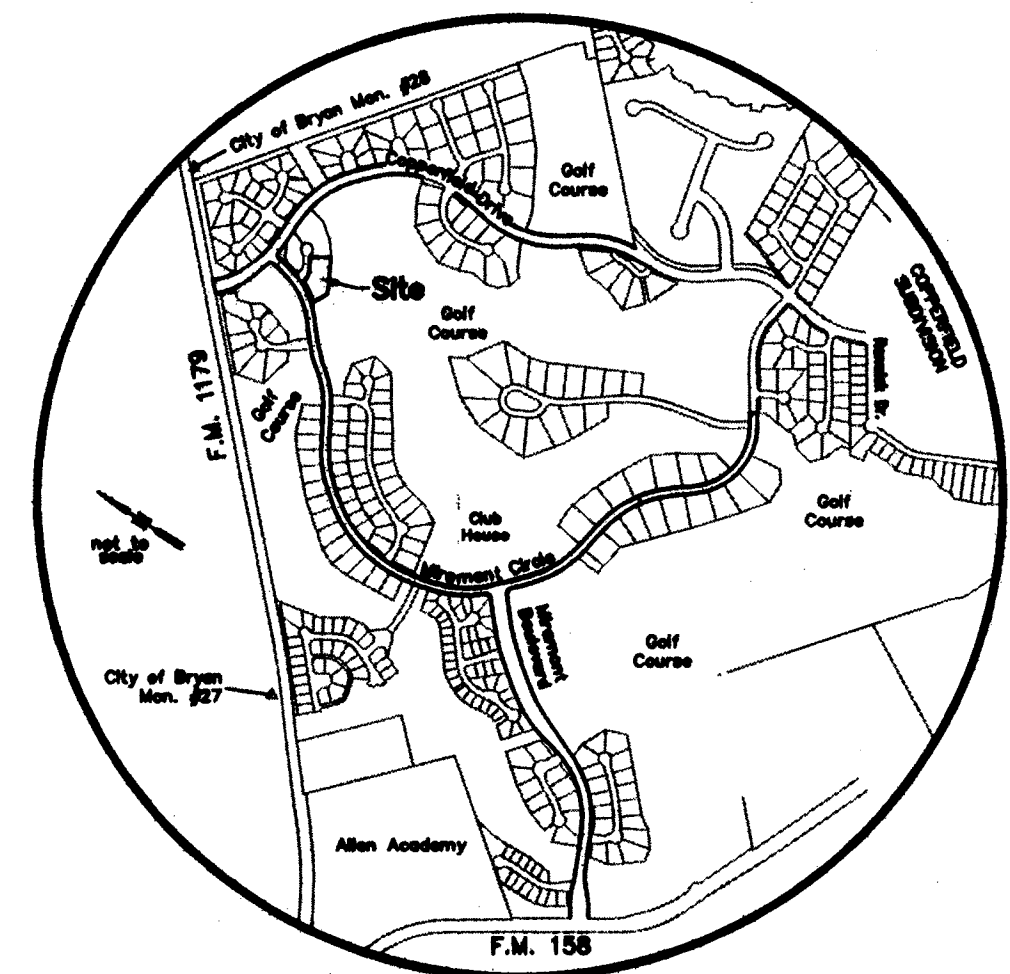


Scale: 1"=30'

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 62°03'21" W | 42.80' |

| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD BRG. | CHORD DIST. |
|-------|-----------|---------|---------|---------|---------------|-------------|
| C1 | 16°27'27" | 650.00' | 186.71' | 94.00' | N 32°48'30" E | 186.08' |
| 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 | 98.86' |
| C4 | 0°04'02" | 50.00' | 0.06' | 0.03' | N 57°02'15" E | 0.06' |



VICINITY MAP

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 3, Block 9, MIRAMONT SECTION 16 subdivision according to the final plat recorded in Volume 14075, Page 49 of the Official Records of Brazos County, Texas (O.R.B.C.), and being part of the 0.3735 acre tract described in the deed from Miramont Country Club Properties, L.P. to Adam Development Properties, L.P. formerly known as TAC Realty, Inc. recorded in Volume 14032, Page 254 (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 3/4-inch iron pipe marking the common most northerly corner of said Lot 3, Block 9 and Lot 2, Block 9, of said MIRAMONT SECTION 16, said iron pipe also being in the southeast right-of-way line of Prineville Court (based on a 50-foot width at the location);

THENCE: S 32° 56' 56" E along the common line of said Lots 3 and 2, Block 9 for a distance of 187.68 feet to a found 1/2-inch iron rod marking the common south corner of said lots, said iron rod also being in the southeast line of the said 0.3735 acre Adam Development Properties, L.P. tract;

THENCE: along the southerly line of the said 0.3735 acre Adam Development Properties, L.P. tract for the following four (4) calls:

- 1) S 61° 58' 00" W for a distance of 131.99 feet to a found 1/2-inch iron rod marking an angle point;
- 2) S 51° 07' 10" W for a distance of 94.33 feet to a found 1/2-inch iron rod marking an angle point;
- 3) S 64° 56' 24" W for a distance of 125.58 feet to a found 1/2-inch iron rod marking the most southerly corner of this tract, and
- 4) N 30° 36' 42" W for a distance of 110.67 feet to a found 1/2-inch iron rod marking the most westerly corner of the said 0.3735 acre Adam Development Properties, L.P. tract, said iron rod also being in the southwest line of the before-said Lot 3, Block 9, MIRAMONT SECTION 16;

THENCE: N 62° 03' 21" W along the southwest line of said Lot 3, Block 9 for a distance of 42.80 feet to a found 1/2-inch iron rod marking the most westerly corner of said lot, said iron rod also being in the southeast right-of-way line of Miramont Circle (based on a 60-foot width);

THENCE: along the southeast right-of-way line of said Miramont Circle for a distance of 186.71 feet in a counter-clockwise 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 a long chord bearing N 32° 48' 30" E at a distance of 186.08 feet to a found 3/4-inch iron rod marking the Point of Tangency;

THENCE: S 73° 10' 23" E for a distance of 2.36 feet to the Point of Curvature of a curve to the right, and

THENCE: 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 a long chord bearing N 83° 16' 08" E at a distance of 98.86 feet to a found 3/4-inch iron rod marking the Point of Tangency;

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

- 1) 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 a long chord bearing S 73° 10' 23" E at a distance of 2.36 feet to a found 3/4-inch iron pipe marking the Point of Reverse Curvature;
- 2) 102.22 feet along the arc of said reverse curve having a central angle of 52° 31' 46", a radius of 111.50 feet, a tangent of 55.02 feet and a long chord bearing N 83° 16' 08" E at a distance of 98.86 feet to a found 3/4-inch iron pipe marking the Point of Tangency;
- 3) N 57° 02' 15" E for a distance of 108.23 feet to the Point of Curvature of a curve to the right, and
- 4) 0.06 feet along the arc of said curve having a central angle of 00° 04' 02", a radius of 50.00 feet, a tangent of 0.03 feet and a long chord bearing N 57° 02' 15" E at a distance of 0.06 feet to the POINT OF BEGINNING and containing 1.575 acres of land, more or less.

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 14075, Page 49 and the deed conveyed to Adam Development Properties, L.P. from Miramont Country Club Properties, L.P. recorded in Volume 14032, Page 254, all of the Official Records of Brazos County, Texas.
2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804102220F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
3. This property is currently zoned Planned Development (PD) - Ordinance No. 1227.
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. Common Areas shall be owned and maintained by the Homeowners' Association.
6. Abbreviations:
P.O.B. - Point of Beginning
P.U.E. - Public Utility Easement
P.R.D.E. - Private Drainage Easement
7. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
○ - 1/2" Iron Rod Found

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5850, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property on July 20, 2017 and that property markers and monuments were placed under my supervision on the ground.

Kevin R. McClure
Kevin R. McClure, R.P.L.S. No. 5850
8/21/17

REPLAT

REPLAT

LOT 3-R, BLOCK 9

BEING A REPLAT OF
LOT 3, BLOCK 9 OF MIRAMONT SUBDIVISION, SECTION 16
RECORDED IN VOLUME 14075, PAGE 49 AND
PART OF THE 0.3735 ACRE ADAM DEVELOPMENT
PROPERTIES, L.P. TRACT AS RECORDED
IN VOLUME 14032, PAGE 254
1.575 ACRES
J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS
JULY, 2017
SCALE: 1" = 30'

OWNER:
Adam Development Properties, L.P.
One Miramont Boulevard, Suite 1000
College Station, Texas 77845
(979) 776-1111

SURVEYOR:
Kevin R. McClure, Registered Professional Land Surveyor, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

Texas Firm Registration No. 10103300

ORIGINAL PLAT

LOT 3, BLOCK 9, MIRAMONT SECTION 16
RECORDED IN VOLUME 14075, PAGE 49
AND PART OF THE 0.3735 ACRE ADAM
DEVELOPMENT PROPERTIES, L.P. TRACT
RECORDED IN VOLUME 14032, PAGE 254

Filed for Record in:
BRAZOS COUNTY
On: Sep 08:2017 at 08:18P

As a
Plat

Document Number: 01308440
Amount: 73.00
Receipt Number: 612090
Deputy Clerk

STATE OF TEXAS COUNTY OF BRAZOS
I, Karan McQuinn, County Clerk, do hereby certify that this instrument was filed on this date and time stamped herein as set out on this page and that the same is a true and correct copy of the original as recorded in the Official Public Records of:

BRAZOS COUNTY
as scanned herein by me.
Sep 08:2017

Karan McQuinn, Brazos County Clerk
BRAZOS COUNTY

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 all or part of the tracts of land as conveyed to me in the Official Records of Brazos County in Volume 14075, Page 49 and Volume 14032, Page 254 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.

Stephanie Adam Malachuk
Stephanie Adam Malachuk, President, COO

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared *Stephanie Adam Malachuk*, known to me to be the person whose name are subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes stated.

Given under my hand and seal on this 23 day of August, 2017.

Donna Fells
Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, Karan McQuinn, County Clerk, in and for said County, do hereby certify that this plat together with its certificate of authentication was filed for record in my office the 23 day of August, 2017 in the Official Records of Brazos County, Texas in Volume 14075, Page 49.

Karan McQuinn
County Clerk, Brazos County, Texas
By *Patricia Baker* Deputy Clerk.

APPROVAL OF PLANNING AND ZONING COMMISSION

Bobby G. Hines
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 13 day of August, 2017, and same was duly approved on the 13 day of August, 2017, by said Commission.

Bobby G. Hines
Chairman, Planning and Zoning Commission

APPROVAL OF THE CITY PLANNER

Michelle Zimmerman
I, Michelle Zimmerman, 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 code and ordinances of the City of Bryan and was approved on the 13 day of August, 2017.

Michelle Zimmerman
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 13 day of August, 2017.

Michael Kavan
City Engineer, Bryan, Texas