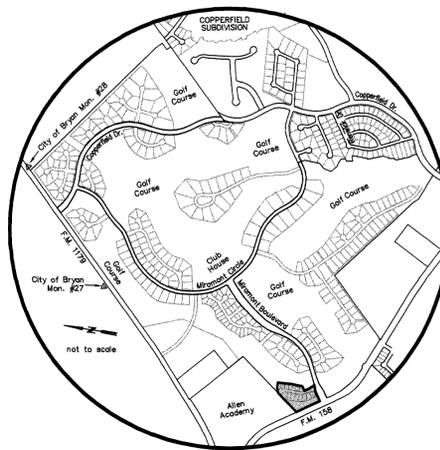
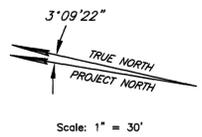


LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Rows L1 through L8.

CURVE TABLE

Table with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD, BRG., CHORD. Rows C1 through C10.



- GENERAL NOTES: 1. ORIGIN OF PROJECT BEARING SYSTEM... 2. This property is zoned PD-M... 3. Building requirements... 4. Unless otherwise indicated... 5. According to the Flood Insurance Rate Map... 6. The common area shown shall be owned and maintained... 7. Parkland Dedication requirements... 8. Except where otherwise indicated... 9. Abbreviations: P.U.E. - Public Utility Easement, P.D.E. - Public Drainage Easement, E.E. - Electrical Easement

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS We, TAC Realty, Inc., owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me 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 for ever, all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

TAC Realty, Inc. Donald A. Adam, Chief Executive Officer

CERTIFICATION BY THE COUNTY CLERK

(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 purpose stated.

SUSAN CURTIS Notary Public, State of Texas My Commission Expires JULY 31, 2004

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS) (COUNTY OF BRAZOS) I, Karan 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 20th day of June, 2003, in the Official Records of Brazos County, Texas in Volume 5394, Page 266.

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 the plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 12th day of June, 2003.

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Roy Flores, 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 20th day of June, 2003, and same was duly approved on the 20th day of March, 2003, by said Commission.

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 24th day of June, 2003.

Doc 00819189 BR Vol 5395 Pg 89 Filed for Record in: BRAZOS COUNTY On: Jun 26, 2003 at 02:23P

Document Number: 00819189 Amount: \$5,000 Receipt Number: 2200889 Karan McQueen

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 Public Records of BRAZOS COUNTY as stamped hereon to wit: Jun 26, 2003 HONORABLE KARAN McQUEEN, COUNTY CLERK BRAZOS COUNTY

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the J.W. SCOTT LEAGUE, Abstract No. 49 in Bryan, Brazos County, Texas and being part of the 432.09 acre tract described in the deed from Barndon Group, Inc. to TAC Realty, Inc. recorded in Volume 3802, Page 240 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows: BEGINNING: at a 5/8-inch iron rod found in the new northeast right-of-way line of F.M. 158 (width varies at this location), from whence a found 3/4-inch iron rod marking the southwest corner of the said 432.09 acre tract and the south corner of Lot 1, Block 1, SILVEROAK SUBDIVISION, PHASE ONE described in Volume 2324, Page 165 (O.R.B.C.) bears S 36° 47' 39" W at a distance of 9.82 feet for reference; THENCE: N 36° 47' 39" E along the common line of said 432.09 acre tract and said SILVEROAK SUBDIVISION, PHASE ONE for a distance of 791.65 feet to a 1/2-inch iron rod set for corner; THENCE: S 07° 27' 21" W into interior of said 432.09 acre tract for a distance of 135.98 feet to a 1/2-inch iron rod set for corner; THENCE: S 04° 02' 59" W for a distance of 96.48 feet to a 1/2-inch iron rod set for corner; THENCE: S 03° 40' 48" E for a distance of 198.00 feet to a 1/2-inch iron rod set for corner; THENCE: S 03° 12' 44" E for a distance of 67.00 feet to a 1/2-inch iron rod set for corner; THENCE: S 02° 33' 52" W for a distance of 173.80 feet to a 1/2-inch iron rod set for corner; THENCE: S 58° 32' 44" W for a distance of 92.73 feet to a 1/2-inch iron rod set for corner in the northeast right-of-way line of Legacy Court; THENCE: 60.82 feet along the said right-of-way line in a counter-clockwise direction along the arc of a curve having a central angle of 17° 25' 20", a radius of 200.00 feet, a tangent of 30.64 feet and a long chord bearing S 35° 16' 49" E at a distance of 60.58 feet to a 3/4-inch iron pipe set for the Point of Tangency; THENCE: S 43° 59' 29" E for a distance of 44.08 feet to a 3/4-inch iron pipe set for the Point of Curvature of curve to the right; THENCE: 38.90 feet along the arc of said curve having a central angle of 10° 32' 13", a radius of 211.50 feet, a tangent of 19.50 feet and a long chord bearing S 38° 43' 23" E at a distance of 38.84 feet to a 3/4-inch iron pipe set for the Point of Tangency; THENCE: S 33° 27' 16" E for a distance of 30.54 feet to a 1/2-inch iron rod set for corner; THENCE: S 74° 09' 50" E for a distance of 32.78 feet to a 1/2-inch iron rod set for corner in the northwest right-of-way line of Miramont Boulevard (varies in width); THENCE: S 70° 15' 48" W along said right-of-way line for a distance of 129.86 feet to a 3/4-inch iron pipe set for corner; THENCE: S 68° 03' 27" W continuing along said right-of-way line for a distance of 176.46 feet to a 1/2-inch iron rod set in the aforementioned northeast right-of-way line of F.M. 158; THENCE: N 34° 08' 20" W along the said F.M. 158 right-of-way line for a distance of 337.13 feet to a 1/2-inch iron rod set for corner; THENCE: N 32° 44' 33" W for a distance of 113.66 feet to the POINT OF BEGINNING and containing 5.702 acres of land, more or less.

on balance us 7/24/03

FINAL PLAT

MIRAMONT SECTION 11

LOTS 1-15, BLOCK 1 5.702 ACRES

J.W. SCOTT LEAGUE, A-49 BRYAN, BRAZOS COUNTY, TEXAS

APRIL, 2003 SCALE: 1" = 30'

Owner: TAC Realty, Inc. 1111 Briarcrest Dr., Suite 300 Bryan, TX 77802 (979) 776-1111

Surveyor: McClure Engineering, Inc. 1008 Woodcreek Dr., Suite 103 College Station, Texas 77845 (979) 693-3639



CERTIFICATION OF THE SURVEYOR

I, Michael R. McClure, Registered Professional Land Surveyor No. 2859, 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.

Michael R. McClure, R.P.L.S. No. 2859