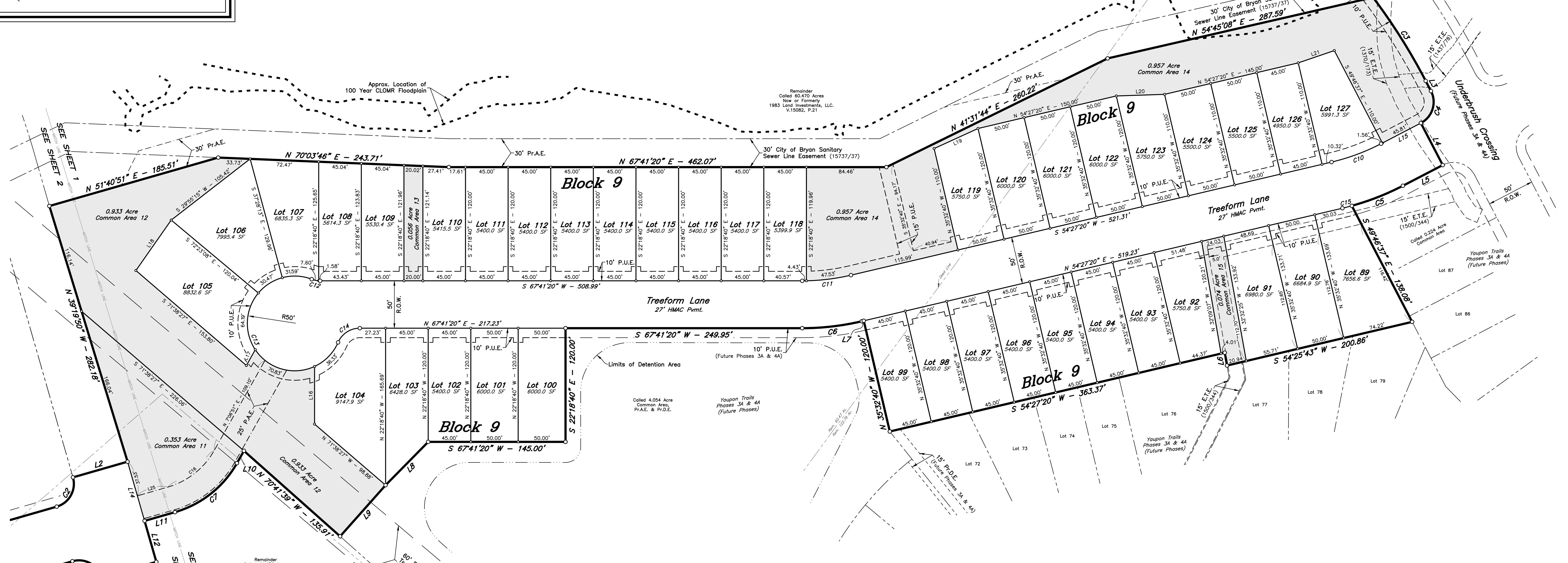
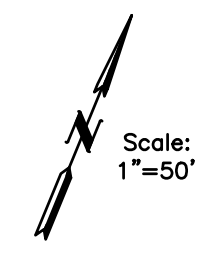
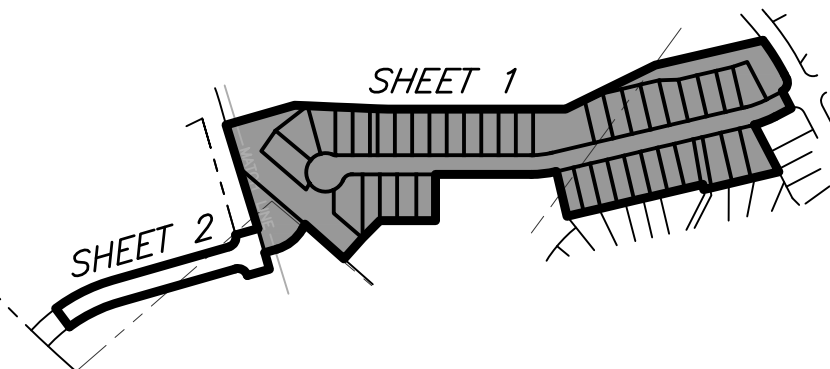
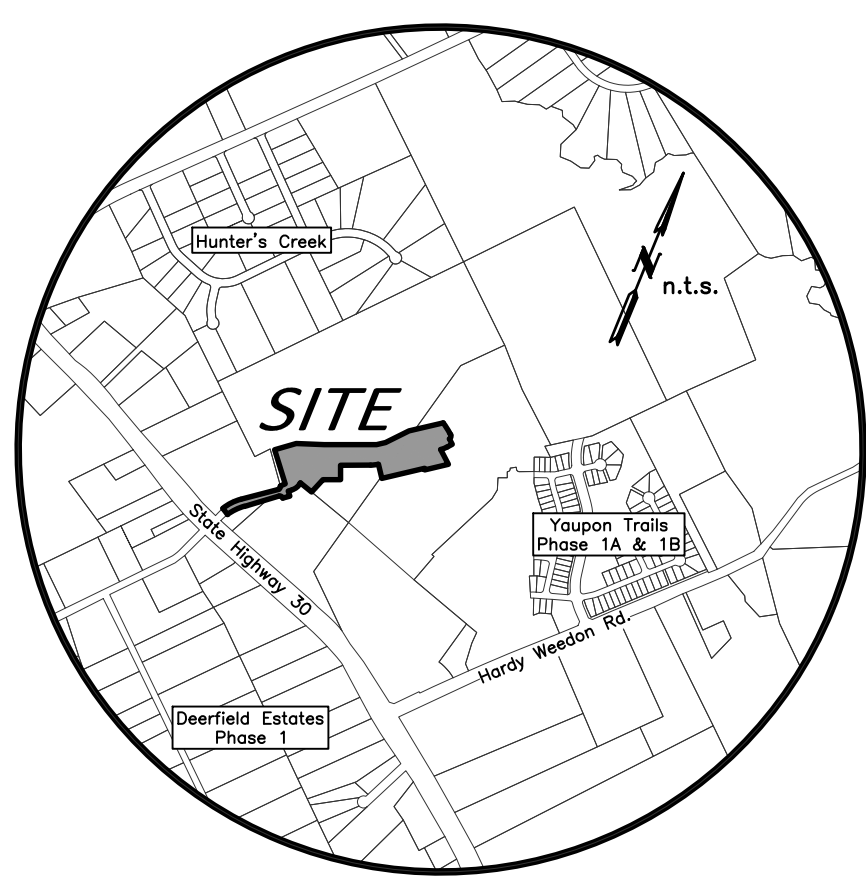
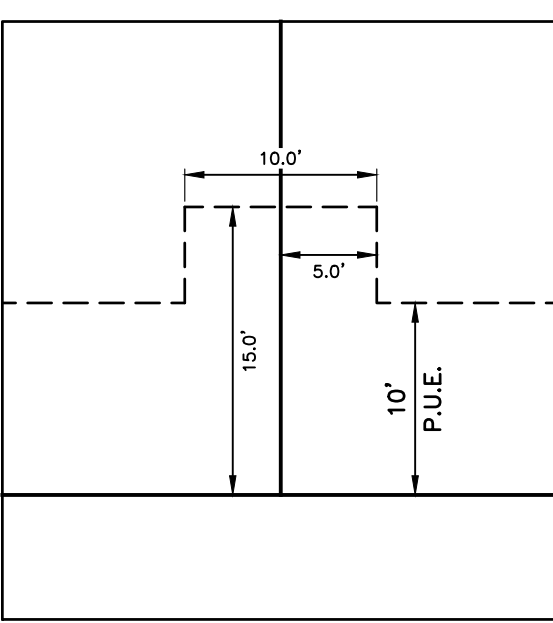


SHEET INDEX



PUBLIC UTILITY EASEMENT DETAIL
Scale: 1"=10'



VICINITY MAP

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	20°40'42"	459.96'	166.00'	83.91'	N 41°20'30" E	165.10'
C2	89°58'58"	25.00'	39.26'	24.99'	N 6°40'51" E	35.35'
C3	9°33'41"	625.00'	104.30'	52.27'	S 54°33'28" E	104.18'
C4	90°00'00"	25.00'	39.27'	25.00'	S 4°46'37" E	35.36'
C5	12°05'52"	275.00'	58.06'	29.14'	S 46°16'19" W	57.96'
C6	13°14'00"	275.00'	63.52'	31.90'	S 61°04'20" W	63.37'
C7	44°34'00"	110.00'	85.56'	45.08'	S 29°23'51" W	83.42'
C8	90°00'00"	25.00'	39.27'	25.00'	N 83°19'09" W	35.36'
C9	22°38'06"	403.55'	159.43'	80.77'	S 42°18'40" W	158.39'
C10	14°13'57"	225.00'	55.89'	28.09'	S 47°20'21" W	55.75'
C11	13°14'00"	225.00'	51.97'	26.10'	S 61°04'20" W	51.85'
C12	21°02'22"	25.00'	9.18'	4.64'	S 78°12'31" W	9.13'
C13	26°27'41"	50.00'	23.40'	-52.27'	S 45°00'08" E	72.26'
C14	66°25'19"	25.00'	28.98'	16.37'	N 34°28'41" E	27.39'
C15	2°08'06"	275.00'	10.25'	5.12'	N 53°23'17" E	10.25'
C16	44°34'00"	82.50'	64.17'	33.81'	N 29°23'51" E	62.57'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 58°59'05" W	60.02'
L2	N 51°40'51" E	60.00'
L3	S 49°46'37" E	12.11'
L4	S 49°46'37" E	50.00'
L5	S 40°13'23" W	47.37'
L6	N 32°09'07" W	13.77'
L7	S 54°27'20" W	2.08'
L8	S 22°15'13" W	64.13'
L9	S 19°18'21" W	72.26'
L10	S 7°06'51" W	14.98'
L11	S 51°40'51" W	33.37'
L12	S 38°19'09" E	45.00'
L13	S 51°42'49" W	60.00'
L14	S 38°20'09" E	65.03'
L15	S 40°13'23" W	47.37'
L16	N 22°18'40" W	60.86'
L17	N 7°06'51" E	19.15'
L18	S 12°41'05" W	65.03'
L19	N 43°08'44" E	50.99'
L20	N 65°45'56" E	50.99'
L21	N 48°52'55" E	40.29'
L22	N 69°57'21" W	30.26'
L23	N 25°39'22" E	75.08'
L24	S 70°24'27" E	67.97'
L25	N 51°40'51" E	33.37'

SHEET NO. 1 OF 2 SHEETS

FINAL PLAT

YAUPON TRAILS PHASES 4B & 5A

PHASE 4B
LOTS 89-127, BLOCK 9
PHASE 5A
DEERFIELD DRIVE R.O.W.
10.094 ACRES
MARIA KEGANS LEAGUE, A-2B
BRYAN, BRAZOS COUNTY, TEXAS
MAY, 2023
SCALE 1" = 50'

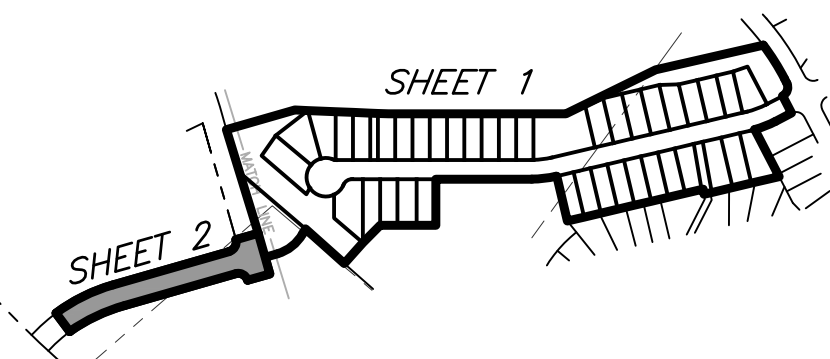
Engineer: 18PELS No. 12327
Schultz Engineering, LLC
911 Southwest Parkway East
College Station, Texas 77840
(979) 764-3900

Surveyor: Texas Survey Firm No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 690-1222

OWNER:
Ranier & Son Development Company, LLC
4090 S.H. 6 South
College Station, Texas 77845
(979) 690-1222

MB

SHEET INDEX



CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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.

Gregory Hopcus, R.P.L.S. No. 6047

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____, in the Official Records of Brazos County, Texas in Volume _____ Page _____.

County Clerk, Brazos County, 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

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

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 all of Tract Two as conveyed to me in the Official Records of Brazos County in Volume _____ Page _____ 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 Stephen Grove, known to me to be the person whose 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

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the MARIA KEGANS LEAGUE, Abstract No. 28, in Bryan, Brazos County, Texas and being a total of 10.094 acres of land consisting of parts of the following three (3) individual tracts:

- 1) Being part of the called 122.79 acre remainder tract described in the deed from The Estate of Mary Susan Horton, by Robert Arthur Horton, Independent Executor to 1983 Land Investments, LLC, recorded in Volume 13892, Page 271 of the Official Records of Brazos County, Texas (O.R.B.C.).
- 2) 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.R.B.C.).
- 3) Being part of the called 11.476 acre tract described in the deed from Norma G. Biering, individually and Independent Executrix of the Estate of Gus E. Biering, Jr. to 1983 Land Investments, LLC, recorded in Volume 15081, Page 152 (O.R.B.C.).

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

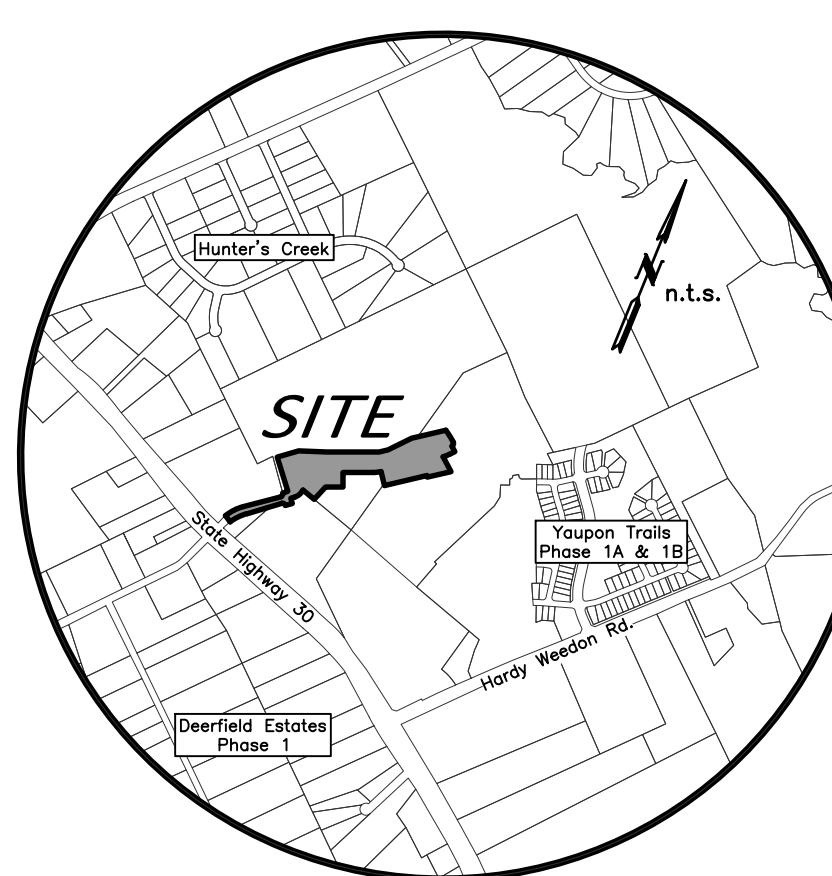
COMMENCING: at a found concrete TxDOT right-of-way monument marking a corner of the called 60.470 acre 1983 Land Investments, LLC. tract, said TxDOT monument also being in the northeast right-of-way line of State Highway 30 (variable width), from whence a called point marking the south corner of the called 60.470 acre 1983 Land Investments, LLC. tract and the west corner of the called 11.476 acre 1983 Land Investments, LLC. tract bears S 70° 24' 27" E at a distance of 67.97 feet for reference;

THENCE: N 69° 57' 21" W along the northeast right-of-way line of said State Highway 30 for a distance of 30.26 feet to a point;

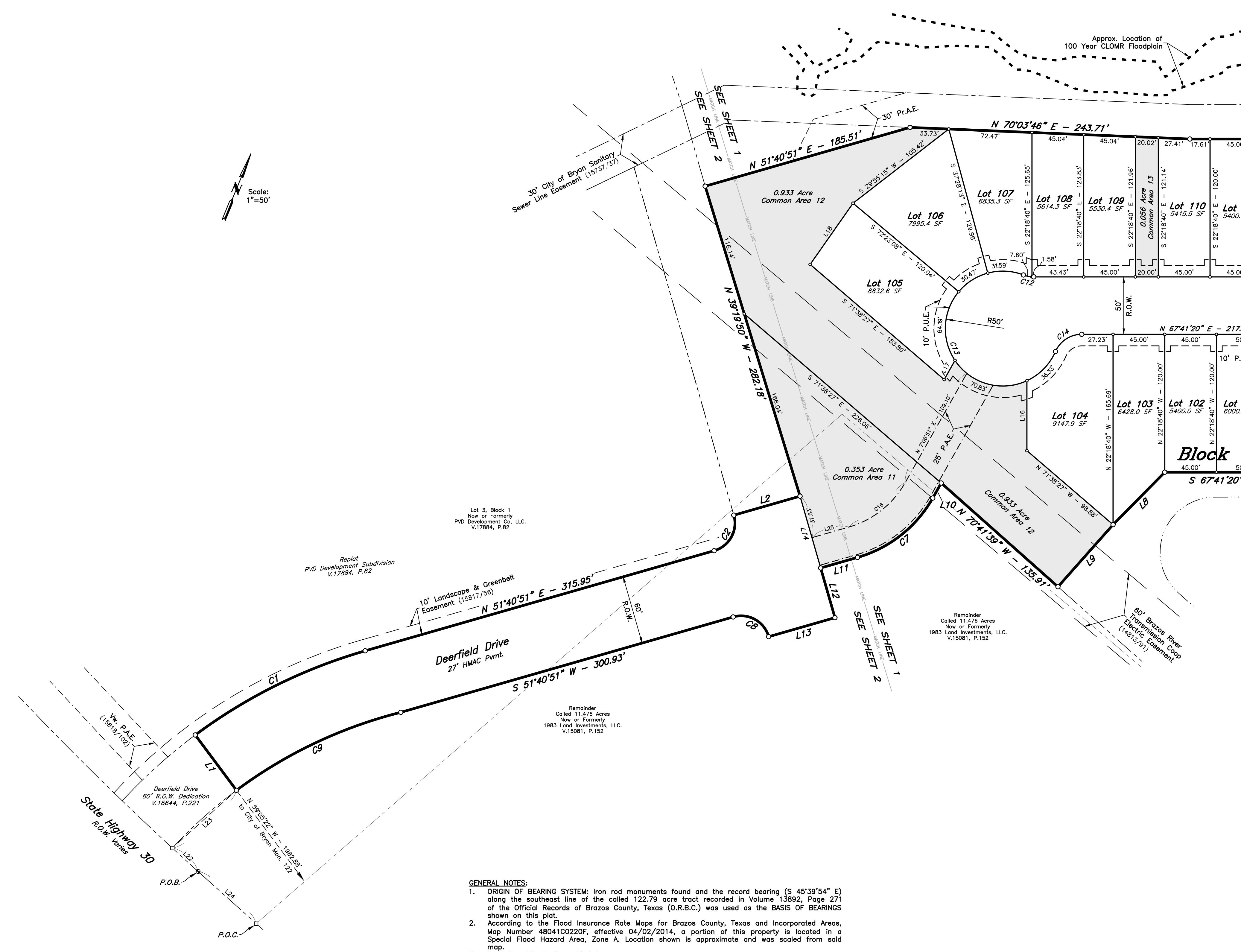
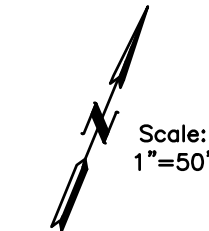
THENCE: N 25° 39' 22" E into the interior of the called 60.470 acre 1983 Land Investments, LLC. tract for a distance of 75.08 feet to a 1/2-inch iron rod set for the south corner of this herein described tract and the POINT OF BEGINNING;

THENCE: into the interior of the called 60.470 acre 1983 Land Investments, LLC. tract, the called 11.476 acre 1983 Land Investments, LLC. tract and the called 122.79 acre 1983 Land Investments, LLC. remainder tract for the following thirty-eight (38) calls:

- 1) N 58° 59' 05" W for a distance of 60.02 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 2) 166.00 feet along the arc of said curve having a central angle of 20° 40' 42", a radius of 459.96 feet, a tangent of 83.91 feet and long chord bearing N 41° 20' 30" E at a distance of 165.10 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 3) N 51° 40' 51" E for a distance of 315.95 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
- 4) 39.26 feet along the arc of said curve having a central angle of 89° 58' 58", a radius of 25.00 feet, a tangent of 24.99 feet and long chord bearing N 06° 40' 51" E at a distance of 35.35 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 5) N 51° 40' 51" E for a distance of 60.00 feet to a 1/2-inch iron rod set for an interior corner of this tract,
- 6) N 39° 19' 50" W for a distance of 282.18 feet to a 1/2-inch iron rod set for an exterior corner of this tract,
- 7) N 51° 40' 51" E for a distance of 185.51 feet to a 1/2-inch iron rod set for angle,
- 8) N 70° 03' 46" E for a distance of 243.71 feet to a 1/2-inch iron rod set for angle,
- 9) N 67° 41' 20" E for a distance of 462.07 feet to a 1/2-inch iron rod set for angle,
- 10) N 41° 31' 44" E for a distance of 260.22 feet to a 1/2-inch iron rod set for angle,
- 11) N 54° 45' 08" E for a distance of 287.59 feet to a 1/2-inch iron rod set for the north corner of this herein described tract and the Point of Curvature of a curve to the right,
- 12) 104.30 feet along the arc of said curve having a central angle of 09° 33' 41", a radius of 625.00 feet, a tangent of 52.27 feet and long chord bearing S 54° 33' 28" E at a distance of 104.18 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 13) N 49° 46' 37" E for a distance of 12.11 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 14) 39.27 feet along the arc of said curve having a central angle of 90° 00' 00", a radius of 25.00 feet, a tangent of 25.00 feet and long chord bearing S 04° 46' 37" E at a distance of 35.36 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 15) N 49° 46' 37" E for a distance of 50.00 feet to a 1/2-inch iron rod set for an exterior ell corner of this tract,
- 16) S 40° 13' 23" W for a distance of 47.37 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 17) 58.06 feet along the arc of said curve having a central angle of 12° 05' 52", a radius of 275.00 feet, a tangent of 29.14 feet and long chord bearing S 46° 16' 19" W at a distance of 57.86 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 18) N 49° 46' 37" E for a distance of 138.08 feet to a 1/2-inch iron rod set for an exterior corner,
- 19) S 54° 25' 43" W for a distance of 200.86 feet to a 1/2-inch iron rod set for an exterior corner,
- 20) N 32° 09' 07" W for a distance of 13.77 feet to a 1/2-inch iron rod set for an interior corner,
- 21) S 54° 27' 20" W for a distance of 363.37 feet to a 1/2-inch iron rod set for an exterior ell corner of this tract,
- 22) N 35° 32' 40" W for a distance of 120.00 feet to a 1/2-inch iron rod set for an interior ell corner of this tract,
- 23) S 54° 27' 20" W for a distance of 2.08 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 24) 63.52 feet along the arc of said curve having a central angle of 13° 14' 00", a radius of 275.00 feet, a tangent of 31.90 feet and long chord bearing S 61° 04' 20" W at a distance of 63.37 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 25) S 67° 41' 20" W for a distance of 249.95 feet to a 1/2-inch iron rod set for interior ell corner of this tract,
- 26) S 22° 18' 40" E for a distance of 120.00 feet to a 1/2-inch iron rod set for an exterior ell corner of this tract,
- 27) S 67° 41' 20" W for a distance of 145.00 feet to a 1/2-inch iron rod set for angle,
- 28) S 22° 15' 13" W for a distance of 64.13 feet to a 1/2-inch iron rod set for angle,
- 29) S 19° 18' 21" W for a distance of 72.26 feet to a 1/2-inch iron rod set for an exterior ell corner of this tract,
- 30) N 70° 41' 39" W for a distance of 135.91 feet to a 1/2-inch iron rod set for an interior corner of this tract,
- 31) S 07° 06' 51" W for a distance of 14.98 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 32) 85.56 feet along the arc of said curve having a central angle of 44° 34' 00", a radius of 110.00 feet, a tangent of 45.08 feet and long chord bearing S 29° 23' 51" W at a distance of 83.42 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 33) S 51° 40' 51" W for a distance of 33.37 feet to a 1/2-inch iron rod set for an interior ell corner of this tract,
- 34) S 38° 19' 09" E for a distance of 45.00 feet to a 1/2-inch iron rod set for an exterior ell corner of this tract,
- 35) S 51° 42' 49" W for a distance of 60.00 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
- 36) 39.27 feet along the arc of said curve having a central angle of 90° 00' 00", a radius of 25.00 feet, a tangent of 25.00 feet and long chord bearing N 83° 19' 09" W at a distance of 35.36 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 37) S 51° 40' 51" W 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 left, and
- 38) 159.43 feet along the arc of said curve having a central angle of 22° 38' 06", a radius of 403.55 feet, a tangent of 80.77 feet and long chord bearing S 42° 18' 40" W at a distance of 158.39 feet to the POINT OF BEGINNING and containing 10.094 acres of land.



VICINITY MAP



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 (O.R.B.C.) was used as the BASIS OF BEARINGS shown on this plat.
- 2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0220F, effective 04/02/2014, a portion of this property is located in a Special Flood Hazard Area, Zone A. Location shown is approximate and was scaled from said map.
- 3. Land Use: 39 single family lots.
- 4. Zoning: Planned Development District - Multi Use (PD-M) per City of Bryan Ordinance 2449, approved on September 8, 2020.
- 5. Unless otherwise indicated, all distances shown along curves are arc distances.
- 6. The Common Area shown shall be owned and maintained by the Homeowners' Association (HOA).
- 7. Private Drainage Easement:
 - a. The construction or installation of any drainage obstructions including, but not limited to, vegetation, storage buildings, etc within the private drainage easement is prohibited and shall be removed by the HOA, if required, at the lot owner's expense.
 - b. The property owner will allow the HOA access to, and if necessary, maintenance of the private drainage easement and infrastructure.
 - c. The property owner is responsible for maintaining a healthy lawn and keeping the grate/drain free of debris in the private drainage easement.
- 8. 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.
- 9. Cul-de-Sacs, Knuckles and Intersection Aprons will be concrete.
- 10. Where electric facilities are installed, B.T.U. 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 P.U.E., and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
- 11. Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner:
 - - 1/2" Iron Rod Set
 - - Point
 - ⦿ - TxDOT R.O.W. Monument (CM)
- 12. Abbreviations:
 - E.T.E. - Energy Transfer Easement
 - P.A.E. - Public Access Easement
 - P.O.B. - Point of Beginning
 - P.O.C. - Point of Commencement
 - Pr.A.E. - Private Access Easement
 - Pr.D.E. - Private Drainage Easement
 - P.U.E. - Public Utility Easement
 - V.W. - Variable Width
 - CM - Controlling Monument

SHEET NO. 2 OF 2 SHEETS

FINAL PLAT
YAUPON TRAILS
PHASES 4B & 5A
PHASE 4B
LOTS 89-127, BLOCK 9
PHASE 5A
DEERFIELD DRIVE R.O.W.
10.094 ACRES
MARIA KEGANS LEAGUE, A-28
BRYAN, BRAZOS COUNTY, TEXAS
MAY, 2023
SCALE 1" = 50'
Engineer: TPELS No. 12327
Schultz Engineering, LLC
911 Southwest Parkway East
College Station, Texas 77840
(979) 764-3800
Surveyor: Texas Survey Firm No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838