

CERTIFICATE OF OWNERSHIP AND DEDICATION

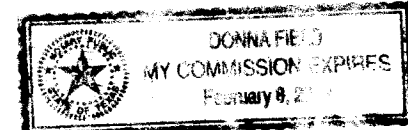
STATE OF TEXAS
COUNTY OF BRAZOS
We, Adam Development Properties, L.P., (formerly known as TAC Realty, Inc.) by its general partner Adam Development Properties GP, L.L.C., owner and developer of Miramont, Section 16 as shown on this plat and being a portion of the tract of land as conveyed to us in the Official Records of Brazos County in Volume 3802, Page 240 and all of the tract of land as conveyed to us in the Official Records of Brazos County in 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 Adams Molechek, President, COO

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared STEPHANIE ADAMS MOLECHEK, 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 16th day of June 2016

Corne Fild, Notary Public, Brazos County, Texas



CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)
I, Karan 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 13th day of June 2016, in the Official Records of Brazos County, Texas in Volume 14013, Page 14.

Karan McQueen, County Clerk, Brazos County, Texas

By: Dalia Baker, Deputy Clerk

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 13th day of June 2016.

W. P. ... City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Bobby Gutierrez, 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 20th day of June 2016, and same was duly approved on the 20th day of June 2016 by said Commission.

Bobby Gutierrez, Chairman, Planning and Zoning Commission

APPROVAL OF THE CITY PLANNER

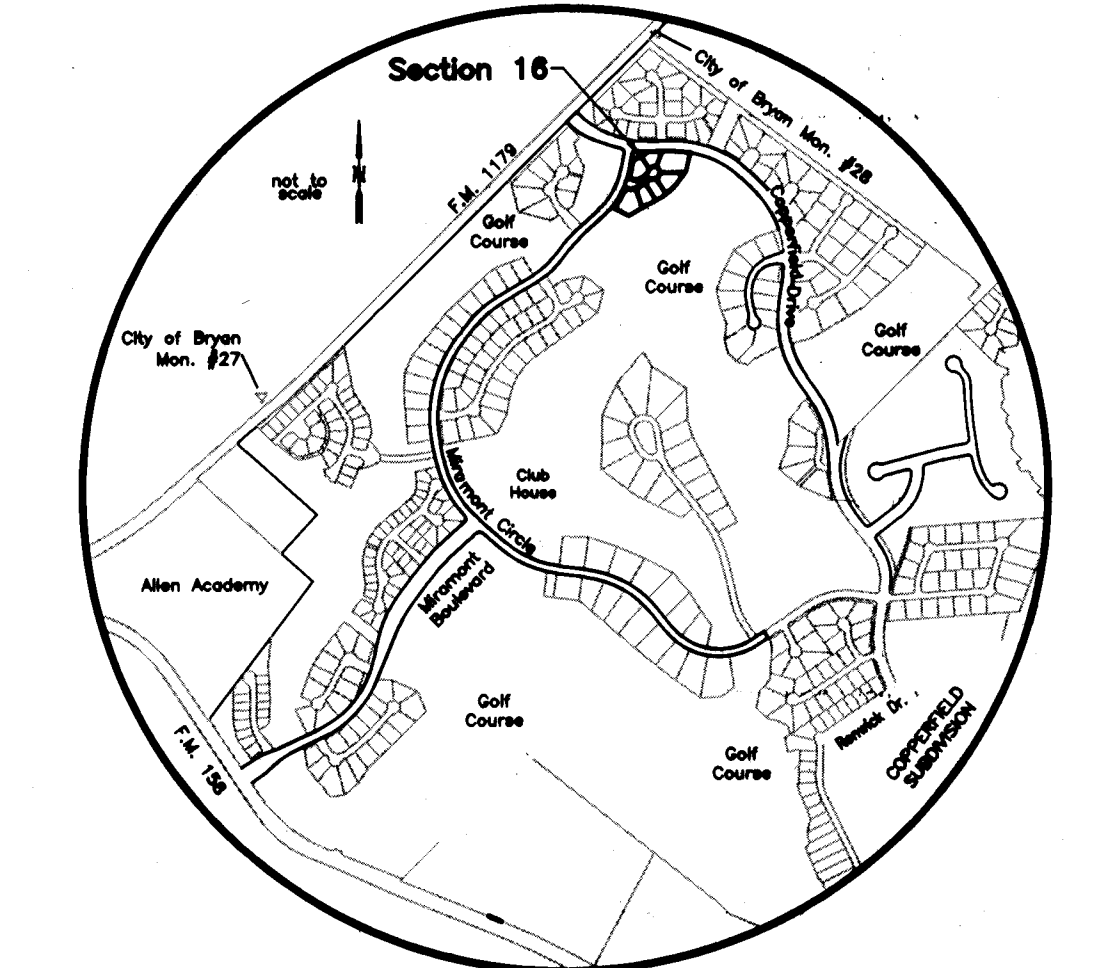
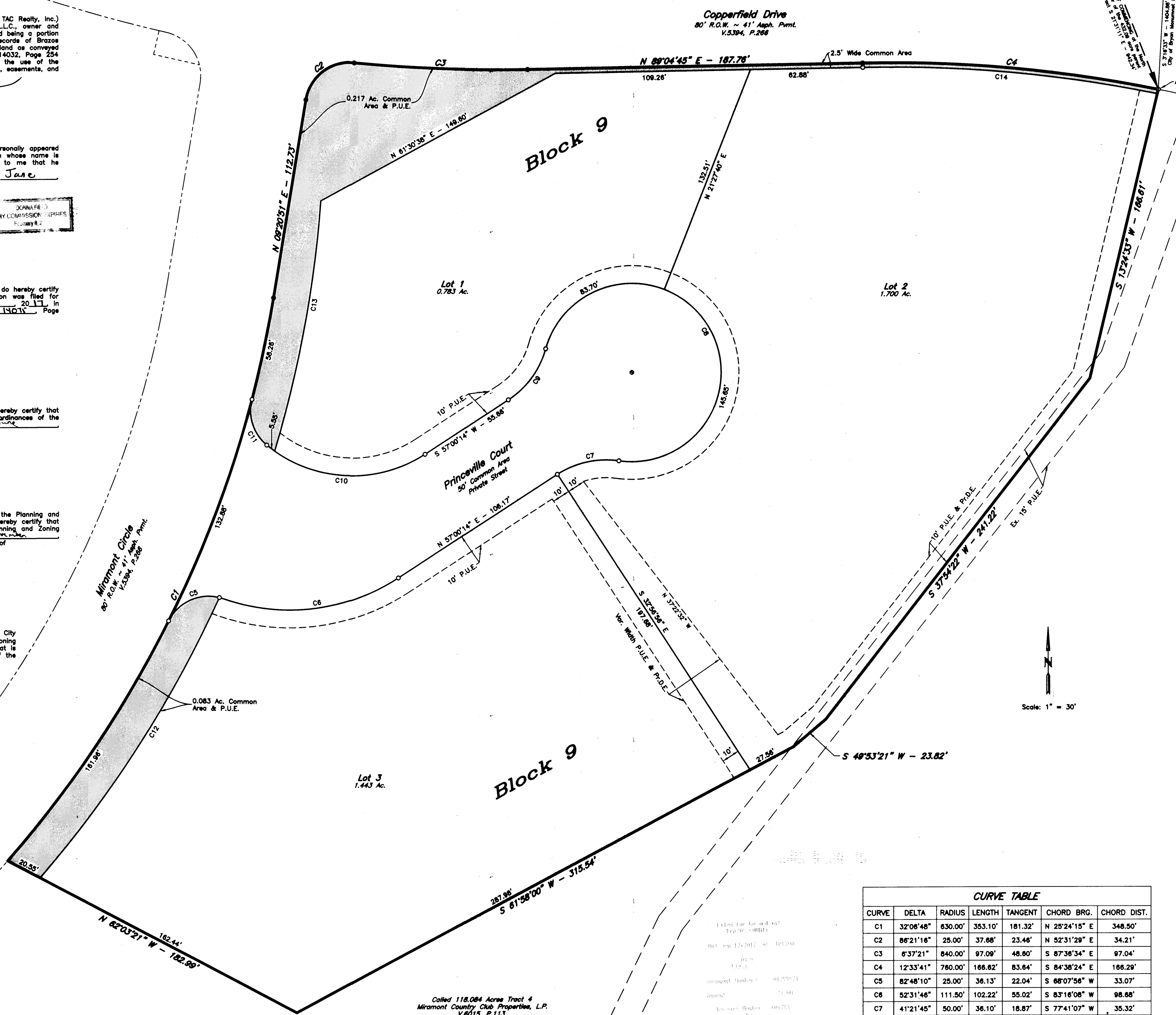
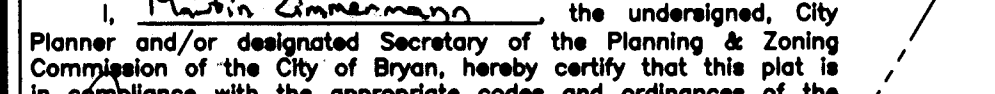
I, Martin Zimmerman, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 13th day of June 2016.

Martin Zimmerman, City Planner, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

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



FIELD NOTES
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 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 part of the 0.3735 acre tract described in the deed from Miramont Country Club Properties, L.P. to Adam Development Properties, L.P. recorded in Volume 14032, Page 254 (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 432.09 acre tract, said iron rod also being in the southwest right-of-way line of F.M. 1179 (based on an 80-foot width);
THENCE: S 21° 31' 11" E into the interior of said 432.09 acre tract for a distance of 942.34 feet to a found 1/2-inch iron rod for the POINT OF BEGINNING, said iron rod marking the most northerly corner of the said 118.084 acre Miramont Country Club Properties, L.P. tract, recorded in Volume 6015, Page 113 (O.R.B.C.), in the northeast corner of this tract and being in the south right-of-way line of Copperfield Drive (based on a 80-foot width recorded in Volume 5394, Page 268 [O.R.B.C.]);
THENCE: S 13° 24' 33" W along the west line of the called 118.084 acre Miramont Country Club Properties, L.P. tract, at 156.81 feet pass the north corner of the said 0.3735 acre Adam Development Properties, L.P. tract, continue along the west line of the said 0.3735 acre tract and into the called 118.084 acre tract for a total distance of 166.61 feet to a 1/2-inch iron rod set for corner;
THENCE: S 37° 54' 22" W along the southeast line of the said 0.3735 acre Adam Development Properties, L.P. tract for a distance of 241.22 feet to a 1/2-inch iron rod set for corner;
THENCE: S 49° 53' 21" W along the southeast line of the said 0.3735 acre Adam Development Properties, L.P. tract for a distance of 23.82 feet to a 1/2-inch iron rod set for corner;
THENCE: S 61° 58' 00" W along the southeast line of the said 0.3735 acre Adam Development Properties, L.P. tract, at 159.55 feet pass a 1/2-inch iron rod set for an angle point in the said southeast line, continue through the interior of said 0.3735 acre tract for a total distance of 315.54 feet to a 1/2-inch iron rod set for corner;
THENCE: N 62° 03' 21" W continuing through the interior of the said 0.3735 acre tract, at 30.16 feet pass a found 1/2-inch iron rod marking an angle point in the northerly line of the before-said 0.3735 acre tract, continue along the said northerly line, at 118.83 feet pass a found 1/2-inch iron rod marking the west corner of the said 0.3735 acre tract, said iron rod also being in the northerly line of the called 118.084 acre Miramont Country Club Properties, L.P. tract, continue along the northerly line of the said 118.084 acre tract for a total distance of 182.99 feet to a found 1/2-inch iron rod for corner in the southeast right-of-way line of Miramont Circle (based on a 80-foot width recorded in Volume 5394, Page 268 [O.R.B.C.]);
THENCE: along the west right-of-way line of said Miramont Circle for the following three (3) calls:
1) 353.10 feet in a counter-clockwise direction along the arc of a curve having a central angle of 32° 06' 48", a radius of 630.00 feet, a tangent of 181.32 feet and a long chord bearing N 25° 24' 15" E at a distance of 348.50 feet to a found 3/4-inch iron pipe marking the Point of Tangency;
2) N 09° 20' 51" E for a distance of 112.73 feet to a found 3/4-inch iron pipe marking the Point of Curvature of a curve to the right, and
3) 37.68 feet along the arc of said curve having a central angle of 86° 21' 16", a radius of 25.00 feet, a tangent of 23.46 feet and a long chord bearing N 52° 31' 29" E at a distance of 34.21 feet to a found 3/4-inch iron pipe marking the Point of Reverse Curvature, said iron pipe also marking the intersection of the south right-of-way line of said Copperfield Drive;
THENCE: along the south right-of-way line of said Copperfield Drive for the following three (3) calls:
1) 97.09 feet along the arc of said reverse curve having a central angle of 06° 37' 21", a radius of 840.00 feet, a tangent of 48.80 feet and a long chord bearing S 87° 36' 34" E at a distance of 97.04 feet to a found 3/4-inch iron pipe marking the Point of Tangency;
2) N 06° 04' 45" E for a distance of 187.76 feet to a found 3/4-inch iron pipe marking the Point of Curvature of a curve to the right, and
3) 166.62 feet along the arc of said curve having a central angle of 12° 33' 41", a radius of 780.00 feet, a tangent of 83.64 feet and a long chord bearing S 84° 38' 24" E at a distance of 166.29 feet to the POINT OF BEGINNING and containing 4.725 acres of land, more or less.

- 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, effective April 2, 2014, this property is not located in a Special Flood Hazard Area.
3. This property is zoned PD - Ordinance No. 1227.
4. 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.
5. Unless otherwise indicated, all distances shown along curves are arc distances.
6. The Common Areas shown shall be owned and maintained by the Homeowners' Association.
7. Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner.
8. Abbreviations:
P.O.B. - Point of Beginning
P.U.E. - Public Utility Easement
Pr.D.E. - Private Drainage Easement

CURVE TABLE
CURVE DELTA RADIUS LENGTH TANGENT CHORD BRG. CHORD DIST.
C1 32°06'48" 630.00' 353.10' 181.32' N 25°24'15" E 348.50'
C2 86°21'16" 25.00' 37.68' 23.46' S 87°36'34" E 34.21'
C3 6°37'21" 840.00' 97.09' 48.80' S 87°36'34" E 97.04'
C4 12°33'41" 780.00' 166.62' 83.64' S 84°38'24" E 166.29'
C5 82°48'10" 25.00' 36.13' 22.04' S 68°07'58" W 33.07'
C6 52°31'46" 111.50' 102.22' 55.02' S 83°16'08" W 98.88'
C7 41°21'45" 50.00' 36.10' 18.87' S 77°41'07" W 35.32'
C8 282°49'09" 50.00' 229.35' -56.69' S 33°02'35" E 75.00'
C9 41°27'24" 50.00' 36.18' 18.92' N 36°16'32" E 35.39'
C10 72°35'42" 75.00' 95.03' 55.09' S 86°35'57" E 88.80'
C11 64°56'51" 25.00' 28.34' 15.91' S 17°49'40" E 26.85'
C12 16°27'27" 650.00' 186.71' 94.00' N 32°48'30" E 186.06'
C13 12°38'16" 650.00' 142.99' 71.79' N 10°31'53" E 142.70'
C14 12°33'20" 757.50' 185.99' 83.33' S 84°38'35" E 165.66'

FINAL PLAT
MIRAMONT SECTION 16
4.725 ACRES
LOTS 1-3, BLOCK 9
J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS
NOVEMBER, 2016
SCALE: 1" = 30'

OWNER: Adam Development Properties, L.P.
SURVEYOR: Kevin R. McClure, Registered Professional Land Surveyor No. 5650