

- 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 PLAN.
 - THE TOPOGRAPHY SHOWN IS FROM FIELD SURVEY DATA.
 - A PORTION OF THIS 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.
 - ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT MIXED USE DISTRICT (PD-M) AS APPROVED BY CITY OF BRYAN CITY COUNCIL ON JULY 12, 2022.
 - 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)
 -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. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION REPAIR AND MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS.
 - DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA). THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION REPAIR AND MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS.
 - 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.
 - THIS DOCUMENT WAS NOT PREPARED BY A PROFESSIONAL LAND SURVEYOR AND IS NOT TO BE USED AS PROFESSIONAL SURVEYING WORK. THIS DOCUMENT IS BASED ON AN ON THE GROUND SURVEY DOCUMENT PREPARED BY GREGORY HOPCUS RPLS NO. 6047.
 - THE INFORMATION SHOWN ON THIS PLAN IS NOT FOR CONSTRUCTION, REFER TO SEALED CONSTRUCTION PLANS FOR FINAL INFORMATION.
 - 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 THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
 - LINE AND CURVE INFORMATION FOUND ON SHEET 7.

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**PRELIMINARY PLAN
NOT FOR RECORD**

**PRELIMINARY PLAN
YAUPON TRAILS SUBDIVISION
PHASES 3A-5A**

50.293 ACRES - 129 LOTS
JOHN H JONES LEAGUE, A-26
BRYAN, BRAZOS, TEXAS

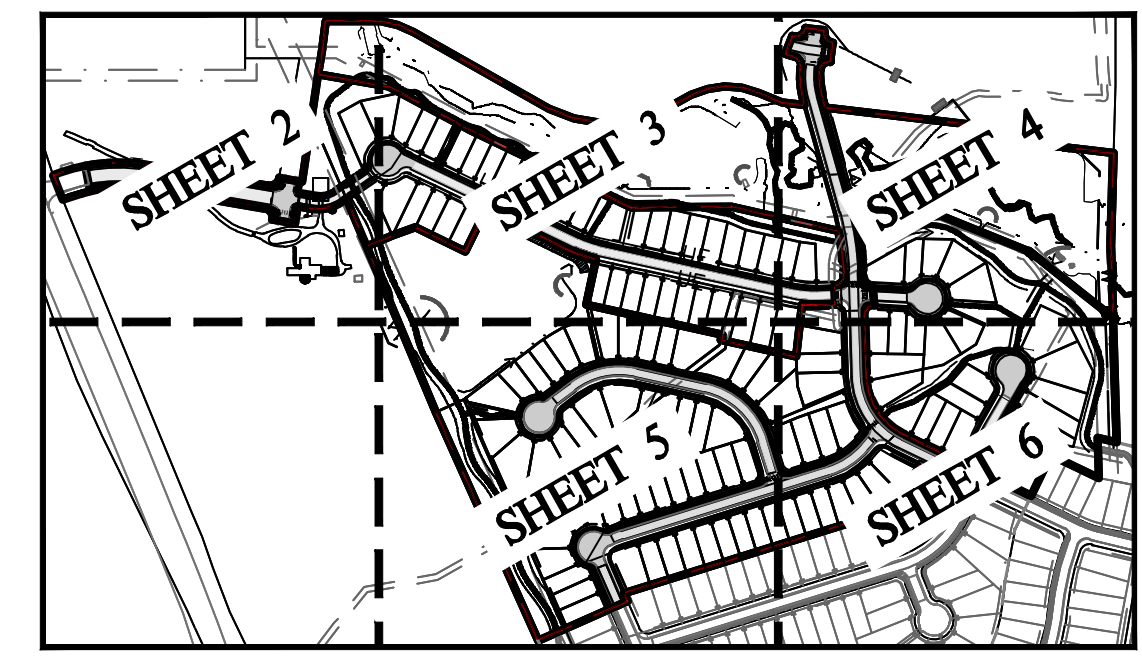
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- PHASE 4B: 9.283 ACRES - 39 LOTS (2.374 ACRES COMMON AREA)
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SCALE: AS SHOWN
JUNE, 2023

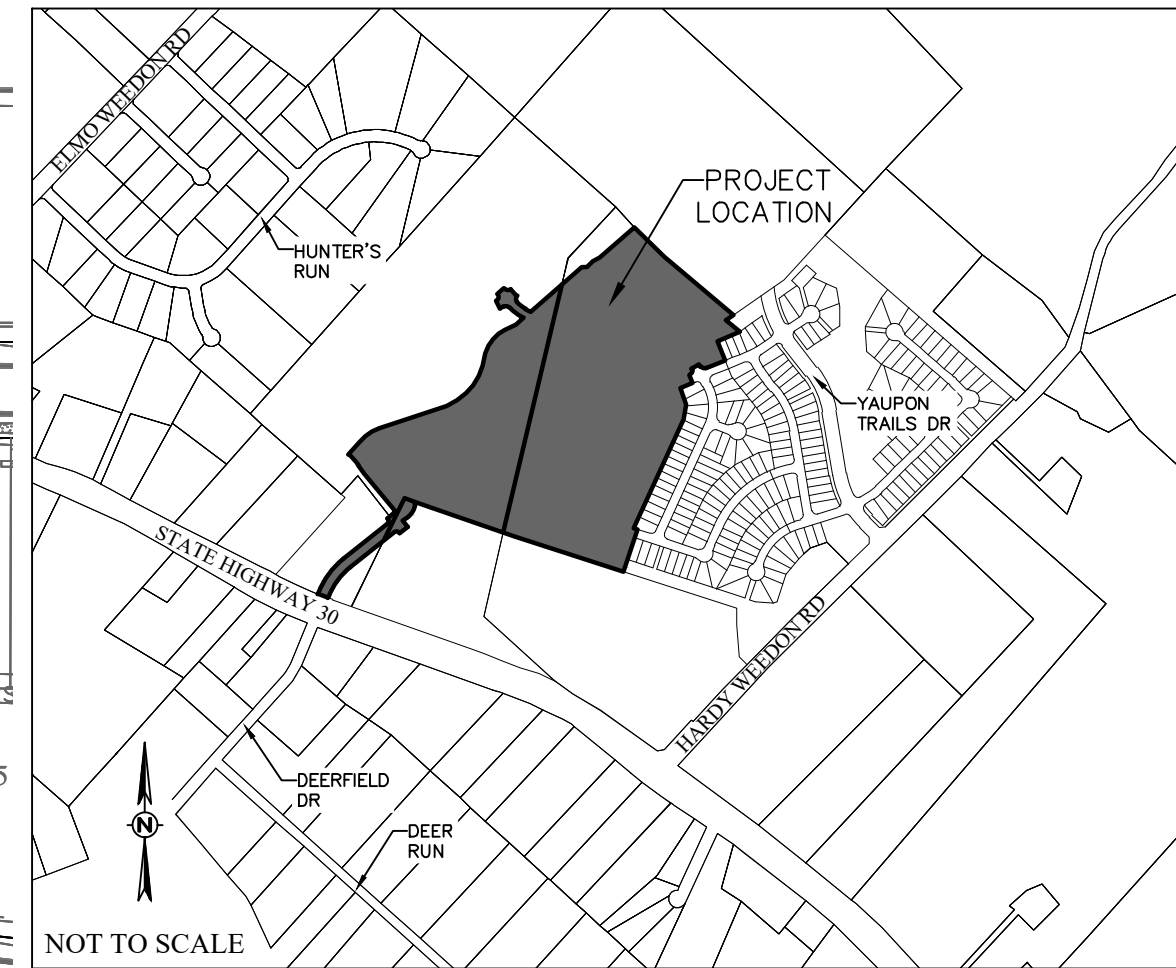
OWNER/DEVELOPER: 1983 LAND INVESTMENTS LLC 4090 STATE HWY 6 SOUTH COLLEGE STATION, TX 77845 (979) 696-1222	SURVEYOR: McClure & Brown Engineering/Surveying, Inc. 1008 Woodcreek Dr., Suite 103 College Station, TX 77845 (979) 693-3838 TBPELS FIRM # 10103300 Firm Reg. No. F - 458	ENGINEER: TBPES NO. 12327 911 SOUTHWEST PKWY E. College Station, Texas 77840 (979) 764-3900
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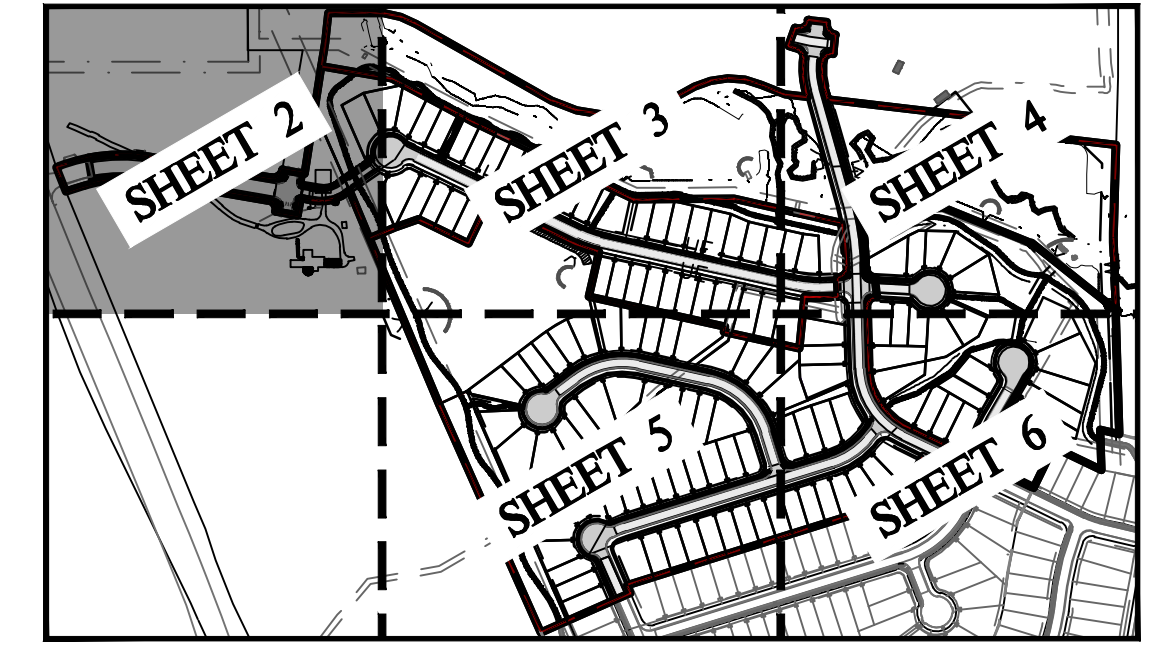
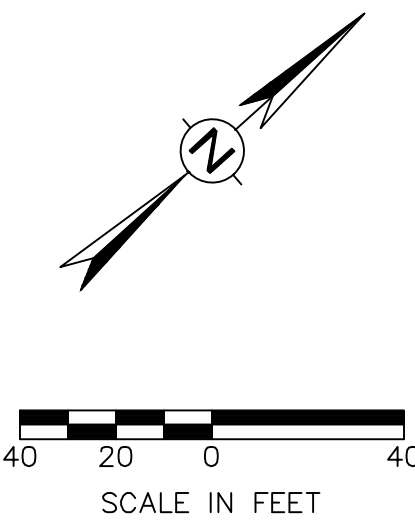
PRELIMINARY PLAN

Phase	Number of Lots	Acreage
3A	65	27.841
3B	25	8.162
4A	0	4.054
4B	39	9.254
5A	0	0.981

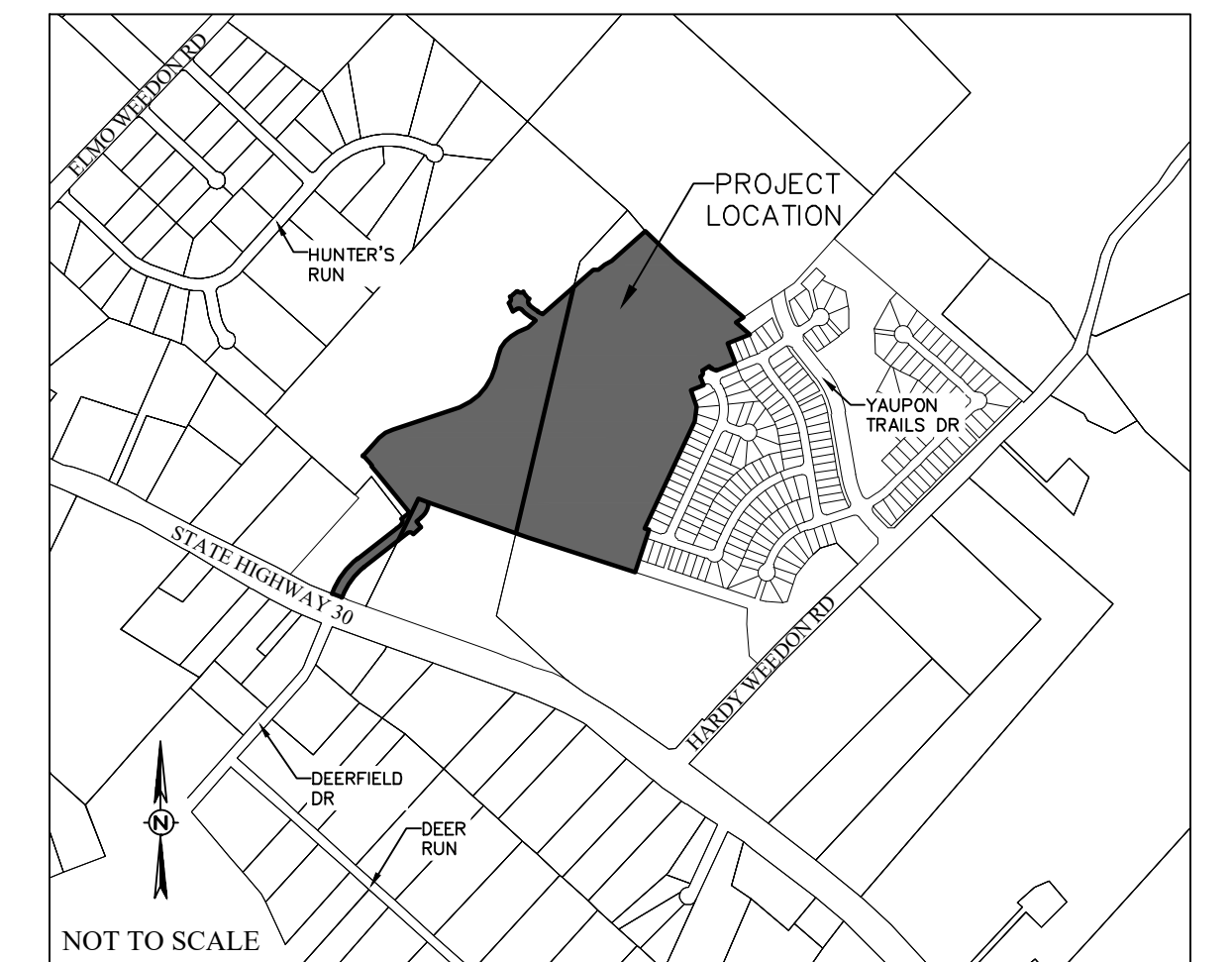


VICINITY MAP





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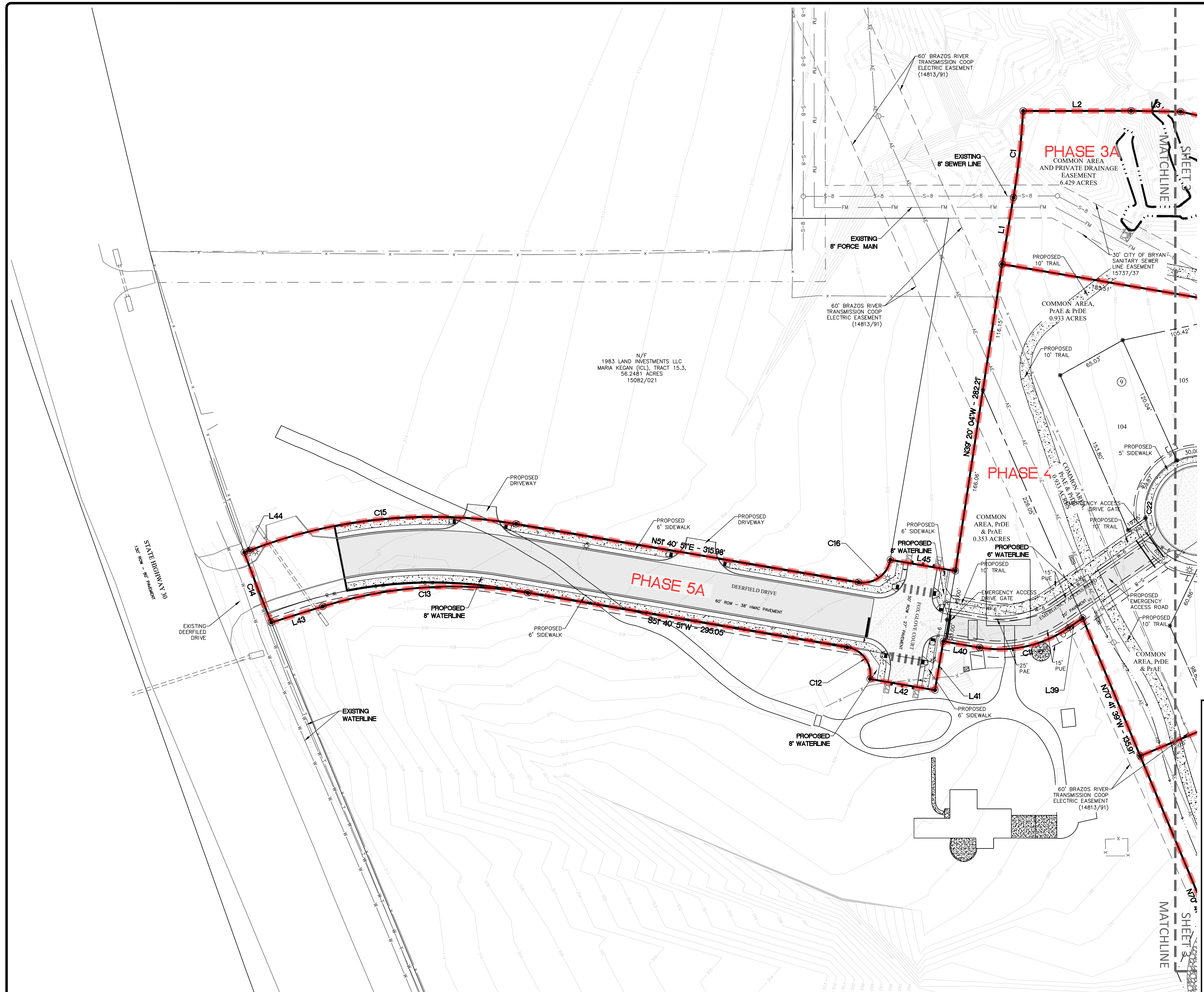
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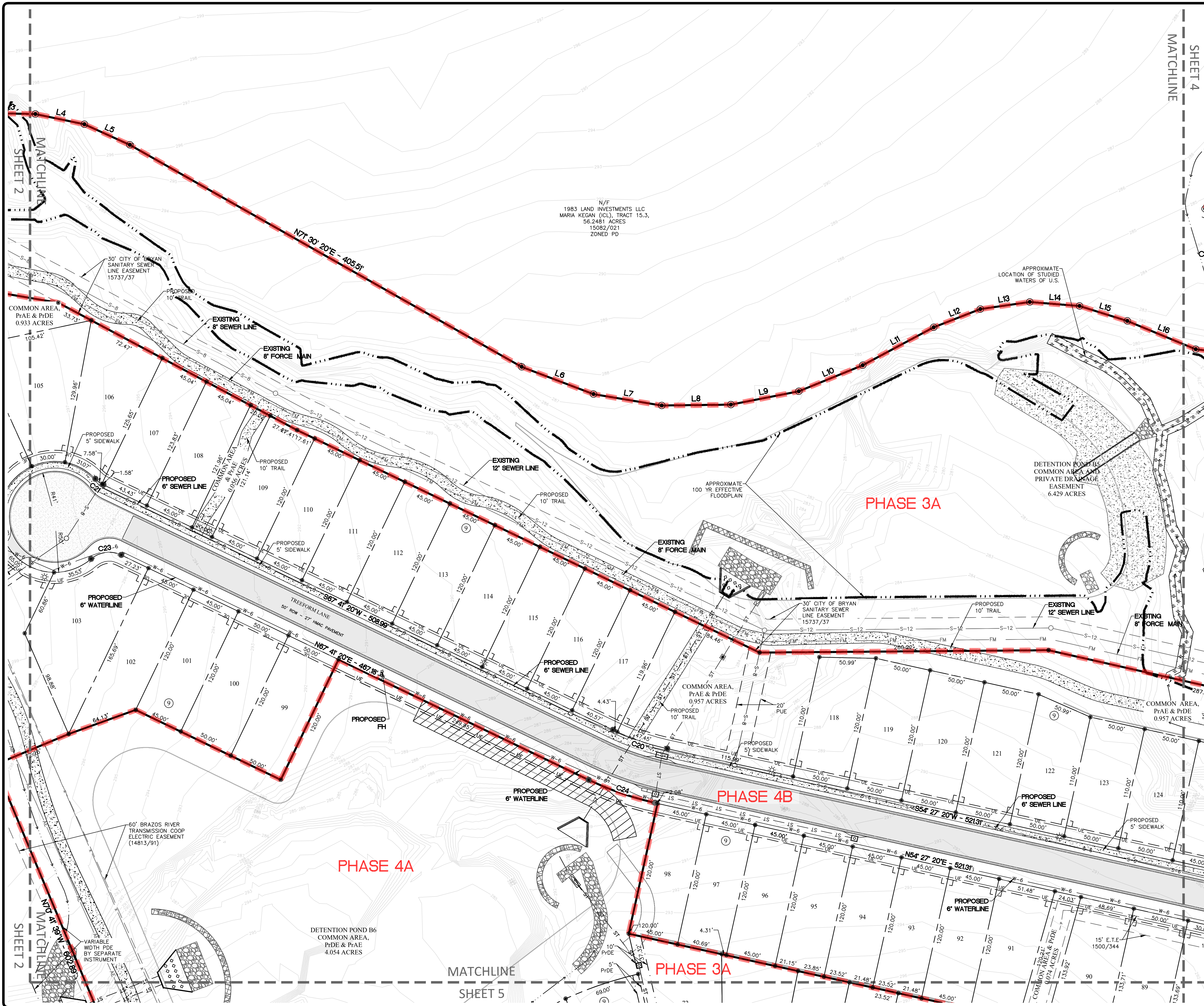
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TBPELS FIRM # 10103300
Firm Reg. No. F - 458

ENGINEER:

TBPNO. 12327
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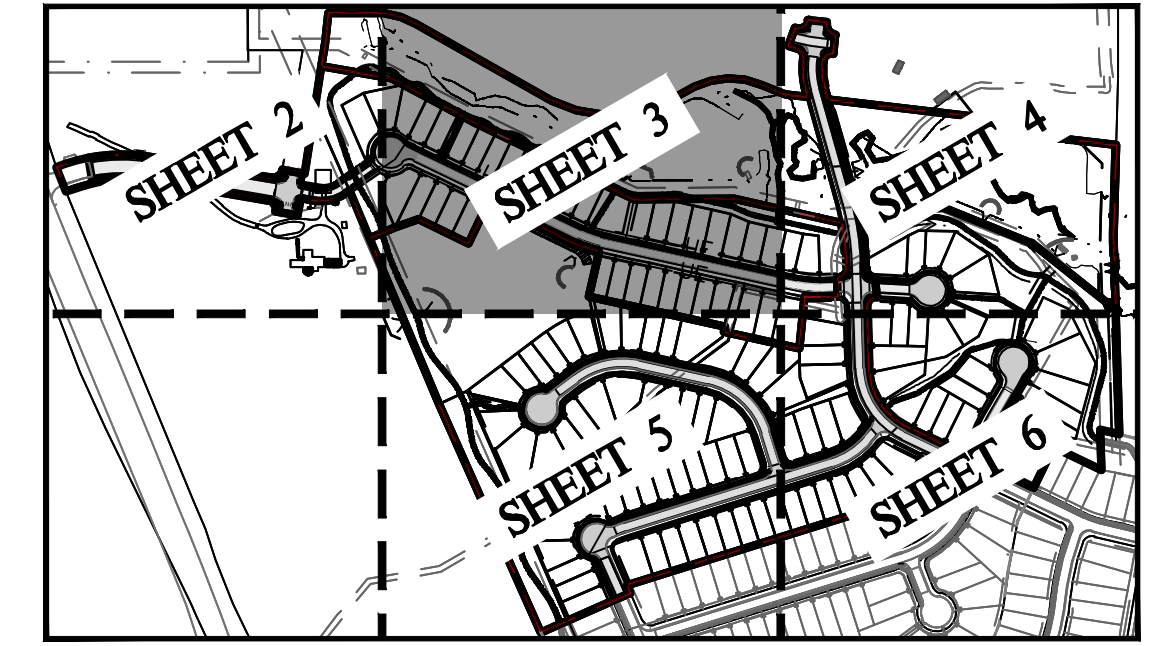
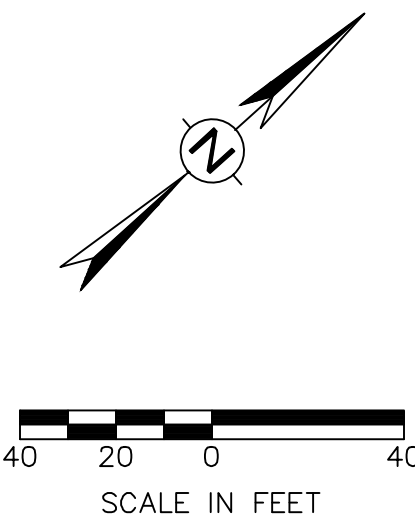
SHEET 4
MATCHLINE

SHEET 2
MATCHLINE

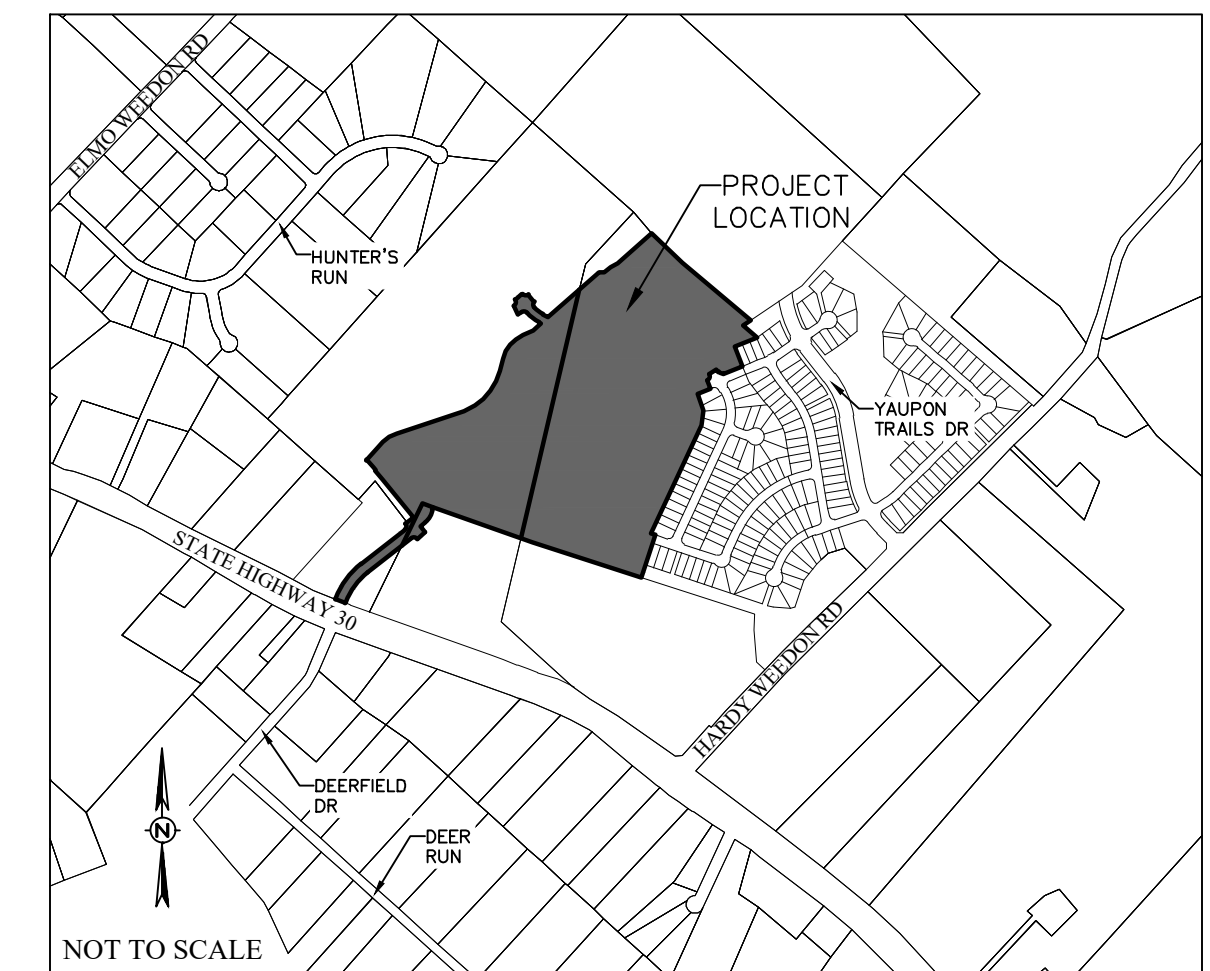
SHEET 2
MATCHLINE

MATCHLINE
SHEET 5

N/F
1983 LAND INVESTMENTS LLC
MARIA KEGAN (CL), TRACT 15.3,
56.2481 ACRES
15082/021
ZONED PD



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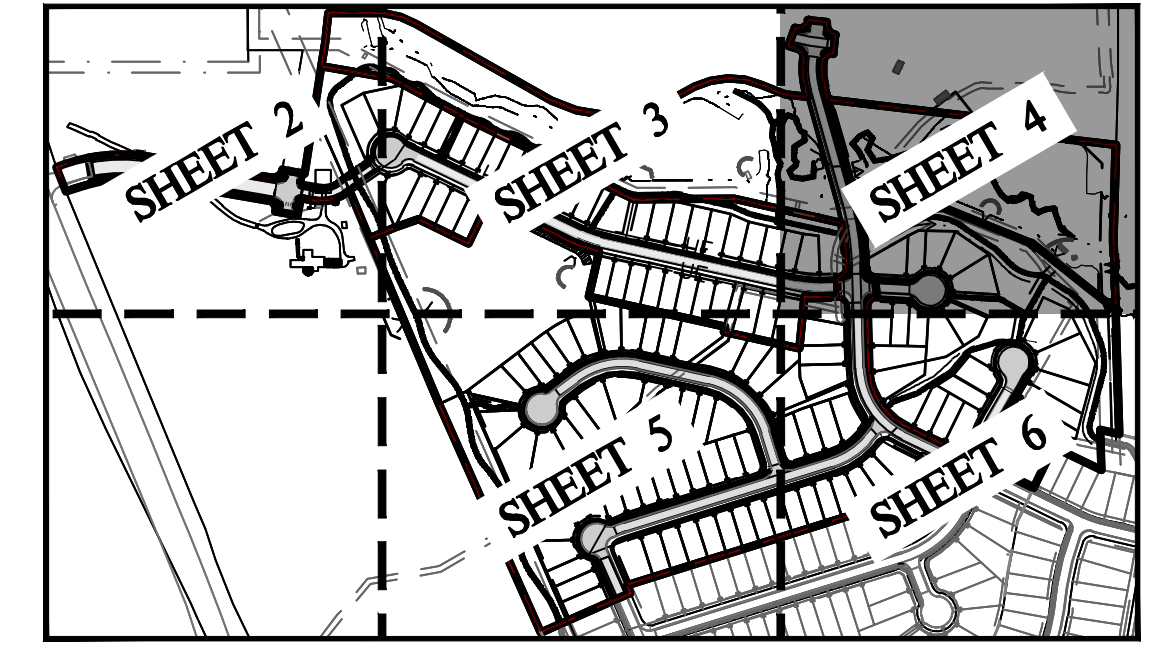
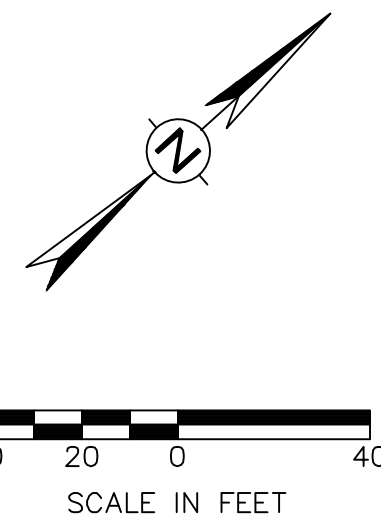
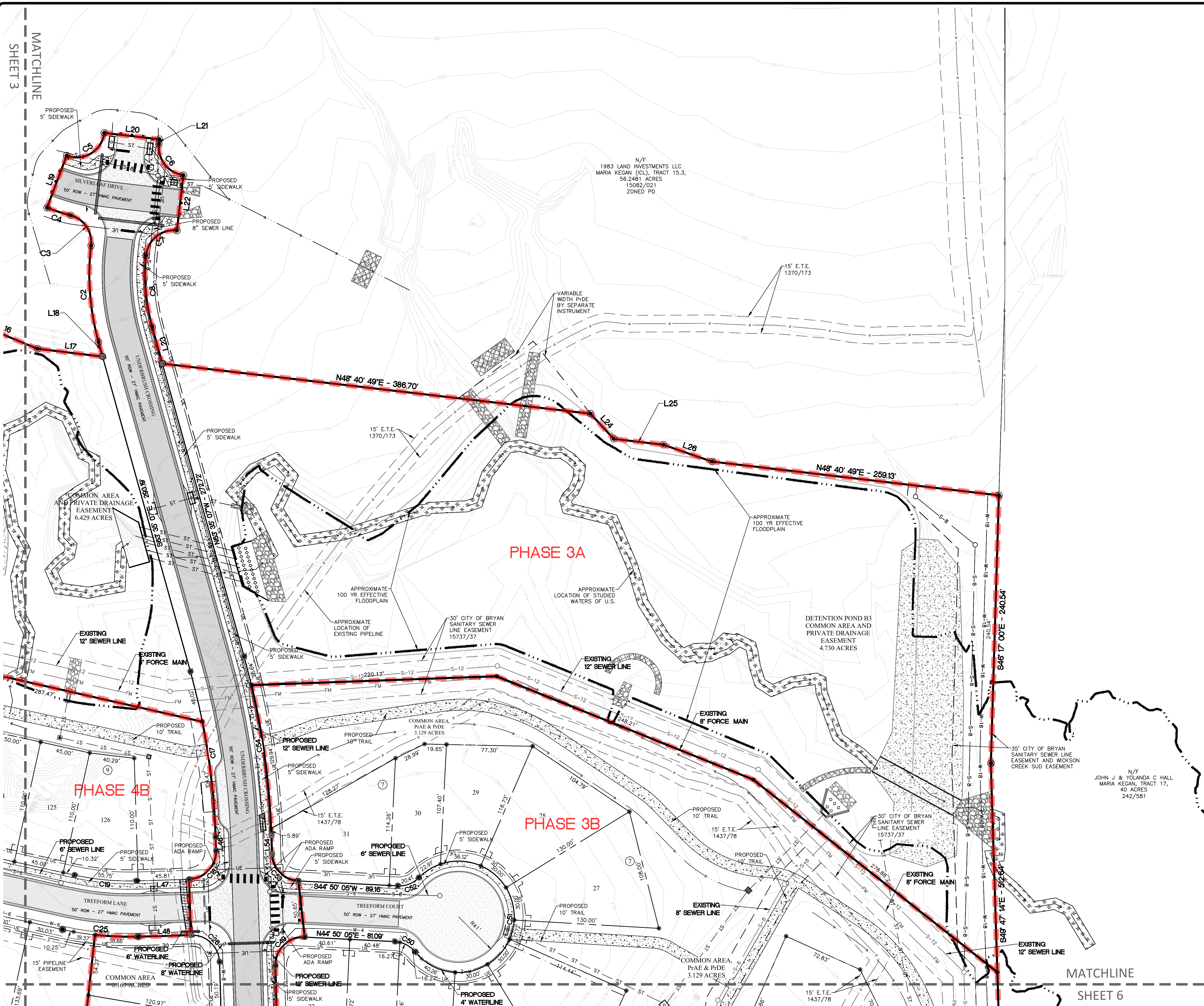
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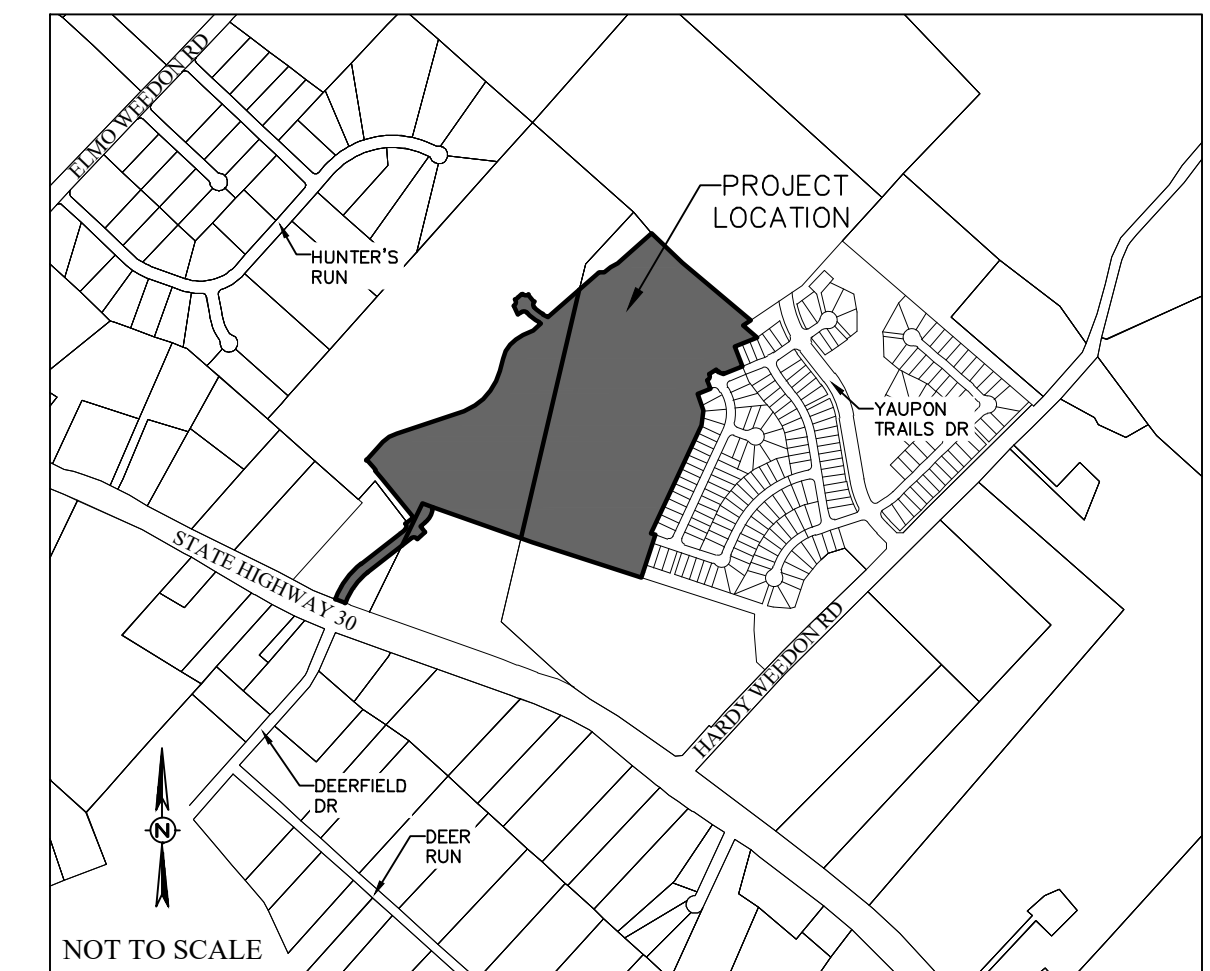
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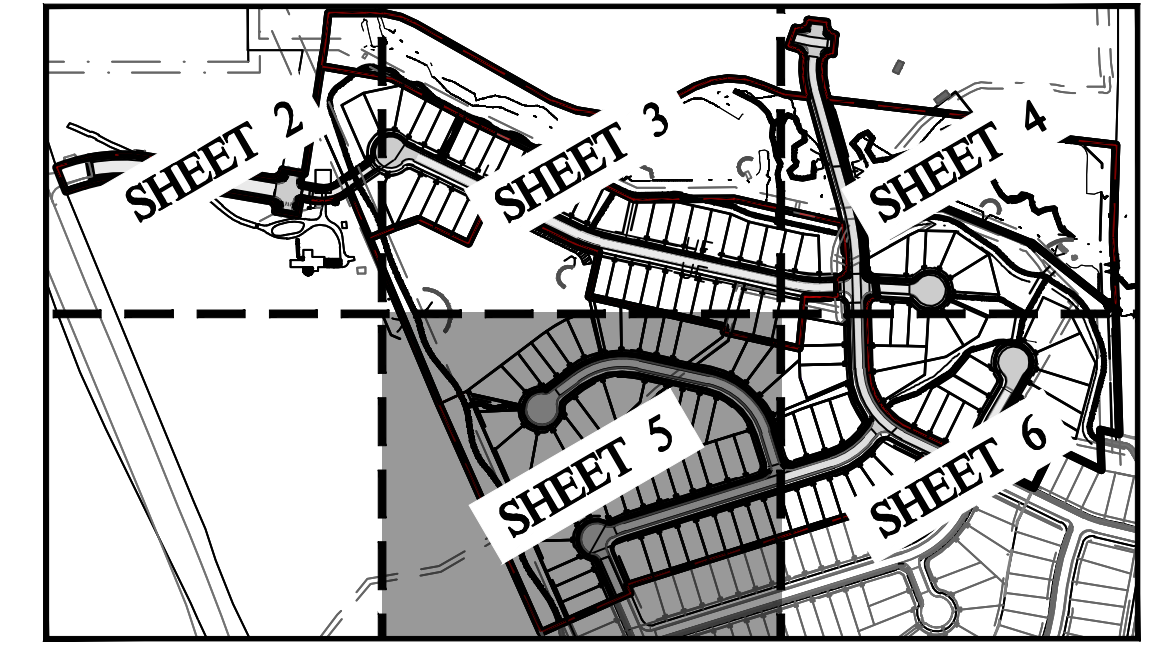
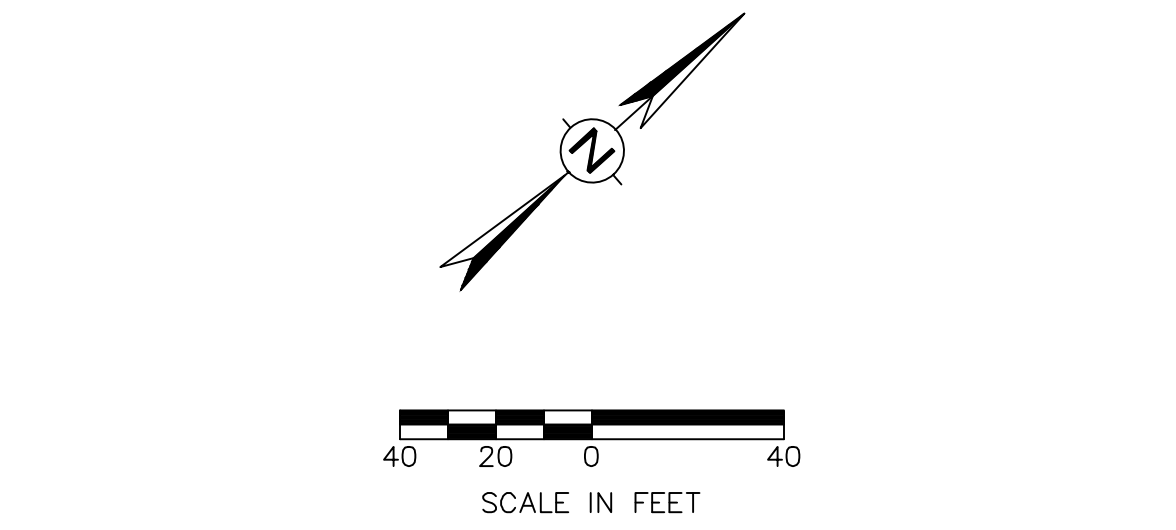
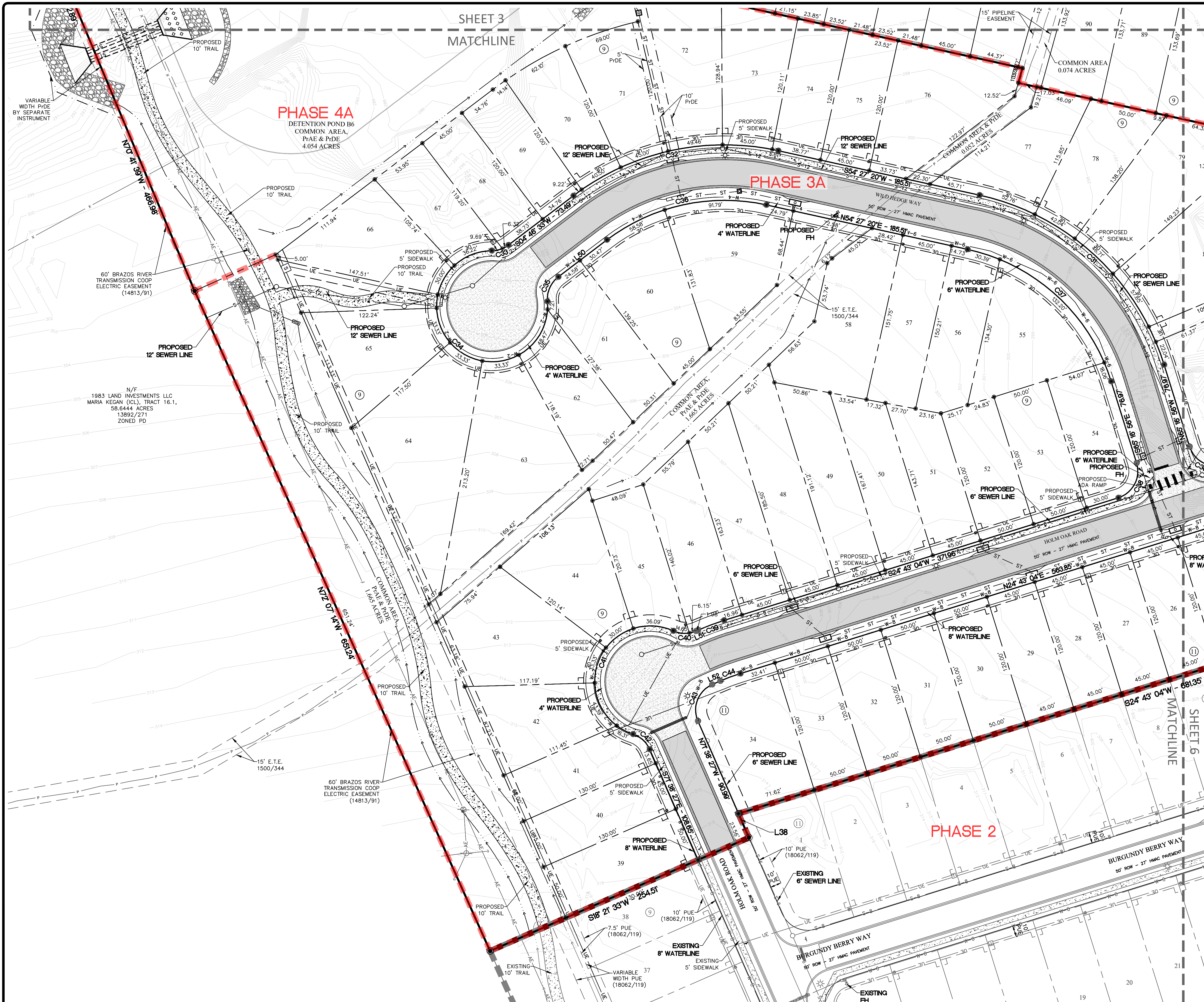
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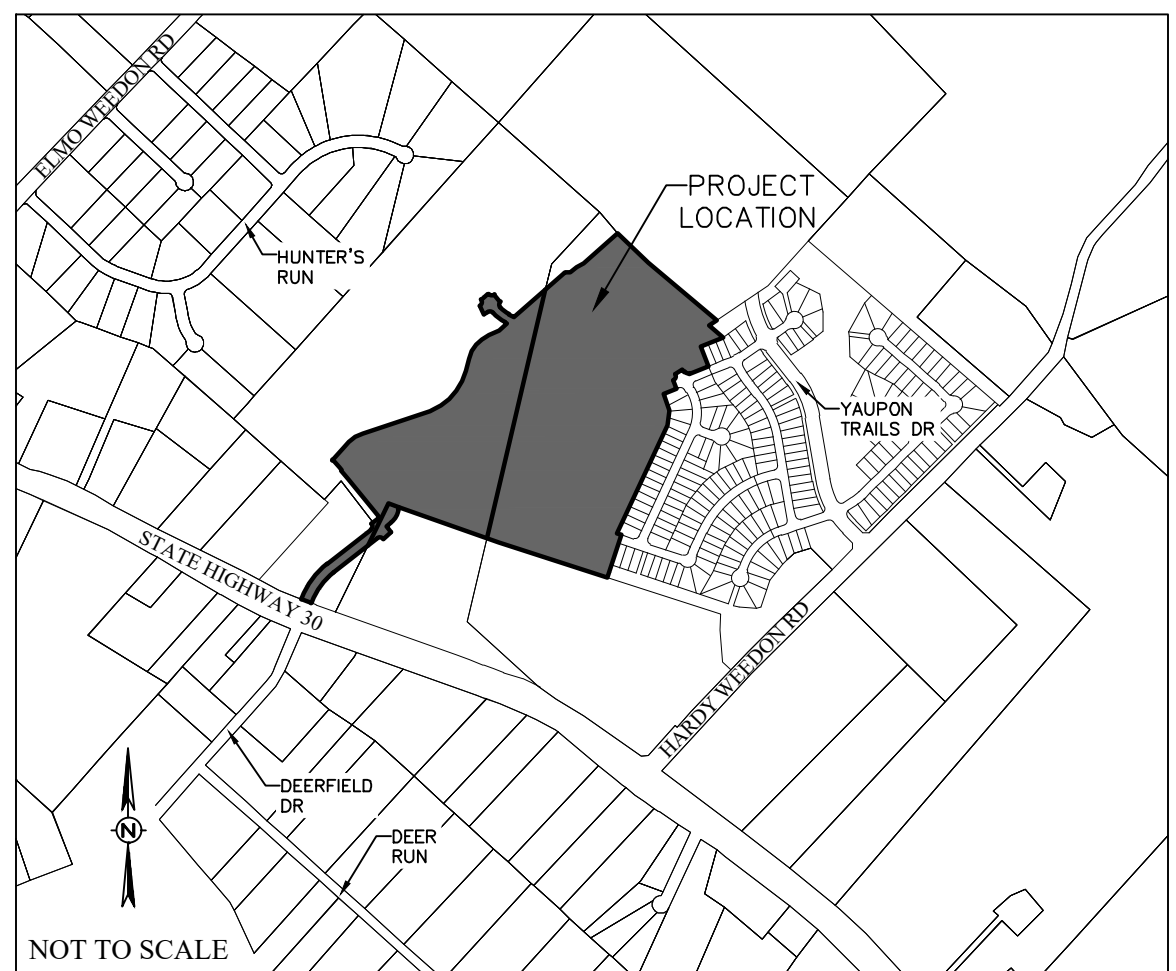
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MATCHLINE
SHEET 6



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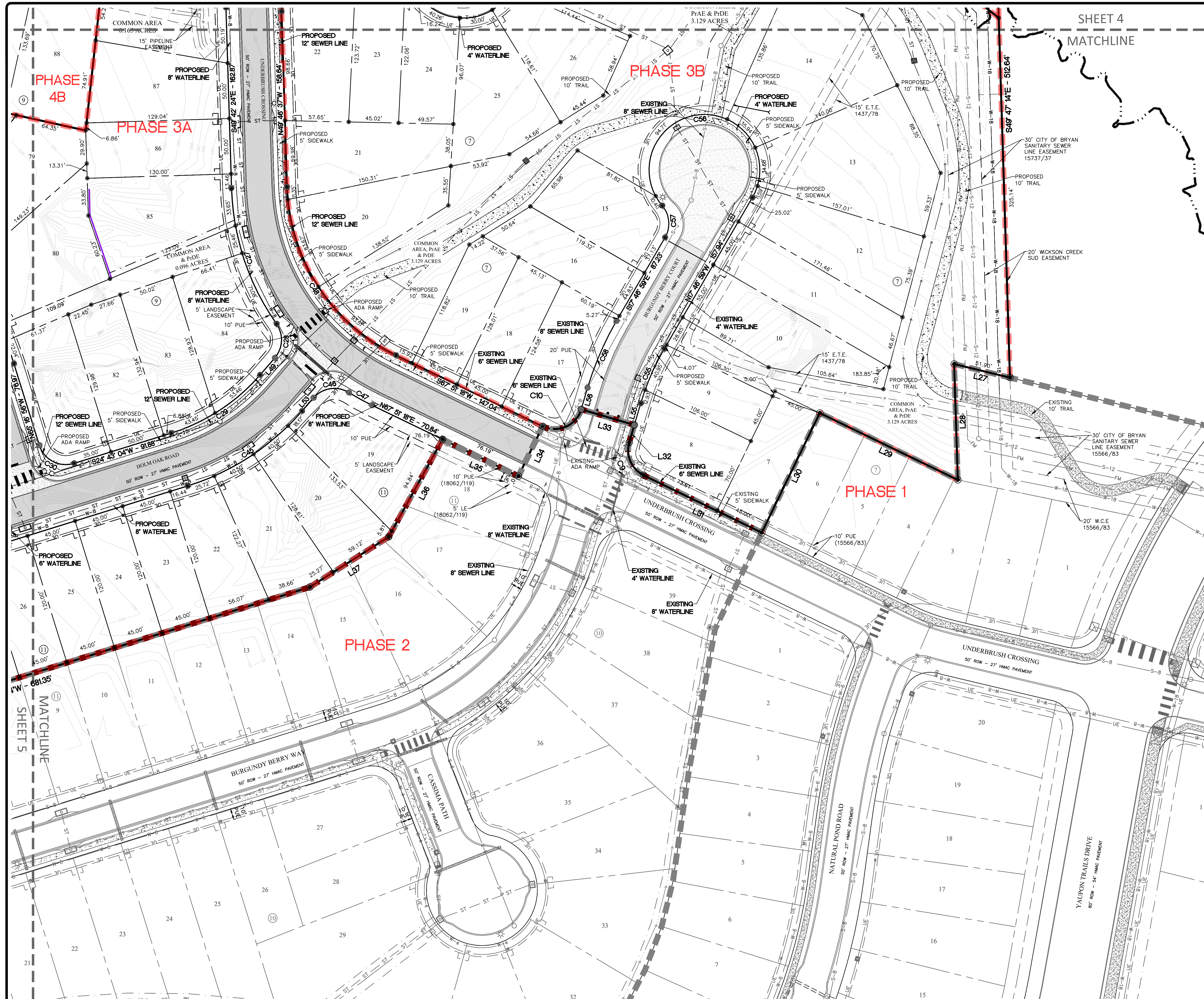
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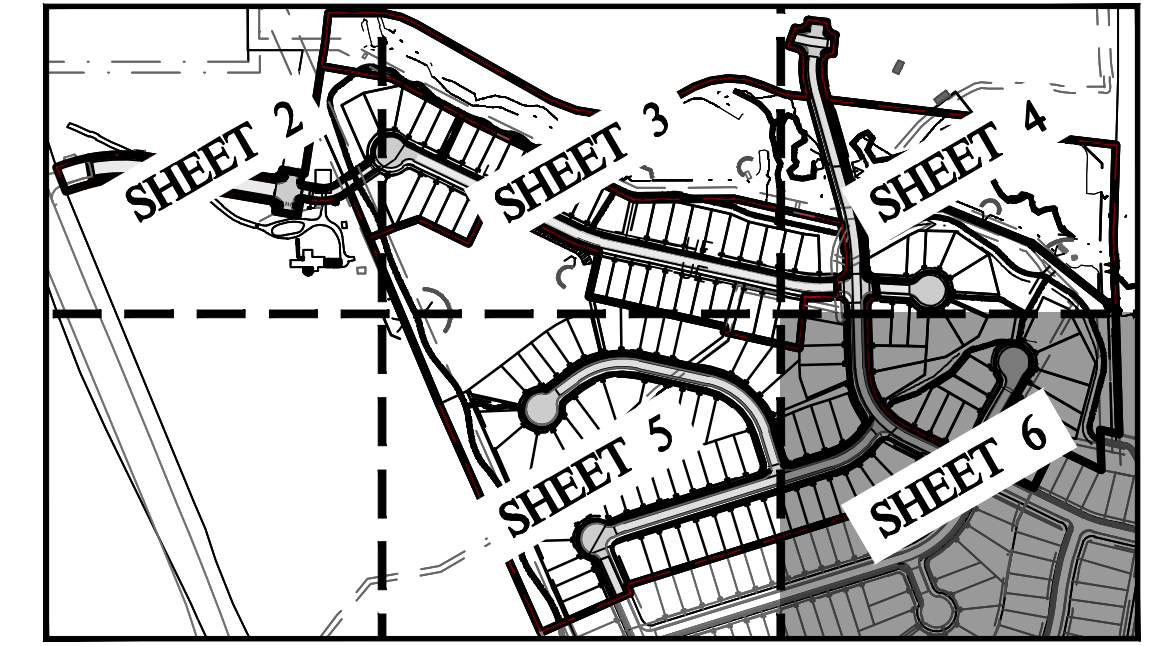
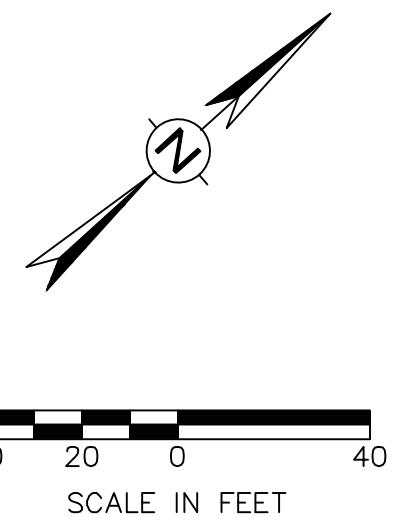
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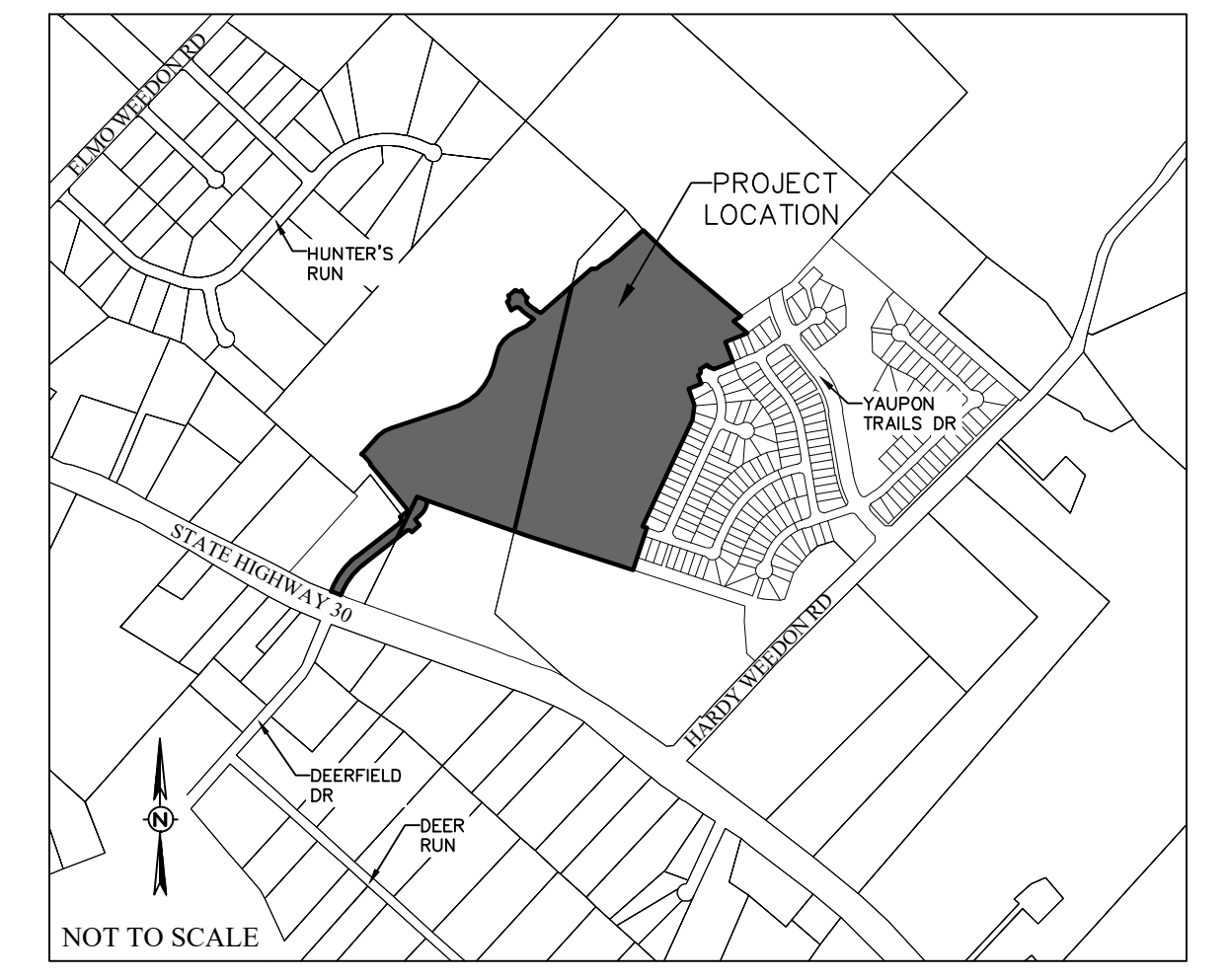
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