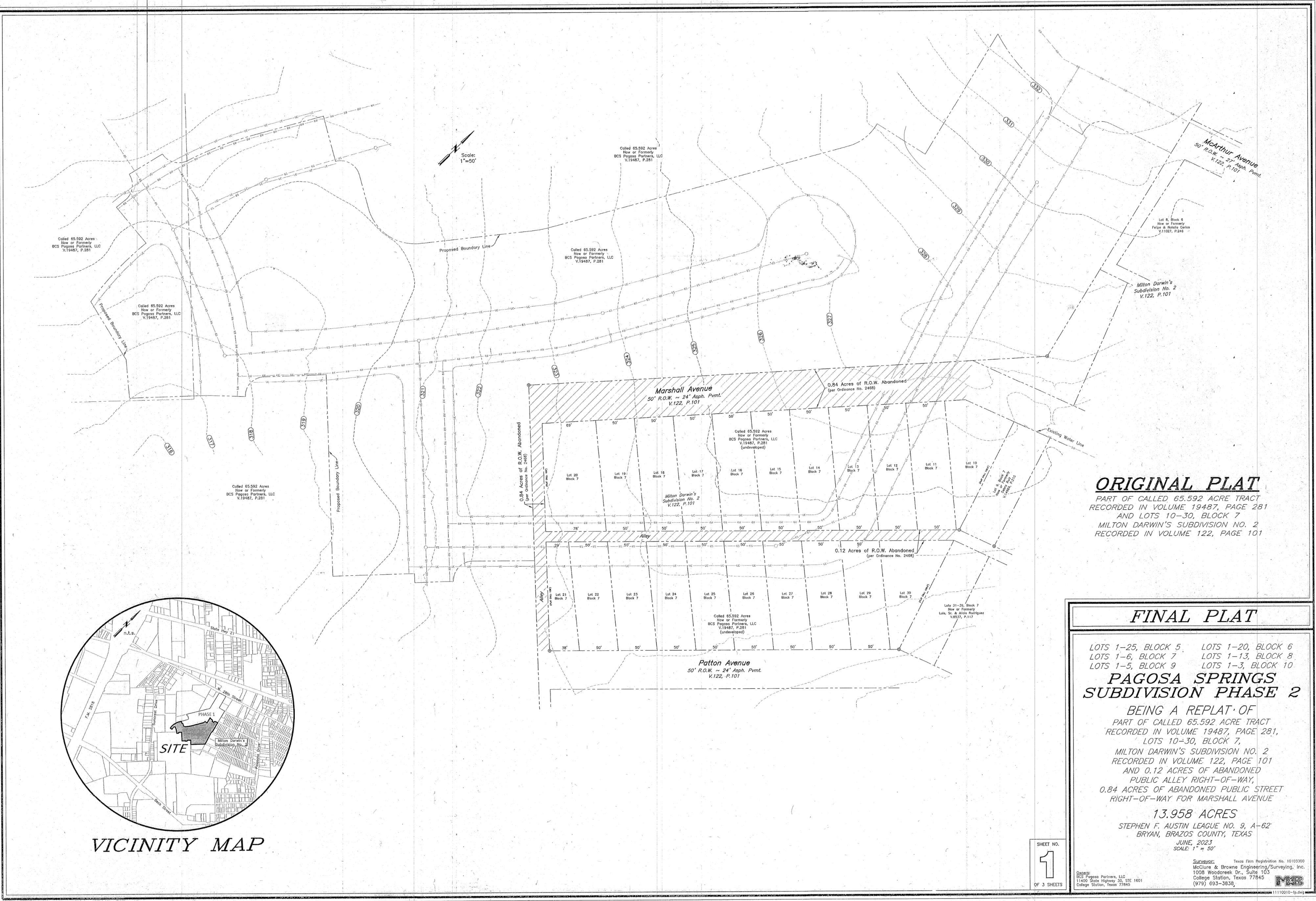




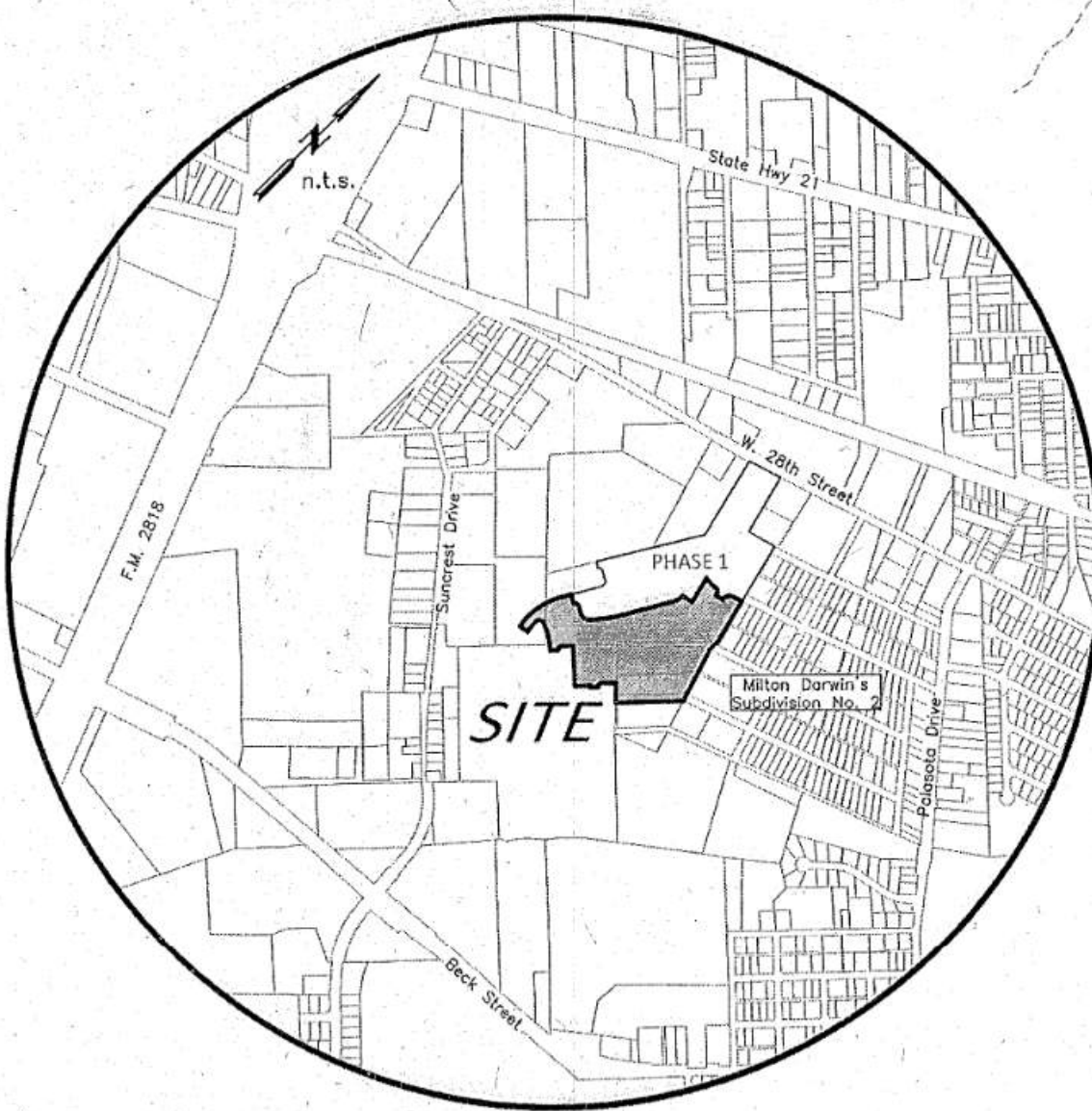
ORIGINAL PLAT
PART OF CALLED 65.592 ACRE TRACT
RECORDED IN VOLUME 19487, PAGE 281
AND LOTS 10-30, BLOCK 7
MILTON DARWIN'S SUBDIVISION NO. 2
RECORDED IN VOLUME 122, PAGE 101

FINAL PLAT

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

**PAGOSA SPRINGS
SUBDIVISION PHASE 2**
BEING A REPLAT OF
PART OF CALLED 65.592 ACRE TRACT
RECORDED IN VOLUME 19487, PAGE 281,
LOTS 10-30, BLOCK 7,
MILTON DARWIN'S SUBDIVISION NO. 2
RECORDED IN VOLUME 122, PAGE 101
AND 0.12 ACRES OF ABANDONED
PUBLIC ALLEY RIGHT-OF-WAY,
0.84 ACRES OF ABANDONED PUBLIC STREET
RIGHT-OF-WAY FOR MARSHALL AVENUE

13.958 ACRES
STEPHEN F. AUSTIN LEAGUE NO. 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS
JUNE, 2023
SCALE: 1" = 50'



VICINITY MAP

SHEET NO.
1
OF 3 SHEETS

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
11400 State Highway 30, STE 1601
College Station, Texas 77845
(979) 693-3838
Texas Firm Registration No. 10103360

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

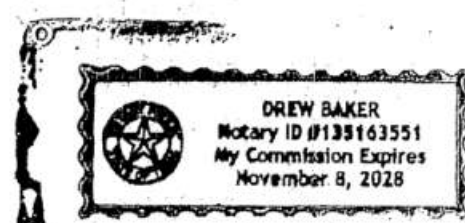
We, BCS Pagosa Partners, LLC, owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 19487, Page 281 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

2121
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Stephen F. Austin League No. 9, Abstract No. 62, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.
Given under my hand and seal on this 24 day of June, 2023.

DEB
Notary Public, Brazos County, Texas



APPROVAL OF PLANNING AND ZONING COMMISSION

I, Anne McGroom Balke, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 11 day of November, 2023, and same was duly approved on the 16 day of November, 2023, by said Commission.

WLB
Chairman, Planning and Zoning Commission

CERTIFICATION BY THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 8/24/2025 3:25:42 PM
In the PLAT Records



I hereby certify
I was filed for
20 in
Page

Doc Number: 2026 - 1595179
Volume - Page: 20770 - 220
Number of Pages: 3
Amount: 72.00
Order#: 20260824000118
By: JS

James McQuinn
By: Josephina SMW

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Cody Karlisch, Registered Professional Land Surveyor No. 7004, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Cody Karlisch 7-29-26
Cody Karlisch, R.P.L.S. No. 7004



APPROVAL OF THE CITY ENGINEER

I, Jason Buffenicht, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on this day of June, 2023.

Jason Buffenicht s.s.
City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Mark Zinnemann, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the day of June, 2023.

Mark Zinnemann
City Planner, Bryan, Texas

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the STEPHEN F. AUSTIN LEAGUE No. 9, Abstract No. 62, in Bryan, Brazos County, Texas and being part of the called 65.592 acre tract described in the deed from B/CS Leasing, LLC and Brazos Live Oak Investments, LLC to BCS Pagosa Partners, LLC recorded in Volume 19487, Page 281 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.) and being more particularly described by metes and bounds as follows:

COMMENCING: at a found 1/2-inch iron rod marking the northeast corner of the called 65.592 acre B/CS Leasing, LLC tract, said iron rod also marking the northwest corner of Kinard Avenue (based on a 50-foot width) of said MILTON DARWIN'S SUBDIVISION No. 2 and being in the southeast line of the called 0.9660 acre Gerardo Ramos tract recorded in Volume 8705, Page 276 of the Official Records of Brazos County, Texas (O.P.R.B.C.);

THENCE: S 14° 42' 09" E along the common line of the called 65.592 acre B/CS Leasing, LLC tract and the west line of said MILTON DARWIN'S SUBDIVISION No. 2 for a distance of 413.21 feet to a 1/2-inch iron rod set for the northeast corner of this herein described tract, said iron rod also marking the southwest corner of McArthur Avenue (based on a 50-foot width) of said MILTON DARWIN'S SUBDIVISION No. 2 and the POINT OF BEGINNING;

THENCE: along the common line of this tract, the called 65.592 acre B/CS Leasing, LLC tract and the west line of said MILTON DARWIN'S SUBDIVISION No. 2 for the following four (4) calls:

- 1) S 14° 42' 09" E (DEED CALL: S 14° 39' 48" E) for a distance of 305.89 feet to a found 1/2-inch iron rod marking an angle of this tract,
- 2) S 40° 44' 27" W for a distance of 56.58 feet to a 1/2-inch iron rod set for angle,
- 3) N 68° 09' 43" E for a distance of 83.24 feet to a 1/2-inch iron rod set for angle, and
- 4) S 19° 13' 00" E for a distance of 377.87 feet to a 1/2-inch iron rod set for the southeast corner of this tract, said iron rod also marking the southwest corner of Lot 31 of said MILTON DARWIN'S SUBDIVISION No. 2 and being in the north right-of-way line of Patton Avenue (based on a 45-foot width);

THENCE: S 43° 38' 39" W along the north right-of-way line of said Patton Avenue and into the said 15-foot wide alley for a distance of 456.14 feet to a 1/2-inch iron rod set for an exterior all corner of this tract, said iron rod also being at the approximate centerline of the said 15-foot wide alley;

THENCE: N 46° 21' 53" W along the approximate centerline of the said 15-foot wide alley for a distance of 115.45 feet to a 1/2-inch iron rod set for an interior all corner of this tract;

THENCE: through the said 15-foot wide alley, into the interior of the called 65.592 acre B/CS Leasing, LLC tract for the following thirty-seven (37) calls:

- 1) S 43° 38' 07" W for a distance of 91.88 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
- 2) 39.99 feet along the arc of said curve having a central angle of 91° 38' 26", a radius of 25.00 feet, a tangent of 25.73 feet and long chord bearing S 02° 11' 06" E at a distance of 35.86 feet to a 1/2-inch iron rod set for corner,
- 3) S 41° 50' 43" W for a distance of 50.00 feet to a 1/2-inch iron rod set for an exterior corner of this tract,
- 4) N 48° 00' 19" W for a distance of 11.57 feet to a 1/2-inch iron rod set for an interior corner of this tract,
- 5) S 41° 58' 54" W for a distance of 105.00 feet to a 1/2-inch iron rod set for an exterior corner of this tract,
- 6) N 48° 00' 19" W for a distance of 260.35 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 7) 17.05 feet along the arc of said curve having a central angle of 01° 51' 40", a radius of 525.00 feet, a tangent of 8.53 feet and long chord bearing S 41° 03' 03" W at a distance of 17.05 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 8) S 41° 58' 54" W for a distance of 62.98 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
- 9) 39.26 feet along the arc of said curve having a central angle of 89° 59' 13", a radius of 25.00 feet, a tangent of 24.99 feet and long chord bearing S 03° 00' 43" E at a distance of 35.35 feet to a 1/2-inch iron rod set for corner,
- 10) S 45° 28' 58" W for a distance of 50.09 feet to a 1/2-inch iron rod set for angle,
- 11) S 41° 58' 54" W for a distance of 99.18 feet to a 1/2-inch iron rod set for an exterior corner of this tract,
- 12) N 50° 57' 44" W for a distance of 49.99 feet to a 1/2-inch iron rod set for angle,
- 13) N 77° 41' 44" W for a distance of 87.10 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 14) 104.44 feet along the arc of said curve having a central angle of 14° 14' 51", a radius of 420.00 feet, a tangent of 52.49 feet and long chord bearing N 02° 51' 45" W at a distance of 104.17 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 15) N 85° 44' 19" W for a distance of 60.00 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 16) 14.02 feet along the arc of said curve having a central angle of 01° 40' 28", a radius of 480.00 feet, a tangent of 7.01 feet and long chord bearing N 05° 05' 54" E at a distance of 14.02 feet to a 1/2-inch iron rod set for the Point of Reverse Curvature,
- 17) 37.32 feet along the arc of said curve having a central angle of 83° 51' 39", a radius of 25.00 feet, a tangent of 23.12 feet and long chord bearing N 36° 49' 42" W at a distance of 33.95 feet to a 1/2-inch iron rod set for corner,
- 18) N 12° 49' 42" E for a distance of 50.04 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
- 19) 36.26 feet along the arc of said curve having a central angle of 83° 08' 21", a radius of 25.00 feet, a tangent of 22.16 feet and long chord bearing N 58° 51' 18" E at a distance of 33.17 feet to a 1/2-inch iron rod set for the Point of Reverse Curvature,
- 20) 96.01 feet along the arc of said curve having a central angle of 11° 27' 38", a radius of 480.00 feet, a tangent of 48.17 feet and long chord bearing N 23° 01' 56" E at a distance of 95.85 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 21) N 28° 45' 45" E for a distance of 88.57 feet to a 1/2-inch iron rod set for an exterior all corner of this tract,
- 22) S 61° 14' 15" E for a distance of 60.00 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 23) 39.27 feet along the arc of said curve having a central angle of 90° 00' 00", a radius of 25.00 feet, a tangent of 25.00 feet and long chord bearing N 73° 45' 45" E at a distance of 35.35 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 24) S 61° 14' 15" E for a distance of 43.84 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
- 25) 87.91 feet along the arc of said curve having a central angle of 81° 14' 36", a radius of 62.00 feet, a tangent of 53.18 feet and long chord bearing N 78° 08' 27" E at a distance of 80.73 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 26) N 37° 31' 09" E for a distance of 145.59 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
- 27) 19.86 feet along the arc of said curve having a central angle of 09° 57' 57", a radius of 114.18 feet, a tangent of 9.96 feet and long chord bearing N 33° 44' 44" E at a distance of 19.84 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 28) N 28° 45' 45" E for a distance of 400.64 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
- 29) 48.40 feet along the arc of said curve having a central angle of 44° 43' 22", a radius of 62.00 feet, a tangent of 25.51 feet and long chord bearing N 06° 24' 04" E at a distance of 47.18 feet to a 1/2-inch iron rod set for corner,
- 30) N 76° 03' 48" E for a distance of 73.08 feet to a 1/2-inch iron rod set for an interior corner of this tract,
- 31) N 14° 47' 36" W for a distance of 180.11 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
- 32) 92.77 feet along the arc of said curve having a central angle of 25° 18' 39", a radius of 210.00 feet, a tangent of 42.15 feet and long chord bearing S 86° 30' 52" E at a distance of 92.02 feet to a 1/2-inch iron rod set for the Point of Reverse Curvature,
- 33) 36.86 feet in a //clockwise//right//counterclockwise// direction along the arc of a curve having a central angle of 84° 28' 03", a radius of 25.00 feet, a tangent of 22.70 feet and long chord bearing S 56° 56' 10" E at a distance of 33.61 feet to a 1/2-inch iron rod set for corner,
- 34) N 75° 17' 51" E for a distance of 50.00 feet to a 1/2-inch iron rod set for an interior all corner of this tract,
- 35) N 14° 42' 09" W for a distance of 5.53 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 36) 36.75 feet along the arc of said curve having a central angle of 84° 13' 47", a radius of 25.00 feet, a tangent of 22.60 feet and long chord bearing N 27° 24' 45" E at a distance of 33.53 feet to a 1/2-inch iron rod set for the Point of Tangency, and
- 37) N 69° 31' 35" E for a distance of 87.95 feet to the POINT OF BEGINNING and containing 13.958 acres of land.

GENERAL NOTES

1. Base of Bearing: The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observation.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804100195E, effective May 16, 2012, this property is not located in a Special Flood Hazard Area.
3. Land Use: 72 residential lots.
4. Zoning: Residential District - 5000 (RD-5).
5. Right-of-Way Acres: 3.434 ac.
6. Water and Electricity will be served by the City of Bryan.
7. A Homeowners Association shall be established with direct responsibility to, and controlled by, the property owners involved provide for operation, repair and maintenance of all common area, private drainage easement, the private storm water detention facilities which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair or maintenance of these areas.
8. All minimum setbacks shall be in accordance with the City of Bryan Code of Ordinances.
9. All sidewalks are to be concrete pavement.
10. 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 electrical facilities.
11. Streets will be asphalt with concrete aprons. Sidewalks and Trails will be concrete pavement. All sidewalks are to be 5' width. The 50' 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.
12. 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-plat.
13. 3.52 acres of the subject property was rezoned to Residential District - 5000 (RD-5) on February 7, 2023, by City Council, Ordinance No. 2614.
14. Unless otherwise indicated, all distances shown along curves are arc distances.
15. Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner:
 - o 1/2" Iron Rod Found (CM)
 - o 1/2" Iron Rod Set
 - o 5/8" Iron Rod Found (CM)

Abbreviations:

- B.S.I. - By Separate Instrument
- P.A.E. - Public Access Easement
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement
- P.U.E. - Public Utility Easement
- T.D.E. - Temporary Drainage Easement
- CM - Controlling Monument
- UE - Proposed Underground Electric
- SS - Proposed Underground Sanitary Sewer w/ Pipe Size
- W - Proposed Underground Water w/ Pipe Size
- C.E. - Contour Elevation

FINAL PLAT

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

PAGOSA SPRINGS SUBDIVISION PHASE 2

BEING A REPLAT OF
PART OF CALLED 65.592 ACRE TRACT
RECORDED IN VOLUME 19487, PAGE 281,
LOTS 10-30, BLOCK 7,

MILTON DARWIN'S SUBDIVISION NO. 2
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13.958 ACRES

STEPHEN F. AUSTIN LEAGUE NO. 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS

JUNE, 2023
SCALE: 1" = 50'

SHEET NO.

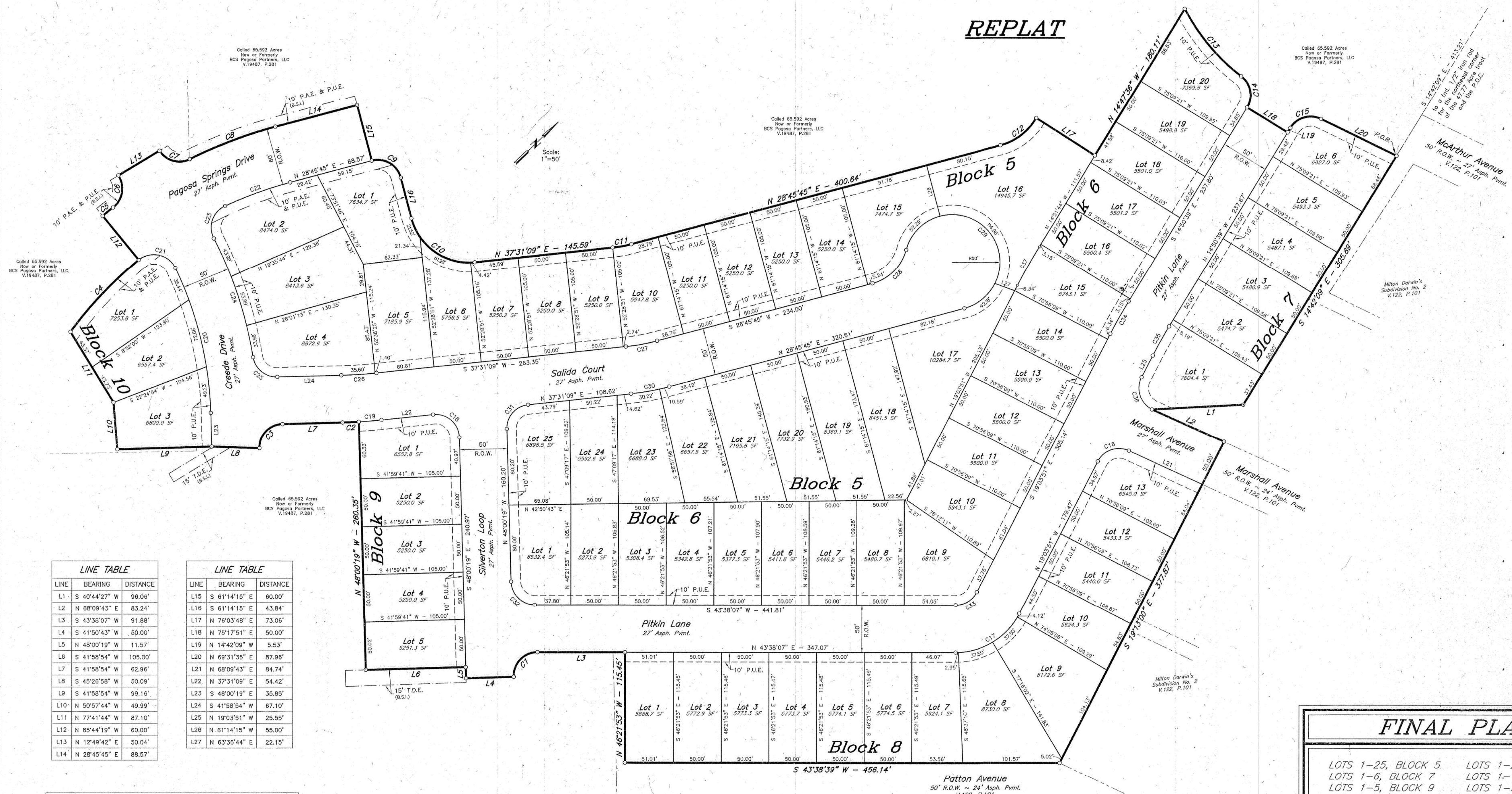
3
OF 3 SHEETS

Owner:
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11400 State Highway 20, STE 1001
College Station, Texas 77815

Surveyor:
Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 105
College Station, Texas 77845
(979) 693-3838



REPLAT



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 40°44'27" E	96.06'
L2	N 68°09'43" E	83.24'
L3	S 43°38'07" W	91.88'
L4	S 41°50'43" W	50.00'
L5	N 48°00'19" W	11.57'
L6	S 41°58'54" W	105.00'
L7	S 41°58'54" W	62.96'
L8	S 45°26'58" W	50.09'
L9	S 41°58'54" W	99.16'
L10	N 50°57'44" W	49.99'
L11	N 77°41'44" W	87.10'
L12	N 85°44'19" W	60.00'
L13	N 12°49'42" E	50.04'
L14	N 28°45'45" E	88.57'

LINE TABLE		
LINE	BEARING	DISTANCE
L15	S 61°14'15" E	80.00'
L16	S 61°14'15" E	43.84'
L17	N 78°03'48" E	73.08'
L18	N 75°17'51" E	50.00'
L19	N 14°42'09" W	5.53'
L20	N 69°31'35" E	87.98'
L21	N 68°09'43" E	84.74'
L22	N 37°31'09" E	54.42'
L23	S 48°00'19" E	35.85'
L24	S 41°58'54" W	67.10'
L25	N 19°03'51" W	25.55'
L26	N 61°14'15" W	55.00'
L27	N 63°36'44" E	22.15'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.
C1	91°38'26"	25.00'	39.99'	25.73'	S 2°11'08" E
C2	1°51'40"	525.00'	17.05'	8.53'	S 41°03'03" W
C3	89°59'13"	25.00'	39.26'	24.99'	S 3°00'43" E
C4	14°14'51"	420.00'	104.44'	52.49'	N 2°51'45" W
C5	1°40'28"	480.00'	14.02'	7.01'	N 5°05'54" E
C6	85°31'39"	25.00'	37.32'	23.12'	N 36°49'42" W
C7	83°06'21"	25.00'	36.26'	22.16'	N 58°51'18" E
C8	11°27'38"	480.00'	96.01'	48.17'	N 23°01'56" E
C9	90°00'00"	25.00'	39.27'	25.00'	N 73°45'45" E
C10	81°14'36"	62.00'	87.91'	53.18'	N 78°08'27" E
C11	9°57'57"	114.18'	19.86'	9.96'	N 33°44'44" E
C12	44°43'23"	62.00'	48.40'	25.51'	N 6°24'04" E
C13	25°18'39"	210.00'	92.77'	47.15'	S 86°30'52" E
C14	84°28'03"	25.00'	36.86'	22.70'	S 56°56'10" E
C15	84°13'40"	25.00'	36.75'	22.60'	N 27°24'45" E
C16	87°13'34"	25.00'	38.06'	23.82'	N 24°32'56" E
C17	62°41'58"	75.00'	82.07'	45.69'	N 12°17'08" E
C18	94°28'32"	25.00'	41.22'	27.03'	N 84°45'25" E
C19	2°36'04"	525.00'	23.83'	11.92'	N 38°49'11" E

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.
C20	24°11'27"	375.00'	158.33'	80.36'	S 60°06'03" E
C21	103°32'33"	25.00'	39.26'	24.99'	N 56°01'57" E
C22	9°53'22"	420.00'	72.49'	36.34'	N 23°49'04" E
C23	92°27'33"	25.00'	40.34'	26.10'	N 27°21'23" W
C24	17°46'24"	425.00'	131.84'	66.45'	N 64°41'57" W
C25	82°12'21"	25.00'	35.87'	21.81'	S 83°05'04" W
C26	4°27'44"	475.00'	36.99'	18.51'	S 39°45'01" W
C27	8°45'24"	217.00'	33.16'	16.61'	S 33°08'27" W
C28	60°00'00"	50.00'	52.36'	28.87'	S 1°14'15" E
C29	240°00'00"	50.00'	209.44'	-86.60'	S 88°45'45" W
C30	8°45'24"	267.00'	40.81'	20.44'	N 33°08'27" E
C31	85°31'28"	25.00'	37.32'	23.12'	N 5°14'35" W
C32	88°21'34"	25.00'	38.55'	24.29'	S 87°48'54" W
C33	62°41'58"	25.00'	27.36'	15.23'	S 12°17'08" W
C34	4°13'13"	525.00'	38.67'	19.34'	S 16°57'15" E
C35	4°13'13"	475.00'	34.99'	17.50'	N 16°57'15" W
C36	90°24'19"	25.00'	39.45'	25.18'	N 64°12'54" W
C37	4°13'13"	635.00'	46.77'	23.40'	N 16°57'15" W

FINAL PLAT

LOTS 1-25, BLOCK 5 LOTS 1-20, BLOCK 6
 LOTS 1-6, BLOCK 7 LOTS 1-13, BLOCK 8
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 BRYAN, BRAZOS COUNTY, TEXAS

JUNE, 2023
 SCALE: 1" = 50'

SHEET NO.

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OF 3 SHEETS

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