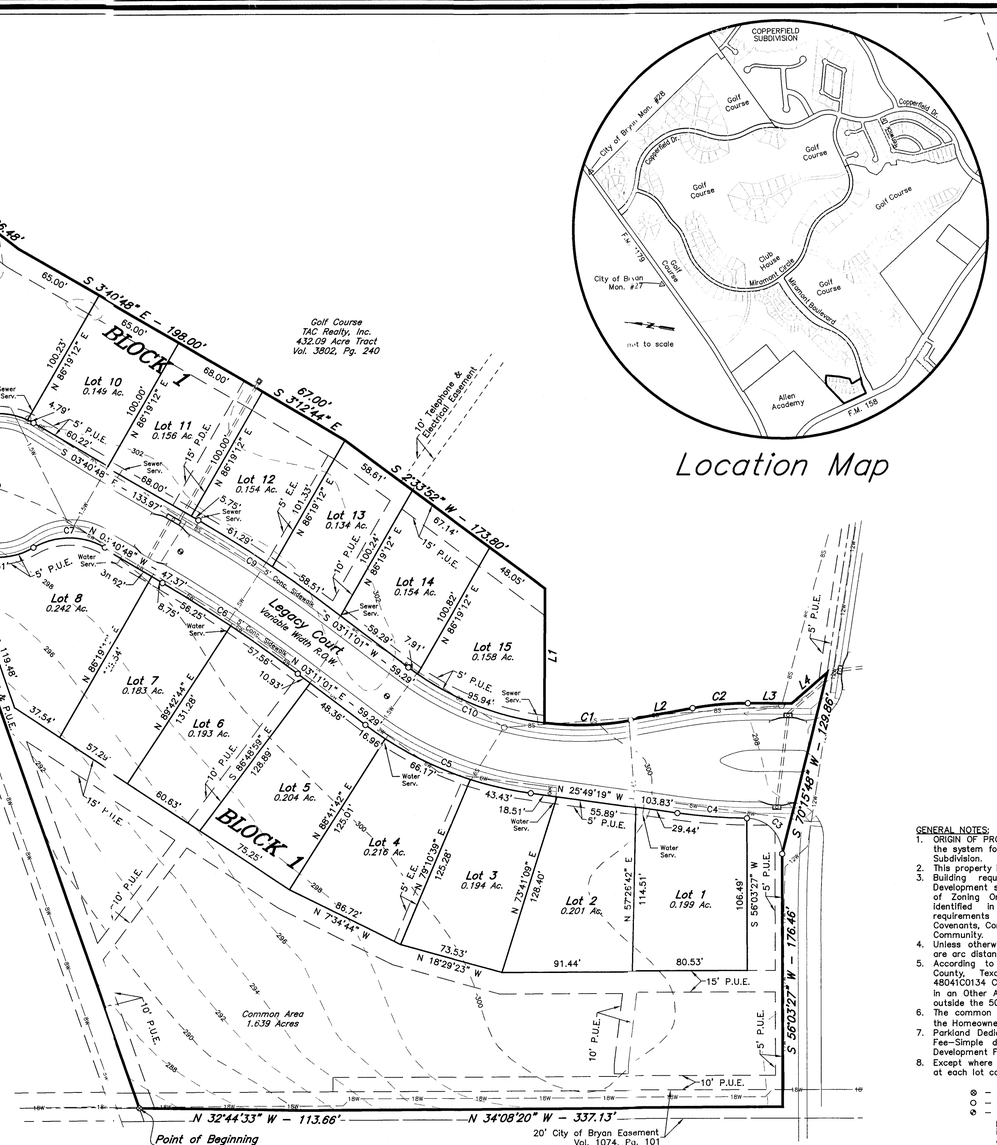


ORIGINAL PLAT

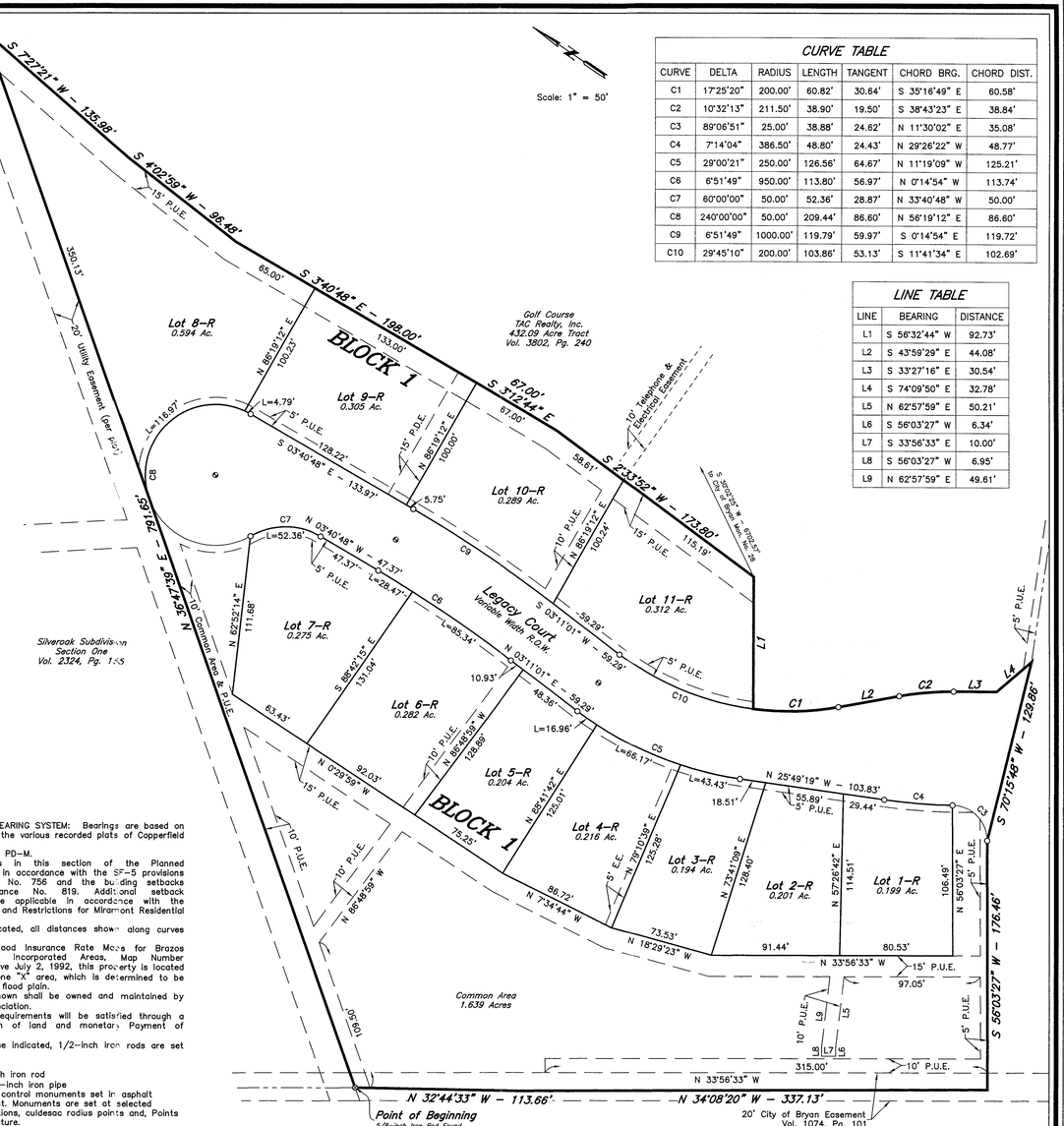
MIRAMONT, SECTION 11

Location Map

Scale: 1" = 50'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	17°25'20"	200.00'	60.82'	30.64'	S 35°16'49" E	60.58'
C2	10°32'13"	211.50'	38.90'	19.50'	S 38°43'23" E	38.84'
C3	89°08'51"	25.00'	38.88'	24.62'	N 11°30'02" E	35.08'
C4	7°14'04"	386.50'	48.80'	24.43'	N 29°26'22" W	48.77'
C5	29°00'21"	250.00'	126.56'	64.67'	N 11°19'09" W	125.21'
C6	6°51'49"	950.00'	113.80'	56.97'	N 0°14'54" W	113.74'
C7	60°00'00"	50.00'	52.36'	28.87'	N 33°40'48" W	50.00'
C8	240°00'00"	50.00'	209.44'	86.60'	N 56°19'12" E	86.60'
C9	6°51'49"	1000.00'	119.79'	59.97'	S 0°14'54" E	119.72'
C10	29°45'10"	200.00'	103.86'	53.13'	S 11°41'34" E	102.69'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 56°32'44" W	92.73'
L2	S 43°59'29" E	44.08'
L3	S 33°27'16" E	30.54'
L4	S 74°09'50" E	32.78'
L5	N 62°57'59" E	50.21'
L6	S 56°03'27" W	6.34'
L7	S 33°56'33" E	10.00'
L8	S 56°03'27" W	6.95'
L9	N 62°57'59" E	49.61'



REPLAT

GENERAL NOTES:

1. ORIGIN OF PROJECT BEARING SYSTEM: Bearings are based on the system found on the various recorded plats of Copperfield Subdivision.
2. This property is zoned PD-M.
3. Building requirements in this section of the Planned Development shall be in accordance with the SF-5 provisions of Zoning Ordinance No. 756 and the building setbacks identified in Ordinance No. 819. Additional setback requirements may be applicable in accordance with the Covenants, Conditions and Restrictions for Miramont Residential Community.
4. Unless otherwise indicated, all distances shown along curves are arc distances.
5. 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.
6. The common Area shown shall be owned and maintained by the Homeowners' Association.
7. Parkland Dedication requirements will be satisfied through a Fee-Simple dedication of land and monetary Payment of Development Fee.
8. Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner:

   ⊗ – 5/8-inch iron rod
   ○ – set 3/4-inch iron pipe
   ✪ – PK Nail control monuments set in asphalt pavement. Monuments are set at selected intersections, culdesac radius points and, Points of Curvature.

9. Abbreviations:
   P.U.E. – Public Utility Easement
   P.D.E. – Public Drainage Easement
   E.E. – Electrical 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 432.09 acre tract described in the deed from Bardon Group, Inc. 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 5/8-inch iron rod found in the new northeast right-of-way line of F.M. 158 (width varies at this location), from whence a found 3/4-inch iron rod marking the southwest corner of the said 432.09 acre tract and the south corner of Lot 1, Block 1, SILVEROAK SUBDIVISION, PHASE ONE described in Volume 2324, Page 165 (O.R.B.C.) bears S 36° 47' 39" W at a distance of 9.82 feet for reference;
THENCE: N 36° 47' 39" E along the common line of said 432.09 acre tract and said SILVEROAK SUBDIVISION, PHASE ONE for a distance of 791.65 feet to a 1/2-inch iron rod set for corner;
THENCE: S 07° 27' 21" W into interior of said 432.09 acre tract for a distance of 135.98 feet to a 1/2-inch iron rod set for corner;
THENCE: S 04° 02' 59" W for a distance of 96.48 feet to a 1/2-inch iron rod set for corner;
THENCE: S 03° 40' 48" E for a distance of 198.00 feet to a 1/2-inch iron rod set for corner;
THENCE: S 03° 12' 44" E for a distance of 67.00 feet to a 1/2-inch iron rod set for corner;
THENCE: S 02° 33' 52" W for a distance of 173.80 feet to a 1/2-inch iron rod set for corner;
THENCE: S 56° 32' 44" W for a distance of 92.73 feet to a 1/2-inch iron rod set for corner in the northeast right-of-way line of Legacy Court;
THENCE: 60.82 feet along the said right-of-way line in a counter-clockwise direction along the arc of a curve having a central angle of 17° 25' 20", a radius of 200.00 feet, a tangent of 30.64 feet and a long chord bearing S 35° 16' 49" E at a distance of 60.58 feet to a 3/4-inch iron pipe set for the Point of Tangency;
THENCE: S 43° 59' 29" E for a distance of 44.08 feet to a 3/4-inch iron pipe set for the Point of Curvature of curve to the right;
THENCE: 38.90 feet along the arc of said curve having a central angle of 10° 32' 13", a radius of 211.50 feet, a tangent of 19.50 feet and a long chord bearing S 38° 43' 23" E at a distance of 38.84 feet to a 3/4-inch iron pipe set for the Point of Tangency;
THENCE: S 33° 27' 16" E for a distance of 30.54 feet to a 1/2-inch iron rod set for corner;
THENCE: S 74° 09' 50" E for a distance of 32.78 feet to a 1/2-inch iron rod set for corner in the northwest right-of-way line of Miramont Boulevard (varies in width);
THENCE: S 70° 15' 48" W along said right-of-way line for a distance of 129.86 feet to a 3/4-inch iron pipe set for corner;
THENCE: S 56° 03' 27" W continuing along said right-of-way line for a distance of 176.46 feet to a 1/2-inch iron rod set in the beforementioned northeast right-of-way line of F.M. 158;
THENCE: N 34° 08' 20" W along the said F.M. 158 right-of-way line for a distance of 337.13 feet to a 1/2-inch iron rod set for corner;
THENCE: N 32° 44' 33" W for a distance of 113.66 feet to the POINT OF BEGINNING and containing 5.702 acres of land, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, _____ 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 , Page 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.

_____
Adam Development Properties, L.P.
Donald A. Adam, CEO

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

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 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 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 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 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

RECEIVED
JUL 13

REPLAT

MIRAMONT, SECTION 11

BEING A REPLAT OF MIRAMONT, SECTION 11

5.702 ACRES

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

JULY, 2011
SCALE: 1" = 50'

Owner:
Adam Development Properties, L.P.
One Momentum Blvd. Ste. 1000
College Station, TX 77845
979-776-1111

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

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