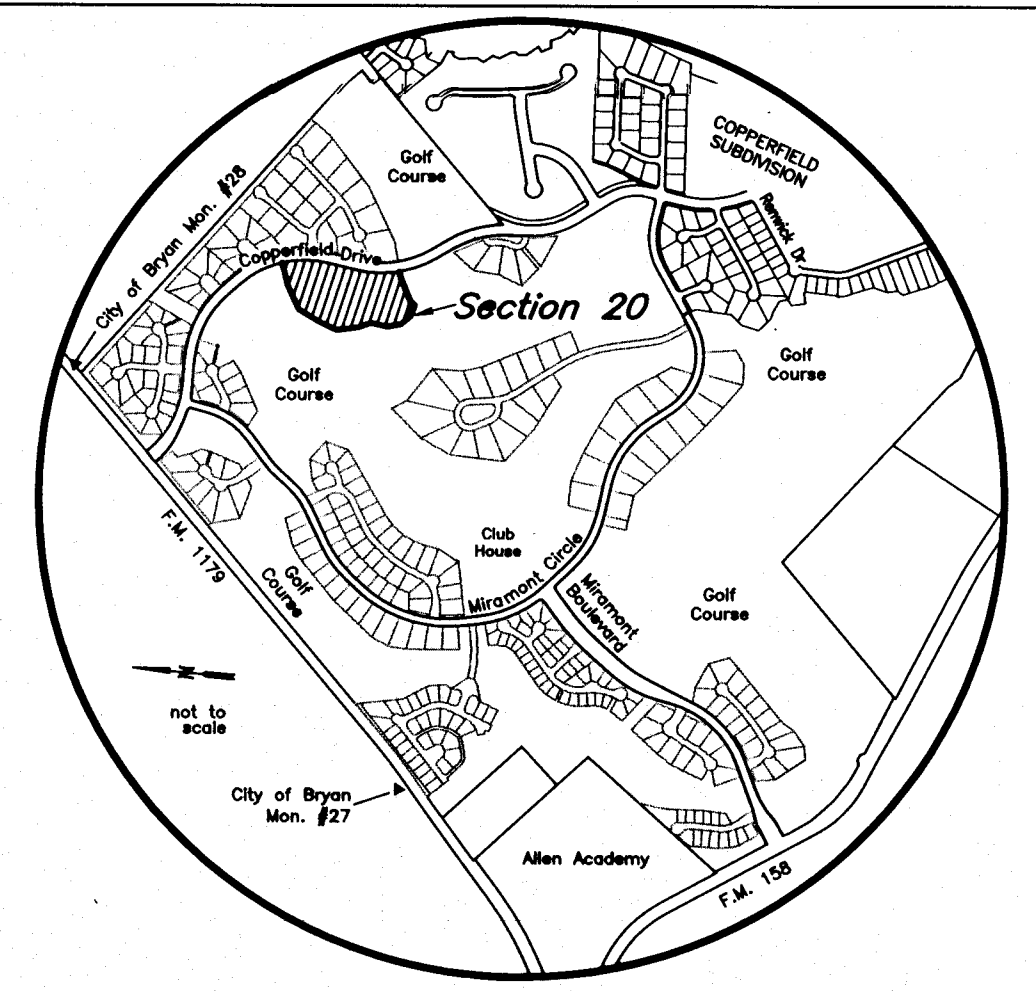


Scale: 1" = 40'



Location Map

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

Doc. No. 01110779
Bk. Vol. Pg. 10508 59

Filed for Record in
BRAZOS COUNTY

On Jan 26, 2012 at 11:51A

As a
Plat

Document Number: 01110779

Amount: 63.00

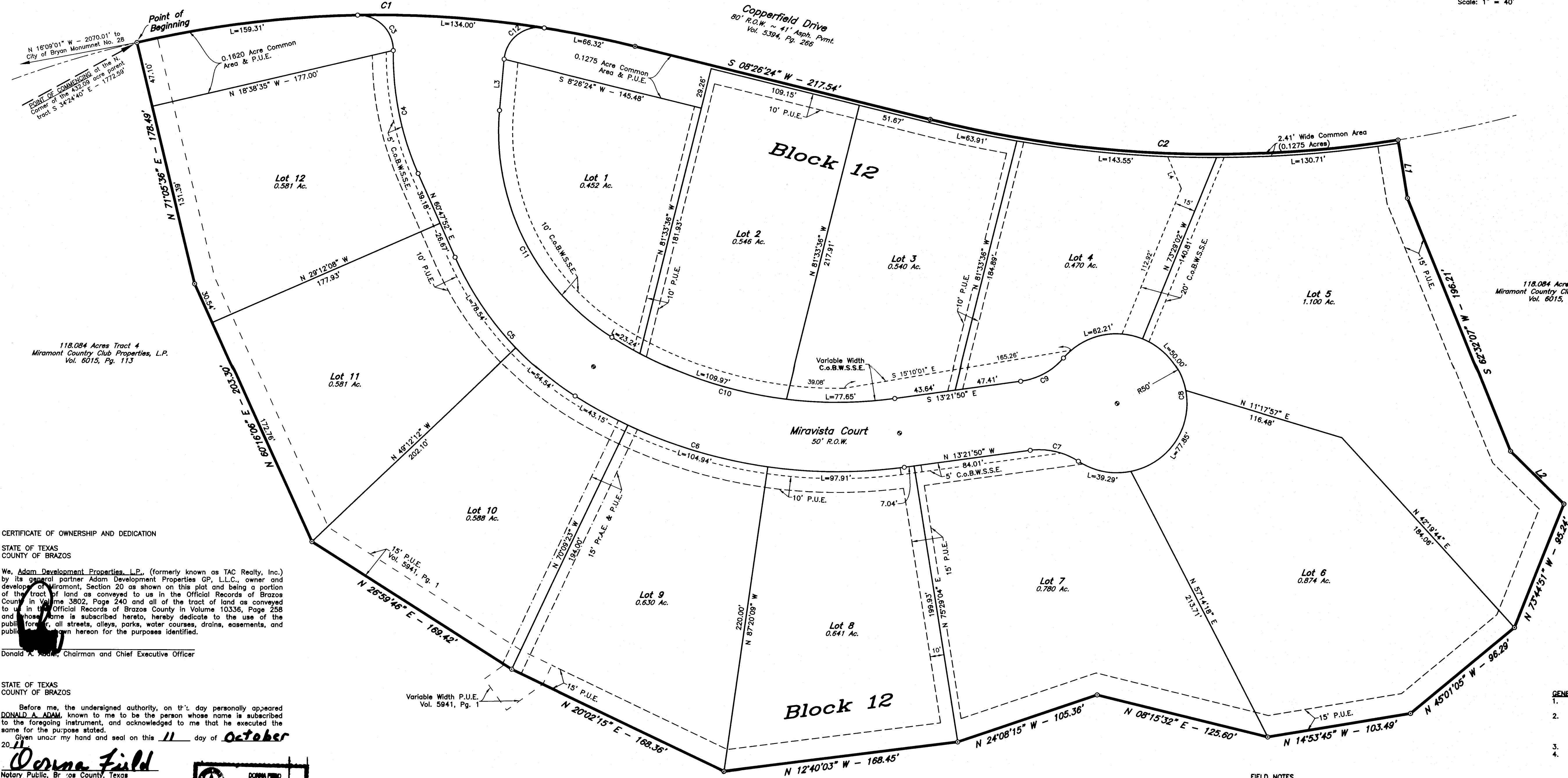
Receipt Number: 429667
By: Ashlie Peters

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the Official Public Records of

BRAZOS COUNTY

as shown hereon by me
Jan 26, 2012

HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY



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 20 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 10336, Page 258 and whose name is subscribed hereon, hereby dedicate to the use of the public for all streets, alleys, parks, water courses, drains, easements, and public utility easements 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 11 day of October 2012
Donna Field
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 on the 26 day of January, 2012, in the Official Records of Brazos County, Texas in Volume 10508, Page 59.

Karen McQueen
County Clerk, Brazos County, Texas
By: Ashlie Peters

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 27th day of January 2012.

W. Paul Lopez
City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, MICHAEL BROWN, 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 13th day of November 2011 and same was duly approved on the 16 day of January 2012 by said Commission.

Michael Brown
Chairman, Planning and Zoning Commission

APPROVAL OF THE CITY PLANNER

I, Kevin Russell, 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 27th day of January 2012.

Kevin Russell
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 plat and the same describe a closed geometric form.

Kevin R. McClure
Kevin R. McClure, R.P.L.S. No. 5650
10/2/11



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' | S 5°06'59" E | 356.29' |
| C2 | 23°00'02" | 840.00' | 337.20' | 170.90' | S 3°03'37" E | 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 | 240.9' |
| 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°54'12" | 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 432.09 acre tract described in the deed from Bardan 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 all of the 0.9234 acre tract described in the deed from Miramont Country Club Properties, L.P. to Adam Development Properties, L.P. recorded in Volume 10336, Page 258 (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 southeast right-of-way line of F.M. 1179 (based on an 80-foot width);

THENCE: S 34° 24' 40" E into the interior of said 432.09 acre tract for a distance of 1772.59 feet to a found 1/2-inch iron rod for the POINT OF BEGINNING, said iron rod marking the upper northeast corner of the called 118.084 acre Miramont Country Club Properties, L.P. tract recorded in Volume 6015, Page 113 (O.R.B.C.), the north corner of this tract 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:

- 1) 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,
- 2) S 05° 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 left and
- 3) 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 found 1/2-inch iron rod marking the southeast corner of this tract and the lower northeast corner of the called 118.084 acre tract;

THENCE: S 75° 26' 22" W along the east line of the called 118.084 acre tract for a distance of 42.48 feet to a found 1/2-inch iron rod marking the east corner of the said 0.9234 acre tract;

THENCE: along the south line of the said 0.9234 acre tract for the following seven (7) calls:

- 1) S 62° 32' 07" W for a distance of 196.21 feet to a found 1/2-inch iron rod for corner,
- 2) S 30° 33' 45" W for a distance of 53.98 feet to a found 1/2-inch iron rod for corner,
- 3) N 73° 44' 51" W for a distance of 95.24 feet to a found 1/2-inch iron rod for corner,
- 4) N 45° 01' 05" W for a distance of 96.29 feet to a found 1/2-inch iron rod for corner,
- 5) N 14° 53' 45" W for a distance of 103.49 feet to a found 1/2-inch iron rod for corner,
- 6) N 08° 15' 32" E for a distance of 125.60 feet to a found 1/2-inch iron rod for corner and
- 7) N 24° 08' 15" W for a distance of 105.36 feet to a found 1/2-inch iron rod marking the north corner of the said 0.9234 acre tract and being in the east line of the called 118.084 acre tract;

THENCE: along the east line of the called 118.084 acre tract for the following five (5) calls:

- 1) N 12° 40' 03" W for a distance of 168.45 feet to a found 1/2-inch iron rod for corner;
- 2) N 20° 02' 15" E for a distance of 168.36 feet to a found 1/2-inch iron rod for corner;
- 3) N 26° 59' 46" E for a distance of 169.42 feet to a found 1/2-inch iron rod for corner;
- 4) N 60° 16' 06" E for a distance of 203.30 feet to a found 1/2-inch iron rod for corner;
- 5) 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.

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.
1008 Woodcreek Dr., Suite 103
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