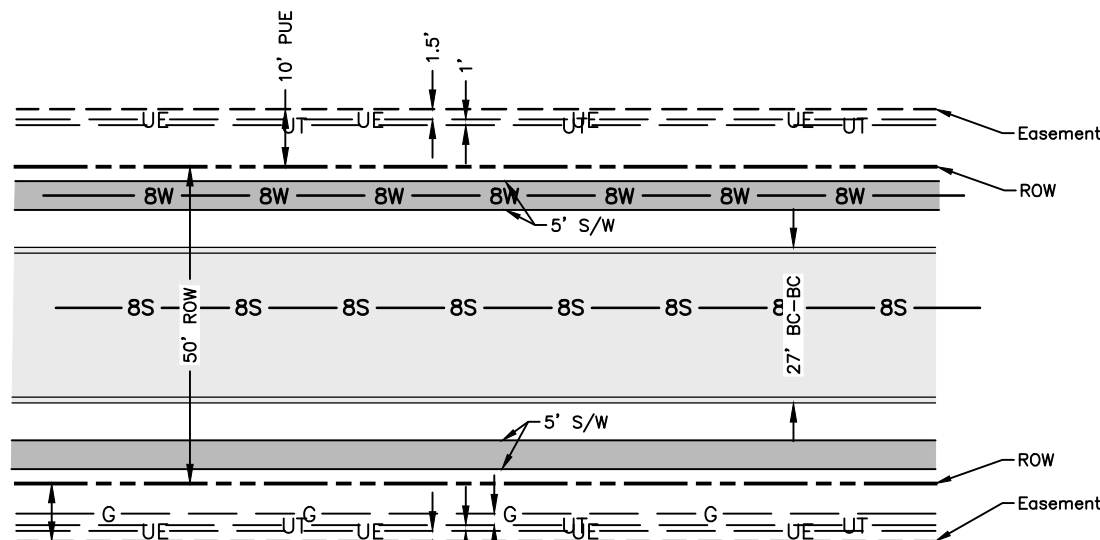


GENERAL NOTES:

- Basis of Bearing: The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observation.
- Proposed Land Use: Single Family Residential (50'x100' min. lots)
- Current Zoning: RD-5 (47 Lots Total). Building Setbacks will be as established in the Bryan City Code of Ordinances.
- 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 a 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. Sidewalks and Trails will be concrete pavement. All sidewalks are to be 5' width. The 60 foot right-of-way width for Pagosa Springs Drive along with the 10' P.U.E. and P.A.E. on each side of the street is intended to accommodate a future expansion of the street from Local to Major Collector Street.
- Ordinance No. 2468 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-plat.
- Parking in the alleys will be restricted.
- Utility locations and sizes are approximate and may vary with development of construction plans with each phase.
- Alleys will be one-way traffic. Signs will be installed to indicate direction of travel.
- No parking will be allowed within the alleyway.
- ABBREVIATIONS:
 - P.U.E. - PUBLIC UTILITY EASEMENT
 - P.A.E. - PUBLIC ACCESS EASEMENT
 - C.O.B.U.E. - CITY OF BRYAN UTILITY EASEMENT
 - R.O.W. - RIGHT OF WAY

Legend

BS	BS	Existing Sewer Line w/ size
EW	EW	Existing Water Line w/ size
G	G	Existing Gas Line
GW	GW	Proposed Water Line w/size
AS	AS	Proposed Sewer Line w/size
30SD	30SD	Proposed Storm Drain Line w/size
		Boundary Line
		Existing Easement Line
		Property Line
		Proposed Easement Line
		Proposed Phase Boundary
		Existing Contour Line
		Fire Hydrant
		Common Area



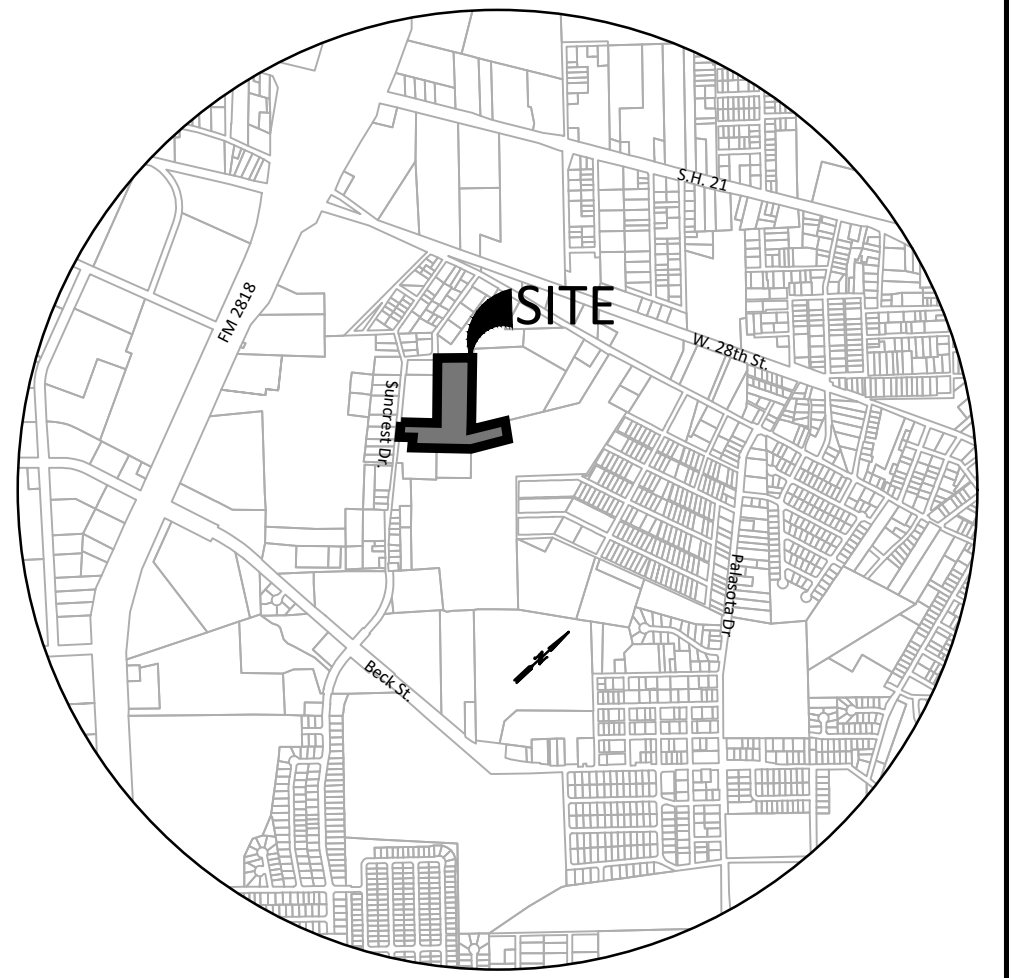
NOTE:
This serves as a general guide only. Utility Company is to provide location of proposed electric, gas, and telecommunication lines.

Typical Utility Layout

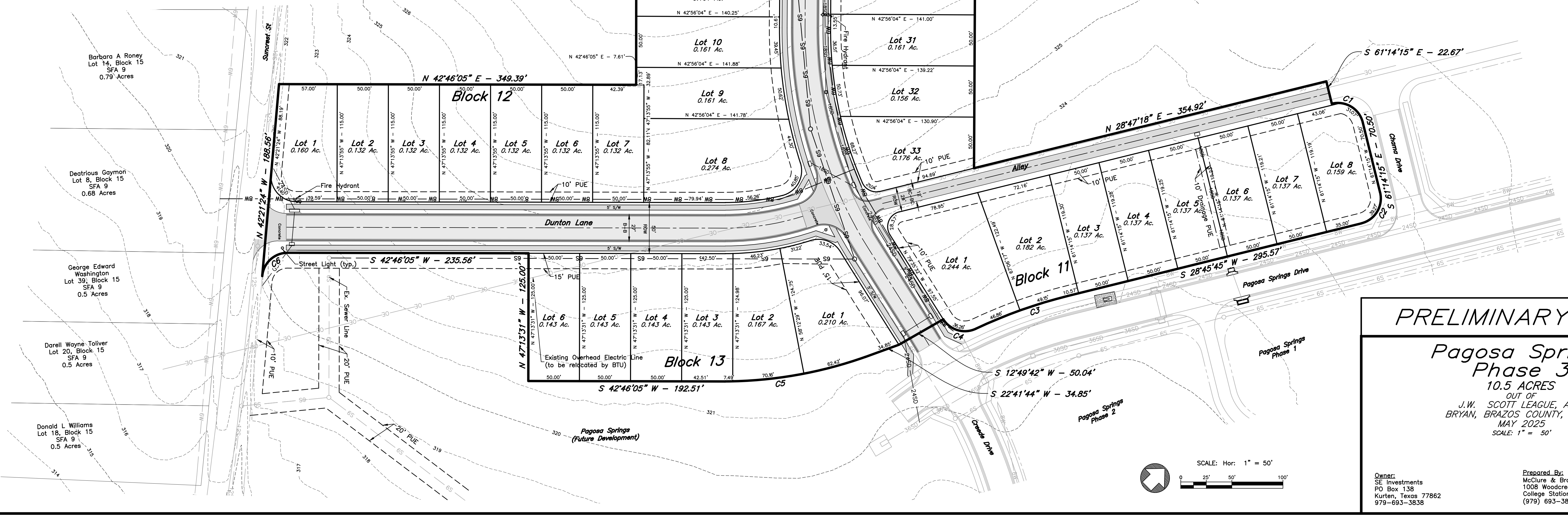
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	90°00'00"	25.00'	39.27'	25.00'	N 73°45'45" E	35.36'
C2	90°00'00"	25.00'	39.27'	25.00'	S 16°14'15" E	35.36'
C3	11°27'38"	480.00'	96.01'	48.17'	S 23°01'56" W	95.85'
C4	83°06'21"	25.00'	36.26'	22.16'	S 58°51'18" W	33.17'
C5	19°14'24"	417.13'	140.07'	70.70'	S 32°43'55" W	139.42'
C6	85°07'29"	25.00'	37.14'	22.96'	S 0°12'20" W	33.82'

Block	Lot	Width (Ft)	Depth (Ft)	Area (SF)
11	1	56.06	126.1	10628.64
11	2	61.78	119.86	7927.92
11	3	50	119.29	5967.72
11	4	50	119.26	5967.72
11	5	50	119.24	5967.72
11	6	50	119.22	5967.72
11	7	50	119.2	5967.72
11	8	59.49	119.24	6926.04
12	1	64.08	115	6969.6
12	2	50	115	5749.92
12	3	50	115	5749.92
12	4	50	115	5749.92
12	5	50	115	5749.92
12	6	50	115	5749.92
12	7	50	115	5749.92
12	8	75.08	146.94	11935.44
12	9	50.56	137.27	7013.16
12	10	50.05	140.58	7013.16
12	11	50	140.34	7013.16
12	12	50	140.54	7013.16
12	13	50	140.74	7056.72
12	14	50	140.94	7056.72
12	15	50	141.13	7056.72
12	16	50	141.33	7056.72
12	17	54.22	141.5	7405.2
12	18	50.13	120.1	6534
12	19	53.57	125.73	12501.72
12	20	53.57	119.52	9663.2
12	21	53.57	117.91	9408.96
12	22	53.57	123.94	12545.28
12	23	52.7	118.93	6708.24
12	24	50	141	7013.16
12	25	50	141	7056.72
12	26	50	141	7056.72
12	27	50	141	7056.72
12	28	50	141	7056.72
12	29	50	141	7056.72
12	30	50	141	7056.72
12	31	50.07	140.72	7013.16
12	32	50.81	135.91	6795.36
12	33	76.02	121.78	7666.56
13	1	50	125	6229.08
13	2	50	125	6229.08
13	3	50	125	6229.08
13	4	50	125	6229.08
13	5	50.14	124.79	7274.52
13	6	58.77	124.79	9147.6



VICINITY MAP



PRELIMINARY PLAN

Pagosa Springs Phase 3

10.5 ACRES

OUT OF
J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS
MAY 2025
SCALE: 1" = 50'

Owner:
SE Investments
PO Box 138
Kurtin, Texas 77862
979-693-3838

Prepared By:
McClure & Browne Engineering/Surveying, Inc.
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College Station, Texas 77845
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