

ORIGINAL PLAT

LOTS 17, 18 & 19, BLOCK 21, MIRAMONT SECTION 7
RECORDED IN VOLUME 15990, PAGE 282

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	6°52'59"	1000.00'	120.13'	60.14'	N 37°58'39" W	120.06'

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 all or part of the tracts of land as conveyed to me in the Official Records of Brazos County in Volume 10316, Page 183 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 Adam Malechek
Stephanie Adam Malechek, President, COO

APPROVAL OF PLANNING AND ZONING COMMISSION
I, *Bobby Cottom*, 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 18th day of June, 2020, and same was duly approved on the 18th day of June, 2020, by said Commission.

Bobby Cottom
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 18th day of August, 2020.

Martin Zimmerman
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER
I, *W. Paul Korman*, 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 18th day of August, 2020.

W. Paul Korman
City Engineer, Bryan, Texas

FIELD NOTES
Being all that certain tract or parcel of land lying and being situated in the J.W. SCOTT SURVEY, Abstract No. 49, in Bryan, Brazos County, Texas and being all of Lots 17, 18 and 19, Block 21, MIRAMONT SUBDIVISION, SECTION 7 according to the Final Plat recorded in Volume 15990, Page 282 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 north corner of said Lot 17, Block 21, the east corner of Lot 16, Block 21 of said MIRAMONT SUBDIVISION, SECTION 7 and being in the southwest line of the called 47,354 acre Miramont Country Club, L.P. Tract No. 6 (commonly referred to as the Golf Course) recorded in Volume 6015, Page 113 (O.R.B.C.);

THENCE: along the common line of said Lots 17, 18 and 19, Block 21 of said MIRAMONT SUBDIVISION, SECTION 7 and the called 47,354 acre Miramont Country Club, L.P. Tract No. 6 for the following two (2) calls:

- 1) S 14°29'16" E for a distance of 128.35 feet to a found 1/2-inch iron rod marking an angle point; and
- 2) S 17°55'41" E for a distance of 201.43 feet to a found 1/2-inch iron rod marking the east corner of Lot 19, Block 21 and the north corner of Lot 20, Block 21 of said MIRAMONT SUBDIVISION, SECTION 7;

THENCE: S 55°27'50" W departing from the southwest line of the called 47,354 acre Miramont Country Club, L.P. Tract No. 6 and along the common line of said Lots 19 and 20, Block 21 for a distance of 200.00 feet to a found 1/2-inch iron rod marking the south corner of Lot 19, Block 21, the west corner of Lot 20, Block 21, and being in the northeast right-of-way line of Concordia Drive (based on 50' width);

THENCE: along the northeast right-of-way line of said Concordia Drive for the following two (2) calls:

- 1) N 34°32'10" W for a distance of 175.20 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the left, and
- 2) 120.13 feet along the arc of said curve having a central angle of 06°52'59", a radius of 1,000.00 feet, a tangent of 60.14 feet and a long chord bearing N 37°58'39" W at a distance of 120.06 feet to a found 1/2-inch iron rod marking the west corner of Lot 17, Block 21 and the south corner of the said Lot 16, Block 21;

THENCE: N 52°01'26" E departing from the northeast right-of-way line of said Concordia Drive and along the common line of said Lots 18 and 17, Block 21 for a distance of 309.34 feet to the POINT OF BEGINNING and containing 1.732 acres of land.

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 will describe a closed geometric form.

Gregory Hopcus 7/27/2020
Gregory Hopcus, R.P.L.S. No. 6047



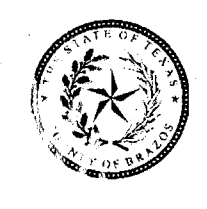
Before me, the undersigned authority, on this day personally appeared *Stephanie Adam Malechek*, known to me to be the persons whose name are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose stated.

Given under my hand and seal on this 18th day of August, 2020.

Stephanie Adam Malechek
Notary Public, Brazos County, Texas

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 8/19/2020 9:36:31 AM
in the PLAT Records

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By: MG



I, *Stephanie Adam Malechek*, 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 18th day of August, 2020.

Vandy McQueen
County Clerk, Brazos County, Texas

FINAL PLAT

LOTS 17R & 18R
BLOCK 21
BEING A REPLAT OF
LOTS 17, 18 & 19, BLOCK 21 OF
MIRAMONT SUBDIVISION, SECTION 7
AS RECORDED IN VOLUME 15990, PAGE 282
1.732 ACRES
J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS
JUNE, 2020
SCALE: 1" = 40'

OWNER:
Adam Development Properties, L.P.
One Momentum Boulevard, Suite 1000
College Station, Texas 77845
(978) 776-1111

SURVEYOR:
Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(978) 693-3536