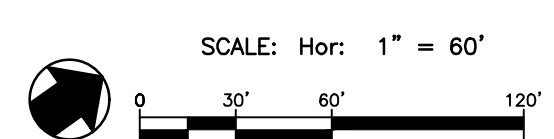


**VICINITY MAP**

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 75°17'51" W	50.00'
L2	S 14°42'09" E	5.53'
L3	S 69°31'35" W	87.96'
L4	N 40°44'27" E	96.06'
L5	S 68°11'55" W	83.23'
L6	S 46°21'53" E	115.45'
L7	N 43°38'07" E	91.88'
L8	N 41°50'43" E	50.00'
L9	S 48°00'19" E	11.57'
L10	N 41°58'54" E	105.00'
L11	N 41°58'54" E	62.96'
L12	N 45°26'58" E	50.09'
L13	N 41°58'54" E	99.16'
L14	S 50°57'44" E	49.99'
L15	S 77°41'44" E	87.10'
L16	S 85°44'19" E	60.00'
L17	S 12°49'42" W	50.04'
L18	S 28°45'45" W	88.57'
L19	N 61°14'15" W	60.00'
L20	N 61°14'15" W	43.84'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	25°18'39"	210.00'	92.77'	47.15'	N 86°30'52" W	92.02'
C2	84°28'03"	25.00'	36.86'	22.70'	N 56°56'10" W	33.61'
C3	84°13'40"	25.00'	36.75'	22.60'	S 27°24'45" W	33.53'
C4	91°38'26"	25.00'	39.99'	25.73'	N 2°11'06" W	35.86'
C5	1°51'40"	525.00'	17.05'	8.53'	N 41°03'03" E	17.05'
C6	89°59'13"	25.00'	39.26'	24.99'	N 3°00'43" W	35.35'
C7	14°14'51"	420.00'	104.44'	52.49'	S 2°51'45" E	104.17'
C8	1°40'26"	480.00'	14.02'	7.01'	S 5°05'54" W	14.02'
C9	85°31'39"	25.00'	37.32'	23.12'	S 36°49'42" E	33.95'
C10	83°06'21"	25.00'	36.26'	22.16'	S 58°51'18" W	33.17'
C11	11°27'38"	480.00'	96.01'	48.17'	S 23°01'56" W	95.85'
C12	90°00'00"	25.00'	39.27'	25.00'	S 73°45'45" W	35.36'
C13	81°14'36"	62.00'	87.91'	53.18'	S 78°08'27" W	80.73'
C14	9°57'57"	114.18'	19.86'	9.96'	S 33°44'44" W	19.84'
C15	44°43'23"	62.00'	48.40'	25.51'	S 6°24'04" W	47.18'



**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
	Boundary Line
	Existing Easement Line
	Property Line
	Proposed Easement Line
	Proposed Phase Boundary
	Existing Contour Line
	Fire Hydrant
	Common Area

- 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 (72 Lots Total). Building Setbacks will be as established in the Bryan City Code of Ordinances. 3.52 Acres of this property was rezoned to Residential District - 5000 (RD-5) on February 7, 2023 by City Council, Ordinance #2514.
  - 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 a aerial data of the site.
  - Water and Electricity will be served by 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. 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-plot.
  - Utility locations and sizes are approximate and may vary with development of construction plans with each phase.
  - 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.
  - 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 2**

14.00 ACRES  
 OUT OF  
 Stephen F AUSTIN #9 SURVEY A-62  
 BRYAN, BRAZOS COUNTY, TEXAS  
 Lots 1-25, Block 5      Lots 1-20, Block 6  
 Lots 1-6, Block 7      Lots 1-13, Block 8  
 Lots 1-5, Block 9      Lots 1-3, Block 10

May 2023  
 SCALE: 1" = 60'

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

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

