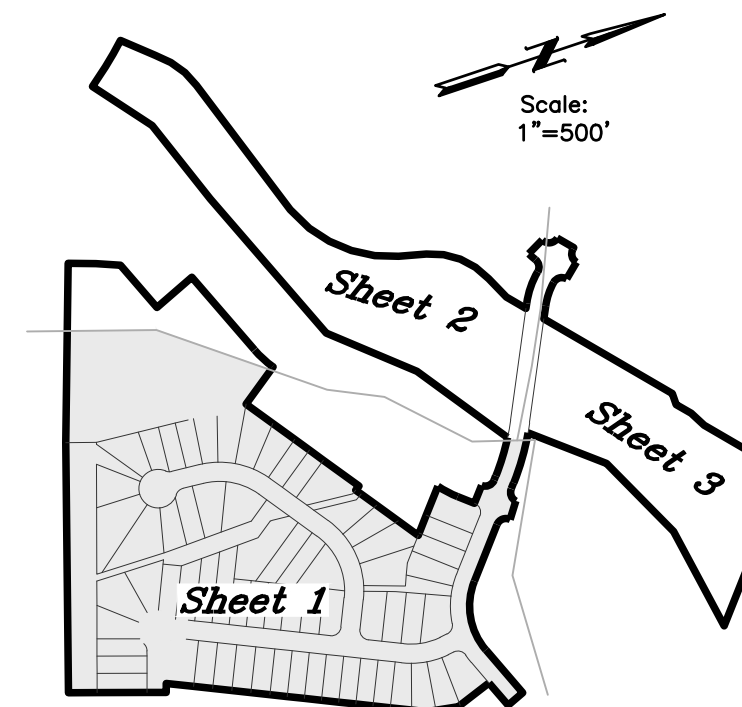
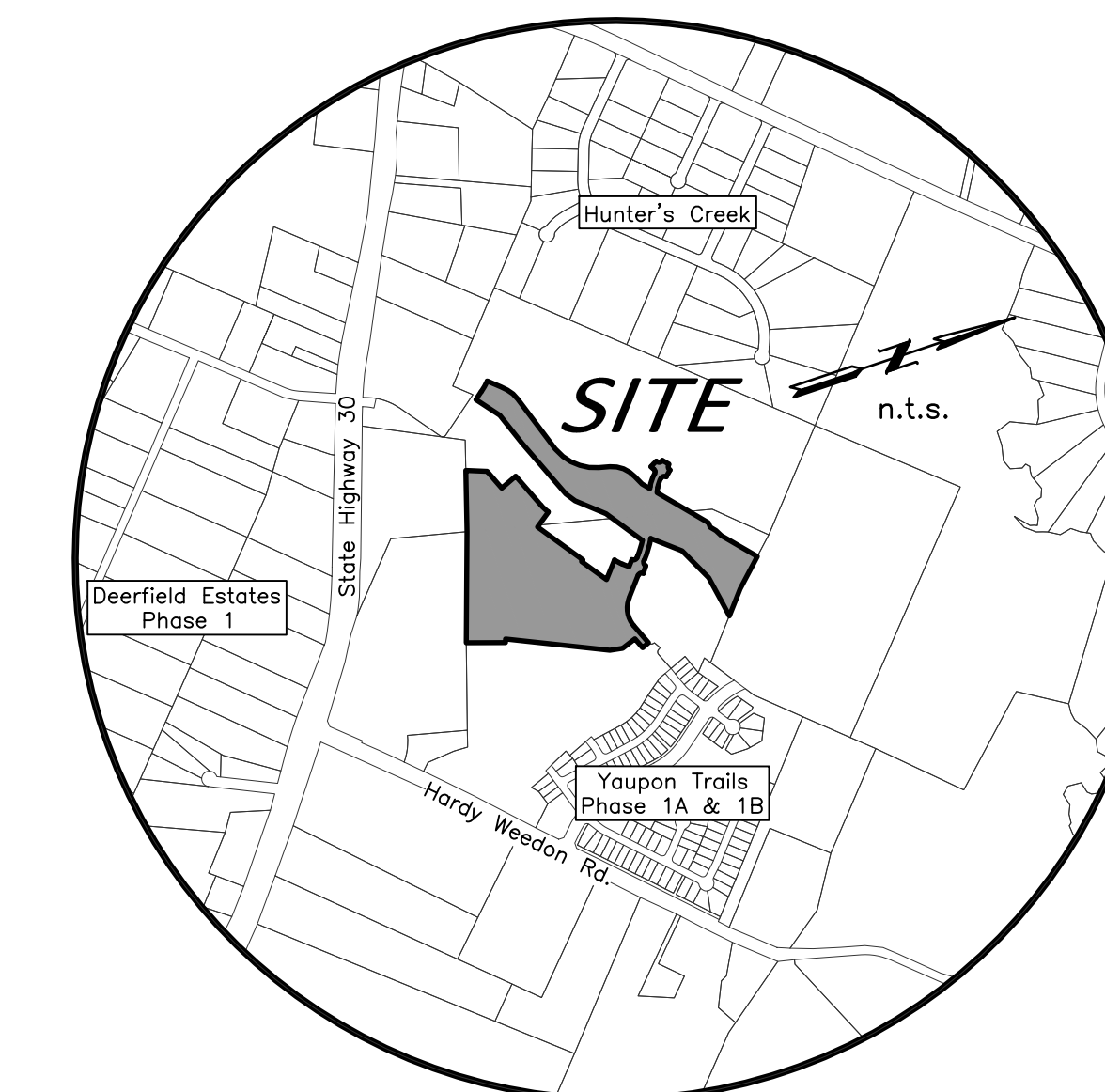


SHEET INDEX



Scale: 1"=500'

Scale: 1"=500'



VICINITY MAP

FINAL PLAT

YAUPON TRAILS PHASES 3A & 4A

PHASE 3A  
LOTS 39-87, BLOCK 9  
LOTS 19-34, BLOCK 11  
PHASE 4A  
COMMON AREA & Pr.D.E.  
31.895 ACRES

MARIA KEGANS LEAGUE, A-28  
BRYAN, BRAZOS COUNTY, TEXAS

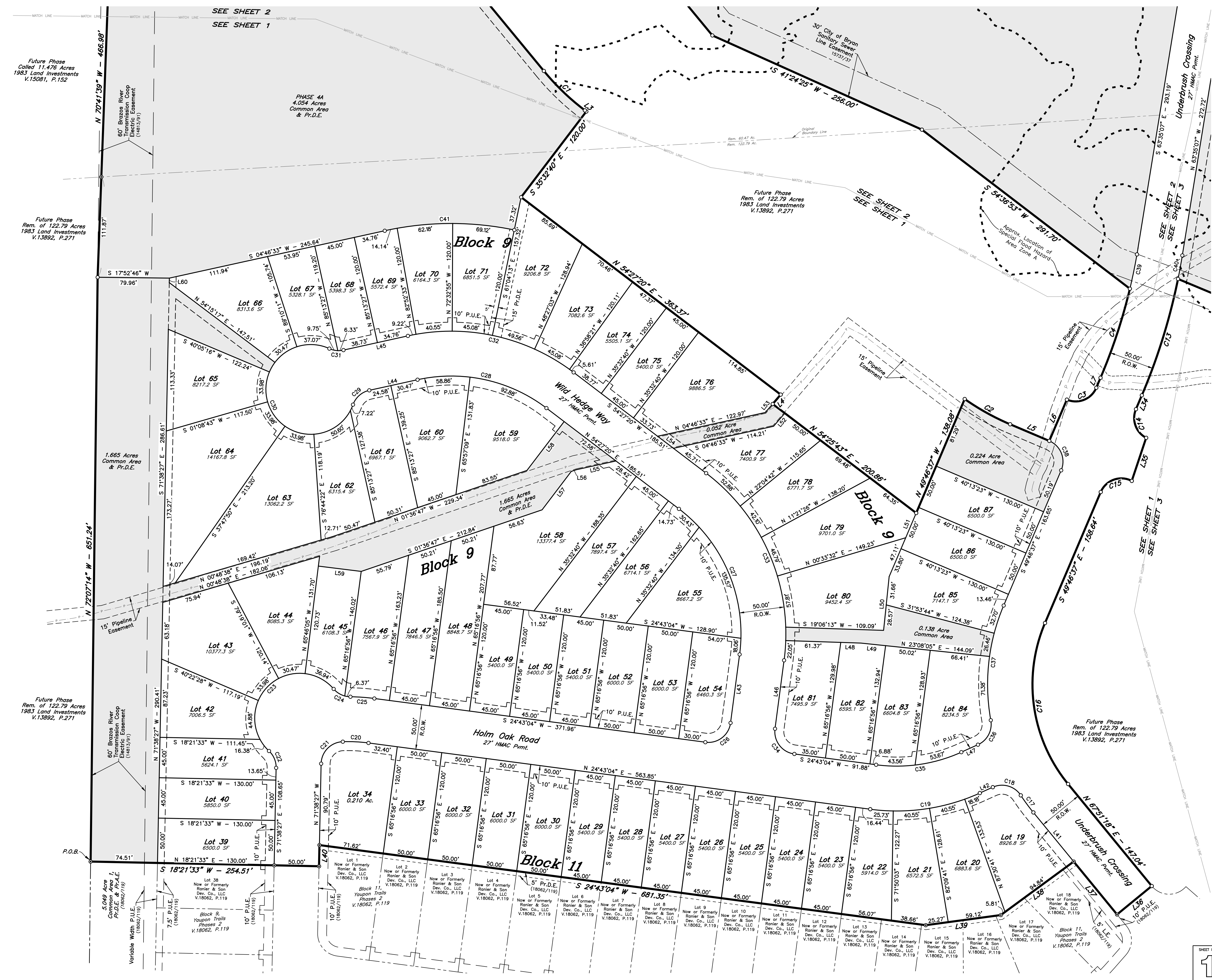
FEBRUARY, 2023  
SCALE 1" = 50'

OWNER: Ranier & Son Development Company, LLC  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 690-1222

SURVEYOR: McClure & Browne Engineering/Surveying, Inc.  
4090 S.H. 6 South  
College Station, Texas 77845  
(979) 693-3838

Texas Firm Registration No. 10103300

SHEET NO. 1 OF 4 SHEETS



Future Phase  
Called 11.475 Acres  
1983 Land Investments  
V.15081, P.152

Future Phase  
Rem. of 122.79 Acres  
1983 Land Investments  
V.13892, P.271

Future Phase  
Rem. of 122.79 Acres  
1983 Land Investments  
V.13892, P.271

Future Phase  
Rem. of 122.79 Acres  
1983 Land Investments  
V.13892, P.271

60' Brazos River  
Transmission Coop  
Electric Easement  
(18613/91)

60' Brazos River  
Transmission Coop  
Electric Easement  
(18613/91)

5.049 Acres  
Common Area  
Pr.D.E. & Pr.A.E.  
(18682/119)

7.5' P.U.E.  
(18682/119)

10' P.U.E.  
(18682/119)

10' P.U.E.  
(18682/119)

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(18682/119)

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(18682/119)

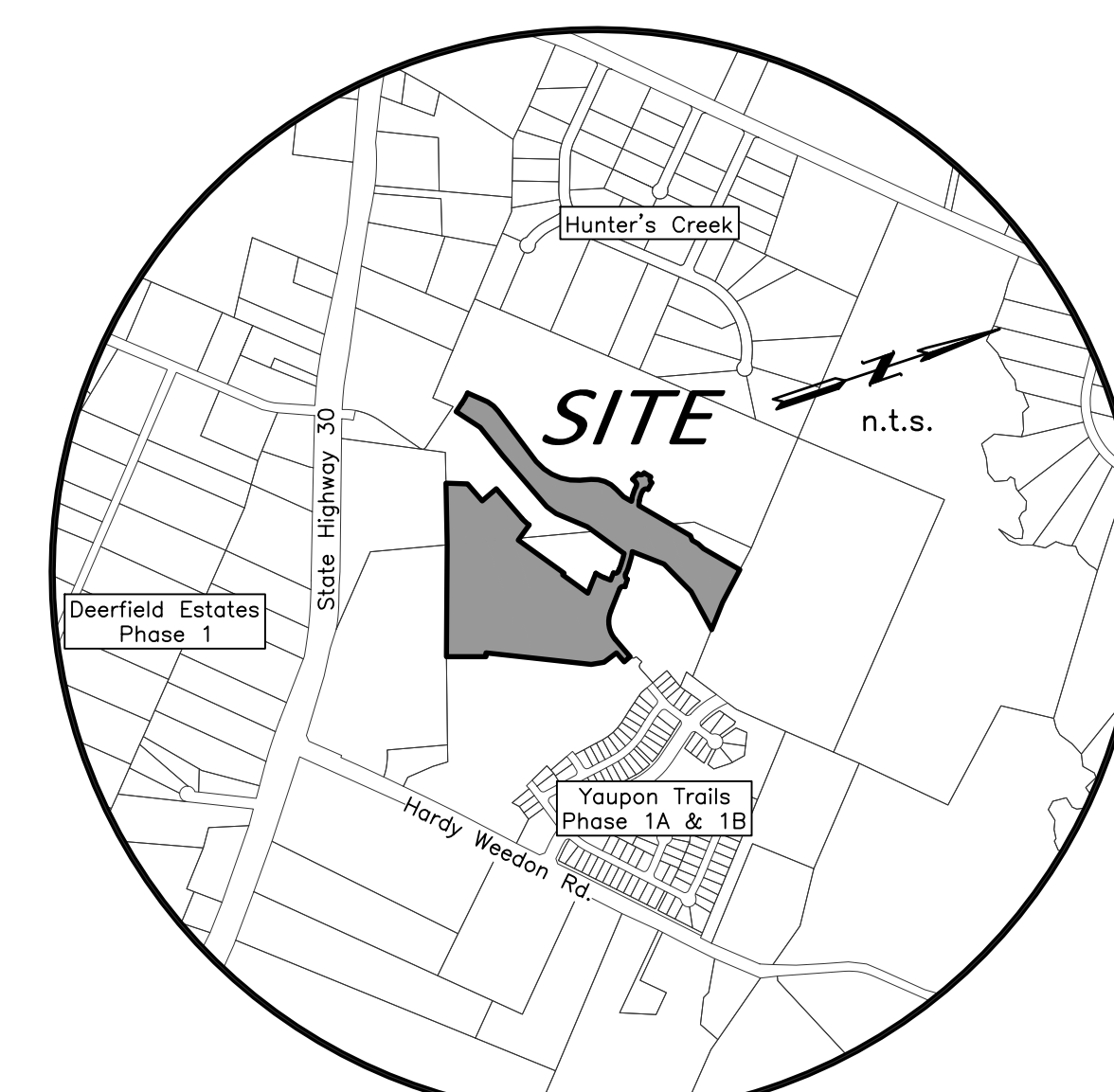
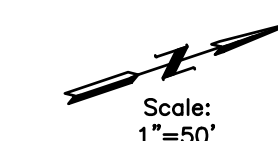
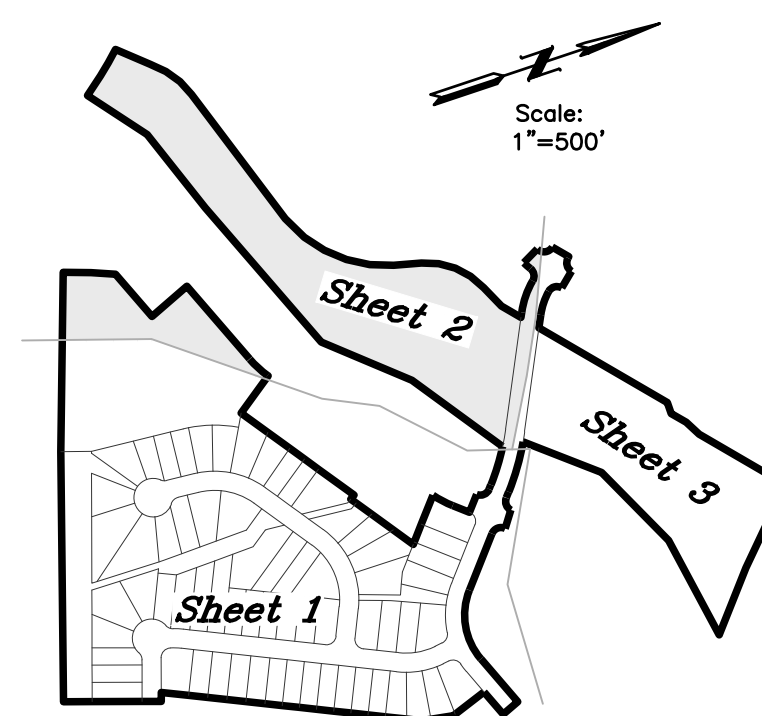
10' P.U.E.  
(18682/119)

10' P.U.E.  
(18682/119)

10' P.U.E.  
(18682/119)

10' P.U.E.  
(18682/119)

SHEET INDEX



VICINITY MAP

**FINAL PLAT**

**YAUPON TRAILS  
PHASES 3A & 4A**

PHASE 3A  
LOTS 39-87, BLOCK 9  
LOTS 19-34, BLOCK 11  
PHASE 4A  
COMMON AREA & Pr.D.E.  
**31.895 ACRES**

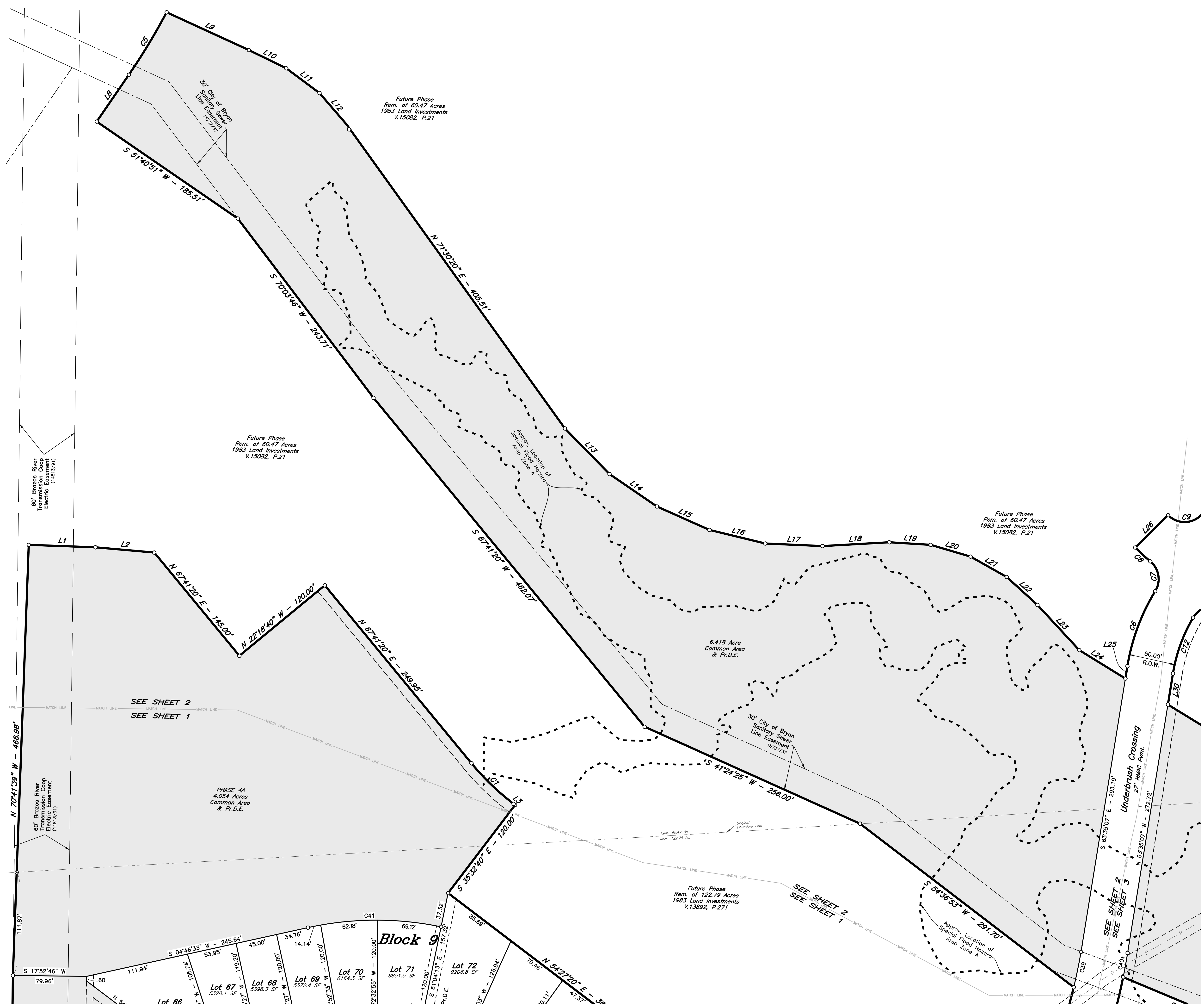
MARIA KEGANS LEAGUE, A-28  
BRYAN, BRAZOS COUNTY, TEXAS  
FEBRUARY, 2023  
SCALE 1" = 50'

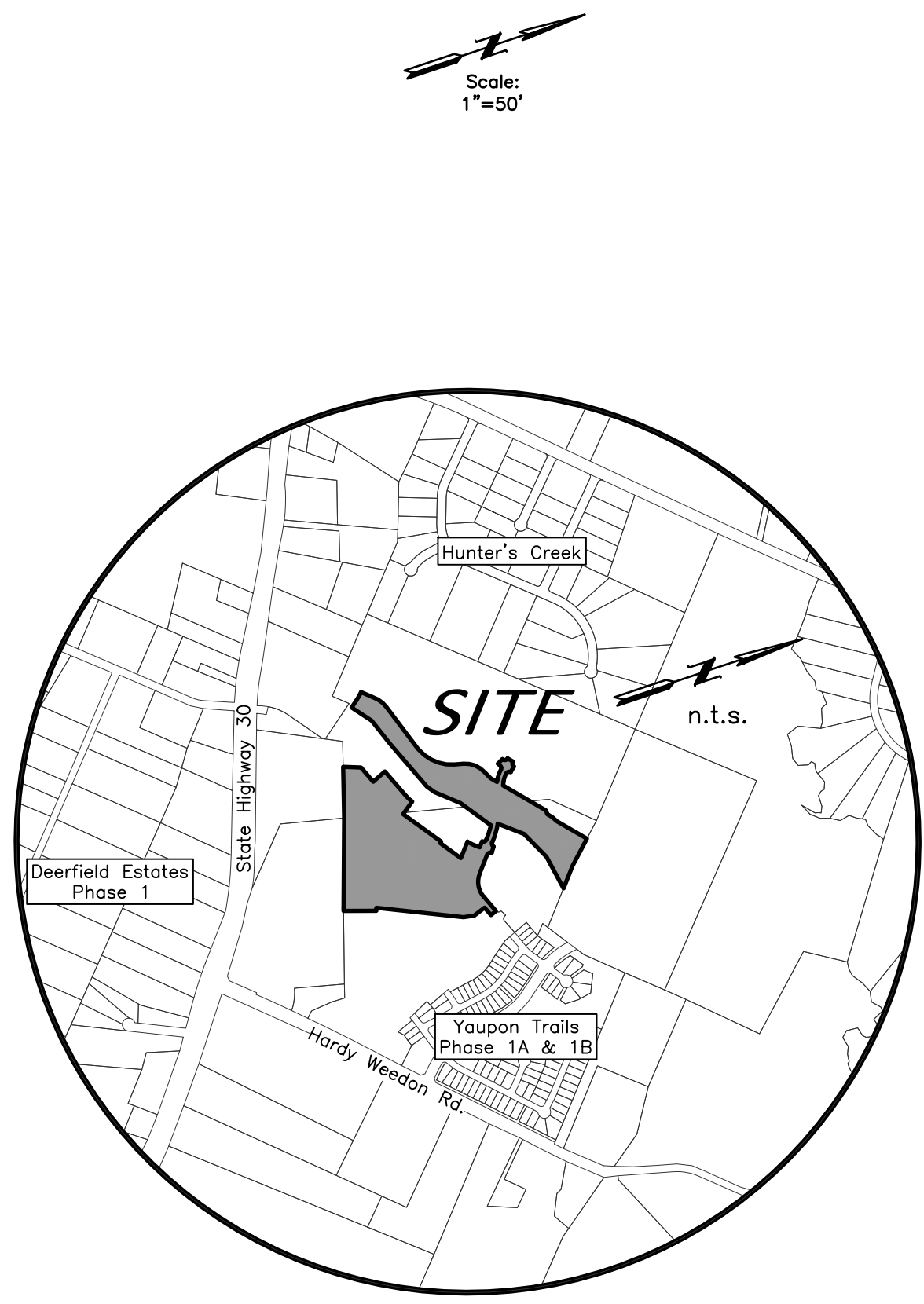
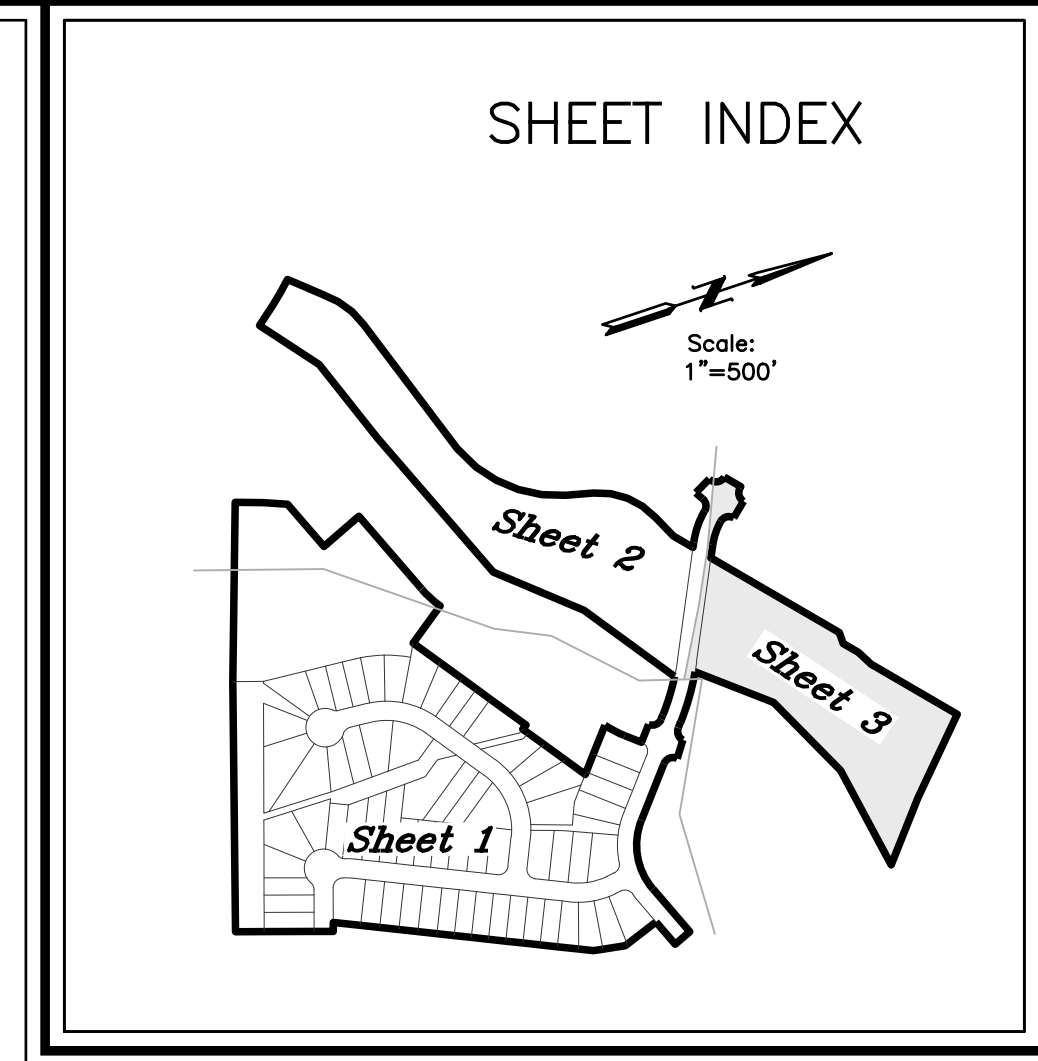
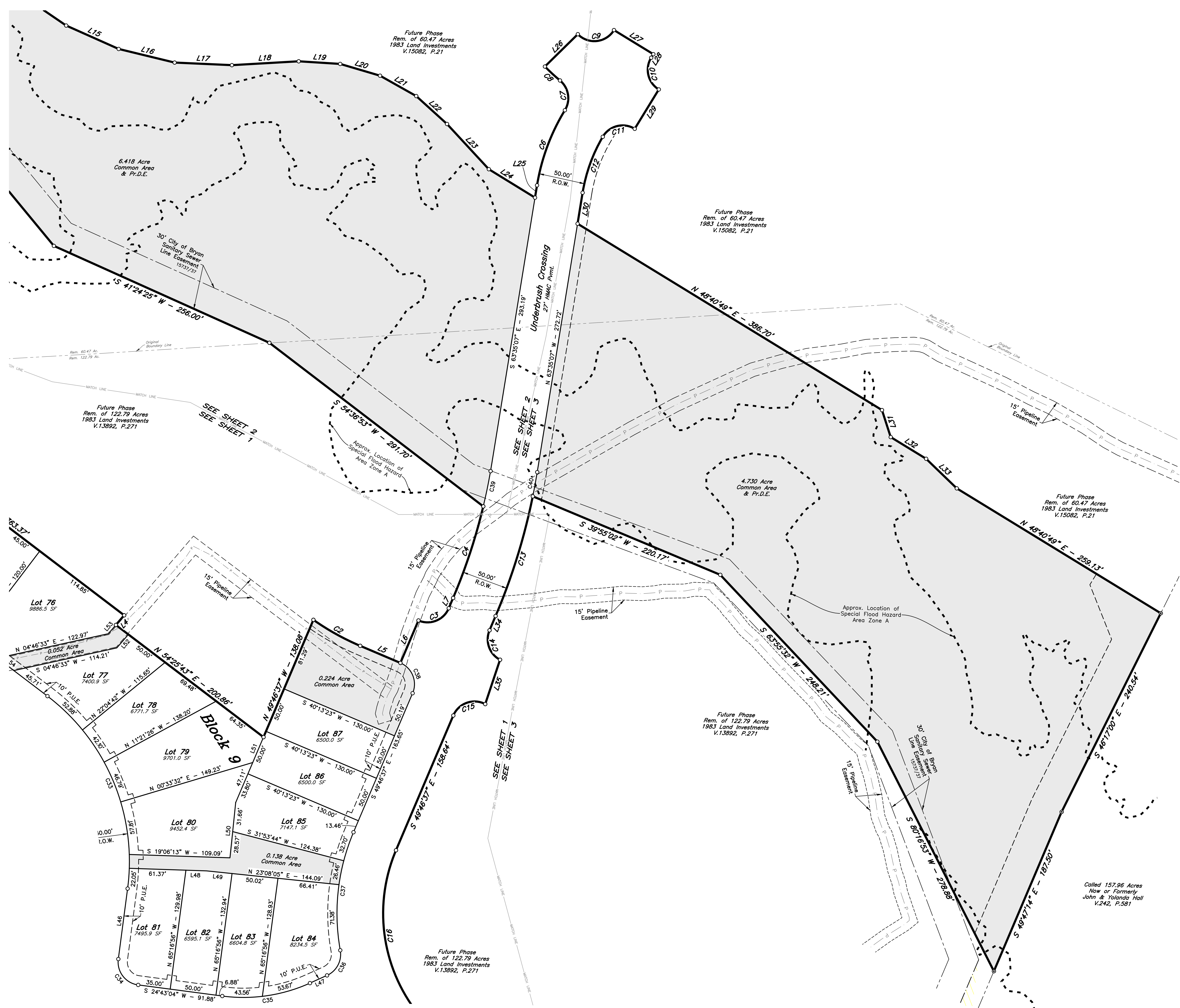
SHEET NO.  
**2**  
OF 4 SHEETS

**Owner:**  
Ranier & Son Development Company, LLC  
4090 S.H. 6 South  
College Station, Texas 77845  
(979) 690-1222

**Surveyor:**  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838

Texas Firm Registration No. 10103300





**FINAL PLAT**

**YAUPON TRAILS  
PHASES 3A & 4A**

PHASE 3A  
LOTS 39-87, BLOCK 9  
LOTS 19-34, BLOCK 11

PHASE 4A  
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**MB**

SHEET NO.  
**3**  
OF 4 SHEETS

