

MASTER PLAN	
Phase	Acreage
1 (EXISTING)	38.246
2 (EXISTING)	23.710
3A	27.292
3B	8.342
4A	3.080
4B	10.120
5A	0.952
5B	14.680
6A	9.075
6B	4.219
7	13.916
8A	1.659
8B	16.094
8C	18.794

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.

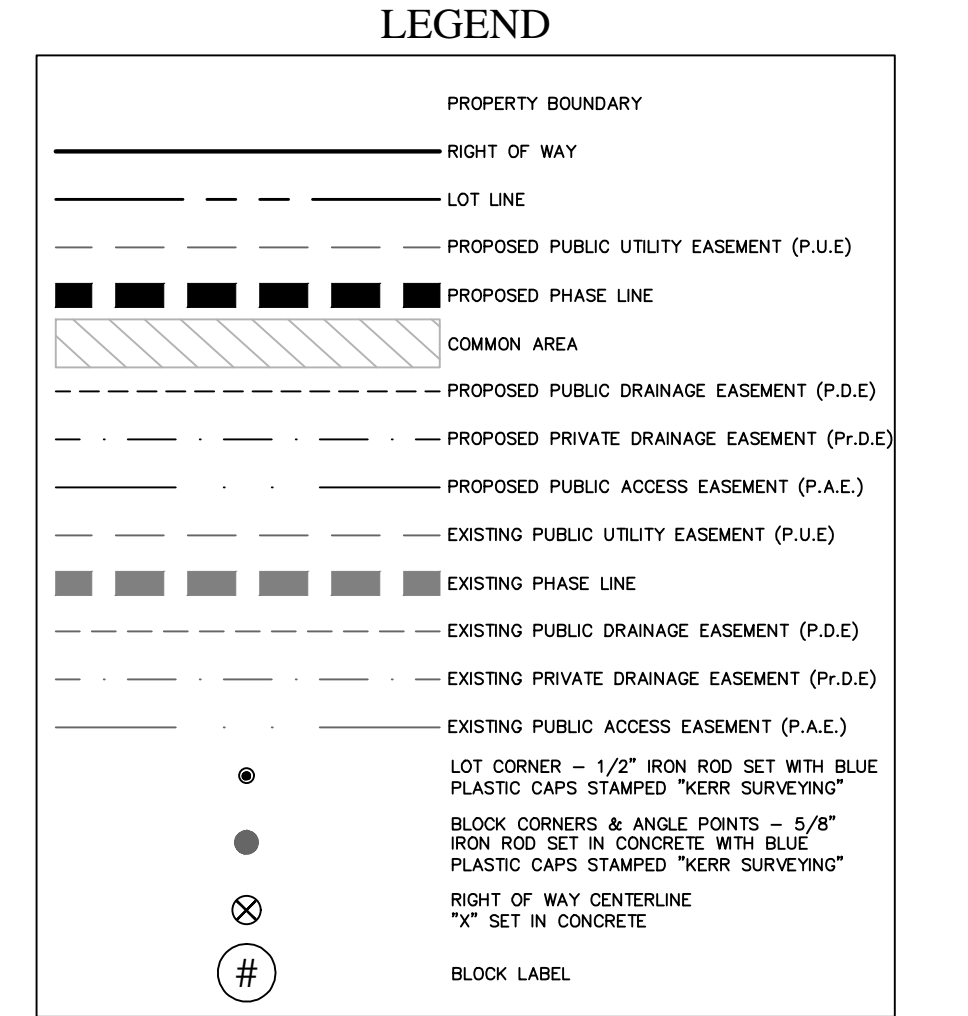
ALL ACCESS TO THIS DEVELOPMENT / PROPERTY FROM SH-30 WILL ONLY BE ACCESSIBLE FROM THE TWO CITY STREETS / ACCESS POINTS AS SHOWN ON THIS MASTER PLAN.

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

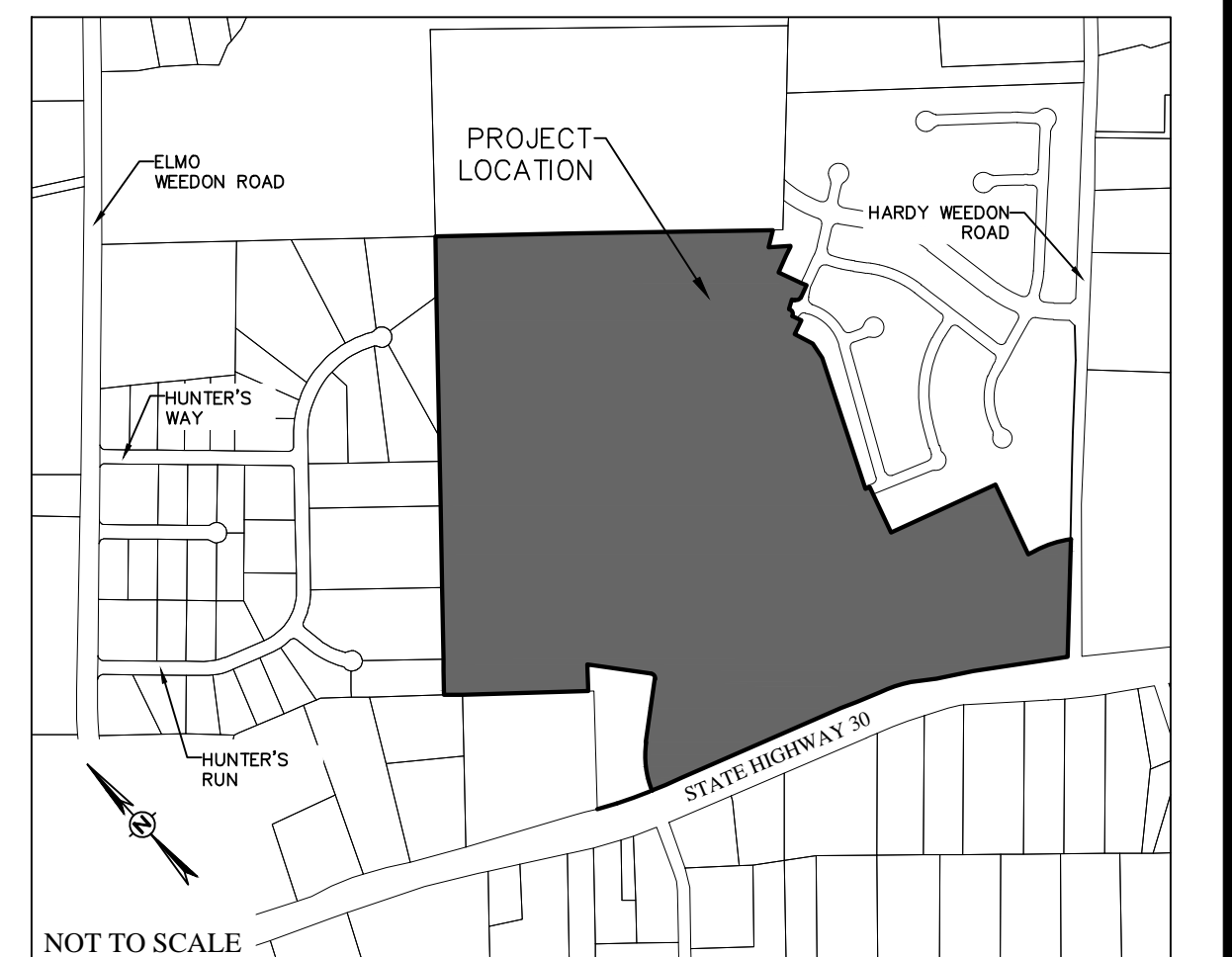
SETBACKS
 MINIMUM 5' SIDE YARD SETBACK
 MINIMUM 7.5' REAR YARD SETBACK (SAME AS RD-5)
 MINIMUM 25' FRONT YARD SETBACK (SAME AS RD-5)
 MINIMUM 20' FRONT YARD SETBACK (CUL-DE-SAC) (SAME AS RD-5)
 MINIMUM 15' SIDE YARD SETBACK (SAME AS RD-5)
 MINIMUM 15' SIDE YARD SETBACK ADJACENT TO COLLECTOR (SAME AS RD-5)

ROADS
 MAJOR COLLECTORS = 80' ROW, 54' BOC-BOC
 MINOR COLLECTORS = 60' ROW, 38' 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



VICINITY MAP



MASTER PLAN
YAUPON TRAILS SUBDIVISION
PHASES 3-8C
 SAVE AND EXCEPT PHASES 1, 2 AND 8A
 126.56 ACRES

MARIA KEGANS LEAGUE, A-28
 BRAZOS COUNTY, TEXAS

SCALE 1" = 150'
 APRIL 2022

OWNER/DEVELOPER: 1983 LAND INVESTMENTS LLC
 4993 STATE HWY 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
 TBPELS FIRM # 10103300

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

