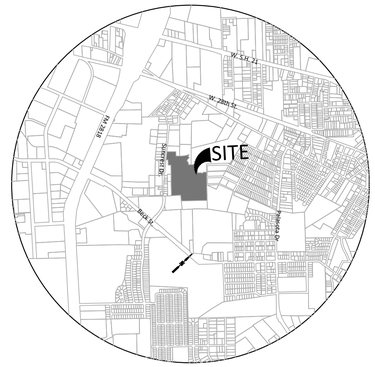
GENERAL NOTES:

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)
   Current Zoning: RD-5 (124 Lots Total). Building Setbacks will be as established in the Bryan City Code of Ordinances.
3. 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.
4. Existing ground contours are based on a aerial data of the site.
5. Water and Electricity will be served by City of Bryan.
6. All minimum setbacks shall be in accordance with the City of Bryan Ordinances.
7. 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.
8. 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.
9. Parking in the alleys will be restricted.
10. Utility locations and sizes are approximate and may vary with development of construction plans with each phase.
11. Alleys will be one-way traffic. Signs will be installed to indicate direction of travel.
12. 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

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 w/size
- Boundary Line
- Existing Easement Line
- Property Line
- Proposed Easement Line
- Proposed Phase Boundary
- Existing Contour Line
- Fire Hydrant
- Street Light
- Common Area



VICINITY MAP

Block 17 · Block 9 · Block 18 · Block 10 · Block 16 · Block 15 · Block 14 · Block 13 · Phase 4 · Phase 5 · Pagosa Springs Phase 2 · Pagosa Springs Phase 3

Silverton Loop · Pilkin Lane · Ourdy Drive · Creede Drive · Solida Court · Alley #1 · Alley #2 · Pagosa Springs Drive · Gunnison Court · Dunton Lane · Sunset St

S 48°00'19" E – 635.42'
N 43°38'07" E – 91.88'
S 48°00'19" E – 260.35'
N 41°47'00" E – 80.01'
N 41°58'54" E – 88.16'
N 41°41'44" E – 87.10'
S 41°58'54" W – 751.24'
S 39°10'55" W – 247.55'
N 52°43'17" W – 170.03'
N 47°53'04" W – 874.06'
N 42°46'05" E – 192.51'
S 47°13'26" E – 125.00'
N 42°46'05" E – 235.56'

Remove S/L
Street Light (typ.)
Connect to Ex. Storm Drain
Ex. Sewer Line (to be removed)
Concrete Flume

Common Area A 0.098 Acres
Common Area B and Detention Pond 2.061 Acres
Common Area C 0.130 Acres
Common Area D PUE and Detention Pond 0.421 Acres

Lot 1 0.210 Ac. · Lot 2 0.167 Ac. · Lot 3 0.143 Ac. · Lot 4 0.143 Ac. · Lot 5 0.143 Ac. · Lot 6 0.143 Ac.

SCALE: Hor: 1" = 60'

Lot Dimension Table				
Block	Lot	Width (FT)	Depth (FT)	Area (SF)
9	6	50.0	105.0	5271
9	7	50.0	105.0	5271
9	8	50.0	105.0	5271
9	9	50.0	105.0	5271
9	10	50.0	105.0	5271
9	11	50.0	105.0	5271
9	12	50.0	105.0	5271
9	13	50.0	105.0	5271
9	14	50.0	105.0	5271
9	15	50.0	105.0	5271
9	16	50.0	105.0	5271
9	17	60.0	105.0	6186
9	18	60.0	105.0	6186
9	19	50.0	105.0	5271
9	20	50.0	105.0	5271
9	21	50.0	105.0	5271
9	22	50.0	105.0	5271
9	23	50.0	105.0	5271
9	24	50.0	105.0	5271
9	25	50.0	105.0	5271
9	26	50.0	105.0	5271
9	27	50.0	105.0	5271
9	28	50.0	105.0	5271
9	29	50.0	105.0	5271
9	30	50.0	105.0	5271
9	31	50.0	105.0	5271
9	32	50.0	105.0	5271
9	33	50.0	105.0	5271
9	34	60.0	105.0	6186
10	4	93.0	100.0	7623
10	5	39.9*	106.2	4400*
10	6	60.0	105.0	5793
10	7	50.0	105.0	5271
10	8	50.0	105.0	5271
10	9	50.0	105.0	5271
10	10	50.0	105.0	5271
10	11	50.0	105.0	5271
10	12	50.0	105.0	5271
10	13	50.0	105.0	5271
10	14	50.0	105.0	5271
10	15	50.0	105.0	5271
10	16	50.0	105.0	5271
10	17	50.0	105.0	5271
10	18	50.0	105.0	5271
10	19	50.0	105.0	5271
10	20	60.0	103.1	6055
10	21	50.0	103.1	5140
10	22	90.4	113.2	6621
10	23	52.0	128.1	6490
10	24	50.0	179.3	8843
10	25	50.0	130.9	6578
10	26	56.6	119.8	6665
13	7	50.0	125.0	6229
13	8	50.0	125.0	6229
13	9	50.0	125.0	6229
13	10	50.0	125.0	6229
13	11	60.5	125.0	7884
13	12	79.1	115.2	14898
13	13	52.3	115.3	5793
13	14	50.0	115.5	5793
13	15	50.0	115.4	5750
13	16	50.0	115.3	5750
13	17	50.0	115.2	5750
13	18	50.0	115.1	5750
13	19	50.0	115.0	5750
13	20	194.0	108.0	12676

Lot Dimension Table				
14	1	91.1	124.9	7144
14	2	50.0	124.9	6229
14	3	50.0	124.9	6229
14	4	50.0	118.9	6011
14	5	50.0	115.9	5793
14	6	74.4	115.9	7187
15	1	58.5	117.3	6926
15	2	50.0	117.1	5837
15	3	50.0	117.0	5837
15	4	50.0	117.0	5837
15	5	50.0	117.0	5837
15	6	50.0	117.0	5837
15	7	51.2	116.0	5881
15	8	60.6	112.5	6273
15	9	59.9	108.0	5968
15	10	59.2	104.0	5750
15	11	58.8	101.5	5576
15	12	54.2	100.3	5277
15	13	60.0	100.0	5924
15	14	53.2	101.6	5204
16	1	65.9	100.5	5750
16	2	50.1	102.5	5140
16	3	50.1	105.3	5271
16	4	50.2	105.8	5314
16	5	50.0	106.5	5314
16	6	50.0	107.3	5358
16	7	50.0	107.8	5401
16	8	50.1	110.5	5489
16	9	50.5	115.0	5750
16	10	51.3	126.0	6316
16	11	52.3	133.8	7797
17	1	62.6	115.8	7057
17	2	50.0	114.8	5750
17	3	50.0	116.0	5837
17	4	50.0	105.0	5358
17	5	50.0	105.0	5271
17	6	50.0	105.0	5271
17	7	50.0	105.0	5271
17	8	50.0	105.0	5271
17	9	60.0	105.0	6186
18	1	60.0	105.0	6186
18	2	50.0	110.0	6447
18	3	50.0	155.8	10846
18	4	50.0	137.1	9888
18	5	50.0	109.6	6316
18	6	50.0	110.0	5489
18	7	50.0	110.0	5489
18	8	50.0	110.0	5489
18	9	50.0	110.0	5489
18	10	50.0	110.0	5489
18	11	50.0	110.0	5489
18	12	50.0	110.0	5489
18	13	50.4	110.0	5576
18	14	50.0	147.7	12066
18	15	56.7	159.9	7928
18	16	50.7	124.8	6360
18	17	50.0	139.7	7100
18	18	60.0	166.0	11543

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 4–26, Block 10
Lots 7–20, Block 13 · Lots 1–6, Block 14
Lots 1–14, Block 15 · Lots 1–11, Block 16
Lots 1–9, Block 17 · Lots 1–18, Block 18

October 2026
SCALE: 1" = 60'

Owner:
B/CS Leasing LLC
PO Box 138
Kurten, 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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