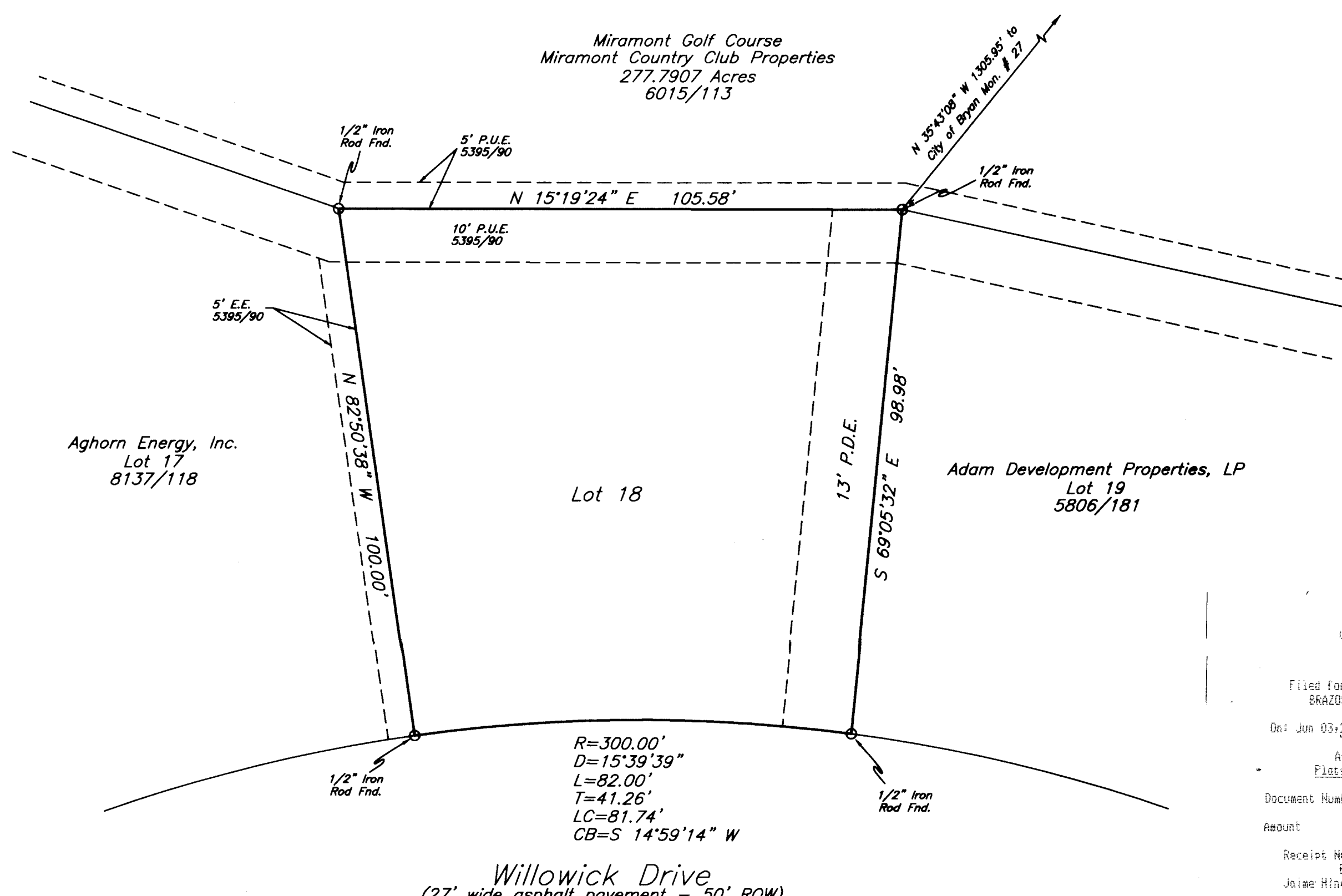
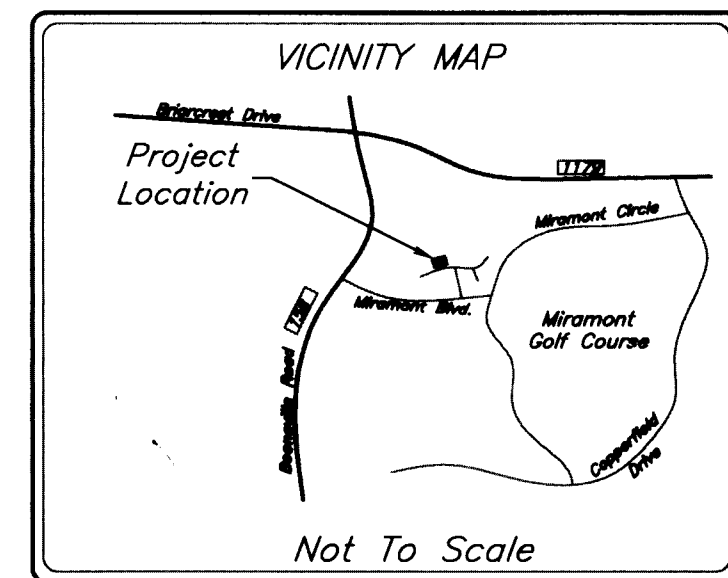


ORIGINAL PLAT



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**

Doc. Bk. Vol. Pg.
01092756 OR 10190 235

Filed for Record in:
BRAZOS COUNTY

On: Jun 03, 2011 at 02:38P

As a
Plat

Document Number: 01092756

Amount: 63.00

Receipt Number: 414464

By:
Jaime Hines

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the Official Public records of:
BRAZOS COUNTY

as stamped hereon by me,
Jun 03, 2011

HONORABLE KAREN MOOREHEAD, COUNTY CLERK,
BRAZOS COUNTY

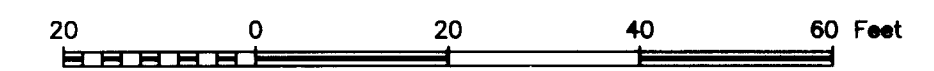
Being all of that certain lot, tract, or parcel of land containing 0.2088 acres (9096.7523 Sq. Ft), and being all of Lot 18, of Block 4, Miramont Section 12, an addition in The City of Bryan, Brazos County, Texas as recorded in Volume 5395 Page 90 of the Official Records of Brazos County, Texas. Said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

**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. Briargate Drive
Bryan, Texas 77803



**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.

[Signature]
Owner

[Signature]
Owner

**STATE OF TEXAS
COUNTY OF BRAZOS**

Before me, the undersigned authority, on this day personally appeared, Frank & Kathryn DeStefano known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated. Given under my hand and seal of office this 10th day of May, 2011.

[Signature]
Notary Public, Brazos County, Texas

LYNETTE FRIDEL
Notary Public, State of Texas
My Commission Expires
FEBRUARY 4, 2013

PAUL WILLIAMS
LAND SURVEYING CO.
307 South Main Street
Bryan, TX 77803
979-779-7670
Fax 979-779-7672
pwlandsurveying@earthlink.net

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Michael Beckendorf, 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 19th day of April, 2011, and same was duly approved on the 2nd day of June, 2011, by said Commission.

Chair, Planning & Zoning Commission Bryan, Texas:
[Signature]
Commissioner, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Kevin Russell, 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 23rd day of June, 2011.

[Signature]
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.

[Signature]
Registered Public Land Surveyor

APPROVAL OF THE CITY ENGINEER

I, C. Paul Kuyper, 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 3rd day of June, 2011.

[Signature]
City Engineer, Bryan, 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 3rd day of June, 2011, in the Official Records of Brazos County in Volume 10190, Page 235.

[Signature]
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 an 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