

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 47.72 acre Tract One described in the deed from B/C/S Leasing, LLC to SE Investments, LLC recorded in Volume 15803, Page 221 of the Official Public Records of Brazos County, Texas (O.P.R.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the common northeast corner of this herein described tract and the called 47.72 acre SE Investments, LLC Tract One, said iron rod also marking the north corner of the called 10 right-of-way dedication, OPA & OMA SUBDIVISION according to the Final Plat recorded in Volume 11578, Page 70 of the Official Records of Brazos County, Texas (O.R.B.C.) and being in the southeast right-of-way line of West 28th Street (based on a 60-foot width);

THENCE: N 70° 21' 11" E (DEED CALL N 70° 18' 16" E - 247.45) along the southeast right-of-way line of said West 28th Street for a distance of 234.10 feet to a found 1/2-inch iron rod marking the common north corner of this tract and the called 47.72 acre SE Investments, LLC Tract One, said iron rod also marking the west corner of the called 1.1235 acre Gerardo V. Ramos tract recorded in Volume 3750, Page 328 (O.R.B.C.);

THENCE: along the common line of this tract, the called 47.72 acre SE Investments, LLC Tract One, the called 1.1235 acre Gerardo V. Ramos tract and the called 0.9660 acre Ramos tract recorded in Volume 8705, Page 276 (O.R.B.C.) for the following two (2) calls:

- 1) S 15° 55' 26" E (DEED CALL S 14° 43' 36" E - 411.77) for a distance of 410.80 feet to a found 1/2-inch iron rod marking an interior all corner of this tract, said iron rod also marking the south corner of the called 0.9660 acre Ramos tract, and
2) N 72° 44' 22" E (DEED CALL N 72° 45' 22" E - 189.90) for a distance of 191.88 feet to a found 1/2-inch iron rod marking the common northeast corner of this tract and the called 47.72 acre SE Investments, LLC Tract One, said iron rod also marking the northwest corner of Kinnard Avenue (based on a 50-foot width), MILTON DARWIN'S SUBDIVISION No. 2 according to the Final Plat recorded in Volume 122, Page 101 of the Brazos County Deed Records (B.C.D.R.);

THENCE: S 14° 42' 09" E (DEED CALL S 14° 39' 44" E) along the common line of this tract, the called 47.72 acre SE Investments, LLC Tract One and the west line of MILTON DARWIN'S SUBDIVISION No. 2 for a distance of 413.21 feet to a 1/2-inch iron rod set for the southeast corner of this herein described tract, said iron rod also marking the southwest corner of McArthur Avenue (based on a 50-foot width);

THENCE: into and through the called 47.72 acre SE Investments, LLC Tract One for the following twenty-one (21) calls:

- 1) S 69° 31' 35" W for a distance of 87.96 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
2) 36.75 feet along the arc of said curve having a central angle of 84° 13' 43", a radius of 25.00 feet, a tangent of 22.60 feet and long chord bearing S 27° 24' 43" W at a distance of 33.53 feet to a 1/2-inch iron rod set for the Point of Tangency,
3) S 14° 42' 09" E for a distance of 5.53 feet to a 1/2-inch iron rod set for a curve to the left,
4) S 75° 17' 51" W for a distance of 50.00 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
5) 36.86 feet along the arc of said 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 N 56° 56' 10" W at a distance of 33.61 feet to a 1/2-inch iron rod set for the Point of Tangency,
6) S 14° 42' 09" E 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 left,
7) S 14° 47' 36" E for a distance of 150.11 feet to a 1/2-inch iron rod set for an exterior all corner,
8) S 76° 03' 48" W for a distance of 73.08 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
9) 48.40 feet along the arc of said curve having a central angle of 44° 43' 23", a radius of 62.00 feet, a tangent of 25.51 feet and long chord bearing S 06° 24' 04" W at a distance of 47.18 feet to a 1/2-inch iron rod set for the Point of Tangency,
10) S 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 right,
11) 171.72 feet along the arc of said curve having a central angle of 08° 45' 14", a radius of 112.00 feet, a tangent of 8.58 feet and long chord bearing S 33° 08' 27" W at a distance of 171.0 feet to a 1/2-inch iron rod set for the Point of Tangency,
12) S 37° 31' 09" W for a distance of 148.33 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
13) 157.91 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 S 78° 08' 27" W at a distance of 80.73 feet to a 1/2-inch iron rod set for the Point of Tangency,
14) N 61° 14' 15" W 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,
15) 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 S 73° 45' 45" W at a distance of 35.36 feet to a 1/2-inch iron rod set for the Point of Tangency,
16) N 61° 14' 15" W for a distance of 60.00 feet to a 1/2-inch iron rod set for the southwest corner of this tract,
17) N 28° 45' 45" E for a distance of 207.00 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
18) 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 16° 14' 15" W at a distance of 35.36 feet to a 1/2-inch iron rod set for the Point of Tangency,
19) N 61° 14' 15" W for a distance of 75.00 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
20) 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 S 73° 45' 45" W at a distance of 35.36 feet to a 1/2-inch iron rod set for the Point of Tangency, and
21) N 61° 14' 15" W for a distance of 22.87 feet to a 1/2-inch iron rod set for the west corner of this tract, said iron rod also being in the southeast line of Lot 2, RUIZ SUBDIVISION No. 2 according to the Final Plat recorded in Volume 2189, Page 3 (O.R.B.C.);

THENCE: along the common line of this tract, the called 47.72 acre SE Investments, LLC Tract One, said Lot 2 (2189/3), Lot 1, Block 1 of said OPA & OMA SUBDIVISION and the called 10 right-of-way dedication for the following two (2) calls:

- 1) N 28° 47' 18" E (DEED CALL N 28° 47' 27" E) for a distance of 718.36 feet to a found 5/8-inch iron rod marking an angle point, said iron rod also marking the east corner of said Lot 1 (11578/70), and
2) N 15° 44' 06" W (DEED CALL N 15° 44' 23" W - 552.89), at 542.80 feet, pass a found 1/2-inch iron rod marking the north corner of said Lot 1 (11578/70) and the east corner of the called 10 right-of-way dedication, continue for a total distance of 552.80 feet to the POINT OF BEGINNING and containing 12.028 acres of land.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BRG., CHORD DIST. Rows C1 through C17.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BRG., CHORD DIST. Rows C18 through C34.

CERTIFICATION BY THE COUNTY CLERK (STATE OF TEXAS) (COUNTY OF BRAZOS)

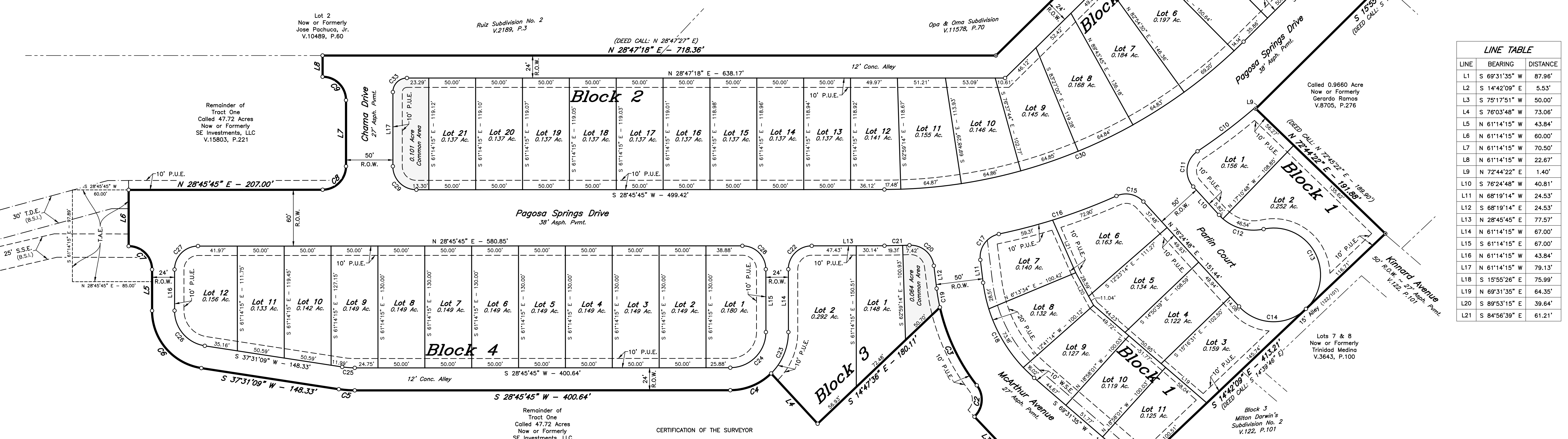
I, Karen McQueen, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office this day of 20 in the Official Records of Brazos County, Texas in Volume Page

CERTIFICATE OF OWNERSHIP AND DEDICATION (STATE OF TEXAS) (COUNTY OF BRAZOS)

We, SE INVESTMENTS, LLC owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume Page 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.

County Clerk, Brazos County, Texas

City Planner, Bryan, Texas



LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L21 with their respective bearings and distances.



- GENERAL SURVEYOR NOTES: 1. ORIGIN OF BEARING SYSTEM: 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) Current Zoning: RD-5 (46 Lots Total). 3. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0195E, Map Revised May 16, 2012, no portion of this property is located in a Special Flood Hazard Area. 4. Water and Electricity will be served by the City of Bryan. 5. Unless otherwise indicated, all distances shown along curves are arc distances. 6. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances. 7. Right-of-way Acreage: 4.372 Acres. 8. A Homeowner's Association (H.O.A.) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair and maintenance of all common areas, private drainage easements, and private stormwater detention facilities which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair and maintenance of these areas. 9. Where electric facilities are installed, B.T.U. 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. 10. Unless otherwise indicated 1/2" Iron Rods are set at all corners. 11. Legend & Abbreviations: B.S.I. - By Separate Instrument B.T.U. - Bryan Texas Utilities P.O.B. - Point of Beginning P.U.E. - Public Utility Easement R.O.W. - Right-of-Way S.S.E. - Sanitary Sewer Easement T.A.E. - Temporary Access Easement T.D.E. - Temporary Drainage Easement W.S.E. - City of Bryan Water and Sewer Easement CM - Controlling Monument

CERTIFICATION OF THE SURVEYOR (STATE OF TEXAS) (COUNTY OF BRAZOS)

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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.

Gregory Hopcus, R.P.L.S. No. 6047

(STATE OF TEXAS) (COUNTY OF BRAZOS)

Before me, the undersigned authority, on this day personally appeared 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 day of 20

Notary Public, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION I, 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 day of 20 and some was duly approved on the day of 20 by said Commission.

Chairman, Planning and Zoning Commission

APPROVAL OF THE CITY PLANNER I, 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 20

City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER I, 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 the day of 20

City Engineer, Bryan, Texas

FINAL PLAT PAGOSA SPRINGS SUBDIVISION PHASE 1 LOTS 1-11, BLOCK 1, LOTS 1-21, BLOCK 2, LOTS 1-2, BLOCK 3 & LOTS 1-12, BLOCK 4 12.028 ACRES STEPHEN F. AUSTIN LEAGUE NO. 9, A-62 BRYAN, BRAZOS COUNTY, TEXAS MARCH, 2023 SCALE: 1"=50'