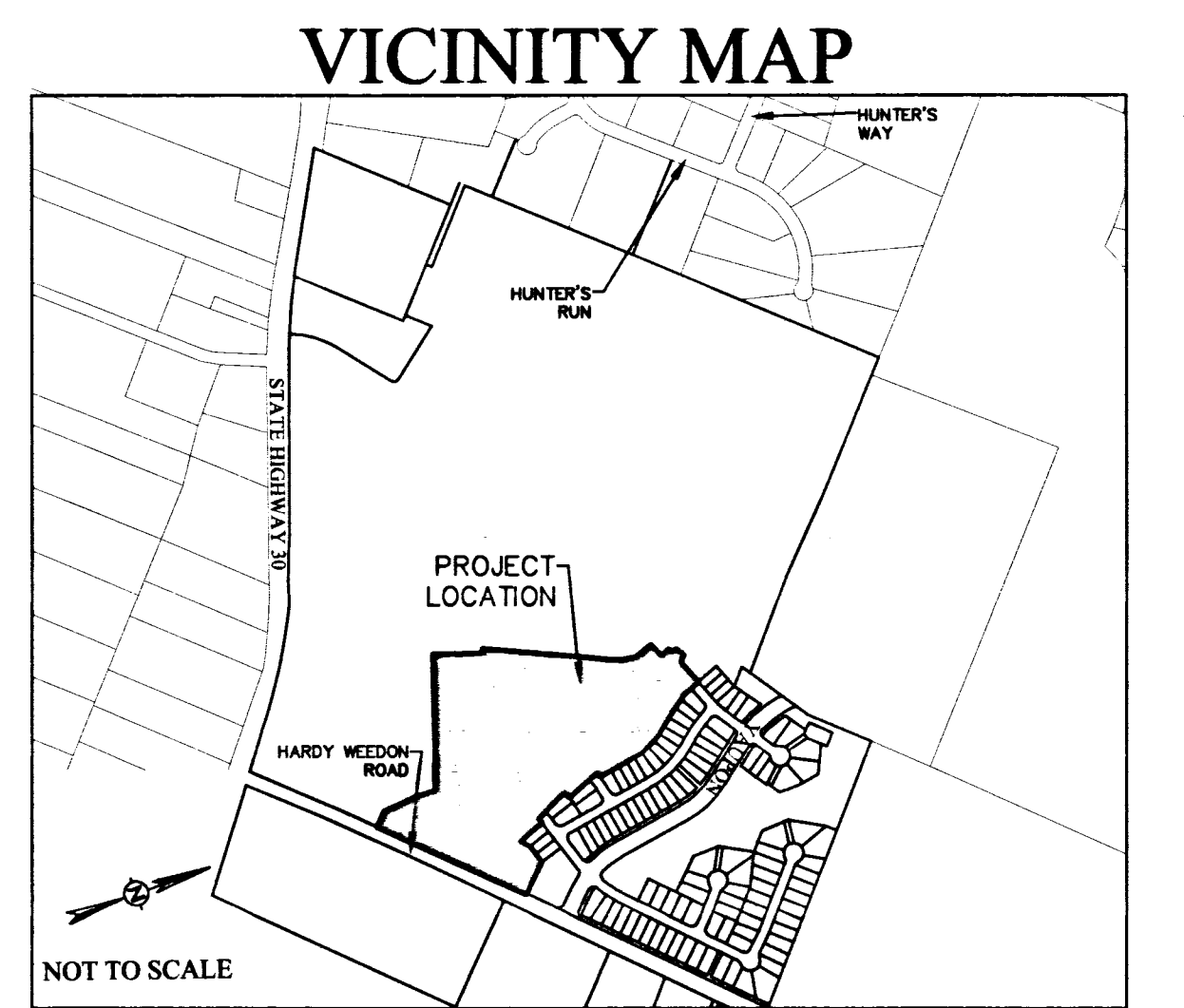


- NOTES:
- ORIGIN OF BEARING SYSTEM: IRON ROD MONUMENTS FOUND AND THE RECORD BEARING (S 45°39'54" E) ALONG THE SOUTHEAST LINE OF THE CALLED 122.79 ACRE TRACT RECORDED IN VOLUME 13892, PAGE 271 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (O.R.B.C.) WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS PLAT.
 - THE TOPOGRAPHY SHOWN IS FROM FIELD SURVEY DATA.
 - NO PORTION OF THE PHASE 2 TRACT IS WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0220F, EFFECTIVE DATE: APRIL 02, 2014.
 - THE ZONING OF THIS PROPERTY IS PLANNED DEVELOPMENT DISTRICT-MIXED USE (PD-M) PER CITY OF BRYAN ORDINANCE NO. 21449. THIS ORDINANCE WAS APPROVED ON SEPT. 08, 2021.
 - SETBACK REQUIREMENTS SHALL BE AS FOLLOWS:
 - 25' FRONT YARD SETBACK
 - 20' FRONT YARD SETBACK (CUL-DE-SAC)
 - 5' SIDE YARD SETBACK
 - 15' SIDE YARD SETBACK (ADJACENT TO COLLECTOR OR LOCAL STREET)
 - 7.5' REAR YARD SETBACK
 - ALL COMMON AREAS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
 - THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WICKSON CREEK SPECIAL UTILITY DISTRICT. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF BRYAN SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
 - A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
 - ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
 - SIDEWALKS AND TRAILS SHALL BE PER THE PD-M ZONING REQUIREMENTS.
 - THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION. LANDSCAPE, FENCES, STRUCTURES, GRADING ETC. CANNOT IMPEDE THE FLOW OF THE PRIVATE DRAINAGE EASEMENT.
 - IN LOCATIONS WITH CROSS LOT DRAINAGE OF STORMWATER RUNOFF, A DRAINAGE WAY SHALL BE PROVIDED THAT THE FLOW IS NOT IMPEDED BY FENCES, STRUCTURES OR OTHER FACILITIES.



SHEET 1 OF 2
OVERALL & UTILITY LAYOUT
PRELIMINARY PLAN
NOT FOR RECORD
PRELIMINARY PLAN
YAUPON TRAILS SUBDIVISION
PHASE 2
23.71 ACRES - 95 LOTS
0.217 ACRES R.O.W. DEDICATION
MARIA KEGANS LEAGUE, A-28
BRYAN, BRAZOS COUNTY, TEXAS
BLOCK 9, LOTS 1-38, COMMON AREA 1
BLOCK 10, LOTS 1-39
BLOCK 11, LOTS 1-18
SCALE: AS SHOWN
AUGUST 2020

LEGEND

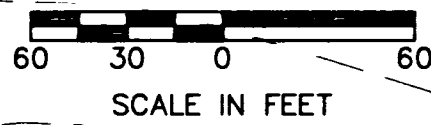
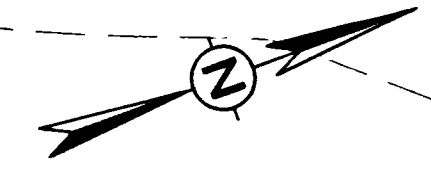
	PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	PROPERTY CORNER
	COMMON AREA
	EXISTING CONTOUR
	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
	EXISTING PUBLIC UTILITY EASEMENT (PUE)
	PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
	EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
	PROPOSED PRIVATE DRAINAGE EASEMENT
	EXISTING PRIVATE DRAINAGE EASEMENT
	PROPOSED CURB AND GUTTER
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	STORM PIPE
	JUNCTION BOX
	STORM INLETS
	PROPOSED WATERLINE, SIZE NOTED
	EXISTING WATERLINE, SIZE NOTED
	FIRE HYDRANT
	GATE VALVE
	PROPOSED SANITARY SEWER LINE, SIZE NOTED
	EXISTING SANITARY SEWER LINE, SIZE NOTED
	PROPOSED SANITARY MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING PIPELINE
	EXISTING GAS
	EXISTING FENCE
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC

OWNER/DEVELOPER:
 1983 LAND INVESTMENTS, LLC
 4098 State Highway 6 South
 College Station, TX 77845
 (979) 696-1222

SURVEYOR:
 Gregory Hopcus, RPLS No. 6047
 McClure & Brown
 Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, TX 77845
 (979) 693-3838
 TBPELS FIRM # 10103300

ENGINEER:

 TBP No. 12327
 911 SOUTHWEST PKWY E.
 College Station, Texas 77840
 (979) 764-3900



- 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.
 - THE TOPOGRAPHY SHOWN IS FROM FIELD SURVEY DATA.
 - NO PORTION OF THE PHASE 2 TRACT IS WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0220F, EFFECTIVE DATE: APRIL 02, 2014.
 - THE ZONING OF THIS PROPERTY IS PLANNED DEVELOPMENT DISTRICT-MIXED USE (PD-M) PER CITY OF BRYAN ORDINANCE, 11-13. THIS ORDINANCE WAS APPROVED ON 2EPT.02.2021
 - SETBACK REQUIREMENTS SHALL BE AS FOLLOWS:
 - 25' FRONT YARD SETBACK
 - 20' FRONT YARD SETBACK (CUL-DE-SAC)
 - 5' SIDE YARD SETBACK
 - 15' SIDE YARD SETBACK (ADJACENT TO COLLECTOR OR LOCAL STREET)
 - 7.5' REAR YARD SETBACK
 - ALL COMMON AREAS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
 - THE WATER BEARING SYSTEM FOR THIS DEVELOPMENT IS THE WICKSON CREEK SPECIAL UTILITY DISTRICT. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF BRYAN SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
 - A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
 - ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
 - SIDEWALKS AND TRAILS SHALL BE PER THE PD-M ZONING REQUIREMENTS.
 - THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION. LANDSCAPE, FENCES, STRUCTURES, GRADING ETC. CANNOT IMPEDE THE FLOW OF THE PRIVATE DRAINAGE EASEMENT.
 - IN LOCATIONS WITH CROSS LOT DRAINAGE OF STORMWATER RUNOFF, A DRAINAGE WAY SHALL BE PROVIDED THAT THE FLOW IS NOT IMPEDED BY FENCES, STRUCTURES OR OTHER FACILITIES.

PD-M ZONING LOT MIX				
LOT SIZE	PREV. PHASES	PHASE 2	TOTAL	% GREATER
45'	26	60	86	100.00%
50'	24	16	40	50.37%
55'+	58	19	77	25.27%
TOTAL	108	95	203	

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PROPERTY CORNER
- COMMON AREA
- EXISTING CONTOUR
- PROPOSED PUBLIC UTILITY EASEMENT (PUE)
- EXISTING PUBLIC UTILITY EASEMENT (PUE)
- PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
- EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
- PROPOSED PRIVATE DRAINAGE EASEMENT
- EXISTING PRIVATE DRAINAGE EASEMENT
- PROPOSED CURB AND GUTTER
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- ST - ST
- STORM PIPE
- JUNCTION BOX
- STORM INLETS
- PROPOSED WATERLINE, SIZE NOTED
- EXISTING WATERLINE, SIZE NOTED
- FIRE HYDRANT
- GATE VALVE
- PROPOSED SANITARY SEWER LINE, SIZE NOTED
- EXISTING SANITARY SEWER LINE, SIZE NOTED
- PROPOSED SANITARY MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING PIPELINE
- GAS
- EXISTING GAS
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	43.36'	25.00'	099°22'25"	29.47'	38.13'	N18°10'06"E
C2	35.18'	25.00'	080°37'36"	21.21'	32.35'	S71°49'54"E
C3	25.81'	600.00'	002°27'51"	12.90'	25.80'	S68°39'55"W
C4	25.35'	300.00'	004°50'27"	12.68'	25.34'	N66°24'34"E
C5	35.18'	25.00'	080°37'36"	21.21'	32.35'	S71°49'54"E
C6	43.36'	25.00'	099°22'24"	29.47'	38.13'	N18°10'06"E
C7	204.24'	275.00'	042°33'12"	107.09'	199.58'	N10°14'30"W
C8	220.84'	225.00'	056°14'11"	120.23'	212.08'	S03°24'01"E
C9	35.08'	25.00'	080°24'21"	21.13'	32.27'	N29°10'05"W
C10	37.49'	25.00'	085°54'40"	23.28'	34.07'	N67°40'24"E
C11	25.20'	25.00'	057°45'50"	13.79'	24.15'	S81°44'49"W
C12	239.67'	50.00'	274°38'28"	46.11'	67.79'	N10°11'08"E
C13	16.09'	25.00'	036°52'38"	8.34'	15.81'	S50°55'57"E
C14	36.50'	25.00'	083°38'28"	22.37'	33.34'	S66°32'18"W
C15	42.04'	25.00'	096°21'32"	27.94'	37.26'	N23°27'42"W
C16	13.55'	25.00'	031°02'55"	6.94'	13.38'	S56°07'00"E
C17	131.04'	50.00'	150°09'41"	187.66'	96.63'	N64°19'37"E
C18	14.59'	25.00'	033°26'22"	7.51'	14.38'	N05°57'58"E
C19	22.56'	550.00'	002°21'01"	11.28'	22.56'	N23°51'39"E
C20	37.71'	25.00'	086°28'06"	23.49'	34.24'	S65°08'30"W
C21	32.59'	600.00'	003°06'43"	16.30'	32.58'	S23°28'48"W
C22	406.98'	550.00'	042°23'50"	213.32'	397.76'	N46°14'05"E
C23	443.98'	600.00'	042°23'50"	232.71'	433.92'	S46°14'05"W
C24	278.74'	350.00'	045°37'47"	147.23'	271.43'	S41°10'26"W
C25	238.92'	300.00'	045°37'47"	126.20'	232.65'	N41°10'26"E
C26	21.03'	25.00'	048°11'23"	11.18'	20.41'	S42°27'14"W
C27	241.19'	50.00'	276°22'46"	44.72'	66.67'	S71°38'27"E
C28	21.03'	25.00'	048°11'23"	11.18'	20.41'	N05°44'09"W

LINE TABLE

LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	23.56'	N71° 38' 27"W	L18	154.99'	S9° 33' 45"E
L2	84.39'	N9° 31' 29"E	L19	184.94'	S22° 34' 00"E
L3	100.65'	N19° 06' 11"W	L20	37.79'	S66° 36' 40"W
L4	76.19'	N67° 51' 18"E	L21	183.69'	S26° 00' 40"E
L5	50.00'	N22° 08' 42"W	L22	141.69'	S21° 10' 13"E
L6	50.00'	N58° 28' 54"E	L23	52.17'	N47° 13' 21"E
L7	16.51'	S31° 31' 06"E	L24	100.00'	N72° 06' 34"E
L8	118.61'	N67° 51' 17"E	L25	85.81'	N45° 38' 06"W
L9	96.81'	S22° 08' 43"E	L26	93.41'	N1° 50' 02"E
L10	135.39'	S37° 34' 59"E	L27	3.14'	N31° 31' 06"W
L11	51.89'	S40° 03' 51"E	L28	19.65'	S31° 31' 06"E
L12	43.75'	S39° 37' 40"E	L29	16.51'	N67° 51' 17"E
L13	42.09'	S33° 55' 38"E	L30	55.04'	N69° 22' 16"W
L14	42.09'	S27° 07' 50"E	L31	72.08'	S69° 22' 16"E
L15	42.09'	S20° 20' 01"E	L32	7.44'	S18° 21' 33"W
L16	42.05'	S13° 32' 25"E	L33	7.44'	N18° 21' 33"E
L17	44.78'	S9° 35' 09"E	L34	74.81'	N71° 38' 27"W

SHEET 2 OF 2
LOT DIMENSION PLAN
PRELIMINARY PLAN
NOT FOR RECORD
PRELIMINARY PLAN
YAUPON TRAILS SUBDIVISION
PHASE 2
 23.71 ACRES - 95 LOTS
 0.217 ACRES R.O.W. DEDICATION
 MARIA KEGAN LEAGUE, A-28
 BRYAN, BRAZOS COUNTY, TEXAS
 BLOCK 9, LOTS 1-38, COMMON AREA 1
 BLOCK 10, LOTS 1-39
 BLOCK 11, LOTS 1-18
 SCALE: AS SHOWN
 AUGUST 2020

OWNER/DEVELOPER: 1983 LAND INVESTMENTS, LLC
 4090 State Highway 6 South
 College Station, TX 77845
 (979) 690-1222

SURVEYOR: Gregory Hopcus, RPLS No. 6047
 McClure & Browne
 Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, TX 77845
 (979) 693-3838
 TBPES FIRM # 10103300

ENGINEER: SCHULTZ
 TBPEN No. 12327
 911 SOUTHWEST PKWY E
 College Station, Texas 77840
 (979) 764-3900