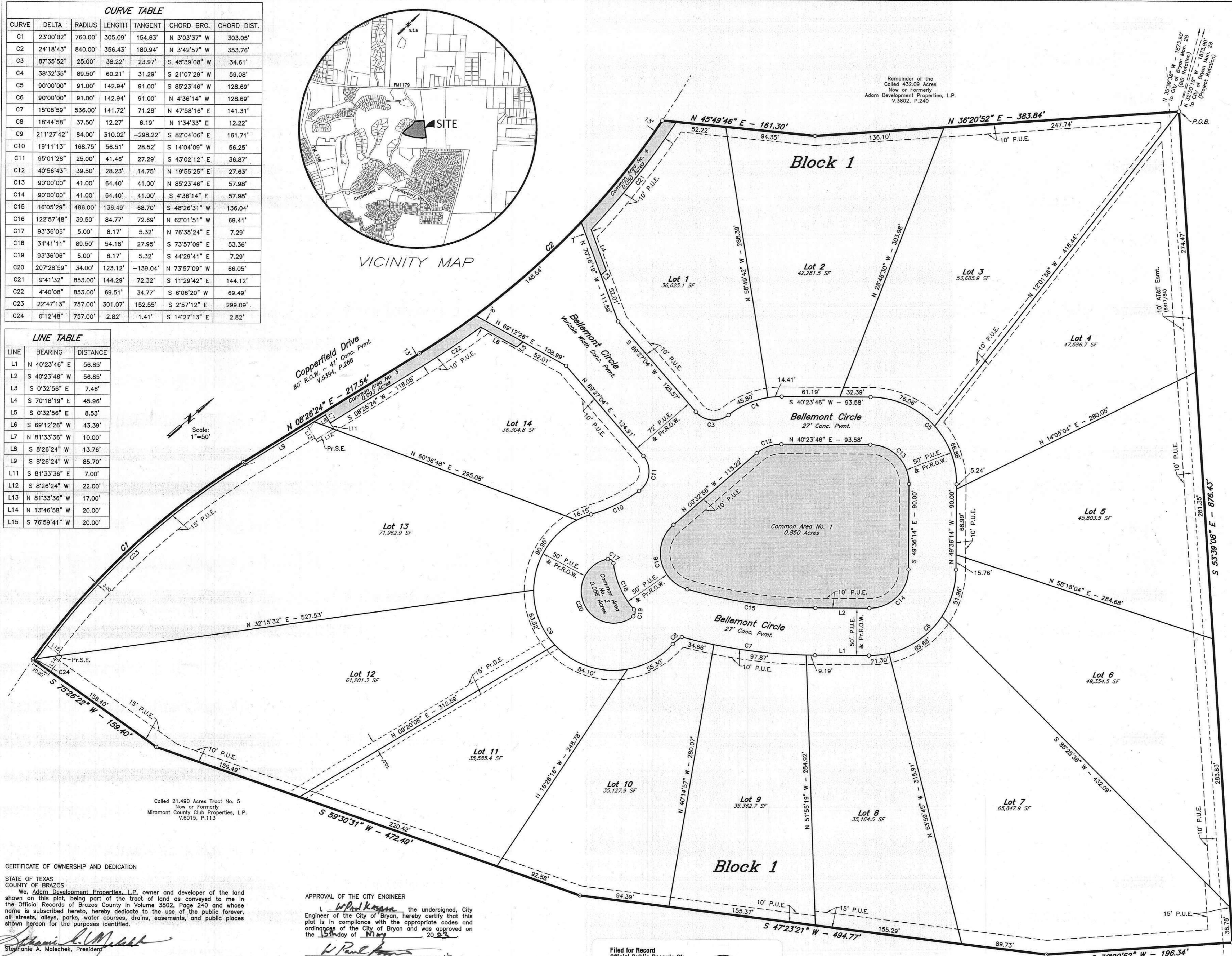
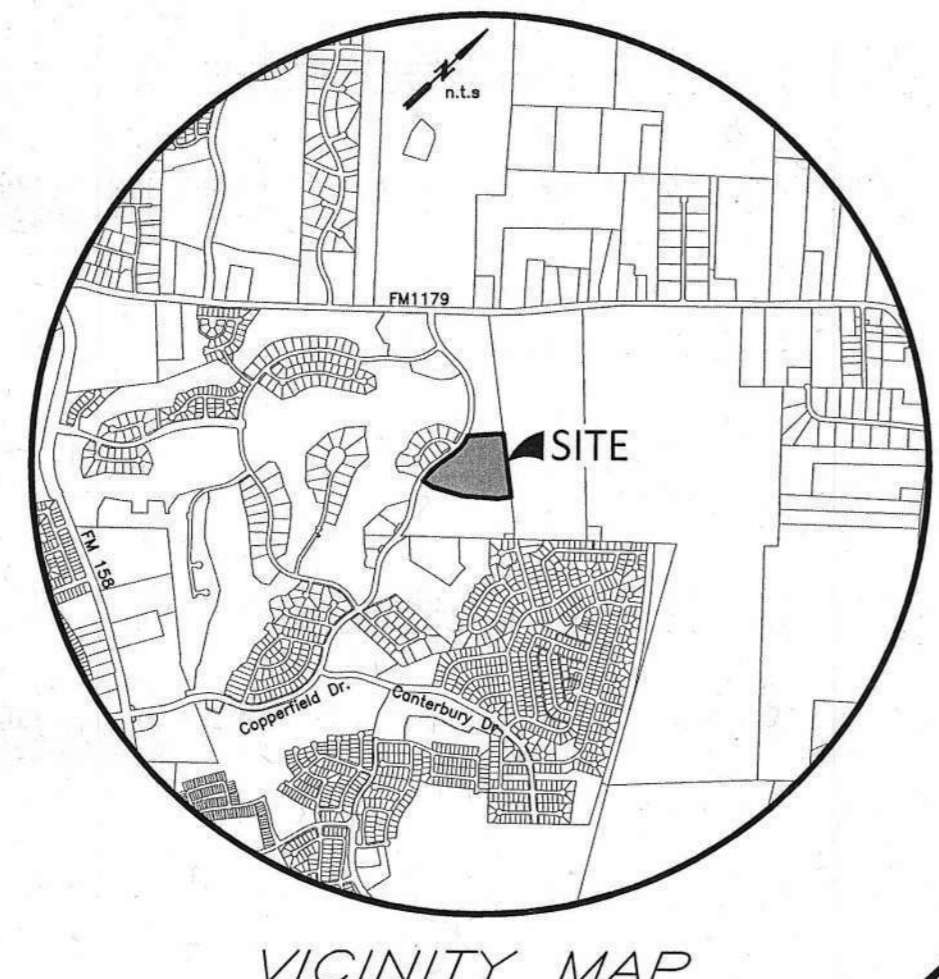


CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	23°00'02"	760.00'	305.09'	154.63'	N 3°03'37" W	303.05'
C2	24°18'43"	840.00'	356.43'	180.94'	N 3°42'57" W	353.76'
C3	87°35'52"	25.00'	38.22'	23.97'	S 45°39'08" W	34.61'
C4	38°32'35"	89.50'	60.21'	31.29'	S 21°07'29" W	59.08'
C5	90°00'00"	91.00'	142.94'	91.00'	S 85°23'46" W	128.69'
C6	90°00'00"	91.00'	142.94'	91.00'	N 4°36'14" W	128.69'
C7	15°08'59"	536.00'	141.72'	71.28'	N 47°58'16" E	141.31'
C8	18°44'58"	37.50'	12.27'	6.19'	N 1°34'33" E	12.22'
C9	211°27'42"	84.00'	310.02'	-298.22'	S 82°04'06" E	161.71'
C10	19°11'13"	168.75'	56.51'	28.52'	S 14°04'09" W	56.25'
C11	95°01'28"	25.00'	41.46'	27.29'	S 43°02'12" E	36.87'
C12	40°56'43"	39.50'	28.23'	14.75'	N 19°55'25" E	27.63'
C13	90°00'00"	41.00'	64.40'	41.00'	N 85°23'46" E	57.98'
C14	90°00'00"	41.00'	64.40'	41.00'	S 4°38'14" E	57.98'
C15	16°05'29"	486.00'	136.49'	68.70'	S 48°26'31" W	136.04'
C16	122°57'48"	39.50'	84.77'	72.69'	N 62°01'51" W	69.41'
C17	93°36'08"	5.00'	8.17'	5.32'	N 76°35'24" E	7.29'
C18	34°41'11"	89.50'	54.18'	27.95'	S 73°57'09" E	53.36'
C19	93°36'08"	5.00'	8.17'	5.32'	S 44°29'41" E	7.29'
C20	207°28'59"	34.00'	123.12'	-139.04'	N 73°57'09" W	66.05'
C21	9°41'32"	853.00'	144.29'	72.32'	S 11°29'42" E	144.12'
C22	4°40'08"	853.00'	69.51'	34.77'	S 6°06'20" W	69.49'
C23	22°47'13"	757.00'	301.07'	152.55'	S 2°57'12" E	299.09'
C24	0°12'48"	757.00'	2.82'	1.41'	S 14°27'13" E	2.82'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 40°23'46" E	56.85'
L2	S 40°23'46" W	56.85'
L3	S 0°32'56" E	7.46'
L4	S 70°18'19" E	45.98'
L5	S 0°32'56" E	8.53'
L6	S 69°12'26" W	43.39'
L7	N 81°33'36" W	10.00'
L8	S 8°26'24" W	13.76'
L9	S 8°26'24" W	85.70'
L11	S 81°33'36" E	7.00'
L12	S 8°26'24" W	22.00'
L13	N 81°33'36" W	17.00'
L14	N 13°46'58" W	20.00'
L15	S 76°59'41" W	20.00'



FIELD NOTES  
17.828 ACRES

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 part of the called 432.09 acre tract described in the deed from The Bardon Group, Inc., H.P. Dansby, Jr. and wife Gussie Dansby, Ann Dansby, Kelly, H.P. Dansby, III, Daniel M. Dansby and Norma Dansby Smith to TAC Realty, Inc. recorded in Volume 3802, Page 240 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 1/2-inch iron rod set for the north corner of this herein described tract and the POINT OF BEGINNING, said iron rod also being in the southwest line of the called 267.329 acre The Bardon Group, Inc. residue tract recorded in Volume 891, Page 681 (O.R.B.C.), from whence a found 3/4-inch iron rod marking the north corner of the called 432.09 acre TAC REALTY, Inc. tract bears N 53°39'08" W at a distance of 1779.06 feet for reference;

THENCE: S 53°39'08" E along the common line of the called 432.09 acre TAC Realty, Inc. tract and the called 267.329 acre The Bardon Group, Inc. tract for a distance of 876.43 feet to a found 1/2-inch iron rod marking the east corner of this tract and the north corner of the called 21,490 acre Miramont Country Club Properties, L.P. tract described as Tract No. 5 recorded in Volume 6015, Page 113 (O.R.B.C.);

THENCE: along the northwest line of the called 21,490 acre Miramont Country Club Properties, L.P. Tract No. 5 for the following four (4) calls:

- 1) S 36°20'52" W for a distance of 196.34 feet to a found 1/2-inch iron rod for angle,
- 2) S 47°23'21" W for a distance of 494.77 feet to a found 1/2-inch iron rod for angle, and
- 3) S 59°30'31" W for a distance of 472.49 feet to a found 1/2-inch iron rod for angle, and
- 4) S 75°28'22" W for a distance of 159.40 feet to a found 1/2-inch iron rod marking the south corner of this herein described tract and being in the easterly right-of-way line of Copperfield Drive (based on an 80-foot width), from whence the southeast corner of MIRAMONT SECTION 20 bears S 75°28'22" W at a distance of 80.00 feet for reference;

THENCE: along the easterly right-of-way line of said Copperfield Drive for the following three (3) calls:

- 1) 305.09 feet in a clockwise direction along the arc of a curve having a central angle of 23°00'02", a radius of 760.00 feet, a tangent of 154.63 feet and a long chord bearing N 03°03'37" W at a distance of 303.05 feet to a found 1/2-inch iron rod for the Point of Tangency,
- 2) N 08°26'24" E for a distance of 217.54 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the left, and
- 3) 356.43 feet along the arc of said curve having a central angle of 24°18'43", a radius of 840.00 feet, a tangent of 180.94 feet and a long chord bearing N 03°42'57" W at a distance of 353.76 feet to a 1/2-inch iron rod set for the west corner of this tract;

THENCE: into the interior of the called 432.09 acre TAC REALTY, Inc. tract for the following two (2) calls:

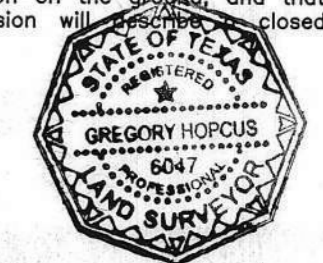
- 1) N 45°49'46" E for a distance of 161.30 feet to a 1/2-inch iron rod set for angle, and
- 2) N 36°20'52" E for a distance of 383.84 feet to the POINT OF BEGINNING and containing 17.828 acres of land according to the survey made on the ground on April 11, 2022.

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 and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision were laid out in closed geometric form.

4/12/23  
Gregory Hopcus, R.P.L.S. No. 6047



GENERAL SURVEYOR NOTES:

1. ORIGIN OF BEARING SYSTEM: Bearings are based upon the system found on the various recorded plats of Copperfield Subdivision.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0220F, Map Revised April 2, 2014, no portion of this property is located in a Special Flood Hazard Area.
3. Unless otherwise indicated, all distances shown along curves are arc distances.
4. The subject property is zoned Planned Development (PD) by Ordinance No. 1227 passed and approved by the Bryan City Council on May 9, 2000.
5. Building setbacks requirements shall refer to 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.
6. Right-of-way Acreage: 1.81 Ac.
7. The Common Areas shown shall be owned and maintained by the Homeowners Association.
8. 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.
9. 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.
10. Unless otherwise indicated 1/2" Iron Rods are set at all corners.  
 ○ - 1/2" Iron Rod Found  
 ○ - 1/2" Iron Rod Set
11. Abbreviations:  
 B.T.U. - Bryan Texas Utilities  
 P.O.B. - Point of Beginning  
 P.U.E. - Public Utility Easement  
 Pr.D.E. - Private Drainage Easement  
 Pr.S.E. - Private Sewer Easement
12. Lots 1, 13 and 14 must take access off of Belmont Circle.

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.

Stephanie A. Molechek, President

APPROVAL OF THE CITY ENGINEER

I, 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 15th day of May, 2023.

City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Maureen 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 15th day of May, 2023.

City Planner, Bryan, Texas

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 6/27/2023 2:44:24 PM  
In the PLAT Records

Doc Number: 2023-1505698  
Volume - Page: 18706-206  
Number of Pages: 1  
Amount: 73.00  
Order #: 20230627000093  
By: LB



Karen McQueen  
County Clerk, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Bobby Guevara, 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 15th day of May, 2023, and same was duly approved on the 15th day of May, 2023, by said Commission.

Chairman, Planning and Zoning Commission

FINAL PLAT

MIRAMONT SECTION 19

17.828 ACRES  
LOTS 1-14, BLOCK 1  
14 TOTAL LOTS

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

MAY, 2022  
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. 10103300  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838

