

- GENERAL NOTES:
- ZONING: (PD-M) - MIXED USE DISTRICT
  - LAND USE:
    - PLANNING AREA 1 - RESIDENTIAL SUBDIVISION AS DESCRIBED IN PD-M
    - PLANNING AREA 2 - TOWNHOUSE, MULTIFAMILY, MINI-WAREHOUSE/SELF STORAGE OR ANYTHING DEFINED IN RD C-2 AS DESCRIBED IN PD-M
    - PLANNING AREA 3 - ANYTHING DEFINED IN RD C-2 AS DESCRIBED IN PD-M
  - COMMON AREA/LANDSCAPING BUFFER WILL BE PROVIDED ALONG BOTH SIDES OF THE FUTURE MAJOR COLLECTOR.
  - ALL ACCESS TO THIS DEVELOPMENT / PROPERTY FROM SH-30 WILL ONLY BE ACCESSIBLE FROM THE TWO CITY STREETS / ACCESS POINTS AS SHOWN IN THE CITY OF BRYAN SDRG AGENDA FOR JULY 14, 2020.

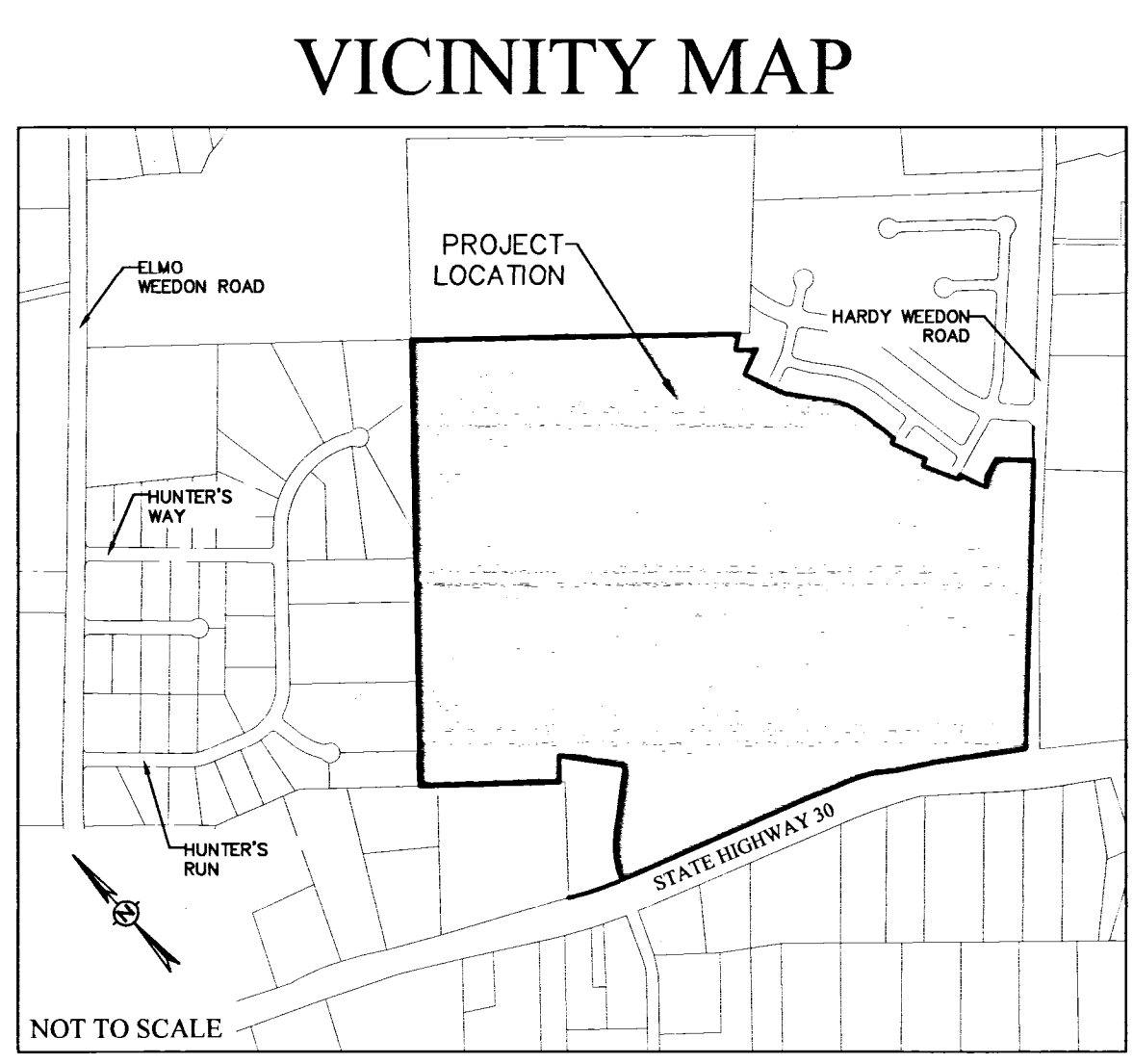
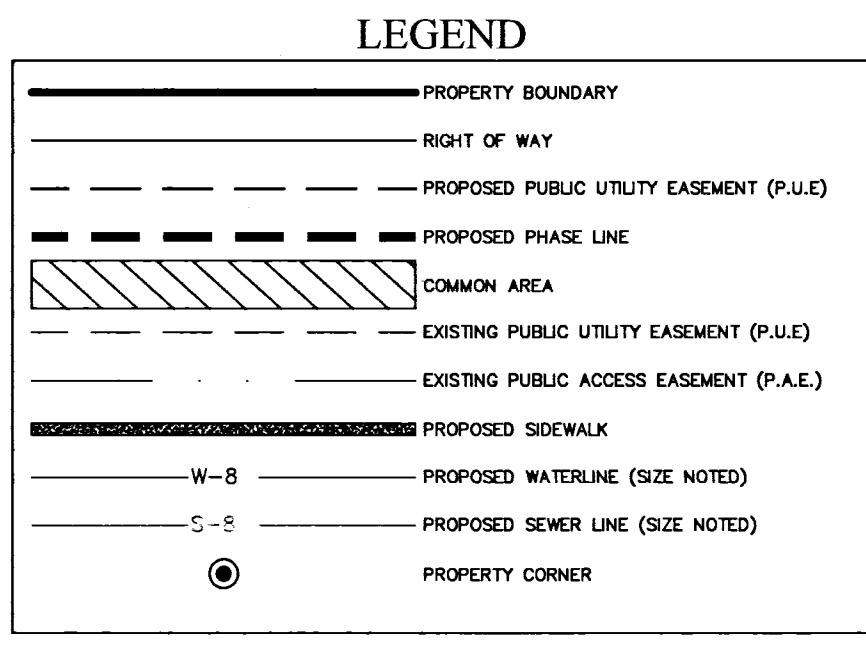
- LOT MATRIX
- 20% OF LOTS IN THIS DEVELOPMENT SHALL BE AT LEAST 55' WIDE  
 50% OF LOTS IN THIS DEVELOPMENT SHALL BE AT LEAST 50' WIDE  
 100% OF LOTS IN THIS DEVELOPMENT SHALL BE AT LEAST 45' WIDE
- SETBACKS
- MINIMUM 5' SIDE YARD SETBACK  
 MINIMUM 7.5' REAR YARD SETBACK (SAME AS RD-5)  
 MINIMUM 25' FRONT YARD SETBACK (SAME AS RD-5)  
 MINIMUM 20' FRONT YARD SETBACK (CUL-DE-SAC) (SAME AS RD-5)  
 MINIMUM 15' SIDE YARD SETBACK (SAME AS RD-5)  
 MINIMUM 15' SIDE YARD SETBACK ADJACENT TO COLLECTOR (SAME AS RD-5)
- ROADS
- MAJOR COLLECTORS = 80' ROW, 54' BOC-BOC  
 LOCAL STREETS = 50' ROW, 27' BOC-BOC
- TRAILS
- MINIMUM OF 10' WIDE WITHIN A MINIMUM COMMON AREA OF 40'  
 TRAIL ACCESS POINTS SHALL BE A MINIMUM OF 20' WIDE

| LINE # | LENGTH  | DIRECTION     |
|--------|---------|---------------|
| L1     | 51.90'  | S55° 45' 21"W |
| L2     | 104.69' | S49° 47' 14"E |
| L3     | 138.48' | S67° 51' 17"W |
| L4     | 216.81' | S22° 08' 43"E |
| L5     | 135.39' | S37° 34' 59"E |
| L6     | 95.64'  | S39° 51' 52"E |
| L7     | 42.09'  | S33° 55' 38"E |
| L8     | 84.03'  | S23° 43' 55"E |
| L9     | 241.74' | S10° 15' 29"E |
| L10    | 25.80'  | S67° 26' 00"W |
| L11    | 184.38' | S22° 34' 00"E |
| L12    | 37.79'  | S66° 36' 40"W |
| L13    | 183.69' | S26° 00' 40"E |
| L14    | 25.34'  | N66° 24' 34"E |
| L15    | 141.69' | S21° 10' 13"E |
| L16    | 52.17'  | N47° 13' 21"E |
| L17    | 100.00' | N72° 06' 34"E |
| L18    | 182.56' | S45° 02' 16"E |
| L19    | 207.20' | N53° 42' 02"W |
| L20    | 114.56' | N73° 16' 01"W |
| L21    | 88.10'  | N67° 06' 54"W |
| L22    | 75.36'  | N70° 26' 40"W |

| LINE # | LENGTH  | DIRECTION     |
|--------|---------|---------------|
| L23    | 5.26'   | N20° 59' 31"E |
| L24    | 315.98' | N51° 40' 51"E |
| L25    | 315.31' | N38° 19' 09"W |
| L26    | 142.12' | S41° 52' 56"W |
| L27    | 271.08' | N48° 03' 04"W |
| L28    | 30.70'  | N41° 53' 10"E |

| CURVE # | LENGTH  | RADIUS   | DELTA      | TANGENT | CHORD   | CHORD DIRECTION |
|---------|---------|----------|------------|---------|---------|-----------------|
| C1      | 662.53' | 2944.79' | 012°53'26" | 332.67' | 661.13' | N58°20'29"W     |
| C2      | 122.11' | 2944.79' | 002°22'33" | 61.06'  | 122.10' | N69°19'12"W     |
| C3      | 90.25'  | 2779.79' | 001°51'37" | 45.13'  | 90.25'  | N69°19'12"W     |
| C4      | 246.39' | 460.00'  | 030°41'20" | 126.23' | 243.45' | N36°20'11"E     |
| C5      | 39.27'  | 25.00'   | 090°00'00" | 25.00'  | 35.36'  | N06°40'50"E     |

| Phase        | Acres |
|--------------|-------|
| Phase 2      | 18.58 |
| Phase 3      | 14.17 |
| Phase 4      | 17.82 |
| Phase 5      | 14.52 |
| Phase 6A     | 15.24 |
| Phase 6B     | 12.92 |
| Phase 7      | 13.86 |
| Phase 8      | 26.19 |
| Common Areas | 18.55 |



# REVISED MASTER PLAN

## YAUPON TRAILS SUBDIVISION

### PHASES 2-7

151.85 ACRES  
 MARIA KEGANS LEAGUE, A-28  
 BRAZOS COUNTY, TEXAS

SCALE 1" = 200'  
 JULY 2020

OWNER/DEVELOPER: 1983 LAND INVESTMENTS LLC  
 4990 STATE HWY 6 SOUTH  
 COLLEGE STATION, TX 77845  
 (979) 690-1222

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

ENGINEER: SCHULTZ  
 TBP&S FIRM # 10103300  
 (979) 764-3900