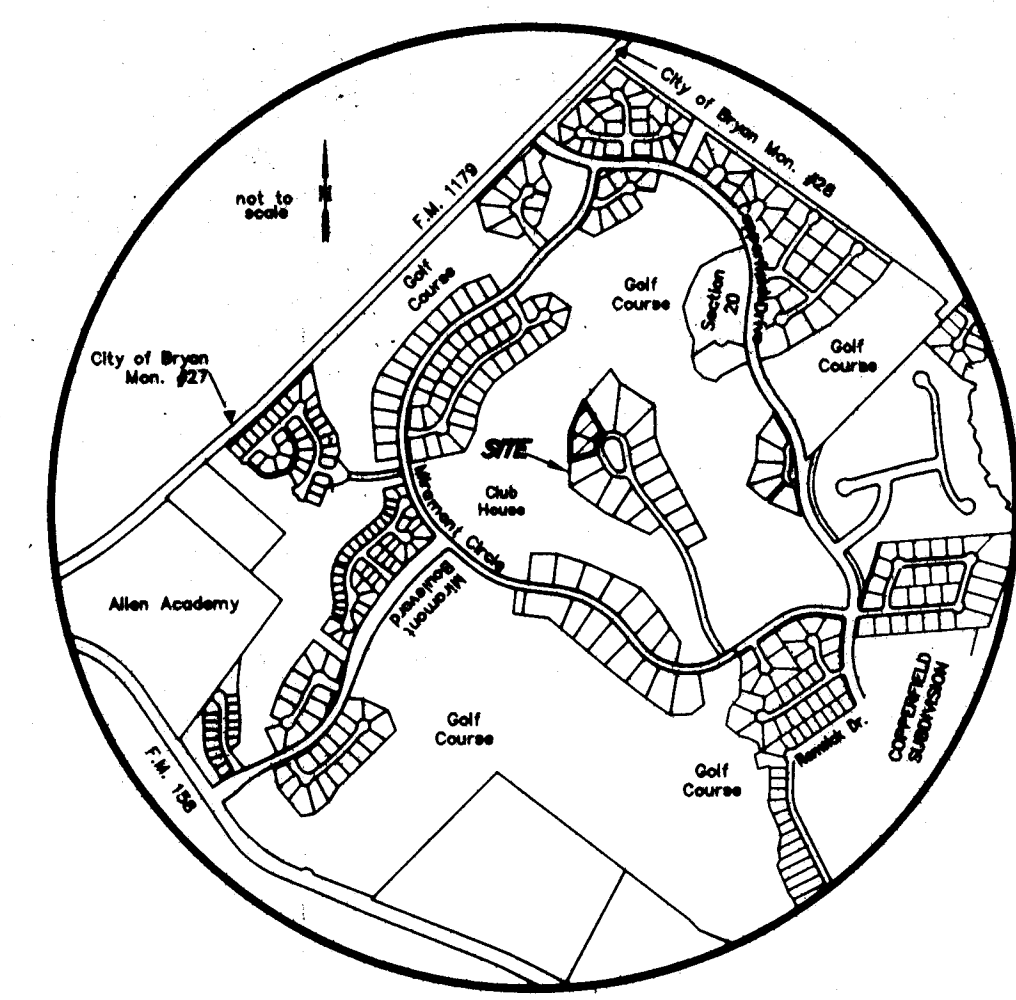


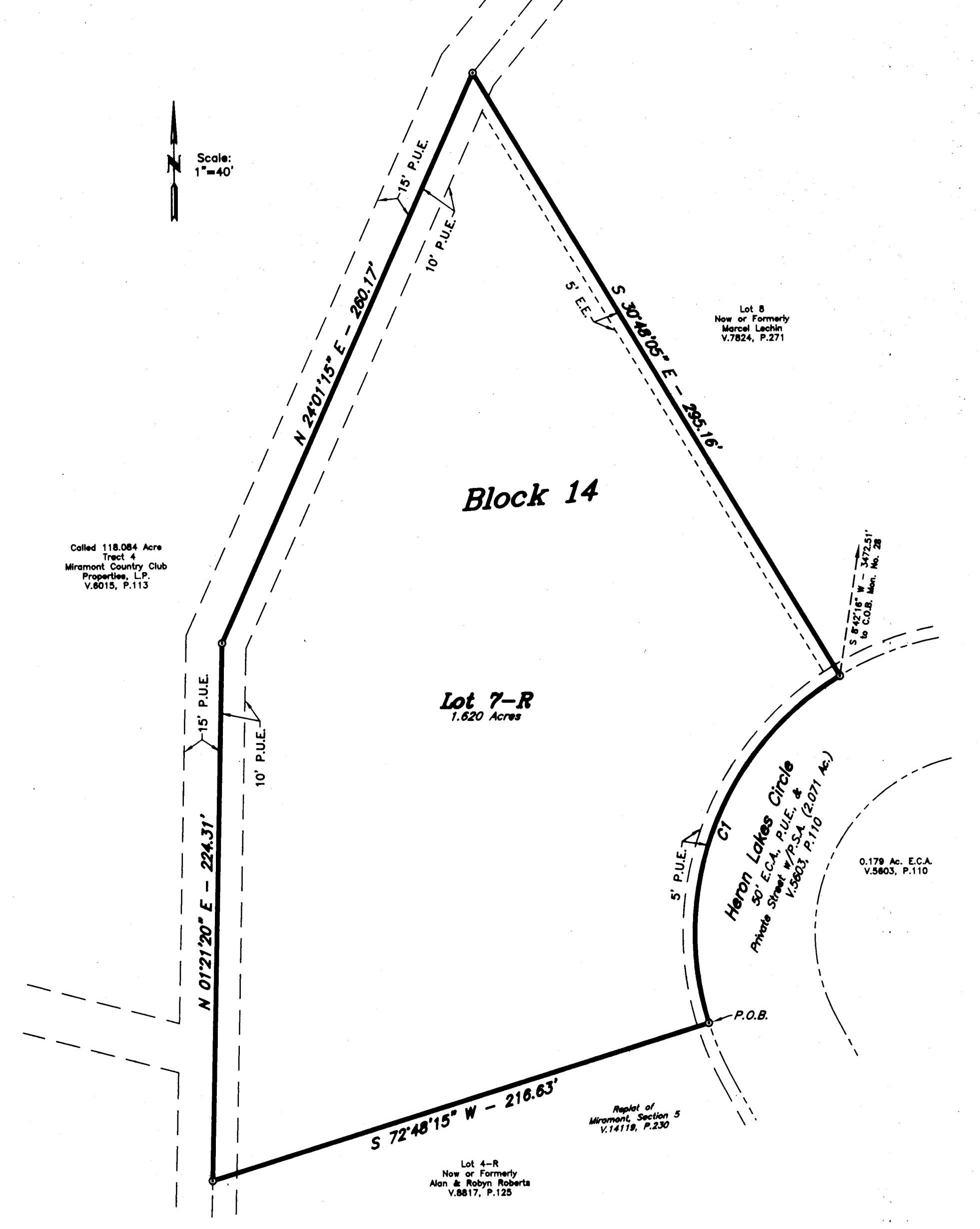
ORIGINAL PLAT
 LOTS 6 AND 7, BLOCK 14, MIRAMONT SECTION 5
 RECORDED IN VOLUME 5603, PAGE 110



Vicinity Map

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	78°23'40"	125.00'	166.67'	98.36'	S 21°00'05" W	154.59'

- GENERAL NOTES:**
- ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the recorded plat in Volume 5603, Page 110, Official Records of Brazos County, Texas.
 - According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041002200, 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:
 - E.C.A. - Exclusive Common Area
 - E.E. - Electrical Easement
 - P.O.B. - Point of Beginning
 - P.S.A. - Public Service Access
 - P.U.E. - Public Utility Easement
 - Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 © - 1/2" Iron Rod Found



REPLAT

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 6 and 7, Block 14, MIRAMONT SECTION 5 Subdivision as recorded in Volume 5603, Page 110 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 marking the common most easterly corner of said Lot 6 and Lot 4-R, Block 14, according to a Replat of MIRAMONT SECTION 5 Subdivision recorded in Volume 14119, Page 230 (O.R.B.C.) and being in the west line of the 50-foot exclusive common area for Heron Lakes Circle as depicted on the final plat of said MIRAMONT SECTION 5 (5603/110);

THENCE: S 72° 48' 15" W along the common line of said Lots 6 and 4-R, Block 14 for a distance of 216.63 feet to a found 1/2-inch iron rod marking the common west corner of said lots and being in the east line of the called 118.084 acre Miramont Country Club Properties, L.P. Tract 4 recorded in Volume 6015, Page 113 (O.R.B.C.);

THENCE: N 01° 21' 20" E along the common line of said Lot 6 and the called 118.084 acre tract for a distance of 224.31 feet to a found 1/2-inch iron rod marking the common most westerly corner of said Lots 6 and 7, said iron rod also being an angle point in the east line of the called 118.084 acre tract;

THENCE: N 24° 01' 15" E along the common line of said Lot 7 and the called 118.084 acre tract for a distance of 260.17 feet to a found 1/2-inch iron rod marking the common most northerly corner of said Lot 7 and Lot 8, Block 14 of said MIRAMONT SECTION 5;

THENCE: S 30° 48' 05" E along the common line of said Lots 7 and 8, Block 14 for a distance of 295.16 feet to a found 1/2-inch iron rod in the west line of said Heron Lakes Circle;

THENCE: 166.67 feet along the west line of said Heron Lakes Circle in a counter-clockwise direction along the arc of a curve having a central angle of 78° 23' 40", a radius of 125.00 feet, a tangent of 98.36 feet and a long chord bearing S 21° 00' 05" W at a distance of 154.59 feet to the POINT OF BEGINNING and containing 1.620 acres of land, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

We, Albert and Tamara Dubose, 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 10485, Page 250 and Volume 13309, Page 36 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.

Albert Dubose
Tamara Dubose
 Tamara Dubose

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Albert Dubose and Tamara Dubose, known to me to be the persons whose names 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 the 20th day of September 2018.

Brittany M. Thomas
 Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
 (COUNTY OF BRAZOS)

I, Karen McQueen, County Clerk, in and with this plat together with its certificate record in my office the 20th day of September of the Official Records of Brazos County, Texas.

Karen McQueen
 County Clerk, Brazos County, Texas

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 10/11/2018 10:15:36 AM
 In the PLAT Records

Doc Number: 2018-1343183
 Volume-Page: 14960-292
 Number of Pages: 1
 Amount: 73.00
 Order#: 2018101000025
 By: KG

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Jess Bush, 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 August 2018 and same was duly approved on the 20th day of September 2018 by said Commission.

Jess Bush
 Chairman, Planning and Zoning Commission

APPROVAL OF THE CITY PLANNER

I, Martin 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 20th day of September 2018.

Martin Zimmerman
 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 September 2018.

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

Gregory Hopcus 9/24/18
 Gregory Hopcus, R.P.L.S. No. 6047



REPLAT

LOT 7-R, BLOCK 14

BEING A REPLAT OF
 LOT 6 AND LOT 7, BLOCK 14 OF
 MIRAMONT SUBDIVISION, SECTION 5
 RECORDED IN VOLUME 5603, PAGE 110

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

JULY, 2018
 SCALE: 1" = 40'

OWNER:
 Albert & Tamara Dubose
 550 Westcott Street, Suite 250
 Houston, TX 77007
 713 906-1565

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

Texas Firm Registration No. 10103300