FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the J.W. SCOTT SURVEY, A-49 in Bryan, Brazos County, Texas and being part of the 22.46 acre Tract 1 described in the deed from College Main Apartments, Ltd. to Adam Development Properties, Ltd. (Formerly known as TAC Realty, Inc.) recorded in Volume 5266, Page 104 of the Official Records of Brazos County, Texas (O.R.B.C.), part of the 432.09 acre tract described in the deed from Bardan Group, Inc. to Adam Development Properties, L.P. recorded in Volume 3802, Page 240 of the Official Records of Brazos County, Texas (O.R.B.C.), and a portion of the 156.669 acre Tract No. 1 described in the deed from Resolution Trust Corporation to Adam Development Properties, L.P. recorded in Volume 1463, Page 27, and being more particularly described by metes and bounds as follows:

COMMENCING: at the west corner of the said 22.46 acre tract, the south corner of the 48.456 acre Miramont Country Club Properties, L.P. Tract No. 1 recorded in Volume 6015, Page 113 (O.R.B.C.) and the north corner of a 0.793 acre State of Texas right-of-way tract for F.M. No. 158 recorded in Volume 4309, Page 64 (O.R.B.C.) (total right-of-way width varies at this location);

THENCE: N 45° 07' 11" E along the northwest line of the said 22.46 acre tract and the southeast line of the before-said 48.456 acre Miramont Country Club Properties, L.P. Tract 1 for a distance of 322.06 feet for corner marking the POINT OF BEGINNING for this tract, said point also marking the most southerly and easterly corner of the said 48.456 acre tract;

THENCE: continuing along the southeasterly lines of the said 48.456 acre tract for the following nine (9) calls:

1) N 44° 52' 49" W for a distance of 248.70 feet to a found 1/2-inch iron rod for corner,
2) N 18° 08' 39" W for a distance of 210.56 feet to a found 1/2-inch iron rod for corner,
3) N 54° 31' 42" E for a distance of 285.97 feet to a found 1/2-inch iron rod for corner,
4) N 45° 07' 11" E for a distance of 115.00 feet to a found 1/2-inch iron rod for corner,
5) S 44° 52' 49" E for a distance of 165.00 feet to a found 1/2-inch iron rod for corner,
6) N 45° 07' 11" E for a distance of 230.94 feet to a found 1/2-inch iron rod for corner,
7) N 44° 52' 49" W for a distance of 180.00 feet to a found 1/2-inch iron rod for corner,
8) N 45° 07' 11" E for a distance of 237.19 feet to a found 1/2-inch iron rod for corner, and
9) S 51° 57' 09" E for a distance of 181.38 feet to a found 1/2-inch iron rod for corner;

THENCE: crossing through the said 432.09 acre tract (3802/240), the said 22.46 acre tract (5266/104) and the said 156.669 acre tract (1463/27) for the following seven (7) calls:

1) S 51° 57' 09" E for a distance of 236.80 feet to a 1/2-inch iron rod set for corner,
2) N 45° 07' 11" E for a distance of 27.70 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left,
3) 42.42 feet along the arc of said curve having a central angle of 97° 12' 46", a radius of 25.00 feet, a tangent of 28.35 feet and a long chord bearing N 03° 29' 12" W at a distance of 37.51 feet to a 3/4-inch iron pipe set for the Point of Reverse Curvature,
4) 719.78 feet in a right direction along the arc of said reverse curve having a central angle of 82° 28' 50", a radius of 500.00 feet, a tangent of 438.34 feet and a long chord bearing N 10° 23' 46" W at a distance of 659.22 feet to a 3/4-inch iron pipe set for the Point of Tangency,
5) N 30° 50' 33" E for a distance of 56.34 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left,
6) 37.51 feet along the arc of said curve having a central angle of 09° 33' 02", a radius of 225.00 feet, a tangent of 18.80 feet and a long chord bearing N 26° 04' 02" E at a distance of 37.46 feet to a 3/4-inch iron pipe set for the Point of Tangency, and
7) N 21° 17' 31" E for a distance of 38.19 feet to a 1/2-inch iron rod set for corner in the west right-of-way line of Concordia Drive (based on a 50-foot width);

THENCE: 165.52 feet in a counter-clockwise direction along the arc of a curve in the southwest right-of-way line of said Concordia Drive, said curve having a central angle of 23° 42' 32", a radius of 400.00 feet, a tangent of 83.96 feet and a long chord bearing S 09° 26' 14" W at a distance of 164.34 feet to a 1/2-inch iron rod set for corner;

THENCE: continuing through the said 432.09 acre tract (3802/240), the said 22.46 acre tract (5266/104) and the said 156.669 acre tract (1463/27) for the following ten (10) calls:

1) 629.69 feet in a counter-clockwise direction along the arc of a curve having a central angle of 80° 10' 29", a radius of 450.00 feet, a tangent of 378.77 feet and a long chord bearing S 12° 00' 20" E at a distance of 579.56 feet to a 3/4-inch iron pipe set for the Point of Tangency,
2) S 52° 05' 35" E for a distance of 106.69 feet to a 1/2-inch iron rod for corner,
3) S 37° 54' 25" W for a distance of 50.00 feet to a 3/4-inch iron pipe set for corner,
4) 36.12 feet in a counter-clockwise direction along the arc of a 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 S 88° 30' 48" W at a distance of 33.06 feet to a 3/4-inch iron pipe set for the Point of Tangency,
5) N 45° 07' 11" W for a distance of 63.74 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left,
6) 356.06 feet along the arc of said curve having a central angle of 51° 00' 04", a radius of 400.00 feet, a tangent of 190.80 feet and a long chord bearing S 19° 37' 08" W at a distance of 344.42 feet to a 3/4-inch iron pipe set for the Point of Tangency,
7) S 05° 52' 54" E for a distance of 240.80 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right,
8) 410.76 feet along the arc of said curve having a central angle of 027° 21' 58", a radius of 860.00 feet, a tangent of 209.38 feet and a long chord bearing S 07° 48' 05" W at a distance of 406.87 feet to a 3/4-inch iron pipe set for the Point of Tangency,
9) S 21° 29' 04" W for a distance of 195.97 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left, and
10) 39.24 feet along the arc of said curve having a central angle of 089° 55' 45", a radius of 25.00 feet, a tangent of 24.97 feet and a long chord bearing S 23° 28' 48" E at a distance of 35.33 feet to a 3/4-inch iron pipe set for corner in the northeast line of the before-mentioned 0.793 F.M. 158 right-of-way tract, from whence a found 5/8-inch iron rod with a TxDOT aluminum cap bears S 68° 26' 41" E at a distance of 117.86 feet for reference;

THENCE: N 68° 26' 41" W along the said northeast line of F.M. No. 158 for a distance of 110.00 feet to a 3/4-inch iron pipe set for corner;

THENCE: through the interior of the said 22.46 acre tract for the following seven (7) calls:

1) 39.30 feet in a counter-clockwise direction along a curve having a central angle of 90° 04' 15", a radius of 25.00 feet, a tangent of 25.03 feet and a long chord bearing N 66° 31' 12" E at a distance of 35.38 feet to a 3/4-inch iron pipe set for the Point of Tangency,
2) N 21° 29' 04" E for a distance of 195.83 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left,
3) 382.10 feet along the arc of said curve having a central angle of 27° 21' 58", a radius of 800.00 feet, a tangent of 194.77 feet and a long chord bearing N 07° 48' 05" E at a distance of 378.48 feet to a 3/4-inch iron pipe set for the Point of Tangency,
4) N 05° 52' 54" W for a distance of 240.80 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right,
5) 126.65 feet along the arc of said curve having a central angle of 15° 48' 29", a radius of 480.00 feet, a tangent of 63.73 feet and a long chord bearing N 02° 00' 21" E at a distance of 126.25 feet to a 3/4-inch iron pipe set for the Point of Reverse Curvature,
6) 12.42 feet along the arc of said reverse curve having a central angle of 28° 27' 16", a radius of 25.00 feet, a tangent of 6.34 feet and a long chord bearing N 04° 20' 03" W at a distance of 12.29 feet to a 1/2-inch iron rod set for corner, and
7) 89.87 feet in a counter-clockwise direction along the arc of a curve having a central angle of 22° 23' 19", a radius of 230.00 feet, a tangent of 45.52 feet and a long chord bearing N 82° 56' 59" W at a distance of 89.30 feet to a 1/2-inch iron rod set for corner in the northeast line of the said 22.46 acre tract and the southeast line of the before-said 48.456 acre Miramont Country Club Properties, L.P. tract;

THENCE: S 45° 07' 11" W along the common line of the said 22.46 acre and 48.456 acre tracts for a distance of 704.31 feet to the POINT OF BEGINNING and containing 11.109 acres of land.
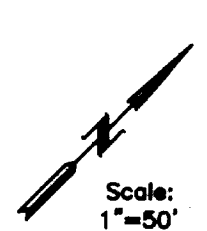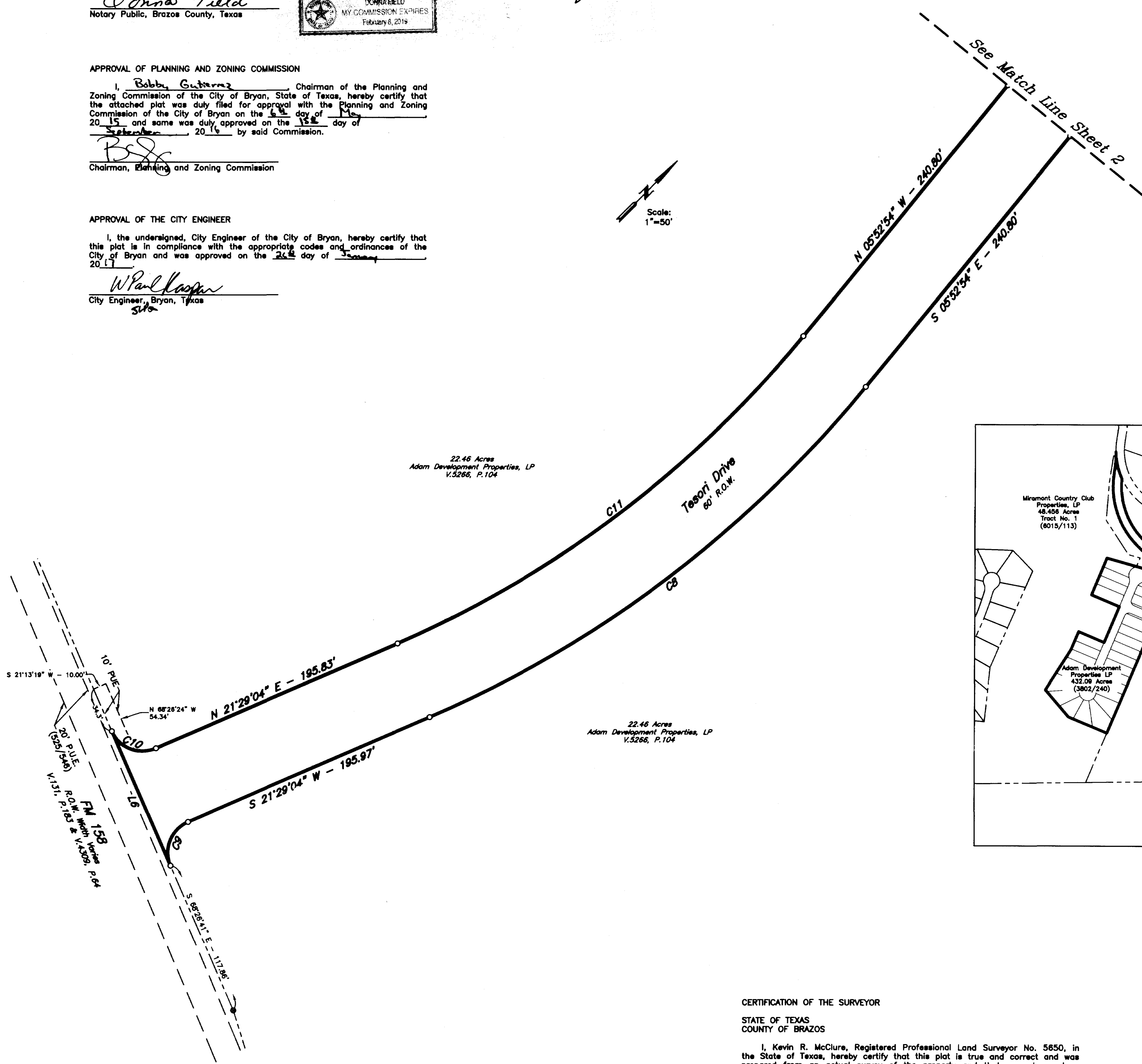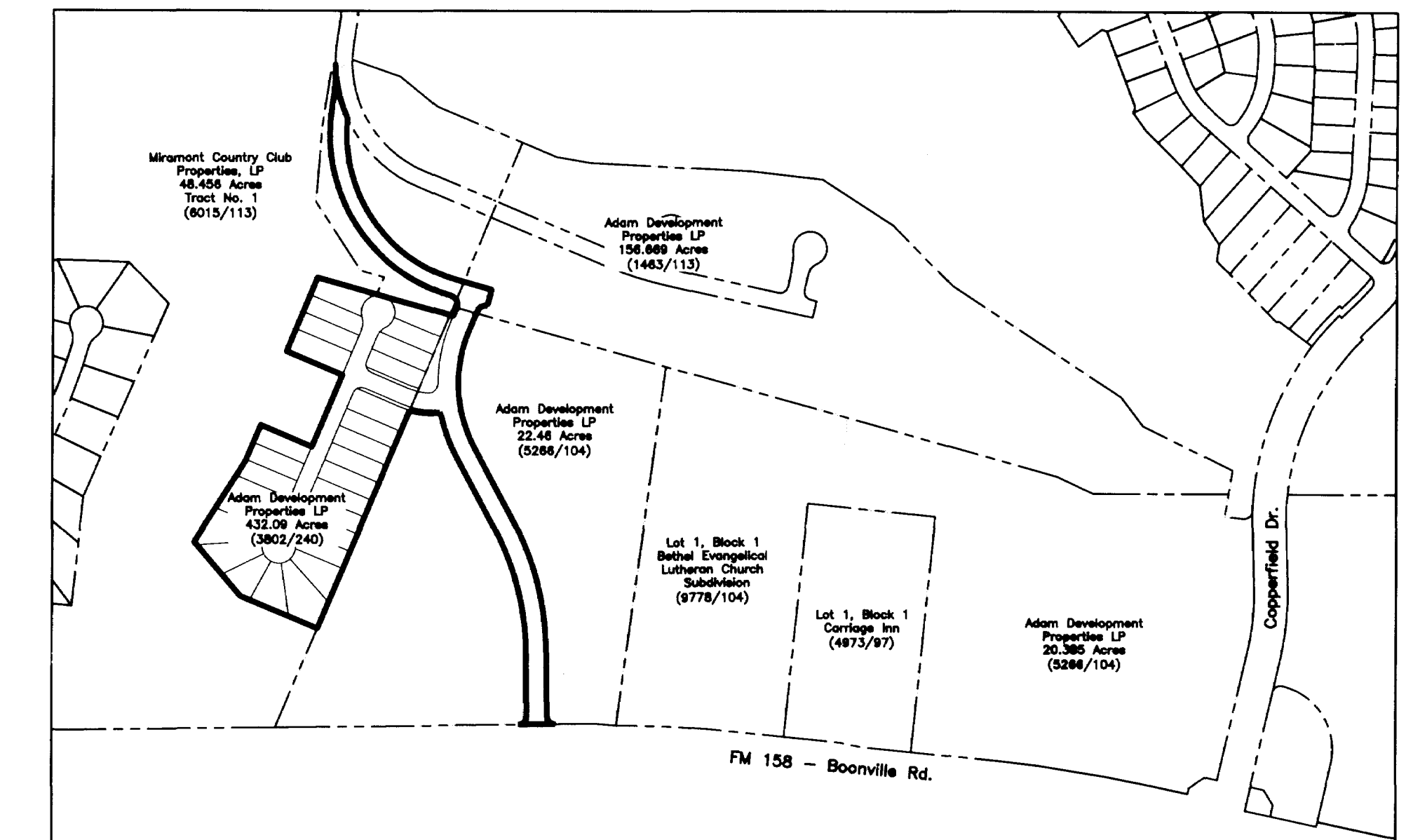
Location Map

not to scale

Location Map

PARENT TRACTS

PARENT TRACTS

FINAL PLAT

MIRAMONT SECTION 8

11.109 ACRES

LOTS 1-28, BLOCK 19

J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS

SEPTEMBER, 2016
SCALE: 1" = 50'

SHEET NO. 1 OF 2 SHEETS
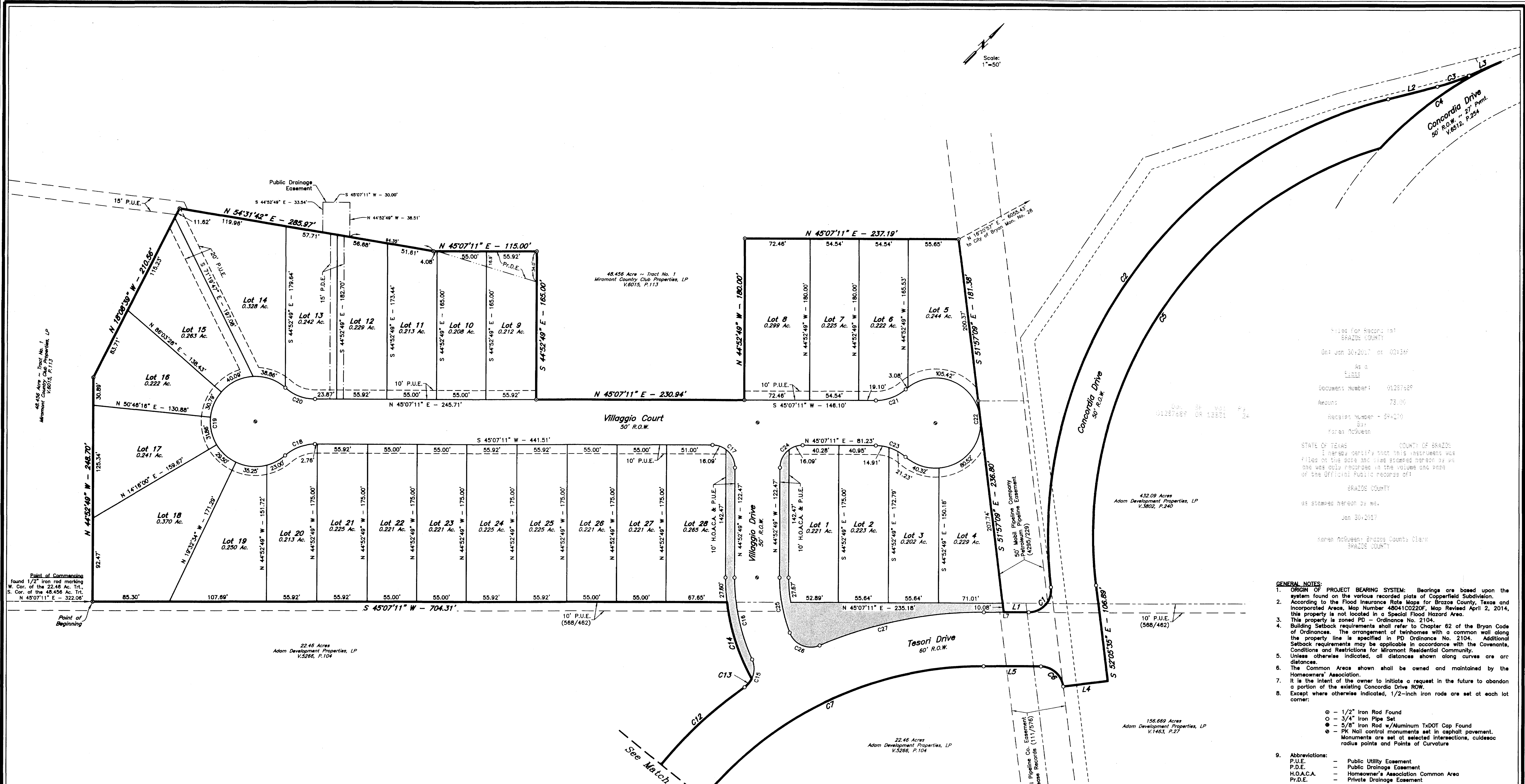
Owner:
Adam Development Properties, L.P.
One Momentum Boulevard, Suite 1000
College Station, Texas 77845
979-776-1111

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
Texas Firm Registration No. 10103300
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

Scale: 1"=50'

22.46 Acres
Adam Development Properties, LP
V.5266, P.104

Tesori Drive
60' R.O.W.

Scale: 1" = 50'

GENERAL NOTES:
1. ORIGIN OF PROJECT BEARING SYSTEM: Bearings are based upon 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, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
3. This property is zoned PD - Ordinance No. 2104.
4. Building Setback requirements shall refer to Chapter 62 of the Bryan Code of Ordinances. The arrangement of twinhomes with a common wall along the property line is specified in PD Ordinance No. 2104. 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. It is the intent of the owner to initiate a request in the future to abandon a portion of the existing Concordia Drive ROW.
8. Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner:
   - ⊙ – 1/2" Iron Rod Found
   - ○ – 3/4" Iron Pipe Set
   - ○ – 5/8" Iron Rod w/Aluminum TxDOT Cap Found
   - ⊗ – PK Nail control monuments set in asphalt pavement. Monuments are set at selected intersections, culdesac radius points and Points of Curvature
9. Abbreviations:
   - P.U.E. – Public Utility Easement
   - P.D.E. – Public Drainage Easement
   - H.O.A.C.A. – Homeowner's Association Common Area
   - Pr.D.E. – Private Drainage Easement

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	97'12'46"	25.00'	42.42'	28.36'	N 3'29'12" W	37.51'
C2	82'28'50"	500.00'	719.78'	438.34'	N 10'23'46" W	659.22'
C3	9'33'02"	225.00'	37.51'	18.80'	N 26'04'02" E	37.46'
C4	23'42'32"	400.00'	165.52'	83.96'	S 9'28'14" W	164.34'
C5	80'10'29"	450.00'	629.69'	378.77'	S 12'00'20" E	579.56'
C6	82'47'14"	25.00'	36.12'	22.04'	S 86'30'48" W	33.06'
C7	51'00'04"	400.00'	356.06'	190.80'	S 19'37'08" W	344.42'
C8	27'21'58"	860.00'	410.76'	209.38'	S 7'48'05" W	406.87'
C9	89'55'45"	25.00'	39.24'	24.97'	S 23'28'48" E	35.33'
C10	90'04'15"	25.00'	39.30'	25.03'	N 66'31'12" W	35.38'
C11	27'21'58"	800.00'	382.10'	194.77'	N 7'48'05" W	378.48'
C12	15'46'29"	460.00'	126.65'	63.73'	N 2'00'21" E	126.25'
C13	28'27'18"	25.00'	12.42'	6.34'	N 4'20'03" W	12.29'
C14	22'23'19"	230.00'	89.87'	45.52'	N 62'56'59" W	89.30'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C15	79'12'30"	25.00'	34.56'	20.68'	N 29'42'40" W	31.87'
C16	24'26'05"	220.00'	93.82'	47.64'	N 57'05'52" W	93.11'
C17	90'00'00"	25.00'	39.27'	25.00'	N 89'52'49" W	35.36'
C18	41'24'35"	50.00'	36.14'	18.90'	N 24'24'53" E	35.36'
C19	262'49'09"	50.00'	229.35'	-56.69'	N 44'52'49" W	75.00'
C20	41'24'35"	50.00'	36.14'	18.90'	S 86'30'48" W	35.36'
C21	41'24'35"	50.00'	36.14'	18.90'	S 24'24'53" W	35.36'
C22	262'49'08"	50.00'	229.35'	-56.69'	N 44'52'49" W	75.00'
C23	41'24'35"	50.00'	36.14'	18.90'	N 65'49'28" E	35.36'
C24	90'00'00"	25.00'	39.27'	25.00'	N 0'07'11" E	35.36'
C25	21'04'47"	170.00'	62.54'	31.63'	N 55'25'13" W	63.74'
C26	92'14'25"	25.00'	40.25'	26.00'	S 67'55'12" W	36.04'
C27	23'19'11"	460.00'	187.22'	94.93'	S 33'27'35" W	185.93'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 45'07'11" E	27.70'
L2	N 30'50'33" E	56.34'
L3	N 21'17'31" E	38.19'
L4	S 37'54'25" W	50.00'
L5	S 45'07'11" W	63.74'
L6	N 68'26'41" W	110.00'
L7	N 45'07'11" E	49.82'

FINAL PLAT

MIRAMONT SECTION 8

11.109 ACRES

LOTS 1-28, BLOCK 19

J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS

DECEMBER, 2015
SCALE: 1" = 50'

SHEET NO. 2 OF 2 SHEETS

Owner:
Adam Development Properties, L.P.
One Momentum Boulevard, Suite 1000
College Station, Texas 77845
979-776-1111

Surveyor: Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838