

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
We, Ranier & Son Development Company, LLC, owner and developer of the land shown on this plat, being part of the called 122.79 acre tract, 11476 acre tract and 60.470 acre tract as conveyed to me in the Official Public Records of Brazos County in Volume 13892, Page 271; Volume 15081, Page 152 and Volume 15082, Page 21 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Stephen Grove, Assistant Vice President

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.
Given under my hand and seal on this day of 20

Notary Public, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the day of 20 and same was duly approved on the day of 20 by said Commission.

Chairman, Planning and Zoning Commission

APPROVAL OF THE CITY ENGINEER

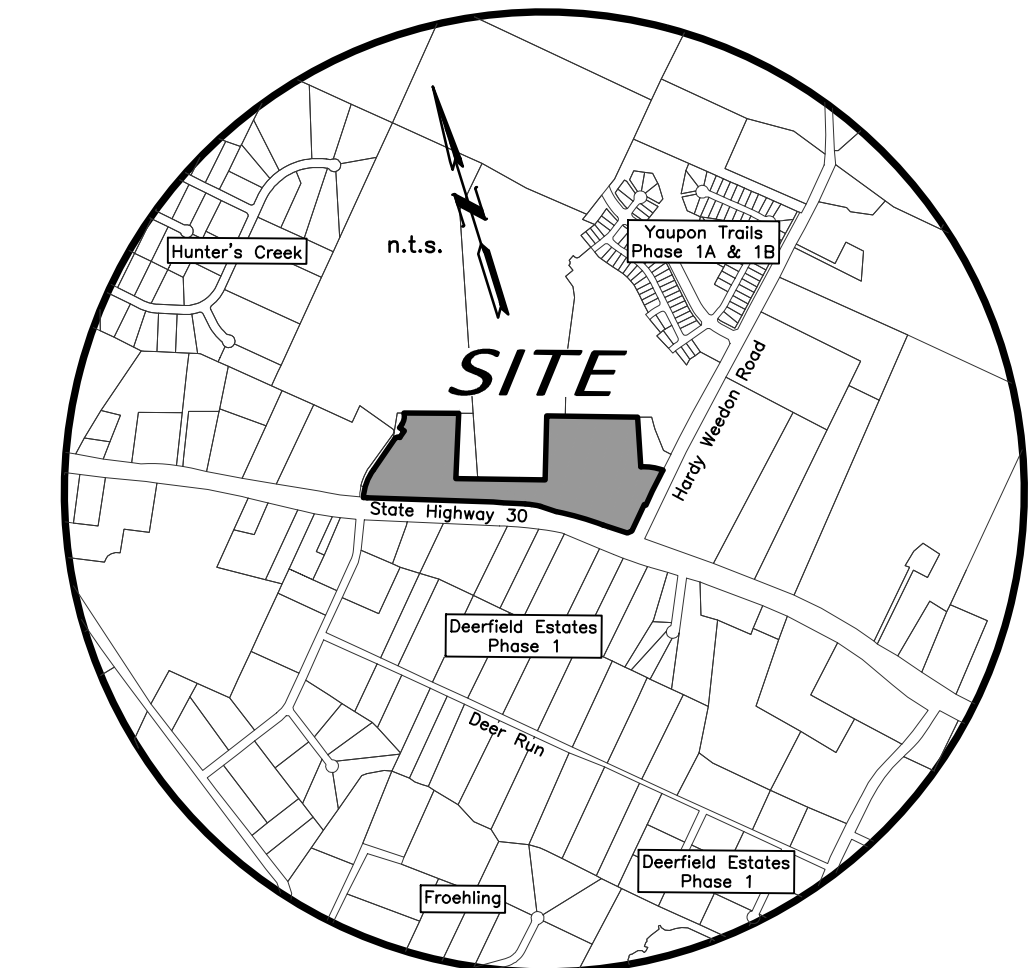
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the day of 20

City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the day of 20

City Planner, Bryan, Texas



VICINITY MAP

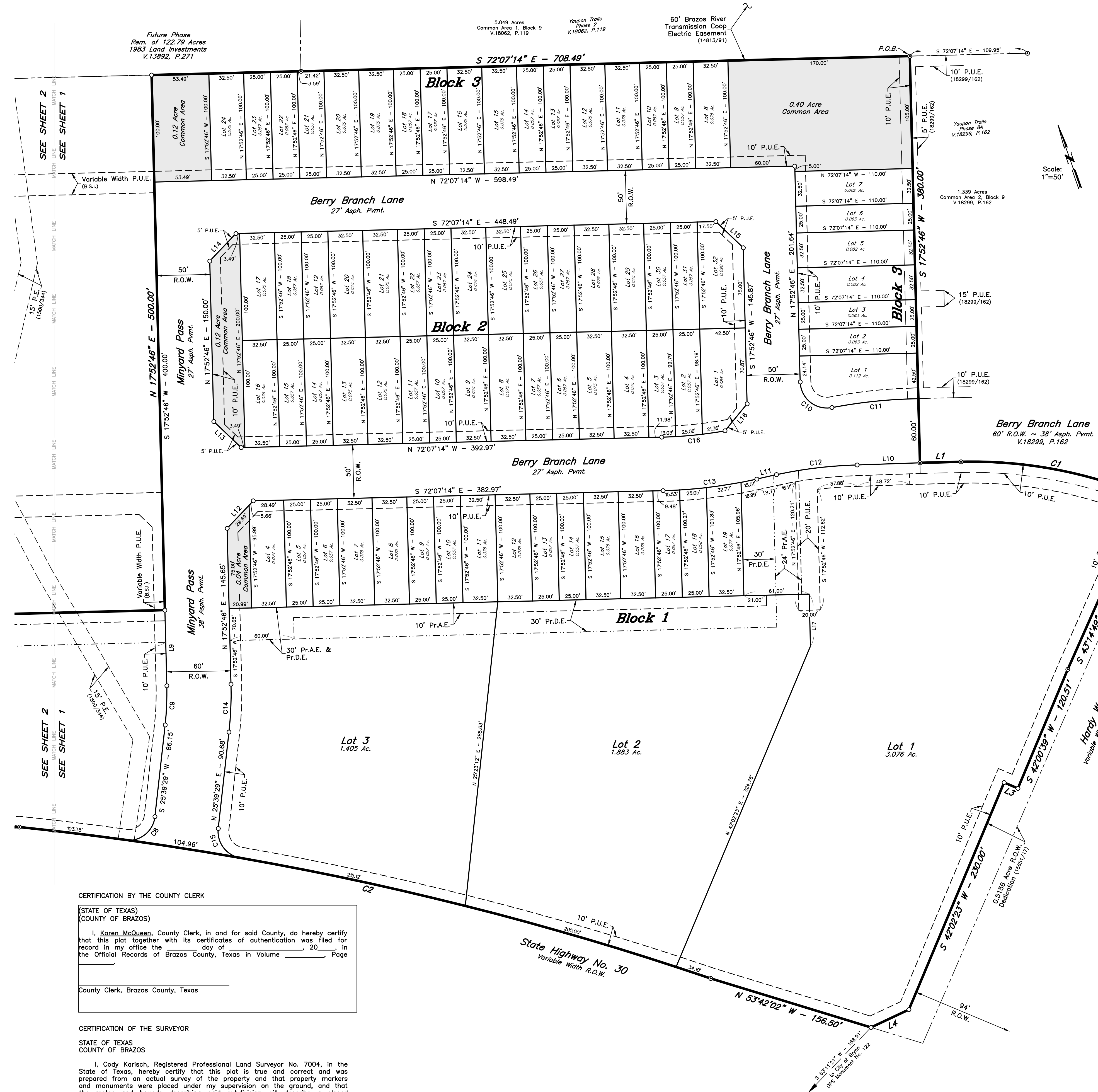
FINAL PLAT

YAUPON TRAILS PHASE 8B

LOTS 1-19, BLOCK 1; LOTS 1-32, BLOCK 2; LOTS 1-24, BLOCK 3; LOTS 62 & 63 BLOCK 3

26.418 ACRES
MARIA KEGANS LEAGUE, A-28
BRYAN, BRAZOS COUNTY, TEXAS
OCTOBER, 2024
SCALE 1" = 50'

Owner: 1983 Land Investments, LLC
4090 S.H. 6 South
College Station, Texas 77845
(979) 690-1222
Surveyor: Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

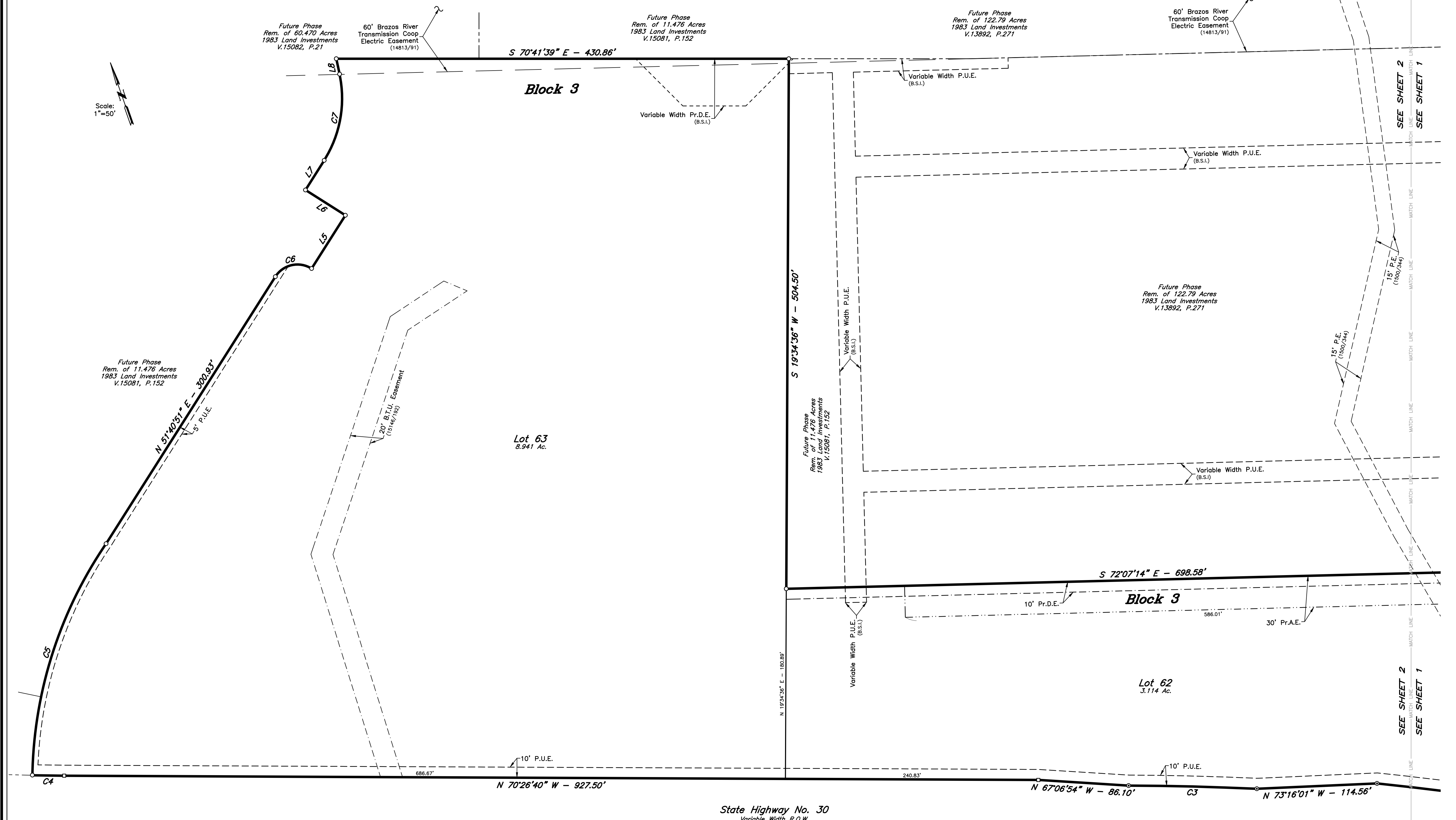
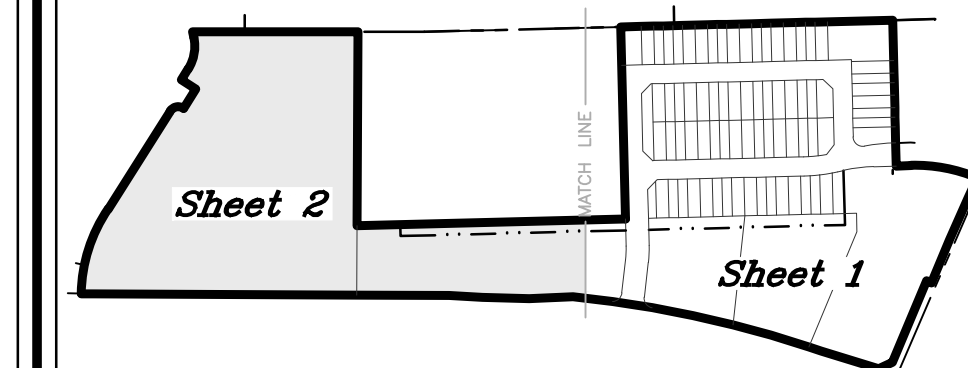


CERTIFICATION BY THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS
I, Karen McQueen, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the day of 20, Page in the Official Records of Brazos County, Texas in Volume Page

CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
I, Cody Karisch, Registered Professional Land Surveyor No. 7004, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

- GENERAL NOTES:
1. 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.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and incorporated Areas, Map Number 480410020F, effective 04/02/2014, no portion of this property is located in a Special Flood Hazard Area.
3. Zoning: Planned Development District - Multi Use (PD-M) per City of Bryan Ordinance 2566. As approved by Bryan City Council on July 12, 2022.
4. Unless otherwise indicated, all distances shown along curves are arc distances.
5. A Homeowner's Association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair and maintenance of all common areas, private drainage easements, and private stormwater detention facilities which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair and maintenance of these areas.
6. Trail System or Access Pavement in common areas to be maintained by HOA. Trail System in Public ROW or Parkland dedication to be maintained by City of Bryan.
7. Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner:
- 1/2" Iron Rod Found
- 1/2" Iron Rod Set
- xDOT Concrete Monument
8. Abbreviations:
- B.S.I. - By Separate Instrument
- B.T.U. - Bryan Texas Utilities
- P.E. - Pipeline Easement
- P.O.B. - Point of Beginning
- P.U.E. - Public Utility Easement
- Pr.A.E. - Private Access Easement
- Pr.D.E. - Private Drainage Easement
9. Where electric facilities are installed, BTU has the right to install, operate, relocate, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across sold property included in the P.U.E., and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
10. All townhouse lots will follow the City of Bryan standards as described in the Land and Site Development Ordinance.

SHEET INDEX



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 72°07'14" E	38.38'
L2	S 44°01'16" W	55.47'
L3	N 47°57'37" W	14.06'
L4	S 84°10'10" W	39.17'
L5	N 51°42'49" E	60.00'
L6	N 38°19'09" W	45.00'
L7	N 51°40'51" E	33.37'
L8	N 7°06'51" E	14.98'
L9	S 17°52'46" W	70.65'
L10	S 72°36'28" E	58.77'
L11	S 83°22'14" E	18.80'
L12	N 62°52'46" E	35.36'
L13	N 27°07'14" W	35.36'
L14	N 62°52'46" E	35.36'
L15	S 27°07'14" E	35.36'
L16	S 58°37'20" W	32.63'
L17	N 17°52'46" E	48.73'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	24°05'05"	420.00'	176.55'	89.60'	S 60°04'41" E	175.25'
C2	12°53'26"	2944.80'	662.53'	332.67'	N 58°20'29" W	661.13'
C3	2°22'33"	2944.79'	122.11'	61.06'	N 69°15'23" W	122.10'
C4	0°37'26"	2779.79'	30.27'	15.13'	N 69°56'17" W	30.27'
C5	33°18'35"	403.55'	234.61'	120.72'	N 36°58'20" E	231.32'
C6	90°00'54"	25.00'	39.28'	25.01'	S 83°19'09" E	35.36'
C7	44°33'58"	110.00'	85.56'	45.08'	N 29°23'51" E	83.42'
C8	81°45'34"	25.00'	35.67'	21.64'	S 66°32'16" W	32.72'
C9	7°46'43"	270.00'	36.66'	18.36'	S 21°46'08" W	36.63'
C10	99°29'39"	25.00'	43.41'	29.53'	N 31°52'03" W	38.16'
C11	10°02'41"	463.31'	81.23'	40.72'	N 76°34'31" W	81.12'
C12	10°51'26"	400.94'	75.98'	38.10'	S 77°33'21" E	75.86'
C13	11°15'00"	450.00'	88.36'	44.32'	S 77°44'44" E	88.22'
C14	7°46'43"	330.00'	44.80'	22.43'	N 21°46'08" E	44.77'
C15	86°23'30"	25.00'	37.70'	23.47'	N 17°32'16" W	34.22'
C16	8°30'52"	400.00'	59.44'	29.78'	N 76°22'40" W	59.39'

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the MARIA KEGANS LEAGUE, Abstract No. 28, in College Station, Brazos County, Texas and being a total of 26.67 acres of land consisting of parts of the following three (3) individual tracts:

- Being part of the called 122.79 acre tract described in the deed from The Estate of Mary Susan Horton, Deceased, by Robert Arthur Horton, Independent Executor, Jack Lindsey Horton and Cindy Brock, 1/4/a Cynthia Ann Horton to 1983 Land Investments, LLC recorded in Volume 13892, Page 271 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.), and being in the southwest line of the called 5.049 acre Common Area 1, Block 9, YAUPON TRAILS PHASE 2 according to the Final Plat recorded in Volume 18062, Page 119 (O.P.R.B.C.), from whence a found 1/2-inch iron rod marking the northeast corner of said 1.339 acre Common Area 2, Block 9 bears S 72° 07' 14" E at a distance of 109.95 feet for reference;
- Being part of the called 11.476 acre tract described in the deed from Norma C. Biering, individually and as Independent Executrix of the Estate of Gus E. Biering, Jr. to 1983 Land Investments, LLC recorded in Volume 15081, Page 152 (O.P.R.B.C.), and
- Being part of the called 60.470 acre tract described in the deed from William F. Minyard and Karen C. Minyard to 1983 Land Investments, LLC recorded in Volume 15082, Page 21 (O.P.R.B.C.),

and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the northeast corner of this tract, said iron rod also marking the north corner of 1.339 acre Common Area 2, Block 9, YAUPON TRAILS PHASE 8A according to the Final Plat recorded in Volume 18299, Page 162 (O.P.R.B.C.) and being in the southwest line of the called 5.049 acre Common Area 1, Block 9, YAUPON TRAILS PHASE 2 according to the Final Plat recorded in Volume 18062, Page 119 (O.P.R.B.C.), from whence a found 1/2-inch iron rod marking the northeast corner of said 1.339 acre Common Area 2, Block 9 bears S 72° 07' 14" E at a distance of 109.95 feet for reference;

THENCE: along the common line of this tract and said Yaupon Trails Phase 8A for the following three (3) calls:

- S 17° 52' 46" W for a distance of 380.00 feet to a found 1/2-inch iron rod marking a corner of this tract,
- S 72° 07' 14" E for a distance of 38.38 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the right, and
- 176.55 feet along the arc of said curve having a central angle of 24° 05' 05", a radius of 420.00 feet, a tangent of 89.60 feet and long chord bearing S 60° 04' 41" E at a distance of 175.25 feet to a found 1/2-inch iron rod marking the east corner of this herein described tract, said iron rod also being in the common northwest line of the called 0.5156 acre City of Bryan, Texas Right-of-Way Dedication recorded in Volume 15651, Page 17 (O.P.R.B.C.) and Hardy Weedon Road (based on variable width);

THENCE: along the common line of this tract, the called 0.5156 acre City of Bryan, Texas Right-of-Way Dedication and the northwest right-of-way line of said Hardy Weedon Road for the following six (6) calls:

- S 44° 01' 16" W for a distance of 55.47 feet to a found 1/2-inch iron rod marking an angle point of this tract,
- S 43° 14' 49" W for a distance of 121.64 feet to a found 1/2-inch iron rod marking an angle point of this tract,
- S 42° 00' 39" W for a distance of 120.51 feet to a 1/2-inch iron rod set for angle,
- N 47° 57' 37" W for a distance of 14.06 feet to a 1/2-inch iron rod set for angle,
- S 42° 02' 23" W for a distance of 230.00 feet to a 1/2-inch iron rod set for angle, and
- S 84° 10' 10" W for a distance of 39.17 feet to a 1/2-inch iron rod set for the south corner of this tract, said iron rod also marking the west corner of the called 0.5156 acre City of Bryan, Texas Right-of-Way Dedication and being in the northeast right-of-way line of State Highway No. 30 (based on variable width);

THENCE: along the northeast right-of-way line of said State Highway No. 30 for the following seven (7) calls:

- N 53° 42' 02" W for a distance of 156.50 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the left,
- 662.53 feet along the arc of said curve having a central angle of 12° 53' 26", a radius of 2944.79 feet, a tangent of 332.67 feet and long chord bearing N 58° 20' 29" W at a distance of 661.13 feet to a found 1/2-inch iron rod marking the Point of Tangency,
- N 73° 16' 01" W for a distance of 114.56 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the left,
- 122.11 feet along the arc of said curve having a central angle of 02° 22' 33", a radius of 2944.79 feet, a tangent of 61.06 feet and long chord bearing N 69° 15' 23" W at a distance of 122.10 feet to a found 1/2-inch iron rod marking the Point of Tangency,
- N 67° 06' 54" W for a distance of 86.10 feet to a found TxDOT concrete monument marking an angle point of this tract,
- N 70° 26' 40" W for a distance of 927.50 feet to a found TxDOT concrete monument marking the Point of Curvature of a curve to the right, and
- 30.27 feet along the arc of said curve having a central angle of 00° 37' 26", a radius of 2779.79 feet, a tangent of 15.13 feet and long chord bearing N 69° 56' 17" W at a distance of 30.27 feet to a 1/2-inch iron rod set for the west corner of this herein described tract, said iron rod also marking the Point of Curvature of a curve to the right;

THENCE: into and through the called 122.79 acre 1983 Land Investments, LLC tract, the called 11.476 acre 1983 Land Investments, LLC tract, the called 60.470 acre 1983 Land Investments, LLC tract and along the common line of this tract and the called 5.049 acre Common Area 1, Block 9 for the following thirteen (13) calls:

- 234.61 feet along the arc of said curve having a central angle of 33° 18' 35", a radius of 403.55 feet, a tangent of 120.72 feet and long chord bearing N 36° 58' 20" E at a distance of 231.32 feet to a 1/2-inch iron rod set for the Point of Tangency,
- N 51° 40' 51" E for a distance of 300.93 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,

- 39.28 feet along the arc of said curve having a central angle of 90° 00' 54", a radius of 25.00 feet, a tangent of 25.01 feet and long chord bearing S 83° 19' 09" E at a distance of 35.36 feet to a 1/2-inch iron rod set for the Point of Tangency,
- N 51° 42' 49" E for a distance of 60.00 feet to a 1/2-inch iron rod set for corner,
- N 38° 19' 09" W for a distance of 45.00 feet to a 1/2-inch iron rod set for corner,
- N 51° 40' 51" E for a distance of 33.37 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
- 85.56 feet along the arc of said curve having a central angle of 44° 33' 58", a radius of 110.00 feet, a tangent of 45.08 feet and long chord bearing N 29° 23' 51" E at a distance of 83.42 feet to a 1/2-inch iron rod set for the Point of Tangency,
- N 07° 06' 51" E for a distance of 14.98 feet to a 1/2-inch iron rod set for the north corner of this tract,
- S 70° 41' 39" E for a distance of 430.86 feet to a 1/2-inch iron rod set for corner,
- S 19° 34' 36" W for a distance of 504.50 feet to a 1/2-inch iron rod set for corner,
- S 72° 07' 14" E for a distance of 698.58 feet to a 1/2-inch iron rod set for corner,
- N 17° 52' 46" E for a distance of 500.00 feet to a 1/2-inch iron rod set for corner, and
- S 72° 07' 14" E, at 139.58 feet, pass a found 1/2-inch iron rod marking the west corner of the called 5.049 acre Common Area 1, Block 9, continue for a total distance of 708.49 feet to the POINT OF BEGINNING and containing 26.418 acres of land.

SHEET NO.
2
OF 2 SHEETS

FINAL PLAT
YAUPON TRAILS
PHASE 8B
LOTS 1-19, BLOCK 1; LOTS 1-32, BLOCK 2;
LOTS 1-24, BLOCK 3; LOTS 62 & 63 BLOCK 3
26.418 ACRES
MARIA KEGANS LEAGUE, A-28
BRYAN, BRAZOS COUNTY, TEXAS
OCTOBER, 2024
SCALE 1" = 50'

Owner:
1983 Land Investments, LLC
1008 Woodcreek Dr., Suite 103
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