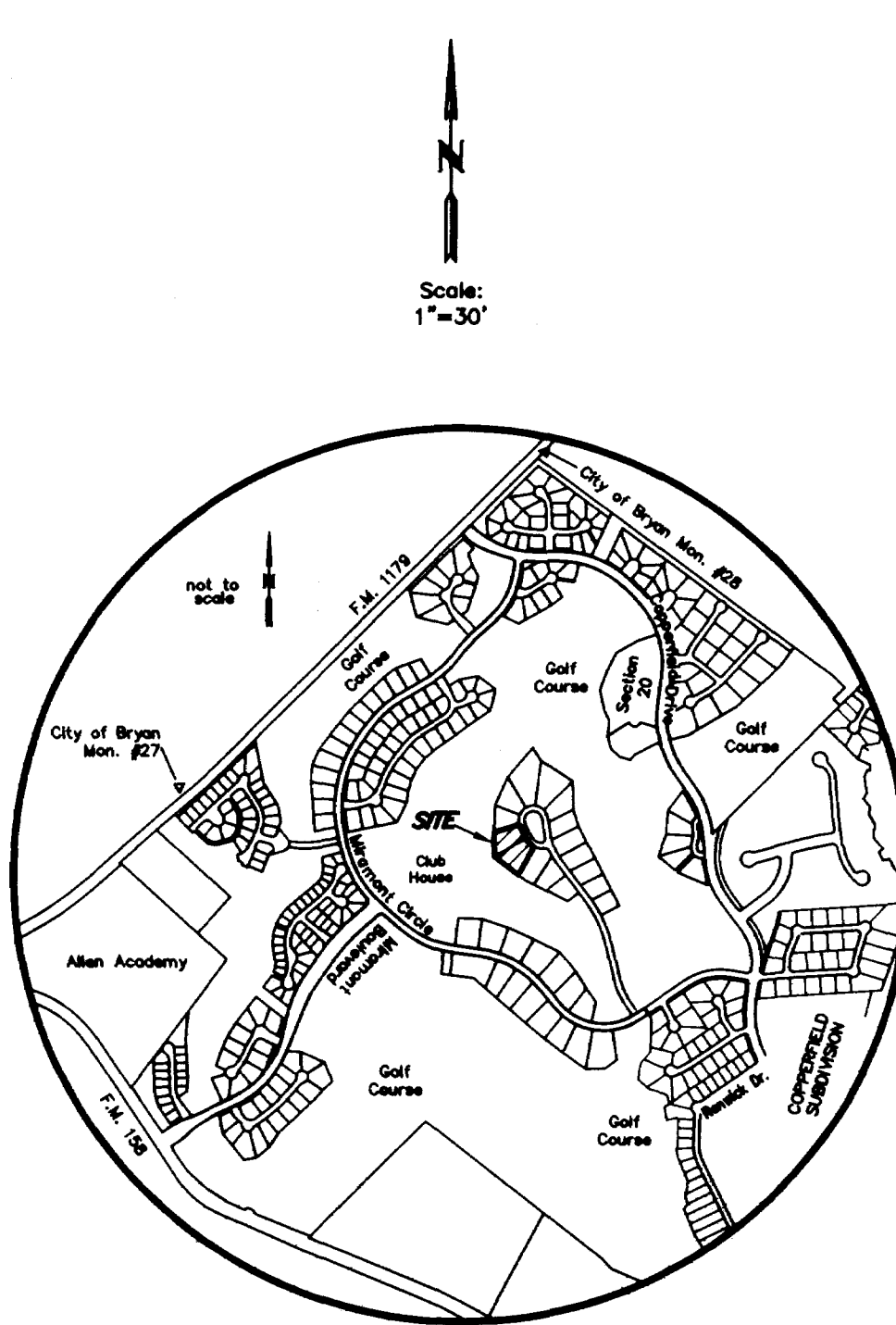


| CURVE TABLE | | | | | | |
|-------------|-----------|---------|--------|---------|---------------|-------------|
| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD BRG. | CHORD DIST. |
| C1 | 32°43'34" | 125.00' | 71.40' | 36.70' | S 44°52'34" E | 70.43' |
| C2 | 11°19'02" | 125.00' | 24.89' | 12.39' | S 22°51'16" E | 24.85' |



Vicinity Map

- 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 48041C0220F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
 - The 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
 - S.S.E. - Sanitary Sewer Easement
 - E.E. - Electrical Easement
 - Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 - ⊙ - 1/2" Iron Rod Found
 - ⊙ - 3/4" Iron Pipe Found

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 4 and 5, 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 5 and Lot 6, Block 14 of said MIRAMONT SECTION 5 Subdivision 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: 24.89 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 11° 19' 02", a radius of 125.00 feet, a tangent of 12.39 feet and a long chord bearing S 22° 51' 16" E at a distance of 24.85 feet to a found 3/4-inch iron pipe marking a Point of Tangency in said west line;

THENCE: S 28° 30' 47" E continuing along the west line of said Heron Lakes Circle, at 105.56 feet, pass a found 1/2-inch iron rod marking the common east corner of said Lot 4 and Lot 5, Block 14, continue for a total distance of 127.04 feet to a found 3/4-inch iron pipe marking a Point of Curvature of a curve to the left in said west line;

THENCE: 71.40 feet along the arc of said curve having a central angle of 32° 43' 34", a radius of 125.00 feet, a tangent of 36.70 feet and a long chord bearing S 44° 52' 34" E at a distance of 70.43 feet to a found 1/2-inch iron rod marking the common most westerly corner of said Lot 4 and Lot 5, Block 14 of said MIRAMONT SECTION 5 Subdivision and being in the west line of said Heron Lakes Circle;

THENCE: S 28° 45' 39" W along the common line of said Lots 3 and 4, Block 14 for a distance of 299.32 feet to a found 1/2-inch iron rod marking the common west corner of said Lot 4 and Lot 5, Block 14;

THENCE: N 01° 21' 20" E along the west line of said Lot 5 for a distance of 199.04 feet to a found 1/2-inch iron rod marking the common most westerly corner of said Lot 5 and Lot 6, Block 14;

THENCE: N 72° 48' 15" E along the common line of said Lots 5 and 6, Block 14 for a distance of 216.63 feet to the POINT OF BEGINNING and containing 2.102 acres of land, more or less.

ORIGINAL PLAT
LOTS 4 AND 5, BLOCK 14, MIRAMONT SECTION 5
RECORDED IN VOLUME 5603, PAGE 110

REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Alan and Robyn Roberts, 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 8617, Page 125 and Volume 8617, Page 125 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.

Alan Roberts
Robyn Roberts
Alan Roberts
Robyn Roberts

STATE OF TEXAS
COUNTY OF BRAZOS

BETTY HEATH
Notary Public, State of Texas
Comm. Expires 03-07-2021
Notary ID: 11061174

Before me, the undersigned authority, on this 9 day of June, 2017, personally appeared Alan Roberts and Robyn Roberts, 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 9 day of June, 2017.

Betty Heath
Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, Karen McQueen, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 20 day of June, 2017, in the Official Records of Brazos County, Texas in Volume 5603, Page 110.

Karen McQueen by Jessie Ramirez
County Clerk, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Robb Gatterson, 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 20 day of June, 2017, and same was duly approved on the 20 day of June, 2017, by said Commission.

Robb Gatterson
Chairman, Planning and Zoning Commission

APPROVAL OF THE CITY PLANNER

I, Marin 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 20 day of June, 2017.

Marin 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 20 day of June, 2017.

W Paul Keenan
City Engineer, Bryan, Texas



CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, 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 2017 and that property markers and monuments were located under my supervision on the ground.

Kevin R. McClure
Kevin R. McClure, R.P.L.S. No. 5650

REPLAT

LOT 4-R, Block 14

BEING A REPLAT OF
LOT 4 AND LOT 5, BLOCK 14 OF
MIRAMONT SUBDIVISION, SECTION 5
RECORDED IN VOLUME 5603, PAGE 110

2.102 ACRES
J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS
MARCH, 2017
SCALE: 1" = 30'

OWNER:
Alan & Robyn Roberts
1001 County Road 230
Giddings, TX 78942
(979) 268-2000

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

For Record in
BRAZOS COUNTY
20x2017 at 04:05P
As a
PLAT
Number: 01302045
73.00
Number - 406622
By
Notary
COUNTY OF BRAZOS
I certify that this instrument was
filed and time stamped hereon by me
in accordance with the volume and page
public records of
BRAZOS COUNTY
by me,
2017
Brazos County Clerk
COUNTY