

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	CHORD BRG.	CHORD DIST.
C1	27°47'03"	840.00'	407.34'	N 77°01'43" W	403.36'
C2	27°09'40"	760.00'	360.28'	N 77°20'25" W	356.91'
C3	18°15'06"	530.50'	168.99'	N 54°38'02" W	168.28'
C4	1°23'59"	4622.01'	112.91'	N 44°21'40" E	112.91'
C5	90°00'00"	25.00'	39.27'	N 43°47'13" E	35.36'
C6	51°38'00"	75.00'	67.59'	N 62°58'13" E	65.32'
C7	41°24'35"	50.00'	36.14'	N 57°51'30" E	35.36'
C8	26°49'09"	50.00'	229.35'	N 52°50'47" W	75.00'
C9	41°24'35"	50.00'	36.14'	S 16°26'56" W	35.36'
C10	51°38'00"	25.00'	22.53'	S 62°58'13" W	21.77'
C11	27°27'12"	557.50'	267.13'	N 77°29'11" W	264.58'
C12	12°14'48"	328.00'	70.11'	N 57°38'11" W	69.97'
C13	96°34'26"	25.00'	42.14'	N 31°33'34" W	37.32'
C14	81°17'13"	25.00'	35.47'	N 85°42'16" E	32.57'
C15	51°58'49"	25.00'	22.88'	S 27°39'43" E	21.91'
C16	27°08'24"	50.00'	240.98'	N 40°15'29" E	66.82'
C17	44°09'35"	25.00'	19.27'	N 75°43'55" W	18.79'
C18	91°41'34"	50.00'	80.02'	S 0°47'08" E	71.75'
C19	17°07'40"	378.00'	113.00'	S 55°11'45" E	112.58'
C20	27°27'12"	607.50'	291.09'	S 77°29'11" E	288.31'
C21	90°00'00"	25.00'	39.27'	S 46°12'47" E	35.36'
C22	6°56'42"	865.00'	104.85'	S 87°26'54" E	104.78'
C23	5°42'45"	735.00'	73.28'	S 88°03'52" E	73.25'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 45°30'29" W	80.17'
L2	N 0°55'15" W	25.00'
L3	N 27°10'48" W	34.52'
L4	N 1°12'47" W	72.21'
L5	N 37°09'13" E	35.77'
L6	S 37°09'13" W	35.77'
L7	N 86°47'13" E	54.48'
L8	S 1°12'47" E	72.21'
L9	S 24°42'01" W	34.05'
L10	S 0°55'15" E	25.00'
L11	N 89°04'45" E	39.41'
L12	S 0°55'15" E	16.62'
L13	S 72°49'15" E	51.19'
L14	S 51°42'38" E	51.10'
L15	S 36°45'06" W	20.24'
L16	N 89°04'45" E	68.35'

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the JAMES W. SCOTT LEAGUE, Abstract No. 49, in Bryan, Brazos County, Texas and being part of the called 432.09 acre remainder tract described in the deed from Bardon Group, Inc., et al. to Tac Realty, Inc. recorded in Volume 3802, Page 240 of the Official Records of Brazos County, Texas (O.R.B.C.), said Tac Realty, Inc., now known as Adam Development Properties, L.P. according to the Affidavit Regarding Conversion recorded in Volume 5806, Page 181 (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 east corner of this herein described tract, said iron rod also marking the north corner of Lot 2, Block 1, MIRAMONT SECTION 18 according to the Final Plat recorded in Volume 18956, Page 103 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.) and being in the southwest line of the called 267.329 acre Daniel Danby remainder tract recorded in Volume 10557, Page 234 (O.P.R.B.C.);

THENCE: S 24° 51' 53" W along the common line of this tract, said Lot 2, Block 1, said Block 1 of said MIRAMONT SECTION 18 and the called 0.040 acre Common Area No. 1 of said MIRAMONT SECTION 18 for a distance of 370.54 feet to a found 1/2-inch iron rod marking the south corner of this tract, said iron rod also marking the west corner of the called 0.040 acre Common Area No. 1 and being in the northeast right-of-way line of Copperfield Drive (based on an 80-foot width);

THENCE: along the northeast right-of-way line of said Copperfield Drive for the following five (5) calls:

- 407.34 feet in a counterclockwise direction along the arc of a curve having a central angle of 27° 47' 03", a radius of 840.00 feet, a tangent of 207.76 feet and long chord bearing N 77° 01' 43" W at a distance of 403.36 feet to found 3/4-inch iron pipe for the Point of Tangency,
- S 89° 04' 45" W for a distance of 187.76 feet to a found 3/4-inch iron pipe for the Point of Curvature of a curve to the right,
- 360.28 feet along the arc of said curve having a central angle of 27° 09' 40", a radius of 760.00 feet, a tangent of 183.59 feet and long chord bearing N 77° 20' 25" W at a distance of 356.91 feet to the Point of Compound Curvature,
- 168.99 feet along the arc of said curve having a central angle of 18° 15' 06", a radius of 530.50 feet, a tangent of 85.22 feet and long chord bearing N 54° 38' 02" W at a distance of 168.28 feet to a found 3/4-inch iron pipe for the Point of Tangency, and
- N 45° 30' 29" W for a distance of 80.17 feet to a found 1/2-inch iron rod for the west corner of this herein described tract, said iron rod also being in the southeast right-of-way line of F.M. 1179 (based on an 80-foot width);

THENCE: along the southeast right-of-way line of F.M. 1179 for the following two (2) calls:

- 44° 57' 35" E along the southeast right-of-way line of said F.M. 1179 for a distance of 780.58 feet to a found 3/4-inch iron pipe for the Point of Curvature of a curve to the left, and
- 112.91 feet in a counterclockwise direction along the arc of a curve having a central angle of 01° 23' 59", a radius of 4,622.01 feet, a tangent of 56.46 feet and long chord bearing N 44° 21' 40" E at a distance of 112.91 feet to found 3/4-inch iron rod for the north corner of this tract, said iron rod also marking the west corner of the called 267.329 acre Danby remainder tract;

THENCE: S 53° 39' 08" E along the common line of this tract and the called 267.329 acre Danby remainder tract for a distance of 903.48 feet to the POINT OF BEGINNING and containing 14.136 acres of land.

- GENERAL NOTES:
- ORIGIN OF BEARING SYSTEM: Bearings are based upon the system found on the various recorded plats of Copperfield Subdivision.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0220F, Most Revised April 2, 2014, no portion of this property is located in a Special Flood Hazard Area.
 - Unless otherwise indicated, all distances shown along curves are arc distances.
 - The subject property is zoned Planned Development (PD) by Ordinance No. 1227 passed and approved by the Bryan City Council on May 9, 2000.
 - Building Setbacks requirements shall refer to RD-7 zoning designation in Chapter 130 of the of Bryan Code of Ordinances. Additional Setback requirements may be applicable in accordance with the Covenants, Conditions and Restrictions for Miramont Residential Community.
 - Planning Exception Case #PE24-01 for cul-de-sac length being approved on July 18, 2024.
 - Right-of-way Acreage: 2.197 Ac.
 - The Common Areas shown shall be owned and maintained by the Homeowners Association.
 - A Homeowners 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.
 - 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.
 - No lots shall take access directly from Copperfield Drive.
 - Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 - Abbreviations:
 - 1/2" Iron Rod Found (CM)
 - 3/4" Iron Pipe Found (CM)
 - 3/4" Iron Rod Found (CM)
 - Abbreviations:
 - Common Area
 - H.O.A. - Homeowners Association
 - P.O.B. - Point of Beginning
 - P.D.E. - Private Drainage Easement
 - P.U.E. - Public Utility Easement
 - S.S.E. - Sanitary Sewer Easement
 - CM - Controlling Monument

APPROVAL OF THE CITY ENGINEER

I, Jason Bankhecht, 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 18th day of July, 2024.

Jason Bankhecht
City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

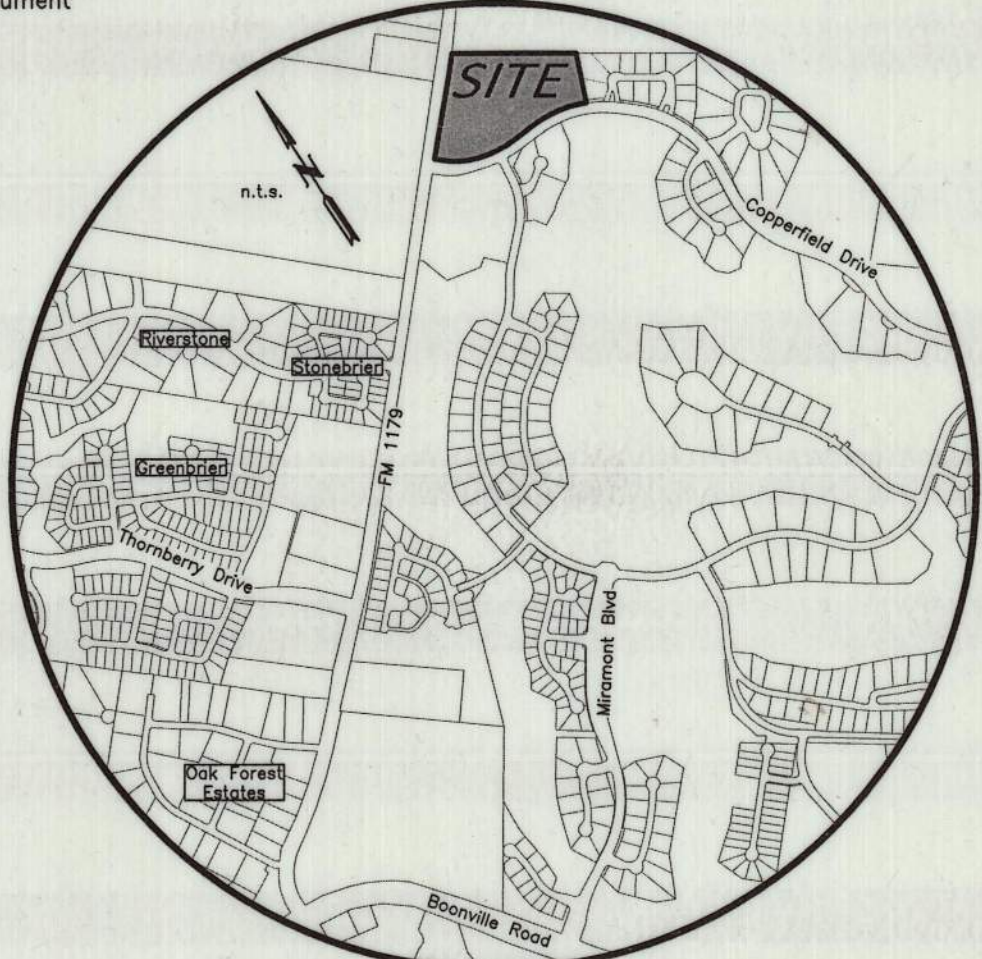
I, Cody Karisch, Registered Professional Land Surveyor No. 7004, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Cody Karisch 5-16-25
Cody Karisch, R.P.L.S. No. 7004

CERTIFICATION BY THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 7/23/2025 1:43:46 PM
In the PLAT Records

Doc Number: 2025-1563005
Volume - Page: 19999-276
Number of Pages: 1
Amount: 72.00
Order#: 20250723000083
By: SR



VICINITY MAP

APPROVAL OF THE CITY PLANNER

I, Madison Ingram, 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 18th day of July, 2024.

Madison Ingram
City Planner, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Adam Development Properties, L.P., 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 18th day of July, 2024, and some was duly approved on the 18th day of July, 2024, by said Commission.

Adam Development Properties, L.P.
Chairman, Planning and Zoning Commission

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Adam Development Properties, L.P., owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 3802, Page 240 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.

Adam Development Properties, L.P. 5-22-2025
Stephanie A. Malechek, President

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Stephanie A. Malechek, 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 purposes stated.

Stephanie A. Malechek
Notary Public, Brazos County, Texas



FINAL PLAT

MIRAMONT SECTION 17

14.136 ACRES

LOTS 1-23, BLOCK 1 & LOTS 1-5, BLOCK 2

28 TOTAL LOTS

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

JUNE, 2024
SCALE: 1" = 50'

Owner:
Adam Development Properties, L.P.
One Momentum Boulevard, Suite 1000
College Station, Texas 77845
979-776-1111

Surveyor:
Texas Firm Registration No. 101033007
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838