

LEGEND

	PLANNING AREA 1 (±147 ACRES)
	PLANNING AREA 2 (±34 ACRES)
	PLANNING AREA 3 (±5 ACRES)

- * PLANNING AREA 1
WITH THE EXCEPTION OF MODIFICATION NOTED IN THE PD-M, THIS REGION WILL USE "RD-5" AS ITS BASE ZONING DISTRICT.
- * PLANNING AREA 2
WITH THE EXCEPTION OF MODIFICATION NOTED IN THE PD-M, THIS REGION WILL USE "C-2" AS ITS BASE ZONING DISTRICT.
- * PLANNING AREA 3
WITH THE EXCEPTION OF MODIFICATION NOTED IN THE PD-M, THIS REGION WILL USE "C-2" AS ITS BASE ZONING DISTRICT.



Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	662.53'	2944.79'	012°53'26"	332.67'	661.13'	N58°20'29"W
C2	122.11'	2944.79'	002°22'33"	61.06'	122.10'	N69°15'23"W
C3	90.25'	2779.79'	001°51'37"	45.13'	90.25'	N69°19'12"W
C4	246.39'	460.00'	030°41'20"	126.23'	243.45'	N36°20'11"E
C5	39.27'	25.00'	090°00'00"	25.00'	35.36'	N06°40'50"E

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	352.49'	N55° 45' 21"E
L2	345.60'	N42° 03' 49"E
L3	130.01'	S44° 57' 44"W
L4	166.01'	S44° 57' 44"W
L5	7.94'	S45° 02' 16"E
L6	207.20'	N53° 42' 02"W
L7	114.56'	N73° 16' 01"W
L8	86.10'	N67° 06' 54"W
L9	75.36'	N70° 26' 40"W
L10	5.26'	N20° 59' 31"E
L11	315.98'	N51° 40' 51"E
L12	315.31'	N38° 19' 09"W
L13	142.12'	S41° 52' 56"W
L14	271.08'	N48° 03' 04"W
L15	30.70'	N41° 53' 10"E

MARK	REVISION	BY	DATE

SCHULTZ Engineering, LLC
 911 Southwest Pkwy E.
 College Station, Texas 77840
 979.754.3900
 TBPE FIRM NO. 12327

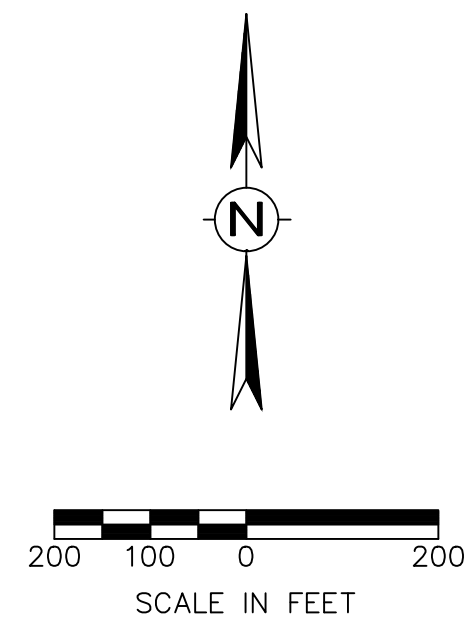
SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
McClure	DLD	DLD	JPS	21-976	APRIL 2022

YAUPON TRAILS SUBDIVISION
 BRYAN, TX

LAND USE EXHIBIT

SCALE
 VERTICAL: N/A
 HORIZONTAL: 1"=200'
 PLOTTING SCALE: 1:1
 FILE NAME: 21-976

EXHIBIT
C-1



NOTE:
 • ALL PROPOSED RIGHTS OF WAY ARE 50' WIDE UNLESS WHERE NOTED OTHERWISE.
 CUL-DE-SACS HAVE RIGHT OF WAY RADIUS OF 50'.

LEGEND	
	PLANNING AREA 1 (±95.5 ACRES)
	PLANNING AREA 2 (±26.9 ACRES)
	PLANNING AREA 3 (±8.8 ACRES)
	EX AMENITY POND 1 (±0.4 ACRES)
	EX AMENITY POND 2 (±0.7 ACRES)
	PROP GREENSPACE/PRESERVE (±34.1 ACRES)
	PROP ROW (±25.9 ACRES)
	PROP LIFT STATION SITE (±0.2 ACRES)



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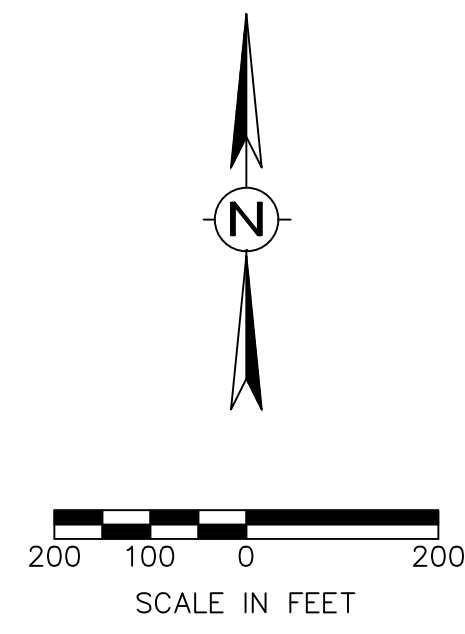
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YAUPON TRAILS SUBDIVISION
 BRYAN, TX

STREETS AND GREENSPACE EXHIBIT

SCALE	
VERTICAL	N/A
HORIZONTAL	1"=30'
PLOTTING SCALE:	1:1
FILE NAME:	21-976

EXHIBIT
C-2



LEGEND

	5' CONCRETE SIDEWALK
	6' CONCRETE SIDEWALK
	10' CONCRETE SIDEWALK



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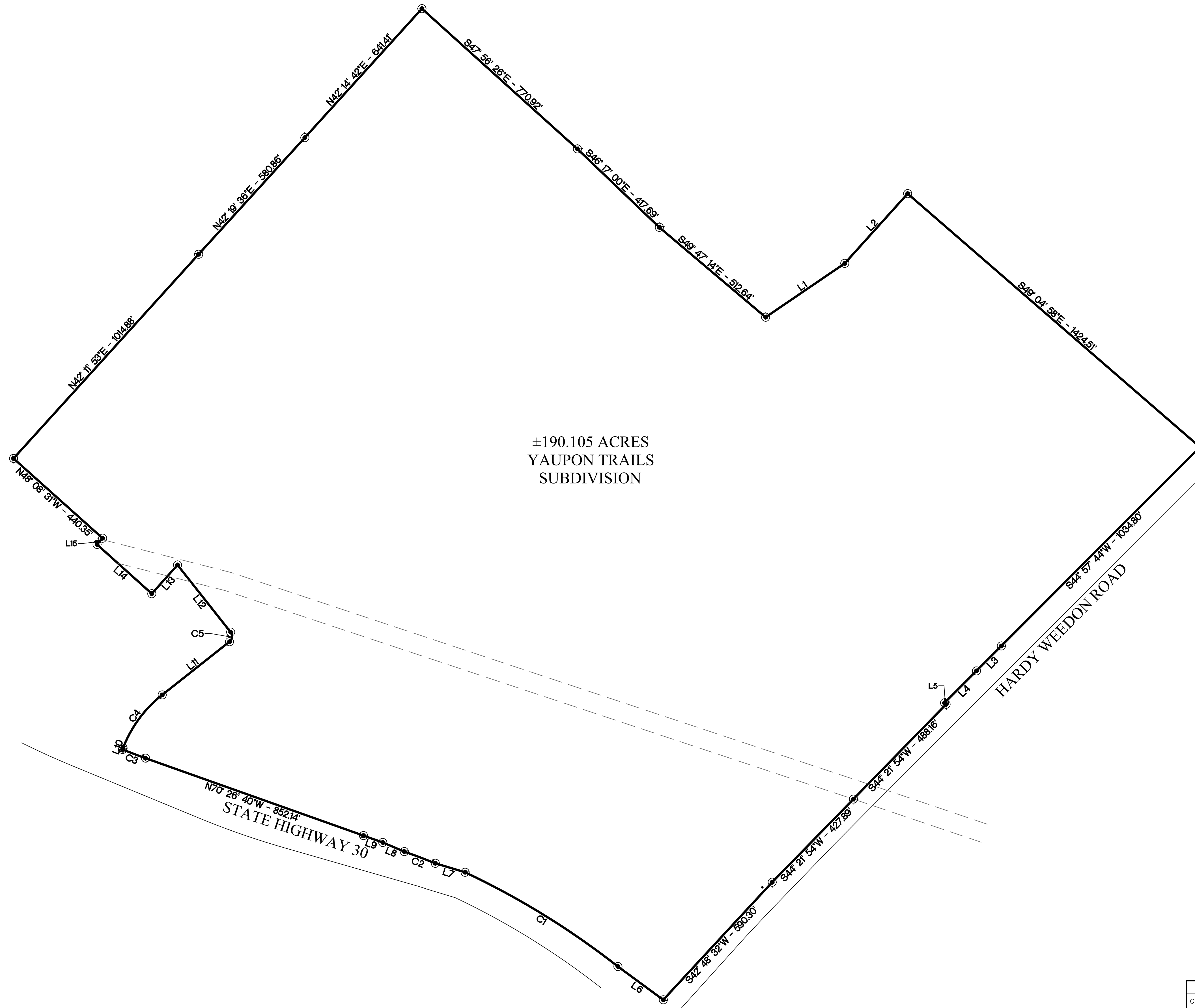
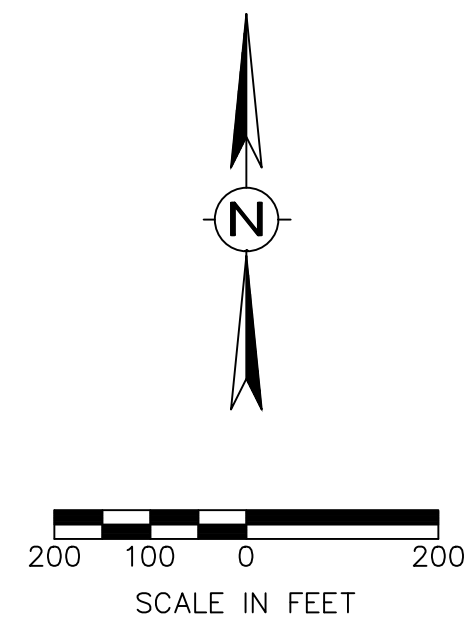
YAUPON TRAILS SUBDIVISION
 BRYAN, TX

SIDEWALK AND TRAIL EXHIBIT

SCALE

VERTICAL	N/A
HORIZONTAL	1"=200'
PLOTTING SCALE:	1:1
FILE NAME:	21-976

EXHIBIT
C-3



±190.105 ACRES
YAUPON TRAILS
SUBDIVISION

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YAUPON TRAILS SUBDIVISION
BRYAN, TX

ZONING EXHIBIT

SCALE
 VERTICAL: N/A
 HORIZONTAL: 1"=200'
 PLOTTING SCALE: 1:1
 FILE NAME: 21-976

EXHIBIT
C-4