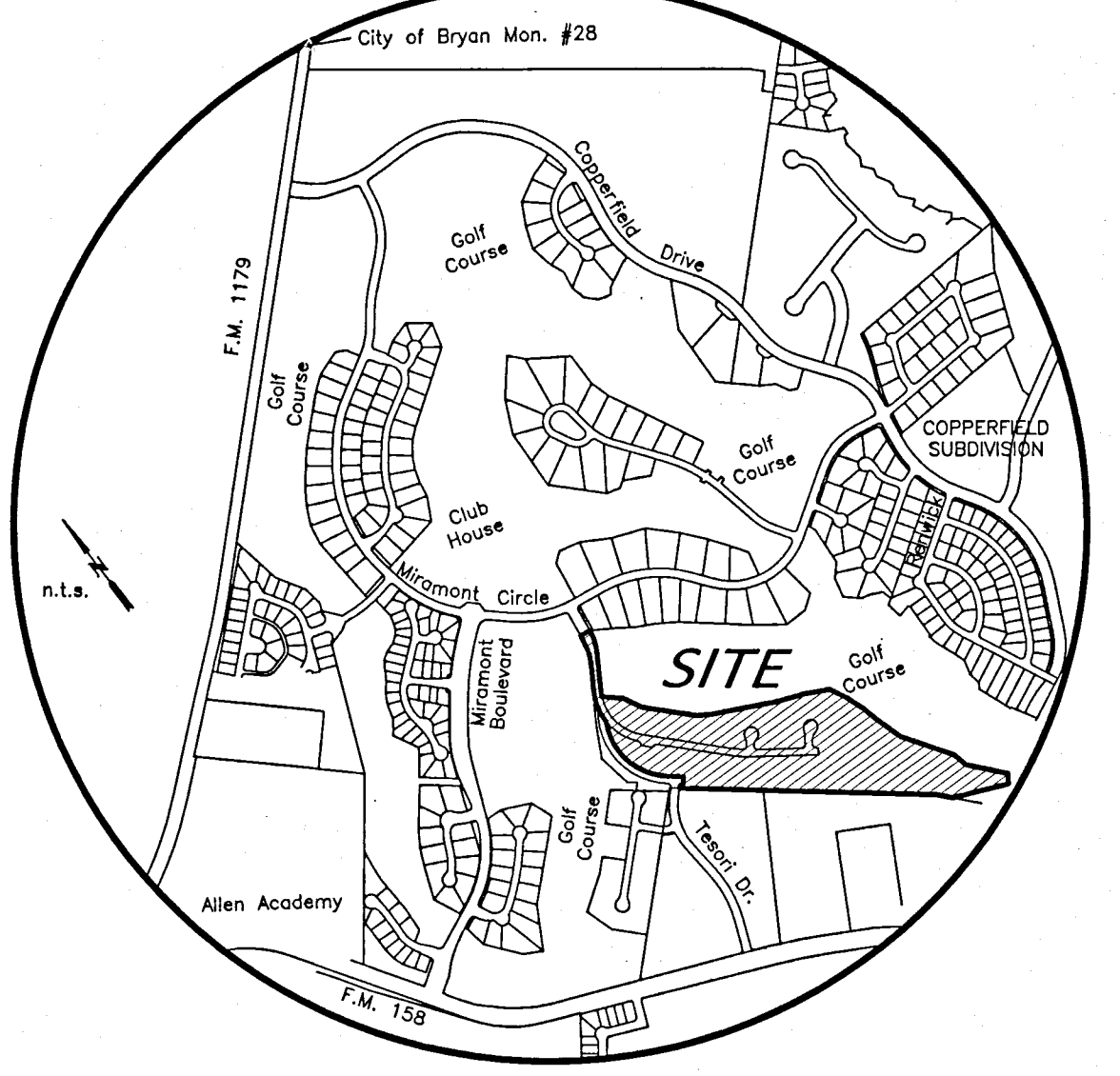


N 14°20'42" E - 4976.41'
to City of Bryan Mon. No. 28

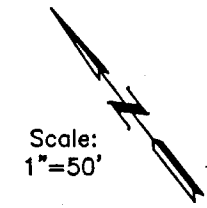
Lot 9-R, Block 15
Replat Miramont, Section 6
V.13226, P.21

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	23°40'35"	425.00'	175.62'	89.08'	S 19°00'15" W	174.38'
C2	7°26'31"	350.00'	45.46'	22.76'	S 27°07'17" W	45.43'
C3	82°47'14"	25.00'	36.12'	22.04'	N 86°30'48" E	33.06'
C4	80°10'29"	450.00'	629.69'	378.77'	N 12°00'20" W	579.56'
C5	33°15'35"	400.00'	232.20'	119.47'	N 14°12'46" E	228.95'
C6	23°40'35"	375.00'	154.96'	76.60'	N 19°00'15" E	153.86'
C7	68°16'51"	350.00'	417.10'	237.33'	S 10°44'24" E	392.86'
C8	5°25'53"	1000.00'	94.80'	47.43'	S 47°35'46" E	94.78'
C9	92°59'03"	25.00'	40.57'	26.34'	N 83°11'46" E	36.26'
C10	78°32'20"	75.00'	102.81'	61.32'	S 75°58'24" W	94.95'
C11	3°50'14"	300.00'	20.09'	10.05'	S 62°50'19" E	20.09'
C12	25°57'06"	250.00'	113.24'	57.61'	N 47°56'39" W	112.27'
C13	12°41'28"	250.00'	55.38'	27.80'	S 28°37'22" E	55.26'
C14	55°56'32"	75.00'	73.23'	39.83'	S 5°41'38" W	70.35'
C15	78°14'03"	25.00'	34.14'	20.33'	S 5°27'08" E	31.55'
C16	10°01'59"	1000.00'	175.11'	87.78'	N 39°33'10" W	174.89'
C17	60°00'00"	50.00'	52.36'	28.87'	S 64°32'10" E	50.00'
C18	240°00'00"	50.00'	209.44'	-86.60'	N 25°27'50" E	86.60'

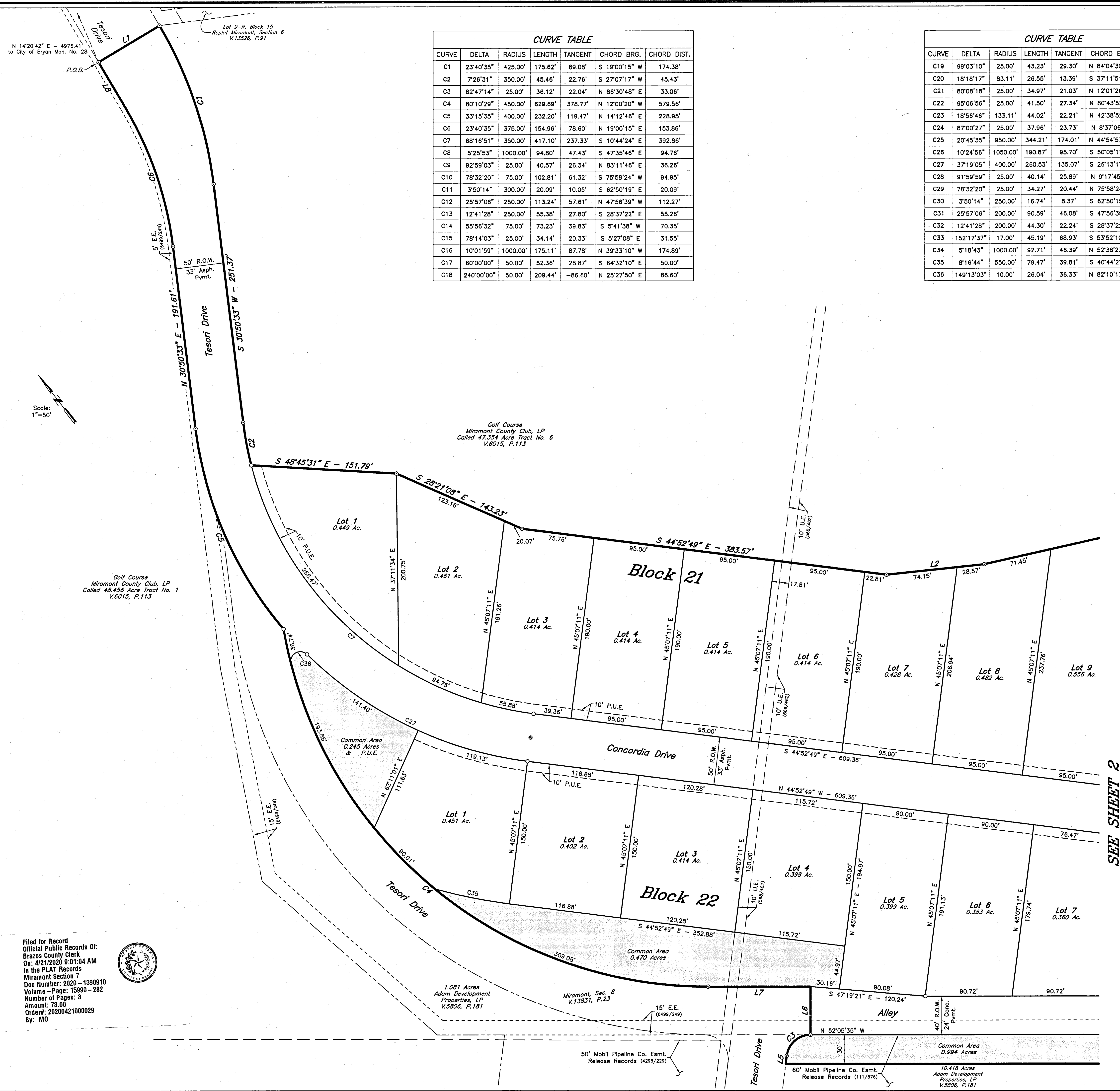
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C19	99°03'10"	25.00'	43.23'	29.30'	N 84°04'30" W	38.04'
C20	18°18'17"	83.11'	26.55'	13.39'	S 37°11'51" W	26.44'
C21	80°08'18"	25.00'	34.97'	21.03'	N 12°01'26" W	32.19'
C22	95°06'56"	25.00'	41.50'	27.34'	N 80°43'52" E	36.90'
C23	18°56'46"	133.11'	44.02'	22.21'	N 42°38'52" E	43.82'
C24	87°00'27"	25.00'	37.96'	23.73'	N 8°37'06" E	34.42'
C25	20°45'35"	950.00'	344.21'	174.01'	N 44°54'57" W	342.33'
C26	10°24'56"	1050.00'	190.87'	95.70'	S 50°05'17" E	190.61'
C27	37°19'05"	400.00'	260.53'	135.07'	S 26°13'17" E	255.95'
C28	91°59'59"	25.00'	40.14'	25.89'	N 9°17'45" W	35.97'
C29	78°32'20"	25.00'	34.27'	20.44'	N 75°58'24" E	31.65'
C30	3°50'14"	250.00'	16.74'	8.37'	S 62°50'19" E	16.74'
C31	25°57'06"	200.00'	90.59'	46.08'	S 47°56'39" E	89.82'
C32	12°41'28"	200.00'	44.30'	22.24'	S 28°37'22" E	44.21'
C33	152°17'37"	17.00'	45.19'	68.93'	S 53°52'10" W	33.01'
C34	5°18'43"	1000.00'	92.71'	46.39'	N 52°38'23" W	92.68'
C35	8°16'44"	550.00'	79.47'	39.81'	S 40°44'27" E	79.40'
C36	149°13'03"	10.00'	26.04'	36.33'	N 82°10'17" W	19.28'



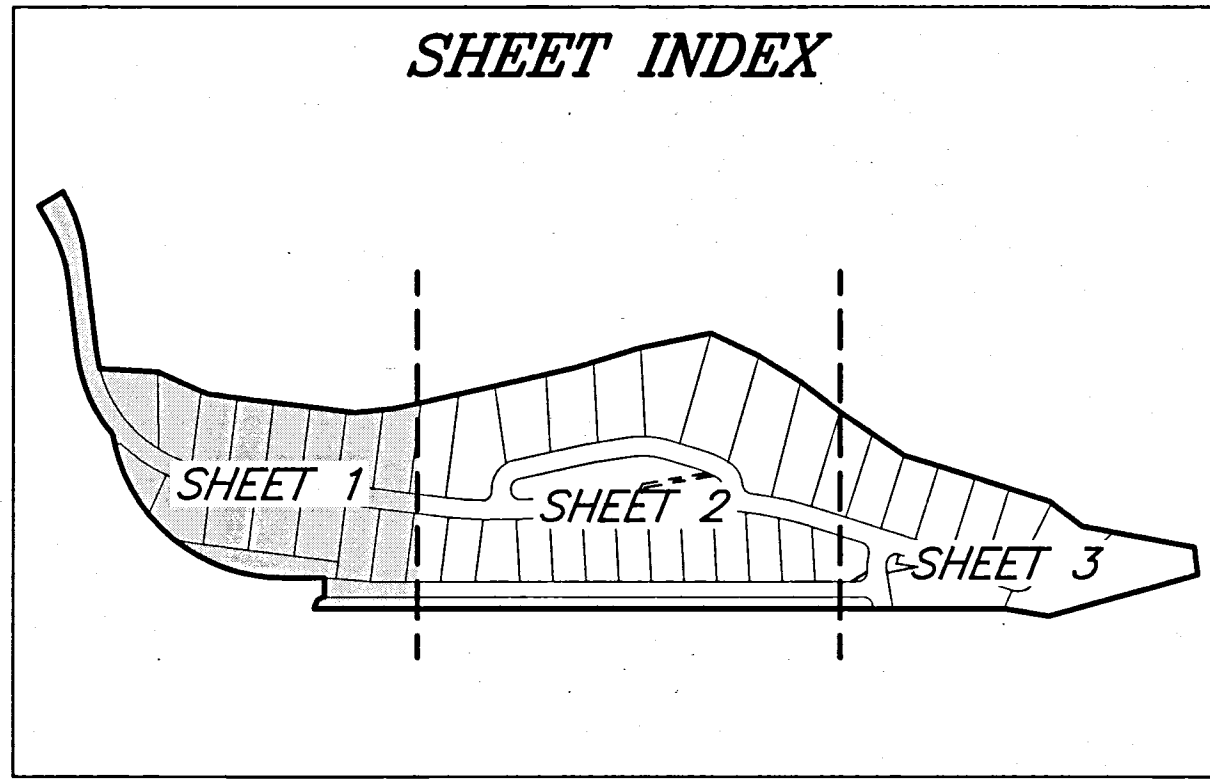
VICINITY MAP



- GENERAL NOTES:**
- ORIGIN OF PROJECT BEARING SYSTEM: Bearings are based upon the system found on the various recorded plats of Copperfield Subdivision.
 - 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.
 - This property is zoned PD - Ordinance No. 1227.
 - Building Setback requirements shall refer to 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.
 - Unless otherwise indicated, all distances shown along curves are arc distances.
 - The Common Areas shown shall be owned and maintained by the Homeowners' Association.
 - Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner.
 - - 1/2" Iron Rod Set
 - ⊙ - 1/2" Iron Rod Found
 - ⊙ - 3/4" Iron Pipe Found
 - ⊙ - PK Nail control monuments set in asphalt pavement. Monuments are set at selected intersections, culdesac radius points and Points of Curvature
 - Abbreviations:
 - E.E. - Electrical Easement
 - P.U.E. - Public Utility Easement
 - Pr.D.E. - Private Drainage Easement
 - S.S.E. - Sanitary Sewer Easement
 - U.E. - Utility Easement
 - Vw. - Variable Width



SEE SHEET 2



FINAL PLAT

MIRAMONT SECTION 7

30.815 ACRES
LOTS 1-25, BLOCK 21
LOTS 1-19, BLOCK 22
J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS

MARCH, 2019
SCALE: 1" = 50'

Owner: Adam Development Properties, LP.
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

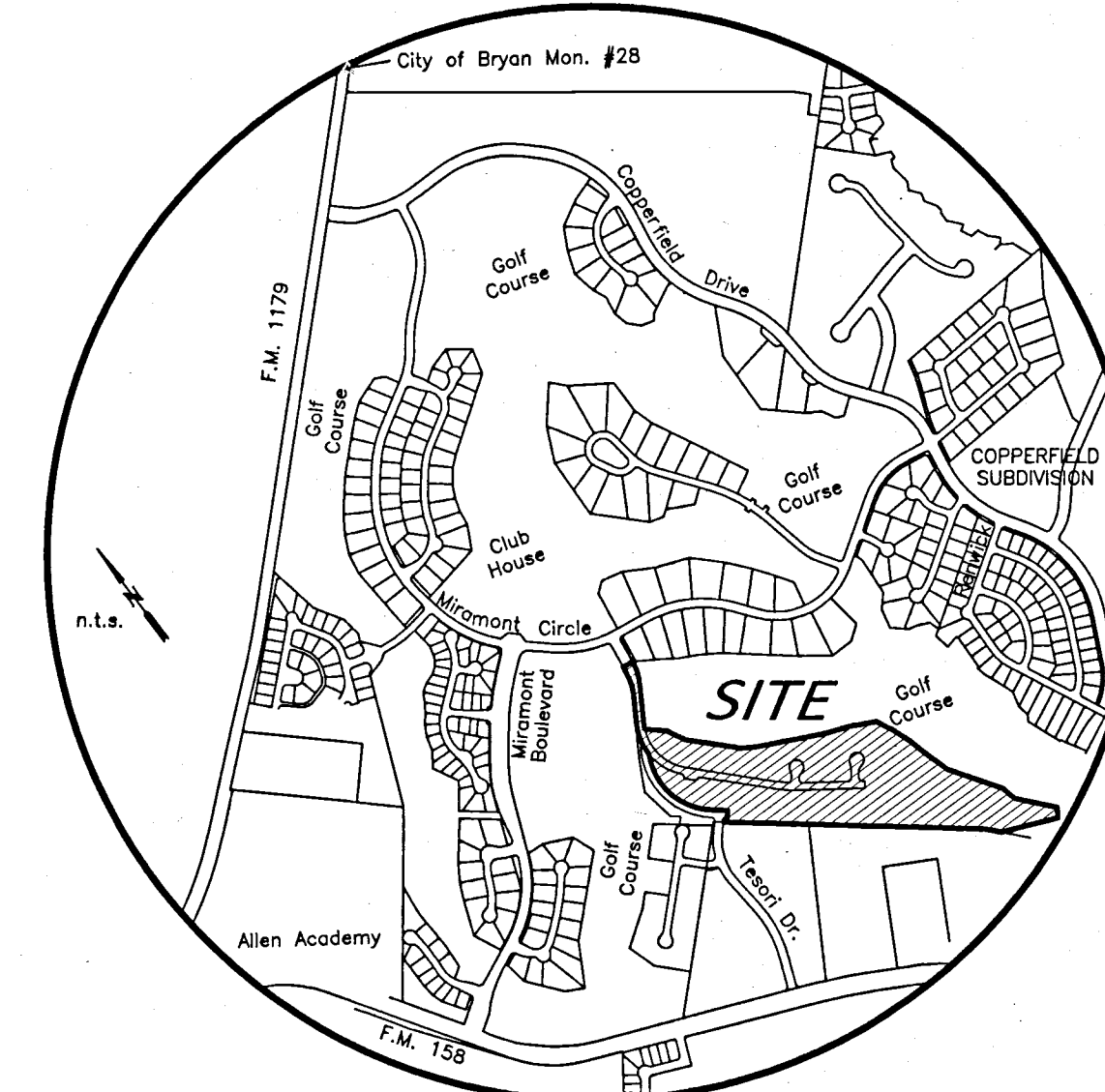
Texas Firm Registration No. 10103300

Filed for Record
Official Public Records of:
Brazos County Clerk
On: 4/21/2020 9:01:04 AM
In the PLAT Records
Miramont Section 7
Doc Number: 2020-1390810
Volume - Page: 15990-282
Number of Pages: 3
Amount: 73.00
Order#: 20200421000029
By: MO

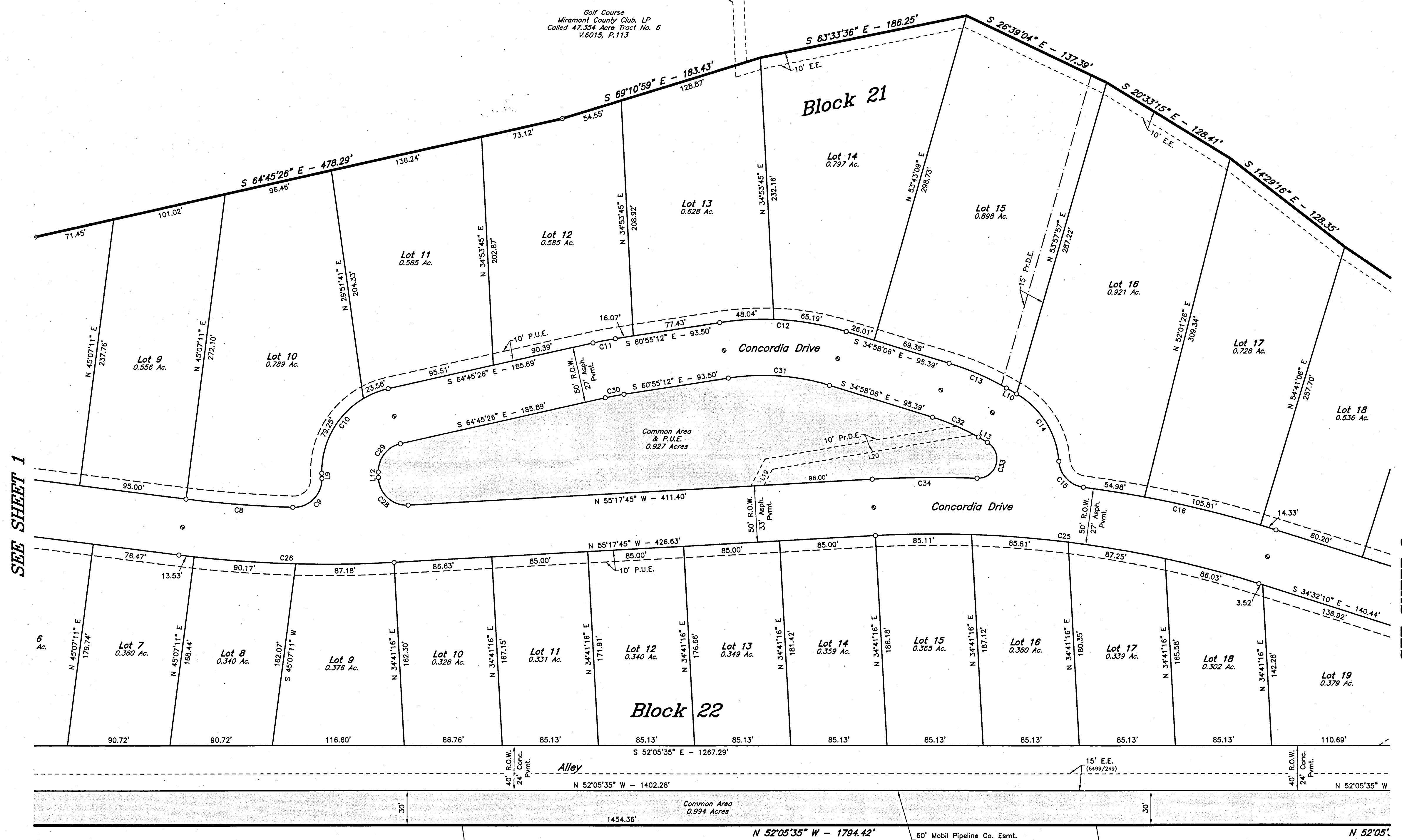


SHEET NO.
1
OF 3 SHEETS

Scale: 1"=50'

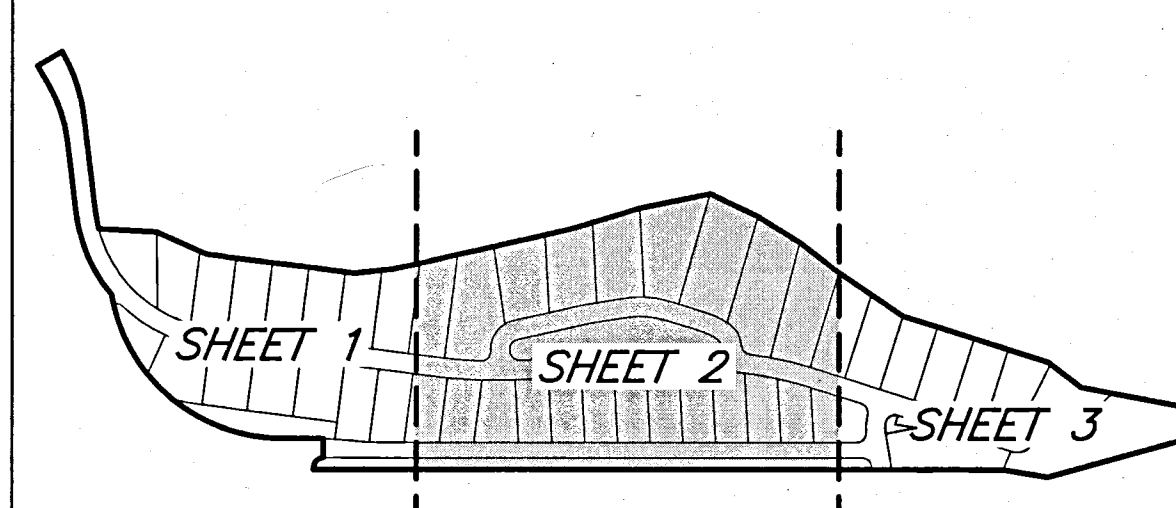


VICINITY MAP



LINE	BEARING	DISTANCE
L1	S 82°50'02" E	74.00'
L2	S 58°05'11" E	102.72'
L3	S 31°28'56" W	70.97'
L4	N 42°47'29" W	116.69'
L5	N 45°07'11" E	8.20'
L6	N 37°54'25" E	50.00'
L7	N 52°05'35" W	106.89'
L8	N 7°09'58" E	54.74'
L9	N 36°42'14" E	4.60'
L10	S 22°16'38" E	10.39'
L11	N 28°02'43" E	9.42'
L12	N 36°42'14" E	4.80'
L13	S 22°16'38" E	9.20'
L14	N 38°05'19" W	164.60'
L15	N 38°05'19" W	168.90'
L16	N 41°33'08" E	174.64'
L17	N 48°27'14" W	15.00'
L18	N 41°33'02" E	228.89'
L19	N 65°35'59" E	15.87'
L20	S 61°52'50" E	180.87'

SHEET INDEX



FINAL PLAT

MIRAMONT SECTION 7

30.815 ACRES
 LOTS 1-25, BLOCK 21
 LOTS 1-19, BLOCK 22
 J.W. SCOTT LEAGUE, A-49
 BRYAN, BRAZOS COUNTY, TEXAS

MARCH, 2019
 SCALE: 1" = 50'

SHEET NO.
2
 OF 3 SHEETS

Owner: Adam Development Properties, LP
 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

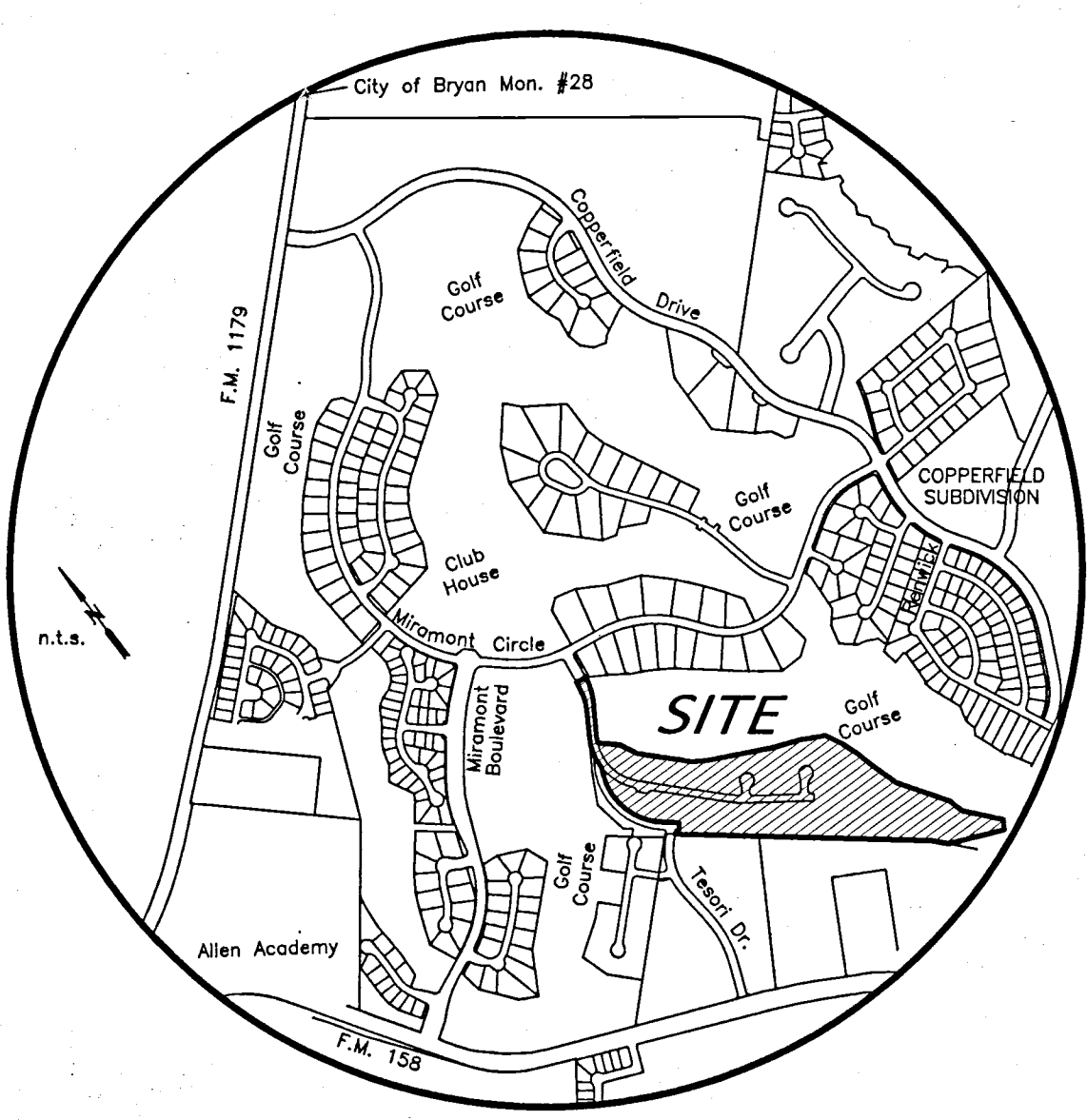
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 Official Public Records Of:
 Brazos County Clerk
 On: 4/21/2020 9:01:04 AM
 In the PLAT Records
 Miramont Section 7
 Doc Number: 2020 - 1309910
 Volume - Page: 15990 - 282
 Number of Pages: 3
 Amount: 73.00
 Order#: 20200421000029
 By: MO



10.418 Acres
 Adam Development Properties, LP
 V.5806, P.181

Lot 1, Block 1
 Bethel Evangelical
 Lutheran Church
 V.9778, P.104

20.385 Acres
 Adam Development Properties, LP
 V.5806, P.181



VICINITY MAP

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 4/21/2020 9:01:04 AM
 In the PLAT Records
 Miramont Section 7
 Doc Number: 2020-1390910
 Volume-Page: 15990-282
 Number of Pages: 3
 Amount: 73.00
 Order#: 2020042100029
 By: MO



do hereby certify
 in was filed for
 20 Page

County Clerk, Brazos County, Texas
 Karen McQueen
 By Michelle Steen

APPROVAL OF THE CITY PLANNER
 I, Randy Hayes, 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 3rd day of April, 2020.

R. Hayes
 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 2nd day of April, 2020.

W. Paul Thompson
 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 17th day of March, 2020, and same was duly approved on the 17th day of March, 2020, by said Commission.

Bobby Gutierrez
 Chairman, Planning and Zoning Commission

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 part of the tract of land as conveyed to me 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.

Stephanie A. Malachuk
 Stephanie A. Malachuk, President

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Stephanie A. Malachuk, 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 17th day of March, 2020.
Stephanie A. Malachuk
 Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 We, Miramont Country Club Properties, L.P., 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 6015, Page 113 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 A. Malachuk
 Stephanie A. Malachuk, Secretary

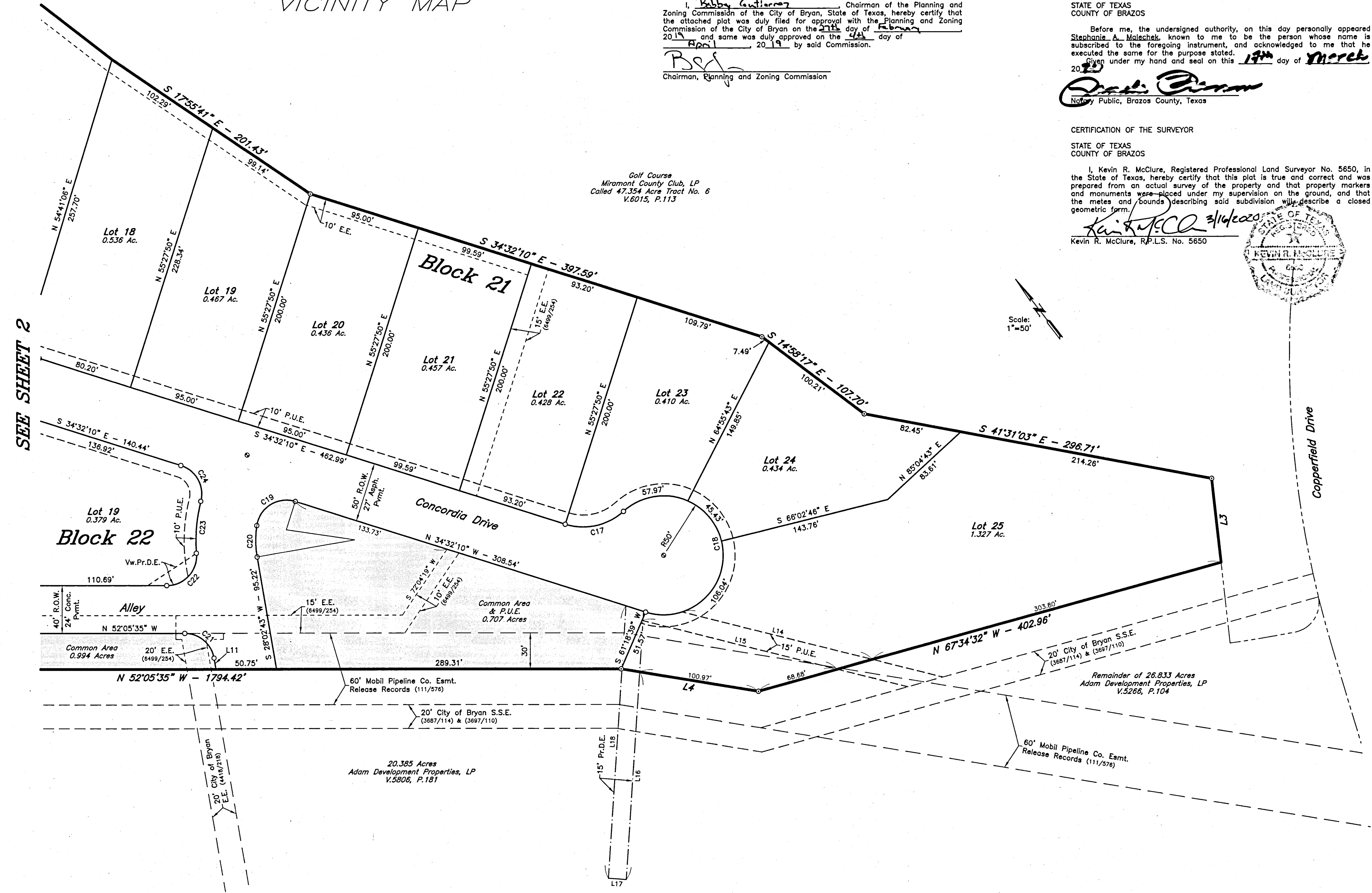
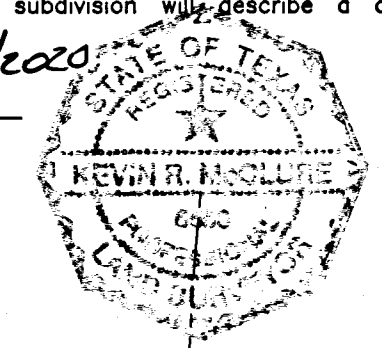
STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Stephanie A. Malachuk, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this 17th day of March, 2020.
Stephanie A. Malachuk
 Notary Public, Brazos County, 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 subdivision will describe a closed geometric form.

Kevin R. McClure
 Kevin R. McClure, R.P.L.S. No. 5650



SEE SHEET 2

Scale: 1"=50'

FIELD NOTES
 30.815 ACRES

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 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.), part of the 156.669 acre tract of land described in the deed from Resolution Trust Corporation to TAC Realty, Inc. recorded in Volume 1463, Page 27 (O.R.B.C.) and a 1.081 acre tract out of the called 47.354 acre Tract No. 6 described in the deed from Adam Development Properties, L.P. to Miramont Country Club Properties, L.P. recorded in Volume 6015, Page 113 (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the most westerly north corner of this tract and the southwest corner of MIRAMONT SECTION 6 according to the plat recorded in Volume 5394, Page 283 (O.R.B.C.), said iron rod also being the southwest corner of Concordia Drive (based on a 74-foot width) as depicted in said plat and in the northeastern line of the called 48.456 acre Miramont Country Club Properties, LP Tract No. 1 as recorded in Volume 6015, Page 113 (O.R.B.C.);

THENCE: S 82°50'02" E along the south line of said Concordia Drive, same being the south line of said MIRAMONT SECTION 6 for a distance of 74.00 feet to a found 1/2-inch iron rod marking the north corner of this tract and the northwest corner of the called 47.354 acre Miramont Country Club Properties, LP Tract No. 6 as recorded in Volume 6015, Page 113 (O.R.B.C.) and the southwest corner of Lot 9-R, Block 15, MIRAMONT SECTION 6 according to the replat recorded in Volume 13526, Page 91 (O.R.B.C.);

THENCE: along the west and south lines of the called 47.354 acre Miramont Country Club Properties, LP Tract No. 6 (6015/113) for the following eight (8) calls:

- 1) 175.62 feet in a clockwise direction along the arc of a curve having a central angle of 23°40'35", a radius of 425.00 feet, a tangent of 69.08 feet and a long chord bearing S 19°00'15" W at a distance of 174.38 feet to a found 1/2-inch iron rod for the Point of Tangency;
- 2) S 30°50'33" W for a distance of 251.37 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the left;
- 3) 45.46 feet along the arc of said curve having a central angle of 07°26'31", a radius of 350.00 feet, a tangent of 22.76 feet and a long chord bearing S 27°07'17" W at a distance of 45.43 feet to a found 1/2-inch iron rod for corner;
- 4) S 48°45'31" E for a distance of 151.79 feet to a found 1/2-inch iron rod set for corner;
- 5) S 28°21'08" E for a distance of 143.23 feet to a found 1/2-inch iron rod set for corner;
- 6) S 44°52'49" E for a distance of 383.57 feet to a found 1/2-inch iron rod set for corner;
- 7) S 58°05'11" E for a distance of 102.72 feet to a found 1/2-inch iron rod set for corner; and
- 8) S 64°45'28" E for a distance of 478.29 feet to a found 1/2-inch iron rod set for corner marking the northwest corner of the said 1.081 acre Adam Development Properties, L.P. tract;

THENCE: along the northeast line of the said 1.081 acre Adam Development Properties, L.P. tract for the following six (6) calls:

- 1) S 69°10'59" E for a distance of 183.43 feet to a 1/2-inch iron rod set for corner;
- 2) S 63°33'38" E for a distance of 186.25 feet to a 1/2-inch iron rod set for corner;
- 3) S 26°39'04" E for a distance of 137.39 feet to a 1/2-inch iron rod set for corner;
- 4) S 20°33'15" E for a distance of 128.41 feet to a 1/2-inch iron rod set for corner;
- 5) S 14°29'16" E for a distance of 128.35 feet to a 1/2-inch iron rod set for corner; and
- 6) S 17°55'41" E for a distance of 201.43 feet to a 1/2-inch iron rod set for corner marking the southeast corner of the said 1.081 acre Adam Development Properties, L.P. tract, said iron rod also being in the south line of the called 47.354 acre Miramont Country Club Properties, LP Tract No. 6 (6015/113);

THENCE: along the south line of the called 47.354 acre Miramont Country Club Properties, LP Tract No. 6 (6015/113) for the following four (4) calls:

- 1) S 34°32'10" E for a distance of 397.59 feet to a 1/2-inch iron rod set for corner;
- 2) S 14°58'17" E for a distance of 107.70 feet to a 1/2-inch iron rod set for corner;
- 3) S 41°31'03" E for a distance of 296.71 feet to a 1/2-inch iron rod set for corner; and
- 4) S 31°28'58" W for a distance of 70.97 feet to a 1/2-inch iron rod set for the south corner of this tract;

THENCE: along the common line of the said 20.385 acre Adam Development tract (5286/104), the said 432.09 acre Adam Development Properties tract (3802/104), the said 156.669 acre Adam Development tract (1463/113), Lot 1, Block 1, of the BETHEL EVANGELICAL LUTHERAN CHURCH according to the plat recorded in Volume 9778, Page 104 (O.R.B.C.) and the called 22.46 acre Adam Development tract recorded in Volume 5286, Page 104 (O.R.B.C.) for the following three (3) calls:

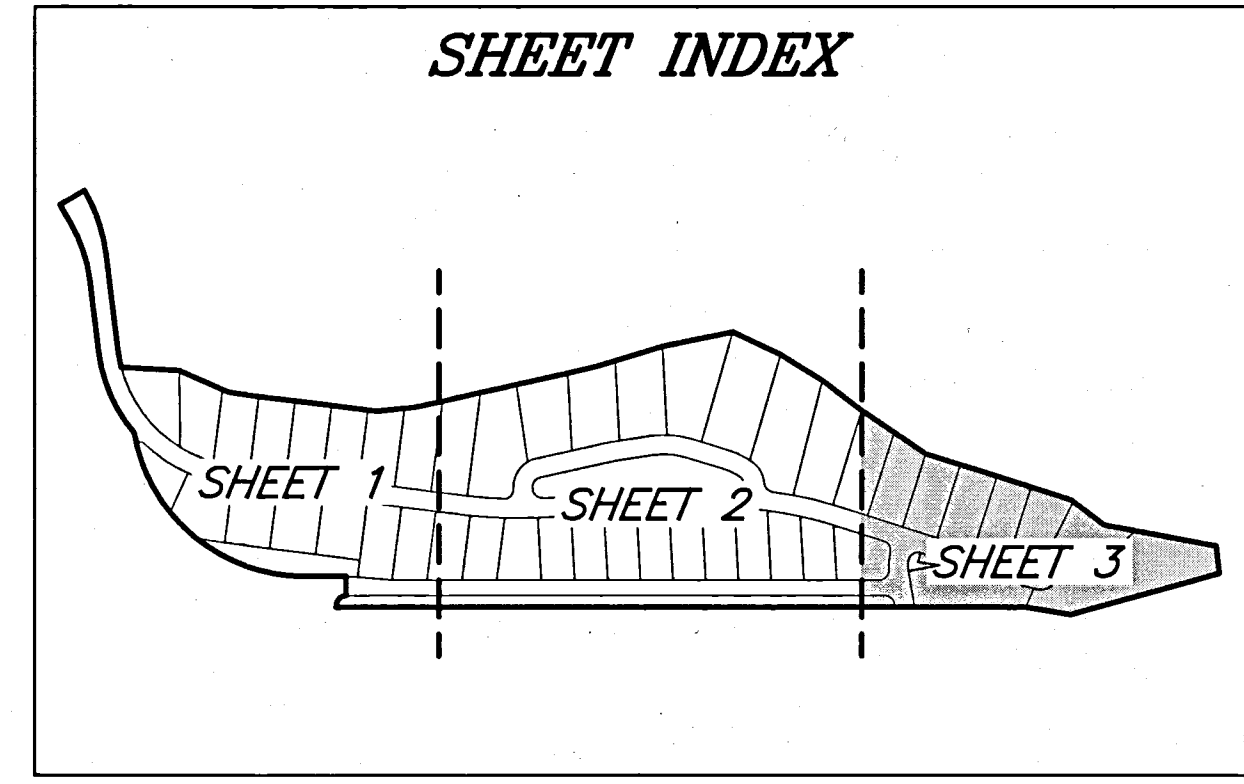
- 1) N 67°34'32" W for a distance of 402.96 feet to a found 1/2-inch iron rod for corner;
- 2) N 42°47'29" W for a distance of 116.69 feet to a found 1/2-inch iron rod for corner; and
- 3) N 52°05'35" W for a distance of 1,794.42 feet to a found 1/2-inch iron rod for corner in the west line of MIRAMONT SECTION 6 according to the plat recorded in Volume 13831, Page 23 (O.R.B.C.);

THENCE: along the northeast line of said MIRAMONT SECTION 6 (13831/23) for the following six (6) calls:

- 1) N 45°07'11" E for a distance of 8.20 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the right;
- 2) 36.12 feet along the arc of said 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 N 86°30'48" E at a distance of 33.06 feet to a found 1/2-inch iron rod for the Point of Tangency;
- 3) N 37°54'25" E for a distance of 50.00 feet to a found 1/2-inch iron rod;
- 4) N 52°05'35" W for a distance of 108.89 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the right;
- 5) 629.69 feet along the arc of said curve having a central angle of 80°10'29", a radius of 450.00 feet, a tangent of 376.77 feet and a long chord bearing N 12°00'20" W at a distance of 579.56 feet to a found 1/2-inch iron rod for the Point of Compound Curvature;
- 6) 232.20 feet in a clockwise direction along the arc of a curve having a central angle of 33°15'35", a radius of 400.00 feet, a tangent of 119.47 feet and a long chord bearing N 14°12'46" E at a distance of 228.95 feet to a found 1/2-inch iron rod for the Point of Tangency, said iron rod also being in the east line of the called 48.456 acre Miramont Country Club Properties, LP Tract No. 1 (6015/113);

THENCE: along the east line of the called 48.456 acre Miramont Country Club Properties, LP Tract No. 1 (6015/113) for the following three (3) calls:

- 1) N 30°50'33" E for a distance of 191.61 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the left;
- 2) 154.96 feet along the arc of said curve having a central angle of 23°40'35", a radius of 375.00 feet, a tangent of 78.60 feet and a long chord bearing N 19°00'15" E at a distance of 153.86 feet to a found 1/2-inch iron rod for the Point of Tangency; and
- 3) N 07°09'58" E for a distance of 54.74 feet to a found 1/2-inch iron rod to the POINT OF BEGINNING and containing 30.815 acres of land, more or less.



FINAL PLAT

MIRAMONT SECTION 7

30.815 ACRES
 LOTS 1-25, BLOCK 21
 LOTS 1-19, BLOCK 22
 J.W. SCOTT LEAGUE, A-49
 BRYAN, BRAZOS COUNTY, TEXAS

MARCH, 2019
 SCALE: 1" = 50'

OWNER: Adam Development Properties, L.P.
 McClure & Browne Engineering/Surveying, Inc.
 One Momentum Boulevard, Suite 103
 College Station, Texas 77845
 979-776-1111

SURVEYOR: Kevin R. McClure, Registered Professional Land Surveyor No. 5650
 One Momentum Boulevard, Suite 103
 College Station, Texas 77845
 (979) 693-3838

MB

SHEET NO.
3
 OF 3 SHEETS