

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 Lots 1 thru 4, Block 13, MIRAMONT SECTION 21 subdivision as recorded in Volume 5736, Page 278 of the Official Records of Brazos County, Texas (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 23° 38' 15" W into the interior of said 432.09 acre tract for a distance of 2917.70 feet to a 1/2-inch iron rod set for the POINT OF BEGINNING, said iron rod also being in the west right-of-way line of Copperfield Drive (based on a 80' width) as recorded in Volume 5394, Page 266 (O.R.B.C.);

THENCE: along the said right-of-way line of Copperfield Drive for the following five (5) calls:

- 1) S 35° 51' 43" E for a distance of 118.93 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right;
- 2) 423.55 feet along the arc of said curve having a central angle of 31° 55' 52", a radius of 780.00 feet, a tangent of 217.43 feet and a long chord bearing S 19° 53' 46" E at a distance of 418.09 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 3) S 03° 55' 50" E for a distance of 191.35 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;
- 4) 372.06 feet along the arc of said curve having a central angle of 33° 18' 30", a radius of 840.00 feet, a tangent of 191.45 feet and a long chord bearing S 20° 35' 05" E at a distance of 366.84 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 5) S 37° 14' 20" E for a distance of 37.26 feet to a 1/2-inch iron rod set for corner;

THENCE: S 52° 45' 40" W for a distance of 139.09 feet to a 1/2-inch iron rod set for corner;

THENCE: N 66° 45' 15" W for a distance of 61.10 feet to a 1/2-inch iron rod set for corner;

THENCE: N 28° 56' 00" W for a distance of 105.28 feet to a 1/2-inch iron rod set for corner;

THENCE: N 60° 15' 20" W for a distance of 117.27 feet to a 1/2-inch iron rod set for corner;

THENCE: N 48° 17' 28" W for a distance of 301.66 feet to a 1/2-inch iron rod set for corner;

THENCE: N 00° 35' 49" E for a distance of 446.56 feet to a 1/2-inch iron rod set for corner;

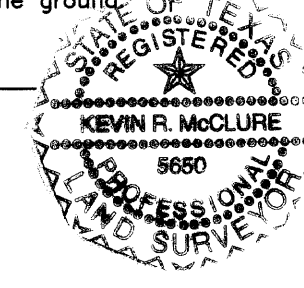
THENCE: N 27° 22' 05" E for a distance of 355.82 feet to the POINT OF BEGINNING and containing 7.380 acres of land, more or less.

CERTIFICATE OF 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.

Kevin R. McClure 5/13/04
Kevin R. McClure, R.P.L.S. No. 5650



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

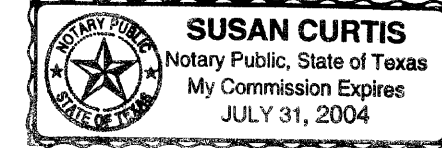
We, Adam Development Properties, L.P. (formerly known as TAC Realty, Inc.) by its general partner Adam Development Properties GP, L.L.C., owner and developer of Lots 2, 3 and 4, Block 13, Miramont, Section 21 as shown on this plat and being a portion of the tract of land as conveyed to us in the Official Records of Brazos County in Volume 3802, Page 240 and Volume 1463, Page 27, 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.

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 purposes stated.

Given under my hand and seal of this 4th day of May 2004
Susan Curtis



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

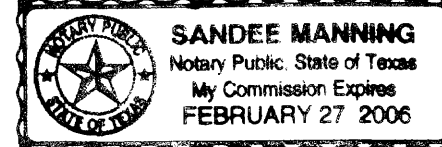
We, Dennis Franchione and Kim Franchione, Trustees of the Dennis and Kim Franchione Revocable Trust dated May 14, 1992, owner and developer of Lot 1, Block 13, Miramont, Section 21 as shown on this plat and being all of the tract of land as conveyed to us in the Official Records of Brazos County in Volume 5836, Page 117 and whose names are 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.

Dennis Franchione
Kim Franchione, Trustee

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Dennis Franchione, 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.

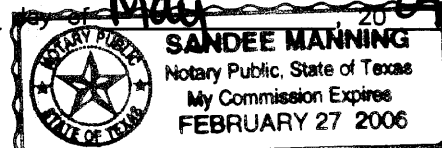
Given under my hand and seal of this 3 day of May 2004
Sande Manning



STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Kim Franchione, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose stated.

Given under my hand and seal of this 3 day of May 2004
Sande Manning



Doc 00856544 Bk 6064 Vol 58 Pg 58

Filed for Record in: BRAZOS COUNTY
On: May 26, 2004 at 02:46P

As a Plat

Document Number: 00856544

Amount: 58.00

Receipt Number - 243394
By: Karen McQueen

STATE OF TEXAS
COUNTY OF BRAZOS

I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of: BRAZOS COUNTY as stamped herein by me.

May 26, 2004

MEMORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY

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 26th day of May 2004 in the Official Records of Brazos County, Texas in Volume 5836, Page 117.

County Clerk, Brazos County, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

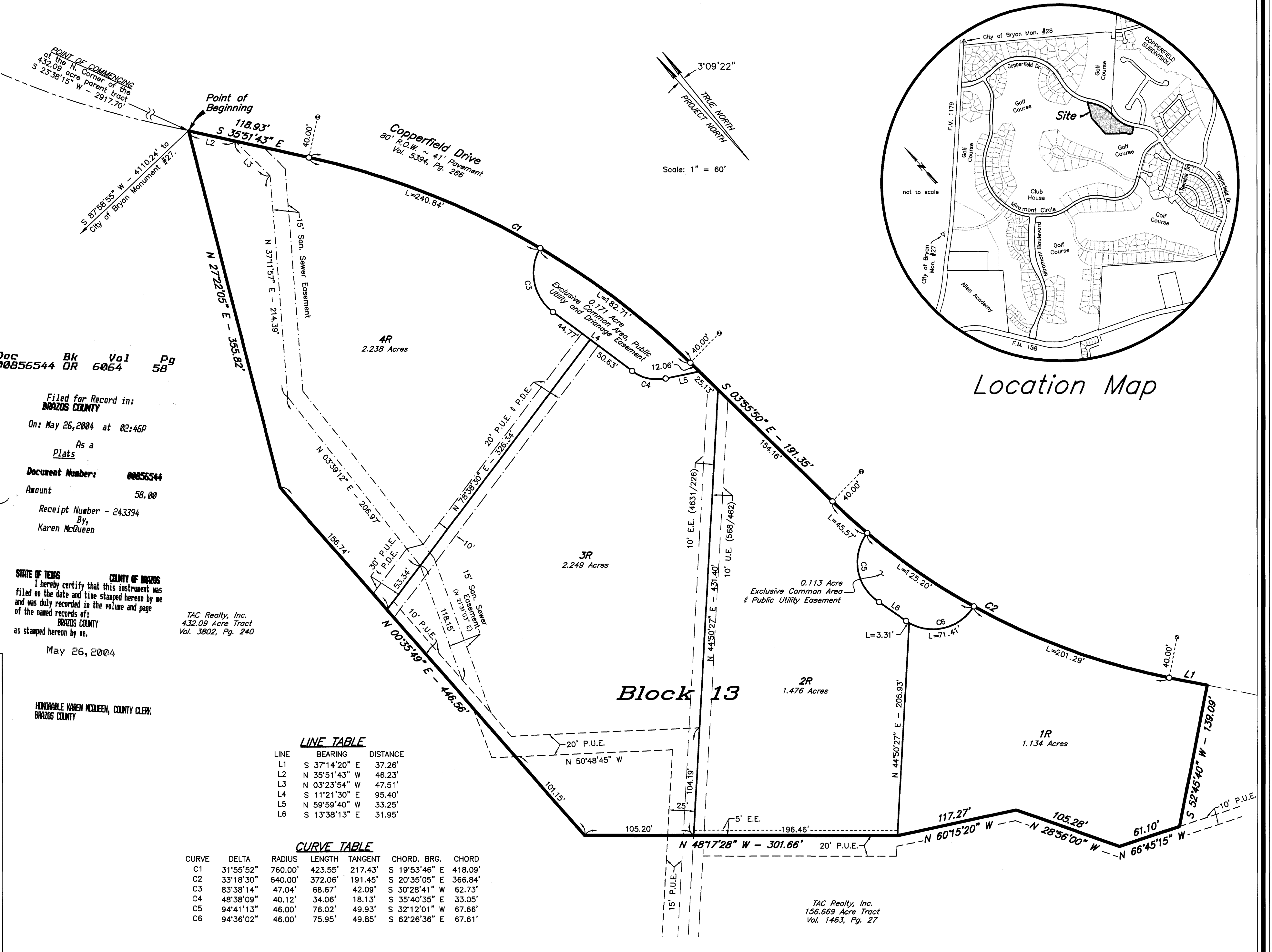
I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan, and was approved on the 24th day of May 2004.

Planning Administrator, 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 24th day of May 2004.

City Engineer, Bryan, Texas



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 37°14'20" E	37.26'
L2	N 35°51'43" W	46.23'
L3	N 03°23'54" W	47.51'
L4	S 11°21'30" E	95.40'
L5	N 59°59'40" W	33.25'
L6	S 13°38'13" E	31.95'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD
C1	31°55'52"	780.00'	423.55'	217.43'	S 19°53'46" E	418.09'
C2	33°18'30"	640.00'	372.06'	191.45'	S 20°35'05" E	366.84'
C3	83°38'14"	47.04'	68.67'	42.09'	S 30°28'41" W	62.73'
C4	48°38'09"	40.12'	34.06'	18.13'	S 35°40'35" E	33.05'
C5	94°41'13"	46.00'	76.02'	49.93'	S 32°12'01" W	67.66'
C6	94°36'02"	46.00'	75.95'	49.85'	S 62°26'36" E	67.61'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 37°14'20" E	37.26'
L2	N 66°45'15" W	61.10'
L3	N 28°56'00" W	105.28'
L4	N 60°15'20" W	117.27'
L5	N 35°51'43" E	46.23'
L6	N 03°23'54" W	47.51'
L7	S 21°31'03" E	118.15'
L8	S 11°21'30" E	95.40'
L9	N 59°59'40" W	33.25'
L10	S 15°08'35" E	66.69'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD
C1	31°55'52"	780.00'	423.55'	217.43'	N 19°53'46" W	418.09'
C2	33°18'30"	640.00'	372.06'	191.45'	S 20°35'05" E	366.84'
C3	83°38'14"	47.04'	68.67'	42.09'	S 30°28'41" W	62.73'
C4	48°38'09"	40.12'	34.06'	18.13'	S 35°40'35" E	33.05'
C5	94°41'13"	46.00'	76.02'	49.93'	S 32°12'01" W	67.66'
C6	94°36'02"	46.00'	75.95'	49.85'	S 62°26'36" E	67.61'

CURRENT PLAT
MIRAMONT SECTION 21
VOLUME 5736, PAGE 278
SCALE: 1" = 100'

REPLAT
SCALE: 1" = 60'

APPROVAL OF PLANNING AND ZONING COMMISSION
I, Kim Casey, 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 15th day of March 2004 and same was duly approved on the 15th day of March 2004 by said Commission.
Kim Casey
Chairman, Planning and Zoning Commission
Bryan, Texas

REPLAT

MIRAMONT SECTION 21
LOTS 1R-4R, BLOCK 13
7.380 ACRES
J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS
MARCH, 2004
SCALE: 1" = 60'

Owner:
Adam Development Properties, L.P.
1008 Woodcreek Dr., Suite 300
Bryan, TX 77802
(979) 776-1111

McClure & Browne Engineering/Surveying, Inc.
1111 Briarcrest Dr., Suite 103
Bryan, TX 77802
(979) 693-3838

on landline bleed