

Doc 00969788 Bk DR Vol 8109 Pg 52

Filed for Record in:  
BRAZOS COUNTY  
On: Jul 19, 2007 at 01:43P  
As a  
Plat  
Document Number: 00969788  
Amount: 58.00  
Receipt Number: 320828  
By:  
Cathy Barcelona

STATE OF TEXAS COUNTY OF BRAZOS  
I hereby certify that this instrument was  
filed on the date and time stated herein by me  
and was duly recorded in the volume and page  
of the Official Public Records of:  
BRAZOS COUNTY  
as stated herein by me.  
Jul 19, 2007  
HONORABLE KAREN MCGHEE, COUNTY CLERK  
BRAZOS COUNTY

**CURRENT PLATS**  
FINAL PLAT OF MIRAMONT SECTION 13  
VOLUME 5394, PAGE 285 AND  
AMENDING PLAT OF LOTS 13 AND 14,  
BLOCK 5, MIRAMONT SECTION 13  
VOLUME 7246, PAGE 50

**AMENDING PLAT**

- GENERAL NOTES:
- ORIGIN OF PROJECT BEARING SYSTEM: Bearings are based on the system found on the various recorded plats of Copperfield Subdivision.
  - This property is zoned Planned Development - Mixed Use (PD-M) District, approved by the Bryan City Council on May 23, 2000.
  - Minimum building setbacks shall be in accordance with City of Bryan codes and ordinances for properties zoned Residential District - 5000 (RD-5). Additional Setback requirements may be applicable in accordance with the Covenants, Conditions and Restrictions for Miramont Residential Community.
  - All lots shall contain sufficient onsite vehicular maneuvering space to prevent vehicles from backing out onto Miramont Circle.
  - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 480410134-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.
  - Monuments:

- ⊙ - 1/2" Iron Rod Found
- ⊙ - 1/2" Iron Rod Set
- ⊙ - 3/4" Iron Pipe Found

7. Abbreviations:  
P.U.E. - Public Utility Easement  
E.E. - Electrical Easement

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 12-R, 13-R2, Block 5, MIRAMONT, SECTION 13 as shown on this plat and being a portion of the project of land as conveyed to us in the Official Records of Brazos County by 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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS  
We, Patrick Shelly Henry and wife Gail Louise Duggin Henry owner and developer of Lots 13-R2, Block 5, MIRAMONT, SECTION 13 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 7266, Page 1 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.

Patrick Shelly Henry  
Gail Louise Duggin Henry

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 17th day of July, 2007.

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 17th day of July, 2007.

City Planner, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)  
(COUNTY OF BRAZOS)  
I, Karen McGhee, County Clerk, in and for said County, do hereby certify that this plat together with its certificate of authentication was filed for record in my office the 17th day of July, 2007, in the Official Records of Brazos County, Texas in Volume 8109, Page 52.

County Clerk, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

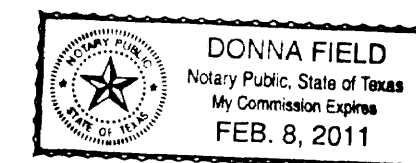
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds of the subdivision will describe a closed geometric form.

Kevin R. McClure, R.P.L.S. No. 5650  
7/10/07

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 purposes stated.

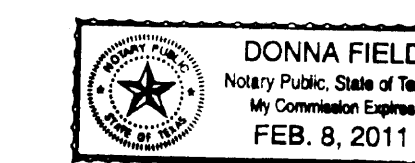
Donna Field  
Notary Public, Brazos County, Texas



STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Patrick Shelly Henry and Gail Louise Duggin Henry, 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 purposes stated.

Donna Field  
Notary Public, Brazos County, Texas



**AMENDING PLAT**

**MIRAMONT SECTION 13**

LOTS 12, 13-R & 14-R, BLOCK 5

1.420 ACRES

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

JUNE, 2007  
SCALE: 1" = 30'

Order:  
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