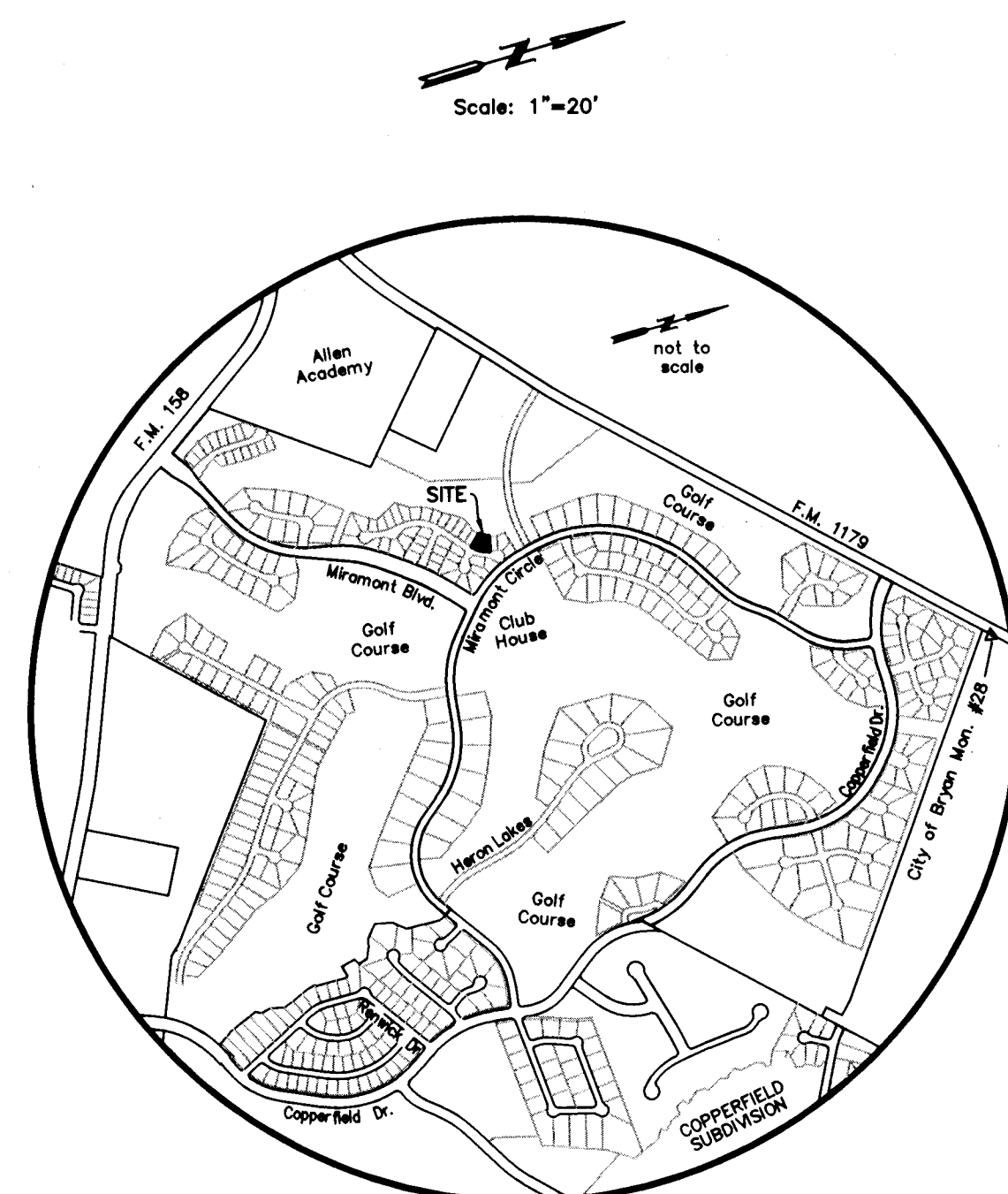
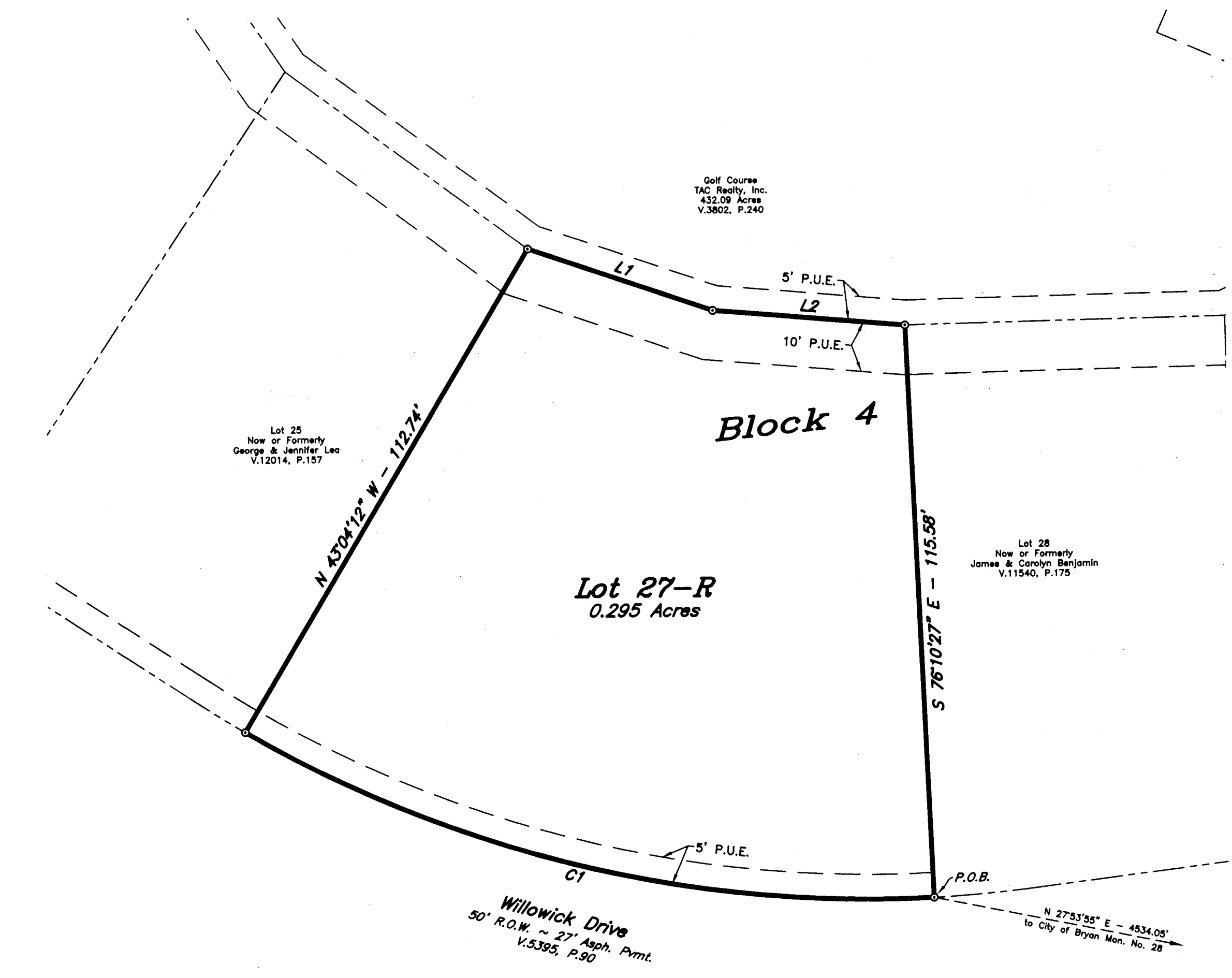


ORIGINAL PLAT

LOTS 26 AND 27, BLOCK 4, MIRAMONT SECTION 12
RECORDED IN VOLUME 5395, PAGE 90



Location Map



REPLAT

- GENERAL NOTES:
- ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the recorded plat in Volume 5395, Page 90, Official Records of Brazos County, Texas.
 - 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.
 - This property is currently zoned Planned Development. Building setback lines to be in accordance with the City of Bryan Code of Ordinances. Additional building setback lines may be required by deed restrictions.
 - Distances shown along curves are arc lengths.
 - Common Areas shall be owned and maintained by the Homeowners' Association.
 - Abbreviations: P.O.B. - Point of Beginning; P.U.E. - Public Utility Easement.
 - Unless otherwise indicated 1/2" Iron Rods are set at all corners. @ - 1/2" Iron Rod Found

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 35°17'23" E	39.25'
L2	N 21°14'36" E	38.76'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	33°05'53"	250.00'	144.42'	74.29'	S 30°20'56" W	142.42'

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 26 and 27, Block 4, MIRAMONT SECTION 12 Subdivision as recorded in Volume 5395, Page 90 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 common most easterly corner of said Lot 27 and Lot 28, Block 4 of said MIRAMONT SECTION 20 Subdivision and being in the west right-of-way line of Willowick Drive [based on a 50-foot width recorded in Volume 5395, Page 90 (O.R.B.C.)];

THENCE: 144.42 feet in a clock-wise direction along the arc of said curve having a central angle of 33° 05' 53", a radius of 250.00 feet, a tangent of 74.29 feet and a long chord bearing S 30° 20' 56" W at a distance of 142.42 feet to a found 1/2-inch iron rod marking the common most easterly corner of said Lot 26 and Lot 25, Block 4 of said MIRAMONT SECTION 20 Subdivision;

THENCE: N 43° 04' 12" W along the common line of said Lots 26 and Lot 25, Block 4 for a distance of 112.74 feet to a found 1/2-inch iron rod marking the common most westerly corner of Lots 26 and Lot 25, Block 4 of said MIRAMONT SECTION 20, said iron rod also being in the east line of the called 432.09 acre TAC Realty, Inc. tract recorded in Volume 3802, Page 240 (O.R.B.C.);

THENCE: N 35° 17' 23" E along the common line of said Lot 26 and the called 432.09 acre TAC Realty, Inc. tract for a distance of 39.25 feet to a found 1/2-inch iron rod for an angle point;

THENCE: N 21° 14' 36" E along the common line of said Lot 27 and the called 432.09 acre TAC Realty, Inc. tract for a distance of 38.76 feet to a found 1/2-inch iron rod marking the common most westerly corner of said Lot 27 and Lot 28, Block 4;

THENCE: S 76° 10' 27" E along the common line of said Lot 27 and Lot 28, Block 4 for a distance of 115.58 feet to the POINT OF BEGINNING and containing 0.295 acres of land, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Terry and Kathy Berger, 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 14348, Page 181, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, ~~drives~~ parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Terry Berger
Kathy Berger
Terry Berger
Kathy Berger

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Terry Berger and Kathy Berger, 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.

Given under my hand and seal on this 30 day of April, 2018.

Beth Heald
Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 5/8/2018 3:18:33 PM
In the PLAT Records



I, do hereby certify that this plat was filed for record on the 20 day of April, 2018.

Doc Number: 2018-1328640
Volume-Page: 14656-185
Number of Pages: 1
Amount: 73.00
Order#: 2018050800102
By: MD

Karen McQueen
By: Michelle Peters

APPROVAL OF THE CITY PLANNER

I, Mark Zimmerman, 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 18 day of May, 2018.

Mark Zimmerman
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, W. Paul Kasper, 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 18 day of May, 2018.

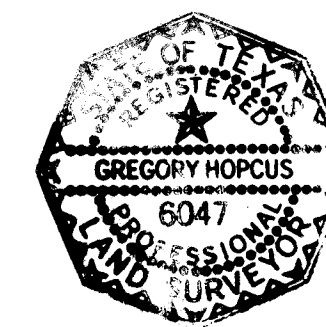
W. Paul Kasper
City Engineer, Bryan, Texas

CERTIFICATION 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 in March of 2018 and that property markers and monuments were placed under my supervision on the ground.

Gregory Hopcus
Gregory Hopcus, R.P.L.S. No. 6047



FINAL PLAT

LOT 27-R, BLOCK 4

BEING A REPLAT OF
LOT 26 AND LOT 27, BLOCK 4 OF
MIRAMONT SUBDIVISION, SECTION 12
RECORDED IN VOLUME 5395, PAGE 90

0.295 ACRES

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

APRIL, 2018
SCALE: 1" = 20'

OWNER:
Terry & Kathy Berger
11991 Main Street, Unit 63
Houston, TX 77035
(713) 664-5462

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

