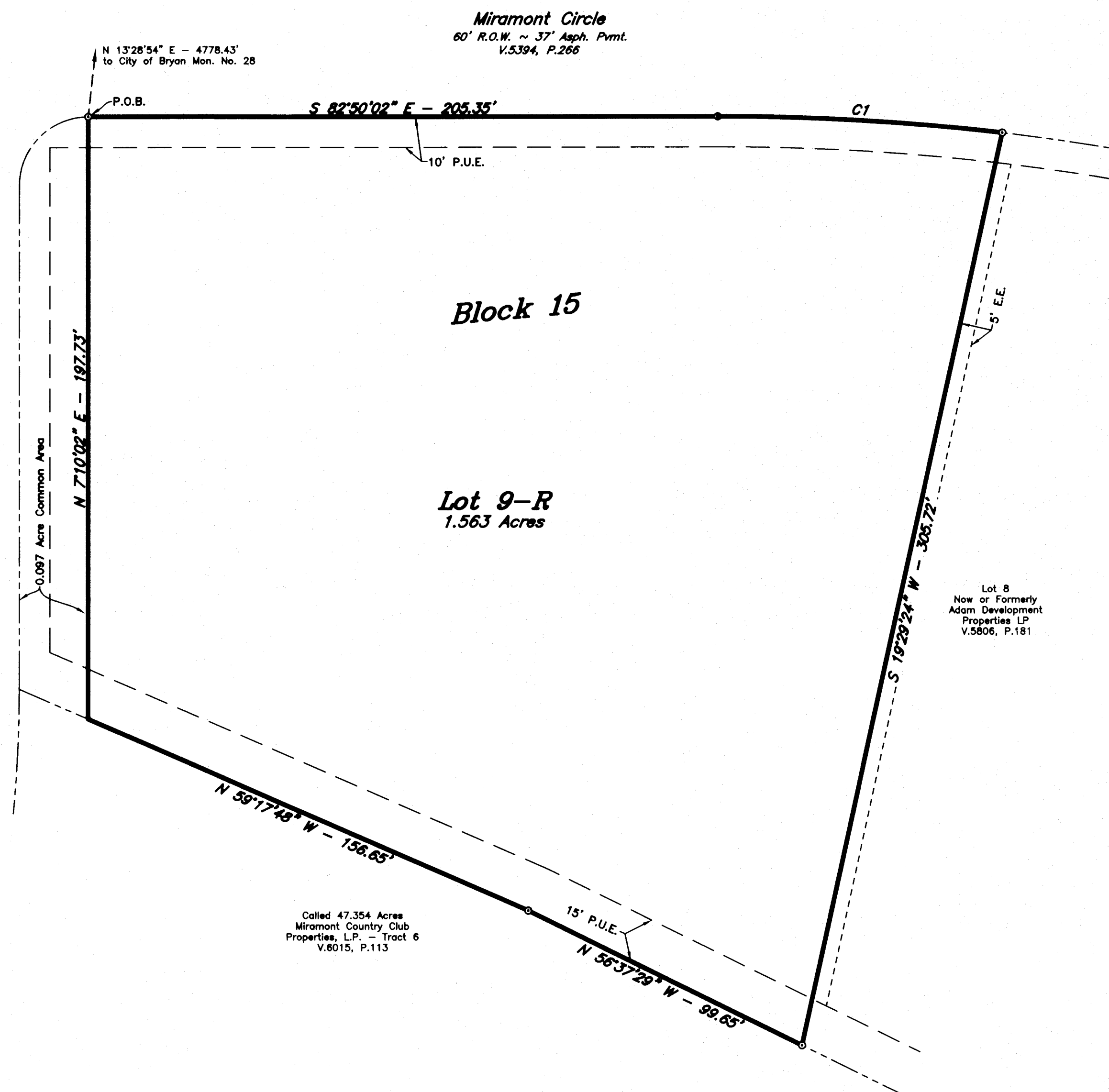
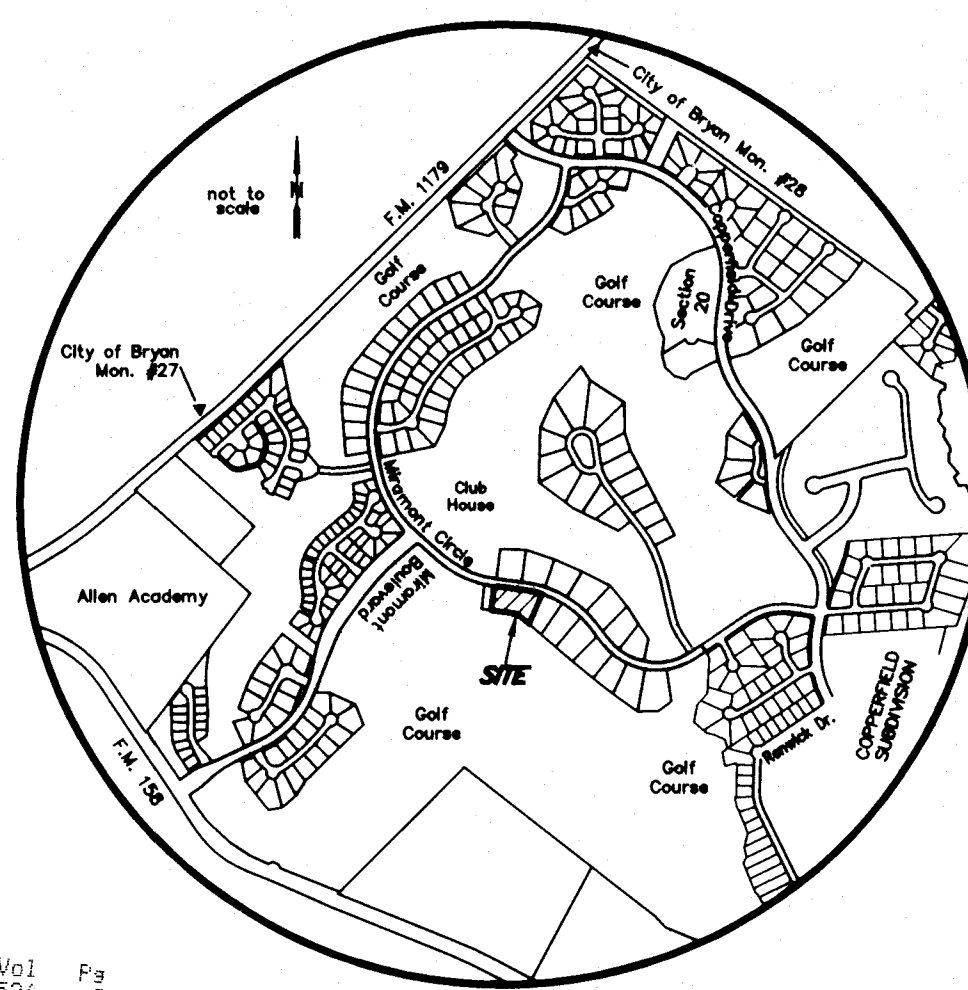
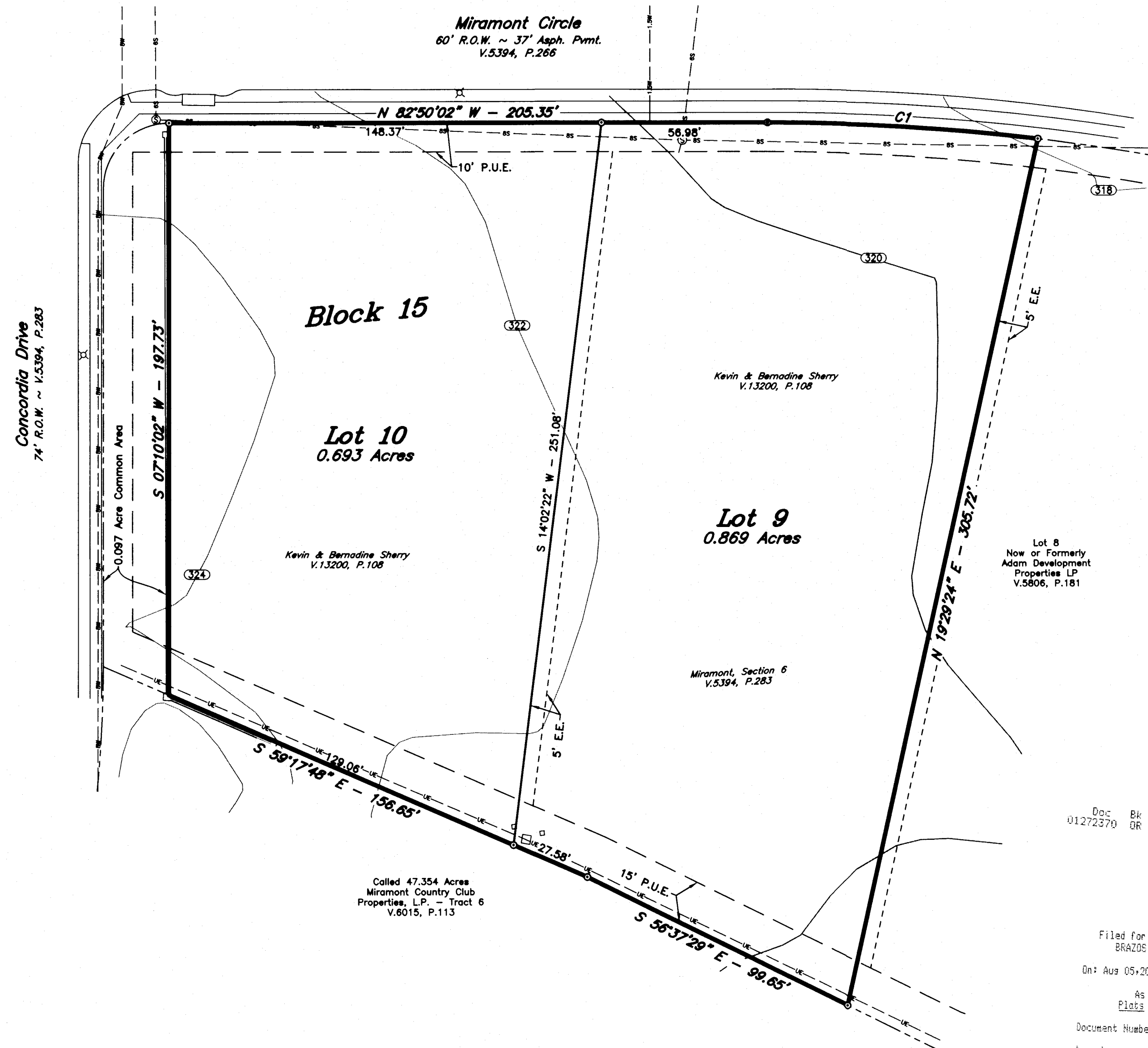


CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	6°55'52"	770.00'	93.15'	46.63'	N 79°22'06" W	93.09'



**ORIGINAL PLAT**  
 LOTS 9 AND 10, BLOCK 15, MIRAMONT SECTION 6  
 RECORDED IN VOLUME 5394, PAGE 283

**REPLAT**

Doc Bk Vol Pg  
 01272370 OR 13526 91

Filed for Record in:  
 BRAZOS COUNTY  
 On: Aug 05, 2015 at 10:30a  
 As a  
 Plat  
 Document Number: 01272370  
 Amount: 73.00  
 Receipt Number: 581366  
 By: Debbie Baker

STATE OF TEXAS COUNTY OF BRAZOS  
 I hereby certify that this instrument was  
 filed on the date and time stated herein by me  
 and was duly recorded in the volume and page  
 of the Official Public Records of:

BRAZOS COUNTY  
 as stated herein by me.  
 Aug 05, 2015  
 Karen McQueen, Brazos County Clerk  
 BRAZOS COUNTY

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

We, Kevin J. Sherry and Bernadine J. Sherry, owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 13200, Page 108 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.

Kevin J. Sherry  
 Kevin J. Sherry

Bernadine J. Sherry  
 Bernadine J. Sherry

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, Bobbi G. Williams, 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 March, 2015, and same was duly approved on the 24th day of March, 2015, by said Commission.

Bobbi G. Williams  
 Chairman, Planning and Zoning Commission

**APPROVAL OF THE CITY PLANNER**

I, Mark Zinsman, 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 July, 2016.

Mark Zinsman  
 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 July, 2016.

Whitney  
 City Engineer, Bryan, Texas

Before me, the undersigned authority, on this day personally appeared Kevin J. Sherry and Bernadine J. Sherry, 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 purpose stated.  
 Given under my hand and seal on this 14th day of June, 2016.

Rene Chollett  
 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 20th day of August, 2016, in the Official Records of Brazos County, Texas in Volume 5394, Page 283.

Karen McQueen  
 County Clerk, Brazos County, 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 Lots 9 and 10, Block 15, MIRAMONT SECTION 6 Subdivision as recorded in Volume 5394, Page 283 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 found 1/2-inch iron rod marking the northeast corner of Lot 10, Block 15 of said MIRAMONT SECTION 6 (5394/283), the northeast corner of a 0.097 acre common area as depicted on the final plat of said MIRAMONT SECTION 6 (5394/283) and being in the south right-of-way line of Miramont Circle [based on a 60-foot width recorded in Volume 5394, Page 286 (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 most northerly corner of Lots 9 and 8, Block 15 of said MIRAMONT SECTION 6 (5394/283);

**THENCE:** S 19° 29' 24" W along the common line of said Lots 9 and 8, Block 15 for a distance of 305.72 feet to a found 1/2-inch iron rod marking the common south corner of said Lots 9 and 8, said iron rod also 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 99.85 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 southwest corner of said Lot 10 and the southeast corner of the said 0.097 acre common area;

**THENCE:** N 07° 10' 02" E along the northwest line of said Lot 10 and the southeast line of 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, 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 on February 17, 2016 and was placed on the ground and monuments were placed under my supervision on the ground.

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

**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 48041C0220F, 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 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:  
 P.O.B. - Point of Beginning  
 P.U.E. - Public Utility 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

**REPLAT**

LOT 9 AND LOT 10, BLOCK 15 OF  
 MIRAMONT SUBDIVISION, SECTION 6  
**LOT 9-R, Block 15**  
 BEING A REPLAT OF LOTS 9 AND 10, BLOCK 15  
 MIRAMONT SUBDIVISION, SECTION 6  
 AS RECORDED IN VOLUME 5394, PAGE 283  
**1.563 ACRES**  
 J.W. SCOTT LEAGUE, A-49  
 BRYAN, BRAZOS COUNTY, TEXAS  
 MARCH, 2016  
 SCALE: 1" = 30'

**OWNER:**  
 Kevin J. & Bernadine J. Sherry  
 4603 Slice Court  
 College Station, TX 77845  
 (979) 690-7893

**SURVEYOR:**  
 Kevin R. McClure & Brownie Engineering/Surveying, Inc.  
 1008 Woodcreek Dr., Suite 105  
 College Station, Texas 77845  
 (979) 693-3838

**MB**