

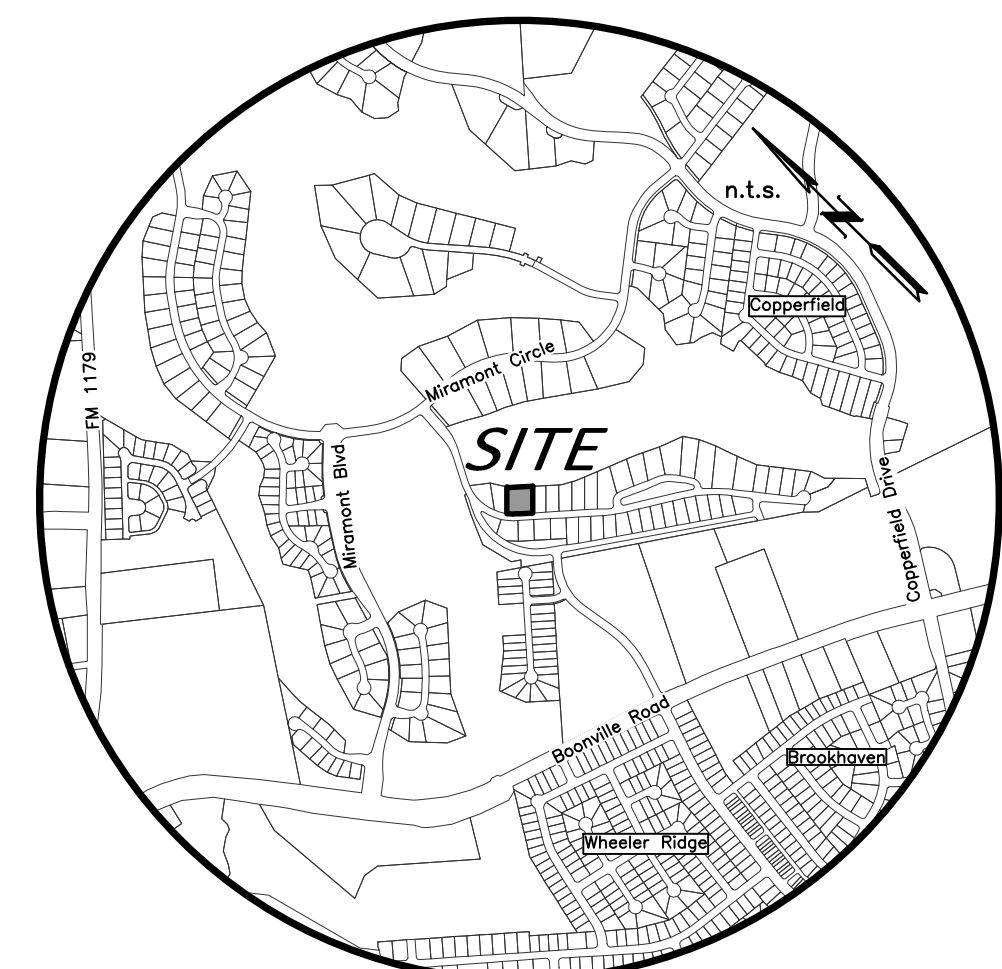
ORIGINAL PLAT
 LOT 3R, BLOCK 21, MIRAMONT SECTION 7
 RECORDED IN VOLUME 16420, PAGE 246

LINE TABLE

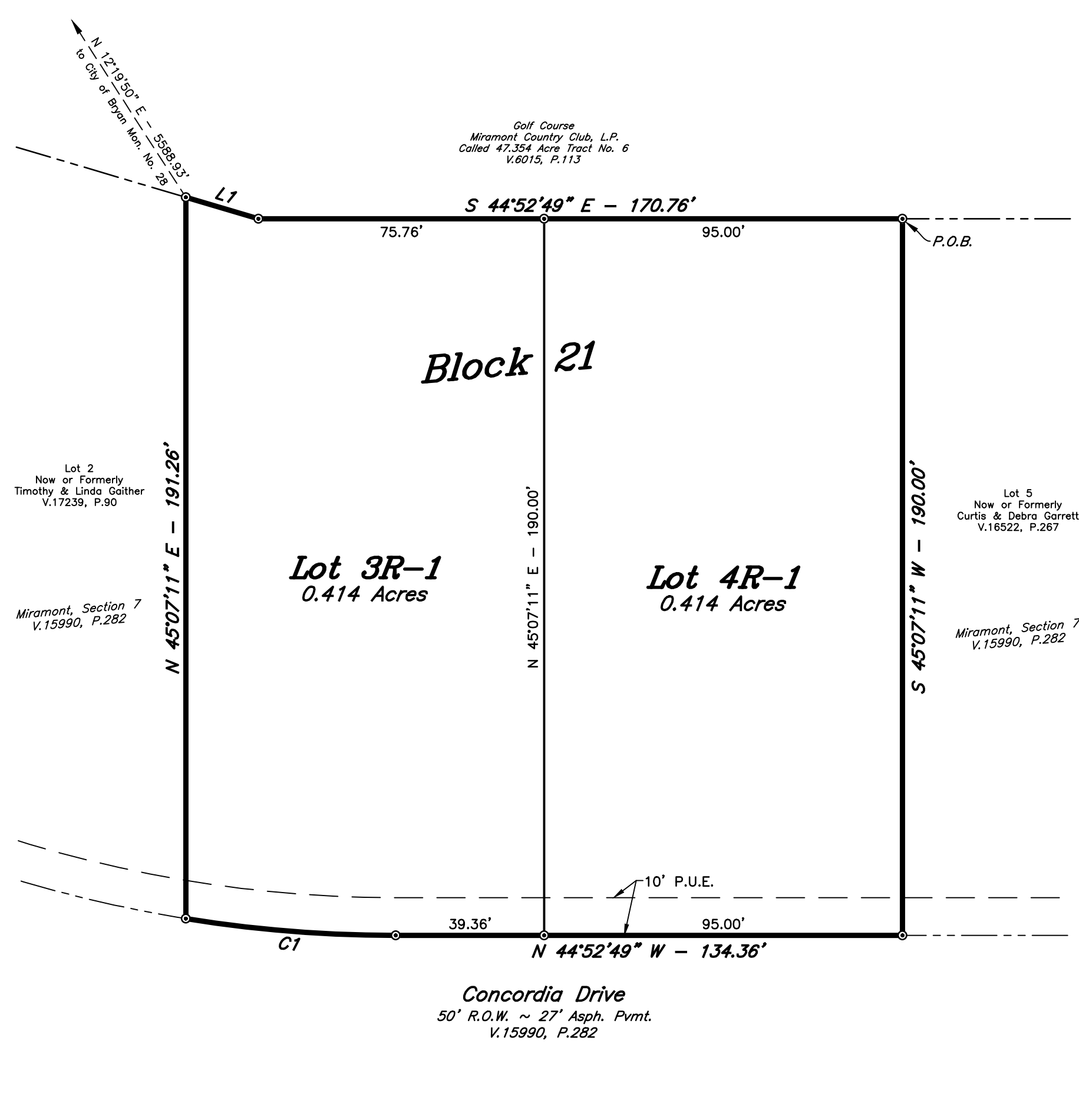
LINE	BEARING	DISTANCE
L1	S 28°21'08" E	20.07'

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'



VICINITY MAP



REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 We, Adam Development Properties, LP 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 18892, Page 76 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.

Richard S. Roth, Senior Vice President

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

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

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

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
 (COUNTY OF BRAZOS)
 I, _____, 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 _____.

Notary Public, Brazos County, Texas

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 Lot 3R, Block 21, MIRAMONT SUBDIVISION, SECTION 7 according to the Replat recorded in Volume 16420, Page 246 of the Official Public Records of Brazos County, Texas (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 5, Block 21, MIRAMONT SUBDIVISION, SECTION 7 according to the Final Plat recorded in Volume 15990, Page 282 (O.P.R.B.C.) 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.P.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 this tract and said Lot 5, Block 21, for a distance of 190.00 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 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 this herein described tract, said iron rod also marking the south corner of Lot 2, Block 21 of said MIRAMONT SUBDIVISION, SECTION 7 (15990/282);

THENCE: N 45°07'11" E departing from the northeast right-of-way line of said Concordia Drive and along the common line of this tract and said Lot 2, Block 21 for a distance of 191.26 feet to a found 1/2-inch iron rod marking the north corner of this tract, said iron rod also marking 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 this tract 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.

- 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 16420, Page 246 of the Official Public Records of Brazos County, Texas.
 2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C020F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area, per Ordinance No. 2104.
 3. This property is currently zoned PD-M (Planned Development - Mixed Use), per Ordinance No. 2104.
 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. 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 PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
 6. Unless otherwise indicated, all distances shown along curves are arc distances.
 7. **Legend & Abbreviations:**
 CM - Controlling Monument
 P.O.B. - Point of Beginning
 P.U.E. - Public Utility Easement
 (320) - Contour Elevation
 8. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 ☉ - 1/2" Iron Rod Found (CM)

FINAL PLAT

**LOTS 3R-1 & 4R-1,
 BLOCK 21**

**BEING A REPLAT OF
 LOT 3R, BLOCK 21
 OF MIRAMONT SUBDIVISION, SECTION 7
 AS RECORDED IN VOLUME 16420, PAGE 246**

0.828 ACRES

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

**NOVEMBER, 2023
 SCALE: 1" = 30'**

Owner: Adam Development Properties, LP
 1008 Woodcreek Dr., Suite 103
 Momentum Blvd Ste 1000
 College Station, TX 77845

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

MB