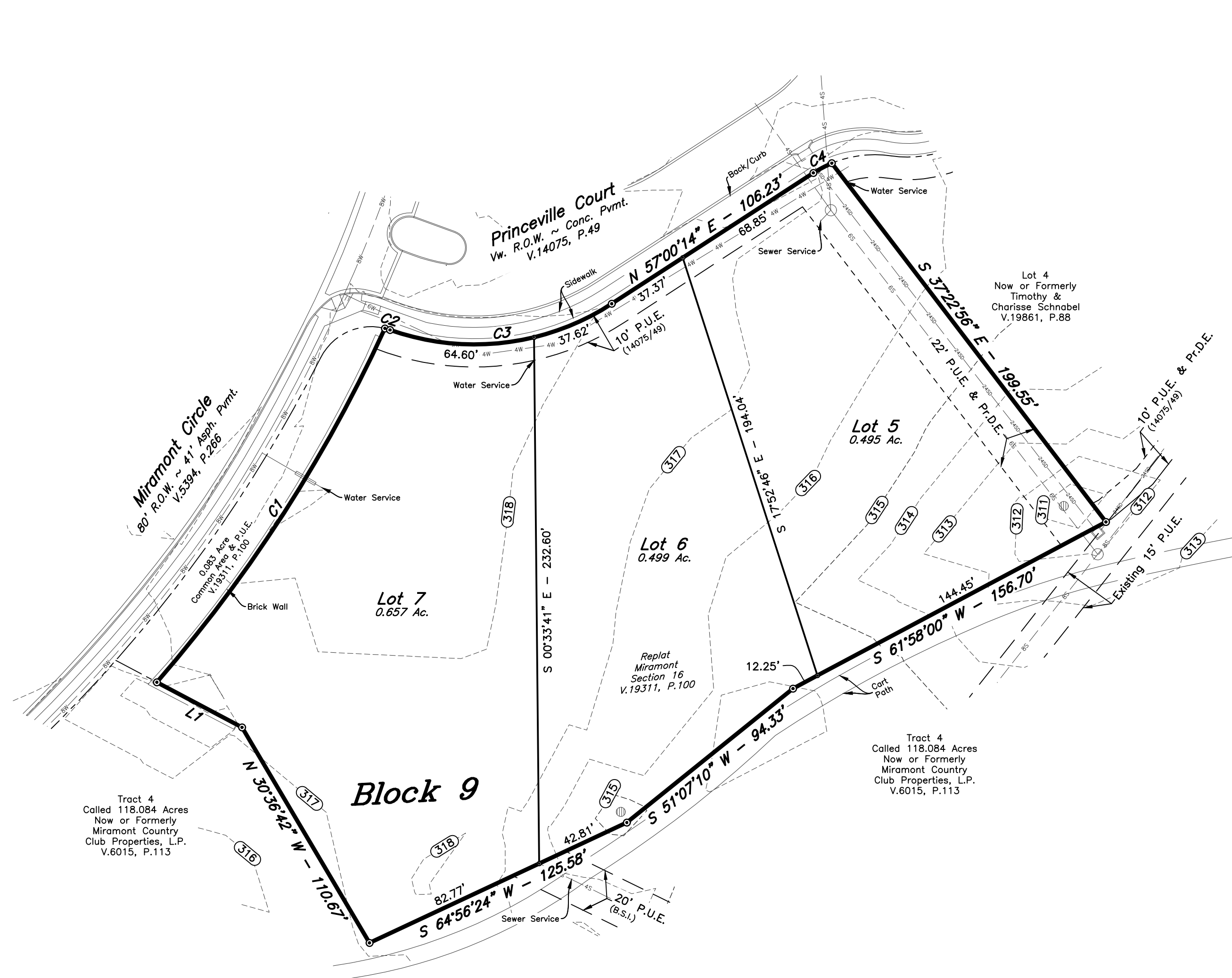




ORIGINAL PLAT
 LOTS 5, 6 & 7, BLOCK 9, MIRAMONT SECTION 16
 RECORDED IN VOLUME 19311, PAGE 100

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 us in the Official Records of Brazos County in Volume 19311, Page 100, and Volume 20666, Page 250 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 **Stephanie A. Malechek**, 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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 We, **J. Davis Watson and Molly Watson**, owner and developer of the land shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County in Volume 20667, Page 143, 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.

J. Davis Watson _____

Molly Watson _____

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared **J. Davis Watson**, 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

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 _____.

County Clerk, Brazos County, 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

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 a total of 1.651 acres of land consisting of the following three (3) individual tracts:

- Being all of Lot 5, Block 9, MIRAMONT SECTION 16 according to the Replat recorded in Volume 19311, Page 100 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.).
- Being all of Lot 6, Block 9 of said MIRAMONT SECTION 16, said Lot 6, Block 9 being further described in the Deed from J. Davis Watson and Molly Watson to Adam Development Properties, L.P. recorded in Volume 20666, Page 250 (O.P.R.B.C.), and
- Being all of Lot 7, Block 9 of said MIRAMONT SECTION 16, said Lot 7, Block 9 being further described in the Deed from Adam Development Properties, L.P. to J. Davis Watson and Molly Watson recorded in Volume 20667, Page 143 (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 west corner of this herein described tract, said iron rod also marking the south corner of the called 0.083 acre Common Area of said MIRAMONT SECTION 16 and being in a northeast line of the called 118.084 acre Miramont Country Club Properties, L.P. Tract No. 4 recorded in Volume 6015, Page 113 of the Official Records of Brazos County, Texas (O.R.B.C.);

THENCE: 186.71 feet along the common line of this tract, the called 0.083 acre Common Area and in a counterclockwise direction along the arc of a curve having a central angle of 16° 27' 27", a radius of 650.00 feet, a tangent of 94.00 feet and long chord bearing N 32° 48' 30" E at a distance of 186.06 feet to a found 1/2-inch iron rod marking the northwest corner of this tract, said iron rod also marking the east corner of the called 0.083 acre Common Area and being in the south right-of-way line of Princeville Court (variable width);

THENCE: along the south right-of-way line of said Princeville Court for the following four (4) calls:

- 2.36 feet in a clockwise direction along the arc of a curve having a central angle of 05° 24' 48", a radius of 25.00 feet, a tangent of 1.18 feet and long chord bearing S 73° 10' 23" E at a distance of 2.36 feet to a found 1/2-inch iron rod marking the Point of Reverse Curvature,
- 102.22 feet along the arc of said curve having a central angle of 52° 31' 46", a radius of 111.50 feet, a tangent of 55.02 feet and long chord bearing N 83° 16' 08" E at a distance of 98.68 feet to a found 1/2-inch iron rod marking the Point of Tangency,
- N 57° 00' 14" E for a distance of 106.23 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the right, and
- 9.24 feet along the arc of said curve having a central angle of 10° 37' 32", a radius of 49.84 feet, a tangent of 4.64 feet and long chord bearing N 62° 19' 00" E at a distance of 9.23 feet to a found 1/2-inch iron rod marking the north corner of this tract, said iron rod also marking the west corner of Lot 4, Block 9 of said MIRAMONT SECTION 16;

THENCE: S 37° 22' 56" E along the common line of this tract and said Lot 4, Block 9 for a distance of 199.55 feet to a found 1/2-inch iron rod marking the east corner of this herein described tract, said iron rod also marking the south corner of said Lot 4, Block 9 and being in a northwest line of the called 118.084 acre Miramont Country Club Properties, L.P. Tract No. 4;

THENCE: along the common line of this tract and the called 118.084 acre Miramont Country Club Properties, L.P. Tract No. 4 for the following five (5) calls:

- S 61° 58' 00" W for a distance of 156.70 feet to a found 1/2-inch iron rod marking an angle point of this tract,
- S 51° 07' 10" W for a distance of 94.33 feet to a found 1/2-inch iron rod marking an angle point of this tract,
- S 64° 56' 24" W for a distance of 125.58 feet to a found 1/2-inch iron rod marking the south corner of this tract,
- N 30° 36' 42" W for a distance of 110.67 feet to a found 1/2-inch iron rod marking an angle point of this tract, and
- N 62° 03' 21" W for a distance of 42.60 feet to the POINT OF BEGINNING and containing 1.651 acres of land.

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

REPLAT

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 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____.

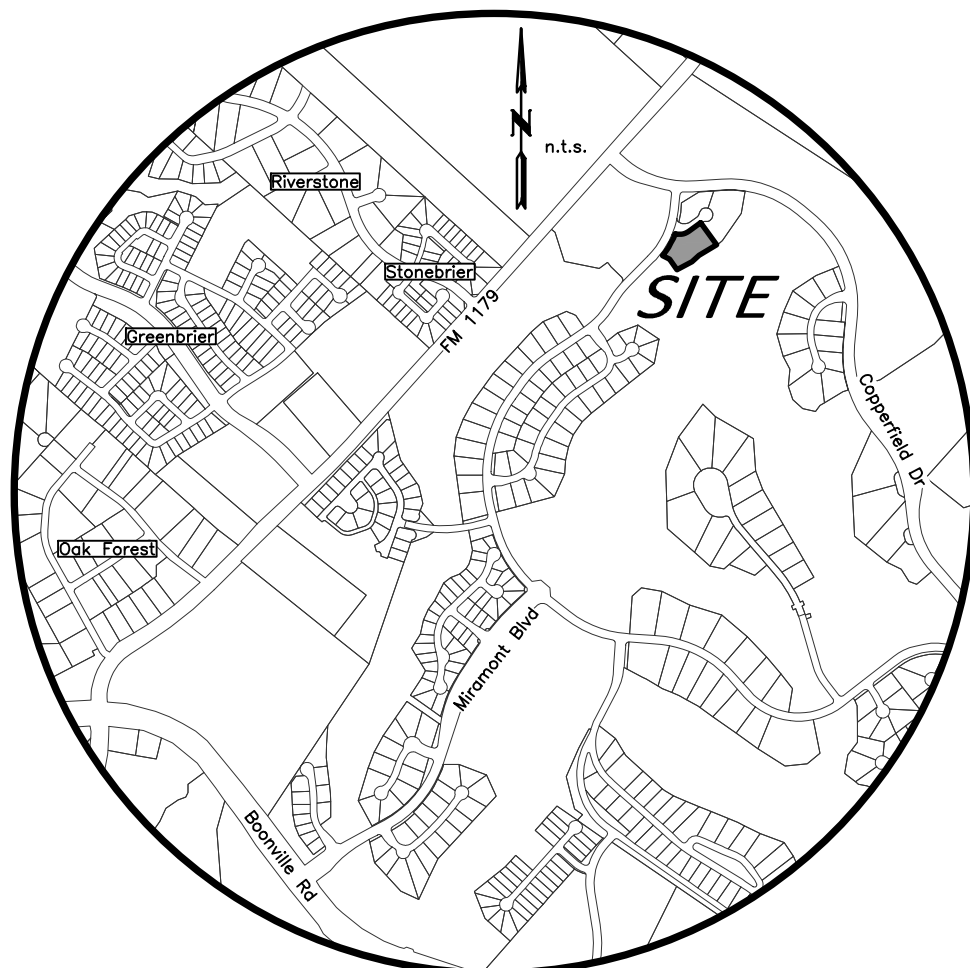
City Engineer, Bryan, Texas

GENERAL NOTES:

- ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the plat recorded in Volume 19311, Page 100, Official Records of Brazos County, Texas.
- 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.
- This property is zoned Planned Development (PD) - City of Bryan Code of Ordinances No. 1227.
- Building setback requirements shall refer to the RD-7 zoning designation in Chapter 130 of the City of Bryan Code of Ordinances. Additional setback requirements may be applicable in accordance with the Covenants, Conditions and Restrictions for Miramont Residential Community. Distances shown along curves are arc lengths.
- Common Areas shall be owned and maintained by the Homeowners' Association.
- 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.
- Abbreviations:
 - B.S.I. - By Separate Instrument
 - P.O.B. - Point of Beginning
 - Pr.D.E. - Private Drainage Easement
 - P.U.E. - Public Utility Easement
 - Vw. - Variable Width
 - CM - Controlling Monument
 - (315) - Contour Elevation
 - BS - Existing Sewer Line w/ Size
 - 2450— - Existing Storm Drain Line w/ Size
 - BW— - Existing Water Line w/ Size
- Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 - Ø - 1/2" Iron Rod Found (CM)
 - - 1/2" Iron Rod Set

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	16°27'27"	650.00'	186.71'	94.00'	N 32°48'30" E	186.06'
C2	5°24'48"	25.00'	2.36'	1.18'	S 73°10'23" E	2.36'
C3	52°31'46"	111.50'	102.22'	55.02'	N 83°16'08" E	98.68'
C4	10°37'32"	49.84'	9.24'	4.64'	N 62°19'00" E	9.23'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 62°03'21" W	42.60'



VICINITY MAP

FINAL PLAT

LOTS 5R & 7R, BLOCK 9
MIRAMONT SECTION 16
 BEING A REPLAT OF LOTS 5, 6 & 7, BLOCK 9
 MIRAMONT SUBDIVISION, SECTION 16
 AS RECORDED IN VOLUME 19311, PAGE 100

1.651 ACRES

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

Owner:
 J. & Molly Watson
 1450 Copperfield Parkway
 College Station, Texas 77845

OCTOBER, 2026
 SCALE: 1" = 40'

Owner:
 Adam Development Properties, L.P.
 1008 Woodcreek Dr., Suite 103
 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

