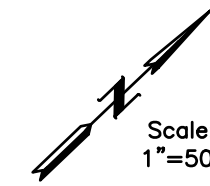


# ORIGINAL PLAT

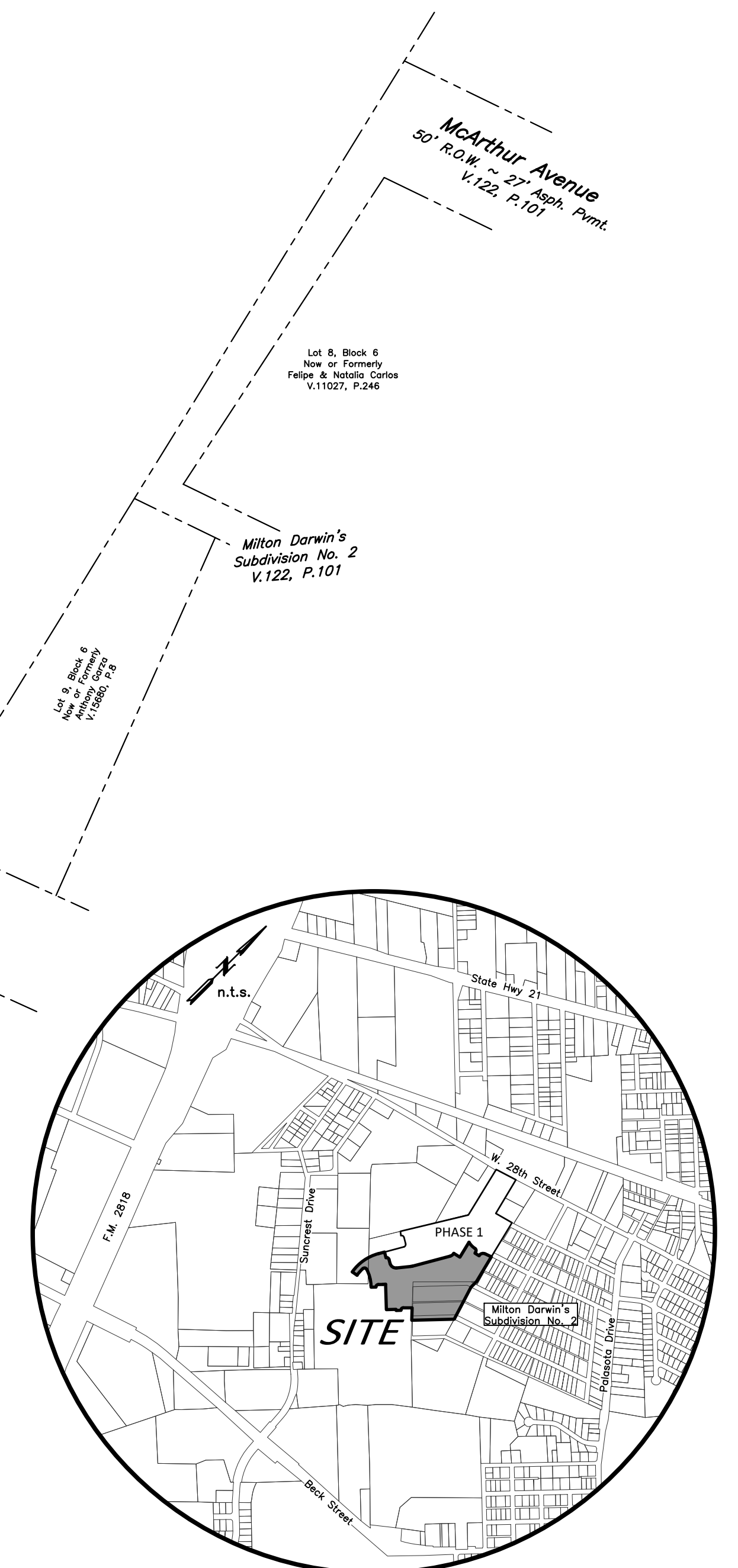
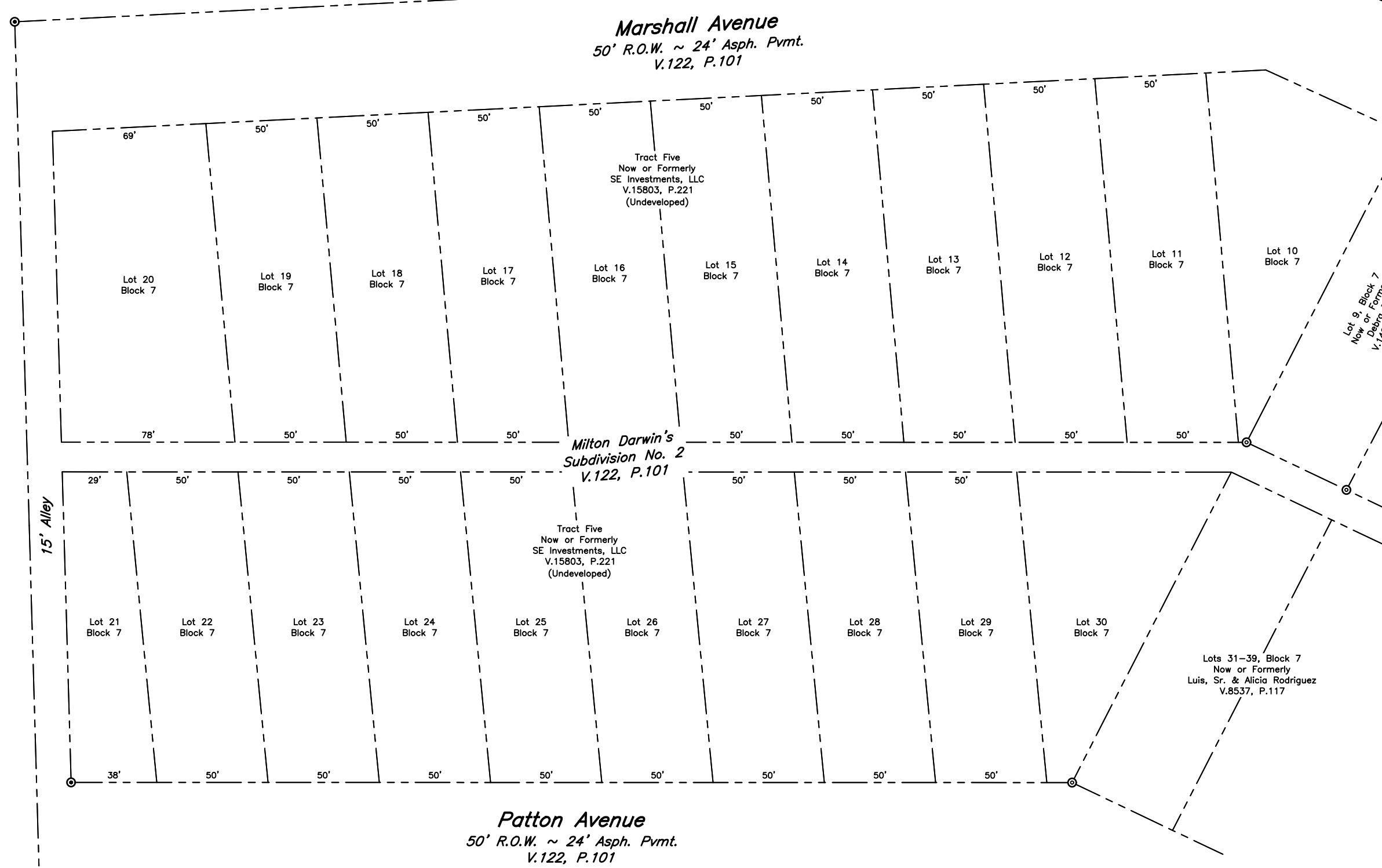
PART OF CALLED 47.72 ACRES TRACT ONE &  
PART OF CALLED 4.399 ACRES TRACT THREE  
RECORDED IN VOLUME 15803, PAGE 221  
AND LOTS 10-30, BLOCK 7  
MILTON DARWIN'S SUBDIVISION NO. 2  
RECORDED IN VOLUME 122, PAGE 101



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

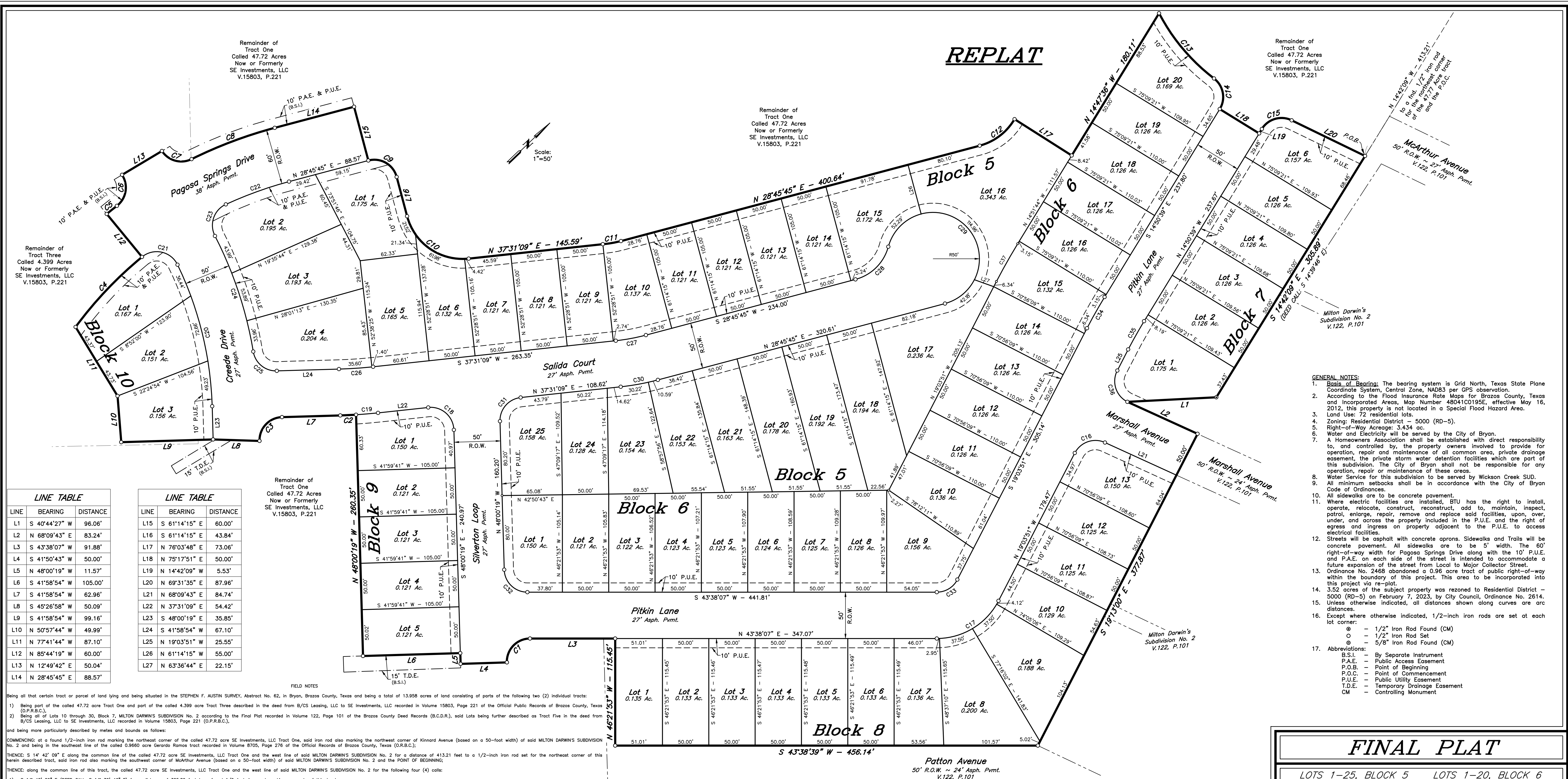
JUNE, 2023  
SCALE: 1" = 50'

Surveyor: \_\_\_\_\_ Texas Firm Registration No. 10103300  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
Kufren, Texas 77862  
(979) 693-3838

SHEET NO.  
**1**  
OF 2 SHEETS

Owner: SE Investments, LLC  
P.O. Box 138  
Kufren, Texas 77862  
979-693-7711

REPLAT



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

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

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the STEPHEN F. AUSTIN SURVEY, Abstract No. 62, in Bryan, Brazos County, Texas and being a total of 13,958 acres of land consisting of parts of the following two (2) individual tracts:

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: The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observation.

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 4.72 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'

SHEET NO. 2 OF 2 SHEETS

