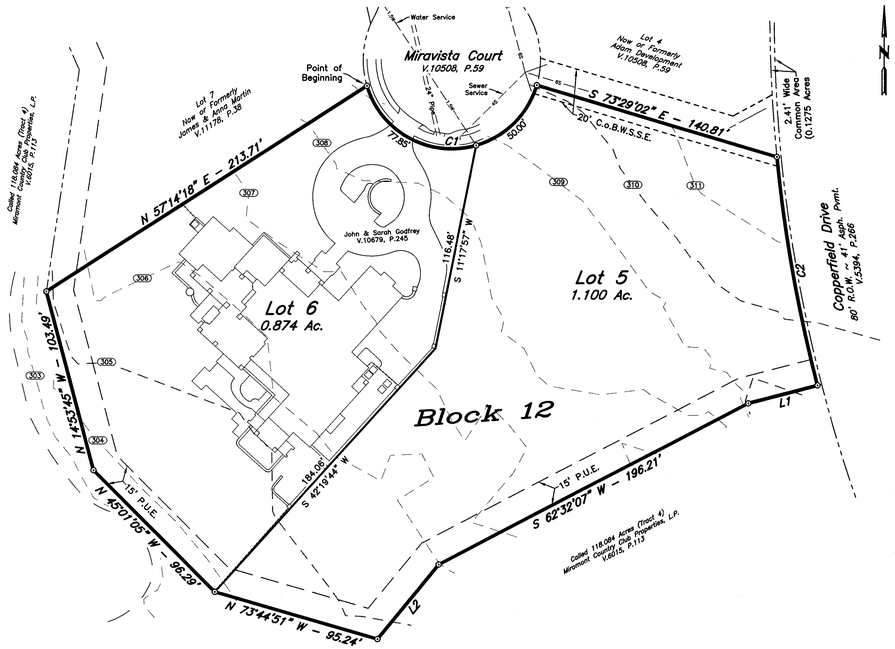
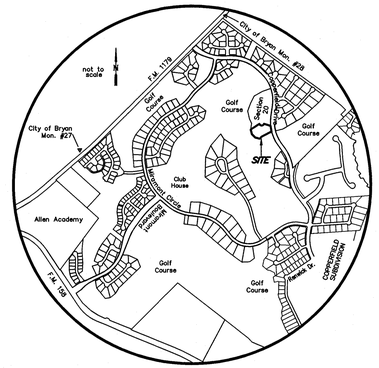
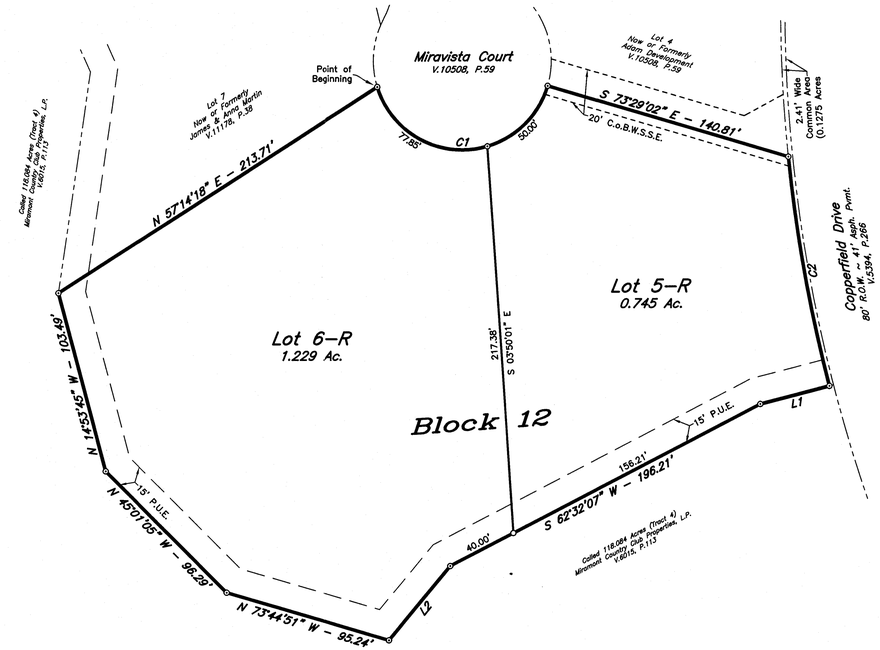


Scale: 1"=40'



Location Map

Scale: 1"=40'



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	146°30'38"	50.00'	127.85'	166.19'	N 89°46'17" E	95.76'
C2	8°53'24"	842.41'	130.71'	65.49'	S 10°06'56" E	130.58'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 75°26'22" W	40.08'
L2	S 39°33'45" W	53.98'

ORIGINAL PLAT

LOTS 5 AND 6, BLOCK 12, MIRAMONT SECTION 20
RECORDED IN VOLUME 10508, PAGE 59

REPLAT

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 LOT 5, BLOCK 12, MIRAMONT, SECTION 20 as shown on this plat and being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 10508, Page 59 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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, John F. Godfrey & Sarah H. Godfrey owner and developer of LOT 6, BLOCK 12, MIRAMONT SECTION 20 as shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 10679, Page 245 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.

_____
John F. Godfrey

_____
Sarah H. Godfrey

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared John F. Godfrey and Sarah H. Godfrey, 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

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 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

APPROVAL OF THE CITY PLANNER

I, _____, 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 _____ day of _____, 20____.

_____
City Planner, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, 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 _____ day of _____, 20_____ and same was duly approved on the _____ day of _____, 20_____ by said Commission.

_____
Chairman, Planning and Zoning Commission

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 5 and 6, Block 12, MIRAMONT SECTION 20 Subdivision as recorded in Volume 10508, Page 59 of the Official Records of Brazos County, Texas (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 common most easterly corner of Lots 6 and 7, Block 12 of said MIRAMONT SECTION 20 and being in the southwest right-of-way line of Miravista Court (width varies at this location);

THENCE: 127.85 feet in a counter-clockwise direction along the arc of a curve having a central angle of 146° 30' 38", a radius of 50.00 feet, a tangent of 166.19 feet and a long chord bearing N 89° 46' 17" E at a distance of 95.76 feet to a found 1/2-inch iron rod marking the common most westerly corner of Lots 4 and 5, Block 12 of said MIRAMONT SECTION 20;

THENCE: S 73° 29' 02" E along the common line of said Lots 4 and 5, Block 12 for a distance of 140.81 feet to a found 1/2-inch iron rod marking the common most easterly corner of said Lots 4 and 5, said iron rod also being in the west line of a 0.1275 acre common area as depicted on the final plat of said MIRAMONT SECTION 20;

THENCE: 130.71 feet in a counter-clockwise direction along the arc of a curve in the common line of said Lot 5 and the 0.1275 acre common area, said curve having a central angle of 08° 53' 24", a radius of 842.41 feet, a tangent of 65.49 feet and a long chord bearing S 10° 06' 56" E at a distance of 130.58 feet to a found 1/2-inch iron rod marking the southeast corner of this tract, said iron rod also being in the south line of said MIRAMONT SECTION 20;

THENCE: along the southerly and westerly lines of said MIRAMONT SECTION 20 for the following six (6) calls:

1) S 75° 26' 22" W for a distance of 40.08 feet to a found 1/2-inch iron rod for corner,
2) S 62° 32' 07" W for a distance of 196.21 feet to a found 1/2-inch iron rod for corner,
3) S 39° 33' 45" W for a distance of 53.98 feet to a found 1/2-inch iron rod for corner,
4) N 73° 44' 51" W for a distance of 95.24 feet to a found 1/2-inch iron rod for corner,
5) N 45° 01' 05" W for a distance of 96.29 feet to a found 1/2-inch iron rod for corner, and
6) N 14° 53' 45" W for a distance of 103.49 feet to a found 1/2-inch iron rod marking the common most westerly corner of said Lots 6 and 7, Block 12;

THENCE: N 57° 14' 18" E along the common line of said Lots 6 and 7 for a distance of 213.71 feet to the POINT OF BEGINNING and containing 1.975 acres of land, more or less.

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 BEARING SYSTEM: The record bearing along the southwest line of the 19.62 acre Traditions Acquisition Partnership LP tract recorded in Volume 9793, Page 1 of the Official Records of Brazos County, Texas (O.R.B.C.) was used as the BASIS OF BEARINGS shown on this plat.
2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0285E effective May 16, 2012, no portion of this property is located in the 100-year flood hazard area of Turkey Creek.
3. This property is currently zoned Planned Develoment-Traditions Residential.
4. Building setback line to be in accordance with the City of Bryan Code of Ordinance for SF-5 zoning district. Additional building setback lines may be required by deed restrictions.
5. Unless otherwise indicated 1/2" iron Rods are set at all corners.
   O - 1/2" iron Rod Set
   ⊙ - 1/2" iron Rod Found
6. Distances shown along curves are arc lengths.
7. Common Areas shall be owned and maintained by the Homeowner's Association.
8. Abbreviations:
   C.A. - Common Area
   P.U.E. - Public Utility Easement
   C.O.B.W.S.S.E. - City of Bryan Water & Sanitary Sewer Easement
9. Owners:

Adam Development Properties, L.P.	John F. and Sarah H. Godfrey
One Momentum Blvd. Ste. 1000	P.O. Box 4269
College Station, TX 77845	Bryan, TX 77845
979.776.1111	979.731.1800

AUG 05 2015

REPLAT

MIRAMONT SECTION 20

LOTS 5-R AND 6-R, BLOCK 12

1.975 ACRES

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

AUGUST, 2015
SCALE: 1" = 40'

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

10520019-rp.dwg