

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/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.B.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 3170, 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 Ramos tract and the called 0.9660 acre Gerardo 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 Kinard 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' 46" E) along the common line of this tract, the called 47.72 acre SE Investments, LLC Tract One 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 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 angle,
- 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) 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 47.15 feet and long chord bearing N 86° 30' 52" W at a distance of 92.02 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 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 73.06 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' 34", a radius of 1120.00 feet, a tangent of 8.58 feet and long chord bearing S 33° 08' 27" W at a distance of 171.10 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 12) S 37° 31' 08" W for a distance of 146.33 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 13) 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 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 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 73.06 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 22.67 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" E (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						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	84°13'43"	25.00'	36.75'	22.60'	N 27°24'43" W	33.53'
C2	84°28'03"	25.00'	36.86'	22.70'	N 56°56'10" W	33.61'
C3	25°18'39"	210.00'	92.77'	47.15'	N 86°30'52" W	92.02'
C4	44°43'23"	62.00'	48.40'	25.51'	S 6°24'04" W	47.18'
C5	8°45'24"	112.00'	17.12'	8.58'	S 33°08'27" W	17.10'
C6	81°14'36"	62.00'	87.91'	53.18'	S 78°08'27" W	80.73'
C7	90°00'00"	25.00'	39.27'	25.00'	S 73°45'45" W	35.36'
C8	90°00'00"	25.00'	39.27'	25.00'	N 16°14'15" W	35.36'
C9	90°00'00"	25.00'	39.27'	25.00'	S 73°45'45" W	35.36'
C10	7°16'26"	605.00'	76.81'	38.46'	N 82°33'38" W	76.76'
C11	98°49'47"	25.00'	43.12'	29.18'	N 54°10'18" W	37.97'
C12	60°00'00"	50.00'	52.36'	28.87'	S 46°24'48" W	50.00'
C13	240°00'04"	50.00'	209.44'	-86.60'	N 43°35'12" W	86.60'
C14	240°00'04"	50.00'	209.44'	-86.60'	N 43°35'12" W	86.60'
C15	71°48'23"	25.00'	31.33'	18.10'	N 40°30'37" E	29.32'
C16	12°31'13"	605.00'	132.20'	66.37'	N 10°52'02" E	131.94'
C17	85°26'53"	25.00'	37.28'	23.09'	N 25°35'48" W	33.92'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C18	42°09'11"	160.00'	117.71'	61.66'	N 89°23'50" W	115.08'
C19	5°32'19"	210.00'	20.30'	10.16'	S 71°05'24" E	20.29'
C20	85°26'53"	25.00'	37.28'	23.09'	N 68°57'20" E	33.92'
C21	2°31'52"	605.00'	26.73'	13.37'	N 27°29'49" E	26.72'
C22	90°00'00"	25.00'	39.27'	25.00'	N 16°14'15" W	35.36'
C23	45°16'37"	62.00'	48.99'	25.86'	N 38°35'56" W	47.73'
C24	90°00'00"	38.00'	59.69'	38.00'	S 16°14'15" E	53.74'
C25	8°45'24"	88.00'	13.45'	6.74'	S 33°08'27" W	13.44'
C26	81°14'36"	38.00'	53.88'	32.59'	S 78°08'27" W	49.48'
C27	90°00'00"	25.00'	39.27'	25.00'	N 16°14'15" W	35.36'
C28	90°00'00"	25.00'	39.27'	25.00'	N 73°45'45" E	35.36'
C29	90°00'00"	25.00'	39.27'	25.00'	S 73°45'45" W	35.36'
C30	44°41'12"	545.00'	425.06'	224.00'	S 62°05'09" W	414.37'
C31	90°00'15"	25.00'	39.27'	25.00'	S 60°55'34" E	35.36'
C32	89°48'25"	15.00'	23.51'	14.95'	N 29°10'07" E	21.18'
C33	90°01'33"	15.00'	23.57'	15.01'	N 16°13'28" W	21.22'
C34	89°59'45"	25.00'	39.27'	25.00'	S 29°04'26" W	35.35'

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)  
(COUNTY OF BRAZOS)

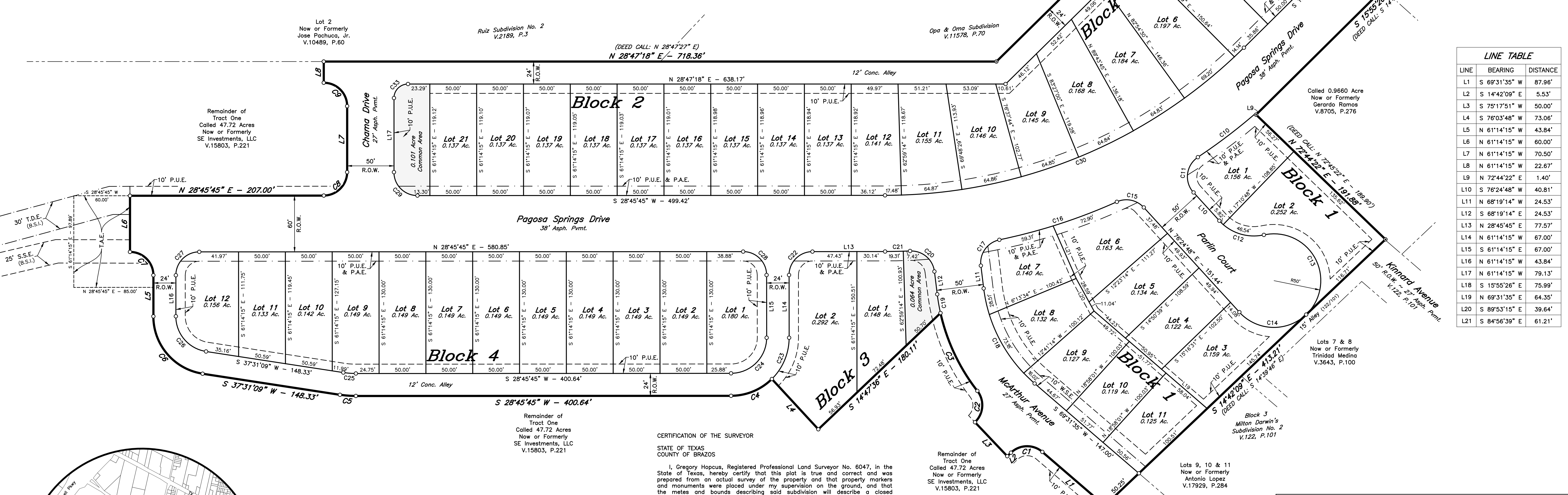
I, Karen McQueen, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Official Records of Brazos County, Texas in Volume \_\_\_\_\_, Page \_\_\_\_\_.

County Clerk, Brazos County, Texas

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.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 69°31'35" W	87.96'
L2	S 14°42'09" E	5.53'
L3	S 75°17'51" W	50.00'
L4	S 76°03'48" W	73.06'
L5	N 61°14'15" W	43.84'
L6	N 61°14'15" W	60.00'
L7	N 61°14'15" W	70.50'
L8	N 61°14'15" W	22.67'
L9	N 72°44'22" E	1.40'
L10	S 76°24'48" W	40.81'
L11	N 68°19'14" W	24.53'
L12	S 68°19'14" E	24.53'
L13	N 28°45'45" E	77.57'
L14	N 61°14'15" W	67.00'
L15	S 61°14'15" E	67.00'
L16	N 61°14'15" W	43.84'
L17	N 61°14'15" W	79.13'
L18	S 15°55'26" E	75.99'
L19	N 69°31'35" E	64.35'
L20	S 89°53'15" E	39.64'
L21	S 84°56'39" E	61.21'



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 \_\_\_\_\_ a 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 same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by said Commission.

Chairman, Planning and Zoning Commission

APPROVAL OF THE CITY PLANNER

I, \_\_\_\_\_, the undersigned, City Planner and/or designated Secretary of the Planning and 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, \_\_\_\_\_, 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 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'

Owner: SE Investments, LLC  
P.O. BOX 138  
Kurten, Texas 77862  
979-690-7711

Surveyor: Texas Firm Registration No. 10103300  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838