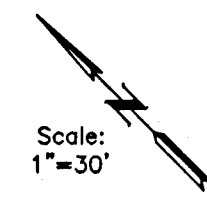
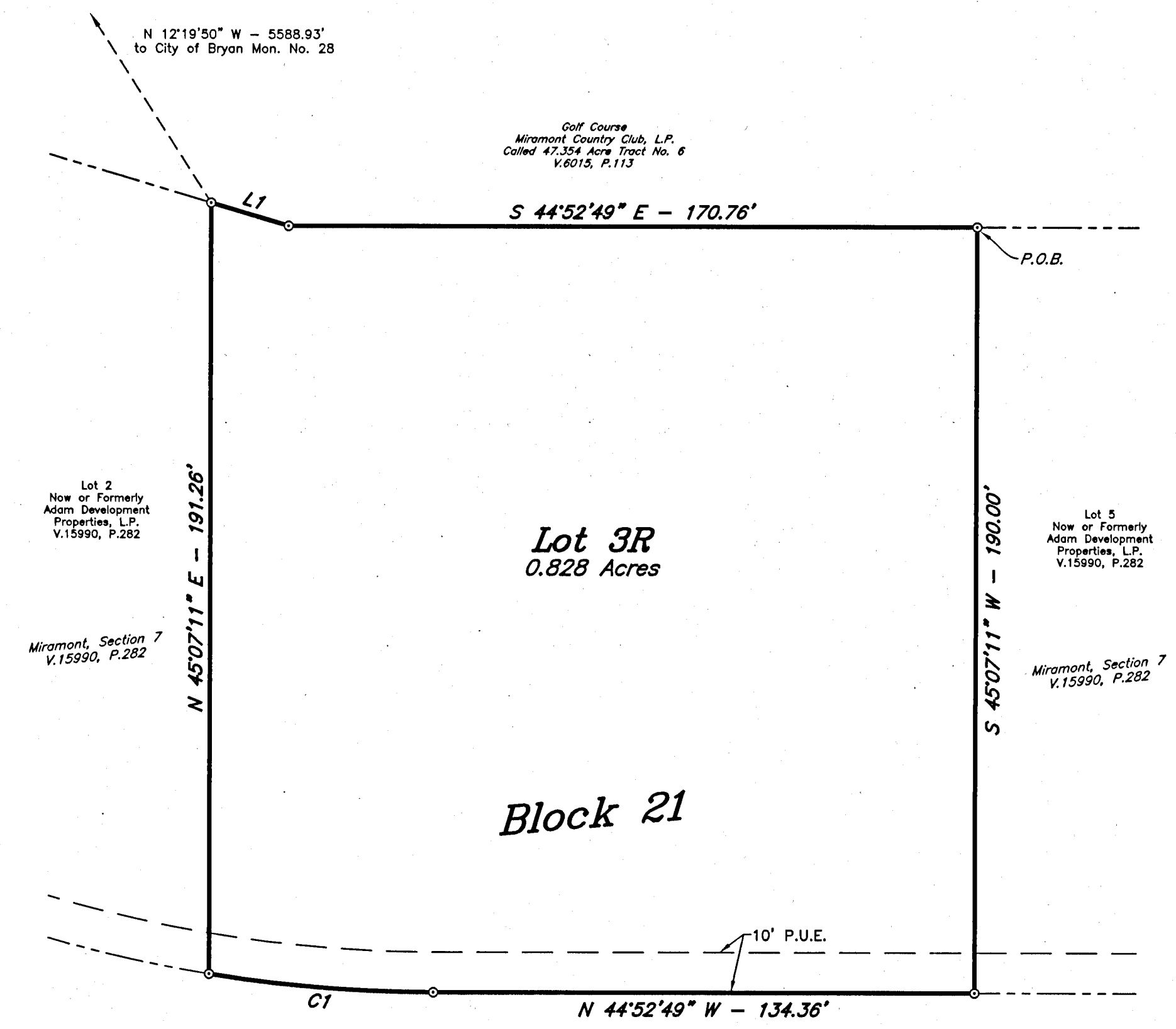


VICINITY MAP



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 28°21'08\" E	20.07'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	9°08'52"	350.00'	55.88'	28.00'	N 40°18'23\" W	55.82'



Concordia Drive  
50' R.O.W. ~ 27' Asph. Pmnt.  
V.15990, P.282

REPLAT

ORIGINAL PLAT  
LOTS 3 & 4, BLOCK 21, MIRAMONT SECTION 7  
RECORDED IN VOLUME 15990, PAGE 282

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS  
We, Levi W. Douglass and April G. Douglass, owner and developers 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.

Levi W. Douglass  
Levi W. Douglass

April G. Douglass  
April G. Douglass

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Bobby Gutierrez, 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 16th day of August, 2020, and same was duly approved on the 16th day of August, 2020, by said Commission.

Bobby Gutierrez  
Chairman, Planning and Zoning Commission

APPROVAL OF THE CITY PLANNER

I, Martin Zimmermann, 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 October, 2020.

Martin Zimmermann  
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, W. Paul Kempner, 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 October, 2020.

W. Paul Kempner  
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 3 and 4, 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 east corner of said Lot 4, the north corner of Lot 5, 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) described in Deed to Miramont Country Club, L.P. recorded in Volume 6015, Page 113 (O.R.B.C.);

THENCE: S 45°07'11\" 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 4 and 5, Block 21 for a distance of 190.00 feet to a found 1/2-inch iron rod marking the south corner of said Lot 4, Block 21, the west corner of said Lot 5, Block 21 and being in the northeast right-of-way 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 44°52'49\" W along the northeast right-of-way line of said Concordia Drive for a distance of 134.36 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the right, and
- 2) 55.88 feet along the arc of said curve having a central angle of 09°08'52\", a radius of 350.00 feet, a tangent of 28.00 feet and a long chord bearing N 40°18'23\" W at a distance of 55.82 feet to a found 1/2-inch iron rod marking the west corner of said Lot 3, Block 21 and the south corner of Lot 2, Block 21 of said MIRAMONT SUBDIVISION, SECTION 7;

THENCE: N 45°07'11\" E departing from the northeast right-of-way line of said Concordia Drive and along the common line of said Lots 2 and 3, Block 21 for a distance of 191.26 feet to a found 1/2-inch iron rod marking the north corner of said Lot 3, Block 21, the east corner of said Lot 2, Block 21 and being in the south line of the called 47.354 acre Miramont Country Club, L.P. Tract 6;

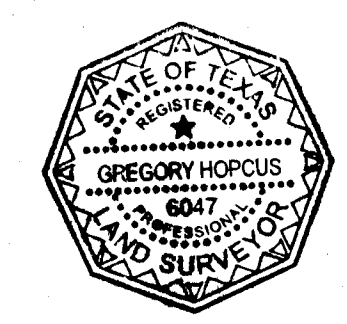
THENCE: along the common line of said Lots 3 and 4, Block 21 and the called 47.354 acre Miramont Country Club, L.P. Tract No. 6 for the following two (2) calls:

- 1) S 28°21'08\" E for a distance of 20.07 feet to a found 1/2-inch iron rod marking an angle point, and
- 2) S 44°52'49\" E for a distance of 170.76 feet to the POINT OF BEGINNING and containing 0.828 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 7/17/2020  
Gregory Hopcus, R.P.L.S. No. 6047

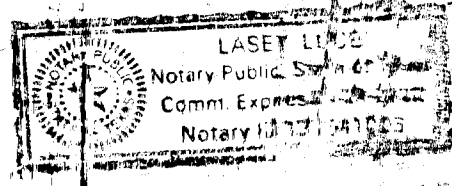


STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Levi W. Douglass and April G. Douglass, 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 21st day of August, 2020.

[Signature]  
Notary Public, Brazos County, Texas



CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)  
(COUNTY OF BRAZOS)  
I, Karen McQueen, do that this plat together with record in my office the the Official Records of Brazos County, Texas.

Karen McQueen  
County Clerk, Brazos County

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 10/17/2020 8:50:20 AM  
In the PLAT Records  
Doc Number: 2020-1408113  
Volume--Page: 16420-246  
Number of Pages: 1  
Amount: 73.00  
Order#: 20201007000009  
By: TC



GENERAL NOTES:  
1. ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the recorded plat in Volume 15990, Page 282 of the Official Records of Brazos County, Texas.  
2. 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.  
3. This property is currently zoned PD - Ordinance No. 1227.  
4. Building setback lines shall refer to the RD-7 zoning designation in Chapter 130 of the City of Bryan Code of Ordinances. Additional building setback requirements may be applicable in accordance with the Covenants, Conditions and Restrictions for Miramont Residential Community.  
5. Unless otherwise indicated, all distances shown along curves are arc distances.  
6. Abbreviations:  
P.O.B. - Point of Beginning  
P.U.E. - Public Utility Easement  
C1 - Contour Elevation  
7. Unless otherwise indicated 1/2\" Iron Rods are set at all corners.  
o - 1/2\" Iron Rod Found

**FINAL PLAT**  
**LOT 3R, BLOCK 21**  
BEING A REPLAT OF  
LOTS 3 & 4, BLOCK 21  
OF MIRAMONT SUBDIVISION, SECTION 7  
AS RECORDED IN VOLUME 15990, PAGE 282  
**0.828 ACRES**  
J.W. SCOTT LEAGUE, A-49  
BRYAN, BRAZOS COUNTY, TEXAS  
JUNE, 2020  
SCALE: 1\" = 30'

Surveyor: Gregory Hopcus, Texas Firm Registration No. 10103300  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcrest Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838

Owner: Levi and April Douglass  
3207 Elm Creek  
Bryan, Texas 77807