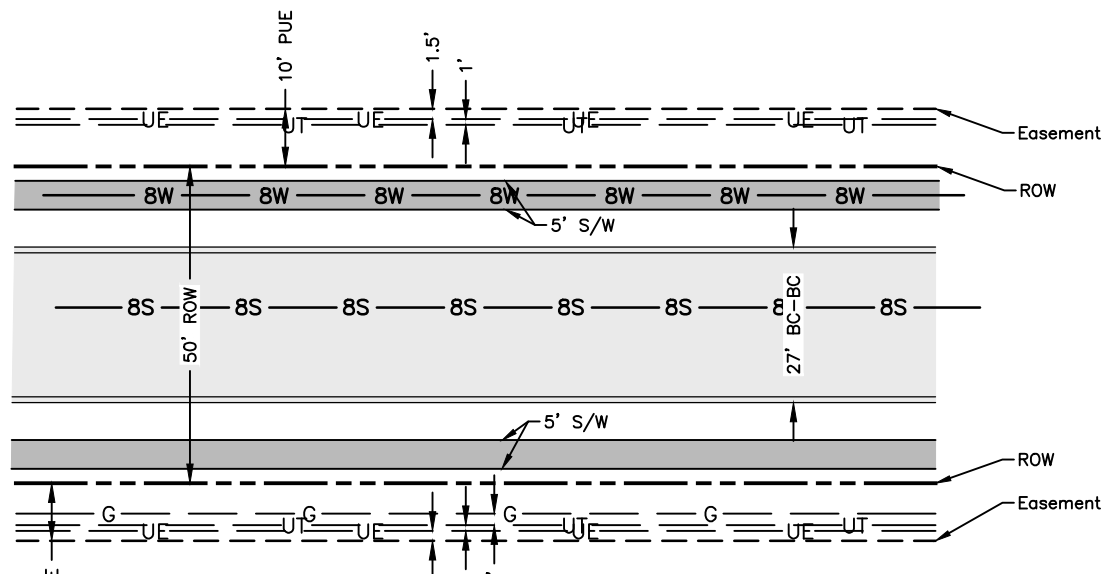
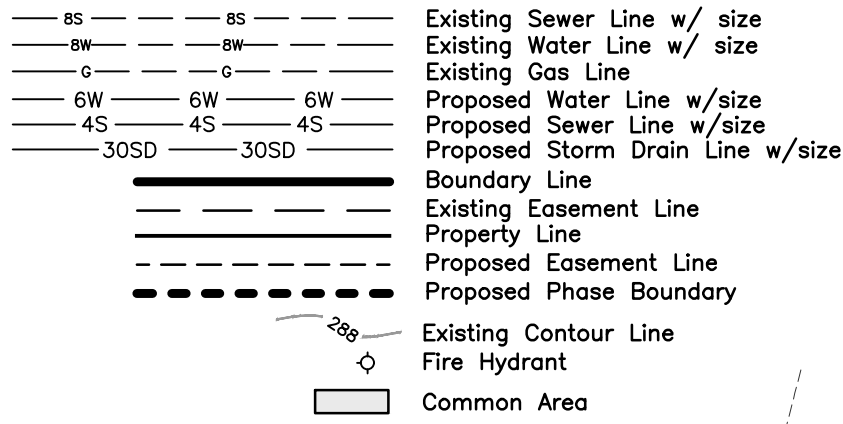


GENERAL NOTES:

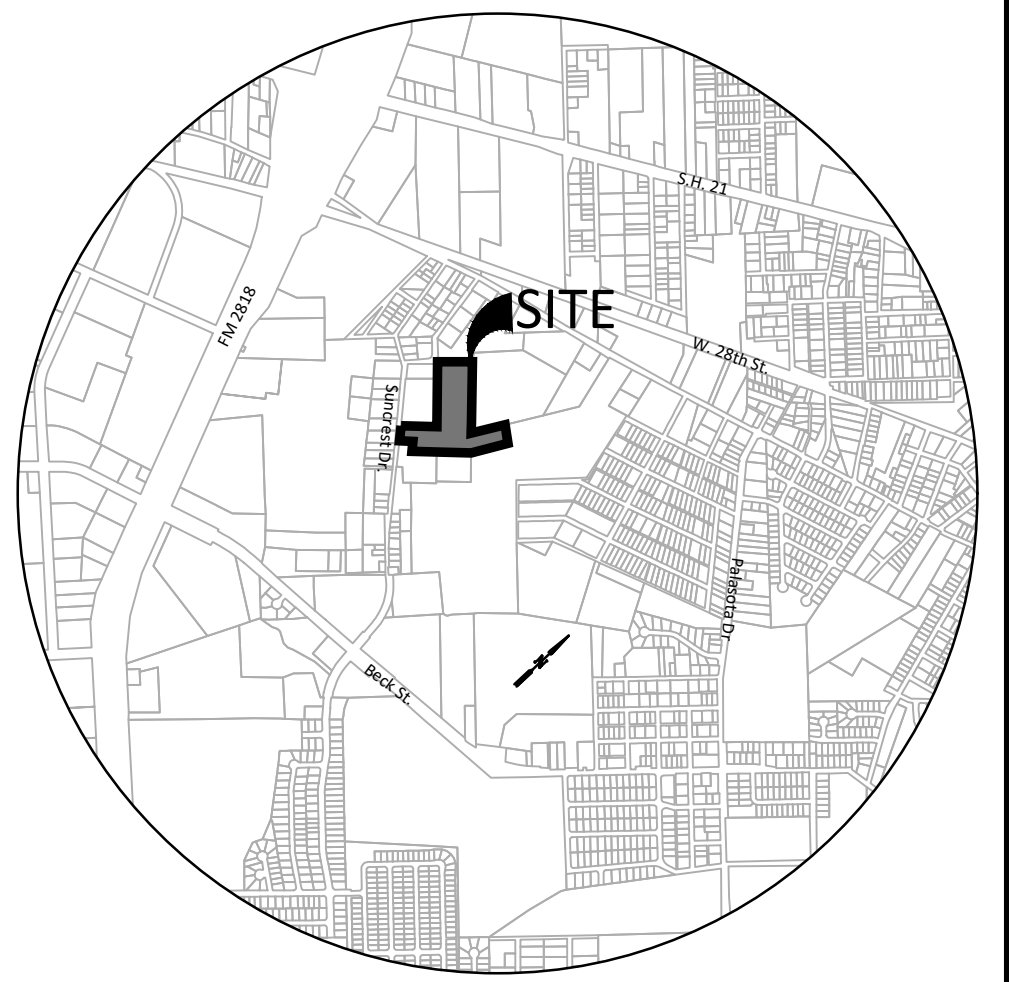
1. Basis of Bearing: The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observation.
2. Proposed Land Use: Single Family Residential (50'x100' min. lots).
3. Current Zoning: RD-5 (47 Lots Total). Building Setbacks will be as established in the Bryan City 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' 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.
10. 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.
11. Parking in the alleys will be restricted.
12. Utility locations and sizes are approximate and may vary with development of construction plans with each phase.
13. Alleys will be one-way traffic. Signs will be installed to indicate direction of travel.
14. No parking will be allowed within the alleyway.
15. 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



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'



VICINITY MAP

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	115.06	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	9583.2
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	8147.6

PRELIMINARY PLAN

Pagosa Springs
Phase 3
9.698 ACRES

OUT OF
STEPHEN F. AUSTIN LEAGUE NO. 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS
Lots 1-8, Block 11 Lots 1-33, Block 12
Lots 1-6, Block 13
June 2025
SCALE: 1" = 50'

Owner:
SE Investments
PO Box 136
Kurtin, Texas 77862
979-693-3838

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



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