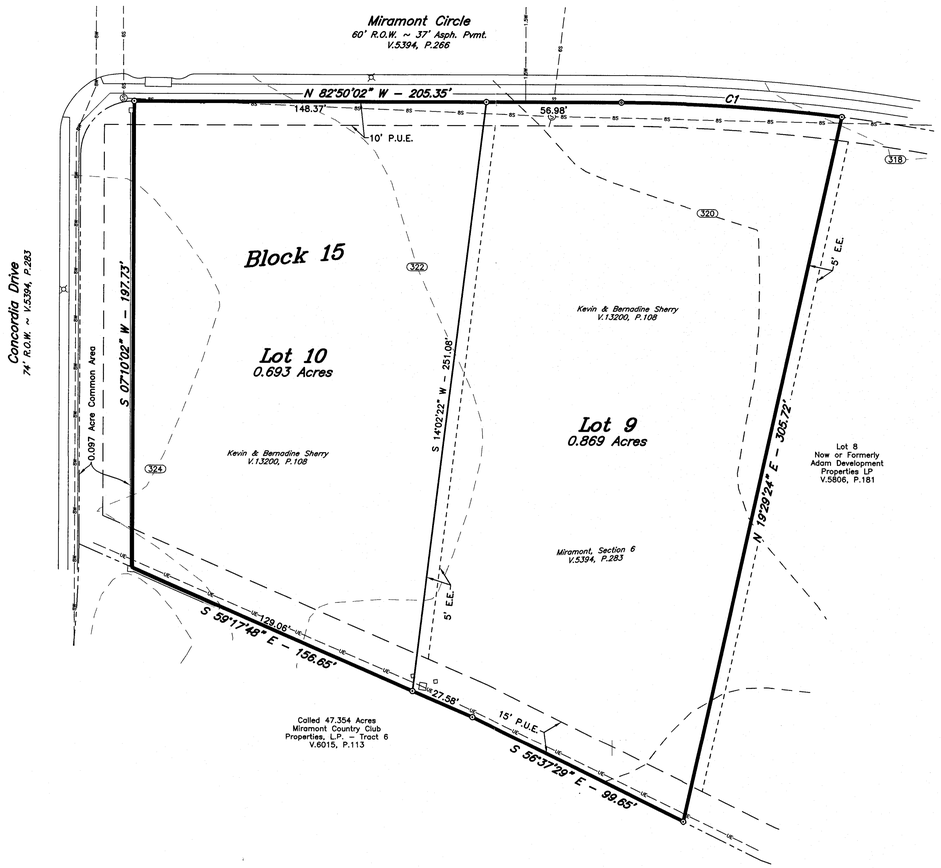
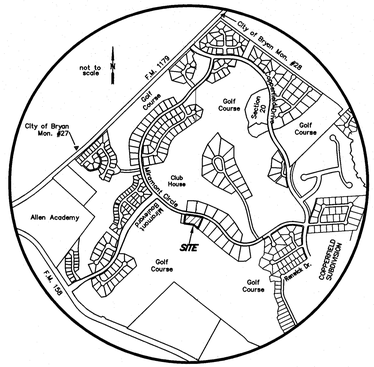
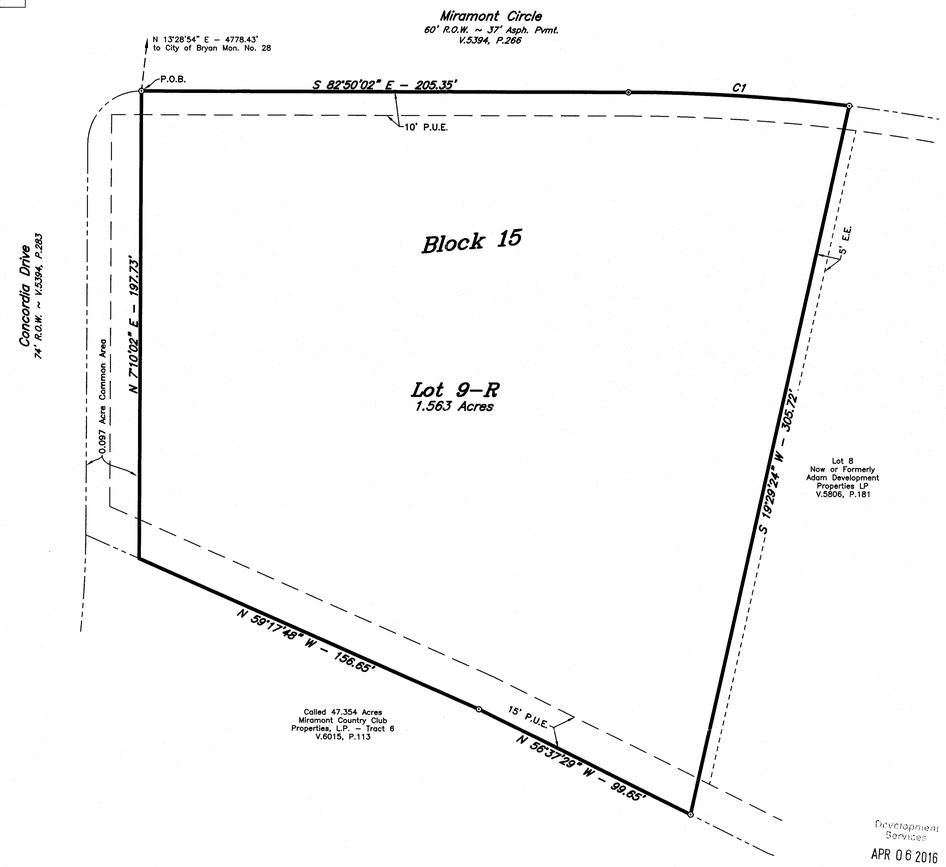
CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	6°55'52"	770.00'	93.15'	46.63'	N 79°22'06" W	93.09'



Scale:
1"=30'



Vicinity Map



Development Services
APR 06 2016
RECEIVED

ORIGINAL PLAT

LOTS 9 AND 10, BLOCK 15, MIRAMONT SECTION 6
RECORDED IN VOLUME 5394, PAGE 283

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Kevin J. and Bernadine J. Sherry 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 13200, Page 108 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.

_____
Kevin J. Sherry

_____
Bernadine J. Sherry

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Kevin J. Sherry and Bernadine J. Sherry, known to me to be the persons whose name 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 McQuean, 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 Oficial Records of Brazos County, Texas in Volume _____, Page _____.

_____
County Clerk, 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

REPLAT

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 9 and 10, Block 15, MIRAMONT SECTION 6 Subdivision as recorded in Volume 5394, Page 283 of the Official Records of Brazos County, Texas (O.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 northwest corner of Lot 10, Block 15 of said MIRAMONT SECTION 6 (5394/283), the northeast corner of a 0.097 acre common area as depicted on the final plat of said MIRAMONT SECTION 6 (5394/283) and being in the south right–of–way line of Miramont Circle [based on a 60–foot with recorded in Volume 5394, Page 266 (O.R.B.C.)];

THENCE: S 82° 50' 02" E along the south right–of–way line of said Miramont Circle for a distance of 205.35 feet to a found 3/4–inch iron pipe marking the Point of Curvature of a curve to the right;

THENCE: continuing along said Miramont Circle for 93.15 feet along the arc of said curve having a central angle of 06° 55' 52", a radius of 770.00 feet, a tangent of 46.63 feet and a long chord bearing S 79° 22' 06" E at a distance of 93.09 feet to a found 1/2–inch iron marking the common most northerly corner of Lots 9 and 8, Block 15 of said MIRAMONT SECTION 6 (5394/283);

THENCE: S 19° 29' 24" W along the common line of said Lots 9 and 8, Block 15 for a distance of 305.72 feet to a found 1/2–inch iron rod marking the common south corner of said Lots 9 and 8, said iron rod also being in the northeast line of the 47.354 acre Miramont Country Club Properties, L.P. Tract No. 6 recorded in Volume 6015, Page 113 (O.R.B.C.);

THENCE: N 56° 37' 29" W along the southwest line of said MIRAMONT SECTION 6 and the northeast line of the said 47.354 acre Miramont Country Club Properties, L.P. tract for a distance of 99.65 feet to a found 1/2–inch iron rod for corner;

THENCE: N 59° 17' 48" W continuing along said common line for a distance of 156.65 feet to a point for corner in a brick column marking the southwest corner of said Lot 10 and the southeast corner of the said 0.097 acre common area;

THENCE: N 07° 10' 02" E along the northwest line of said Lot 10 and the southeast line of the said 0.097 acre common area for a distance of 197.73 feet to the POINT OF BEGINNING and containing 1.563 acres of land, more or less.

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 on February 17, 2016 and that property markers and monuments were placed under my supervision on the ground.

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

GENERAL NOTES:
1. ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the recorded plat in Volume 5394, Page 283, Official Records of Brazos County, Texas.
2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0220F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
3. This property is currently zoned Planned Development. Building setback lines to be in accordance with the City of Bryan Code of Ordinance. Additional building setback lines may be required by deed restrictions.
4. Distances shown along curves are arc lengths.
5. Common Areas shall be owned and maintained by the Homeowners' Association.
6. Abbreviations:
   P.O.B. – Point of Beginning
   P.U.E. – Public Utility Easement
   E.E. – Electrical Easement
7. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
   ⊙ – 1/2" Iron Rod Found
   ⊛ – 3/4" Iron Pipe Found

REPLAT

LOT 9 AND LOT 10, BLOCK 15 OF
MIRAMONT SUBDIVISION, SECTION 6

LOT 9–R, Block 15

BEING A REPLAT OF LOTS 9 AND 10, BLOCK 15
MIRAMONT SUBDIVISION, SECTION 6
AS RECORDED IN VOLUME 5394, PAGE 283

1.563 ACRES

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

MARCH, 2016
SCALE: 1" = 30'

OWNER:
Kevin J. & Bernadine J. Sherry
4603 Slice Court
College Station, TX 77845
(979) 690–7893

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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