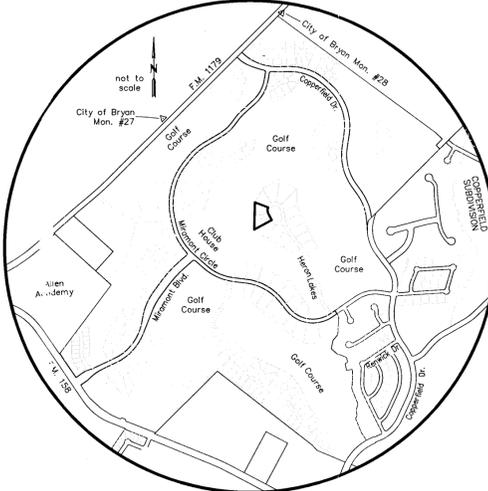


CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	49°30'52"	125.00'	108.02'	57.64'	S 3°45'21" E	104.69'



Location Map

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the J.W. SCOTT LEAGUE, Abstract No. 49 in Bryan, Brazos County, Texas and being all of Lots 5 and 6, Block 14 MIRAMONT SECTION 5 as recorded in Volume 5603, Page 110 of the Official Records of Brazos County, Texas (O.R.B.C.), said Lot 5 also being the same land conveyed to George and Sarah McMahon recorded in Volume 9586, Page 39 (O.R.B.C.) and said Lot 6 being the same land conveyed to George and Sarah McMahon recorded in Volume 10507, Page 182 (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a 1/2-inch iron rod marking the common most easterly corner of said Lot 6 and Lot 7 of said Block 14, MIRAMONT SECTION 5 and being in the west line of the 50-foot exclusive common area for Heron Lakes Circle as recorded in Volume 5603, Page 110 (O.R.B.C.);

THENCE: 108.02 feet along the said west line of Heron Lakes Circle and in a counter-clockwise direction along the arc of a curve having a central angle of 49° 30' 52", a radius of 125.00 feet, a tangent of 57.64 feet and a long chord bearing S 03° 45' 21" E at a distance of 104.69 feet to a found 3/4-inch iron rod at the Point of Tangency;

THENCE: S 28° 30' 47" E continuing along the said line of Heron Lakes Circle for a distance of 105.56 feet to a found 1/2-inch iron rod marking the common most easterly corner of Lot 5 and Lot 4, Block 14 of said MIRAMONT SECTION 5;

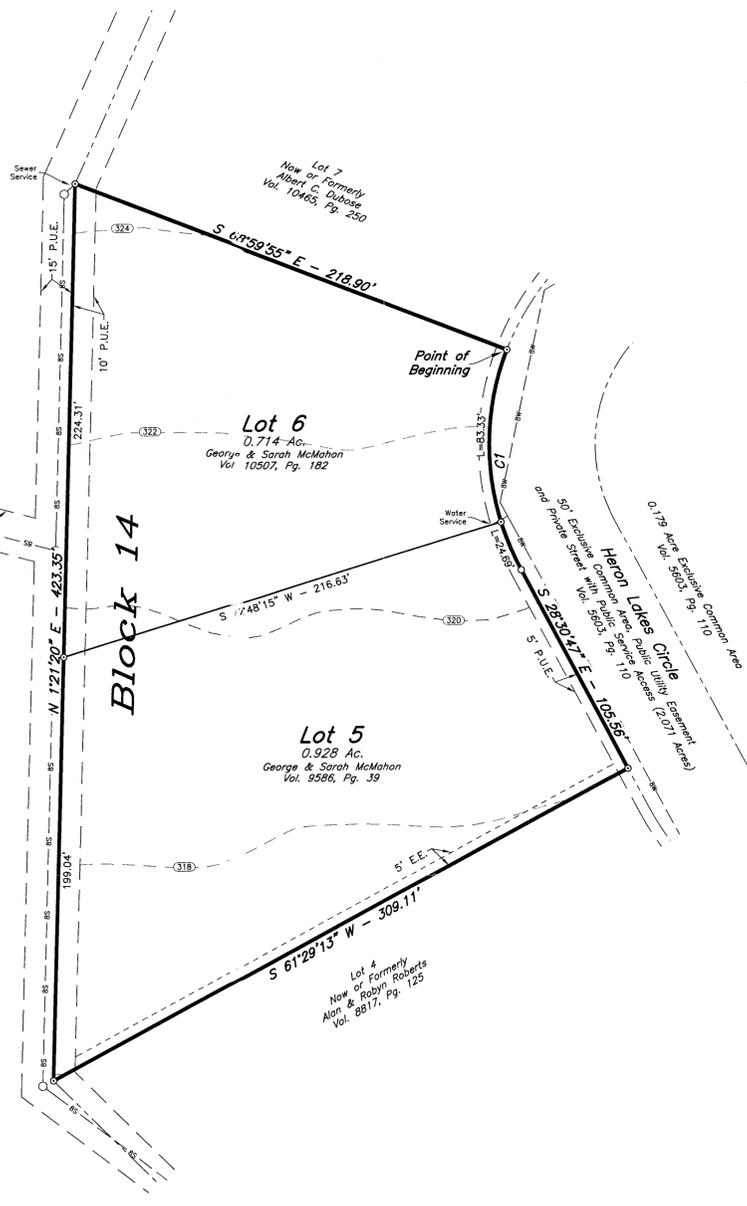
THENCE: S 61° 29' 13" W along the common line of said Lots 4 and 5 for a distance of 309.11 feet to a found 1/2-inch iron rod marking the common most westerly corner of said Lots 4 and 5, said iron also being in the west line of said MIRAMONT SECTION 5 and east line of the 118.034 acre Miramont Country Club Properties, L.P. Tract 4 recorded in Volume 6015, Page 113 (O.R.B.C.);

THENCE: N 01° 21' 20" E along the west line of said MIRAMONT SECTION 5 and the east line of the 118.034 acre tract for a distance of 423.35 feet to a found 1/2-inch iron rod marking the common most westerly corner of said Lots 6 and 7, Block 14;

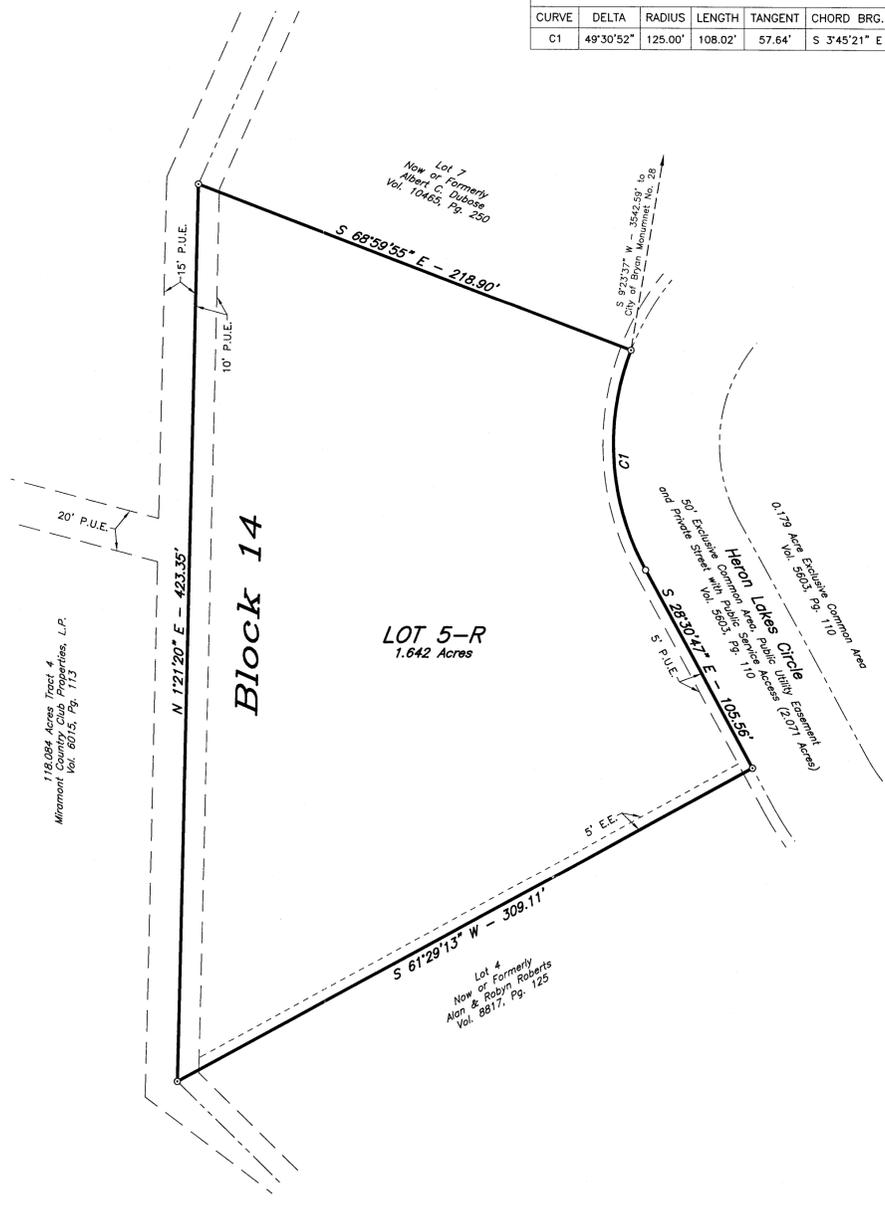
THENCE: S 68° 59' 55" E along the common line of said Lots 6 and 7 for a distance of 218.90 feet to the POINT OF BEGINNING and containing 1.642 acres of land, more or less.

GENERAL NOTES

- ORIGIN OF PROJECT BEARING SYSTEM: The record bearing (S 61°29'13" W) and actual measure distance to the found 1/2" iron rod monuments marking the northwest line of Lot 4, Block 14 on Miramont Section 5 (5603/110) was used as the basis for the bearing system shown on this Replat.
- This property is zoned PD-M.
- This gated subdivision shall be in accordance with City Ordinance #1386.
- Building requirements in this section of the Planned Development shall be in accordance with the SF-7 provisions of Zoning Ordinance No. 756 and the building setbacks identified in Ordinance No. 819. Additional Setback requirements may be applicable in accordance with the Covenants, Conditions and Restrictions for Miramont Residential Community.
- Unless otherwise indicated, all distances shown along curves are arc distances.
- According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0134 C, effective July 2, 1992, this property is located in an Other Areas Zone "X" area, which is determined to be outside the 500-year flood plain.
- The Exclusive Common Area shown, including the Private Street, Island and gate facility shall be owned and maintained by the Homeowners' Association.
- Monumentation at all lot corners and points of curvatures are as follows:
 - - 1/2" Iron Rod Found
 - - 3/4" Iron Pipe Found
- Abbreviations:
 - P.U.E. - Public Utility Easement
 - E.E. - Electrical Easement



ORIGINAL PLAT
MIRAMONT, SECTION 5
VOLUME 5603, PAGE 110



REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
We, George and Sarah McMahon, owner and developer of the land shown on this plat, being all of the tracts of land as conveyed to me in the Official Records of Brazos County in Volume 9586, Page 39 and Volume 10507, Page 182 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.

George McMahon
Sarah McMahon

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared George McMahon and Sarah McMahon, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose stated.
Given under my hand and seal on this _____ day of _____, 20____.

Notary Public, Brazos County, Texas

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

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 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 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, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, 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.

Kevin R. McClure, R.P.L.S. No. 5650

REPLAT

MIRAMONT SECTION 5

LOT 5-R, BLOCK 14

1.642 ACRES

RECEIVED
MAR 27 2012

J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS

FEBRUARY, 2012
SCALE: 1" = 40'

Owner:
George and Sarah McMahon
4304 Hyde Park Lane
Bryan, Texas 77802
979-690-2018

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

MB