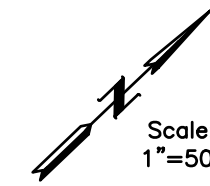


ORIGINAL PLAT

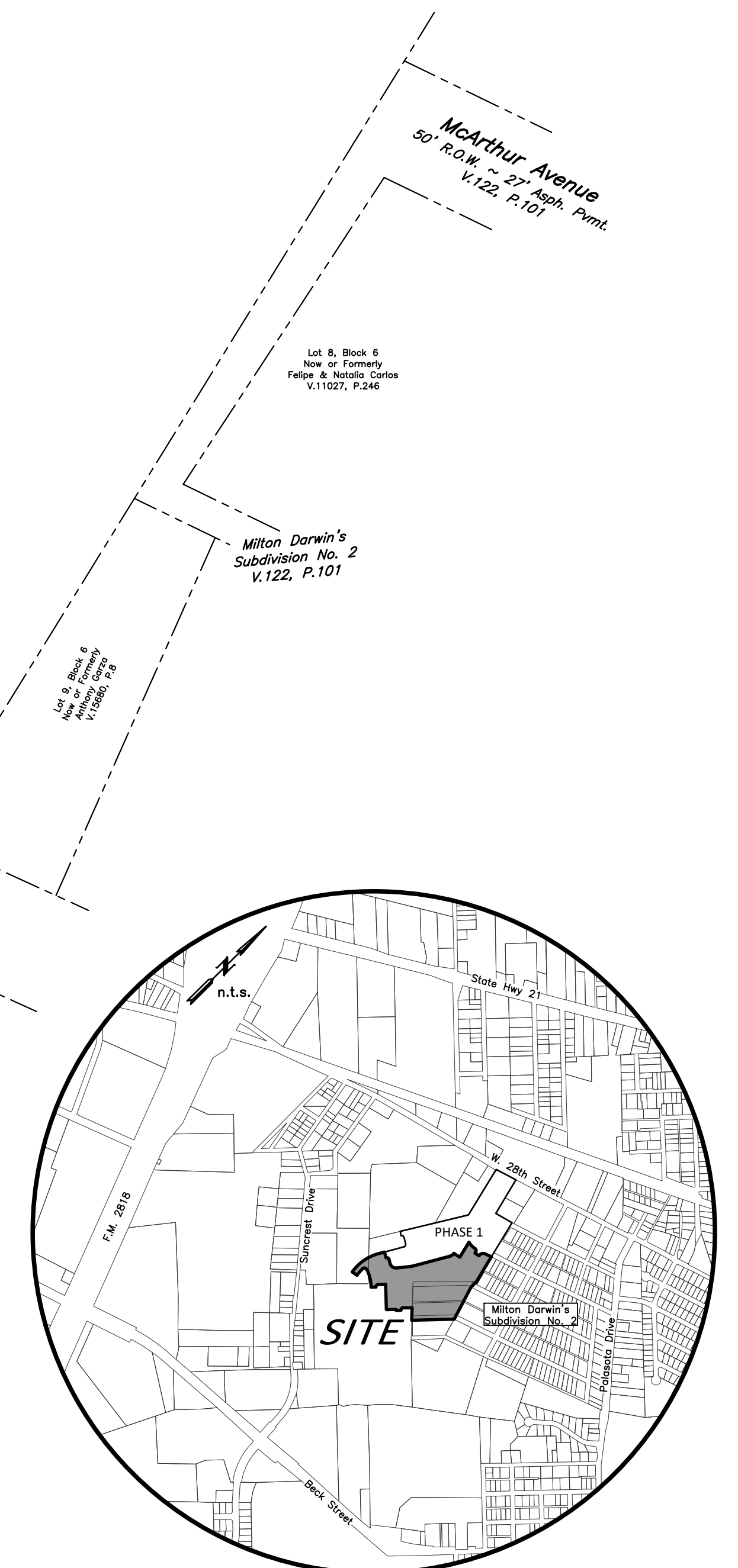
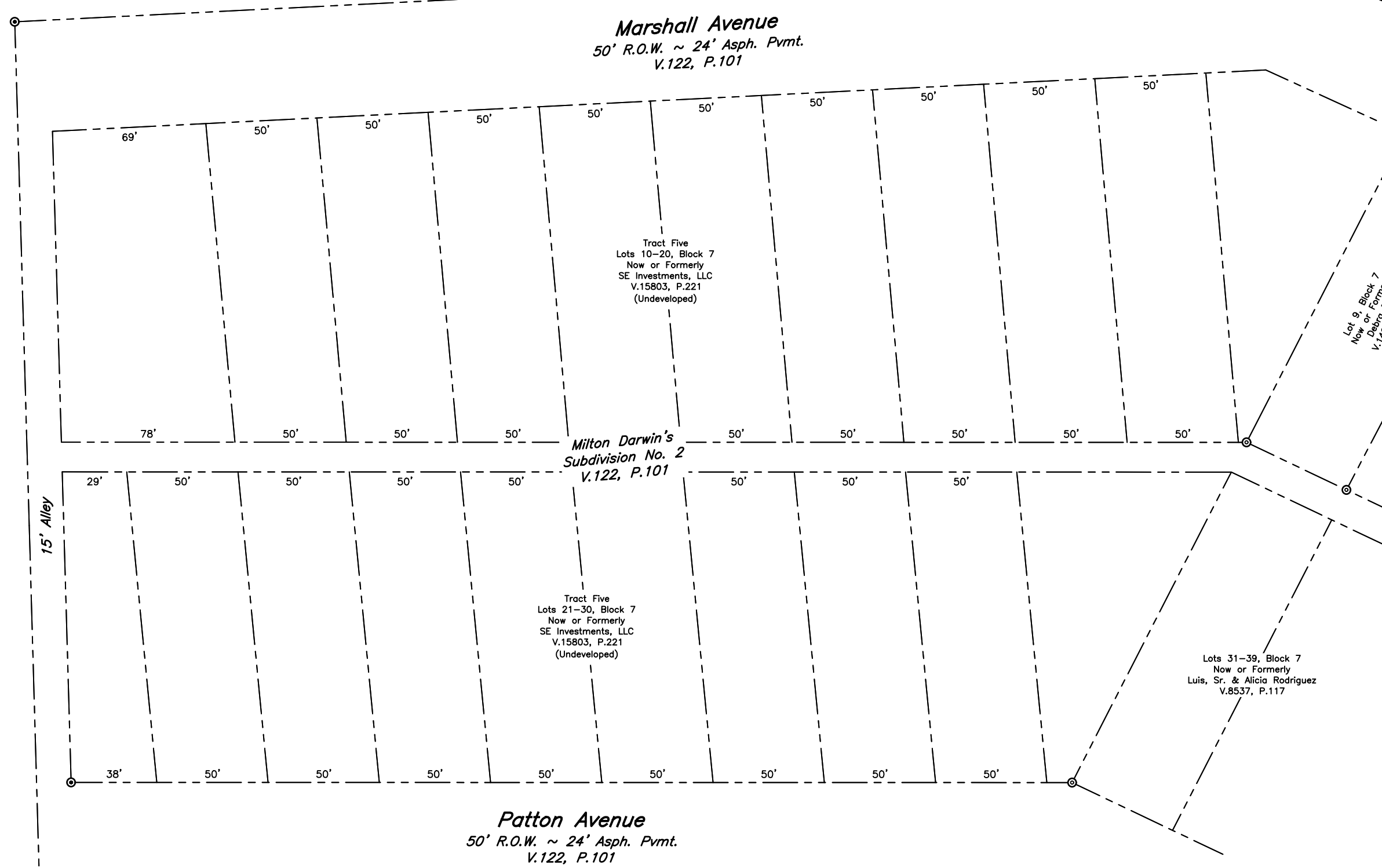
PART OF CALLED 47.72 ACRES TRACT ONE &
PART OF CALLED 4.399 ACRES TRACT THREE
RECORDED IN VOLUME 15803, PAGE 221
AND LOTS 10-30, BLOCK 7
MILTON DARWIN'S SUBDIVISION NO. 2
RECORDED IN VOLUME 122, PAGE 101



Remainder of
Tract Three
Called 4.399 Acres
Now or Formerly
SE Investments, LLC
V.15803, P.221

Remainder of
Tract One
Called 47.72 Acres
Now or Formerly
SE Investments, LLC
V.15803, P.221

Remainder of
Tract One
Called 47.72 Acres
Now or Formerly
SE Investments, LLC
V.15803, P.221



VICINITY MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
We, SE Investments, 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 15803, Page 221 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.

Owner

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

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 the _____ day of _____, 20____, in the Official Records of Brazos County, Texas in Volume _____, Page _____.

County Clerk, Brazos County, Texas

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

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

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

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 47.72 ACRES TRACT ONE &
PART OF CALLED 4.399 ACRES TRACT THREE

RECORDED IN VOLUME 15803, PAGE 221,
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'

Surveyor: _____ Texas Firm Registration No. 10103300

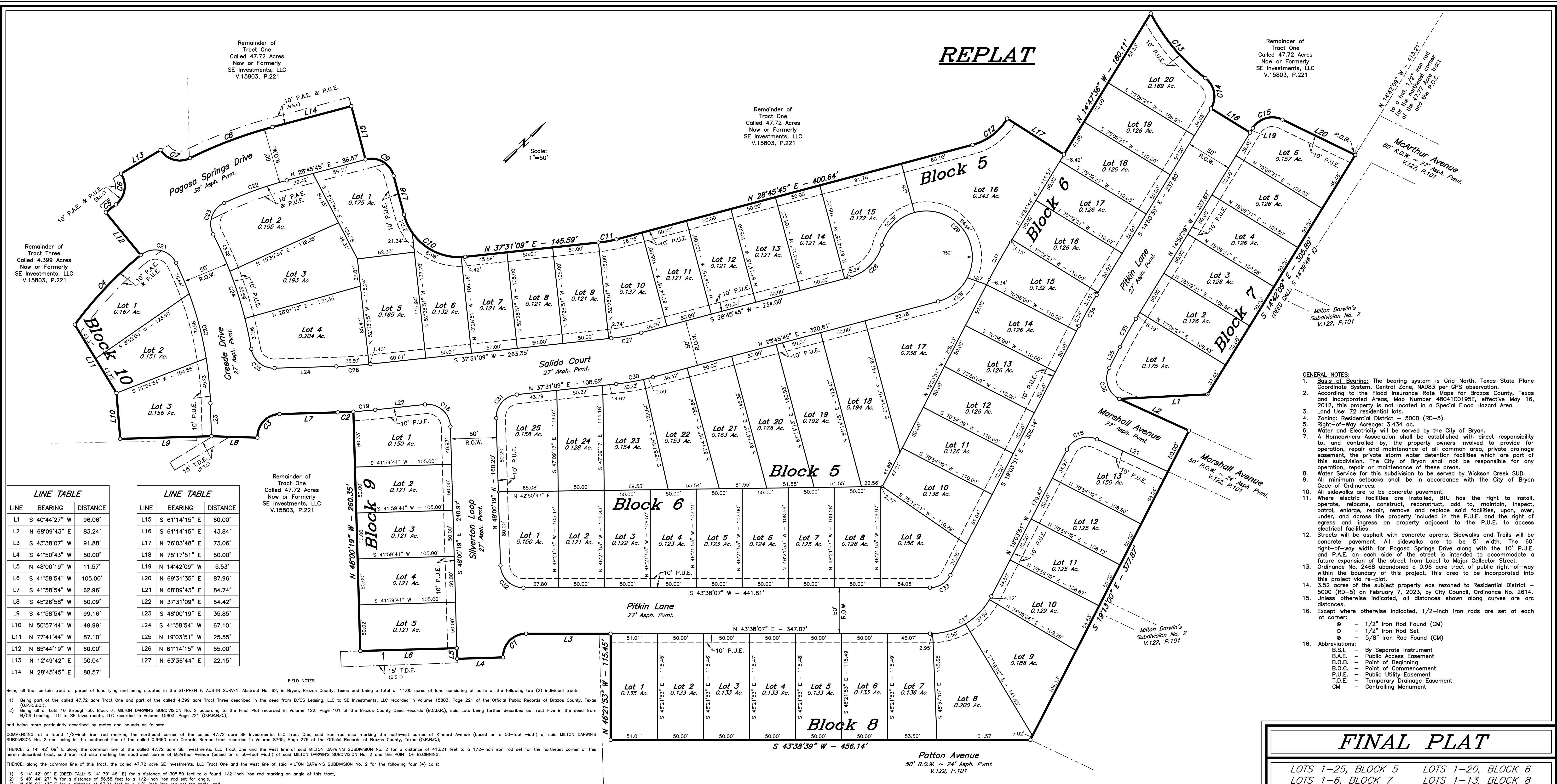
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
Kurfess, Texas 77862
979-690-7711

McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
Kurfess, Texas 77862
(979) 693-3838



SHEET NO.
1
OF 2 SHEETS

REPLAT



LINE TABLE with columns for LINE, BEARING, and DISTANCE.

LINE TABLE with columns for LINE, BEARING, and DISTANCE.

FIELD NOTES containing numbered survey notes and descriptions of the tract.

CURVE TABLE with columns for CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BRG., and CHORD DIST.

CURVE TABLE with columns for CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BRG., and CHORD DIST.

GENERAL NOTES: 1. Basis of Bearing... 2. According to the Flood Insurance Rate Maps... 3. Land Use: 72 Residential lots... 4. Zoning: Residential District - 5000 (RD-5)...

FINAL PLAT title block containing lot lists, acreage (13.958 ACRES), and contact information for Stephen F. Austin League No. 9, A-62 Bryan, Brazos County, Texas.

SHEET NO. 2 OF 2 SHEETS

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