



VICINITY MAP

- GENERAL NOTES:**
- Proposed Land Use: Single Family Residential (50'x100' min. lots)
 - Current Zoning: RD-5
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0195E effective 5/16/2012, no portion of this property is located in a 100-year flood hazard area.
 - Existing ground contours are based on an aerial data of the site.
 - Water and Electricity will be served by City of Bryan.
 - All minimum setbacks shall be in accordance with the City of Bryan Ordinances.
 - 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.
 - Streets will be asphalt with concrete aprons.
 - Ordinance No. 245B abandoned a 0.96 acre tract of public right-of-way within the boundary of this project. This area to be incorporated into this project via re-plot.
 - Parking in the alleys will be restricted.
 - Utility locations and sizes are approximate and may vary with development of construction plans with each phase.

Legend

	Existing Sewer Line w/ size
	Existing Water Line w/ size
	Existing Gas Line
	Proposed Water Line w/size
	Proposed Sewer Line w/size
	Proposed Storm Drain Line
	Boundary Line
	Existing Easement Line
	Property Line
	Proposed Easement Line
	Proposed Phase Boundary
	Existing Contour Line
	Fire Hydrant
	Common Area

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 44°25'24" W	59.07'
L2	N 48°57'26" W	150.36'
L3	S 43°26'39" W	75.53'
L4	S 39°10'54" W	247.41'
L5	S 42°11'07" W	264.83'
L6	S 37°42'15" W	88.81'
L7	S 43°43'46" W	165.02'
L8	S 44°10'02" W	213.83'
L9	S 19°03'51" E	328.22'
L10	N 67°33'01" E	70.15'
L11	S 32°56'46" E	53.73'
L12	S 41°41'01" W	94.22'
L13	N 72°46'21" E	191.82'
L14	N 70°24'29" E	234.03'

MASTER PLAN
SCALE: Hor: 1" = 150'

MASTER PLAN

PAGOSA SPRINGS SUBDIVISION
65.52 ACRES

OUT OF
Stephen F AUSTIN #9 SURVEY A-62
BRYAN, BRAZOS COUNTY, TEXAS

5 Phases

JULY 2022
SCALE: 1" = 150'

Owner:
SE Investments
PO Box 138
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Surveyor:
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