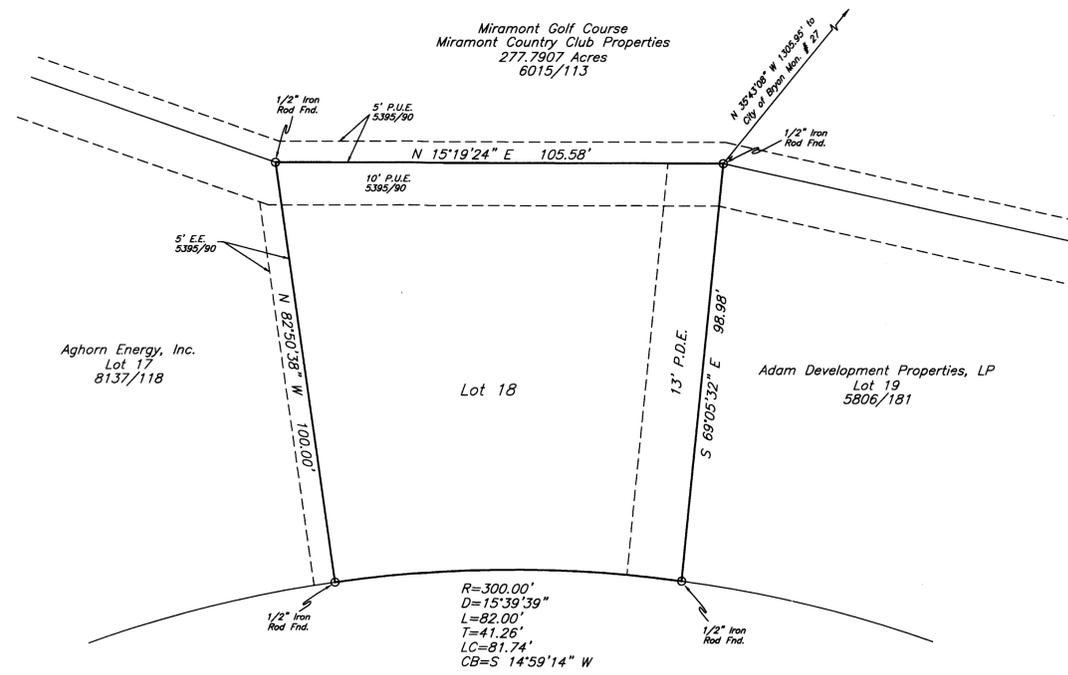
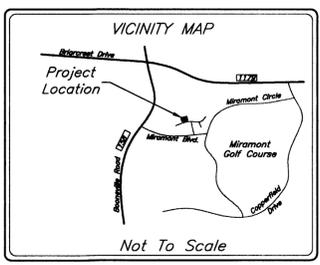


**ORIGINAL PLAT**



**REPLAT**



**Field Notes Of A  
0.2088 Acre Tract  
Being All of Lot 18  
Block 4  
Miramont  
Section 12,  
The City of Bryan,  
Brazos County, Texas**

Being all of that certain lot, tract, or parcel of land containing 0.2088 acres (9096.7523 Sq. Ft), and being all of Lot 18, of Block 4, Miramont Section 12, an addition in The City of Bryan, Brazos County, Texas as recorded in Volume 5395 Page 90 of the Official Records of Brazos County, Texas. Said 0.2088 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron rod found at a point along the west right of way line of Willowick Drive. Point being the common corner of Lot 17 and Lot 18 of Block Four of Miramont Section 12,  
**THENCE** departing the west right of way line of Willowick Drive, N 82°50'38" W, along the common line between Lot 17 and Lot 18, a distance of 100.00 feet to a 1/2" iron rod found at the common corner of Lot 17 and Lot 18 and being along an interior corner of the boundary of the Miramont Country Club Properties as described in a deed recorded in Volume 6015 Page 113.  
**THENCE** along the west line of Lot 18, N 15°19'24" E, a distance of 105.58 feet to a 1/2" iron rod found at the common corner of Lot 18 and Lot 19.  
**THENCE** along the common line between Lot 18 and Lot 19, S 69°05'32" E, a distance of 98.98 feet to a 1/2" iron rod found at a point along the west right of way line of Willowick Drive. Point being the beginning of a curve to the left, having a Radius of 300.00 feet, Delta of 15°39'39", and an Arc Length of 82.00 feet.  
**THENCE** along the said curve a Chord Bearing of S 14°59'14" W, a distance of 81.74 feet, to **THE POINT OF BEGINNING** and containing 0.2088 acres of land according to a survey performed on April 8, 2011 on the ground, under the supervision of Paul Williams, Registered Professional Land Surveyor No. 5743, in The State of Texas.

**CERTIFICATE OF OWNERSHIP AND DEDICATION  
STATE OF TEXAS  
COUNTY OF BRAZOS**

We, Frank & Kathryn DeStefano, the owners and developers of the land shown on this plat, being the tract of land as conveyed to us, in the Deed Records of Brazos County in Volume 9626, Page 244, 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.

**APPROVAL OF THE PLANNING AND ZONING COMMISSION**

I, \_\_\_\_\_, Chair 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.

Chair, Planning & Zoning Commission Bryan, Texas:

\_\_\_\_\_  
Commissioner, 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

**CERTIFICATION OF THE SURVEYOR  
STATE OF TEXAS  
COUNTY OF BRAZOS**

I, Paul E Williams, Registered Public Surveyor No. 5743 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.

\_\_\_\_\_  
Registered Public Land Surveyor

**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, \_\_\_\_\_ 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 Official Records of Brazos County in Volume \_\_\_\_\_, Page \_\_\_\_\_.

\_\_\_\_\_  
County Clerk, Brazos County, Texas

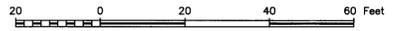
- Notes:
- 1) North orientation is based on rotating the northwest line to plat calls in 5395/90.
  - 2) Building requirements in the section of Planned Development shall be in accordance with the SF-5 provisions of Zoning Ordinance No. 756 and the building setbacks identified in Ordinance No. 819. Additional Setback requirements may be applicable in accordance with the Covenants, Conditions and Restricts for Miramont Residential Community.
  - 3) According to the Flood Insurance Rate Map for Brazos County, Texas and Incorporated Areas, Map Number 48041C0134 C, effective July 2, 1992, this property is located in on Other Areas Zone "X" area, which is determined to be outside the 500-year flood plain.
  - 4) The purpose of this plat is the amendment of the 15 foot wide Public Drainage Easement to a 13 foot wide Public Drainage Easement on Lot 18 and this lot only. No other changes were made.

Abbreviations:  
P.U.E. = Public Utility Easement  
P.D.E. = Public Drainage Easement  
E.E. = Electrical Easement

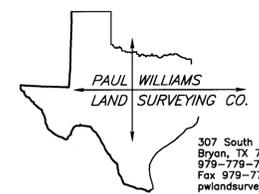
**RE - PLAT  
MIRAMONT, SECTION 12  
Block 4, Lot 18  
Drainage Easement  
Amendment  
0.2088 ACRES  
(9096.7523 sqft)  
(VOLUME 5395/90)  
J. W. SCOTT LEAGUE, A-4  
CITY OF BRYAN, BRAZOS COUNTY, TEXAS  
SCALE: 1" = 20' APRIL 8, 2011**

Surveyor: Paul Williams  
Paul Williams Land Surveying Co.  
307 South Main St., Ste# 206  
Bryan, Texas 77803

Owner: Frank & Kathryn DeStefano  
2300 E. Brangate Drive  
Bryan, Texas 77803



Notary Public, Brazos County, Texas



307 South Main Street  
Bryan, TX 77803  
978-778-7670  
Fax: 978-779-7672  
plwlandsurveying@earthlink.net

PKR