

Doc Bk Vcl Pg  
00619132 OR 5394 266

Filed for Record in:  
BRAZOS COUNTY  
On: Jun 26, 2003 at 09:23A  
As a  
Plat  
Decument Number: 00619132  
Amount: \$5,000  
Receipt Number: 220767  
By: Karen McQueen  
Karen McQueen

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Karen McQueen, County Clerk, do hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the Public Records of BRAZOS COUNTY as stamped herein on this date.  
Jun 26, 2003

HONORABLE KAREN McQUEEN, COUNTY CLERK  
BRAZOS COUNTY



Location Map

LINE TABLE

LINE	BEARING	DISTANCE
L10	S 11°36'27" E	118.53'
L11	N 86°21'37" E	84.54'
L12	S 48°18'52" E	86.20'
L13	S 01°17'38" E	62.69'
L14	S 48°49'03" E	178.67'
L18	N 48°49'03" W	154.82'
L19	S 49°43'57" W	116.44'
L20	S 56°03'27" W	128.21'
L21	N 28°13'25" W	16.90'
L22	N 34°08'20" W	122.19'
L23	N 56°03'27" E	176.46'
L24	N 70°15'48" E	129.86'
L25	N 10°36'30" E	114.53'
L26	N 49°43'57" E	125.18'
L27	N 11°36'27" W	118.53'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD
C8	81°27'00"	60.00'	85.29'	51.85'	N 89°32'33" W	78.29'
C9	92°40'42"	25.00'	40.44'	26.20'	N 03°23'36" E	36.17'

TOTAL CURVE DATA  
Δ=50°41'4"  
R=1030.00'  
L=900.11'  
T=491.07'  
Chd.=N 132°54'0" E  
871.74'

Curve Data to Matchline  
Δ=14°19'13"  
R=1030.00'  
L=257.43'  
T=129.39'  
Chd.=N 04°26'50" W  
256.76'

Curve Data to Matchline  
Δ=14°19'13"  
R=970.00'  
L=242.44'  
T=121.85'  
Chd.=S 04°26'50" E  
241.81'

TOTAL CURVE DATA  
Δ=50°41'4"  
R=970.00'  
L=847.68'  
T=453.04'  
Chd.=S 132°54'0" W  
820.96'

Δ=31°20'19"  
R=930.00'  
L=508.67'  
T=260.87'  
Chd.=N 27°16'36" W  
502.36'

Δ=31°22'35"  
R=870.00'  
L=476.43'  
T=244.35'  
Chd.=S 27°17'45" E  
470.50

TAC Realty, Inc.  
432.09 Acre Tract  
Vol. 3802, Pg. 240

Δ=13°22'53"  
R=1835.00'  
L=428.56'  
T=215.26'  
Chd.=N 43°02'30" E  
427.59'

Δ=25°44'34"  
R=901.00'  
L=404.82'  
T=205.88'  
Chd.=N 23°28'47" E  
401.42'

TAC Realty, Inc.  
432.09 Acre Tract  
Vol. 3802, Pg. 240

Δ=13°22'53"  
R=1709.00'  
L=399.13'  
T=200.48'  
Chd.=S 43°02'30" W  
398.23

Δ=14°42'06"  
R=775.00'  
L=198.86'  
T=99.98'  
Chd.=S 29°00'01" W  
198.32'

Δ=54°15'28"  
R=765.00'  
L=724.44'  
T=391.96'  
Chd.=N 37°44'14" E  
697.67'

Δ=43°13'00"  
R=835.00'  
L=629.82'  
T=330.74'  
Chd.=S 43°15'28" W  
614.99'

TAC Realty, Inc.  
432.09 Acre Tract  
Vol. 3802, Pg. 240

Δ=34°00'58"  
R=830.00'  
L=492.77'  
T=253.88'  
Chd.=N 65°49'33" W  
485.56'

Δ=34°00'58"  
R=770.00'  
L=457.15'  
T=235.53'  
Chd.=S 65°49'33" E  
450.46'

- GENERAL NOTES:
- ORIGIN OF BEARING SYSTEM: Bearings are based on the system found on the various recorded plots of Copperfield Subdivision.
  - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804100134 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.
  - Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner:
    - - set 3/4" Iron Pipe
    - ⊙ - found 3/4" Iron Rod
  - Abbreviation: P.U.E. - Public Utility Easement

SHEET NO.  
1  
OF 3 SHEETS

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 tracts of land as conveyed to me in the Official Records of Brazos County in Volume 3802, Page 240 and Volume 1463, Page 27 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drainage easements, and public places shown hereon for the purposes herein stated.

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

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 24 day of June 20 03.

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 24 day of June 20 03.

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 24 day of June 20 03 in the Official Records of Brazos County, Texas in Volume 5394, Page 266.

APPROVAL OF PLANNING AND ZONING COMMISSION  
I, Roy L. 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 24 day of June 20 03 and same was duly approved on the 24 day of June 20 03 by said 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 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.



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.  
Given under my hand and seal on this 24 day of June 20 03.

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

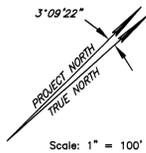
Susan Curtis  
Notary Public, Brazos County, Texas

**FINAL PLAT**  
**MIRAMONT**  
**RIGHT-OF-WAY DEDICATIONS**  
**22.036 ACRES**  
J.W. SCOTT LEAGUE, A-49  
BRYAN, BRAZOS COUNTY, TEXAS  
FEBRUARY, 2003  
SCALE: 1" = 100'

Owner:  
TAC Realty, Inc.  
1111 Briarcrest Dr., Suite 300  
Bryan, Texas 77802

Surveyor:  
McClure Engineering, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 683-3638

on karcher w/ 81663



TOTAL CURVE DATA  
 $\Delta=50^{\circ}41'44''$   
 $R=1030.00'$   
 $L=900.11'$   
 $T=481.07'$   
 $\text{Chd.}=N 13^{\circ}25'40'' E$   
 $871.74'$

Curve Data to Matchline  
 $\Delta=35^{\circ}45'01''$   
 $R=1030.00'$   
 $L=642.68'$   
 $T=332.19'$   
 $\text{Chd.}=N 20^{\circ}35'16'' E$   
 $632.30'$

Curve Data to Matchline  
 $\Delta=35^{\circ}45'01''$   
 $R=970.00'$   
 $L=605.24'$   
 $T=312.84'$   
 $\text{Chd.}=S 20^{\circ}35'16'' W$   
 $595.47'$

TOTAL CURVE DATA  
 $\Delta=50^{\circ}41'44''$   
 $R=970.00'$   
 $L=847.68'$   
 $T=453.04'$   
 $\text{Chd.}=S 13^{\circ}25'40'' W$   
 $820.96'$

$\Delta=20^{\circ}45'11''$   
 $R=830.00'$   
 $L=300.63'$   
 $T=151.98'$   
 $\text{Chd.}=N 48^{\circ}50'22'' E$   
 $298.99'$

$\Delta=20^{\circ}45'11''$   
 $R=770.00'$   
 $L=278.90'$   
 $T=141.00'$   
 $\text{Chd.}=S 48^{\circ}50'22'' W$   
 $277.38'$

$\Delta=25^{\circ}45'28''$   
 $R=399.50'$   
 $L=179.60'$   
 $T=91.34'$   
 $\text{Chd.}=N 58^{\circ}23'13'' W$   
 $178.09'$

$\Delta=18^{\circ}15'06''$   
 $R=530.50'$   
 $L=168.99'$   
 $T=85.22'$   
 $\text{Chd.}=S 54^{\circ}38'02'' E$   
 $168.28'$

$\Delta=27^{\circ}09'40''$   
 $R=760.00'$   
 $L=360.28'$   
 $T=183.59'$   
 $\text{Chd.}=S 77^{\circ}20'25'' E$   
 $356.91'$

$\Delta=38^{\circ}42'40''$   
 $R=570.00'$   
 $L=385.11'$   
 $T=200.23'$   
 $\text{Chd.}=N 28^{\circ}42'11'' E$   
 $377.83'$

$\Delta=38^{\circ}42'40''$   
 $R=630.00'$   
 $L=425.65'$   
 $T=221.31'$   
 $\text{Chd.}=S 28^{\circ}42'11'' W$   
 $417.60'$

$\Delta=44^{\circ}21'52''$   
 $R=760.00'$   
 $L=588.47'$   
 $T=308.88'$   
 $\text{Chd.}=N 68^{\circ}44'18'' W$   
 $573.88'$

$\Delta=44^{\circ}21'52''$   
 $R=840.00'$   
 $L=650.42'$   
 $T=342.49'$   
 $\text{Chd.}=S 68^{\circ}44'18'' E$   
 $634.29'$

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 45°30'29" E	80.17'
L2	S 46°33'22" E	123.16'
L7	N 46°33'22" W	123.16'
L8	S 09°20'51" W	112.73'
L9	S 36°24'55" W	110.25'
L28	N 36°24'55" E	110.25'
L29	N 09°20'51" E	112.73'
L30	N 71°15'57" W	133.98'
L31	N 45°30'29" W	80.11'
L32	N 45°03'39" E	106.01'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BRG.	CHORD
C1	1°23'59"	4622.01'	112.91'	56.46'	S 44°21'40" W	112.91'	112.91'
C3	6°37'21"	840.00'	97.09'	48.60'	N 87°38'34" W	97.04'	97.04'
C4	86°21'16"	25.00'	37.88'	23.46'	S 52°31'29" W	34.21'	34.21'
C5	11°38'35"	570.00'	115.83'	58.12'	S 42°14'13" W	115.63'	115.63'
C6	22°48'03"	630.00'	250.71'	127.03'	S 47°48'57" W	249.06'	249.06'
C10	22°48'03"	570.00'	226.83'	114.94'	N 47°48'57" E	225.34'	225.34'
C11	11°38'35"	630.00'	128.02'	64.23'	N 42°14'13" E	127.80'	127.80'
C12	86°21'16"	25.00'	37.88'	23.46'	N 33°49'47" W	34.21'	34.21'
C13	5°44'28"	840.00'	84.17'	42.12'	N 74°08'11" W	84.13'	84.13'



Location Map

MATCHLINE "C" (SEE SHEET 2)

MATCHLINE "C" (SEE SHEET 2)

$\Delta=54^{\circ}59'46''$   
 $R=760.00'$   
 $L=729.50'$   
 $T=395.60'$   
 $\text{Chd.}=N 19^{\circ}03'29'' W$   
 $701.81'$

$\Delta=54^{\circ}59'46''$   
 $R=840.00'$   
 $L=806.29'$   
 $T=437.24'$   
 $\text{Chd.}=S 19^{\circ}03'29'' E$   
 $775.69'$

MATCHLINE "D" (SEE SHEET 3)

SEE GENERAL NOTES ON SHEET 1

SHEET NO.

2

OF 3 SHEETS

FINAL PLAT

MIRAMONT  
 RIGHT-OF-WAY DEDICATIONS

22.036 ACRES

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

FEBRUARY, 2003  
 SCALE: 1" = 100'

Owner:  
 TAC Realty, Inc.  
 1111 Briarcrest Dr., Suite 300  
 Bryan, Texas 77802

Surveyor:  
 McClure Engineering, Inc.  
 1008 Woodcreek Dr., Suite 103  
 College Station, Texas 77845  
 (979) 693-3638

on hubbbs on 8/6/03

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 Barron 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 part of the 156.669 acre tract described in the deed from Revolution Trust Corporation to TAC Realty, Inc. recorded in Volume 1463, Page 27 (O.R.B.C.) and being more particularly described by metes and bounds as follows:

COMMENCING at a found 3/4-inch iron rod marking the north corner of the said 432.09 acre tract, said iron rod also being in the southeast right-of-way line of F.M. 1179 (based on an 80-foot width);

THENCE 112.91 feet in a clockwise direction along the arc of a curve in said F.M. 1179 right-of-way line, said curve having a central angle of 1° 23' 59", a radius of 4822.01 feet, a tangent of 56.48 feet and a long chord bearing S 44° 21' 40" W at a distance of 112.91 feet to a found 3/4-inch iron pipe for the Point of Tangency;

THENCE S 05° 03' 39" W continuing along said F.M. 1179 right-of-way for a distance of 667.68 feet to 1/2-inch iron set for the POINT OF BEGINNING;

THENCE into the interior of the said 432.09 acre tract for the following eleven (11) calls:

- 1) S 45° 30' 29" E for a distance of 80.17 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;
- 2) 188.99 feet along the arc of said curve having a central angle of 18° 15' 08", a radius of 530.50 feet, a tangent of 85.22 feet and a long chord bearing S 54° 38' 02" E at a distance of 188.99 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 3) 360.28 feet along the arc of said curve having a central angle of 27° 09' 40", a radius of 760.00 feet, a tangent of 183.59 feet and a long chord bearing S 77° 20' 25" E at a distance of 360.28 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 4) N 89° 04' 45" E for a distance of 187.76 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right;
- 5) 850.42 feet along the arc of said curve having a central angle of 44° 21' 52", a radius of 840.00 feet, a tangent of 342.48 feet and a long chord bearing S 68° 44' 18" E at a distance of 850.42 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 6) S 48° 33' 22" E for a distance of 123.16 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;
- 7) 805.29 feet along the arc of said curve having a central angle of 54° 59' 46", a radius of 840.00 feet, a tangent of 437.24 feet and a long chord bearing S 19° 03' 29" W at a distance of 805.29 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 8) S 08° 28' 24" W for a distance of 217.54 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;
- 9) 597.84 feet along the arc of said curve having a central angle of 44° 18' 07", a radius of 780.00 feet, a tangent of 309.59 feet and a long chord bearing S 12° 42' 38" E at a distance of 597.84 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 10) S 35° 51' 43" E for a distance of 149.87 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right;
- 11) 435.76 feet along the arc of said curve having a central angle of 29° 43' 23", a radius of 840.00 feet, a tangent of 222.90 feet and a long chord bearing S 21° 00' 01" E at a distance of 435.76 feet to a 1/2-inch iron rod set for the Point of Tangency;

THENCE S 44° 50' 27" W along said right-of-way margin for a distance of 72.84 feet to a found 1/2-inch iron rod marking the northwest corner of COURTLAND ESTATES OF COPPERFIELD, SECTION SEVEN as recorded in Volume 2057, Page 127 (O.R.B.C.), said iron rod also being in the northwest line of the aforementioned 156.669 acre tract;

THENCE 177.89 feet along the west right-of-way line as described in said Copperfield, Section Seven in a counter-clockwise direction along the arc of a curve having a central angle of 15° 56' 04", a radius of 840.00 feet, a tangent of 89.57 feet and a long chord bearing S 04° 02' 12" W at a distance of 177.82 feet to a 1/2-inch iron rod set for corner;

THENCE crossing through the said 156.669 acre tract and the said 432.09 acre tract for the following thirty-three (33) calls:

- 1) N 03° 55' 50" W for a distance of 191.35 feet to 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;
- 2) 423.55 feet along the arc of said curve having a central angle of 31° 55' 52", a radius of 760.00 feet, a tangent of 217.43 feet and a long chord bearing N 19° 53' 46" W at a distance of 423.55 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 3) N 35° 51' 43" W for a distance of 149.87 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right;
- 4) 648.50 feet along the arc of said curve having a central angle of 44° 18' 07", a radius of 840.00 feet, a tangent of 341.98 feet and a long chord bearing N 13° 42' 39" W at a distance of 648.50 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 5) N 08° 28' 24" E for a distance of 217.54 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;
- 6) 729.50 feet along the arc of said curve having a central angle of 54° 59' 46", a radius of 780.00 feet, a tangent of 389.60 feet and a long chord bearing N 19° 03' 29" W at a distance of 729.50 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 7) N 48° 33' 22" E for a distance of 123.16 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;
- 8) 588.47 feet along the arc of said curve having a central angle of 44° 21' 52", a radius of 780.00 feet, a tangent of 309.88 feet and a long chord bearing S 68° 44' 18" E at a distance of 588.47 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 9) S 89° 04' 45" W for a distance of 187.76 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right;
- 10) 97.09 feet along the arc of said curve having a central angle of 06° 37' 21", a radius of 840.00 feet, a tangent of 48.80 feet and a long chord bearing N 87° 36' 34" W at a distance of 97.09 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 11) 37.88 feet along the arc of said curve having a central angle of 88° 21' 16", a radius of 25.00 feet, a tangent of 23.48 feet and a long chord bearing S 52° 31' 29" W at a distance of 37.88 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 12) 425.85 feet along the arc of said curve having a central angle of 38° 42' 40", a radius of 630.00 feet, a tangent of 221.31 feet and a long chord bearing S 28° 42' 11" W at a distance of 425.85 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 13) S 48° 03' 31" W for a distance of 242.87 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;
- 14) 570.00 feet, a tangent of 58.12 feet and a long chord bearing S 42° 14' 13" W at a distance of 570.00 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 15) 115.83 feet along the arc of said curve having a central angle of 11° 38' 35", a radius of 470.00 feet, a tangent of 110.25 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right;
- 16) 250.71 feet along the arc of said curve having a central angle of 22° 48' 03", a radius of 630.00 feet, a tangent of 127.03 feet and a long chord bearing S 47° 48' 59" W at a distance of 250.71 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 17) S 59° 12' 58" W for a distance of 315.95 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;
- 18) 278.90 feet along the arc of said curve having a central angle of 20° 45' 11", a radius of 770.00 feet, a tangent of 141.00 feet and a long chord bearing S 46° 50' 22" W at a distance of 278.90 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 19) S 38° 27' 47" W for a distance of 127.46 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;
- 20) 847.88 feet along the arc of said curve having a central angle of 50° 04' 14", a radius of 970.00 feet, a tangent of 453.05 feet and a long chord bearing S 13° 25' 40" W at a distance of 847.88 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 21) S 11° 38' 27" E for a distance of 118.53 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;
- 22) 478.43 feet along the arc of said curve having a central angle of 31° 22' 35", a radius of 870.00 feet, a tangent of 244.35 feet and a long chord bearing S 27° 17' 45" E at a distance of 478.43 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 23) 478.43 feet along the arc of said curve having a central angle of 31° 22' 35", a radius of 870.00 feet, a tangent of 244.35 feet and a long chord bearing S 27° 17' 45" E at a distance of 478.43 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 24) S 86° 21' 37" E for a distance of 64.54 feet to a 1/2-inch iron pipe set for corner;
- 25) S 46° 18' 52" E for a distance of 86.20 feet to a 1/2-inch iron pipe set for corner;
- 26) S 01° 17' 38" E for a distance of 62.89 feet to a 1/2-inch iron pipe set for corner;
- 27) S 48° 48' 03" E for a distance of 178.67 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;
- 28) 457.15 feet along the arc of said curve having a central angle of 34° 00' 58", a radius of 770.00 feet, a tangent of 233.63 feet and a long chord bearing S 65° 49' 33" E at a distance of 457.15 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 29) S 82° 50' 02" E for a distance of 220.86 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right;
- 30) 642.96 feet along the arc of said curve having a central angle of 44° 23' 02", a radius of 830.00 feet, a tangent of 338.58 feet and a long chord bearing S 60° 38' 31" E at a distance of 642.96 feet to a 3/4-inch iron pipe set for the Point of Tangency;

- 31) S 38° 27' 00" E for a distance of 171.19 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right;
- 32) 703.30 feet along the arc of said curve having a central angle of 85° 44' 13", a radius of 470.00 feet, a tangent of 436.27 feet and a long chord bearing S 81° 19' 08" E at a distance of 703.30 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 33) N 55° 48' 47" E for a distance of 96.30 feet to a 1/2-inch iron rod set for the west corner of COPPERFIELD, SECTION NINE as recorded in Volume 2131, Page 148 (O.R.B.C.), said iron rod also marking the west corner of Nottingham Drive right-of-way (based on a 60' width);

THENCE S 34° 11' 13" E along the southwest line of said Nottingham Drive for a distance of 60.00 feet to a found 1/2-inch iron rod for corner;

THENCE crossing through the before-said 156.669 acre tract and the said 432.09 acre tract for the following seventeen (17) calls:

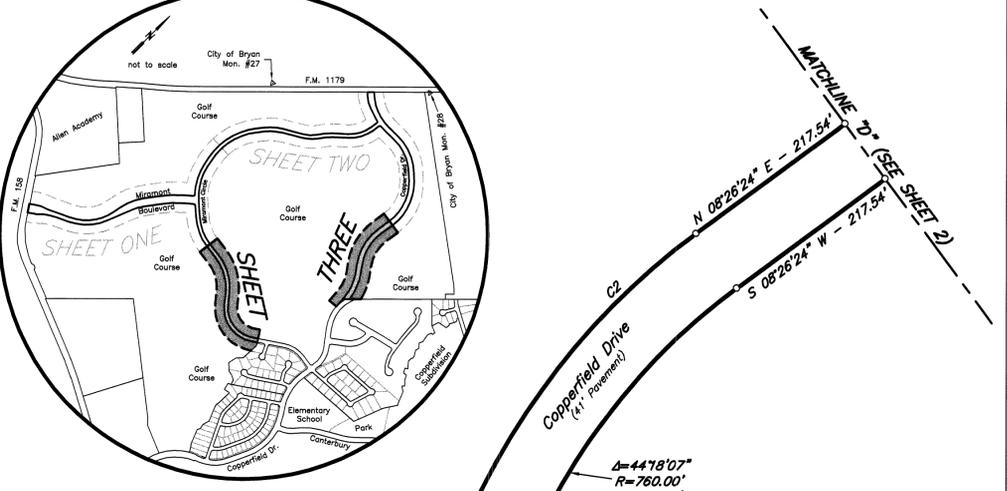
- 1) S 55° 48' 47" W for a distance of 96.30 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right;
- 2) 793.09 feet along the arc of said curve having a central angle of 85° 44' 13", a radius of 530.00 feet, a tangent of 491.96 feet and a long chord bearing N 81° 19' 08" W at a distance of 793.09 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 3) N 38° 27' 00" W for a distance of 171.19 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;
- 4) 598.48 feet along the arc of said curve having a central angle of 44° 23' 02", a radius of 770.00 feet, a tangent of 314.11 feet and a long chord bearing N 60° 38' 31" W at a distance of 598.48 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 5) N 82° 50' 02" E for a distance of 220.86 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right;
- 6) 482.77 feet along the arc of said curve having a central angle of 34° 00' 58", a radius of 830.00 feet, a tangent of 253.88 feet and a long chord bearing N 65° 49' 33" W at a distance of 482.77 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 7) N 48° 48' 03" W for a distance of 154.82 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;
- 8) 85.29 feet along the arc of said curve having a central angle of 81° 27' 00", a radius of 60.00 feet, a tangent of 51.65 feet and a long chord bearing N 89° 32' 33" W at a distance of 85.29 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 9) S 48° 43' 57" W for a distance of 116.44 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;
- 10) 399.13 feet along the arc of said curve having a central angle of 13° 22' 53", a radius of 1790.00 feet, a tangent of 200.48 feet and a long chord bearing S 43° 02' 30" W at a distance of 399.13 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 11) S 38° 21' 04" W for a distance of 235.10 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;
- 12) 198.86 feet along the arc of said curve having a central angle of 14° 42' 06", a radius of 775.00 feet, a tangent of 99.98 feet and a long chord bearing S 29° 00' 01" W at a distance of 198.86 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 13) S 21° 38' 59" W for a distance of 191.16 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right;
- 14) 629.82 feet along the arc of said curve having a central angle of 43° 13' 00", a radius of 835.00 feet, a tangent of 330.74 feet and a long chord bearing S 65° 15' 28" W at a distance of 629.82 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 15) S 64° 51' 57" E for a distance of 208.18 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;
- 16) 316.54 feet along the arc of said curve having a central angle of 23° 00' 57", a radius of 780.00 feet, a tangent of 160.45 feet and a long chord bearing S 53° 21' 29" W at a distance of 316.54 feet to a 3/4-inch iron pipe set for corner;
- 17) S 56° 03' 27" W for a distance of 128.21 feet to a 1/2-inch iron rod set for corner, said iron rod being in the new northeast right-of-way line of F.M. 158 (variable in width), from whence a found TxDOT Brass Monument bears S 28° 11' 33" E at a distance of 48.94 feet for reference;

THENCE N 28° 13' 25" W along said F.M. 158 right-of-way for a distance of 16.80 feet to a found TxDOT Brass Monument for corner;

THENCE N 34° 08' 20" W continuing along said right-of-way for a distance of 122.19 feet to 1/2-inch iron rod set for corner;

THENCE into the interior of the said 432.09 acre tract for the following twenty-eight (28) calls:

- 1) N 86° 03' 27" E for a distance of 178.46 feet to a 3/4-inch iron pipe set for corner;
- 2) N 70° 15' 48" E for a distance of 128.88 feet to a 1/2-inch iron rod set for corner;
- 3) N 64° 51' 57" E for a distance of 359.34 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;
- 4) 724.44 feet along the arc of said curve having a central angle of 54° 15' 29", a radius of 780.00 feet, a tangent of 391.98 feet and a long chord bearing S 37° 44' 14" E at a distance of 724.44 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 5) N 10° 36' 30" E for a distance of 114.53 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right;
- 6) 404.82 feet along the arc of said curve having a central angle of 25° 44' 34", a radius of 901.00 feet, a tangent of 205.88 feet and a long chord bearing N 23° 28' 47" E at a distance of 404.82 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 7) N 38° 21' 04" E for a distance of 222.37 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right;
- 8) 428.56 feet along the arc of said curve having a central angle of 13° 22' 53", a radius of 1835.00 feet, a tangent of 215.28 feet and a long chord bearing N 43° 02' 30" E at a distance of 428.56 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 9) N 48° 43' 57" E for a distance of 123.16 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;
- 10) 40.44 feet along the arc of said curve having a central angle of 62° 40' 42", a radius of 25.00 feet, a tangent of 23.48 feet and a long chord bearing N 03° 23' 36" E at a distance of 40.44 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 11) 588.57 feet along the arc of said curve having a central angle of 31° 20' 19", a radius of 930.00 feet, a tangent of 260.87 feet and a long chord bearing N 27° 16' 36" W at a distance of 588.57 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 12) N 11° 38' 27" W for a distance of 118.53 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right;
- 13) 900.11 feet along the arc of said curve having a central angle of 50° 04' 14", a radius of 1030.00 feet, a tangent of 481.07 feet and a long chord bearing N 13° 25' 40" E at a distance of 900.11 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 14) N 38° 27' 47" E for a distance of 127.46 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right;
- 15) 300.63 feet along the arc of said curve having a central angle of 20° 45' 11", a radius of 830.00 feet, a tangent of 151.96 feet and a long chord bearing N 46° 50' 22" E at a distance of 300.63 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 16) N 59° 12' 58" E for a distance of 315.95 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;
- 17) 225.83 feet along the arc of said curve having a central angle of 22° 48' 03", a radius of 570.00 feet, a tangent of 114.94 feet and a long chord bearing N 47° 48' 57" E at a distance of 225.83 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 18) N 38° 24' 55" E for a distance of 110.25 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right;
- 19) 128.02 feet along the arc of said curve having a central angle of 11° 38' 35", a radius of 630.00 feet, a tangent of 64.23 feet and a long chord bearing N 42° 14' 13" E at a distance of 128.02 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 20) N 48° 03' 31" E for a distance of 242.87 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;
- 21) 385.11 feet along the arc of said curve having a central angle of 38° 42' 40", a radius of 570.00 feet, a tangent of 202.23 feet and a long chord bearing N 28° 42' 11" E at a distance of 385.11 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 22) N 09° 20' 51" E for a distance of 112.73 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;
- 23) 37.88 feet along the arc of said curve having a central angle of 88° 21' 16", a radius of 25.00 feet, a tangent of 23.48 feet and a long chord bearing N 33° 49' 47" W at a distance of 37.88 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 24) 84.17 feet along the arc of said curve having a central angle of 05° 44' 28", a radius of 840.00 feet, a tangent of 42.12 feet and a long chord bearing N 74° 08' 11" W at a distance of 84.17 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 25) N 71° 15' 57" W for a distance of 133.98 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right;
- 26) 179.80 feet along the arc of said curve having a central angle of 25° 45' 28", a radius of 399.50 feet, a tangent of 91.34 feet and a long chord bearing N 89° 23' 12" W at a distance of 179.80 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 27) N 45° 30' 29" W for a distance of 80.11 feet to a 1/2-inch iron rod set in the aforementioned F.M. 1179 right-of-way;
- 28) N 45° 03' 30" E along said F.M. 1179 right-of-way for a distance of 106.01 feet to the POINT OF BEGINNING and containing 22.036 acres of land, more or less.



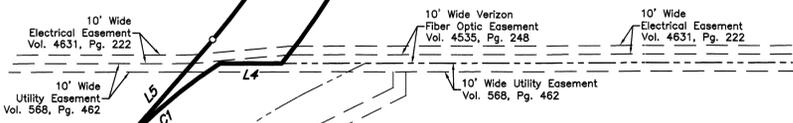
Location Map

Δ=44°18'07"  
R=760.00'  
L=587.36'  
T=309.39'  
Chd.=S 13°42'39" E  
573.11'

TAC Realty, Inc.  
432.09 Acre Tract  
Vol. 3802, Pg. 240

Δ=31°55'52"  
R=760.00'  
L=423.55'  
T=217.43'  
Chd.=N 19°53'46" W  
418.09'

Δ=29°43'23"  
R=840.00'  
L=435.76'  
T=222.90'  
Chd.=S 21°00'01" E  
430.89'



Lot 1-R, Block 25  
37.96 Acres  
Replat of Courtland Estates  
of Copperfield, Section Seven  
Vol. 4001, Pg. 175

SHEET NO.  
**3**  
OF 3 SHEETS

FINAL PLAT

MIRAMONT  
RIGHT-OF-WAY DEDICATIONS

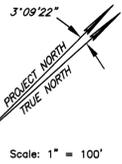
22.036 ACRES

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

FEBRUARY, 2003  
SCALE: 1" = 100'

OWNER:  
TAC Realty, Inc.  
1111 Briarcrest Dr., Suite 300  
Bryan, Texas 77802

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



Doc 00819132 BR Ugl Pg 5394 268

Scale: 1" = 100'

MATCHLINE 'B' (SEE SHEET 1)  
S 82°30'02" E - 220.86'  
MIRAMONT Circle  
(Right-of-Way)  
N 82°30'02" W - 220.86'

Δ=44°23'02"  
R=830.00'  
L=642.96'  
T=338.58'  
Chd.=S 60°38'31" E  
627.00'

10' Wide Utility Easement  
Vol. 568, Pg. 462

Δ=85°44'13"  
R=470.00'  
L=703.30'  
T=436.27'  
Chd.=S 81°19'06" E  
639.50'

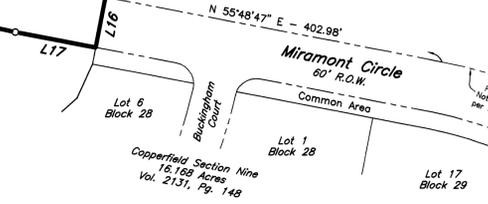
Δ=85°44'13"  
R=530.00'  
L=793.09'  
T=491.96'  
Chd.=N 81°19'06" W  
721.14'

LINE TABLE

LINE	BEARING	DISTANCE
L3	S 38°51'43" E	149.87'
L4	S 44°50'27" W	72.84'
L5	N 03°55'50" W	191.35'
L6	N 35°51'43" W	149.87'
L15	N 55°48'47" E	96.30'
L16	S 34°11'13" E	60.00'
L17	S 55°48'47" W	96.30'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BRG.	CHORD
C1	15°56'04"	640.00'	177.99'	89.57'	S 04°02'12" W	177.42'	
C2	44°18'07"	840.00'	649.50'	341.98'	N 13°42'39" W	633.44'	



on land base  
no 8/6/03