

LINE #	LENGTH	DIRECTION
L1	38.38'	S72° 07' 14"E
L2	14.01'	S47° 26' 13"E
L3	37.31'	S84° 33' 15"W
L4	60.06'	N61° 51' 09"W
L5	120.77'	N63° 36' 42"W
L6	114.56'	N73° 16' 01"W
L7	122.10'	N69° 15' 23"W
L8	86.10'	N67° 06' 54"W
L9	75.36'	N70° 26' 40"W
L10	60.00'	N51° 42' 49"E

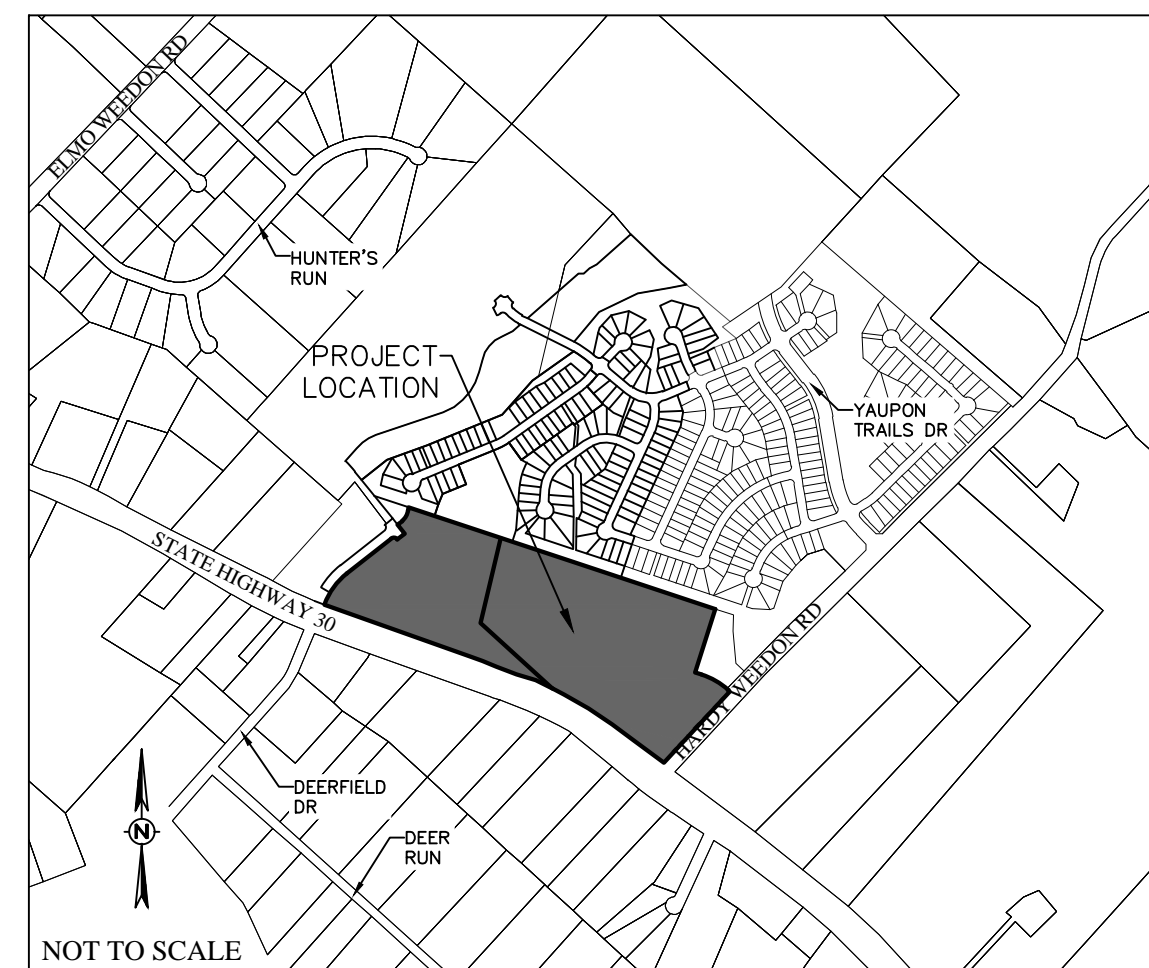
LINE #	LENGTH	DIRECTION
L11	45.00'	N38° 19' 09"W
L12	33.37'	N51° 40' 51"E
L13	14.98'	N7° 06' 51"E
L14	55.46'	N44° 01' 16"E
L16	35.04'	S71° 09' 50"W
L17	86.59'	S25° 39' 29"W
L18	36.39'	S17° 38' 40"E
L19	89.25'	S25° 39' 29"W

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	175.64'	420.00'	023°57'36"	89.12'	174.36'	S60°08'25"E
C2	481.69'	2944.79'	009°22'20"	241.38'	481.16'	N56°34'56"W
C3	234.55'	403.55'	033°18'05"	120.69'	231.26'	N36°58'41"E
C4	39.27'	25.00'	09°00'00"	25.00'	35.36'	S83°19'09"E
C5	85.56'	110.00'	04°34'00"	45.08'	83.42'	N29°23'51"E
C6	36.66'	270.00'	007°46'43"	18.36'	36.63'	S21°46'08"W
C7	44.80'	330.00'	007°46'43"	22.43'	44.77'	S21°46'08"W
C8	21.99'	14.00'	09°00'00"	14.00'	19.80'	S62°52'46"W

NOTES:

- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
- THE TOPOGRAPHY SHOWN IS FROM FIELD SURVEY DATA.
- NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0220F, EFFECTIVE DATE: APRIL 2, 2014.
- ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT MIXED USE DISTRICT (PD-M) ORDINANCE NO. 2566 AS APPROVED BY CITY OF BRYAN COUNCIL ON JULY 12, 2022.
- THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WICKSON CREEK SPECIAL UTILITY DISTRICT. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF BRYAN SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
- A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
- ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
- SIDEWALK AND TRAILS SHALL BE PER PD-M ZONING REQUIREMENTS.
- THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA. HOMEOWNERS ASSOCIATION, LANDSCAPE, FENCES, STRUCTURES, GRADING ETC. CANNOT IMPEDE THE FLOW OF THE PRIVATE DRAINAGE EASEMENT. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION REPAIR AND MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS.
- DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA). THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION REPAIR AND MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS.
- IN LOCATIONS WITH CROSS LOT DRAINAGE OF STORMWATER RUNOFF, A DRAINAGE WAY SHALL BE PROVIDED THAT THE FLOW IS NOT IMPEDED BY FENCES, STRUCTURES OR OTHER FACILITIES.
- THIS DOCUMENT WAS NOT PREPARED BY A PROFESSIONAL LAND SURVEYOR AND IS NOT TO BE USED AS PROFESSIONAL SURVEYING WORK. THIS DOCUMENT IS BASED ON AN ON THE GROUND SURVEY DOCUMENT PREPARED BY GREGORY HOPCUS RPLS NO. 6047.
- THE INFORMATION SHOWN ON THIS PLAN IS NOT FOR CONSTRUCTION, REFER TO SEALED CONSTRUCTION PLANS FOR FINAL INFORMATION.
- WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU 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 PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

VICINITY MAP



PRELIMINARY PLAN
NOT FOR RECORD

PRELIMINARY PLAN
YAUPON TRAILS SUBDIVISION
PHASES 8B & 8C
 34.61 ACRES - 7 LOTS
 MARIA KEGANS LEAGUE, A-28
 BRYAN, BRAZOS, TEXAS
 PHASE 8B: 22.81 ACRES - 6 LOTS
 PHASE 8C: 10.17 ACRES - 1 LOT

OWNER/DEVELOPER:

1983 LAND INVESTMENTS LLC
 490 STATE HWY 6 SOUTH
 COLLEGE STATION, TX 77845
 (979) 693-1222

SURVEYOR:

McClure & Brown
 Engineering/Surveying, Inc.
 1108 Woodcreek Dr., Suite 103
 College Station, TX 77845
 (979) 693-3838
 TBPELS FIRM # 11013300
 Firm Reg. No. F - 458

ENGINEER:

SCHULTZ
 TBPPE NO. 12327
 911 SOUTHWEST PKWY E.
 COLLEGE STATION, TEXAS 77840
 www.schultz.com
 (979) 764-3900

SCALE: AS SHOWN
 DECEMBER, 2023