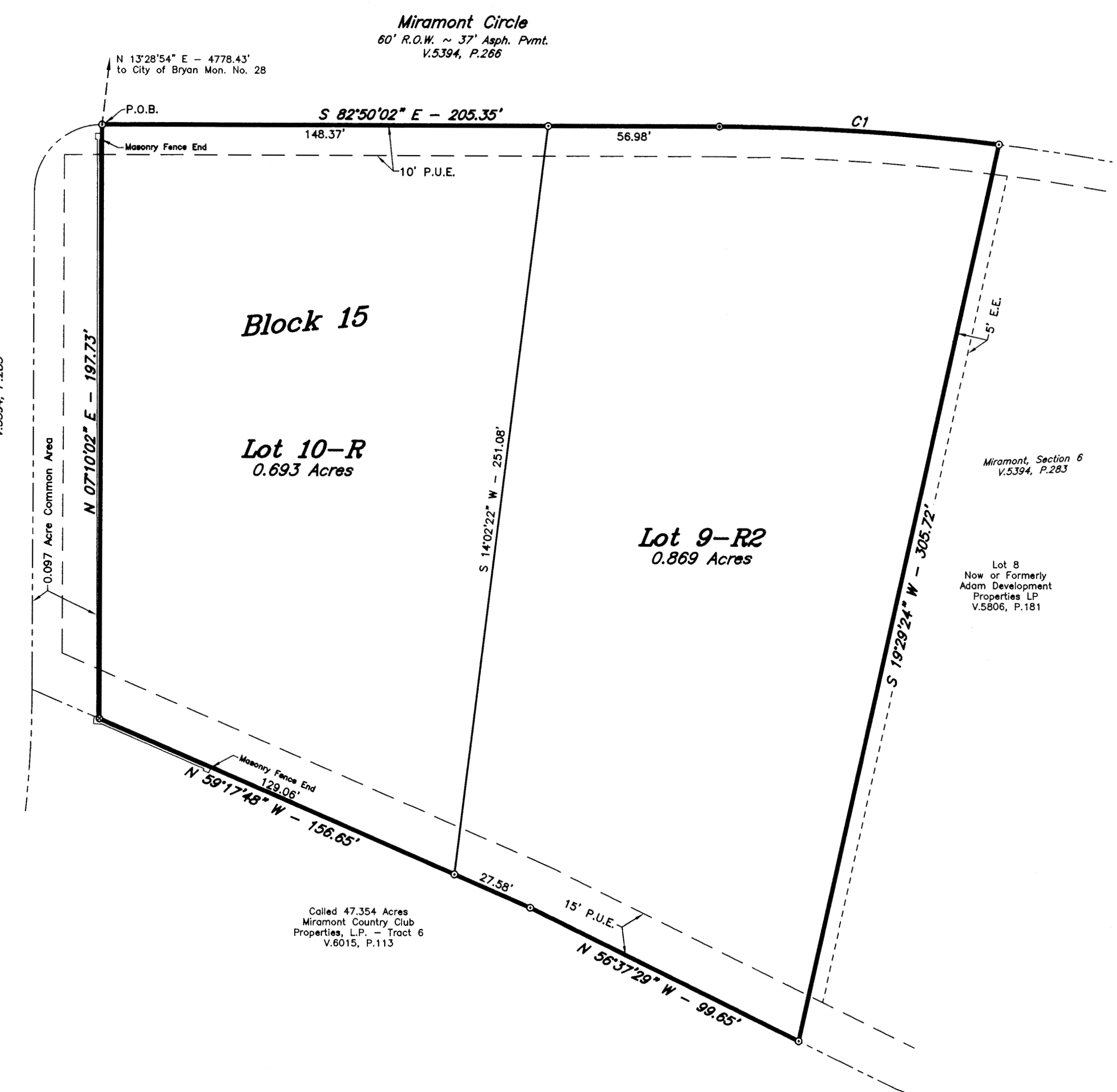


VICINITY MAP

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	6°55'52"	770.00'	93.15'	46.63'	S 79°22'06" E	93.09'



ORIGINAL PLAT

LOT 9-R, BLOCK 15, MIRAMONT SECTION 6
RECORDED IN VOLUME 13526, PAGE 91

REPLAT

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 17524, Page 239 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. Malachuk
Stephanie A. Malachuk, President

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 07 day of May, 2023.

Laura Cherry
Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)
I, the undersigned, County Clerk of Brazos County, Texas, do hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 10 day of May, 2023.
Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 5/30/2023 10:26:54 AM
Number of Pages: 1
Amount: 73.00
Order#: 20230530000060
By: VE
Karen McQueen
Victoria Elliott

APPROVAL OF THE CITY PLANNER
Martin Zimmerman
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 10 day of May, 2023.
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 10 day of May, 2023.
Gregory Hopcus
City Engineer, Bryan, Texas

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 Lot 9-R, Block 15, MIRAMONT SECTION 6 according to the Replat recorded in Volume 13526, Page 91 of the Official Records of Brazos County, Texas (O.R.B.C.) and being all of the tract described in the deed from Kevin J. Sherry and wife, Bernadine J. Sherry to Adam Development Properties, L.P. recorded in Volume 17524, Page 239 (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 northwest corner of the herein described tract and Lot 9-R, said iron rod also marking the northeast corner of a 0.097 acre common area, Block 15, MIRAMONT SECTION 6 according to the final plat recorded in Volume 5394, Page 283 (O.R.B.C.) and being in the south right-of-way line of Miramont Circle [based on a 60-foot width recorded in Volume 5394, Page 266 (O.R.B.C.)];

THENCE: S 82° 50' 02" E along the south right-of-way line of said Miramont Circle for a distance of 205.35 feet to a found 3/4-inch iron pipe marking the Point of Curvature of a curve to the right;

THENCE: continuing along said Miramont Circle for 93.15 feet along the arc of said curve having a central angle of 06° 55' 52", a radius of 770.00 feet, a tangent of 46.63 feet and a long chord bearing S 79° 22' 06" E at a distance of 93.09 feet to a found 1/2-inch iron marking the common east corner of this tract and said Lot 9-R, said iron rod also marking the north corner of Lot 8, Block 15 of said MIRAMONT SECTION 6 (5394/283);

THENCE: S 19° 29' 24" W along the common line of this tract and said Lot 8 for a distance of 305.72 feet to a found 1/2-inch iron rod marking the common south corner of this herein described tract and said Lot 9-R, said iron rod also marking the west corner of said Lot 8 and being in the northeast line of the 47.354 acre Miramont Country Club Properties, L.P. Tract No. 6 recorded in Volume 6015, Page 113 (O.R.B.C.);

THENCE: N 56° 37' 29" W along the southwest line of said MIRAMONT SECTION 6 and the northeast line of the said 47.354 acre Miramont Country Club Properties, L.P. tract for a distance of 99.65 feet to a found 1/2-inch iron rod for corner;

THENCE: N 59° 17' 48" W continuing along said common line for a distance of 156.65 feet to a point for corner in a brick column marking the common west corner of this tract and said Lot 9-R, said point also marking the south corner of the said 0.097 acre common area;

THENCE: N 07° 10' 02" E along the common line of this tract and the said 0.097 acre common area for a distance of 197.73 feet to the POINT OF BEGINNING and containing 1.563 acres of land, more or less.

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 October, 2022 and that property markers and monuments were placed under my supervision on the ground.
Gregory Hopcus 11/1/22
Gregory Hopcus, R.P.L.S. No. 6047



- GENERAL NOTES:
- ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the recorded plat in Volume 5394, Page 283, Official Records of Brazos County, Texas.
 - According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804100220F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
 - This property is currently zoned Planned Development - Mixed Use District 1. Building setback lines to be in accordance with the City of Bryan Code of Ordinance. 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.E. - Electrical Easement
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
⊗ - 3/4" Iron Pipe Found
⊛ - Brick Column
 - 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.

FINAL PLAT

LOTS 9-R2 AND 10-R, BLOCK 15
MIRAMONT SECTION 6

BEING A REPLAT OF LOT 9-R, BLOCK 15
MIRAMONT SUBDIVISION, SECTION 6
AS RECORDED IN VOLUME 13526, PAGE 91

1.563 ACRES

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

OCTOBER, 2022
SCALE: 1" = 30'

OWNER:
Adam Development Properties, L.P.
One Momentum Blvd., Suite 1000
College Station, TX 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