



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. Sidewalks and Trails will be concrete pavement. All sidewalks are to be 5' width. The 60' right-of-way width for Pagosa Springs Drive along with the 10' PUE and PAE on each side of the street is intended to accommodate a future expansion of the street from Local to Major Collector Street.
 - Ordinance No. 2488 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.
 - A homeowner's association (HOA) shall be established with responsibility to provide operation, repair, and maintenance of all common areas and detention ponds. The City of Bryan shall not be responsible for these areas.

Legend

— 6W — 6W — 6W	Proposed Water Line w/size
— 4S — 4S — 4S	Proposed Sewer Line w/size
— SD — SD — SD	Proposed Storm Drain Line
— — —	Boundary Line
— — —	Existing Easement Line
— — —	Property Line
— — —	Proposed Easement Line
— — —	Proposed Phase Boundary
— — —	Existing Contour Line
▨	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 2025
SCALE: 1" = 150'

Owner:
BCS Leasing LLC
PO Box 138
Kurten, Texas 77862
979-690-7711

Surveyor: Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

