

VICINITY MAP

LINE TABLE

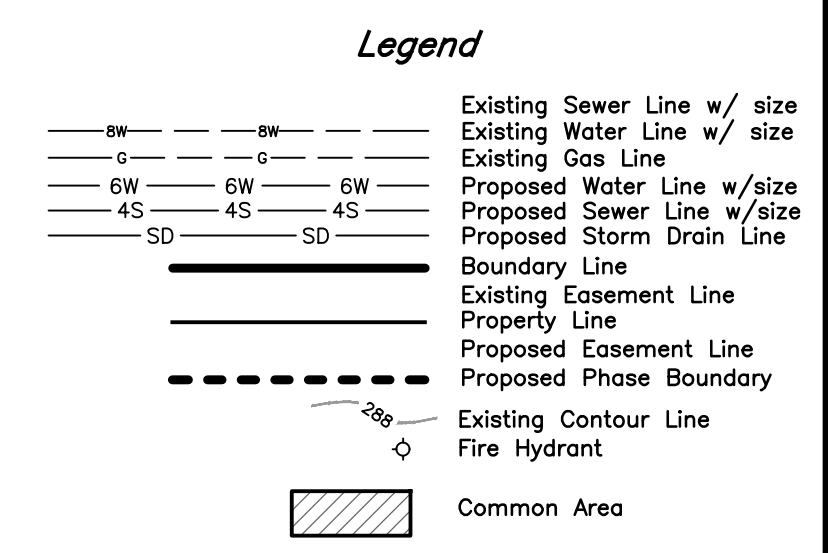
LINE	BEARING	DISTANCE
L1	S 70°24'29" W	234.03'
L2	S 61°14'15" E	27.18'
L3	S 61°14'15" E	70.50'
L4	S 28°45'45" W	207.00'
L5	S 61°14'15" E	60.00'
L6	S 61°14'15" E	43.84'
L7	N 37°31'09" E	148.33'
L8	N 76°03'48" E	73.06'
L9	N 14°47'36" W	179.36'
L10	S 14°43'07" E	16.17'
L11	N 75°16'53" E	50.00'
L12	N 71°01'59" E	64.53'
L13	S 72°46'21" W	191.82'

Lot Dimension Table

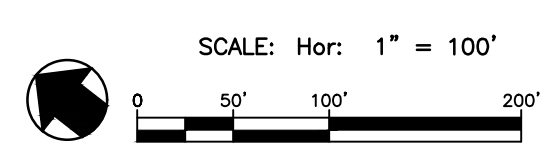
Block	Lot	Width (FT)	Depth (FT)	Area (SF)
1	1	67	108	6,753
1	2	134	116.2	11,665
1	3	67	101.9	7,208
1	4	50	103.5	5,150
1	5	50	108.1	5,433
1	6	50	101.8	6,822
1	7	67	101.0	6,225
1	8	65	102.6	7,878
1	9	50	100.0	10,420
1	10	52	100.0	9,389
1	11	52	100.0	10,401
2	1	55	145.2	7,533
2	2	50	145.0	7,257
2	3	50	145.0	7,265
2	4	50	145.1	7,272
2	5	50	144.8	7,279
2	6	50	142.3	8,361
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	6,456
2	11	50	118.4	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	76	105.4	8,482
4	1	60	130.1	7,398
4	2	50	130.0	6,500
4	3	50	130.0	6,500
4	4	50	130.0	6,500
4	5	50	130.0	6,500
4	6	50	130.0	6,500
4	7	50	130.0	6,500
4	8	50	130.0	6,500
4	9	50	128.8	6,482
4	10	50	123.8	6,194
4	11	50	120.0	5,810
4	12	72	106.8	7,224

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	44°17'00"	62.00'	47.92'	25.23'	N 6°37'15" E	46.74'
C7	24°27'25"	210.00'	89.64'	45.51'	N 89°19'28" E	88.96'
C8	88°11'07"	25.00'	38.48'	24.22'	S 58°48'41" E	34.79'
C9	85°45'06"	49.00'	73.34'	45.50'	N 28°09'26" E	66.68'



- GENERAL NOTES:**
- Basis of Bearing: The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observation.
 - Proposed Land Use: Single Family Residential (50'x100' min. lots).
 - Current Zoning: RD-5 (48 Lots Total). Building Setbacks will be as established in the Bryan City Code of Ordinances.
 - 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 P.U.E. and the right of ingress and egress on property adjacent to the P.U.E. 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 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.
 - 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.
 - Alleys will be one-way traffic. Signs will be installed to indicate direction of travel.
 - No parking will be allowed within the alleyway.
 - 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



PRELIMINARY PLAN

PAGOSA SPRINGS SUBDIVISION PHASE 1 and PARTIAL PHASE 2
 16.15 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 1-2, Block 3 Lots 1-12, Block 4

January 2023
 SCALE: 1" = 100'

Owner:
 SE Investments
 PO Box 138
 Kurten, Texas 77862
 979-690-7711

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

Texas Firm Registration No. 10103300