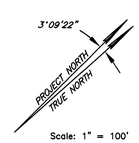
BK 00691132 OR 5394 Vol 266 PG 29

Filed for Record in: BRAZOS COUNTY
On: Jun 26,2003 at 09:23A
As a Plats
Document Number: 00691132
Amount 55.00
Receipt Number - 220767
By, Karen 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 named records of: BRAZOS COUNTY
as stamped hereon by me.
Jun 26, 2003
HONORABLE KAREN MCQUEEN, COUNTY CLERK BRAZOS COUNTY

Location Map



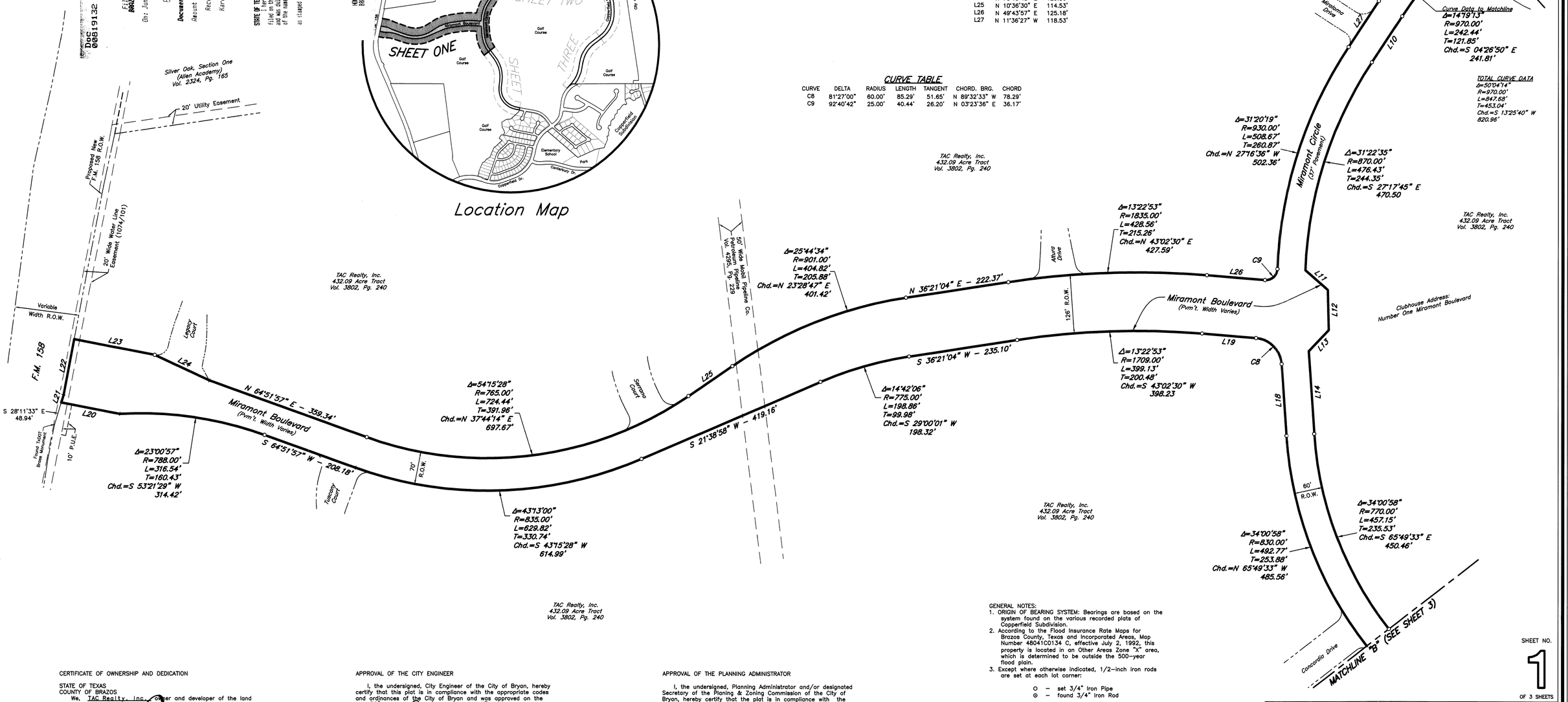
Scale: 1" = 100'

LINE TABLE

LINE	BEARING	DISTANCE
L10	S 11°36'27" E	118.53'
L11	N 86°21'37" E	64.54'
L12	S 46°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'	51.65'	N 89°32'33" W	78.29'
C9	92°40'42"	25.00'	40.44'	26.20'	N 03°23'36" E	36.17'



GENERAL NOTES:
1. ORIGIN OF BEARING SYSTEM: Bearings are based on the system found on the various recorded plats of Copperfield Subdivision.
2. 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 an Other Areas Zone "X" area, which is determined to be outside the 500-year flood plain.
3. Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner:

   O – set 3/4" Iron Pipe
   ⊙ – found 3/4" Iron Rod

4. Abbreviation: P.U.E. – Public Utility 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 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, drains, easements, and public places shown hereon for the purposes indicated.

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

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 9th 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

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.

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 26th day of June 20 03 in the Official Records of Brazos County, Texas in Volume 5394 Page 266.

County Clerk, Brazos County, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator and/or designated Secretary of the Planing & 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 20 03.

Planning Administrator, Bryan, Texas

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 19 day of JUNE 20 03 and same was duly approved on the 20th day of MARCH 20 03 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 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 REGISTERED KEVIN R. McCLURE 5650 PROFESSIONAL LAND SURVEYOR

Kevin R McClure 6/5/03
Kevin R. McClure, R.P.L.S. No. 5650

SHEET NO. 1 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

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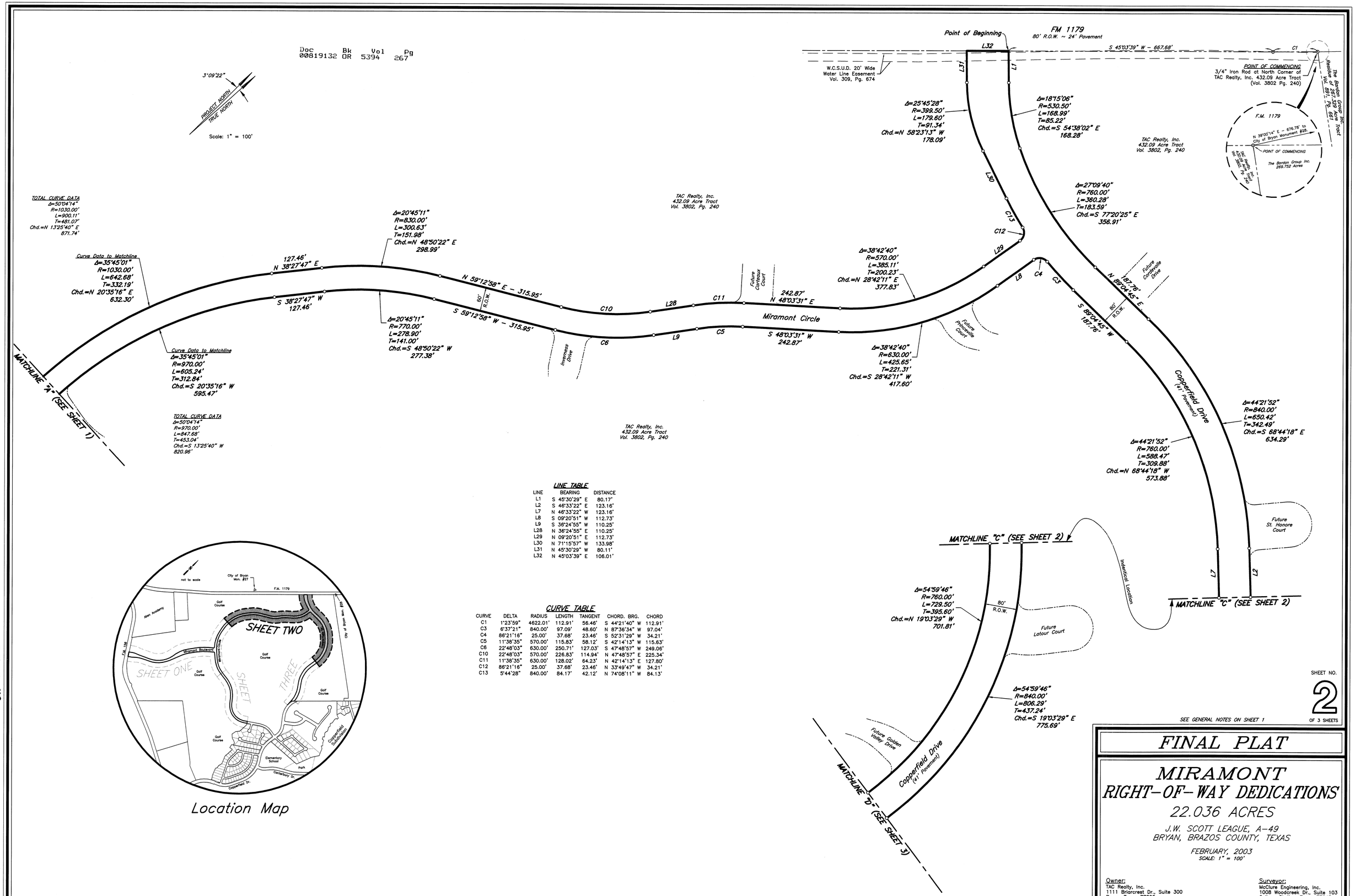
on hardcopy 8/6/03

Doc 00819132 Bk OR Vol 5394 Pg 267



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'
C3	6°37'21"	840.00'	97.09'	48.60'	N 87°36'34" W	97.04'
C4	86°21'16"	25.00'	37.68'	23.46'	S 52°31'29" W	34.21'
C5	11°38'35"	570.00'	115.83'	58.12'	S 42°14'13" W	115.63'
C6	22°48'03"	630.00'	250.71'	127.03'	S 47°48'57" W	249.06'
C10	22°48'03"	570.00'	226.83'	114.94'	N 47°48'57" E	225.34'
C11	11°38'35"	630.00'	128.02'	64.23'	N 42°14'13" E	127.80'
C12	86°21'16"	25.00'	37.68'	23.46'	N 33°49'47" W	34.21'
C13	5°44'28"	840.00'	84.17'	42.12'	N 74°08'11" W	84.13'

Location Map

SHEET NO. 2 OF 3 SHEETS

SEE GENERAL NOTES ON SHEET 1

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

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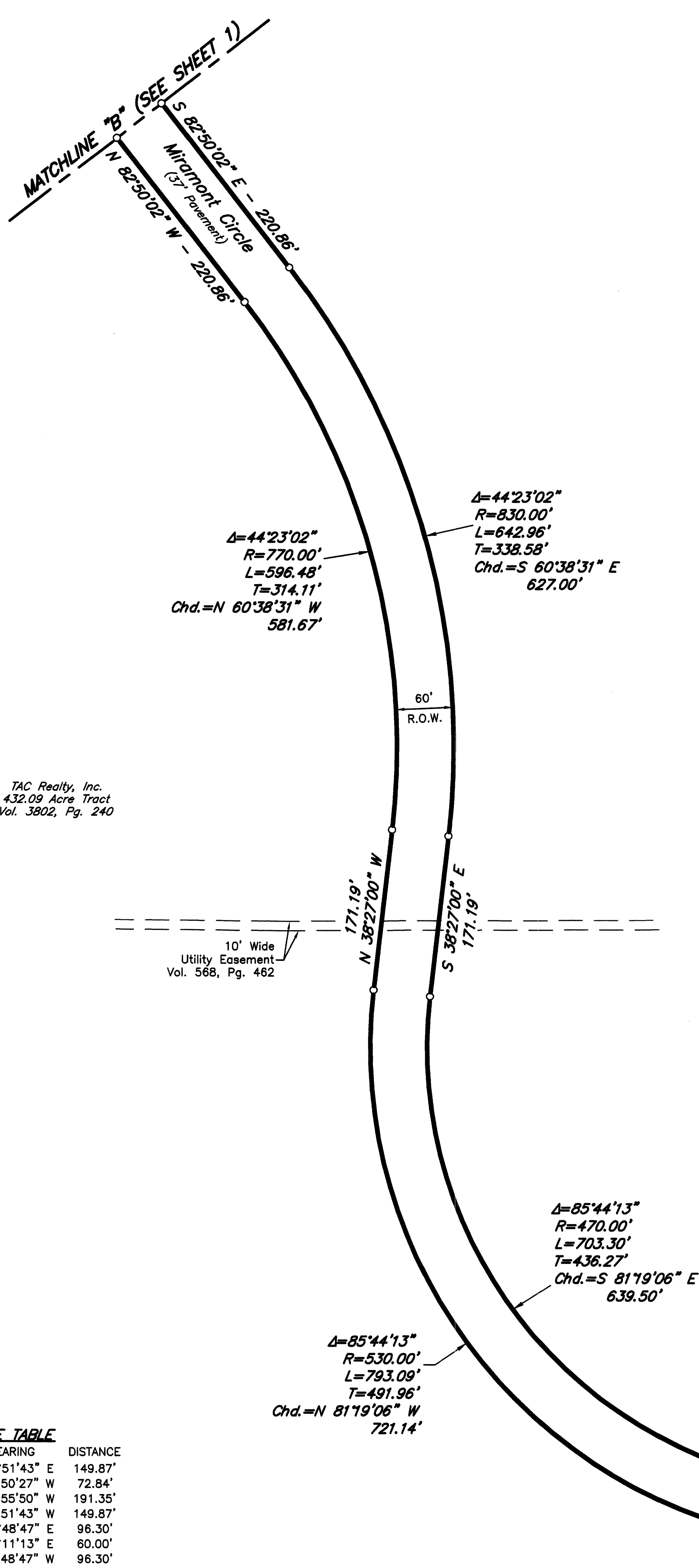
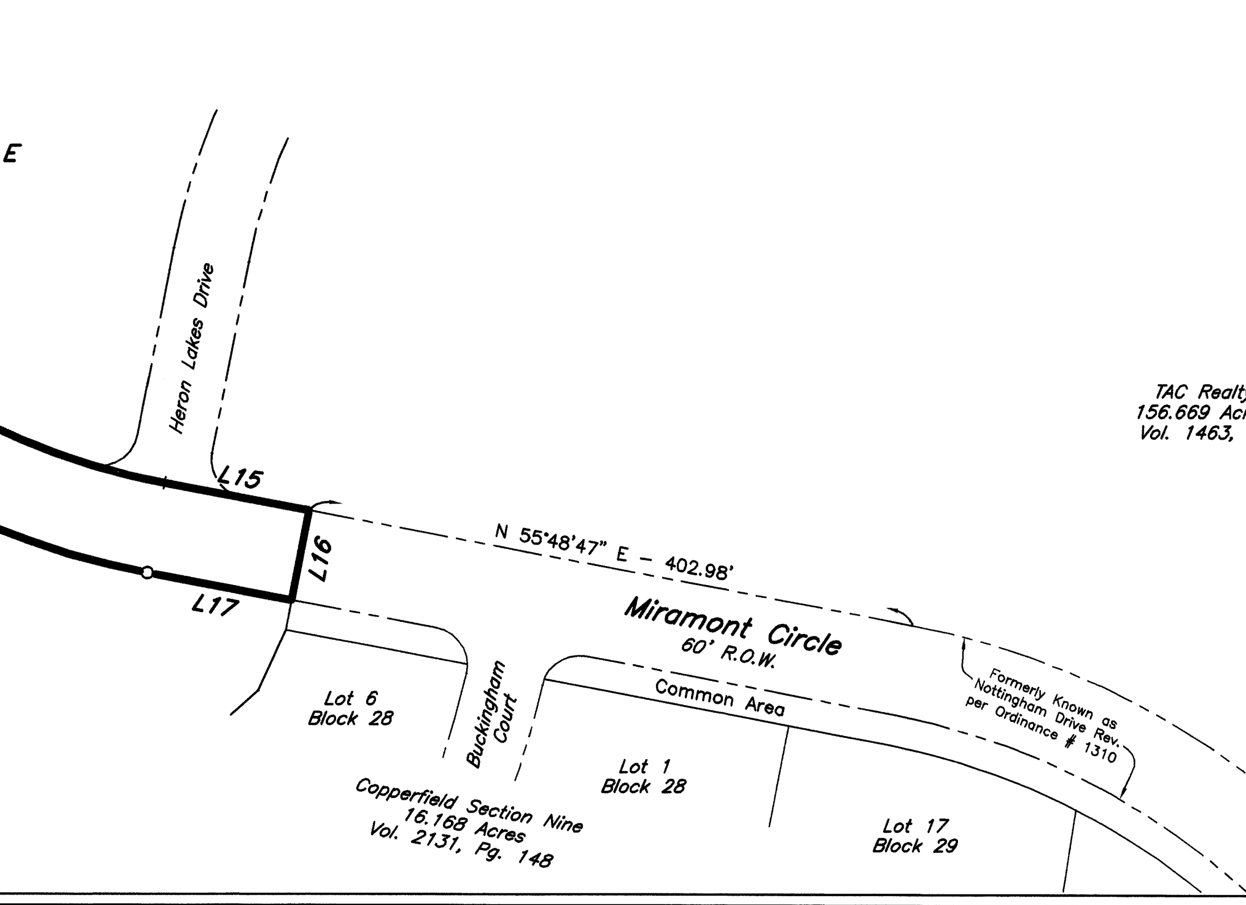
on 8/6/03

Doc 00819132 Bk OR Vol 5394 Pg 268

Scale: 1" = 100'





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 Bardan 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 Resolution 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 4622.01 feet, a tangent of 56.46 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 45° 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) 168.99 feet along the arc of said curve having a central angle of 18° 15' 06", 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 168.28 feet to a 3/4–inch iron pipe set for the Point of Compound Curvature,
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 356.91 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) 650.42 feet along the arc of said curve having a central angle of 44° 21' 52", a radius of 840.00 feet, a tangent of 342.49 feet and a long chord bearing S 68° 44' 18" E at a distance of 634.29 feet to a 3/4–inch iron pipe set for the Point of Tangency,
6) S 46° 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 right,
7) 806.29 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" E at a distance of 775.69 feet to a 3/4–inch iron pipe set for the Point of Tangency,
8) S 08° 26' 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) 587.64 feet along the arc of said curve having a central angle of 44° 18' 07", a radius of 760.00 feet, a tangent of 309.39 feet and a long chord bearing S 13° 42' 39" E at a distance of 573.11 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 and
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 430.89 feet to a 1/2–inch iron rod set for corner, said corner being in the northwest margin of Copperfield Drive right–of–way as recorded in Volume 2057, Page 127 (O.R.B.C.);

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 COURTLANDT 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 beforementioned 156.669 acre tract;;

THENCE: 177.99 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 640.00 feet, a tangent of 89.57 feet and a long chord bearing S 04° 02' 12" W at a distance of 177.42 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 418.09 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) 649.50 feet along the arc of said curve having a central angle of 44° 18' 07", a radius of 840.00 feet, a tangent of 341.96 feet and a long chord bearing N 13° 42' 39" W at a distance of 633.44 feet to a 3/4–inch iron pipe set for the Point of Tangency,
5) N 08° 26' 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 760.00 feet, a tangent of 395.60 feet and a long chord bearing N 19° 03' 29" W at a distance of 701.81 feet to a 3/4–inch iron pipe set for the Point of Tangency,
7) N 46° 33' 22" W 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 760.00 feet, a tangent of 309.88 feet and a long chord bearing N 68° 44' 18" W at a distance of 573.88 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 48.60 feet and a long chord bearing N 87° 36' 34" W at a distance of 97.04 feet to a 3/4–inch iron pipe set for the Point of Reverse Curvature,
11) 37.68 feet along the arc of said curve having a central angle of 86° 21' 16", a radius of 25.00 feet, a tangent of 23.46 feet and a long chord bearing S 52° 31' 29" W at a distance of 34.21 feet to a 3/4–inch iron pipe set for the Point of Tangency,
12) S 09° 20' 51" W 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 right,
13) 425.65 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 417.60 feet to a 3/4–inch iron pipe set for the Point of Tangency,
14) 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,
15) 115.83 feet along the arc of said curve having a central angle of 11° 38' 35", a radius of 570.00 feet, a tangent of 58.12 feet and a long chord bearing S 42° 14' 13" W at a distance of 115.63 feet to a 3/4–inch iron pipe set for the Point of Tangency;
16) S 36° 24' 55" W 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;
17) 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' 57" W at a distance of 249.06 feet to a 3/4–inch iron pipe set for the Point of Tangency,
18) 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,
19) 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 48° 50' 22" W at a distance of 277.38 feet to a 3/4–inch iron pipe set for the Point of Tangency,
20) 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,
21) 847.68 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 820.96 feet to a 3/4–inch iron pipe set for the Point of Tangency,
22) S 11° 36' 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,
23) 476.43 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 470.50 feet to a 1/2–inch iron pipe set for corner,
24) N 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 62.69 feet to a 1/2–inch iron pipe set for corner,
27) S 48° 49' 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 235.53 feet and a long chord bearing S 65° 49' 33" E at a distance of 450.46 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 627.00 feet to a 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' 06" E at a distance of 639.50 feet to the Point of Tangency and
33) N 55° 48' 47" E for a distance of 96.30 feet to 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 beforesaid 156.669 acre tract and the said 432.09 acre tract for the following seventeen (17) calls:

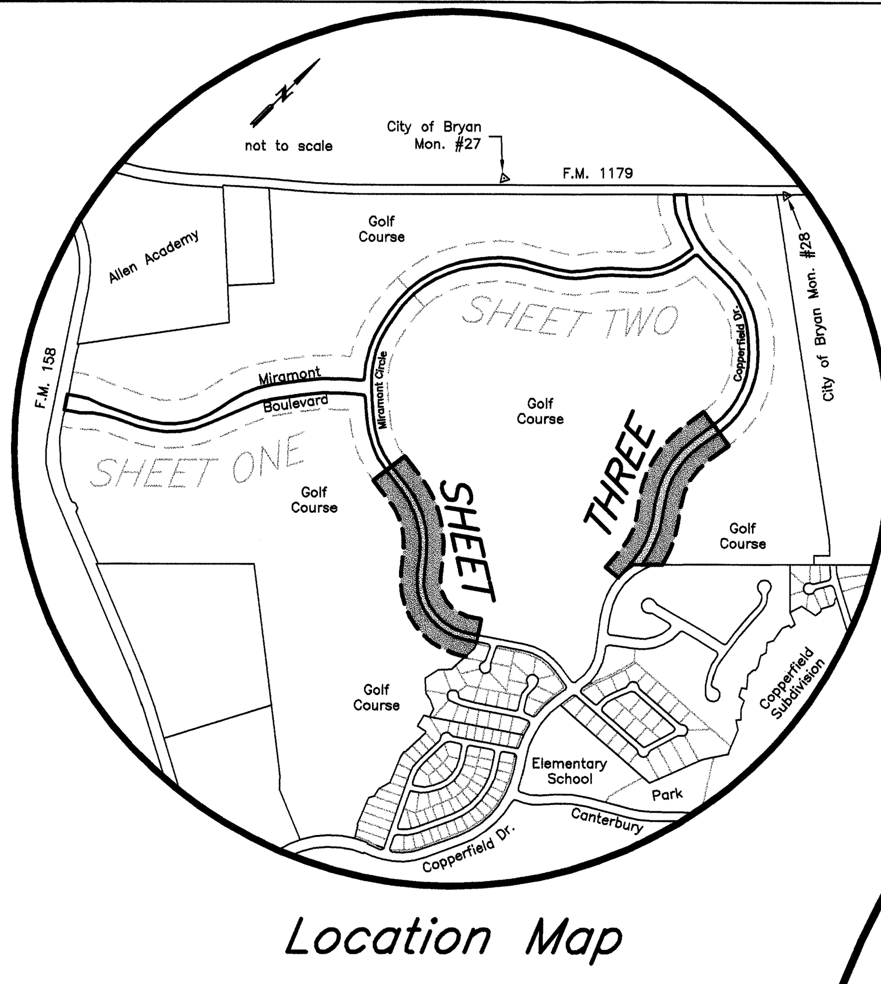
1) S 55° 48' 47" W for a distance of 96.30 feet to a 3/4–inch iron pipe set for the Point of Curvature of a curve to the right,
2) 793.09 feet along the arc of said curve having a central angle of 85° 44' 13", a radius of 530.00 feet, a tangent of 491.96 feet and a long chord bearing N 81° 19' 06" W at a distance of 721.14 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) 596.48 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 581.67 feet to a 3/4–inch iron pipe set for the Point of Tangency;
5) N 82° 50' 02" W 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) 492.77 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 485.56 feet to a 3/4–inch iron pipe set for the Point of Tangency;
7) N 48° 49' 03" W for a distance of 154.82 feet to a 3/4–inch iron pipe 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 78.29 feet to a 3/4–inch iron pipe set for the Point of Tangency,
9) S 49° 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 1709.00 feet, a tangent of 200.48 feet and a long chord bearing S 43° 02' 30" W at a distance of 398.23 feet to a 3/4–inch iron pipe set for the Point of Tangency;
11) S 36° 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 198.32 feet to a to a 3/4–inch iron pipe set for the Point of Tangency,
13) S 21° 38' 58" W for a distance of 419.16 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 43° 15' 28" W at a distance of 614.99 feet to the Point of Tangency;
15) S 64° 51' 57" W 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 788.00 feet, a tangent of 160.43 feet and a long chord bearing S 53° 21' 29" W at a distance of 314.42 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 16.90 feet to a found TxDOT Brass Monument for corner;

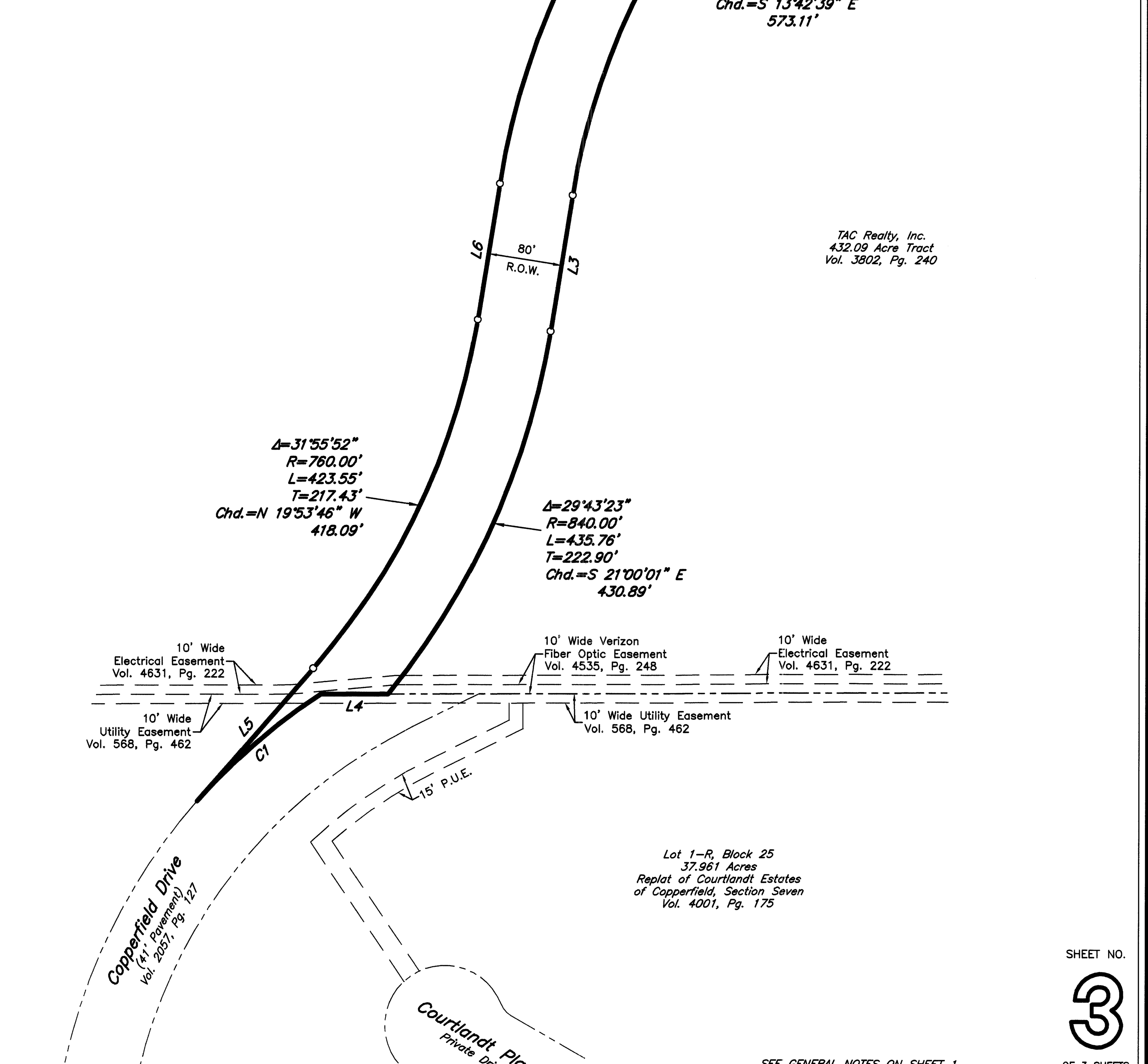
THENCE: N 34° 08' 20" W continuing along said right–of–way for a distance of 122.19 feet to 1/2–inch iron rod set for corner;

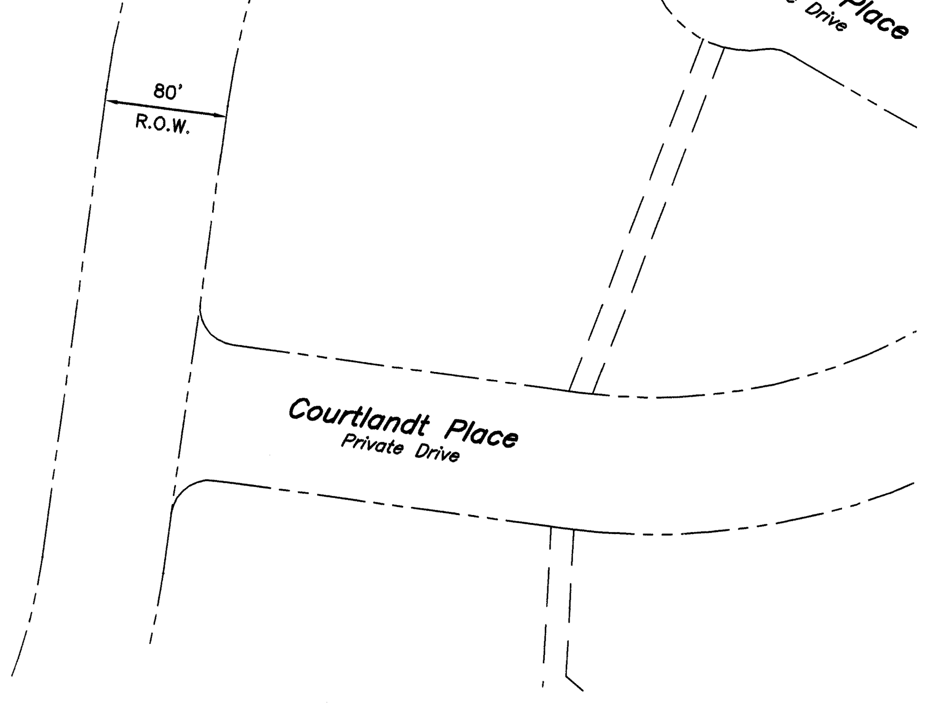
THENCE: into the interior of the said 432.09 acre tract for the following twenty–eight (28) calls:

1) N 56° 03' 27" E for a distance of 176.46 feet to a 3/4–inch iron pipe set for corner,
2) N 70° 15' 48" E for a distance of 129.86 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 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' 28", a radius of 765.00 feet, a tangent of 391.96 feet and a long chord bearing N 37° 44' 14" E at a distance of 697.67 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 401.42 feet to a 3/4–inch iron pipe set for the Point of Tangency,
7) N 36° 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 215.26 feet and a long chord bearing N 43° 02' 30" E at a distance of 427.59 feet to a 3/4–inch iron pipe set for the Point of Tangency,
9) N 49° 43' 57" E for a distance of 125.18 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 92° 40' 42", a radius of 25.00 feet, a tangent of 26.20 feet and a long chord bearing N 03° 23' 36" E at a distance of 36.17 feet to a 3/4–inch iron pipe set for the Point of Reverse Curvature,
11) 508.67 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 502.36 feet to a 3/4–inch iron pipe set for the Point of Tangency,
12) N 11° 36' 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 871.74 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 151.98 feet and a long chord bearing N 48° 50' 22" E at a distance of 298.99 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) 226.83 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 225.34 feet to a 3/4–inch iron pipe set for the Point of Tangency,
18) N 36° 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 127.80 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 200.23 feet and a long chord bearing N 28° 42' 11" E at a distance of 377.83 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) 37.68 feet along the arc of said curve having a central angle of 86° 21' 16", a radius of 25.00 feet, a tangent of 23.46 feet and a long chord bearing N 33° 49' 47" W at a distance of 34.21 feet to a 3/4–inch iron pipe set for the Point of Reverse Curvature,
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 84.13 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) 179.60 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 58° 23' 13" W at a distance of 178.09 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 beforementioned F.M. 1179 right–of–way,
28) N 45° 03' 39" 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





LINE TABLE

LINE	BEARING	DISTANCE
L3	S 35°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'	341.96'	N 13°42'39" W	633.44'

on landbase
ud 8/6/03

SEE GENERAL NOTES ON SHEET 1

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
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