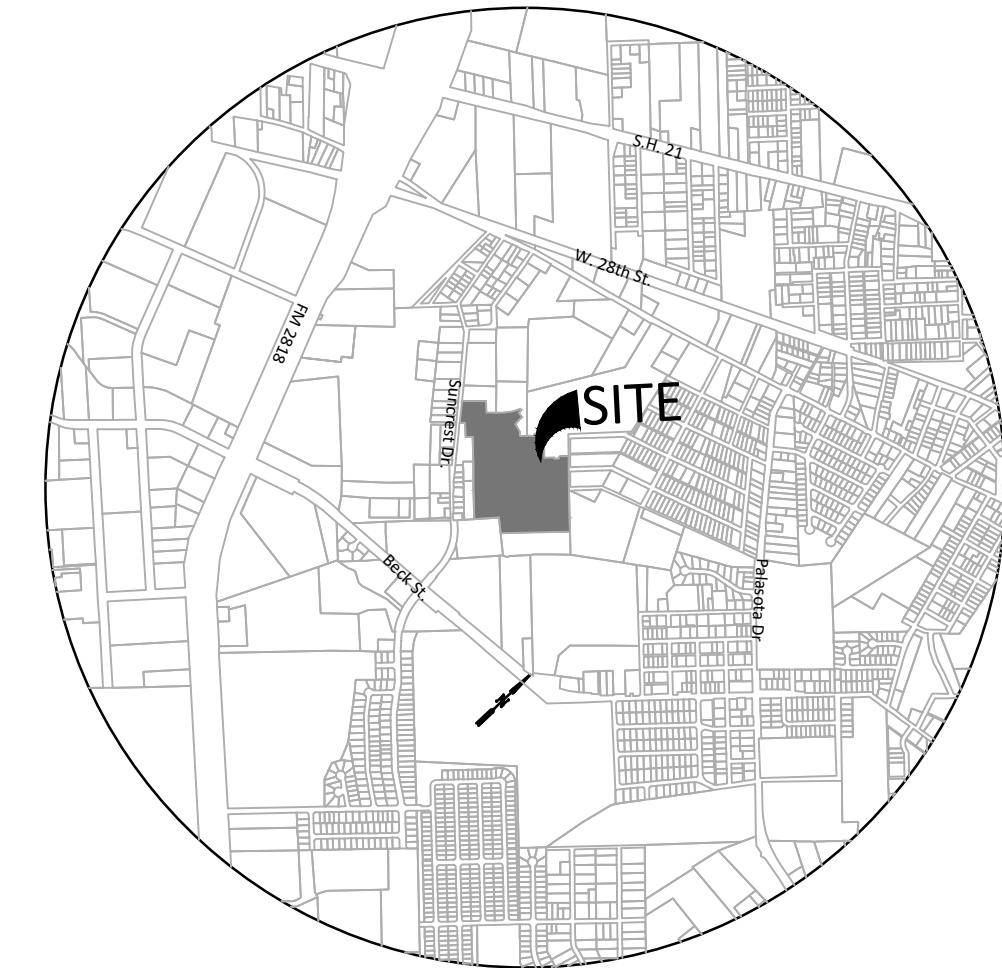
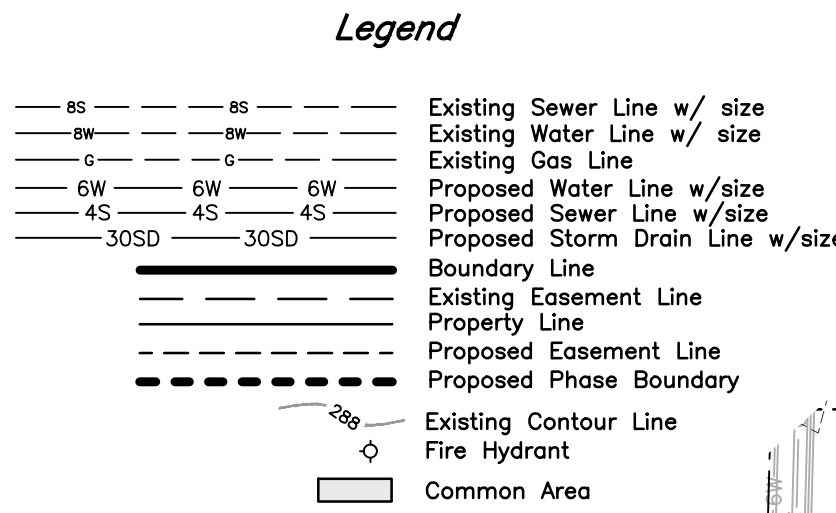


- GENERAL NOTES:
1. Basis of Bearing: The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observation.
 2. Proposed Land Use: Single Family Residential (50'x100' min. lots).
 3. Current Zoning: RD-5 (124 Lots Total). Building Setbacks will be as established in the Bryan City Code of Ordinances.
 4. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 4804(C)195E effective 5/16/2012, no portion of this property is located in a 100-year flood hazard area.
 5. Existing ground contours are based on a aerial data of the site.
 6. Water and Electricity will be served by City of Bryan.
 7. All minimum setbacks shall be in accordance with the City of Bryan Ordinances.
 8. 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.
 9. 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.
 10. Parking in the alleys will be restricted.
 11. Utility locations and sizes are approximate and may vary with development of construction plans with each phase.
 12. Alleys will be one-way traffic. Signs will be installed to indicate direction of travel.
 13. 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



VICINITY MAP

Block 9 Lot Dimension Table					Block 10 Lot Dimension Table				
Block	Lot	Width (FT)	Depth (FT)	Area (SF)	Block	Lot	Width (FT)	Depth (FT)	Area (SF)
9	1	50.0	105.0	5271	10	1	50.0	105.0	5271
9	2	50.0	105.0	5271	10	2	50.0	105.0	5271
9	3	50.0	105.0	5271	10	3	50.0	105.0	5271
9	4	50.0	105.0	5271	10	4	50.0	105.0	5271
9	5	50.0	105.0	5271	10	5	50.0	105.0	5271
9	6	50.0	105.0	5271	10	6	50.0	105.0	5271
9	7	50.0	105.0	5271	10	7	50.0	105.0	5271
9	8	50.0	105.0	5271	10	8	50.0	105.0	5271
9	9	50.0	105.0	5271	10	9	50.0	105.0	5271
9	10	50.0	105.0	5271	10	10	50.0	105.0	5271
9	11	50.0	105.0	5271	10	11	50.0	105.0	5271
9	12	50.0	105.0	5271	10	12	50.0	105.0	5271
9	13	50.0	105.0	5271	10	13	50.0	105.0	5271
9	14	50.0	105.0	5271	10	14	50.0	105.0	5271
9	15	50.0	105.0	5271	10	15	50.0	105.0	5271
9	16	50.0	105.0	5271	10	16	50.0	105.0	5271
9	17	50.0	105.0	5271	10	17	50.0	105.0	5271
9	18	50.0	105.0	5271	10	18	50.0	105.0	5271
9	19	50.0	105.0	5271	10	19	50.0	105.0	5271
9	20	50.0	105.0	5271	10	20	50.0	105.0	5271
9	21	50.0	105.0	5271	10	21	50.0	105.0	5271
9	22	50.0	105.0	5271	10	22	50.0	105.0	5271
9	23	50.0	105.0	5271	10	23	50.0	105.0	5271
9	24	50.0	105.0	5271	10	24	50.0	105.0	5271
9	25	50.0	105.0	5271	10	25	50.0	105.0	5271
9	26	50.0	105.0	5271	10	26	50.0	105.0	5271
9	27	50.0	105.0	5271	10	27	50.0	105.0	5271
9	28	50.0	105.0	5271	10	28	50.0	105.0	5271
9	29	50.0	105.0	5271	10	29	50.0	105.0	5271
9	30	50.0	105.0	5271	10	30	50.0	105.0	5271
9	31	50.0	105.0	5271	10	31	50.0	105.0	5271
9	32	50.0	105.0	5271	10	32	50.0	105.0	5271
9	33	50.0	105.0	5271	10	33	50.0	105.0	5271
9	34	50.0	105.0	5271	10	34	50.0	105.0	5271
9	35	50.0	105.0	5271	10	35	50.0	105.0	5271
9	36	50.0	105.0	5271	10	36	50.0	105.0	5271
9	37	50.0	105.0	5271	10	37	50.0	105.0	5271
9	38	50.0	105.0	5271	10	38	50.0	105.0	5271
9	39	50.0	105.0	5271	10	39	50.0	105.0	5271
9	40	50.0	105.0	5271	10	40	50.0	105.0	5271
9	41	50.0	105.0	5271	10	41	50.0	105.0	5271
9	42	50.0	105.0	5271	10	42	50.0	105.0	5271
9	43	50.0	105.0	5271	10	43	50.0	105.0	5271
9	44	50.0	105.0	5271	10	44	50.0	105.0	5271
9	45	50.0	105.0	5271	10	45	50.0	105.0	5271
9	46	50.0	105.0	5271	10	46	50.0	105.0	5271
9	47	50.0	105.0	5271	10	47	50.0	105.0	5271
9	48	50.0	105.0	5271	10	48	50.0	105.0	5271
9	49	50.0	105.0	5271	10	49	50.0	105.0	5271
9	50	50.0	105.0	5271	10	50	50.0	105.0	5271

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.
C1	85°07'29"	25.00'	37.14'	22.96'	S 0°12'20" W
C2	23°46'50"	421.86'	175.09'	88.82'	S 30°43'47" W
C3	83°51'13"	25.40'	37.18'	22.82'	N 36°49'42" W
C4	13°18'25"	449.54'	104.41'	52.44'	N 2°51'45" W
C5	89°35'25"	25.09'	39.23'	24.91'	S 3°00'43" E
C6	91°38'12"	25.00'	39.98'	25.72'	S 2°10'59" E

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 7-20, Block 13
Lots 1-14, Block 15
Lots 1-9, Block 17
Lots 4-26, Block 10
Lots 1-6, Block 14
Lots 1-11, Block 16
Lots 1-18, Block 18
October 2026
SCALE: 1" = 60'

Owner:
B/C/S Leasing LLC
PO Box 138
Kurten, Texas 77862
979-693-3838
Prepared By:
McClure & Browne Engineering/Surveying, Inc.
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College Station, Texas 77845
(979) 693-3838