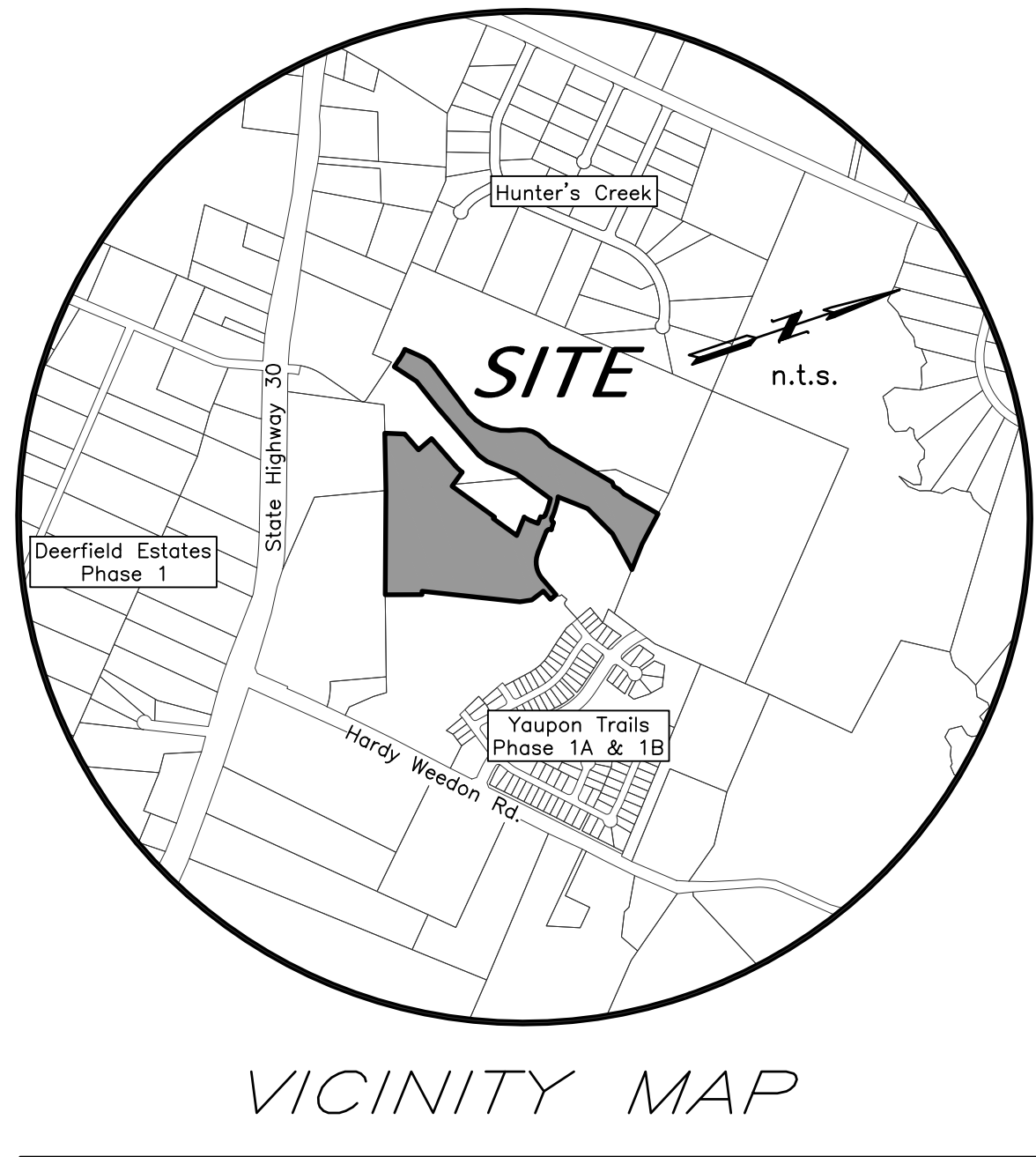


Scale: 1"=50'



VICINITY MAP

FINAL PLAT

YAUPON TRAILS PHASES 3A & 4A

PHASE 3A
LOTS 39-87, BLOCK 9
LOTS 19-34, BLOCK 11

PHASE 4A
COMMON AREA & Pr.D.E.
31.548 ACRES

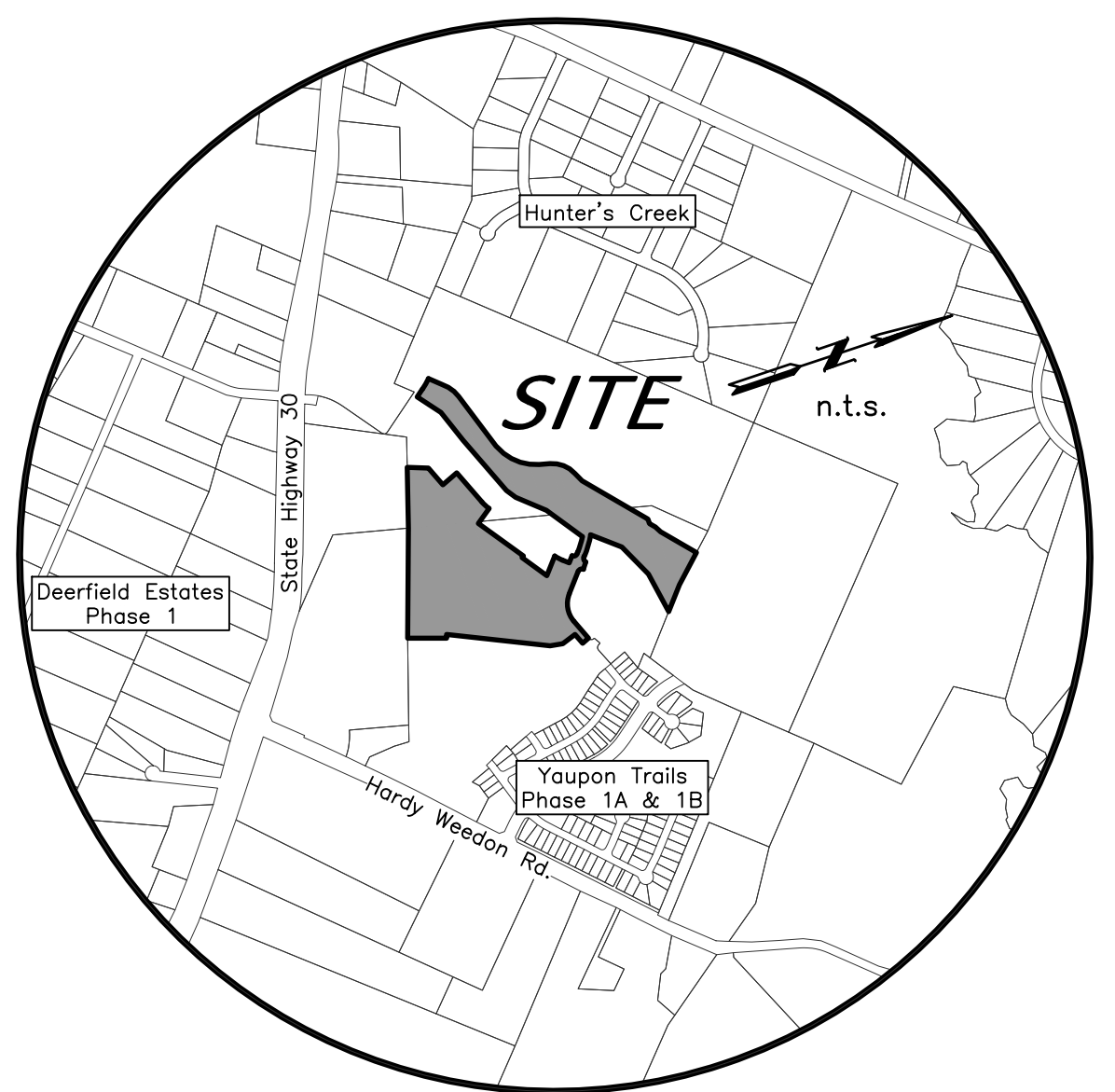
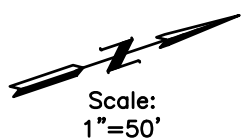
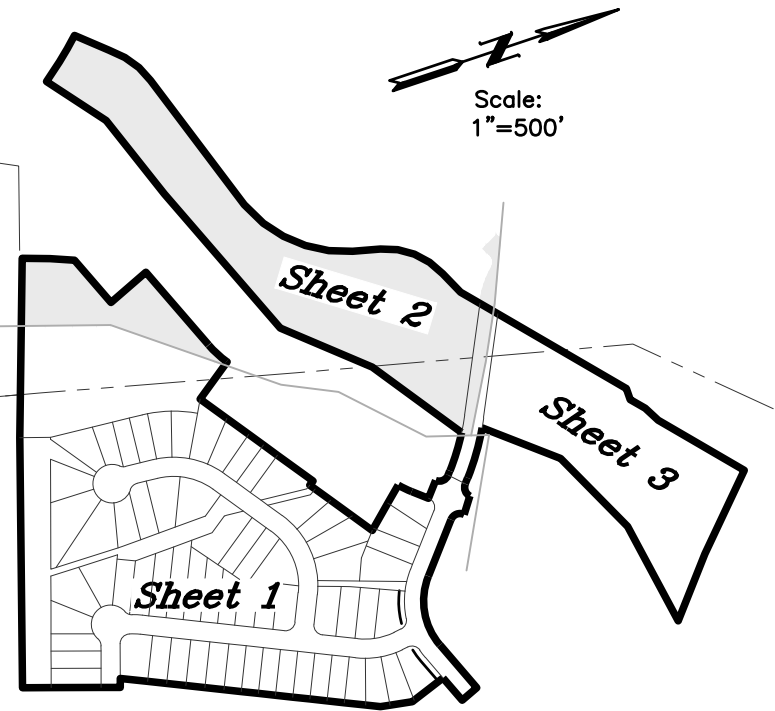
MARIA KEGANS LEAGUE, A-28
BRYAN, BRAZOS COUNTY, TEXAS
FEBRUARY, 2023
SCALE 1" = 50'

Engineer: TPBLS 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) 693-3838

SHEET NO.
1
OF 4 SHEETS



SHEET INDEX



VICINITY MAP

FINAL PLAT

YAUPON TRAILS PHASES 3A & 4A

PHASE 3A
LOTS 39-87, BLOCK 9
LOTS 19-34, BLOCK 11

PHASE 4A
COMMON AREA & Pr.D.E.
31.548 ACRES

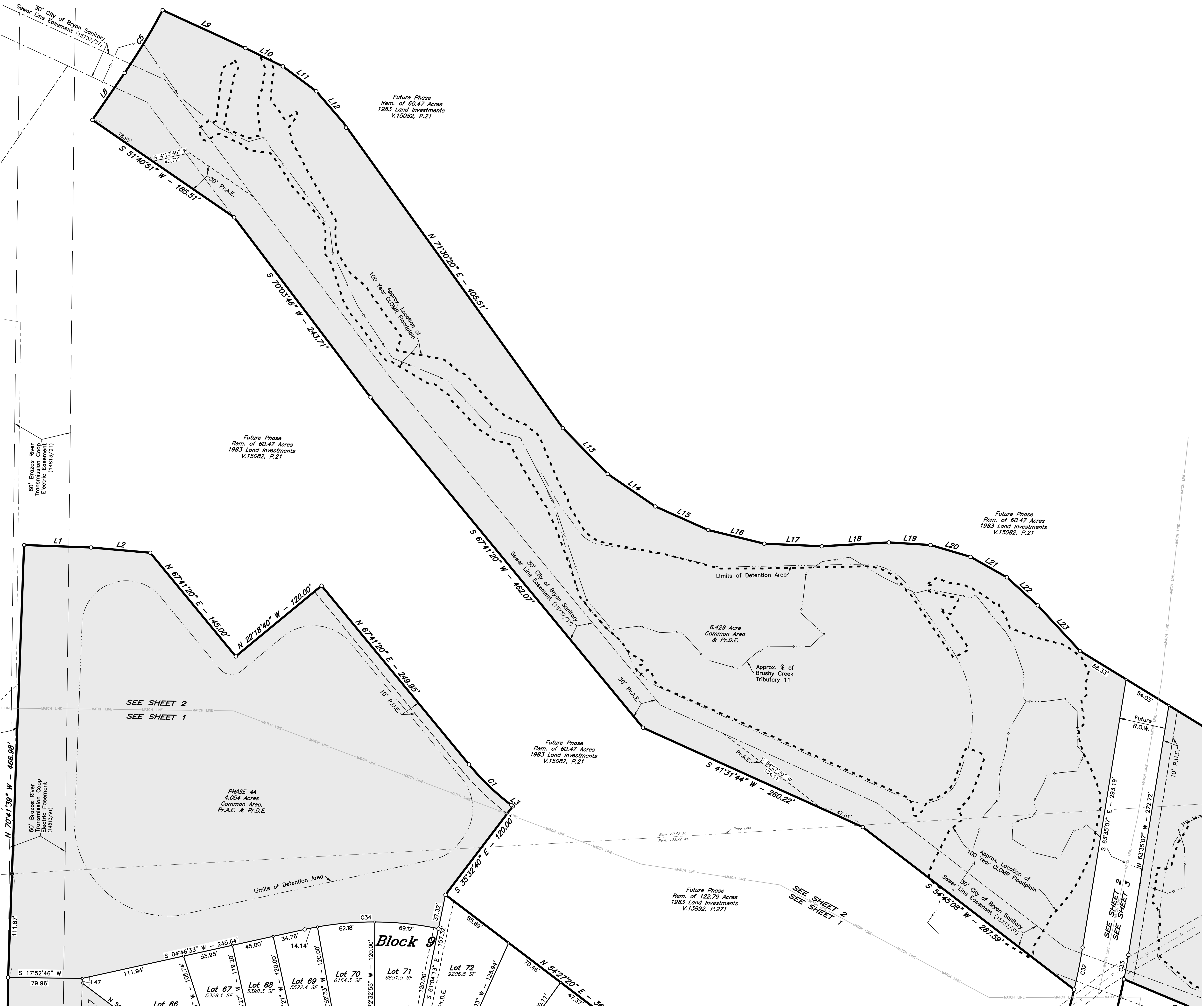
MARIA KEGANS LEAGUE, A-28
BRYAN, BRAZOS COUNTY, TEXAS
FEBRUARY, 2023
SCALE 1" = 50'

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

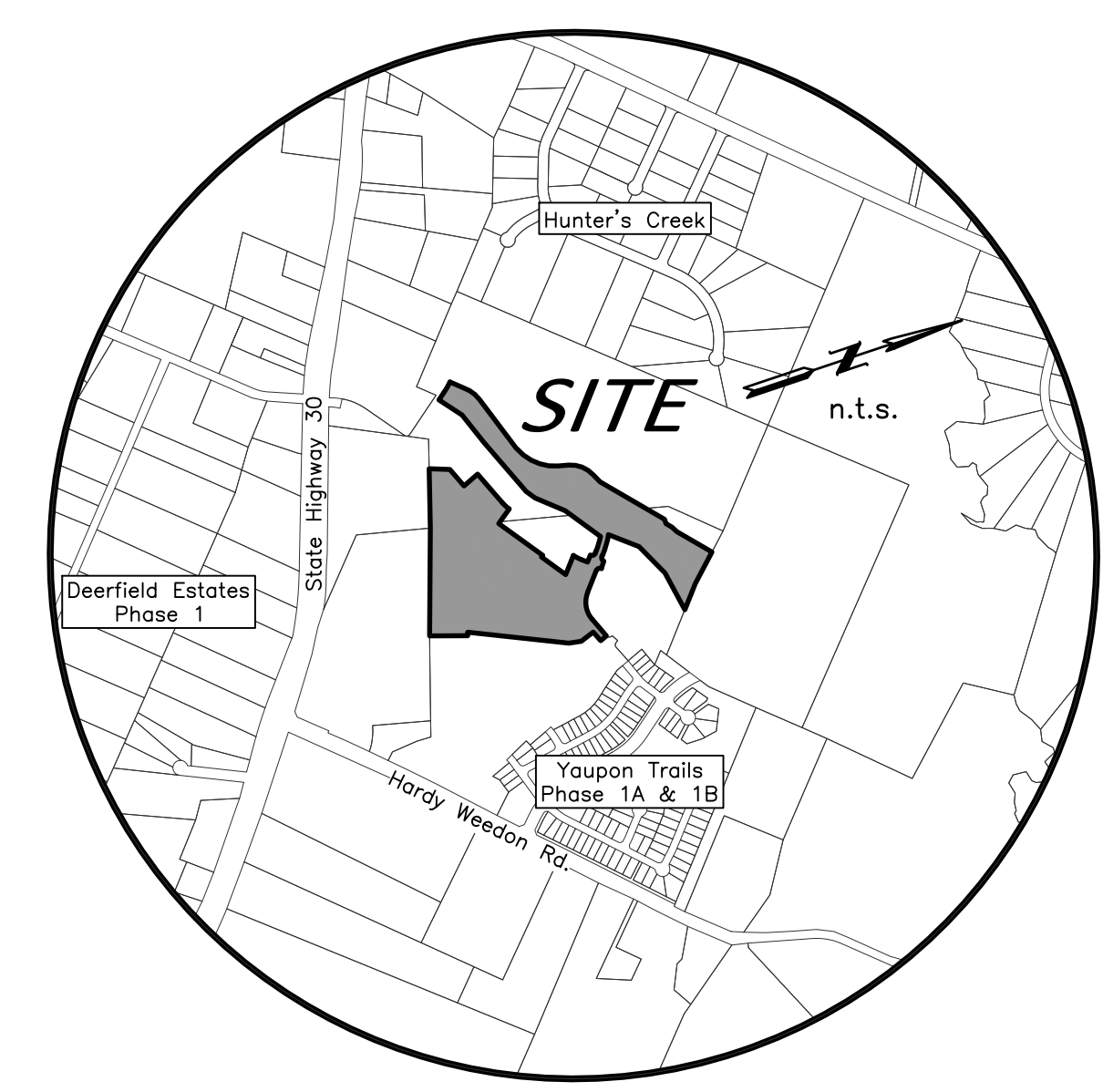
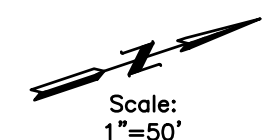
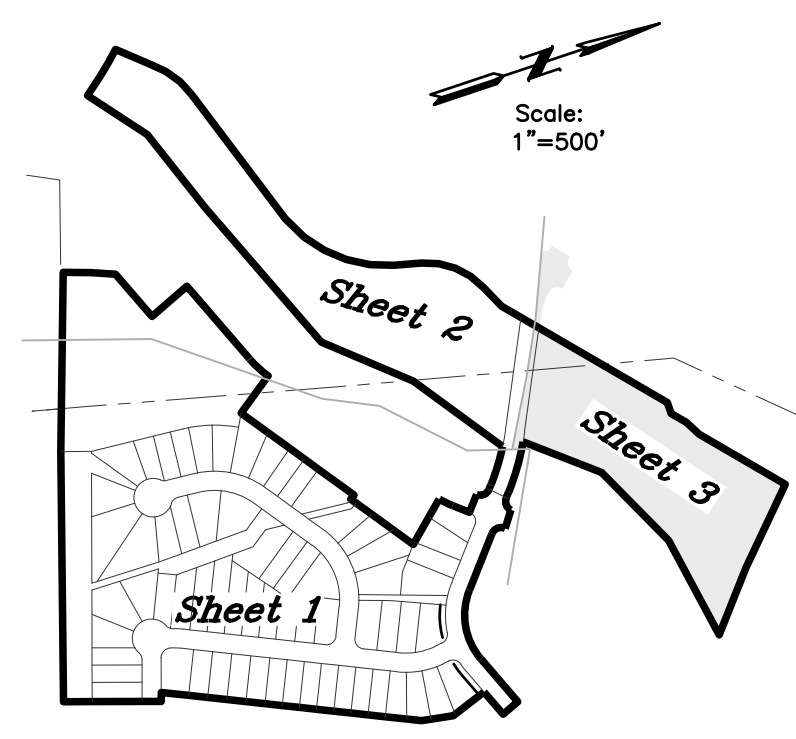
Engineer: TPBELS No. 12327
Schultz Engineering, LLC
911 Southwest Parkway East
College Station, Texas 77840
(979) 764-3900

Surveyor: Texas Survey Firm No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
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SHEET NO.
2
OF 4 SHEETS



SHEET INDEX



VICINITY MAP

FINAL PLAT

**YAUPON TRAILS
PHASES 3A & 4A**

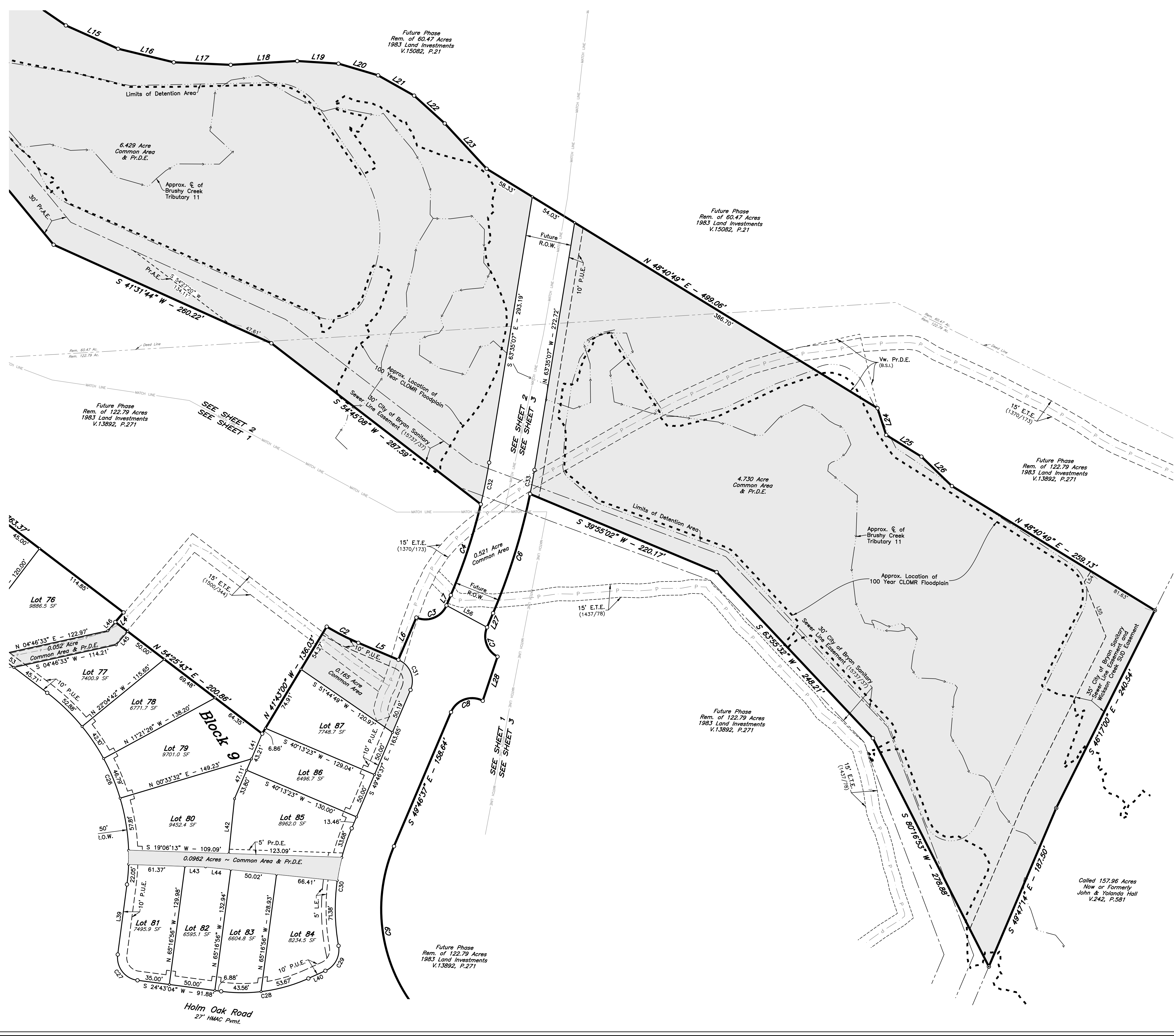
PHASE 3A
LOTS 39-87, BLOCK 9
LOTS 19-34, BLOCK 11
PHASE 4A
COMMON AREA & Pr.D.E.
31.548 ACRES

MARIA KEGANS LEAGUE, A-28
BRYAN, BRAZOS COUNTY, TEXAS
FEBRUARY, 2023
SCALE 1" = 50'

Engineer: TPBELS No. 12327
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911 Southwest Parkway East
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(979) 764-3900
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SHEET NO.
3
OF 4 SHEETS

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



FIELD NOTES
31.548 Acres

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 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.) and being part of the called 60.47 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.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the south corner of this herein described tract, said iron rod also marking the west corner 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.R.B.C.);

THENCE: into and through the called 122.79 acre 1983 Land Investments, LLC remainder tract and along the common line of this tract, the called 60.47 acre 1983 Land Investments, LLC tract and the called 11.476 acre 1983 Land Investments, LLC tract recorded in Volume 15081, Page 152 (O.R.B.C.) for the following two (2) calls:

- 1)N 72° 07' 14" W for a distance of 651.24 feet to a 1/2-inch iron rod set for angle, and
2)N 70° 41' 39" W, at 111.87 feet, pass a found 1/2-inch iron rod marking the south corner of the called 60.47 acre 1983 Land Investments, LLC tract and the east corner of the called 11.476 acre 1983 Land Investments, LLC tract, continue for a total distance of 466.98 feet to a 1/2-inch iron rod set for an exterior ell corner of this tract;

THENCE: into and through the called 60.47 acre 1983 Land Investments, LLC tract and into and through the called 122.79 acre 1983 Land Investments, LLC tract for the following forty-six (46) calls:

- 1)N 19° 18' 21" E for a distance of 72.26 feet to a 1/2-inch iron rod set for angle,
2)N 22° 15' 13" E for a distance of 64.13 feet to a 1/2-inch iron rod set for angle,
3)N 67° 41' 20" E for a distance of 145.00 feet to a 1/2-inch iron rod set for an interior ell corner of this tract,
4)N 22° 18' 40" W for a distance of 120.00 feet to a 1/2-inch iron rod set for an exterior ell corner of this tract,
5)N 67° 41' 20" E for a distance of 249.95 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
6)S 3.52 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 N 61° 04' 20" E at a distance of 63.37 feet to a 1/2-inch iron rod set for the Point of Tangency,
7)N 54° 27' 20" E for a distance of 2.08 feet to a 1/2-inch iron rod set for an exterior ell corner of this tract,
8)S 35° 32' 40" E for a distance of 120.00 feet to a 1/2-inch iron rod set for an interior ell corner of this tract,
9)N 54° 27' 20" E for a distance of 363.37 feet to a 1/2-inch iron rod set for angle,
10)S 32° 09' 07" E for a distance of 13.77 feet to a 1/2-inch iron rod set for angle,
11)N 54° 25' 43" E for a distance of 200.86 feet to a 1/2-inch iron rod set for angle,
12)N 41° 43' 00" W for a distance of 136.03 feet to a 1/2-inch iron rod set for corner,
13)38.69 feet in a counter-clockwise direction along the arc of curve having a central angle of 08° 03' 38", a radius of 275.00 feet, a tangent of 19.38 feet and long chord bearing N 44° 15' 12" E at a distance of 38.65 feet to a 1/2-inch iron rod set for the Point of Tangency,
14)N 40° 13' 23" E for a distance of 47.37 feet to a 1/2-inch iron rod set for an interior ell corner of this tract,
15)N 49° 46' 37" W for a distance of 50.00 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
16)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 04° 46' 37" W at a distance of 35.36 feet to a 1/2-inch iron rod set for the Point of Tangency,
17)N 49° 46' 37" W 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 left,
18)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 N 54° 33' 28" W at a distance of 104.18 feet to a 1/2-inch iron rod set for corner,
19)S 54° 45' 08" W for a distance of 287.59 feet to a 1/2-inch iron rod set for angle,
20)S 41° 31' 44" W for a distance of 260.22 feet to a 1/2-inch iron rod set for angle,
21)S 67° 41' 20" W for a distance of 462.07 feet to a 1/2-inch iron rod set for angle,
22)S 70° 03' 48" W for a distance of 243.71 feet to a 1/2-inch iron rod set for angle,
23)S 51° 40' 51" W for a distance of 185.51 feet to a 1/2-inch iron rod set for an exterior ell corner of this tract,
24)N 38° 19' 09" W for a distance of 61.52 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
25)79.23 feet along the arc of said curve having a central angle of 06° 40' 33", a radius of 680.00 feet, a tangent of 39.66 feet and long chord bearing N 41° 39' 25" W at a distance of 79.19 feet to a 1/2-inch iron rod set for the west corner of this tract,
26)N 41° 52' 16" E for a distance of 98.18 feet to a 1/2-inch iron rod set for angle,
27)N 43° 09' 37" E for a distance of 45.00 feet to a 1/2-inch iron rod set for angle,
28)N 53° 52' 08" E for a distance of 45.00 feet to a 1/2-inch iron rod set for angle,
29)N 66° 24' 27" E for a distance of 45.00 feet to a 1/2-inch iron rod set for angle,
30)N 71° 30' 20" E for a distance of 405.51 feet to a 1/2-inch iron rod set for angle,
31)N 62° 48' 50" E for a distance of 69.16 feet to a 1/2-inch iron rod set for angle,
32)N 51° 33' 37" E for a distance of 62.28 feet to a 1/2-inch iron rod set for angle,
33)N 41° 31' 39" E for a distance of 62.28 feet to a 1/2-inch iron rod set for angle,
34)N 30° 54' 21" E for a distance of 62.37 feet to a 1/2-inch iron rod set for angle,
35)N 19° 45' 14" E for a distance of 62.12 feet to a 1/2-inch iron rod set for angle,
36)N 13° 54' 50" E for a distance of 72.49 feet to a 1/2-inch iron rod set for angle,
37)N 40° 45' 33" E for a distance of 45.00 feet to a 1/2-inch iron rod set for angle,
38)N 33° 40' 21" E for a distance of 45.00 feet to a 1/2-inch iron rod set for angle,
39)N 46° 35' 29" E for a distance of 45.00 feet to a 1/2-inch iron rod set for angle,
40)N 59° 25' 11" E for a distance of 45.00 feet to a 1/2-inch iron rod set for angle,
41)N 64° 26' 37" E for a distance of 67.19 feet to a 1/2-inch iron rod set for angle,
42)N 48° 40' 49" E for a distance of 49.08 feet to a 1/2-inch iron rod set for angle,
43)N 89° 19' 03" E for a distance of 30.71 feet to a 1/2-inch iron rod set for angle,
44)N 48° 40' 49" E for a distance of 45.00 feet to a 1/2-inch iron rod set for angle,
45)N 61° 12' 33" E for a distance of 46.10 feet to a 1/2-inch iron rod set for angle, and
46)N 48° 40' 49" E for a distance of 259.13 feet to a found 1/2-inch iron rod marking the north corner of this herein described tract, said iron rod also being in the southwest line of the called 157.98 acre John J. Hall and Yolanda C. Hall tract recorded in Volume 242, Page 581 of the Brazos County Deed Records (B.C.D.R.);

THENCE: along the common line of this tract and the called 157.98 acre Hall tract for the following two (2) calls:

- 1)S 46° 17' 00" E for a distance of 240.54 feet to a found 1/2-inch iron rod marking an angle point, and
2)S 49° 47' 14" E for a distance of 187.50 feet to a found 1/2-inch iron rod marking the most northerly east corner of this tract;

THENCE: into and through the called 122.79 acre 1983 Land Investments, LLC remainder tract for the following eleven (11) calls:

- 1)S 80° 16' 53" W for a distance of 278.88 feet to a 1/2-inch iron rod set for angle,
2)S 63° 55' 32" W for a distance of 248.21 feet to a 1/2-inch iron rod set for angle,
3)S 39° 55' 02" W for a distance of 220.17 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
4)36.03 feet along the arc of said curve having a central angle of 11° 32' 48", a radius of 675.00 feet, a tangent of 68.25 feet and long chord bearing S 55° 33' 01" E at a distance of 135.80 feet to a 1/2-inch iron rod set for the Point of Tangency,
5)S 49° 48' 37" E for a distance of 16.79 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
6)37.26 feet along the arc of said curve having a central angle of 85° 23' 17", a radius of 25.00 feet, a tangent of 23.06 feet and long chord bearing N 87° 31' 44" E at a distance of 33.90 feet to a 1/2-inch iron rod set for the Point of Tangency,
7)S 54° 19' 48" E for a distance of 50.65 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
8)41.28 feet along the arc of said curve having a central angle of 94° 36' 43", a radius of 25.00 feet, a tangent of 27.10 feet and long chord bearing S 02° 28' 16" E at a distance of 36.75 feet to a 1/2-inch iron rod set for the Point of Tangency,
9)S 49° 46' 37" E for a distance of 158.64 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
10)190.49 feet along the arc of said curve having a central angle of 62° 22' 05", a radius of 175.00 feet, a tangent of 105.92 feet and long chord bearing S 80° 57' 40" E at a distance of 181.23 feet to a 1/2-inch iron rod set for the Point of Tangency, and
11)N 67° 51' 18" E for a distance of 147.04 feet to a found 1/2-inch iron rod marking an exterior ell corner of this tract, said iron rod also being in the northwest right-of-way line of Underbrush Crossing (based on a 50-foot width);

THENCE: S 22° 08' 42" E into and through said Underbrush Crossing for a distance of 50.00 feet to a found 1/2-inch iron rod marking an exterior ell corner of this tract, said iron rod also marking an angle point of Lot 18, Block 11 of said YAUPON TRAILS PHASE 2 and being in the southeast right-of-way line of said Underbrush Crossing;

THENCE: along the common line of this tract and the west line of Block 11 of said YAUPON TRAILS PHASE 2 for the following five (5) calls:

- 1)S 67° 51' 18" W for a distance of 76.19 feet to a found 1/2-inch iron rod marking an interior ell corner of this tract, said iron rod also marking the northwest corner of said Lot 18,
2)S 19° 06' 11" E for a distance of 100.65 feet to a found 1/2-inch iron rod marking an angle point of this tract,
3)S 09° 31' 29" W for a distance of 84.39 feet to a found 1/2-inch iron rod marking an angle point of this tract,
4)S 24° 43' 04" W for a distance of 681.35 feet to a found 1/2-inch iron rod marking an angle point of this tract, said iron rod also marking the west corner of Lot 1, Block 11 of said YAUPON TRAILS PHASE 2, and
5)S 71° 38' 27" E for a distance of 23.56 feet to a found 1/2-inch iron rod marking an exterior ell corner of this tract, said iron rod also marking an angle point of said Lot 1 and being in the northwest right-of-way line of Holm Oak Road (based on a 50-foot width);

THENCE: S 18° 21' 33" W into and through Holm Oak Road and along the common line of this tract, Lot 38, Block 9 of said YAUPON TRAILS PHASE 2 and the called 5,049 acre Common Area 1 for a distance of 254.51 feet to the POINT OF BEGINNING and containing 31.548 acres of land.

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

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

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Gregory Hoppus, 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 Hoppus, 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

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: 65 single family lots.
4. Zoning: Planned Development District - Mixed 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. Cui-de-Socs, 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:

- o - 1/2" Iron Rod Found (CM)
o - 1/2" Iron Rod Set

- Abbreviations:
B.S.I. - By Separate Instrument
E.T.E. - Energy Transfer Easement
L.E. - Landscape Easement
P.O.B. - Point of Beginning
Pr.D.E. - Private Drainage Easement
P.U.E. - Public Utility Easement
Vw. - Variable Width
CM - Controlling Monument

LINE TABLE

Table with 3 columns: LINE, BEARING, DISTANCE. Contains 20 rows of survey data.

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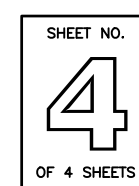
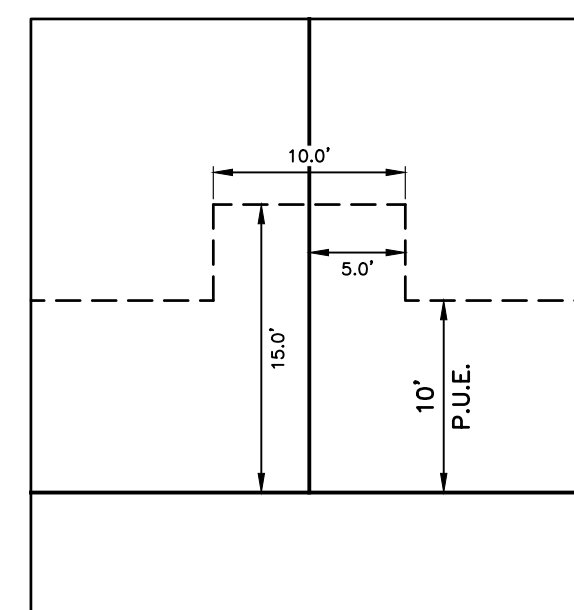
CURVE TABLE

Table with 6 columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BRG., CHORD DIST. Contains 20 rows of curve data.

CURVE TABLE

Table with 6 columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BRG., CHORD DIST. Contains 20 rows of curve data.

PUBLIC UTILITY
EASEMENT DETAIL
Scale: 1"=10'



FINAL PLAT
YAUPON TRAILS
PHASES 3A & 4A
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