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 (47 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: 1.851 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. Streets will be asphalt with concrete aprons. Sidewalks and Trails will be concrete pavement. All sidewalks are to be 5' width.
11. 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.
12. Alleys will be one–way traffic. Signs will be installed to indicate direction of travel.
13. Streets will be asphalt with concrete aprons.
14. Sidewalks and Trails will be concrete pavement. All Sidewalks are to be 5' wide.
15. No parking will be allowed within the alleyway.
16. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

    ◉ – 1/2" Iron Rod Found (CM)
    ○ – 1/2" Iron Rod Set
    ◎ – 3/8" Iron Rod Found (CM)

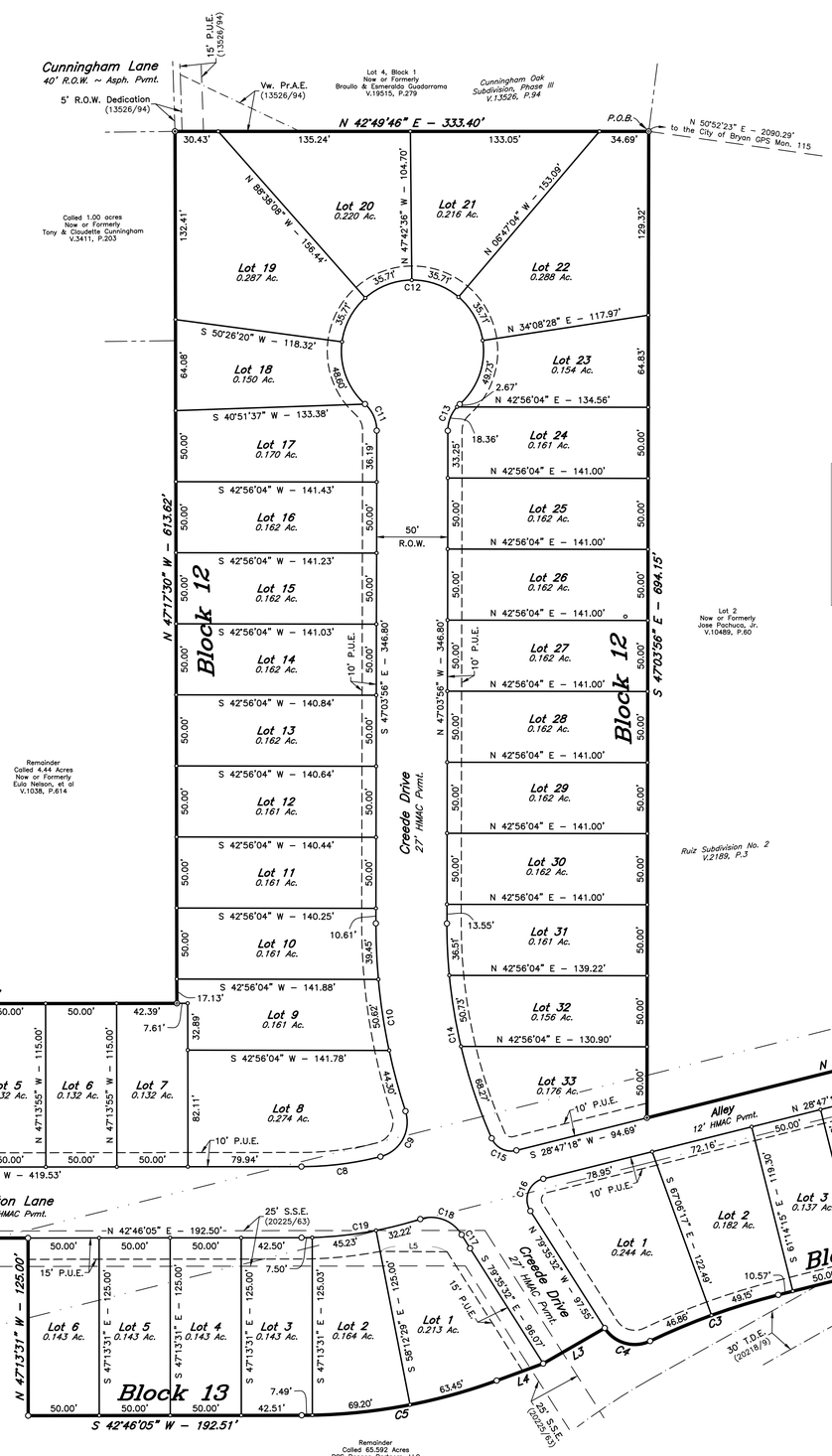
17. Legend & Abbreviations:

    E.E. – Electrical Easement
    P.O.B. – Point of Beginning
    P.U.E. – Public Utility Easement
    Pr.A.E. – Private Access Easement
    Pr.D.E. – Private Drainage Easement
    R.O.W. – Right–of–Way
    S.S.E – Sanitary Sewer Easement
    T.D.E. – Temporary Drainage Easement
    Vw. – Vehicle Width
    CM – Controlling Monument

Scale: 1"=50'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	90°00'00"	25.00'	39.27'	25.00'	N 73°45'45" E	35.36'
C2	90°00'00"	25.00'	39.27'	25.00'	S 16°14'15" E	35.36'
C3	11°27'38"	480.00'	96.01'	48.17'	S 23°01'56" W	95.85'
C4	83°06'21"	25.00'	36.26'	22.16'	S 58°51'18" W	33.17'
C5	20°04'20"	400.00'	140.13'	70.79'	S 32°43'55" W	139.42'
C6	85°07'29"	25.00'	37.14'	22.96'	S 0°12'20" W	33.82'
C7	94°52'31"	25.00'	41.40'	27.22'	N 89°47'40" W	36.83'
C8	14°19'34"	225.00'	56.26'	28.28'	S 35°36'18" W	56.11'
C9	93°37'17"	25.00'	40.85'	26.63'	S 18°22'08" E	36.45'
C10	18°06'50"	425.00'	134.36'	67.75'	S 56°07'21" E	133.80'
C11	48°11'23"	25.00'	21.03'	11.18'	S 71°09'38" E	20.41'
C12	276°22'46"	50.00'	241.19'	–44.72'	S 42°56'04" W	66.67'
C13	48°11'23"	25.00'	21.03'	11.18'	N 22°58'15" W	20.41'
C14	23°45'36"	375.00'	155.51'	78.89'	N 58°56'44" W	154.40'
C15	80°23'09"	15.00'	21.04'	12.67'	S 68°58'53" W	19.36'
C16	108°22'50"	15.00'	28.37'	20.79'	N 25°24'07" W	24.33'
C17	1°31'16"	425.00'	11.28'	5.64'	S 78°49'54" E	21.28'
C18	76°51'44"	25.00'	33.54'	19.84'	N 63°29'53" E	31.08'
C19	17°42'04"	275.00'	84.96'	42.82'	N 33°55'03" E	84.62'



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, BCS Pagosa Partners, 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 Public Records of Brazos County in Volume 19487, Page 281 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, _____, Chair 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.

_____
Chair, Planning and Zoning Commission

CERTIFICATION BY THE COUNTY CLERK

_____
County Clerk, Brazos County, 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

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

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, 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.

_____
Cody Karisch, R.P.L.S. No. 7004

VICINITY MAP

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 65.592 acre tract described in the deed from B/CS Leasing, LLC and Brazos Live Oak Investments, LLC to BCS Pagosa Partners, LLC recorded in Volume 19487, Page 281 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 3/8–inch iron rod marking the north corner of this herein described tract, said iron rod also marking the southeast corner of Lot 4, Block 1, CUNNINGHAM OAK SUBDIVISION, PHASE III according to the Final Plat recorded in Volume 13526, Page 94 (O.P.R.B.C.) and an angle point of Lot 2, RUIZ SUBDIVISION No. 2 according to the Final Plat recorded in Volume 2189, Page 3 of the Official Records of Brazos County, Texas (O.R.B.C.);

THENCE: along the common line of this tract and said Lot 2 for the following two (2) calls:

1) S 47° 03' 56" E for a distance of 694.15 feet to a found 1/2–inch iron rod marking an interior corner of this tract, and
2) N 28° 47' 18" E for a distance of 354.92 feet to a found 1/2–inch iron rod marking the most easterly north corner of this tract, said iron rod also marking the west corner of PAGOSA SPRINGS SUBDIVISION, PHASE 1 according to the Final Plat recorded in Volume 20231, Page 226 (O.P.R.B.C.) and being in the southwest right–of–way line of a 24–foot wide Alley of said PAGOSA SPRINGS SUBDIVISION, PHASE 1;

THENCE: along the southwest right–of–way line of the said 24–foot wide Alley, Chama Drive (based on a 50–foot width), Pagosa Springs Drive (based on a 60–foot width) and into and through the called 65.592 acre BCS Pagosa Partners, LLC tract for the following fourteen (14) calls:

1) S 61° 14' 15" E for a distance of 22.67 feet to a found 1/2–inch iron rod marking the Point of Curvature of a curve to the right,
2) 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 73° 45' 45" E at a distance of 35.36 feet to a found 1/2–inch iron rod marking for the Point of Tangency,
3) S 61° 14' 15" E for a distance of 70.50 feet to a found 1/2–inch iron rod marking the Point of Curvature of a curve to the right,
4) 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 16° 14' 15" E at a distance of 35.36 feet to a found 1/2–inch iron rod marking the Point of Tangency,
5) S 28° 45' 45" W for a distance of 295.57 feet to a 1/2–inch iron rod set for the Point of Curvature of a curve to the left,
6) 96.01 feet along the arc of said curve having a central angle of 11° 27' 38", a radius of 480.00 feet, a tangent of 48.17 feet and long chord bearing S 23° 01' 56" W at a distance of 95.85 feet to a 1/2–inch iron rod set for the Point of Reverse Curvature,
7) 36.26 feet along the arc of said Reverse Curve having a central angle of 83° 06' 21", a radius of 25.00 feet, a tangent of 22.16 feet and long chord bearing S 58° 51' 18" W at a distance of 33.17 feet to a 1/2–inch iron rod set for the Point of Tangency,
8) S 12° 49' 42" W for a distance of 50.04 feet to a 1/2–inch iron rod set for angle,
9) S 22° 41' 44" W for a distance of 34.85 feet to a 1/2–inch iron rod set for the Point of Curvature of a curve to the right,
10) 140.13 feet along the arc of said curve having a central angle of 20° 04' 20", a radius of 400.00 feet, a tangent of 70.79 feet and long chord bearing S 32° 43' 55" W at a distance of 139.42 feet to a 1/2–inch iron rod set for the Point of Tangency,
11) S 42° 46' 05" W for a distance of 192.51 feet to a 1/2–inch iron rod set for corner,
12) N 47° 13' 31" W for a distance of 125.00 feet to a 1/2–inch iron rod set for corner,
13) S 42° 46' 05" W for a distance of 235.56 feet to a 1/2–inch iron rod set for the Point of Curvature of a curve to the left, and
14) 37.14 feet along the arc of said curve having a central angle of 85° 07' 29", a radius of 25.00 feet, a tangent of 22.96 feet and long chord bearing S 00° 12' 20" W at a distance of 33.82 feet to a 1/2–inch iron rod set for the south corner of this herein described tract, said iron rod also being in the northeast right–of–way line of Suncrest Street (based on variable width);

THENCE: N 42° 21' 24" W along the northeast right–of–way line of said Suncrest Street for a distance of 188.56 feet to a found 1/2–inch iron rod marking the most southerly west corner of this tract, said iron rod also marking the south corner of the called 4.44 acre Eula Nelson, et al remainder tract recorded in Volume 1038, Page 614 (O.R.B.C.);

THENCE: along the common line of this tract, the called 4.44 acre Nelson remainder tract and the called 1.00 acre tony Cunningham and Claudette Cunningham tract recorded in Volume 3411, Page 203 (O.R.B.C.) for the following two (2) calls:

1) N 42° 46' 05" E for a distance of 349.39 feet to a found 3/8–inch iron rod marking an interior corner of this tract, and
2) N 47° 17' 30" W for a distance of 613.62 feet to a found 1/2–inch iron rod marking the west corner of this tract, said iron rod also marking the north corner of the called 1.00 acre Cunningham tract, the south corner of the called 5–foot right–of–way dedication of said CUNNINGHAM OAKS SUBDIVISION, PHASE III and being in the northeast right–of–way line of Cunningham Lane (Based on a 40–foot width);

THENCE: N 42° 49' 46" E along the common line of this tract, the called 5–foot right–of–way dedication and said Lot 4, Block 1 for a distance of 333.40 feet to the POINT OF BEGINNING and containing 9.698 acres of land.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 61°14'15" E	22.67'
L2	S 61°14'15" E	70.50'
L3	S 12°49'42" W	50.04'
L4	S 22°41'44" W	34.85'
L5	N 43°09'06" E	47.15'

FINAL PLAT

PAGOSA SPRINGS SUBDIVISION PHASE 3

LOTS 1–8, BLOCK 11;
LOTS 1–33, BLOCK 12;
& LOTS 1–6, BLOCK 13

9.698 ACRES

STEPHEN F. AUSTIN LEAGUE NO. 9, A–62
BRYAN, BRAZOS COUNTY, TEXAS

JANUARY, 2026

SCALE: 1"=50'

Owner(s):
BCS Pagosa Partners, LLC
11400 State Highway 30, STE 1601
College Station, Texas 77845

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

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