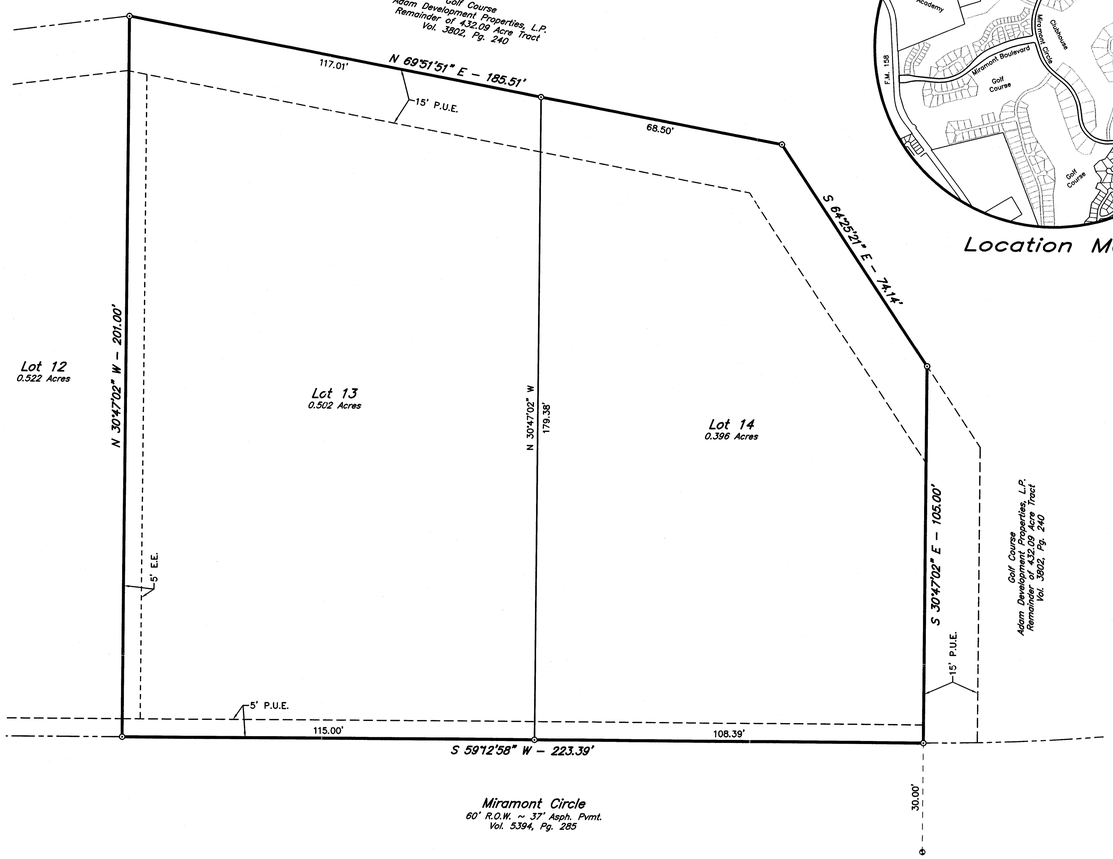
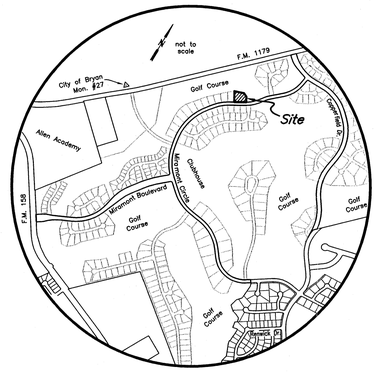
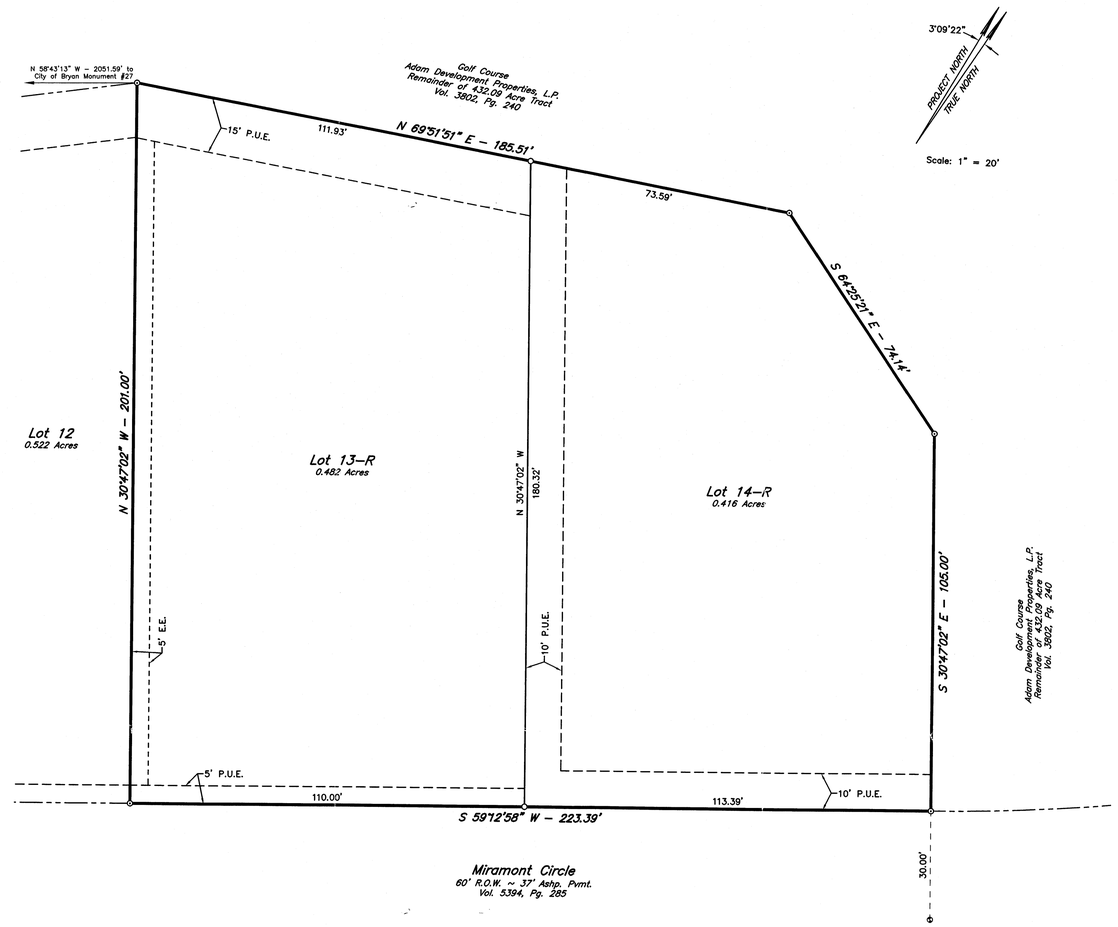




Location Map



CURRENT PLAT

MIRAMONT SECTION 13
VOLUME 5394, PAGE 285

AMENDING PLAT

Received
FEB 15 2006
Development & Engineering Services

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Adam Development Properties, L.P., by its general partner Adam Development Properties GP, L.L.C., owner and developer of Lots 13–R and 14–R, Block 5, Miramont, Section 13 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 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 purpose stated.
Given under my hand and seal on this _____ day of _____, 20 _____.

_____
Notary Public, Brazos County, 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_____ day of _____, 20 ____.

_____
City Engineer, Bryan, 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 the _____ day of _____, 20 ____ in the Oficial Records of Brazos County, Texas in Volume _____, Page _____.

_____
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 the plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20___.

_____
Planning Administrator, 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 subdivision will describe a closed geometric form.

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

GENERAL NOTES:
1. ORIGIN OF PROJECT BEARING SYSTEM: Bearings are based on the system found on the various recorded plats of Copperfield Subdivision.
2. This property is zoned PD–M.
3. Building requirements in this section of the Planned Development shall be in accordance with the SF–7 provisions of Zoning Ordinance No. 756 and the building setbacks identified in Ordinance No. 819. Additional Setback requirements may be applicable in accordance with the Covenants, Conditions and Restrictions for Miramont Residential Community.
4. All lots shall contain sufficient onsite vehicular maneuvering space to prevent vehicles from backing out onto Miramont Circle.
5. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0134 C, effective July 2, 1992, this property is located in an Other Areas Zone "X" area, which is determined to be outside the 500–year flood plain.
6. Parkland Dedication requirements will be satisfied through a FEE–SIMPLE dedication of land and monetary payment of Development Fee.
7. Monuments:
   - ⊙ – Found 1/2" iron rod
   - O – Set 1/2" iron rod
8. Abbreviations:
   - P.U.E. – Public Utility Easement
   - E.E. – Electrical Easement

AMENDING PLAT

MIRAMONT SECTION 13

LOTS 13–R & 14–R, BLOCK 5
0.898 ACRES
J.W. SCOTT LEAGUE, A–49
BRYAN, BRAZOS COUNTY, TEXAS
FEBRUARY, 2006
SCALE: 1" = 20'

Owner:
Adam Development Properties, L.P.
1111 Briarcrest Dr., Suite 300
Bryan, Texas 77802
(979) 776–1111

McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693–3838

M&B

Lot 13&14 Block 05 AP.dwg

AP06-02