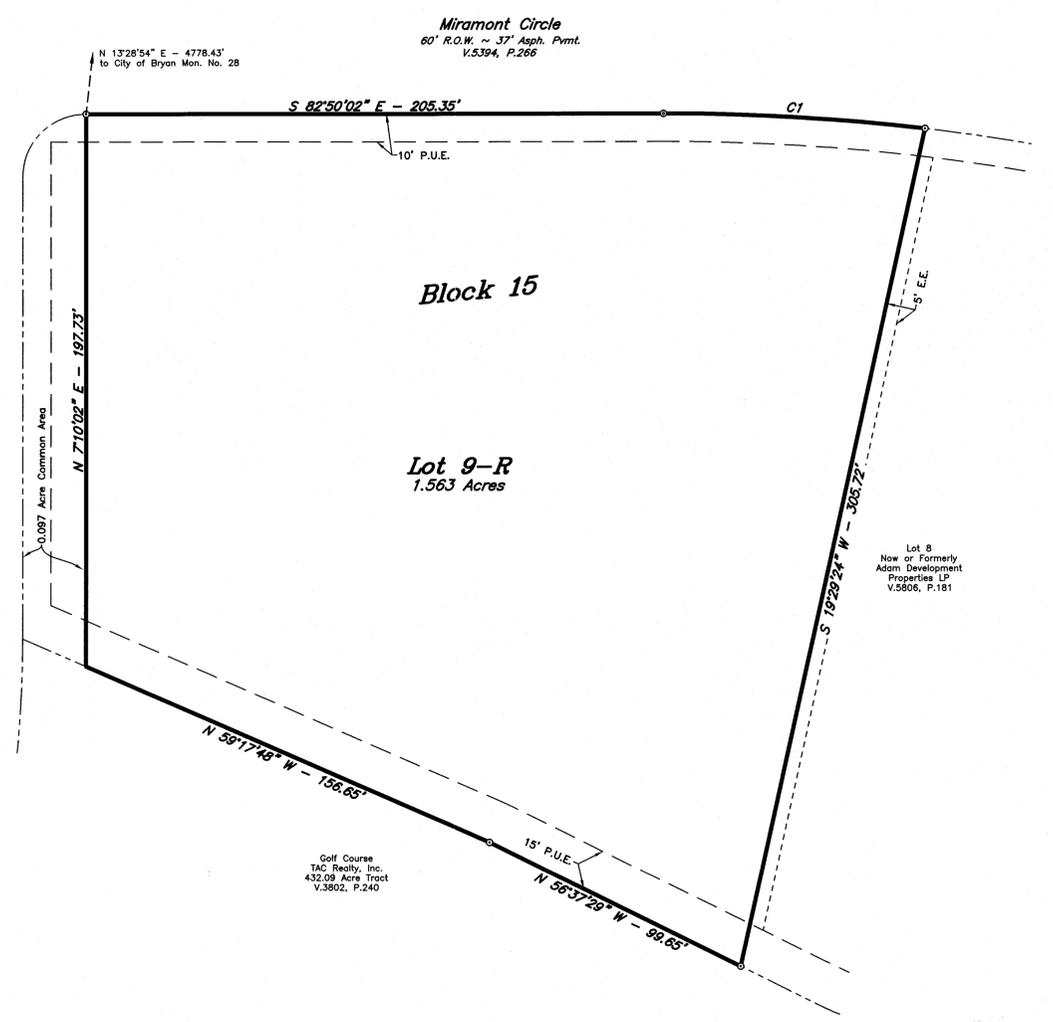


Vicinity Map



ORIGINAL PLAT
 LOTS 9 AND 10, BLOCK 15, MIRAMONT SECTION 6
 RECORDED IN VOLUME 5394, PAGE 283

REPLAT

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	6°55'52"	770.00'	93.15'	46.63'	N 79°22'06" W	93.09'

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 We, Kevin J. and Bernadine J. Sherry, owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 13200, Page 108 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.

Kevin J. Sherry
 Bernadine J. Sherry

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Kevin J. Sherry and Bernadine J. Sherry, known to me to be the persons whose name are subscribed to the foregoing instrument, and acknowledged to me that they 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 Official Records of Brazos County, Texas in Volume _____, Page _____.

County Clerk, Brazos County, 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 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 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

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 on February 17, 2016 and that property markers and monuments were placed under my supervision on the ground.

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

- GENERAL NOTES:
- ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the recorded plat in Volume 5394, Page 283, Official Records of Brazos County, Texas.
 - According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0220F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
 - This property is currently zoned RD-5, Building setback lines to be in accordance with the City of Bryan Code of Ordinance. Additional building setback lines may be required by deed restrictions.
 - Distances shown along curves are arc lengths.
 - Common Areas shall be owned and maintained by the Homeowners' Association.
 - Abbreviations:
 P.U.E. - Public Utility Easement
 E.E. - Electrical Easement
 - Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 ○ - 1/2" Iron Rod Found
 ⊙ - 3/4" Iron Pipe Found

REPLAT

LOT 9 AND LOT 10, BLOCK 15 OF
 MIRAMONT SUBDIVISION, SECTION 6
LOT 9-R, Block 15
 BEING A REPLAT OF LOTS 9 AND 10, BLOCK 15
 MIRAMONT SUBDIVISION, SECTION 6
 AS RECORDED IN VOLUME 5394, PAGE 283
 1.563 ACRES
 J.W. SCOTT LEAGUE, A-49
 BRYAN, BRAZOS COUNTY, TEXAS
 MARCH, 2016
 SCALE: 1" = 30'

OWNER: Kevin J. & Bernadine J. Sherry
 4603 Sice Court
 College Station, Texas 77845
 (979) 690-7893

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

Texas Firm Registration No. 10103300