

LINE TABLE

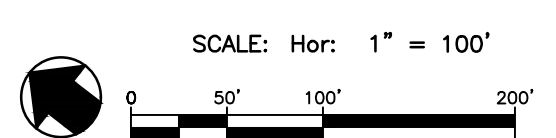
| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 70°24'29" W | 234.03' |
| L2 | S 61°14'15" E | 27.18' |
| L3 | S 61°14'15" E | 70.50' |
| L4 | S 28°45'45" W | 207.00' |
| L5 | S 61°14'15" E | 60.00' |
| L6 | S 61°14'15" E | 43.84' |
| L7 | N 37°31'09" E | 148.33' |
| L8 | N 61°14'15" W | 67.00' |
| L9 | S 69°15'04" E | 12.36' |
| L10 | S 14°43'07" E | 16.17' |
| L11 | N 75°16'53" E | 50.00' |
| L12 | N 71°01'59" E | 64.53' |
| L13 | S 72°47'07" W | 192.04' |

CURVE TABLE

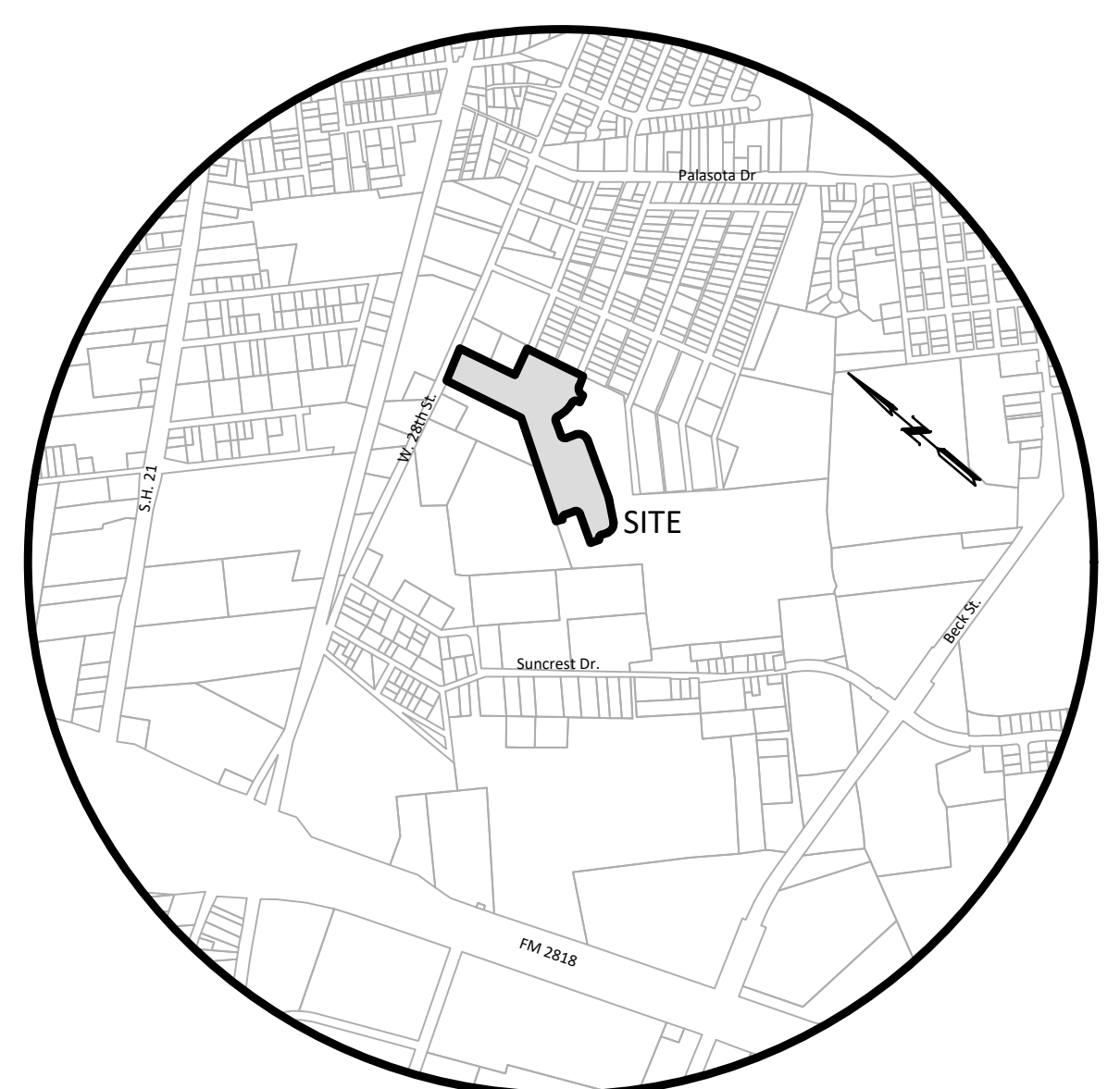
| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD BRG. | CHORD DIST. |
|-------|-----------|-----------|---------|---------|---------------|-------------|
| C1 | 90°00'00" | 25.00' | 39.27' | 25.00' | N 73°45'45" E | 35.36' |
| C2 | 90°00'00" | 25.00' | 39.27' | 25.00' | S 16°14'15" E | 35.36' |
| C3 | 90°00'00" | 25.00' | 39.27' | 25.00' | N 73°45'45" E | 35.36' |
| C4 | 81°14'36" | 62.00' | 87.91' | 53.18' | N 78°08'27" E | 80.73' |
| C5 | 8°45'24" | 112.00' | 17.12' | 8.58' | N 33°08'27" E | 17.10' |
| C6 | 90°00'00" | 62.00' | 97.39' | 62.00' | N 16°14'15" W | 87.68' |
| C7 | 90°00'00" | 25.00' | 39.27' | 25.00' | N 16°14'15" W | 35.36' |
| C8 | 0°29'35" | 11779.44' | 101.37' | 50.69' | N 28°30'58" E | 101.37' |
| C9 | 84°09'43" | 25.00' | 36.72' | 22.57' | N 68°40'04" E | 33.51' |
| C10 | 33°39'10" | 210.00' | 123.34' | 63.51' | S 86°04'39" E | 121.58' |
| C11 | 88°11'07" | 25.00' | 38.48' | 24.22' | S 58°48'41" E | 34.79' |
| C12 | 85°45'06" | 49.00' | 73.34' | 45.50' | N 28°09'26" E | 66.68' |

Lot Dimension Table

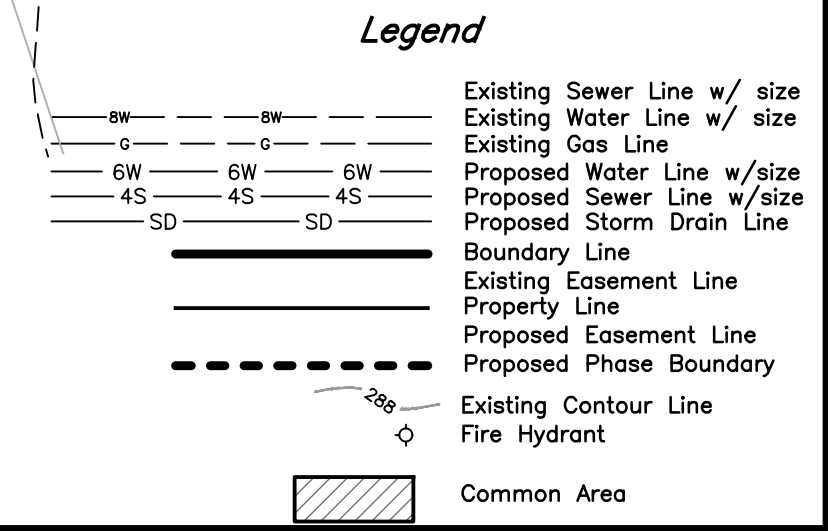
| Block | Lot | Width (FT) | Depth (FT) | Area (SF) |
|-------|-----|------------|------------|-----------|
| 1 | 1 | 64 | 85.1 | 7,356 |
| 1 | 2 | 52 | 115.1 | 6,500 |
| 1 | 3 | 52 | 108.4 | 6,500 |
| 1 | 4 | 52 | 111.2 | 6,500 |
| 1 | 5 | 52 | 88.2 | 6,500 |
| 1 | 6 | 64 | 91.0 | 8,225 |
| 1 | 7 | 67 | 101.0 | 8,225 |
| 1 | 8 | 65 | 102.6 | 7,876 |
| 1 | 9 | 50 | 100.0 | 10,450 |
| 1 | 10 | 52 | 100.0 | 9,580 |
| 1 | 11 | 52 | 100.0 | 10,401 |
| 2 | 1 | 55 | 145.2 | 12,533 |
| 2 | 2 | 50 | 145.0 | 7,257 |
| 2 | 3 | 50 | 145.0 | 7,257 |
| 2 | 4 | 50 | 145.1 | 7,272 |
| 2 | 5 | 50 | 144.8 | 7,279 |
| 2 | 6 | 50 | 142.3 | 6,981 |
| 2 | 7 | 50 | 136.5 | 7,738 |
| 2 | 8 | 50 | 124.6 | 7,057 |
| 2 | 9 | 50 | 103.6 | 6,212 |
| 2 | 10 | 50 | 110.9 | 4,456 |
| 2 | 11 | 50 | 116.4 | 6,853 |
| 2 | 12 | 50 | 120.6 | 6,236 |
| 2 | 13 | 50 | 120.5 | 6,025 |
| 2 | 14 | 50 | 120.5 | 6,025 |
| 2 | 15 | 50 | 120.5 | 6,025 |
| 2 | 16 | 50 | 120.5 | 6,025 |
| 2 | 17 | 50 | 120.5 | 6,025 |
| 2 | 18 | 50 | 120.5 | 6,025 |
| 2 | 19 | 50 | 120.5 | 6,025 |
| 2 | 20 | 50 | 120.5 | 6,025 |
| 2 | 21 | 50 | 120.5 | 6,025 |
| 3 | 1 | 60.0 | 130.0 | 7,350 |
| 3 | 2 | 50 | 130.0 | 6,500 |
| 3 | 3 | 50 | 130.0 | 6,500 |
| 3 | 4 | 50.0 | 130.0 | 6,500 |
| 3 | 5 | 50.0 | 130.0 | 6,500 |
| 3 | 6 | 50.0 | 130.0 | 6,500 |
| 3 | 7 | 50.0 | 130.0 | 6,500 |
| 3 | 8 | 50.0 | 130.0 | 6,500 |
| 3 | 9 | 50.0 | 128.8 | 6,482 |
| 3 | 10 | 50.0 | 123.9 | 6,184 |
| 3 | 11 | 50.0 | 120.0 | 6,010 |
| 3 | 12 | 72.0 | 106.8 | 7,224 |



- GENERAL NOTES:**
- Proposed Land Use: Single Family Residential (50'x100' min. lots)
Current Zoning: RD-5 (44 Lots Total)
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 4804100195E 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.
 - 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.



VICINITY MAP



PRELIMINARY PLAN

PAGOSA SPRINGS SUBDIVISION PHASE 1
15.66 ACRES (Including Detention Pond #2)

OUT OF
Stephen F AUSTIN #9 SURVEY A-62
BRYAN, BRAZOS COUNTY, TEXAS

Lots 1-11, Block 1
Lots 1-21, Block 2
Lots 1-12, Block 3
January 2023
SCALE: 1" = 150'

Owner:
SE Investments
PO Box 138
Kurten, Texas 77842
979-690-7711

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