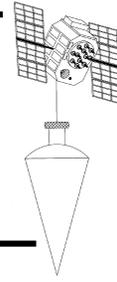


---

**STRONG**  
**SURVEYING, LLC**  
FIRM NO. 10093500

1722 Broadmoor Ste. 105  
Bryan, Texas 77802  
Phone: (979) 776 – 9836  
Fax: (979) 731 – 0096  
Email: [curtis@strongsurveying.com](mailto:curtis@strongsurveying.com)



---

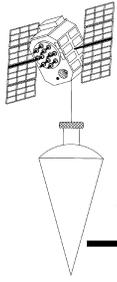
**FIELD NOTES  
OF A  
20.398 ACRE TRACT  
BEING PART OF THE  
ADAM DEVELOPMENT PROPERTIES, L.P.  
TRACT 2  
CALLED 20.52 ACRES  
VOLUME 5806, PAGE 181  
BEING DESCRIBED IN  
VOLUME 5266, PAGE 104  
J.W. SCOTT SURVEY, A-49  
BRAZOS COUNTY, TEXAS  
MARCH 21, 2023**

All that certain lot, tract or parcel of land being 20.398 acres situated in the J.W. SCOTT SURVEY, Abstract No. 49, Brazos County, Texas, and being part of that certain Called 20.52 acre tract described as Tract 2 in deed from College Main Apartments, LTD. to TAC Realty, Inc. of record in Volume 5266, Page 104, Official Records of Brazos County, Texas, now commonly known as Adam Development Properties, L.P., according to Affidavit Regarding Conversion in Volume 5806, Page 181, Official Records of Brazos County, Texas, said 20.398 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod with Cap stamped "McClure" found in the northeast right of way line of The State of Texas FM 158, also known as Boonville Road, as described in Volume 4309, Page 64, Official Records of Brazos County, Texas for the most westerly corner, said corner being the most westerly corner of said Called 20.52 acre tract, said corner also being the most southerly corner of Lot 1, Block 1, Carriage Inn Subdivision, as depicted on plat of record in Volume 4973, Page 97, Official Records of Brazos County, Texas;

THENCE N 24°53'19" E along an interior northwest line of said Called 20.52 acre tract and the southeast line of said Lot 1 a distance of 707.20 feet to a 1/2" Iron Rod with Cap stamped "Kling" found for an interior angle corner, said corner being an interior angle corner of said Called 20.52 acre tract, said corner also being the most easterly corner of said Lot 1;

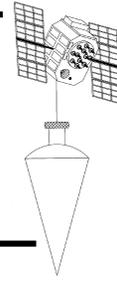
THENCE N 65°06'41" W along an interior southwest line of said Called 20.52 acre tract and the northeast line of said Lot 1 a distance of 285.71 feet to a 1/2" Iron Rod found for a northwesterly corner, said corner being a southeasterly corner of Lot 1, Block 1, Bethel Evangelical Lutheran Church as depicted on plat of record in Volume 9778, Page 104, Official Records of Brazos County, Texas, said corner being a westerly corner of said Called 20.52 acre tract;



---

**STRONG**  
**SURVEYING, LLC**  
FIRM NO. 10093500

1722 Broadmoor Ste. 105  
Bryan, Texas 77802  
Phone: (979) 776 – 9836  
Fax: (979) 731 – 0096  
Email: [curtis@strongsurveying.com](mailto:curtis@strongsurveying.com)



---

THENCE N 24°05'43" E along a northwest line of said Called 20.52 acre tract and a southeast line of said Lot 1, Block 1, Bethel Evangelical Lutheran Church a distance of 265.18 feet to a 1/2" Iron Rod found in the southwest line of a Called 0.994 acre tract - Common Area, Miramont Section 7 as depicted on plat of record in Volume 15990, Page 282, Official Records of Brazos County, Texas, for the most northerly corner, said corner being the most northerly corner of said Called 20.52 acre tract, said corner also being the most northeasterly corner of said Lot 1, Block 1, Bethel Evangelical Lutheran Church;

THENCE S 55°14'57" E along a northeast line of said Called 20.52 acre tract and the southwest line of said Called 0.994 acre tract at a distance of 358.68 feet passing the most westerly corner of a Called 0.707 acre tract – Common Area & P.U.E., Miramont Section 7 as depicted on plat of record in Volume 15990, Page 282, Official Records of Brazos County, Texas, and continuing along a northeast line of said Called 20.52 acre tract and the southwest line of said Called 0.707 acre tract for a total distance of 647.99 feet to a 1/2" Iron Rod with Cap stamped "McClure" found for angle corner, said corner being an angle corner of said Called 20.52 acre tract, said corner being the most westerly corner of Lot 25, Block 21, Miramont Section 7 plat of record in Volume 15990, Page 282, Official Records of Brazos County, Texas, said corner also being the most southerly corner of said Called 0.707 acre tract;

THENCE S 45°56'51" E along a northeast line of said Called 20.52 acre tract and a southwest line of said Lot 25 a distance of 116.69 feet to a 1/2" Iron Rod with Cap stamped "McClure" found for angle corner;

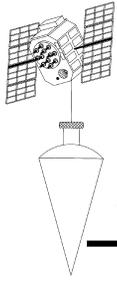
THENCE S 70°43'54" E along a northeast line of said Called 20.52 acre tract and a southwest line of said Lot 25 a distance of 402.97 feet to a 1/2" Iron Rod with Cap stamped "McClure" found in an interior northwest line of the Miramont Country Club Properties Called 47.354 acre tract-Tract No.6 as described in Volume 6015, Page 113, Official Records of Brazos County, Texas for a northeasterly corner, said corner also being the most southerly corner of said Lot 25;

THENCE along the lines of said Called 47.354 acre tract for the following calls:

S 28°19'34" W a distance of 68.07 feet to a 1/2" Iron Rod with Cap stamped "McClure" found for an interior angle corner and the beginning of a curve, said corner also being a southwesterly corner of said Called 47.354 acre tract,

Around a curve in a counterclockwise direction having an arc distance of 26.44 feet, a radius of 575.00 feet, with a delta angle of 2°38'03", a chord bearing of S 63°50'18" E , and a chord distance of 26.43 feet to a 1/2" Iron Rod with Cap stamped "McClure" found for an interior angle corner,

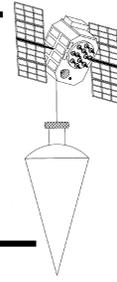
S 65°09'19" E a distance of 28.24 feet to a 1/2" Iron Rod with Cap stamped "McClure" found for the point of tangency of a curve,



---

**STRONG**  
**SURVEYING, LLC**  
FIRM NO. 10093500

1722 Broadmoor Ste. 105  
Bryan, Texas 77802  
Phone: (979) 776 – 9836  
Fax: (979) 731 – 0096  
Email: [curtis@strongsurveying.com](mailto:curtis@strongsurveying.com)



---

Around a curve in a counterclockwise direction having an arc distance of 40.94 feet, a radius of 25.00 feet, with a delta angle of  $93^{\circ}49'47''$ , a chord bearing of  $N 67^{\circ}55'47'' E$ , and a chord distance of 36.52 feet to a 1/2" Iron Rod with Cap stamped "McClure" found in the northwest right of way line of Copperfield Drive for a northeasterly corner, said corner also being the beginning of a curve;

THENCE along the northwest right of way of said Copperfield Drive and southeast lines of said Called 20.52 acre tract for the following calls:

Around a curve in a counterclockwise direction having an arc distance of 47.27 feet, a radius of 850.92 feet, with a delta angle of  $3^{\circ}10'58''$ , a chord bearing of  $S 19^{\circ}26'10'' W$ , a chord distance of 47.26 feet to a 1/2" Iron Rod with Cap stamped "McClure" found for the end of said curve,

$S 17^{\circ}50'41'' W$  a distance of 188.11 feet to a 3/4" Iron Rod found for the point of tangency of a curve,

Around a curve in a clockwise direction having an arc distance of 187.50 feet, a radius of 750.00 feet, with a delta angle of  $14^{\circ}19'26''$ , a chord bearing of  $S 25^{\circ}00'24'' W$ , a chord distance of 187.01 feet to a 3/4" Iron Rod found for the end of curve,

$S 32^{\circ}10'07'' W$  a distance of 393.65 feet to a Chiseled "X" in Concrete found for a southeasterly corner, said corner also being the northeasterly corner of the Copperfield Owners' Association, Inc., Called 0.1133 acre tract-Tract One, Official Records of Brazos County, Texas, said corner also being the most southeasterly corner of said Called 20.52 acre tract;

THENCE along interior lines of said Called 20.52 acre tract and northeast and northwest lines of said Called 0.1133 acre tract for the following calls:

$N 57^{\circ}49'53'' W$  a distance of 40.00 feet to a 1/2" Iron Rod with Cap stamped "McClure" found for an interior angle corner,

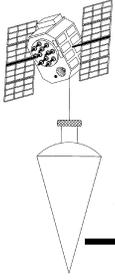
$S 74^{\circ}46'09'' W$  a distance of 56.24 feet to a Chiseled "X" in Concrete found for an interior angle corner,

$S 31^{\circ}18'16'' W$  a distance of 18.12 feet to a 1" Iron Bar found in the northeast right of way of said FM 158 for a the most southerly corner;

THENCE along the northeast right of way of said FM 158 and southwest lines of said Called 20.52 acre tract for the following calls:

$N 58^{\circ}42'49'' W$  a distance of 134.95 feet to a TxDOT Brass Monument found for an angle corner,

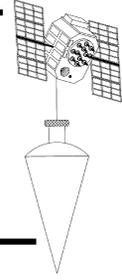
$N 59^{\circ}32'57'' W$  a distance of 115.93 feet to a 1/2" Iron Rod with Cap stamped "McClure" found,



---

**STRONG**  
**SURVEYING, LLC**  
FIRM NO. 10093500

1722 Broadmoor Ste. 105  
Bryan, Texas 77802  
Phone: (979) 776 – 9836  
Fax: (979) 731 – 0096  
Email: [curtis@strongsurveying.com](mailto:curtis@strongsurveying.com)



---

N 61°51'34" W a distance of 200.21 feet to a 1/2" Iron Rod with Cap stamped "McClure" found,

N 64°10'45" W a distance of 117.21 feet to a 1/2" Iron Rod with Cap stamped "McClure" found,

N 65°04'35" W a distance of 261.80 feet to the PLACE OF BEGINNING CONTAINING AN AREA OF 20.398 ACRES OF LAND MORE OR LESS, according to a survey performed on the ground during the month of January 2023 under the supervision of H. Curtis Strong, Registered Professional Land Surveyor No. 4961 and working under Firm No. 10093500. North Orientation is based on rotating the southwesterly lines of the called 20.52 acre tract to grid north, NAD83(2011)epoch 2010.00 Texas State Plane, Central Zone as derived by GPS observations.

