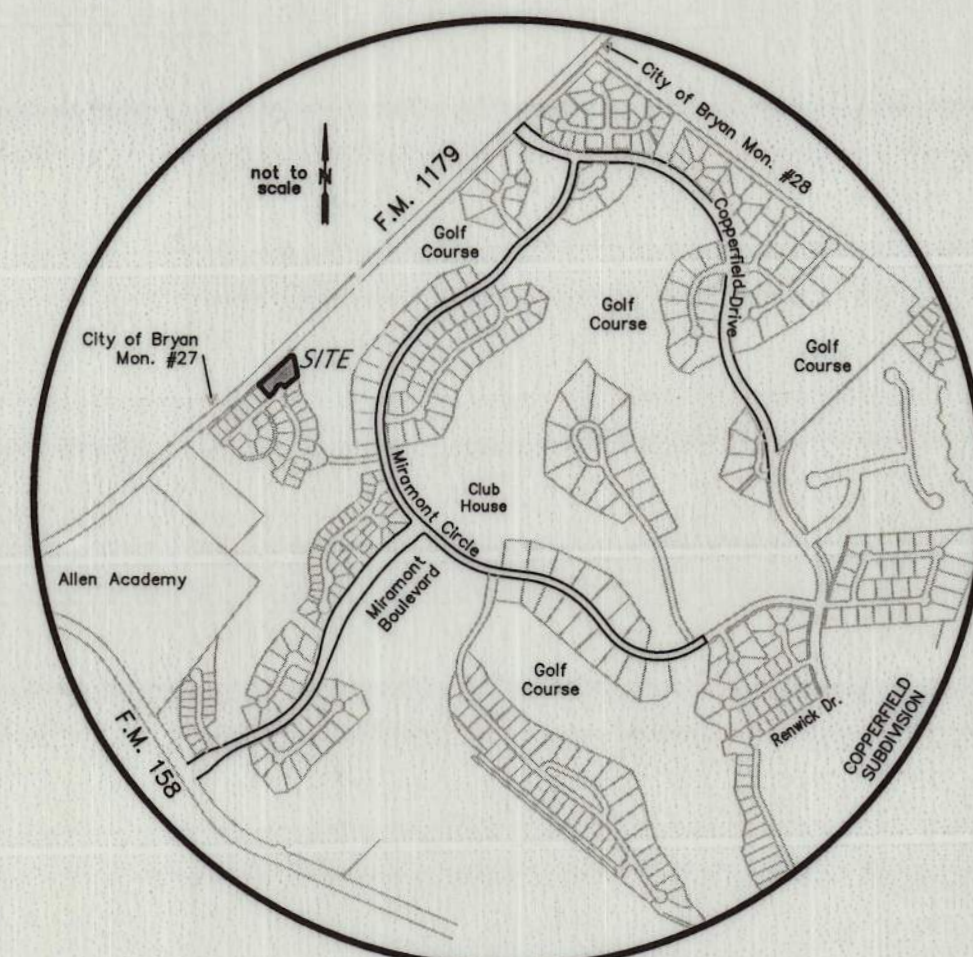
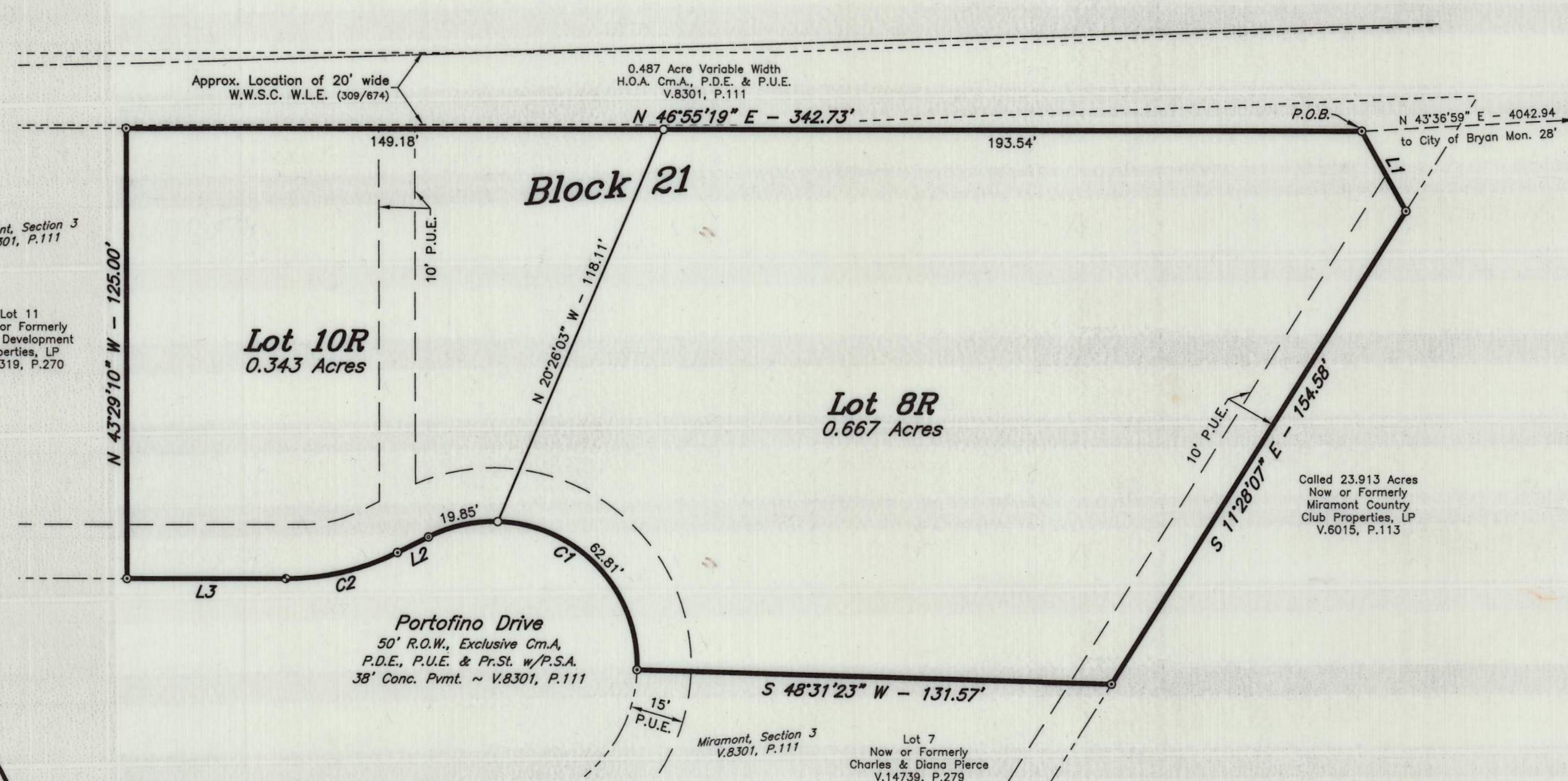


ORIGINAL PLAT

LOTS 8, 9 & 10, BLOCK 21, MIRAMONT SECTION 3
RECORDED IN VOLUME 8301, PAGE 111



VICINITY MAP



REPLAT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 72°16'24" E	25.36'
L2	S 20°07'15" W	9.63'
L3	S 46°55'19" W	44.14'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.
C1	118°24'08"	40.00'	82.66'	67.10'	S 79°19'19" W 68.72'
C2	26°48'04"	68.56'	32.07'	16.33'	S 33°31'17" W 31.78'

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 8, 9 and 10, Block 21, MIRAMONT, SECTION 3, according to the Final Plat recorded in Volume 8301, Page 111 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 most northerly west corner of this herein described tract, said iron rod also marking the most northerly west corner of said Lot 8, Block 21 and being an angle point in the 0.487 acre Homeowners Association tract as depicted on said plat of MIRAMONT, SECTION 3;

THENCE: S 72°16'24" E along the common line of said Lot 8, Block 21 and the said 0.487 acre Homeowners Association tract for a distance of 25.36 feet to a found 1/2-inch iron rod marking the most northerly east corner of this tract, said iron rod also marking the most northerly east corner of said Lot 8, Block 21 and being in the southwest line of the called 23.913 acre Miramont Country Club Properties, L.P. tract recorded in Volume 6015, Page 113 (O.R.B.C.);

THENCE: S 11°28'07" E along the common line of said Lot 8, Block 21 and the called 23.913 acre Miramont Country Club tract for a distance of 154.58 feet to a found 1/2-inch iron rod marking the east corner of this tract, said iron rod also marking the east corner of Lot 8, Block 21 and the north corner of Lot 7, Block 21 of said MIRAMONT, SECTION 3;

THENCE: S 48°31'23" W along the common line of said Lots 8 and 7, Block 21 for a distance of 131.57 feet to a found 1/2-inch iron rod for corner, said iron rod also marking the south corner of said Lot 8, Block 21, the west corner of said Lot 7, Block 21 and being in the northerly right-of-way line of Portofino Drive;

THENCE: along the right-of-way line of said Portofino Drive for the following four (4) calls:

- 1) 82.66 feet in a counter clockwise direction along the arc of a curve having a central angle of 118°24'08", a radius of 40.00 feet, a tangent of 67.10 feet and a long chord bearing S 79°19'19" W at a distance of 68.72 feet to a found 3/4-inch iron pipe for the Point of Tangency;
- 2) S 20°07'15" W for a distance of 9.63 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the right;
- 3) 32.07 feet along the arc of said curve having a central angle of 26°48'04", a radius of 68.56 feet, a tangent of 16.33 feet and a long chord bearing S 33°31'17" W at a distance of 31.78 feet to a found 1-inch iron pipe for the Point of Tangency;
- 4) S 46°55'19" W for a distance of 44.14 feet to a found 1/2-inch iron rod marking the south corner of said Lot 10, Block 21 and the east corner of Lot 11, Block 21 of said MIRAMONT, SECTION 3;

THENCE: N 43°29'10" W along the common line of said Lots 10 and 11, Block 21 for a distance of 125.00 feet to a found 1/2-inch iron rod marking the common west corner of this tract and said Lot 10, Block 21, said iron rod also marking the north corner of said Lot 11, Block 21 and being in the southwest line of the said 0.487 acre Homeowners Association tract;

THENCE: N 46°55'19" E along the common line of Lots 10, 9 and 8, Block 21 and the said 0.487 acre Homeowners Association tract for a distance of 342.73 feet to the POINT OF BEGINNING and containing 1.010 acres of land.

- 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 8301, Page 111 of the Official Records of Brazos County, Texas.
 2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0215F & 48041C0220F, Maps Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
 3. These properties are currently zoned Planned Development - Mixed Use District (PD-M) as approved by the Bryan City Council on July 26, 2005 with Ordinance No. 1538.
 4. Building setback lines shall refer to the RD-7 zoning designation in Chapter 130 of the City of Bryan Code of Ordinances. Additional building setback requirements may be applicable in accordance with the Covenants, Conditions and Restrictions for Miramont Residential Community.
 5. Unless otherwise indicated, all distances shown along curves are arc distances.
 6. Where electric facilities are installed, BTU 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 PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
 7. Abbreviations:

- Cm.A. - Common Area
FH - Fire Hydrant
H.O.A. - Homeowners Association
P.O.B. - Point of Beginning
P.D.E. - Public Drainage Easement
P.S.A. - Public Service Access
P.U.E. - Public Utility Easement
W.L.E. - Water Line Easement
W.W.S.C. - Waco Water Supply Corp.
C330 - Contour Elevation

8. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

- ⊙ - 1/2" Iron Rod Found
○ - 1/2" Iron Rod Set
⊙ - 3/4" Iron Pipe Found
⊙ - 1" Iron Pipe Found

FINAL PLAT

LOTS 8R & 10R BLOCK 21

BEING A REPLAT OF
LOTS 8, 9 & 10, BLOCK 21 OF
MIRAMONT, SECTION 3
AS RECORDED IN VOLUME 8301, PAGE 111
1.010 ACRES

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

MAY, 2023
SCALE: 1" = 30'

Surveyor:
Adam Development Properties, LP
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845

Richard & Stephanie Jennings
5038 Portofino Drive
Bryan, Texas 77802

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

Texas Firm Registration No. 10103300
MB

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Clifford Scott Kirk and Cheryl Lynne Kirk, owner and developer of the land shown on this plat, being all or part of the tracts of land as conveyed to me in the Official Records of Brazos County in Volume 15583, Page 137 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.

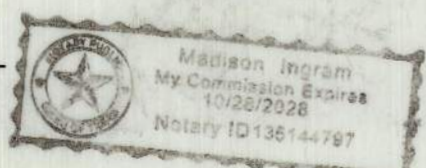
Clifford Scott Kirk
Cheryl Lynne Kirk

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Clifford Scott Kirk and Cheryl Lynne Kirk, 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 purposes stated.

Madison Ingram
Notary Public, Brazos County, Texas



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Richard and Stephanie Jennings, owner and developer of the land shown on this plat, being all or part of the tracts of land as conveyed to me in the Official Records of Brazos County in Volume 17905, Page 275 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.

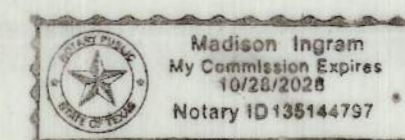
Richard Jennings
Stephanie Jennings

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Richard and Stephanie Jennings, 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 purposes stated.

Madison Ingram
Notary Public, Brazos County, Texas



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Adam Development Properties, LP, owner and developer of the land shown on this plat, being all or part of the tracts of land as conveyed to me in the Official Records of Brazos County in Volume 18319, Page 270 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.

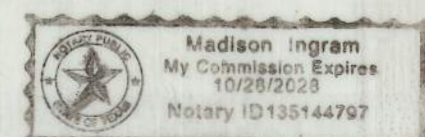
Adam Development Properties, LP
6-16-2025

CERTIFICATE 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.

Madison Ingram
Notary Public, Brazos County, Texas



CERTIFICATION BY THE COUNTY CLERK

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



CERTIFICATION BY THE COUNTY CLERK

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.

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 7/15/2025 1:19:20 PM
In the PLAT Records
Doc Number: 2025-1562305
Volume - Page: 19983-127
Number of Pages: 1
Amount: 72.00
Order#: 20250715000087
By: SR Karen McQueen Buchanan

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 11th day of July, 2025.

City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, Jason Borknecht, 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 11th day of July, 2025.

City Engineer, Bryan, Texas