FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the J.W. SCOTT SURVEY, A–49 in Bryan, Brazos County, Texas and being all of the 22.46 acre Tract 1 and part of the called 20.52 acre Tract 2 both described in the deed from College Main Apartments, Ltd. to Adam Development Properties, L.P. (Formerly known as TAC Realty, Inc.) recorded in Volume 5266, Page 104 of the Official Records of Brazos County, Texas (O.R.B.C.), part of the 432.09 acre tract described in the deed from Bardan Group, Inc. to Adam Development Properties, L.P. recorded in Volume 3802, Page 240 of the Official Records of Brazos County, Texas (O.R.B.C.), part of the 156.669 acre Tract No. 1 described in the deed from Resolution Trust Corporation to Adam Development Properties, L.P. recorded in Volume 1463, Page 27, and being more particularly described by metes and bounds as follows:

BEGINNING: at the west corner of the said 22.46 acre tract, the south corner of the 48.456 acre Miramont Country Club Properties, L.P. Tract No. 1 recorded in Volume 6015, Page 113 (O.R.B.C.) and the north corner of a 0.793 acre State of Texas right–of–way tract for F.M. No. 158 recorded in Volume 4309, Page 64 (O.R.B.C.) (total right–of–way width varies at this location);

THENCE: N 45° 07' 11" E along the northwest line of the said 22.46 acre tract and the southeast line of the before–said 48.456 acre Miramont Country Club Properties, L.P. Tract 1 for a distance of 322.06 feet for corner;

THENCE: continuing along the southeasterly lines of the said 48.456 acre tract for the following nine (9) calls:

1) N 44° 52' 49" W for a distance of 248.70 feet to a found 1/2–inch iron rod for corner,
2) N 18° 08' 39" W for a distance of 210.56 feet to a found 1/2–inch iron rod for corner,
3) N 54° 31' 42" E for a distance of 285.97 feet to a found 1/2–inch iron rod for corner,
4) N 45° 07' 11" E for a distance of 115.00 feet to a found 1/2–inch iron rod for corner,
5) S 44° 52' 49" E for a distance of 165.00 feet to a found 1/2–inch iron rod for corner,
6) N 45° 07' 11" E for a distance of 230.94 feet to a found 1/2–inch iron rod for corner,
7) N 44° 52' 49" W for a distance of 180.00 feet to a found 1/2–inch iron rod for corner,
8) N 45° 07' 11" E for a distance of 237.19 feet to a found 1/2–inch iron rod for corner, and
9) S 51° 57' 09" E for a distance of 181.38 feet to a found 1/2–inch iron rod corner;

THENCE: crossing through the said 432.09 acre tract (3802/240), the said 22.46 acre tract (5266/104) and the said 156.669 acre tract (1463/27) for the following six (6) calls:

1) S 51° 57' 09" E for a distance of 236.80 feet to a 1/2–inch iron rod set for corner,
2) N 45° 07' 11" E for a distance of 27.70 feet to a 3/4–inch iron pipe set for the Point of Curvature of a curve to the left,
3) 42.42 feet along the arc of said curve having a central angle of 97° 12' 46", a radius of 25.00 feet, a tangent of 28.36 feet and a long chord bearing N 03° 29' 12" W at a distance of 37.51 feet to a 3/4–inch iron pipe set for the Point of Tangency,
4) N 52° 05' 35" W for a distance of 99.50 feet to a 3/4–inch iron pipe set for the Point of Curvature of a curve to the right,
5) 579.00 feet along the arc of said curve having a central angle of 82° 56' 08", a radius of 400.00 feet, a tangent of 353.49 feet and a long chord bearing N 10° 37' 31" W at a distance of 529.76 feet to a 3/4–inch iron pipe set for the Point of Tangency, and
6) N 30° 50' 33" E for a distance of 193.05 feet to a 1/2–inch iron rod set for corner in the before–mentioned southeasterly line of the said 48.456 acre Miramont Country Club Properties, L.P. tract;

THENCE: S 71° 59' 46" E along the said southeast line for a distance of 10.26 feet to a 1/2–inch iron rod set for corner in the west right–of–way line of Concordia Drive (based on a 50–foot width);

THENCE: 112.51 feet in a counter–clockwise direction along a curve in the southeast line of said Concordia Drive, said curve having a central angle of 16° 06' 59", a radius of 400.00 feet, a tangent of 56.63 feet and a long chord bearing S 09° 56' 44" W at a distance of 112.14 feet to a 1/2–inch iron rod set for corner;

THENCE: continuing through the said 432.09 acre tract (3802/240), the said 22.46 acre tract (5266/104) and the said 156.669 acre tract (1463/27) for the following eleven (11) calls:

1) S 30° 50' 33" W for a distance of 90.56 feet to a 3/4–inch iron pipe set for the Point of Tangency,
2) 506.62 feet along the arc of said curve having a central angle of 082° 56' 08", a radius of 350.00 feet, a tangent of 309.30 feet and a long chord bearing S 10° 37' 31" E at a distance of 463.54 feet to a 3/4–inch iron pipe set for the Point of Tangency,
3) S 52° 05' 35" E for a distance of 210.38 feet to a 1/2–inch iron rod set for corner,
4) S 37° 54' 25" W for a distance of 50.00 feet to a 3/4–inch iron pipe set for corner,
5) 36.12 feet in a counter–clockwise direction along the arc of a curve having a central angle of 82° 47' 14", a radius of 25.00 feet, a tangent of 22.04 feet and a long chord bearing S 86° 30' 48" W at a distance of 33.06 feet to a 3/4–inch iron pipe set for the Point of Tangency,
6) S 45° 07' 11" W for a distance of 63.74 feet to a 3/4–inch iron pipe set for the Point of Curvature of a curve to the left,
7) 356.06 feet along the arc of said curve having a central angle of 51° 00' 04", a radius of 400.00 feet, a tangent of 190.80 feet and a long chord bearing S 19° 37' 08" W at a distance of 344.42 feet to a 3/4–inch iron pipe set for the Point of Tangency,
8) S 05° 52' 54" E for a distance of 240.80 feet to a 3/4–inch iron pipe set for the Point of Curvature of a curve to the right,
9) 410.76 feet along the arc of said curve having a central angle of 027° 21' 58", a radius of 860.00 feet, a tangent of 209.38 feet and a long chord bearing S 07° 48' 05" W at a distance of 406.87 feet to a 3/4–inch iron pipe set for the Point of Tangency,
10) S 21° 29' 04" W for a distance of 195.97 feet to a 3/4–inch iron pipe set for the Point of Curvature of a curve to the left, and
11) 39.24 feet along the arc of said curve having a central angle of 089° 55' 45", a radius of 25.00 feet, a tangent of 24.97 feet and a long chord bearing S 23° 28' 48" E at a distance of 35.33 feet to a 3/4–inch iron pipe set for corner in the northeast line of the before–mentioned 0.793 F.M. 158 right–of–way tract, from whence a found 5/8–inch iron rod with a TxDOT aluminum cap bears S 68° 26' 41" E at a distance of 117.86 feet for reference;

THENCE: N 68° 26' 41" W along the said northeast line of F.M. No. 158for a distance of 110.00 feet to a 3/4–inch iron pipe set for corner;

THENCE: through the interior of the said 22.46 acre tract for the following seven (7) calls:

1) 39.30 feet in a counter–clockwise direction along a curve having a central angle of 90° 04' 15", a radius of 25.00 feet, a tangent of 25.03 feet and a long chord bearing N 66° 31' 12" E at a distance of 35.38 feet to a 3/4–inch iron pipe set for the Point of Tangency,
2) N 21° 29' 04" E for a distance of 195.83 feet to a 3/4–inch iron pipe set for the Point of Curvature of a curve to the left,
3) 382.10 feet along the arc of said curve having a central angle of 27° 21' 58", a radius of 800.00 feet, a tangent of 194.77 feet and a long chord bearing N 07° 48' 05" E at a distance of 378.48 feet to a 3/4–inch iron pipe set for the Point of Tangency,
4) N 05° 52' 54" W for a distance of 240.80 feet to a 3/4–inch iron pipe set for the Point of Curvature of a curve to the right,
5) 126.65 feet along the arc of said curve having a central angle of 15° 46' 29", a radius of 460.00 feet, a tangent of 63.73 feet and a long chord bearing N 02° 00' 21" E at a distance of 126.25 feet to a 3/4–inch iron pipe set for the Point of Reverse Curvature,
6) 12.42 feet along the arc of said reverse curve having a central angle of 28° 27' 16", a radius of 25.00 feet, a tangent of 6.34 feet and a long chord bearing N 04° 20' 03" W at a distance of 12.29 feet to a 1/2–inch iron rod set for corner, and
7) 89.87 feet in a counter–clockwise direction along the arc of a curve having a central angle of 22° 23' 19", a radius of 230.00 feet, a tangent of 45.52 feet and a long chord bearing N 62° 56' 59" W at a distance of 89.30 feet to a 1/2–inch iron rod set for corner in the northwest line of the said 22.46 acre tract and the southeast line of the before–said 48.456 acre Miramont Country Club Properties, L.P. tract;

THENCE: S 45° 07' 11" W along the common line of the said 22.46 acre and 48.456 acre tracts for a distance of 704.31 feet to the POINT OF BEGINNING and containing 11.199 acres of land.

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.

_____
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 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 BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

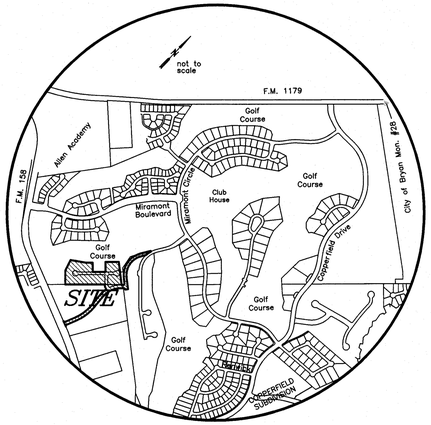
I, Karen McQueen, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20____, in the Oficial Records of Brazos County, Texas in Volume _____, Page _____.

_____
County Clerk, Brazos County, Texas

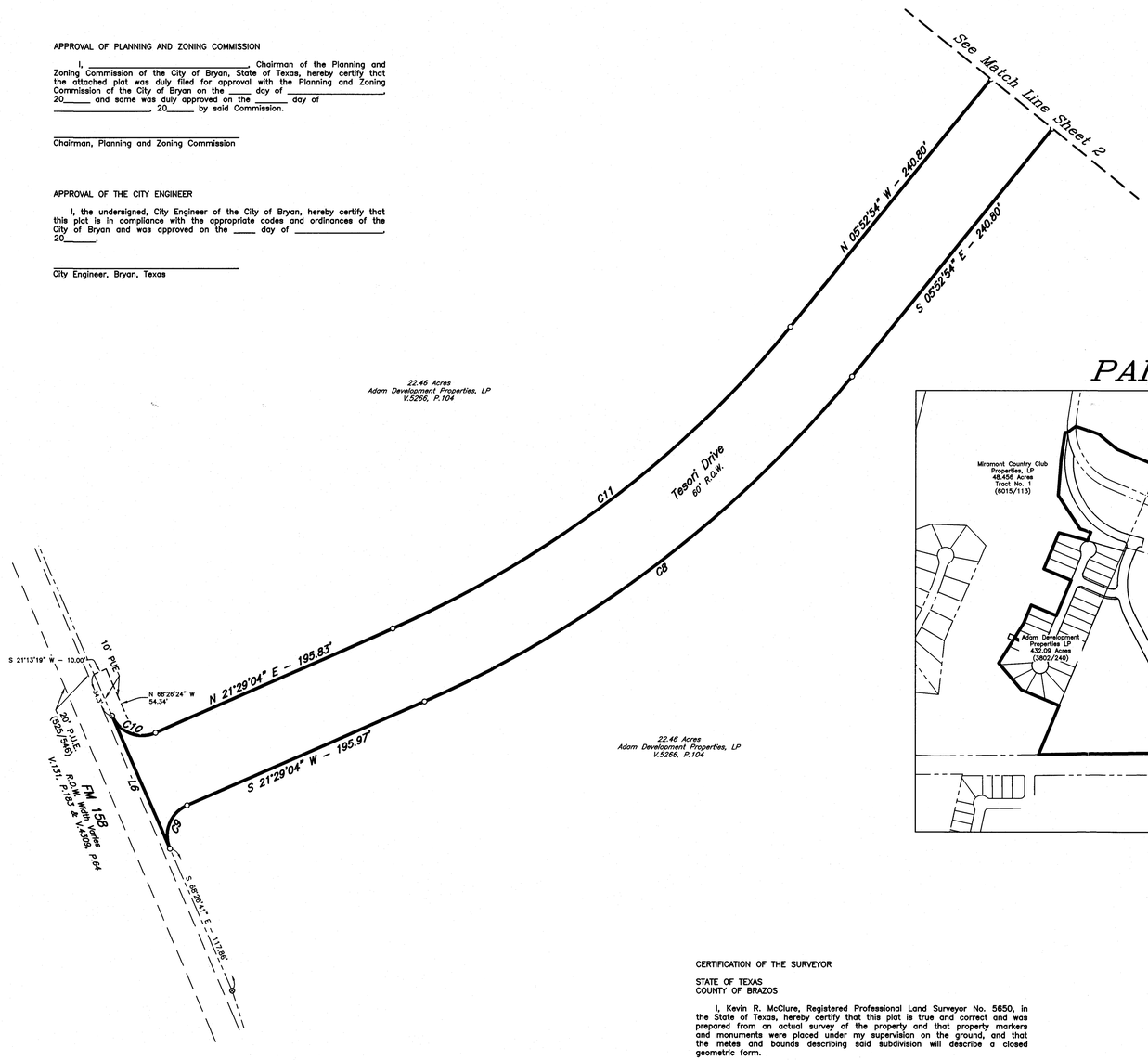
APPROVAL OF THE CITY PLANNER

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____.

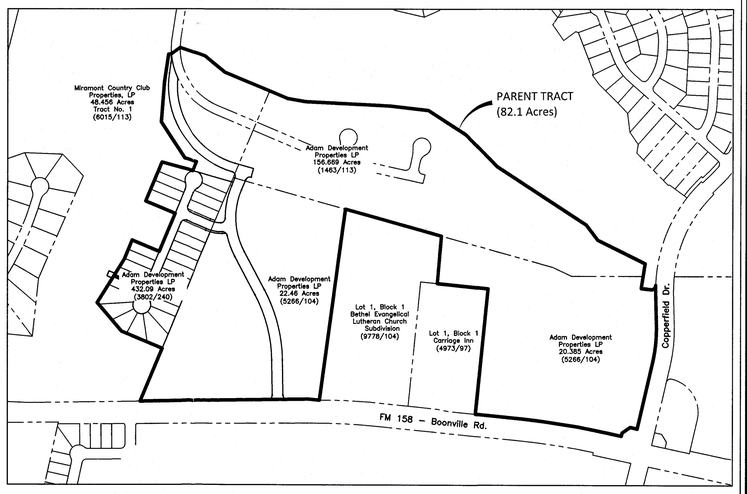
_____
City Planner, Bryan, Texas



Location Map



PARENT TRACT



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

SHEET NO. 1 OF 2 SHEETS

FINAL PLAT

MIRAMONT SECTION 8

11.109 ACRES

LOTS 1–28, BLOCK 19

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

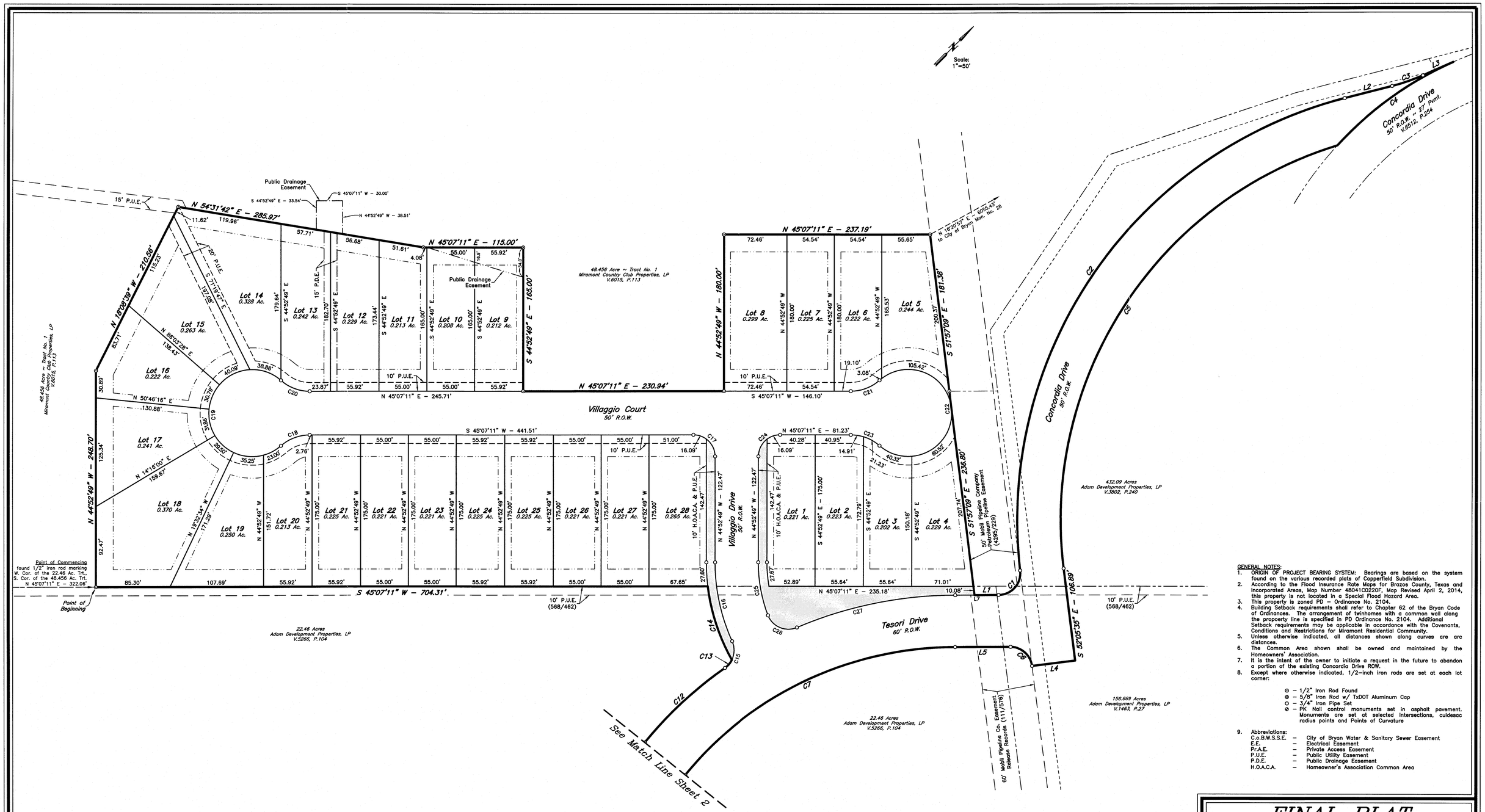
SEPTEMBER, 2016
SCALE: 1" = 50'

AUG 31 2016

Owner:
Adam Development Properties, L.P.
One Momentum Boulevard, Suite 1000
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

105200015–fp.dwg



GENERAL NOTES:

1. ORIGIN OF PROJECT BEARING SYSTEM: Bearings are based on the system found on the various recorded plats of Copperfield Subdivision.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0220F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
3. This property is zoned PD – Ordinance No. 2104.
4. Building Setback requirements shall refer to Chapter 62 of the Bryan Code of Ordinances. The arrangement of twinhomes with a common wall along the property line is specified in PD Ordinance No. 2104. Additional Setback requirements may be applicable in accordance with the Covenants, Conditions and Restrictions for Miramont Residential Community.
5. Unless otherwise indicated, all distances shown along curves are arc distances.
6. The Common Area shown shall be owned and maintained by the Homeowners' Association.
7. It is the intent of the owner to initiate a request in the future to abandon a portion of the existing Concordia Drive ROW.
8. Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner:

   ⊙ – 1/2" Iron Rod Found
   ⊗ – 5/8" Iron Rod w/ TxDOT Aluminum Cap
   O – 3/4" Iron Pipe Set
   ⊗ – PK Nail control monuments set in asphalt pavement. Monuments are set at selected intersections, culdesac radius points and Points of Curvature

9. Abbreviations:

C.o.B.W.S.S.E.	–	City of Bryan Water & Sanitary Sewer Easement
E.E.	–	Electrical Easement
Pr.A.E.	–	Private Access Easement
P.U.E.	–	Public Utility Easement
P.D.E.	–	Public Drainage Easement
H.O.A.C.A.	–	Homeowner's Association Common Area

FINAL PLAT

MIRAMONT SECTION 8

11.199 ACRES

AUG 31 2016

LOTS 1–28, BLOCK 19

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

DECEMBER, 2015
SCALE: 1" = 50'

SHEET NO. 2 OF 2 SHEETS

Owner:
Adam Development Properties, L.P.
One Momentum Boulevard, Suite 1000
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

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