 100, (972) 251-7618 PHONE (972) 251-7618 PHONE (972) 251-7618 PHONE (972) 251-7618 PHONE

CONROE, TEXAS: 108 WINDY STREET, (281) 441-2633 PHONE (281) 441-2633 PHONE (281) 441-2633 PHONE (281) 441-2633 PHONE

PROPOSED FEATURES

**YAUPON TRAILS SUBDIVISION  
PHASE 1**

A002801, MARIA KEGAN (ICL), TRACT 16.1, 122.79 ACRES  
BRYAN, BRAZOS COUNTY, TEXAS



7-10-2019

PROJECT NUMBER  
**12381**

FILE NAME:  
12381-PRELIMINARY PLAN.DWG

SHEET:  
**5 of 5**