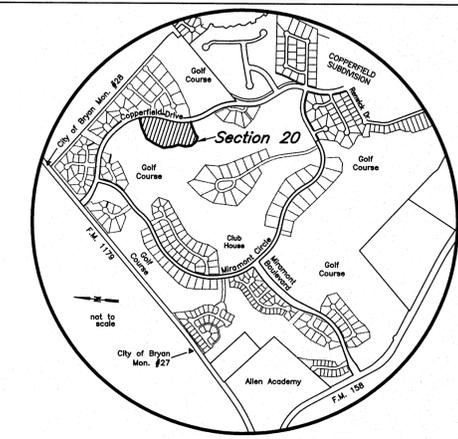
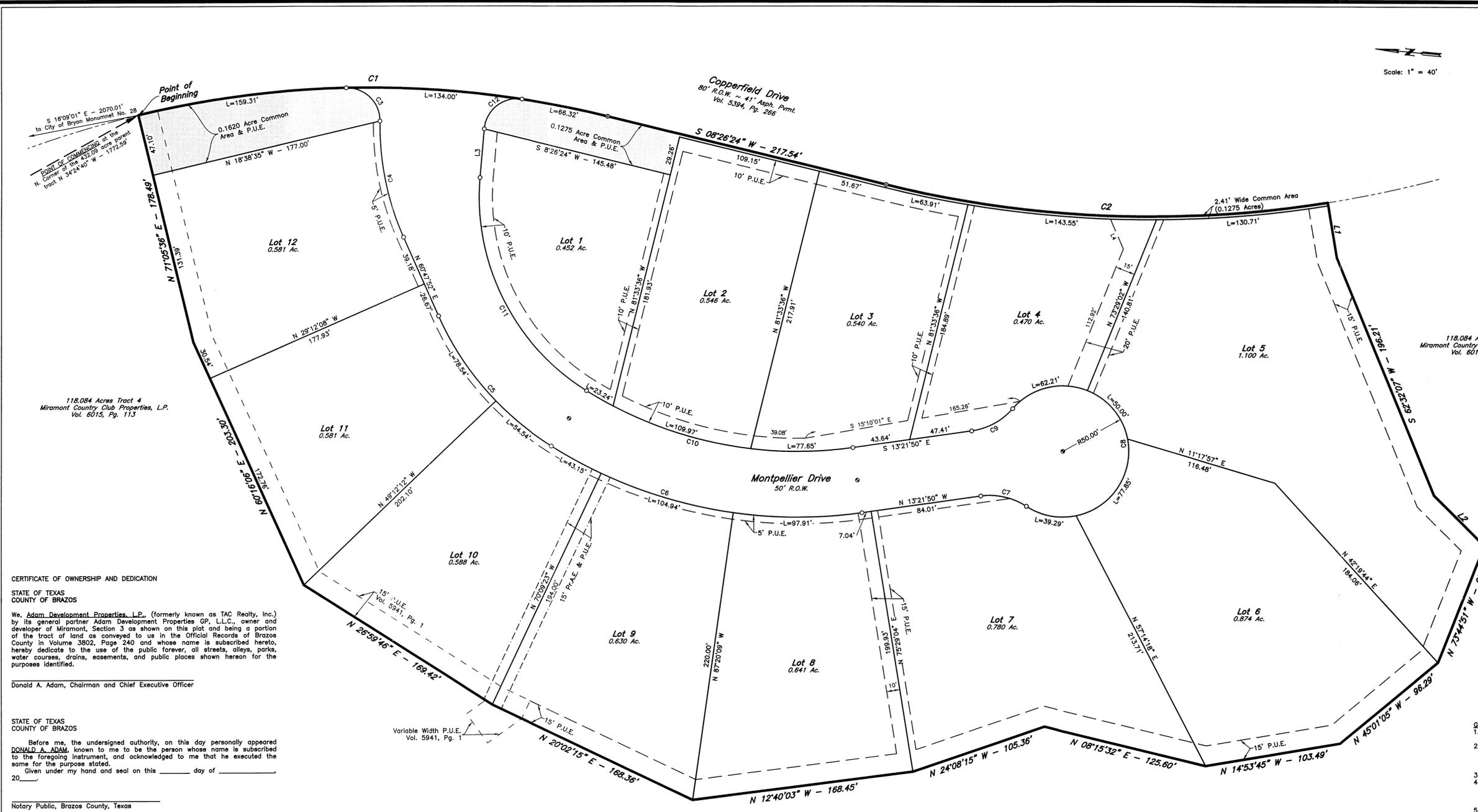


Scale: 1" = 40'



Location Map

118.084 Acres Tract 4
Miramont Country Club Properties, L.P.
Vol. 6015, Pg. 113



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Adam Development Properties, L.P., (formerly known as TAC Realty, Inc.) by its general partner Adam Development Properties GP, L.L.C., owner and developer of Miramont, Section 3 as shown on this plat and being a portion of the tract of land as conveyed to us 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.

Donald A. Adam, Chairman and Chief Executive Officer

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared DONALD A. ADAM, 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, 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 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 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

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, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, 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.

Kevin R. McClure, R.P.L.S. No. 5650

118.084 Acres Tract 4
Miramont Country Club Properties, L.P.
Vol. 6015, Pg. 113

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 75°26'22" W	42.48'
L2	S 39°33'45" W	53.98'
L3	N 89°32'22" E	36.96'
L4	S 61°30'58" W	24.98'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	27°06'45"	760.00'	359.64'	183.25'	N 0°06'59" W	356.29'
C2	23°00'02"	840.00'	337.20'	170.90'	N 3°03'37" W	334.95'
C3	92°06'30"	25.00'	40.19'	25.94'	N 39°23'32" E	36.00'
C4	24°38'55"	211.50'	90.99'	46.21'	N 73°07'19" E	90.29'
C5	33°53'25"	225.00'	133.09'	68.55'	N 43°51'09" E	131.16'
C6	40°16'16"	350.00'	246.00'	128.33'	N 6°46'18" E	240.97'
C7	41°24'35"	50.00'	36.14'	18.90'	N 7°20'28" E	35.36'
C8	262°49'09"	50.00'	229.35'	56.69'	S 76°38'10" W	75.00'
C9	41°24'35"	50.00'	36.14'	18.90'	S 34°04'07" E	35.36'
C10	40°16'16"	300.00'	210.86'	110.00'	S 6°46'18" W	206.55'
C11	62°37'55"	175.00'	191.30'	106.47'	S 58°13'24" W	181.92'
C12	93°54'02"	25.00'	40.97'	26.76'	N 43°30'37" W	36.54'

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 432.00 acre tract described in the deed from Bardon Group, Inc. to Adam Development Properties, L.P. formerly known as TAC Realty, Inc. recorded in Volume 3802, Page 240 of the Official Records of Brazos County, Texas (O.R.B.C.) and being a part of the 118.084 acre tract described in the deed from Adam Development Properties, L.P. to Miramont Country Club Properties, L.P. recorded in Volume 6015, Page 113 (O.R.B.C.) and being more particularly described by metes and bounds as follows:

COMMENCING: at a found 3/4-inch iron rod marking the north corner of the said 432.00 acre tract, said iron rod also being in the southeast right-of-way line of F.M. 1179 (based on an 80-foot width);

THENCE: S 34°24'40" W into the interior of said 432.00 acre tract for a distance of 1772.59 feet to a 1/2-inch iron rod set for the POINT OF BEGINNING, said iron rod marking the north corner of the proposed MIRAMONT, SECTION 20 and being in the west right-of-way line of Copperfield Drive (based on a 80' width);

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

- 359.64 feet in a clockwise direction along the arc of a curve having a central angle of 27° 06' 45", a radius of 760.00 feet, a tangent of 183.25 feet and a long chord bearing S 05° 06' 59" E at a distance of 356.29 feet to a found 3/4-inch iron pipe for the Point of Tangency;
 - S 08° 26' 24" W for a distance of 217.54 feet to a found 3/4-inch iron pipe for the Point of Curvature of a curve to the right and
 - 337.20 feet along the arc of said curve having a central angle of 23° 00' 02", a radius of 840.00 feet, a tangent of 170.90 feet and a long chord bearing S 03° 03' 37" E at a distance of 334.95 feet to a 1/2-inch iron rod set for corner;
- THENCE: S 75° 26' 22" W for a distance of 42.48 feet to a 1/2-inch iron rod set for corner;
- THENCE: S 62° 32' 07" W for a distance of 196.21 feet to a 1/2-inch iron rod set for corner;
- THENCE: S 39° 33' 45" W for a distance of 53.98 feet to a 1/2-inch iron rod set for corner;
- THENCE: N 73° 44' 51" W for a distance of 168.45 feet to a 1/2-inch iron rod set for corner;
- THENCE: N 45° 01' 05" W for a distance of 96.29 feet to a 1/2-inch iron rod set for corner;
- THENCE: N 14° 53' 45" W for a distance of 103.49 feet to a 1/2-inch iron rod set for corner;
- THENCE: N 08° 15' 32" E for a distance of 125.60 feet to a 1/2-inch iron rod set for corner;
- THENCE: N 24° 08' 15" W for a distance of 105.36 feet to a 1/2-inch iron rod set for corner;
- THENCE: N 12° 40' 03" W for a distance of 168.45 feet to a 1/2-inch iron rod set for corner;
- THENCE: N 20° 02' 15" E for a distance of 168.36 feet to a 1/2-inch iron rod set for corner;
- THENCE: N 26° 59' 46" E for a distance of 169.42 feet to a 1/2-inch iron rod set for corner;
- THENCE: N 60° 16' 06" E for a distance of 203.30 feet to a 1/2-inch iron rod set for corner;
- THENCE: N 71° 05' 36" E for a distance of 178.49 feet to the POINT OF BEGINNING and containing 9.041 acres of land, more or less.

- GENERAL NOTES:
- ORIGIN OF PROJECT BEARING SYSTEM: Bearings are based on 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 48041C0134 C, effective July 2, 1992, this property is located in an Other Areas Zone "X" area, which is determined to be outside the 500-year flood plain.
 - This property is zoned PD - Ordinance No. 1227.
 - Building Setback requirements shall refer to the RD-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.
 - Unless otherwise indicated, all distances shown along curves are arc distances.
 - The Common Area shown shall be owned and maintained by the Homeowners' Association.
 - Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner:

- - 3/4-inch iron pipe set
 - - 3/4-inch iron rod found
 - ⊙ - PK Nail control monuments set in asphalt pavement. Monuments are set at selected intersections, culdeacs, radius points and Points of Curvature
- Abbreviations:
- P.U.E. - Public Utility Easement
 - E.E. - Electrical Easement
 - Pr.A.E. - Private Access Easement

FINAL PLAT

MIRAMONT SECTION 20

9.041 ACRES
LOTS 1-12, BLOCK 12

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

SEPTEMBER, 2010
SCALE: 1" = 40'

OWNER: Adam Development Properties, L.P.
1111 Briarcrest Drive, Suite 300
Bryan, Texas 77802
979-776-1111

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

RECEIVED
DEC 08 2010
Development & Engineering Services

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