

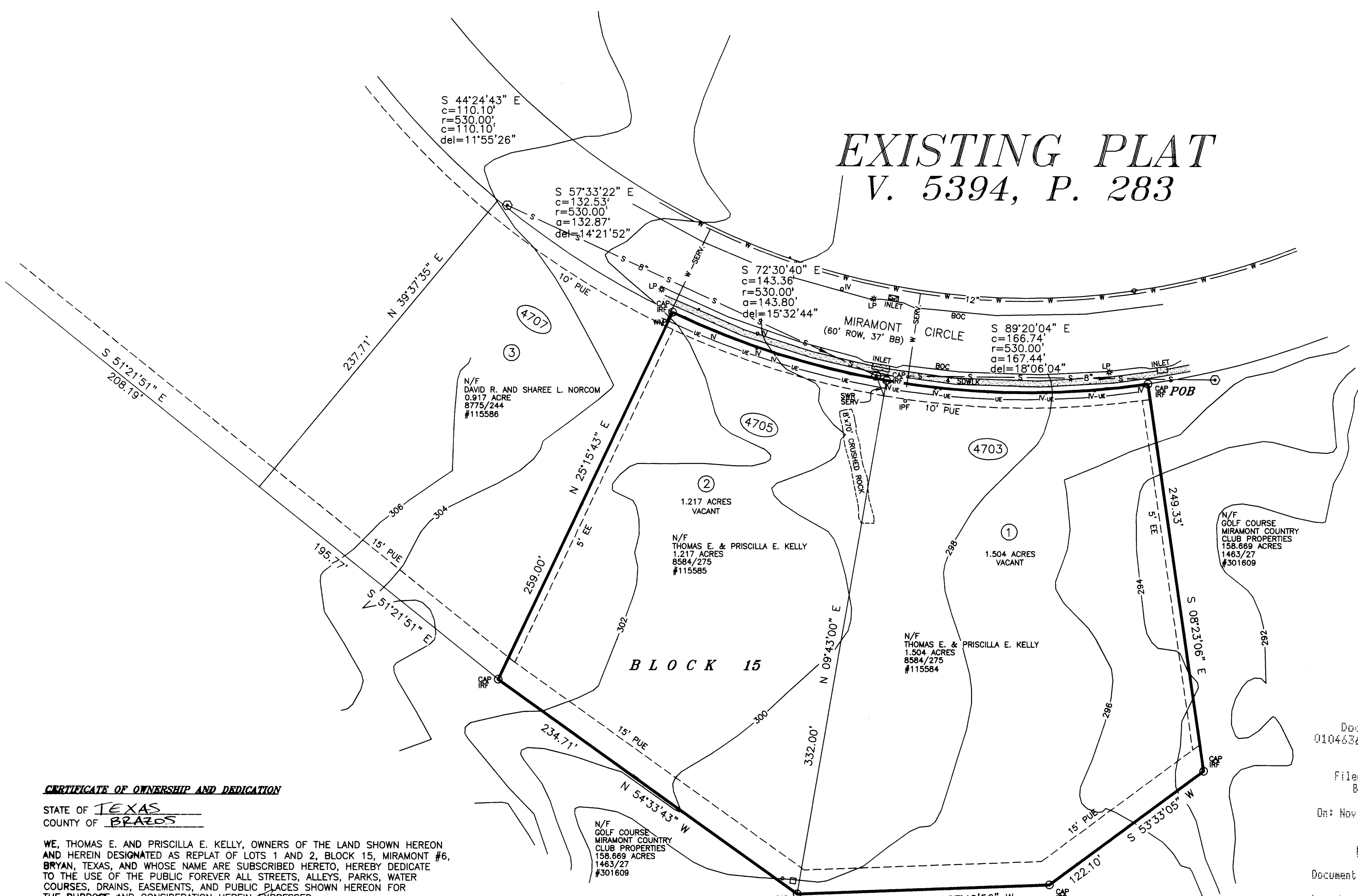
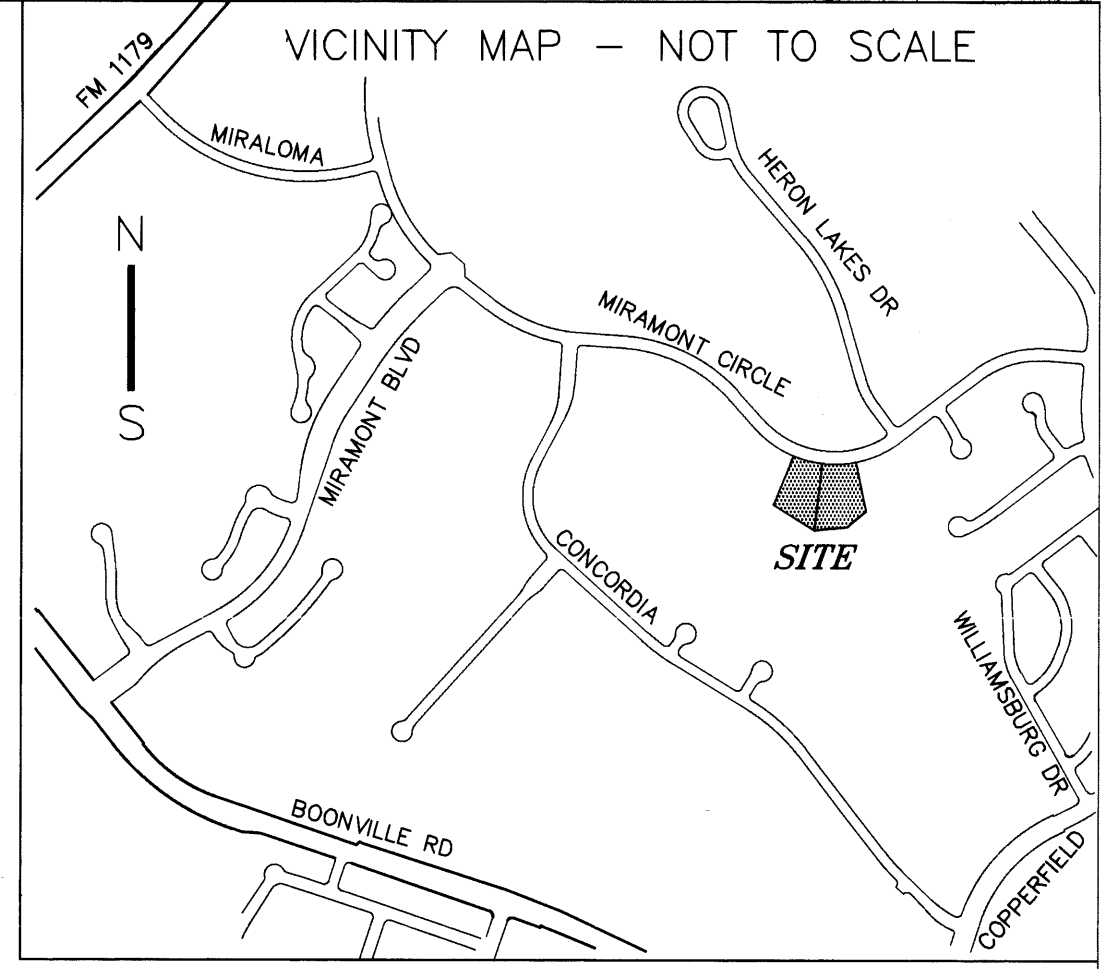
EXISTING PLAT V. 5394, P. 283

CERTIFICATE OF SURVEYOR AND/OR ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, CHRISTIAN A. GALINDO, LICENSED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND CONTROL ON THE GROUND, THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM, AND THAT PROPER ENGINEERING PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAT.

Christian Galindo
CHRISTIAN A. GALINDO, P.E., R.P.L.S.
DATE: SEPTEMBER 17, 2009



Doc: 01046364 Bk: DR Vol: 9394 Pa: 74

Filed for Record in: BRAZOS COUNTY

On: Nov 18, 2009 at 08:50A

As a Plat

Document Number: 01046364

Amount: 63.00

Receipt Number: 378541

By: Kim Green

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:

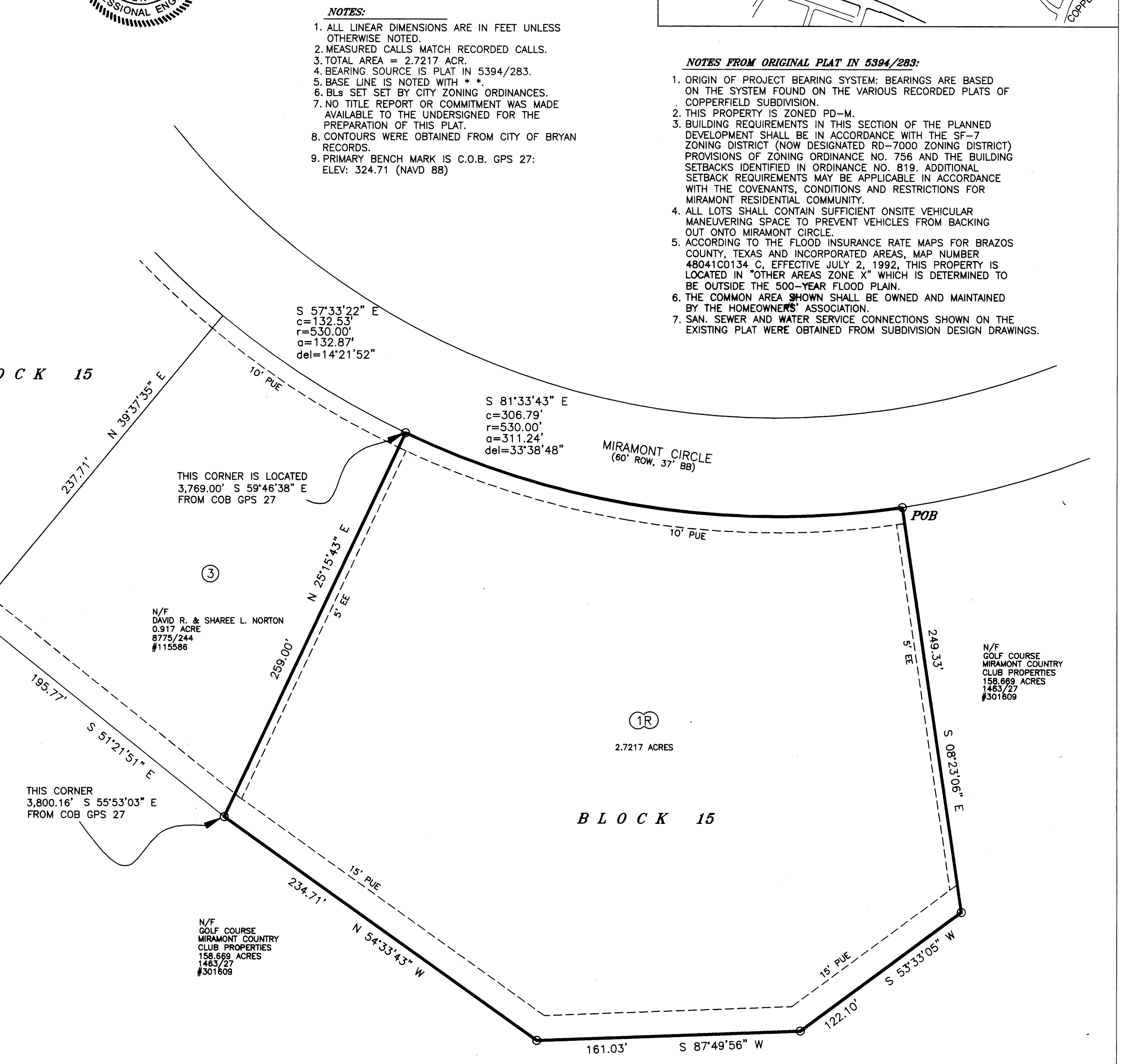
BRAZOS COUNTY

as Stamped hereon by me.

Nov 18, 2009

HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY

- LEGEND**
- IR = IRON ROD
 - IP = IRON PIPE
 - CM = CONCRETE MARKER
 - MOC = MARK ON CONCRETE
 - CAP = CAPPED
 - S = SET
 - F = FOUND
 - FP = FENCE POST
 - FC = FENCE CORNER
 - ROW = RIGHT OF WAY
 - BB = BACK TO BACK OF CURB
 - BL = BUILDING LINE
 - PUE = PUBLIC UTILITY EASMT.
 - EE = ELECTRICAL EASEMENT
 - DE = DRAINAGE EASEMENT
 - AE = ACCESS EASEMENT
 - PAE = PARKING/ACCESS EASMT.
 - ET = ELECTRIC TRANSFORMER
 - E = ELECTRICAL
 - PP = POWER POLE
 - LP = LIGHT POLE
 - MH = MANHOLE
 - CO = CLEAN OUT
 - G = GAS
 - W = WATER
 - WW = WATER VALVE
 - SS = SANITARY SEWER
 - FH = FIRE HYDRANT
 - TB = TELEPHONE PEDESTAL
 - TV = CABLE TV
 - M = METER/MARKER
 - AC = AIR CONDITIONER
 - OH = OVERHANG
 - EOP = EDGE OF PAVEMENT
 - BOC = BACK OF CURB
 - PE = PEDESTRIAN ACCESS EASMT.
 - IV = IRRIGATION VALVE
 - (M) = MEASURED
 - (R) = RECORDED



- NOTES:**
- ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 - MEASURED CALLS MATCH RECORDED CALLS.
 - TOTAL AREA = 2.7217 ACR.
 - BEARING SOURCE IS PLAT IN 5394/283.
 - BASE LINE IS NOTED WITH * * *
 - BLs SET BY CITY ZONING ORDINANCES.
 - NO TITLE REPORT OR COMMITMENT WAS MADE AVAILABLE TO THE UNDERSIGNED FOR THE PREPARATION OF THIS PLAT.
 - CONTOURS WERE OBTAINED FROM CITY OF BRYAN RECORDS.
 - PRIMARY BENCH MARK IS C.O.B. GPS 27; ELEV: 324.71 (NAVD 88)

- NOTES FROM ORIGINAL PLAT IN 5394/283:**
- ORIGIN OF PROJECT BEARING SYSTEM: BEARINGS ARE BASED ON THE SYSTEM FOUND ON THE VARIOUS RECORDED PLANS 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 ZONING DISTRICT (NOW DESIGNATED RD-7000 ZONING DISTRICT) 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 RESTRICTIONS FOR MIRAMONT RESIDENTIAL COMMUNITY.
 - ALL LOTS SHALL CONTAIN SUFFICIENT 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 48041C0134 C, EFFECTIVE JULY 2, 1992, THIS PROPERTY IS LOCATED IN "OTHER AREAS ZONE X" WHICH IS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
 - THE COMMON AREA SHOWN SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
 - SAN. SEWER AND WATER SERVICE CONNECTIONS SHOWN ON THE EXISTING PLAT WERE OBTAINED FROM SUBDIVISION DESIGN DRAWINGS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

WE, THOMAS E. AND PRISCILLA E. KELLY, OWNERS OF THE LAND SHOWN HEREON AND HERIN DESIGNATED AS REPLAT OF LOTS 1 AND 2, BLOCK 15, MIRAMONT #6, BRYAN, TEXAS, AND WHOSE NAME ARE 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 PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

Thomas E. Kelly *Priscilla E. Kelly*
OWNER OWNER

LIENHOLDER APPROVAL (IF ANY)

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THOMAS KELLY & PRISCILLA KELLY KNOWN TO ME TO BE THE PERSONS WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 16 DAY OF OCTOBER, 2009.

Heather J. Falick
NOTARY PUBLIC, BRAZOS COUNTY, STATE OF 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 17th DAY OF November, 2009.

W. Paul Kasper
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 November, 2009.

Kevin Russell
CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, John E. Clark, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED FOR APPROVAL WITH THE COMMISSION ON THE 15th DAY OF September, 2009 AND SAME WAS DULY APPROVED ON THE 15th DAY OF October, 2009.

John E. Clark
CHAIR, PLANNING AND ZONING COMMISSION

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, THE UNDERSIGNED, 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 18th DAY OF November, 2009 IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME 9394, PAGE 74.

Karen McQueen
COUNTY CLERK, BRAZOS COUNTY, TEXAS

Kim Green

GALINDO ENGINEERS AND PLANNERS, INC.
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868
FIRM LICENSES: ENGINEERING F-1799, SURVEYING 100269-00

REPLAT

**FINAL PLAT OF
LOT 1R, BLOCK 15**

2.721-ACRES

OWNER/DEVELOPER: THOMAS E. KELLY ET UX c/o ELLIS CUSTOM HOMES, LLC 101 GROVE STREET COLLEGE STATION, TX 77840 TEL: 979-695-8394 FAX: 979-764-7999	REPLAT OF LOTS 1 & 2, BLOCK 15 MIRAMONT SECTION 6 V. 5394, P. 283, DEED RECORDS BRYAN, BRAZOS COUNTY, TEXAS	DATE: SEPTEMBER 4, 2009 DESIGNED BY: NCY APPROVED BY: CAG REVISIONS: SEP. 17, 2009	PROJECT 13-09 SHEET 1 of 1