

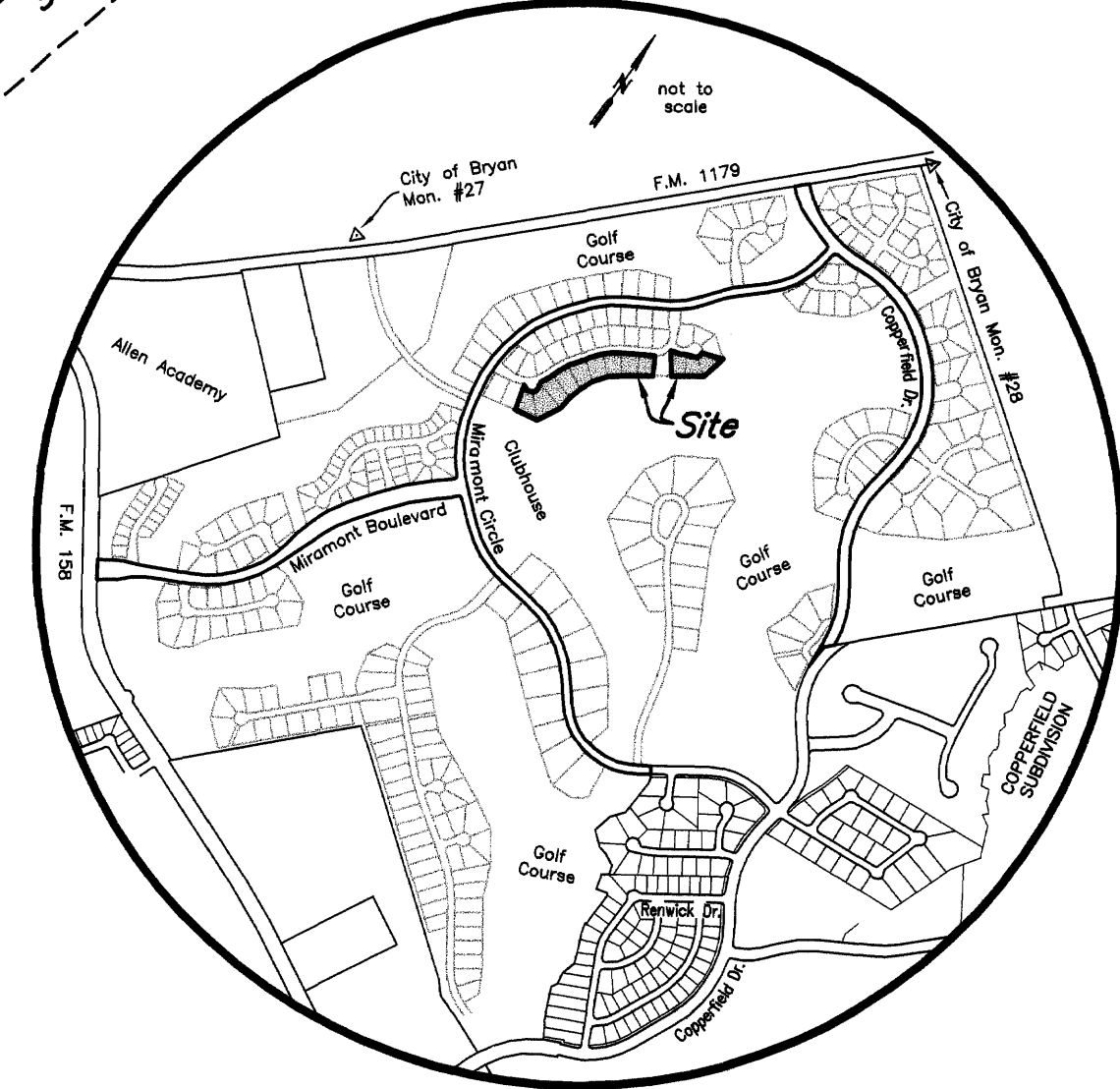
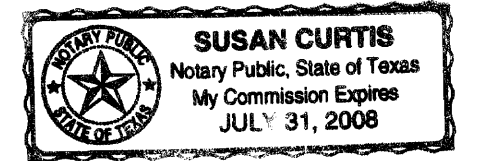
**CURRENT PLAT**  
MIRAMONT SECTION 14  
VOLUME 5394, PAGE 288

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 creator of lots 4-R thru 6-R and 8-R thru 16-R, Block 7, Miramont, Section 14, as shown on a plat and being a portion of the tract of land described 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, all streets, alleys, parks, water courses, drains, easements and other 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 purposes stated.  
Given under my hand and seal on this 10th day of February, 2008.

*Susan Curtis*  
Notary Public, Brazos County, Texas



Location Map

**AMENDING PLAT**

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BRG.	CHORD
C1	32°30'05"	25.00'	14.18'	7.29'	N 67°39'43" W	13.99'	13.99'
C2	161°13'25"	50.00'	140.69'	302.41'	N 47°58'38" E	98.86'	98.86'
C3	65°00'10"	25.00'	28.36'	15.93'	S 00°08'02" E	28.87'	28.87'
C4	18°25'18"	250.00'	71.65'	36.07'	N 24°09'24" E	71.41'	71.41'
C5	22°31'02"	640.00'	251.52'	127.40'	S 27°12'18" W	249.90'	249.90'
C6	20°45'11"	440.00'	159.37'	80.57'	S 48°50'22" W	158.50'	158.50'
C7	33°13'08"	25.00'	14.49'	7.46'	S 88°05'56" W	14.29'	14.29'
C8	32°13'43"	175.00'	98.44'	50.56'	N 68°35'37" E	97.14'	97.14'
C9	38°09'12"	50.00'	33.30'	17.29'	S 71°33'21" W	32.68'	32.68'
C10	107°59'36"	50.00'	94.24'	66.81'	N 36°38'09" E	80.90'	80.90'

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* 1/13/08  
Kevin R. McClure, R.P.L.S. No. 5650



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 10th day of February, 2008.

*[Signature]*  
City Engineer, Bryan, 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 this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 10th day of February, 2008.

*Kevin Russell* KRW  
Planning Administrator, Bryan, Texas

- 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 PD-M.
  - Building requirements in this section of the Planned Development shall be in accordance with the SF-7 provisions of Zoning Ordinance No. 758 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.
  - Unless otherwise indicated, all distances shown along curves are arc distances.
  - 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 Area Zone "X" area, which is determined to be outside the 500-year flood plain.
  - Parkland Dedication requirements will be satisfied through a FEE-SIMPLE dedication of land and monetary payment of Development Fee.
  - Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner:
    - Found 1/2" Iron rod
    - Found 3/4" Iron pipe
    - PK Nail control monuments set in asphalt pavement.
 Monuments are set at selected intersections, cul-de-sac radius points and Points of Curvature.
  - Abbreviations:
    - P.U.E. - Public Utility Easement
    - P.D.E. - Public Drainage Easement
    - E.E. - Electrical Easement

CERTIFICATION BY THE COUNTY CLERK  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Karen McQuinn, 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 10th day of February, 2008, in the Official Records of Brazos County, Texas in Volume 5394, Page 288.

*Karen McQuinn*  
County Clerk, Brazos County, Texas  
By: *Anna Maxwell* Deputy Clerk

**AMENDING PLAT**

**MIRAMONT SECTION 14**  
LOTS 4-R thru 6-R, BLOCK 7  
& 8-R thru 16-R, BLOCK 7  
5.241 ACRES

J.W. SCOTT LEAGUE, A-49  
BRYAN, BRAZOS COUNTY, TEXAS  
DECEMBER, 2004  
SCALE: 1" = 50'

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