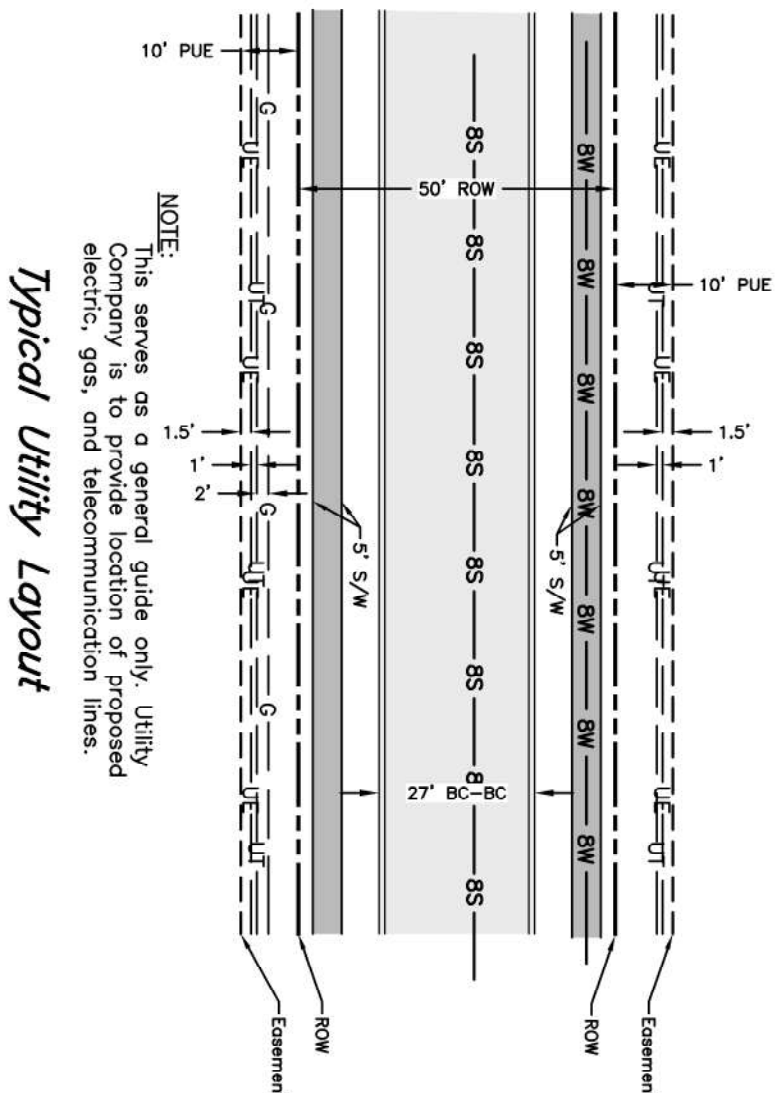


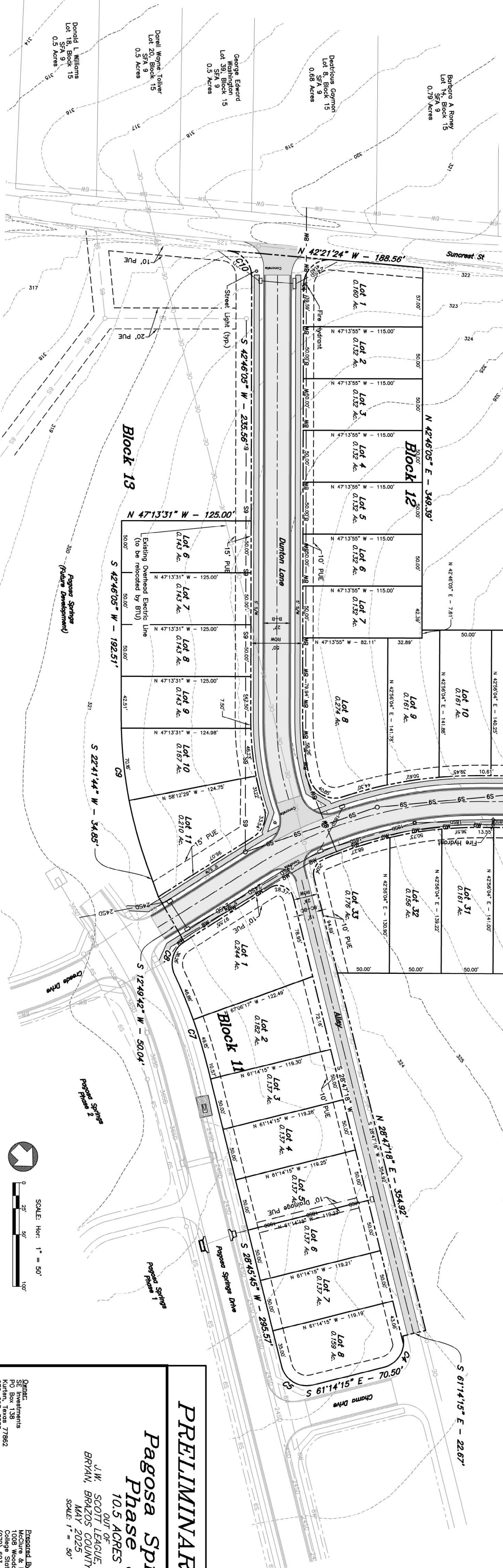
- GENERAL NOTES:**
1. Basis of Bearing: The bearing system is Grid North, Texas State Plane Coordinate System, Zone 14N.
 2. Current Zoning: RD-5 (62 Lots Total). Building setbacks will be as established in the City of Bryan Code of Ordinances.
 3. The Bryan Code of Ordinances, Map for Brazos County, Texas, effective 5/16/2012, shows the proposed lots within the City of Bryan.
 4. No portion of this property is located in a 100-year flood hazard area.
 5. Water and electric utility easements are shown on this site.
 6. All minimum setbacks shall be in accordance with the City of Bryan Ordinance.
 7. Water service facilities are installed. BRU has the right to install, operate, remove, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, and replace said facilities upon, over, under, and across the property to the PUE to access electric facilities.
 8. Streets will be asphalt with concrete aprons. Sidewalks and trails will be concrete.
 9. Proposed Spring Drive along with the 10' PUE 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. The proposed 10' PUE 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.
 11. Utility locations and sizes are approximate and may vary with development of construction plans with each phase.
 12. The proposed 10' PUE 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.
 13. No parking will be allowed within the alleyway.
 14. ABUTTING PLATS - PUBLIC UTILITY EASEMENT
 15. ABUTTING PLATS - PUBLIC ACCESS EASEMENT
 16. ABUTTING PLATS - CITY OF BRYAN UTILITY EASEMENT
 17. ABUTTING PLATS - CITY OF BRYAN WATER AND SEWER LINES
 18. ABUTTING PLATS - RIGHT OF WAY



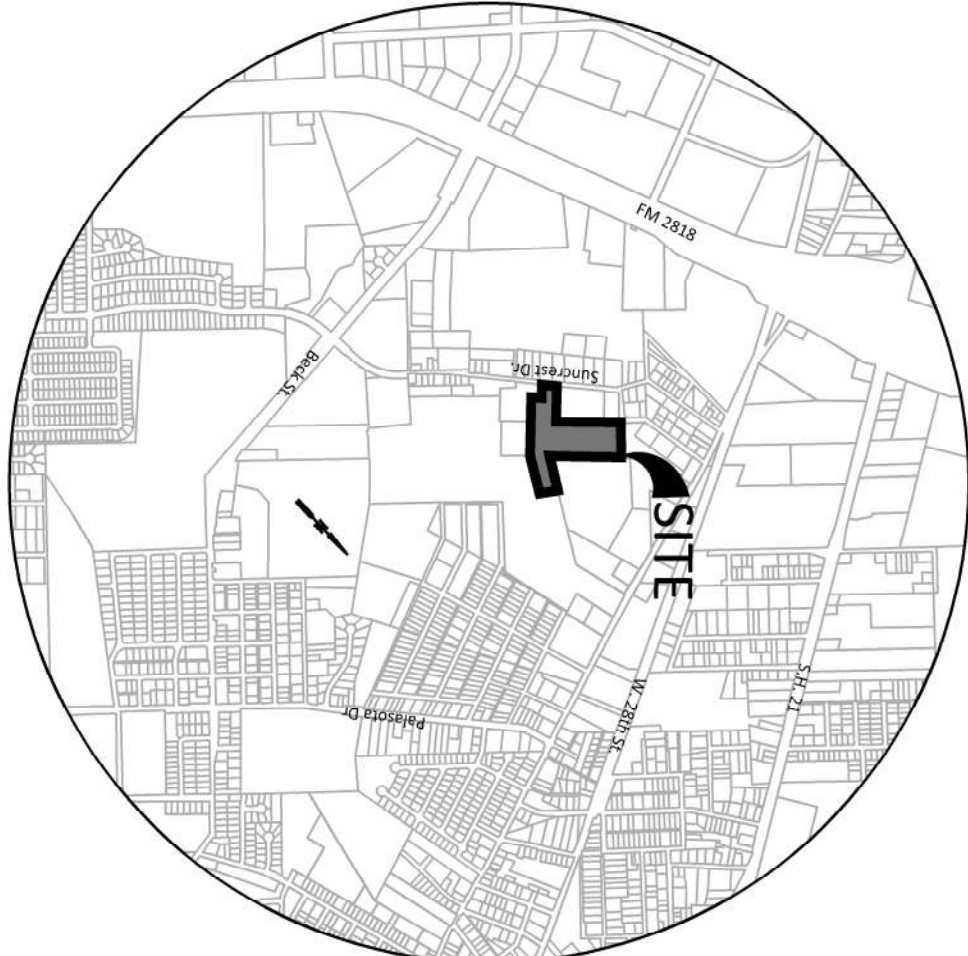
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C4	90°00'00"	25.00'	39.27'	25.00'	N 73°45'45" E	35.36'
C5	90°00'00"	25.00'	39.27'	25.00'	S 16°14'15" E	35.36'
C7	11°27'38"	48.00'	98.01'	48.17'	S 23°01'58" W	95.85'
C8	83°06'21"	25.00'	36.28'	22.18'	S 85°51'18" W	33.17'
C9	19°14'24"	417.13'	140.07'	70.70'	S 32°43'55" W	139.42'

NOTE: This serves as a general guide only. Utility company is to provide location of proposed electric, gas, and telecommunications lines.

Typical Utility Layout



Block	Lot	Area (Ac.)	Area (Sq. Ft.)	Area (Sq. Ft.)
12	1	50.00	1,260.00	1,260.00
12	2	50.00	1,260.00	1,260.00
12	3	50.00	1,260.00	1,260.00
12	4	50.00	1,260.00	1,260.00
12	5	50.00	1,260.00	1,260.00
12	6	50.00	1,260.00	1,260.00
12	7	50.00	1,260.00	1,260.00
12	8	50.00	1,260.00	1,260.00
12	9	50.00	1,260.00	1,260.00
12	10	50.00	1,260.00	1,260.00
12	11	50.00	1,260.00	1,260.00
12	12	50.00	1,260.00	1,260.00
12	13	50.00	1,260.00	1,260.00
12	14	50.00	1,260.00	1,260.00
12	15	50.00	1,260.00	1,260.00
12	16	50.00	1,260.00	1,260.00
12	17	50.00	1,260.00	1,260.00
12	18	50.00	1,260.00	1,260.00
12	19	50.00	1,260.00	1,260.00
12	20	50.00	1,260.00	1,260.00
12	21	50.00	1,260.00	1,260.00
12	22	50.00	1,260.00	1,260.00
12	23	50.00	1,260.00	1,260.00
12	24	50.00	1,260.00	1,260.00
12	25	50.00	1,260.00	1,260.00
12	26	50.00	1,260.00	1,260.00
12	27	50.00	1,260.00	1,260.00
12	28	50.00	1,260.00	1,260.00
12	29	50.00	1,260.00	1,260.00
12	30	50.00	1,260.00	1,260.00
12	31	50.00	1,260.00	1,260.00
12	32	50.00	1,260.00	1,260.00
12	33	50.00	1,260.00	1,260.00
12	34	50.00	1,260.00	1,260.00
12	35	50.00	1,260.00	1,260.00
12	36	50.00	1,260.00	1,260.00
12	37	50.00	1,260.00	1,260.00
12	38	50.00	1,260.00	1,260.00
12	39	50.00	1,260.00	1,260.00
12	40	50.00	1,260.00	1,260.00
12	41	50.00	1,260.00	1,260.00
12	42	50.00	1,260.00	1,260.00
12	43	50.00	1,260.00	1,260.00
12	44	50.00	1,260.00	1,260.00
12	45	50.00	1,260.00	1,260.00
12	46	50.00	1,260.00	1,260.00
12	47	50.00	1,260.00	1,260.00
12	48	50.00	1,260.00	1,260.00
12	49	50.00	1,260.00	1,260.00
12	50	50.00	1,260.00	1,260.00



VICINITY MAP

PRELIMINARY PLAN

Pagosa Springs Phase 3

10.5 ACRES

J.W. SCOTT LEAGUE A-49
BRYAN, BRAZOS COUNTY, TEXAS
MAY 2025

SCALE: 1" = 50'

Drawn: J.W. Scott
Checked: J.W. Scott
Reviewed: J.W. Scott
Approved: J.W. Scott
Date: MAY 2025

Project: Pagosa Springs Phase 3
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