

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/O/S Leasing, LLC to SE Investments, LLC recorded in Volume 15903, 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 50-foot width);

THENCE: N 70° 21' 11" E (DEED CALL: N 70° 16' 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 8705, Page 278 (O.R.B.C.) for the following two (2) calls:

- 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 ell corner of this tract, said iron rod also marking the south corner of the called 0.9660 acre Ramos tract and
- 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: 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 Ramos tract recorded in Volume 8705, Page 278 (O.R.B.C.) for the following two (2) calls:

- 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,
- 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,
- 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,
- S 72° 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,
- 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 86° 30' 52" W at a distance of 33.61 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 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,
- S 14° 42' 09" E for a distance of 180.11 feet to a 1/2-inch iron rod set for an exterior ell corner,
- S 76° 03' 45" 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,
- 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,
- S 28° 45' 45" W 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,
- 17.12 feet along the arc of said curve having a central angle of 08° 45' 24", 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 17.10 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 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,
- 39.27 feet along the arc of said curve having a central angle of 81° 14' 36", a radius of 25.00 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,
- 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,
- 59.27 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,
- N 61° 14' 15" W for a distance of 80.00 feet to a 1/2-inch iron rod set for the southwest corner of this tract,
- 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,
- 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,
- N 61° 14' 15" W for a distance of 70.50 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
- 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,
- 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, RUZ 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:

- 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
- N 19° 44' 06" W (DEED CALL: N 19° 44' 23" W - 552.99'), 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'	S 27°24'43" W	33.53'
C2	84°28'03"	25.00'	36.86'	22.70'	N 86°30'52" 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 8°23'38" 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'	N 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'	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 6°25'09" 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'	

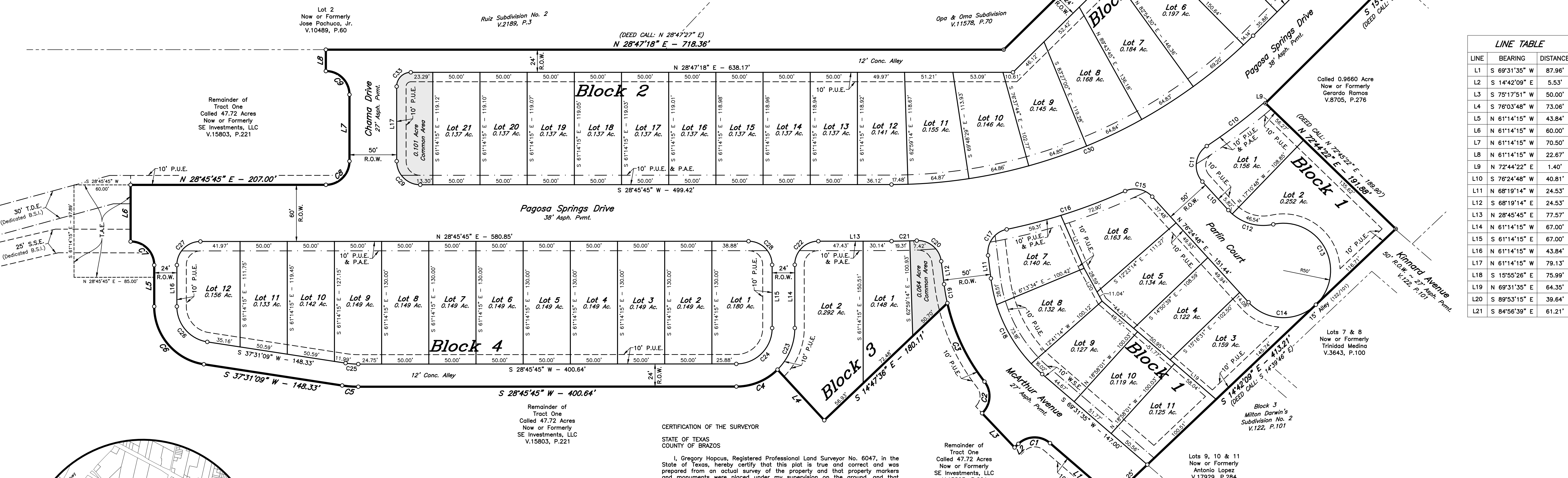
CERTIFICATION BY THE COUNTY CLERK

(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 _____

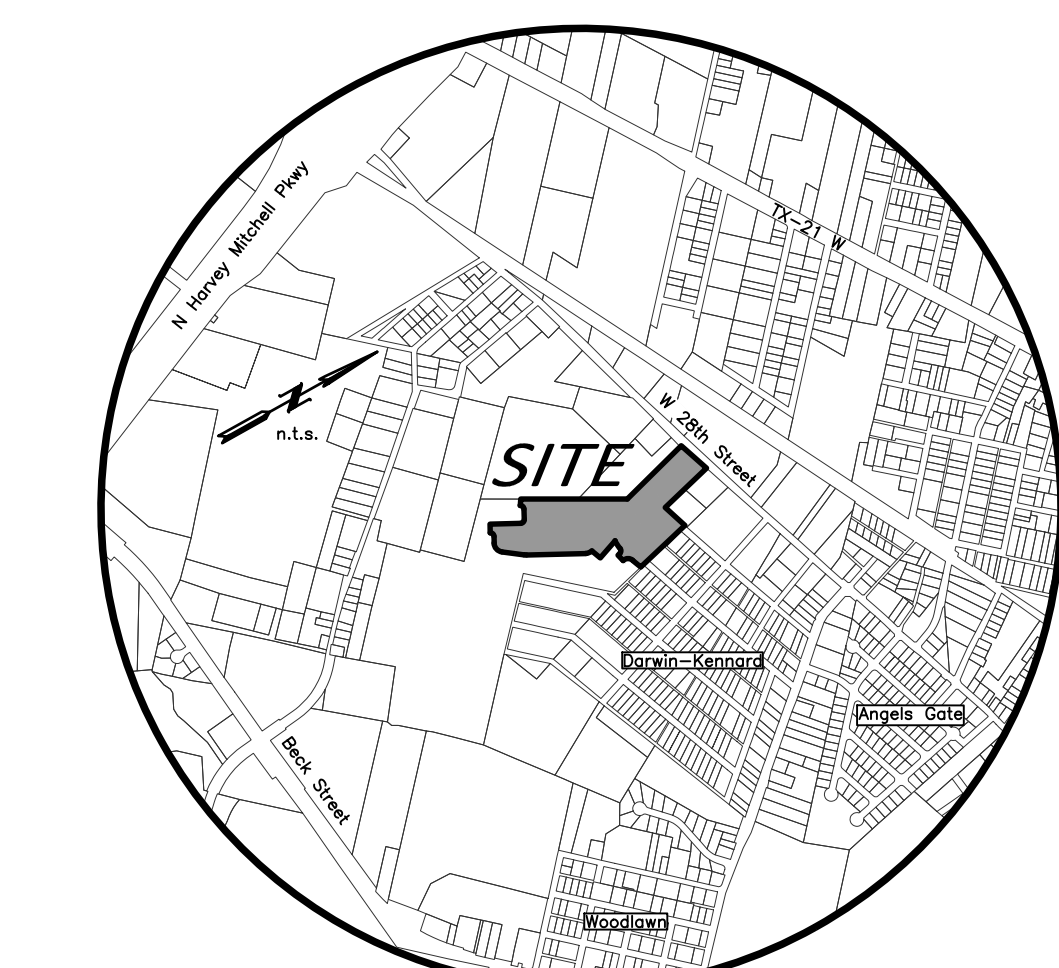
County Clerk, Brazos County, Texas

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 intended.



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'



- GENERAL SURVEYOR NOTES:
- ORIGIN OF BEARING SYSTEM: The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observation.
 - Proposed Land Use: Single Family Residential (50'x100' min. lots)
 - Current Zoning: R0-S (46 Lots Total)
 - 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.
 - Water and Electricity will be served by the City of Bryan.
 - Unless otherwise indicated, all distances shown along curves are arc distances.
 - All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
 - Right-of-way Acquire: 4.372 Acres.
 - A Homeowners' 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.
 - 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.
 - Streets will be curbed with concrete curbs. Sidewalks and Trails will be concrete pavement. All sidewalks to be 5' width.
 - Ordinance No. 2468 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.
 - Alleys will be one-way traffic. Signs will be installed to indicate direction of travel.
 - No parking will be allowed within the alleyway.
 - Unless otherwise indicated 1/2" Iron Rods are set at all corners.
- Legend & Abbreviations:
- - 1/2" Iron Rod Found (CM)
 - - 1/2" Iron Rod Set
 - - 5/8" Iron Rod Found (CM)
 - - Point for Corner
15. 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 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 & 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

SHEET NO. 1 OF 2 SHEETS

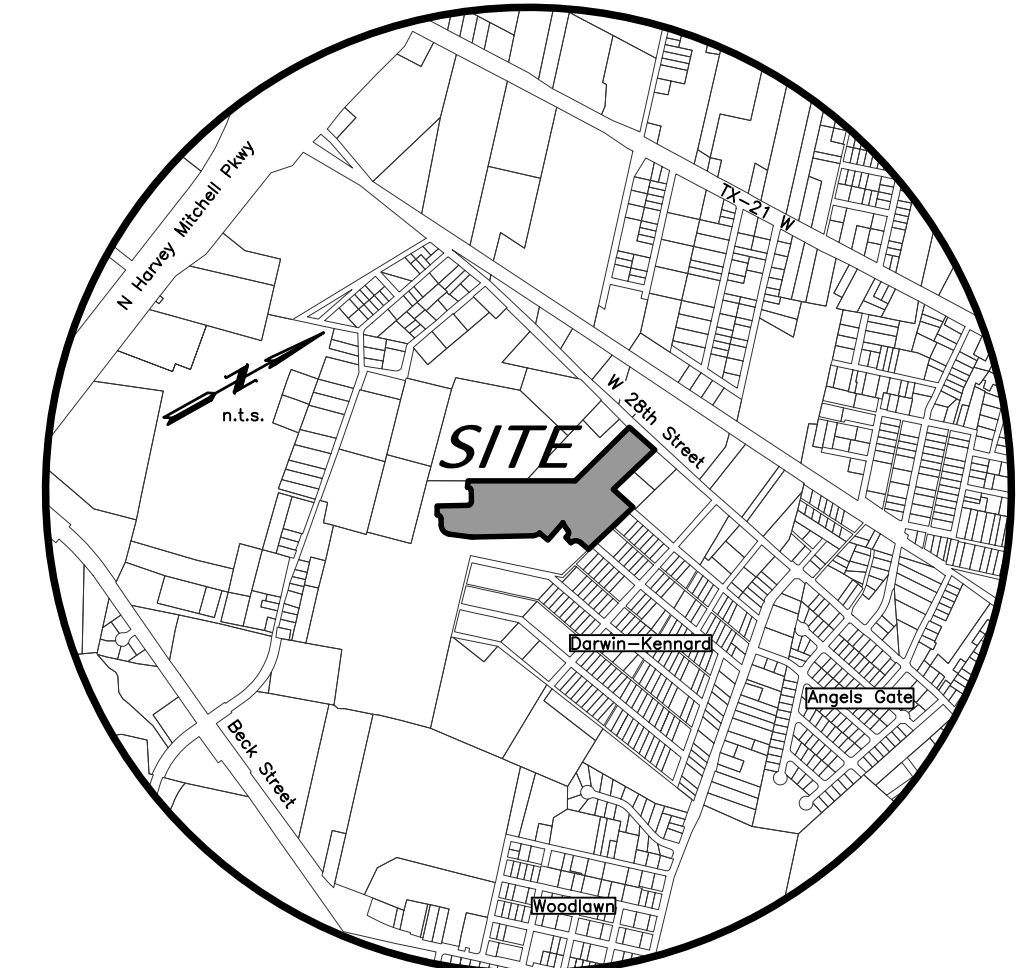
FINAL PLAT
PAGOSA SPRINGS SUBDIVISION PHASE 1
 LOTS 1-11, BLOCK 1, LOTS 1-21, BLOCK 2, LOTS 1-2, BLOCK 3 & LOTS 1-12, BLOCK 4
 12.028 ACRES
 STEPHEN F. AUSTIN LEAGUE NO. 9, A-62
 BRYAN, BRAZOS COUNTY, TEXAS
 MARCH, 2023
 SCALE: 1"=50'

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

Surveyor:
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838

Subdivision No. 11110007-16-04

Scale:
1"=100'



VICINITY MAP

LINE TABLE

LINE	BEARING	DISTANCE
L22	S 44°08'57" W	213.79'
L23	S 43°41'24" W	164.91'
L24	S 37°44'43" W	88.88'
L25	N 61°14'15" W	10.00'
L26	S 28°45'45" W	22.14'
L27	S 13°34'11" W	173.70'
L28	S 48°01'06" E	249.20'
L29	S 51°34'47" E	337.55'
L30	N 41°58'54" E	30.06'
L31	S 51°34'47" E	339.41'
L32	S 48°01'06" E	249.20'

LINE TABLE

LINE	BEARING	DISTANCE
L33	S 13°34'11" W	169.70'
L34	S 28°45'45" W	18.14'
L35	N 61°12'58" W	12.99'
L36	S 28°52'24" W	79.44'
L37	S 15°42'50" W	144.46'
L38	N 79°36'04" W	196.35'
L39	S 42°21'24" E	25.10'
L40	N 79°36'04" W	205.31'
L41	S 15°42'50" W	164.36'
L42	S 28°52'24" W	97.99'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C35	61°35'17"	465.00'	499.84'	277.13'	S 17°13'28" E	476.12'
C36	33°34'30"	435.00'	254.91'	131.23'	S 31°13'51" E	251.28'
C37	37°08'11"	115.00'	74.54'	38.63'	N 33°00'42" W	73.24'
C38	37°08'11"	85.00'	55.09'	28.55'	S 33°00'42" E	54.13'
C39	33°34'30"	465.00'	272.49'	140.28'	S 31°13'51" E	268.61'
C40	61°35'17"	435.00'	467.59'	259.25'	S 17°13'28" E	445.40'

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'

SHEET NO.
2
OF 2 SHEETS

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

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3638

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