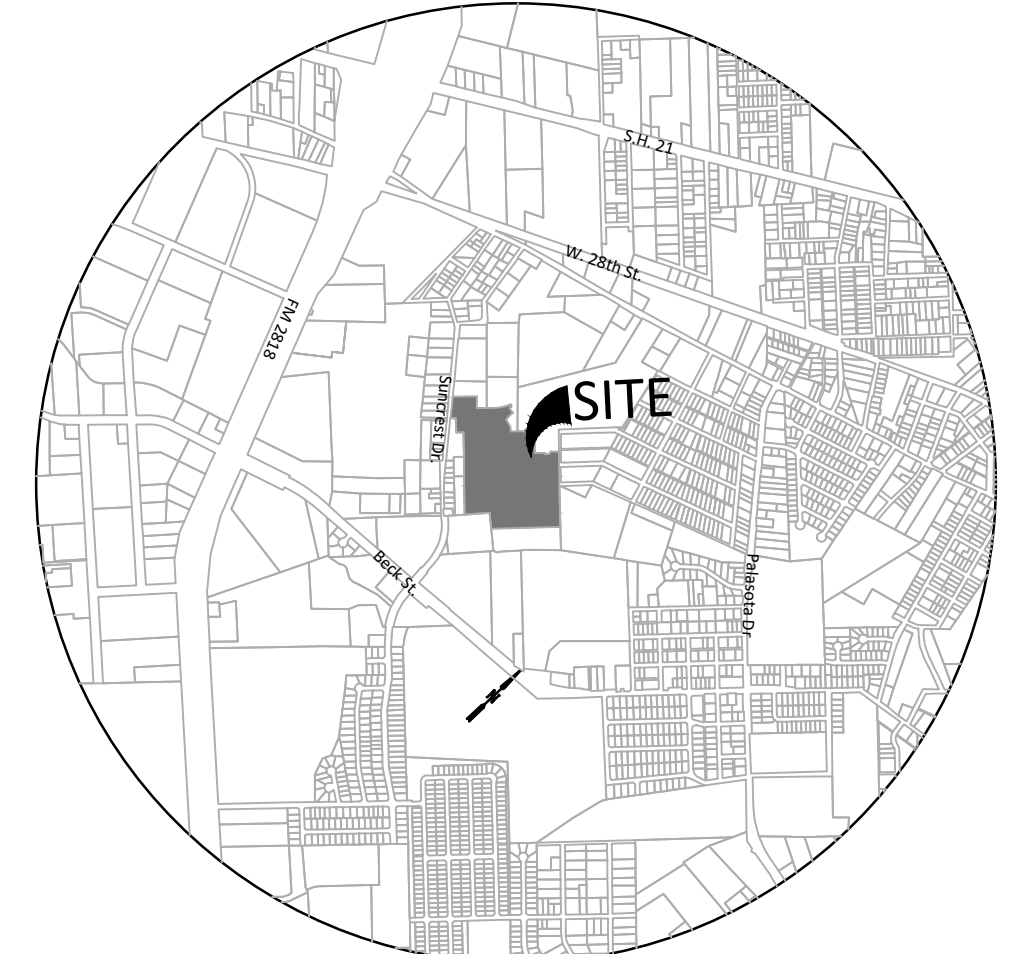
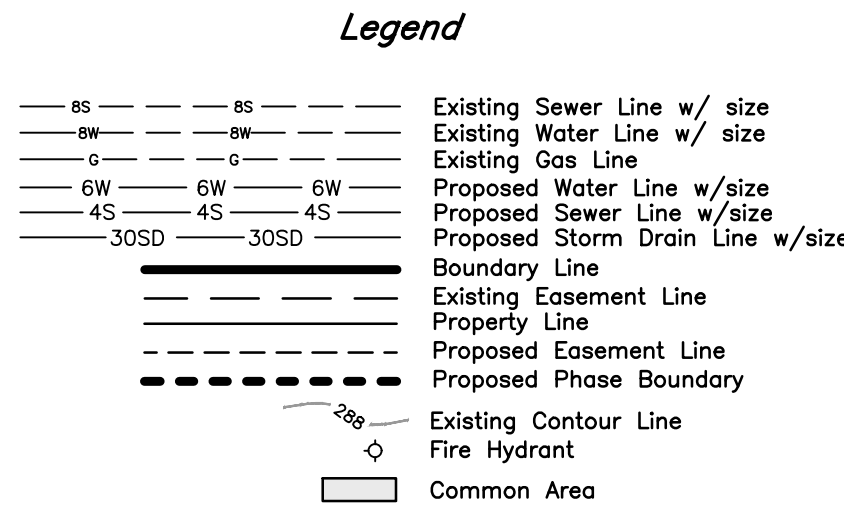


- GENERAL NOTES:
1. Basis of Bearing: The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observation.
  2. Proposed Land Use: Single Family Residential (50'x100' min. lots).
  3. Current Zoning: RD-5 (124 Lots Total). Building Setbacks will be as established in the Bryan City Code of Ordinances.
  4. 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.
  5. Existing ground contours are based on a aerial data of the site.
  6. Water and Electricity will be served by City of Bryan.
  7. All minimum setbacks shall be in accordance with the City of Bryan Ordinances.
  8. 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.
  9. 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' PUE 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.
  10. Parking in the alleys will be restricted.
  11. Utility locations and sizes are approximate and may vary with development of construction plans with each phase.
  12. Alleys will be one-way traffic. Signs will be installed to indicate direction of travel.
  13. No parking will be allowed within the alleyway.
  14. ABBREVIATIONS:
    - P.U.E. - PUBLIC UTILITY EASEMENT
    - P.A.E. - PUBLIC ACCESS EASEMENT
    - C.O.B.U.E. - CITY OF BRYAN UTILITY EASEMENT (EXCLUSIVE TO CITY WATER AND SEWER LINES)
    - R.O.W. - RIGHT OF WAY



## VICINITY MAP

| Lot Dimension Table |     |            |            |           |
|---------------------|-----|------------|------------|-----------|
| Block               | Lot | Width (FT) | Depth (FT) | Area (SF) |
| 9                   | 6   | 50         | 105        | 5270.76   |
| 9                   | 7   | 50         | 105        | 5270.76   |
| 9                   | 8   | 50         | 105        | 5270.76   |
| 9                   | 9   | 50         | 105        | 5270.76   |
| 9                   | 10  | 50         | 105        | 5270.76   |
| 9                   | 11  | 50         | 105        | 5270.76   |
| 9                   | 12  | 50         | 105        | 5270.76   |
| 9                   | 13  | 50         | 105        | 5270.76   |
| 9                   | 14  | 50         | 105        | 5270.76   |
| 9                   | 15  | 50         | 105        | 5270.76   |
| 9                   | 16  | 50         | 105        | 5270.76   |
| 9                   | 17  | 60         | 105        | 6185.52   |
| 9                   | 18  | 60         | 105        | 6185.52   |
| 9                   | 19  | 60         | 105        | 6185.52   |
| 9                   | 20  | 50         | 105        | 5270.76   |
| 9                   | 21  | 50         | 105        | 5270.76   |
| 9                   | 22  | 50         | 105        | 5270.76   |
| 9                   | 23  | 50         | 105        | 5270.76   |
| 9                   | 24  | 50         | 105        | 5270.76   |
| 9                   | 25  | 50         | 105        | 5270.76   |
| 9                   | 26  | 50         | 105        | 5270.76   |
| 9                   | 27  | 50         | 105        | 5270.76   |
| 9                   | 28  | 50         | 105        | 5270.76   |
| 9                   | 29  | 50         | 105        | 5270.76   |
| 9                   | 30  | 50         | 105        | 5270.76   |
| 9                   | 31  | 50         | 105        | 5270.76   |
| 9                   | 32  | 50         | 105        | 5270.76   |
| 9                   | 33  | 50         | 105        | 5270.76   |
| 9                   | 34  | 50         | 105        | 5270.76   |
| 10                  | 4   | 93         | 94.5       | 7623      |
| 10                  | 5   | 39.9       | 106.17     | 4399.56   |
| 10                  | 6   | 55         | 105        | 5793.48   |
| 10                  | 7   | 50         | 105        | 5270.76   |
| 10                  | 8   | 50         | 105        | 5270.76   |
| 10                  | 9   | 50         | 105        | 5270.76   |
| 10                  | 10  | 50         | 105        | 5270.76   |
| 10                  | 11  | 50         | 105        | 5270.76   |
| 10                  | 12  | 50         | 105        | 5270.76   |
| 10                  | 13  | 50         | 105        | 5270.76   |
| 10                  | 14  | 50         | 105        | 5270.76   |
| 10                  | 15  | 50         | 105        | 5270.76   |
| 10                  | 16  | 50         | 105        | 5270.76   |
| 10                  | 17  | 50         | 105        | 5270.76   |
| 10                  | 18  | 50         | 105        | 5270.76   |
| 10                  | 19  | 50         | 105        | 5270.76   |
| 10                  | 20  | 60         | 103.1      | 6054.84   |
| 10                  | 21  | 50         | 103.1      | 5140.08   |
| 10                  | 22  | 90.38      | 113.17     | 9621.12   |
| 10                  | 23  | 51.95      | 128.11     | 6490.44   |
| 10                  | 24  | 50         | 178.31     | 8842.68   |
| 10                  | 25  | 50         | 1126.78    | 6577.56   |
| 10                  | 26  | 56.64      | 119.84     | 6664.68   |
| 10                  | 27  | 50         | 125.01     | 6229.08   |
| 10                  | 28  | 50         | 125.01     | 6229.08   |
| 10                  | 29  | 50         | 125.01     | 6229.08   |
| 10                  | 30  | 50         | 125.01     | 6229.08   |
| 10                  | 31  | 50         | 125.01     | 6229.08   |
| 10                  | 32  | 50         | 125.01     | 6229.08   |
| 10                  | 33  | 50         | 125.01     | 6229.08   |
| 10                  | 34  | 50         | 125.01     | 6229.08   |
| 11                  | 1   | 50         | 115.5      | 5793.48   |
| 11                  | 2   | 50         | 115.5      | 5793.48   |
| 11                  | 3   | 50         | 115.5      | 5793.48   |
| 11                  | 4   | 50         | 115.5      | 5793.48   |
| 11                  | 5   | 50         | 115.5      | 5793.48   |
| 11                  | 6   | 50         | 115.5      | 5793.48   |
| 11                  | 7   | 50         | 115.5      | 5793.48   |
| 11                  | 8   | 50         | 115.5      | 5793.48   |
| 11                  | 9   | 50         | 115.5      | 5793.48   |
| 11                  | 10  | 50         | 115.5      | 5793.48   |
| 11                  | 11  | 50         | 115.5      | 5793.48   |
| 11                  | 12  | 50         | 115.5      | 5793.48   |
| 11                  | 13  | 50         | 115.5      | 5793.48   |
| 11                  | 14  | 50         | 115.5      | 5793.48   |
| 11                  | 15  | 50         | 115.5      | 5793.48   |
| 11                  | 16  | 50         | 115.5      | 5793.48   |
| 11                  | 17  | 50         | 115.5      | 5793.48   |
| 11                  | 18  | 50         | 115.5      | 5793.48   |
| 11                  | 19  | 50         | 115.5      | 5793.48   |
| 11                  | 20  | 50         | 115.5      | 5793.48   |
| 11                  | 21  | 50         | 115.5      | 5793.48   |
| 11                  | 22  | 50         | 115.5      | 5793.48   |
| 11                  | 23  | 50         | 115.5      | 5793.48   |
| 11                  | 24  | 50         | 115.5      | 5793.48   |
| 11                  | 25  | 50         | 115.5      | 5793.48   |
| 11                  | 26  | 50         | 115.5      | 5793.48   |
| 11                  | 27  | 50         | 115.5      | 5793.48   |
| 11                  | 28  | 50         | 115.5      | 5793.48   |
| 11                  | 29  | 50         | 115.5      | 5793.48   |
| 11                  | 30  | 50         | 115.5      | 5793.48   |
| 11                  | 31  | 50         | 115.5      | 5793.48   |
| 11                  | 32  | 50         | 115.5      | 5793.48   |
| 11                  | 33  | 50         | 115.5      | 5793.48   |
| 11                  | 34  | 50         | 115.5      | 5793.48   |

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 5°05'54" E  | 14.02'   |
| L2         | N 85°44'19" W | 60.00'   |
| L3         | N 50°57'44" W | 49.99'   |
| L4         | S 45°26'58" W | 50.09'   |
| L5         | S 41°58'54" W | 105.00'  |
| L6         | S 48°00'19" E | 263.24'  |
| L7         | S 41°50'36" W | 50.00'   |
| L8         | N 46°21'53" W | 115.45'  |
| L9         | N 53°54'15" W | 51.90'   |
| L10        | N 40°44'27" E | 14.59'   |
| L11        | N 43°15'29" E | 75.41'   |
| L12        | S 49°01'41" E | 150.40'  |
| L13        | N 44°38'55" E | 58.15'   |
| L14        | S 42°42'00" E | 104.92'  |
| L15        | S 42°21'24" E | 102.50'  |

| CURVE TABLE |           |         |         |         |                        |
|-------------|-----------|---------|---------|---------|------------------------|
| CURVE       | DELTA     | RADIUS  | LENGTH  | TANGENT | CHORD BRG. CHORD DIST. |
| C1          | 85°07'29" | 25.00'  | 37.14'  | 22.96'  | S 0°12'20" W 33.82'    |
| C2          | 23°46'50" | 421.86' | 175.09' | 88.82'  | S 30°43'47" W 173.84'  |
| C3          | 83°51'13" | 25.40'  | 37.18'  | 22.82'  | N 36°49'42" W 33.95'   |
| C4          | 13°18'25" | 449.54' | 104.41' | 52.44'  | N 2°51'45" W 104.17'   |
| C5          | 89°35'25" | 25.09'  | 39.23'  | 24.91'  | S 3°00'43" E 35.35'    |
| C6          | 91°38'12" | 25.00'  | 39.98'  | 25.72'  | S 2°10'59" E 35.86'    |

## PRELIMINARY PLAN

### Pagosa Springs Phases 4 & 5

25.6 ACRES

OUT OF  
J.W. SCOTT LEAGUE, A-49  
BRYAN, BRAZOS COUNTY, TEXAS  
Lots 6-34, Block 9  
Lots 7-20, Block 13  
Lots 1-14, Block 15  
Lots 1-9, Block 17  
Lots 1-6, Block 10  
Lots 1-11, Block 16  
Lots 1-18, Block 18

July 2025  
SCALE: 1" = 60'

Owner:  
SE Investments  
PO Box 138  
Kurten, Texas 77862  
979-693-3888

Prepared By:  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838

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