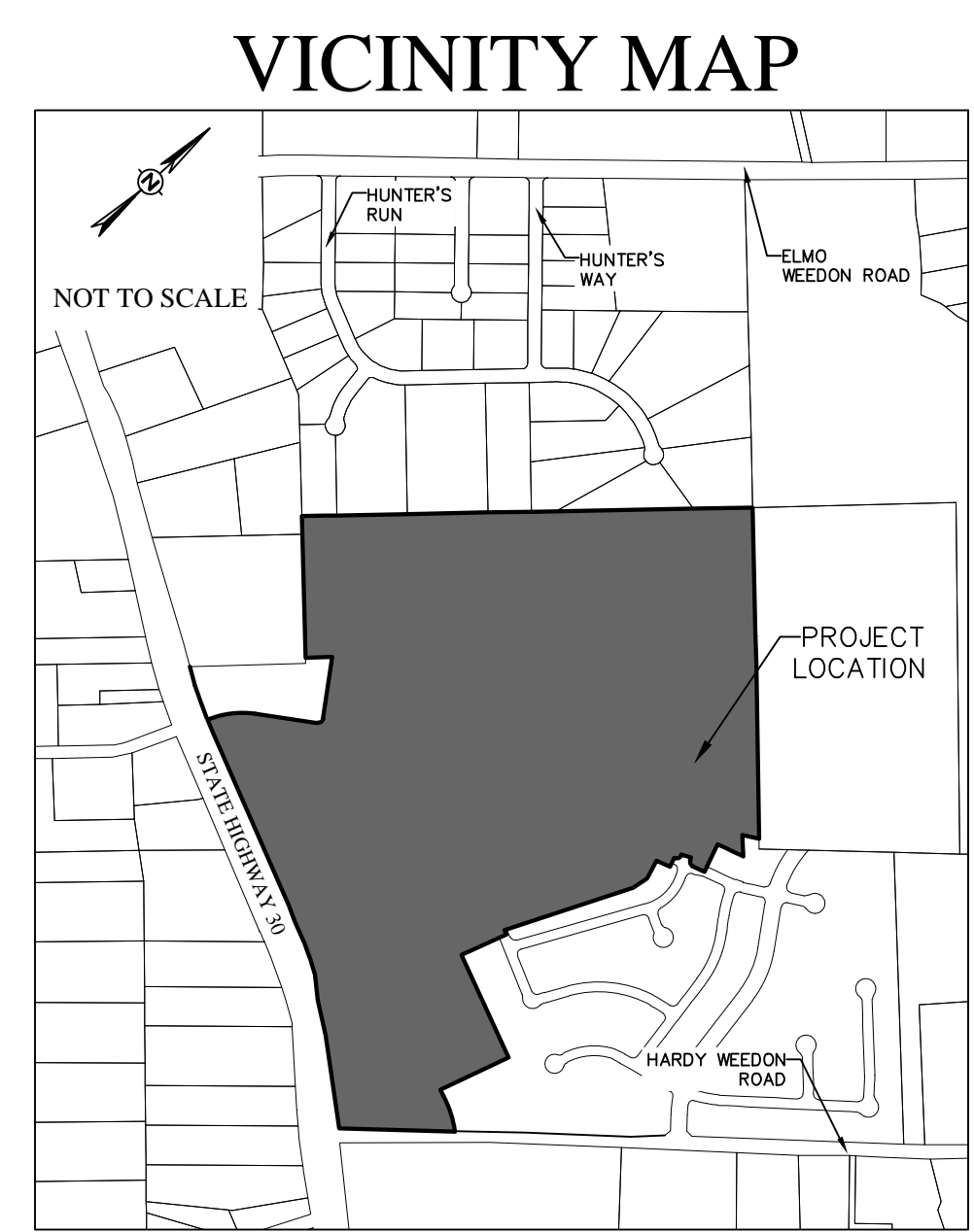
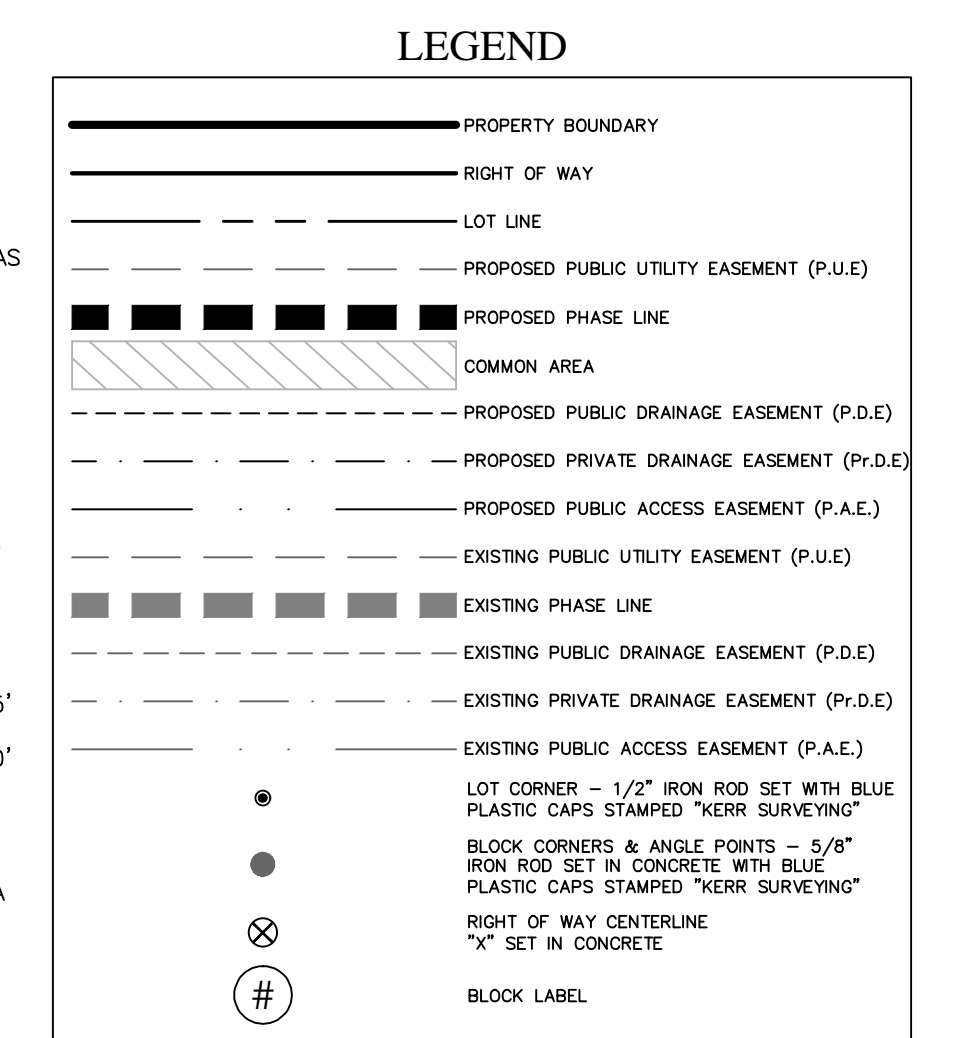


MASTER PLAN

Phase	Number of Lots	Acreage
1 (EXISTING)	105	38.246
2 (EXISTING)	95	23.710
3A	66	27.292
3B	26	8.342
4A	0	3.080
4B	42	8.130
5A	0	0.952
5B	64	14.680
6A	46	9.075
6B	23	4.219
7	70	13.916
8A (EXISTING)	1	1.659
8B	0	16.094
8C	3	18.794



- GENERAL NOTES:**
- ZONING:**
 (PD-M) - MIXED USE DISTRICT ORDINANCE NO. 2449
 - 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.
 - PLEASE REFER TO SECTION 4C OF ORDINANCE NO. 2449 FOR BUFFER REQUIREMENTS BETWEEN COMMERCIAL, SINGLE-FAMILY AND MULTIFAMILY DEVELOPMENT WITHIN THIS PD.
- 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
 120' MINIMUM LOT DEPTH, WITH THE EXCEPTION LOTS THAT ADJOIN THE BULF OF A CUL-DE-SAC, WHICH SHALL HAVE A MINIMUM DEPTH OF 100'.
- SETBACKS**
 MINIMUM 5' SIDE YARD SETBACK
 MINIMUM 5' REAR YARD SETBACK
 MINIMUM 25' FRONT YARD SETBACK
 MINIMUM 20' FRONT YARD SETBACK (CUL-DE-SAC)
 MINIMUM 15' SIDE YARD SETBACK
 MINIMUM 15' SIDE YARD SETBACK ADJACENT TO COLLECTOR
- 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



MASTER PLAN

YAUPOON TRAILS SUBDIVISION

PHASES 3-8C

SAVE AND EXCEPT
PHASE 1, 2 AND 8A
126.23 ACRES

MARIA KEGANS LEAGUE, A-28
BRAZOS COUNTY, TEXAS

SCALE 1" = 150'
MAY 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. 12227
 911 SOUTHWEST PKWY E.
 COLLEGE STATION, TEXAS 77840
 (979) 764-3900