

ORIGINAL PLAT

LOTS 1 & 2, BLOCK 9, MIRAMONT SECTION 16
 RECORDED IN VOLUME 14075, PAGE 49 AND
 LOT 3-R, BLOCK 9 MIRAMONT SECTION 16 REPLAT
 RECORDED IN VOLUME 14254, PAGE 267

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 us in the Official Records of Brazos County in Volume 18666, Page 227, Volume 18765, Page 28 and Volume 18720, Page 53 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 intended.

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Stephanie A. Malachuk, 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 purpose stated.
 Given under my hand and seal on this 20th day of June 2024.
 Lorna Cheney
 Notary Public, Brazos County, Texas

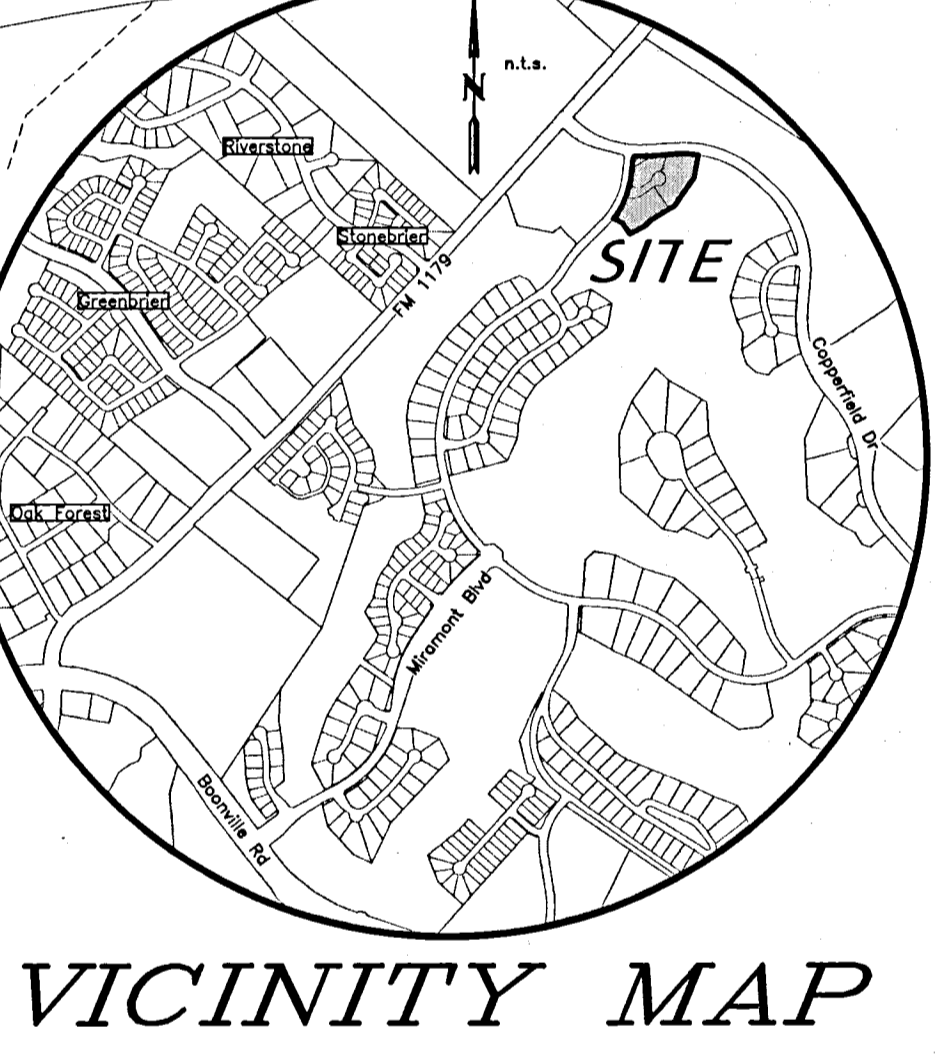
CERTIFICATION BY THE COUNTY CLERK
 (STATE OF TEXAS)
 (COUNTY OF BRAZOS)
 Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 7/5/2024 10:38:07 AM
 In the PLAT Records
 Doc Number: 2024-153353
 Volume - Page: 19311-100
 Number of Pages: 1
 Amount: 72.00
 Order#: 20240705000035
 By: JS
 Karen McQueen
 County Clerk

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 January, 2024 and that property markers and monuments were placed upon the ground.
 Gregory Hopcus, R.P.L.S. No. 6047

APPROVAL OF THE CITY PLANNER
 I, Gregory Hopcus, 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 20th day of June, 2024.
 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 20th day of June, 2024.
 City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION
 I, the undersigned, 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 20th day of June, 2024, and same was duly approved on the 20th day of June, 2024, by said Commission.
 Chairman, Planning and Zoning Commission



VICINITY 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 1, 2, the called 0.083 acre Common Area and the called 0.217 acre Common Area, Block 9, MIRAMONT SECTION 16 according to the Final Plat recorded in Volume 14075, Page 49 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.), said tract also being all of Lot 3-R, Block 9, MIRAMONT SECTION 16 according to the Replat recorded in Volume 14254, Page 267 (O.P.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 northeast corner of this herein described tract and the called 0.217 acre Common Area, Block 9, said iron rod also marking the north corner of the called 118.084 acre Miramont Country Club Properties, L.P., Tract No. 4, recorded in Volume 6015, Page 113 of the Official Records of Brazos County, Texas (O.R.B.C.) and being in the south right-of-way line of Copperfield Drive (based on an 80-foot width);
- THENCE: along the common line of this tract and the called 118.084 acre Miramont Country Club Tract No. 4 for the following eight (8) calls:
- 1) S 13° 24' 33" W for a distance of 166.61 feet to a found 1/2-inch iron rod marking an angle point,
 - 2) S 37° 54' 22" W for a distance of 241.22 feet to a found 1/2-inch iron rod marking an angle point,
 - 3) S 49° 53' 21" W for a distance of 23.82 feet to a found 1/2-inch iron rod marking an angle point,
 - 4) S 61° 58' 00" W for a distance of 159.55 feet to a found 1/2-inch iron rod marking an angle point,
 - 5) S 51° 07' 10" W for a distance of 94.53 feet to a found 1/2-inch iron rod marking an angle point,
 - 6) S 64° 58' 24" W for a distance of 125.58 feet to a found 1/2-inch iron rod marking the common south corner of this herein described tract and said Lot 3-R, Block 9,
 - 7) N 30° 36' 42" W for a distance of 110.67 feet to a found 1/2-inch iron rod marking an angle point, and
 - 8) N 62° 03' 21" W for a distance of 63.15 feet to a found 1/2-inch iron rod marking the common west corner of this tract and the called 0.083 acre Common Area, Block 9, said iron rod also marking the northwest corner of the called 118.084 acre Miramont Country Club Tract No. 4, being in the east right-of-way line of Miramont Circle (based on an 80-foot width) and the Point of Curvature of a curve to the left;

THENCE: along the east right-of-way line of said Miramont Circle and the south right-of-way line of said Copperfield Drive for the following six (6) calls:

- 1) 353.10 feet along the arc of said curve having a central angle of 32° 06' 48", a radius of 630.00 feet, a tangent of 181.32 feet and long chord bearing N 25° 24' 15" E at a distance of 348.50 feet to a found 3/4-inch iron pipe marking the Point of Tangency,
- 2) N 09° 20' 51" E for a distance of 112.73 feet to a 3/4-inch iron pipe marking the Point of Curvature of a curve to the right,
- 3) 37.88 feet along the arc of said curve having a central angle of 86° 21' 16", a radius of 25.00 feet, a tangent of 23.46 feet and long chord bearing N 52° 31' 29" E at a distance of 34.21 feet to a found 3/4-inch iron pipe for the Point of Reverse Curvature,
- 4) 97.09 feet along the arc of said curve having a central angle of 06° 37' 21", a radius of 840.00 feet, a tangent of 48.60 feet and long chord bearing S 87° 36' 34" E at a distance of 97.04 feet, a tangent of 48.60 feet and long chord bearing S 87° 36' 34" E at a distance of 97.04 feet, a tangent of 48.60 feet and long chord bearing S 87° 36' 34" E at a distance of 97.04 feet,
- 5) N 89° 04' 45" E for a distance of 187.76 feet to a 3/4-inch iron pipe for the Point of Curvature of a curve to the right, and
- 6) 166.62 feet along the arc of said curve having a central angle of 12° 33' 41", a radius of 760.00 feet, a tangent of 83.64 feet and long chord bearing S 84° 38' 24" E at a distance of 166.29 feet to the POINT OF BEGINNING and containing 4.857 acres of land.

REPLAT

- GENERAL NOTES:
1. ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the plat recorded in Volume 14075, Page 49, 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 zoned Planned Development (PD) - City of Bryan Code of Ordinances No. 127.
 4. Building setback requirements shall refer to the RD-7 zoning designation in Chapter 130 of the City of Bryan Code of Ordinances. Additional setback requirements may be applicable in accordance with the Covenants, Conditions and Restrictions for Miramont Residential Community.
 5. Distances shown along curves are arc lengths.
 6. Common Areas shall be owned and maintained by the Homeowners' Association.
 7. 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.
 8. Abbreviations:
 - By Separate Instrument
 - P.O.B. - Point of Beginning
 - Private Drainage Easement
 - Pr.D.E. - Private Drainage Easement
 - P.U.E. - Public Utility Easement
 - Vw. - Variable Width
 - CM - Controlling Monument
 - C10 - Contour Elevation
 - 12" - Existing Sewer Line w/ Size
 - 24" - Existing Storm Drain Line w/ Size
 - SW - Existing Water Line w/ Size
 - 1/2" - 1/2" Iron Rod Found (OM)
 - 3/4" - 3/4" Iron Pipe Found (OM)
 9. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 10. 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.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 49°53'21" W	23.82'
L2	S 51°07'10" W	94.53'
L3	N 30°36'42" W	110.67'
L4	N 62°03'21" W	63.15'
L5	S 57°00'14" W	55.66'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	32°06'48"	630.00'	353.10'	181.32'	N 25°24'15" E	348.50'
C2	86°21'16"	25.00'	37.88'	23.46'	N 52°31'29" E	34.21'
C3	6°37'21"	480.00'	97.09'	48.60'	S 87°36'34" E	97.04'
C4	12°33'41"	760.00'	166.62'	83.64'	S 84°38'24" E	166.29'
C5	82°48'10"	25.00'	36.13'	22.04'	N 68°07'56" E	33.07'
C6	33°11'45"	111.50'	64.60'	33.24'	S 87°03'52" E	63.70'
C7	41°23'46"	49.84'	36.01'	18.83'	N 77°42'07" E	35.23'
C8	262°51'10"	50.00'	229.38'	-56.66'	N 33°01'35" W	74.98'
C9	41°27'24"	50.00'	36.18'	18.92'	S 36°16'32" W	35.39'
C10	72°35'42"	75.00'	95.03'	55.09'	N 86°35'57" W	88.80'
C11	64°56'51"	25.00'	28.34'	15.91'	N 17°49'40" W	26.85'
C12	16°27'27"	650.00'	186.71'	94.00'	S 32°48'30" W	186.06'
C13	12°36'16"	650.00'	142.99'	71.79'	N 10°31'53" E	142.70'

FINAL PLAT

LOTS 1-R, 2-R, 3-R1, 4, 5, 6 & 7, BLOCK 9
MIRAMONT SECTION 16
 BEING A REPLAT OF LOTS 1 AND 2, BLOCK 9
 MIRAMONT SUBDIVISION, SECTION 16
 AS RECORDED IN VOLUME 14075, PAGE 49 AND
 LOT 3-R, BLOCK 9 MIRAMONT SUBDIVISION SECTION 16
 REPLAT AS RECORDED IN VOLUME 14254, PAGE 267

4.857 ACRES
 J.W. SCOTT LEAGUE, A-49
 BRYAN, BRAZOS COUNTY, TEXAS
 JANUARY, 2024
 SCALE: 1" = 50'

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

Surveyor: McClure & Brown Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3636

Texas Firm Registration No. 10103300
 MB