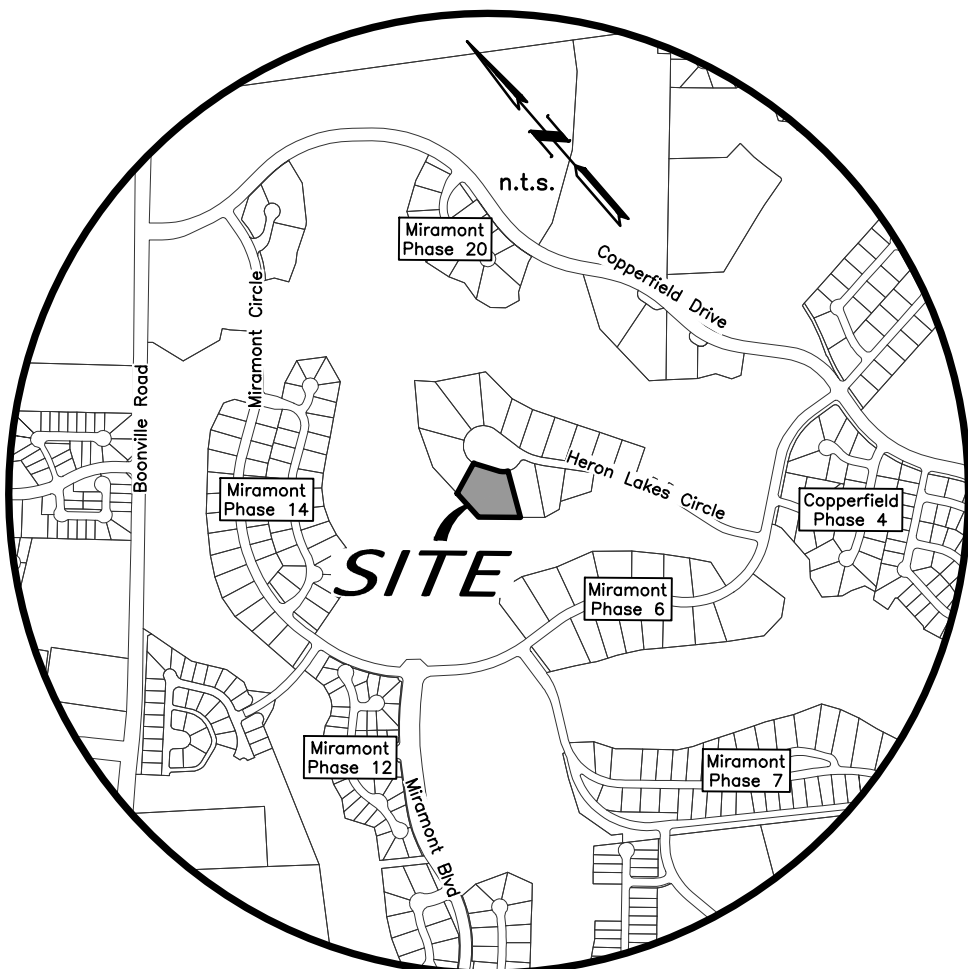
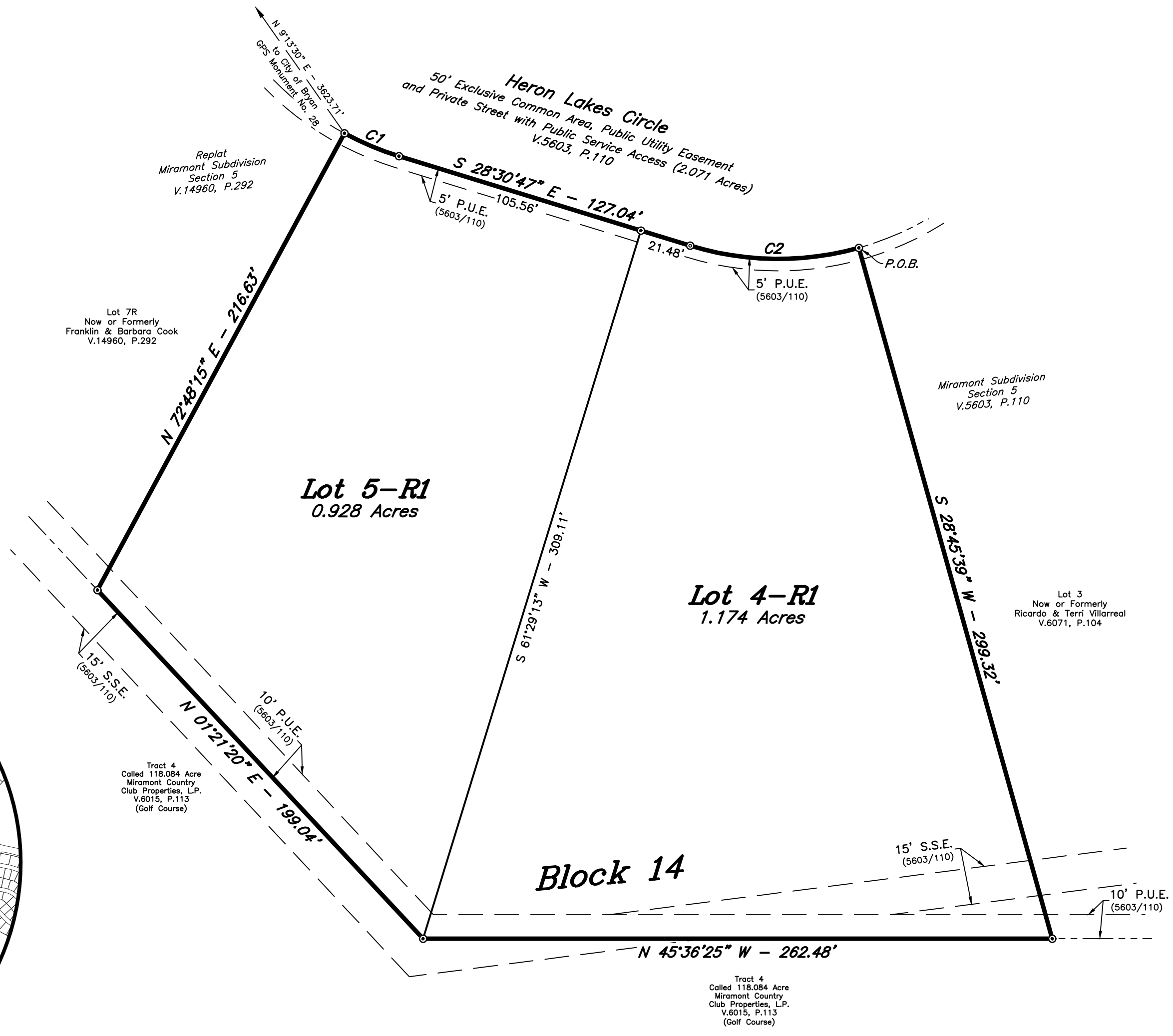


ORIGINAL PLAT

LOT 4-R, BLOCK 14, MIRAMONT SECTION 5
RECORDED IN VOLUME 14119, PAGE 230



VICINITY MAP



REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Adam Development Properties, L.P., owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 19769, Page 135 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.

Owner

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____.

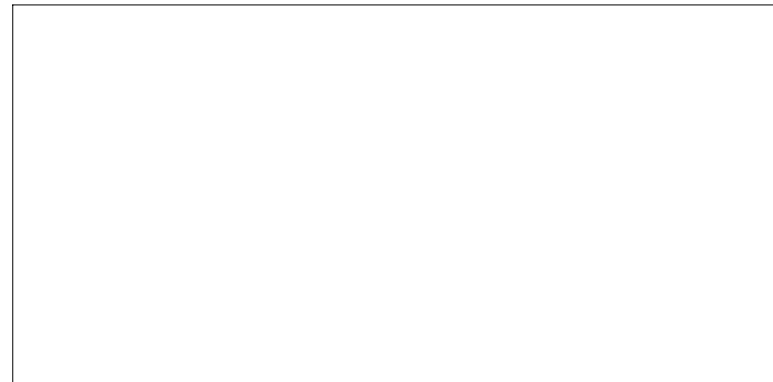
City Engineer, Bryan, Texas

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 BY THE COUNTY CLERK



County Clerk, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, 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.

Cody Karisch, R.P.L.S. No. 7004

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 4-R, Block 14, MIRAMONT SUBDIVISION, SECTION 5 according to the Replat recorded in Volume 14119, Page 230 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.), said Lot 4-R, Block 14 being further described in the deed from Wayne Roberts to Jesse Montelongo Jr. and Kimberly A. Montelongo recorded in Volume 18290, Page 19 (O.P.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 marking the north corner of Lot 3, Block 14, MIRAMONT SUBDIVISION, SECTION 5 according to the Final Plat recorded in Volume 5603, Page 110 of the Official Records of Brazos County, Texas (O.R.B.C.) and being in the southwest right-of-way line of Heron Lakes Circle (based on a 50-foot width);

THENCE: S 28° 45' 39" W along the common line of this tract and said Lot 3, Block 14 for a distance of 299.32 feet to a found 1/2-inch iron rod marking the south corner of this tract, said iron rod also marking the west corner of said Lot 3, Block 14 and being in the northeast line of the called 118.084 acre Miramont Country Club Properties, L.P. Tract 4 recorded in Volume 6015, Page 113 (O.R.B.C.);

THENCE: along the common line of this tract and the called 118.084 acre Miramont Country Club Properties, L.P. Tract 4 for the following two (2) calls:

- 1) N 45° 36' 25" W for a distance of 262.48 feet to a found 1/2-inch iron rod marking the west corner of this herein described tract, and
- 2) N 01° 21' 20" E for a distance of 199.04 feet to a found 1/2-inch iron rod marking the northwest corner of this tract, said iron rod also marking the south corner of Lot 7-R, Block 14, MIRAMONT SUBDIVISION, SECTION 5 according to the Replat recorded in Volume 14960, Page 292 (O.P.R.B.C.);

THENCE: N 72° 48' 15" E along the common line of this tract and said Lot 7-R, Block 14 for a distance of 216.63 feet to a found 1/2-inch iron rod marking the north corner of this tract, said iron rod also marking the southeast corner of said Lot 7-R, Block 14 and being in the southwest right-of-way line of said Heron Lakes Circle;

THENCE: along the southwest right-of-way line of said Heron Lakes Circle for the following three (3) calls:

- 1) 24.69 feet in a counter-clockwise direction along the arc of a curve having a central angle of 11° 19' 02", a radius of 125.00 feet, a tangent of 12.39 feet and long chord bearing S 22° 51' 16" E at a distance of 24.65 feet to a found 1/2-inch iron rod marking the Point of Tangency,
- 2) S 28° 30' 47" E for a distance of 127.04 feet to a found 3/4-inch iron pipe marking the Point of Curvature of a curve to the left, and
- 3) 71.40 feet along the arc of said curve having a central angle of 32° 43' 34", a radius of 125.00 feet, a tangent of 36.70 feet and long chord bearing S 44° 52' 34" E at a distance of 70.43 feet to the POINT OF BEGINNING and containing 2.102 acres of land.

GENERAL NOTES:

1. ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the Replat recorded in Volume 14119, Page 230, Official Public Records of Brazos County, Texas.
2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 4804100220F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
3. 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 P.U.E., and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
4. This property is currently zoned Planned Development. Building setback line to be in accordance with the City of Bryan Code of Ordinances. Additional building setback lines may be required by deed restrictions.
5. Building setbacks to be in accordance with the City of Bryan Code of Ordinance for RD-S zoning district. Additional building setbacks may be required by deed restrictions.
6. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

- ⊙ - 1/2" Iron Rod Found (CM)
- ⊙ - 3/4" Iron Pipe Found (CM)

Abbreviations:

- P.O.B. - Point of Beginning
- P.U.E. - Public Utility Easement
- S.S.E. - Sanitary Sewer Easement
- CM - Controlling Monument
- EB - Electrical Box
- LP - Light Pole
- SE - Sanitary Sewer Manhole
- SS - Sewer Service
- TP - Telephone Pedestal
- WM - Water Meter
- WS - Water Service
- - Wrought Iron Fence
- SS— - Underground Sewer Line w/ Pipe Size
- SW— - Underground Water Line w/ Pipe Size
- (320) - Contour Elevations

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	11°19'02"	125.00'	24.69'	12.39'	S 22°51'16" E	24.65'
C2	32°43'34"	125.00'	71.40'	36.70'	S 44°52'34" E	70.43'

FINAL PLAT

MIRAMONT SUBDIVISION PHASE 5 LOTS 4-R1 & 5-R1, BLOCK 14

BEING A REPLAT OF LOT 4-R, BLOCK 14
OF MIRAMONT SUBDIVISION, SECTION 5
AS RECORDED IN VOLUME 14119, PAGE 230

2.102 ACRES

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

MAY, 2025

SCALE: 1" = 40'

Owner:
Adam Development Properties, L.P.

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

Texas Firm Registration No. 10103300

