



VICINITY MAP

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 36°20'52" W	24.32'
L2	N 60°04'05" E	27.58'
L3	S 26°43'58" W	53.30'
L4	N 53°07'50" E	53.30'
L5	S 46°33'22" E	121.27'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	30°41'03"	840.00'	449.85'	230.46'	N 31°12'51" W	444.50'
C2	16°34'49"	840.00'	243.08'	122.40'	N 54°50'47" W	242.23'
C3	80°34'32"	25.00'	35.16'	21.19'	N 14°20'03" E	32.33'
C4	20°16'05"	253.00'	89.50'	45.22'	N 44°29'17" E	89.03'
C5	128°07'34"	70.00'	157.76'	147.17'	N 22°38'47" W	126.43'
C6	33°33'26"	50.00'	29.28'	15.08'	N 70°25'51" W	28.87'
C7	29°35'31"	50.00'	25.82'	13.21'	N 38°51'22" E	25.54'
C8	139°57'45"	65.00'	158.78'	178.40'	S 85°57'31" W	122.15'
C9	37°09'11"	50.00'	32.42'	16.80'	S 34°33'14" W	31.86'
C10	71°44'22"	25.00'	31.30'	18.08'	S 89°00'01" W	29.30'
C11	83°16'03"	25.00'	36.33'	22.22'	N 78°17'54" W	33.22'
C12	23°43'12"	150.00'	62.10'	31.50'	S 48°12'28" W	61.66'
C13	90°00'00"	25.00'	39.27'	25.00'	S 8°39'08" E	35.36'
C14	99°36'54"	25.00'	43.47'	29.59'	N 76°32'25" E	38.19'
C15	73°17'21"	25.00'	31.98'	18.60'	N 9°54'42" W	29.84'
C16	21°38'38"	19.50'	7.37'	3.73'	S 86°20'18" W	7.32'
C17	10°40'54"	197.39'	36.80'	18.45'	S 52°43'26" W	36.75'
C18	167°31'11"	17.00'	49.70'	155.47'	S 36°10'20" E	33.80'
C19	39°54'17"	19.50'	13.58'	7.08'	N 40°06'56" E	13.31'
C20	51°41'50"	19.50'	17.59'	9.45'	S 52°34'54" W	17.00'
C21	153°36'09"	7.00'	18.77'	29.85'	S 50°04'06" E	13.63'
C22	51°41'50"	19.50'	17.59'	9.45'	N 27°16'55" E	17.00'
C23	11°04'32"	853.00'	164.89'	82.70'	S 21°52'44" E	164.63'
C24	11°21'16"	853.00'	169.04'	84.80'	N 40°52'44" W	168.76'
C25	9°30'00"	853.00'	141.43'	70.88'	S 58°25'01" E	141.27'

**GENERAL SURVEYOR NOTES:**

- ORIGIN OF BEARING SYSTEM: Bearings are based upon the system found on the various recorded plats of Copperfield Subdivision.
- According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0220F, Map Revised April 2, 2014, no portion of this property is located in a Special Flood Hazard Area.
- Unless otherwise indicated, all distances shown along curves are arc distances.
- The subject property is zoned Planned Development (PD) by Ordinance No. 1227 passed and approved by the Bryan City Council on May 9, 2000.
- Building Setbacks requirements shall refer to R0-7 zoning designation in Chapter 130 of the Bryan Code of Ordinances. Additional Setback requirements may be applicable in accordance with the Covenants, Conditions and Restrictions for Miramont Residential Community.
- Right-of-way Acres: 1.25 Ac.
- The Common Areas shown shall be owned and maintained by the Homeowners Association.
- A Homeowners Association (H.O.A.) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair and maintenance of all common areas, private drainage easements, and private stormwater detention facilities which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair and maintenance of these areas.
- Where electric facilities are installed, B.T.U. 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 P.U.E., and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
- Unless otherwise indicated 1/2" Iron Rods are set at all corners.

⊙ - 1/2" Iron Rod Found  
 ○ - 1/2" Iron Rod Set

**Abbreviations:**  
 Cm.A. - Common Area  
 P.O.B. - Point of Beginning  
 P.U.E. - Public Utility Easement

**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 part of the called 432.09 acre remainder tract described in the deed from The Bardon Group, Inc., H.P. Dansby, Jr. and wife, Gussie Dansby, Ann Dansby Kelby, H.P. Dansby, III, Daniel M. Dansby and Norma Dansby Smith to TAC Realty, Inc. recorded in Volume 3802, Page 240 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 this herein described tract, said iron rod also being in the southwest line of the called 267.329 acre Daniel Dansby remainder tract recorded in Volume 10557, Page 234 (O.R.B.C.);

**THENCE:** into the interior of the called 432.09 acre TAC Realty, Inc. remainder tract for the following two (2) calls:

- S 36°20'52" W for a distance of 383.84 feet to a found 1/2-inch iron rod for angle, and
- S 45°49'46" W for a distance of 161.30 feet to a found 1/2-inch iron rod marking the south corner of this herein described tract, said iron rod also being in the north right-of-way line of Copperfield Drive (based on an 80-foot width);

**THENCE:** along the north right-of-way line of said Copperfield Drive for the following three (3) calls:

- 449.85 feet in a counter clockwise direction along the arc of a curve having a central angle of 30°41'03", a radius of 840.00 feet, a tangent of 230.46 feet and a long chord bearing N 31°12'51" W at a distance of 444.50 feet to a found 1/2-inch iron rod marking the Point of Tangency,
- N 46°33'22" W for a distance of 123.16 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the left, and
- 243.08 feet along the arc of said curve having a central angle of 16°34'49", a radius of 840.00 feet, a tangent of 122.40 feet and a long chord bearing N 54°50'47" W at a distance of 242.23 feet to a found 1/2-inch iron rod marking the west corner of this herein described tract;

**THENCE:** N 24°51'53" E into the interior of the called 432.09 acre TAC Realty, Inc. remainder tract for a distance of 370.54 feet to a found 1/2-inch iron rod marking the north corner of this tract, said iron rod also being in the southwest line of the called 267.329 acre Dansby remainder tract;

**THENCE:** S 53°39'08" E along the common line of this tract and the called 267.329 acre Dansby remainder tract for a distance of 875.58 feet to the POINT OF BEGINNING and containing 7.705 acres of land.

**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 me in the Official Records of Brazos County in Volume 3802, Page 240 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. Malechek, President

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, Brazos County, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Engineer, Bryan, Texas

**APPROVAL OF THE CITY PLANNER**

I, \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Planner, Bryan, Texas

**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, R.P.L.S. No. 6047

**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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Official Records of Brazos County, Texas in Volume \_\_\_\_\_ Page \_\_\_\_\_.

County Clerk, Brazos County, Texas

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by said Commission.

Chairman, Planning and Zoning Commission

**FINAL PLAT**

**MIRAMONT SECTION 18**

7.705 ACRES  
 LOTS 1-10, BLOCK 1 & LOTS 1-3, BLOCK 2  
 13 TOTAL LOTS

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

AUGUST 31, 2022  
 SCALE: 1" = 40'

Owner: Adam Development Properties, L.P.  
 One Momentum Boulevard, Suite 1000  
 College Station, Texas 77845  
 979-776-1111

Surveyor: McClure & Browne Engineering/Surveying, Inc.  
 1008 Woodcreek Dr., Suite 103  
 College Station, Texas 77845  
 (979) 693-3838

Texas Firm Registration No. 10103300