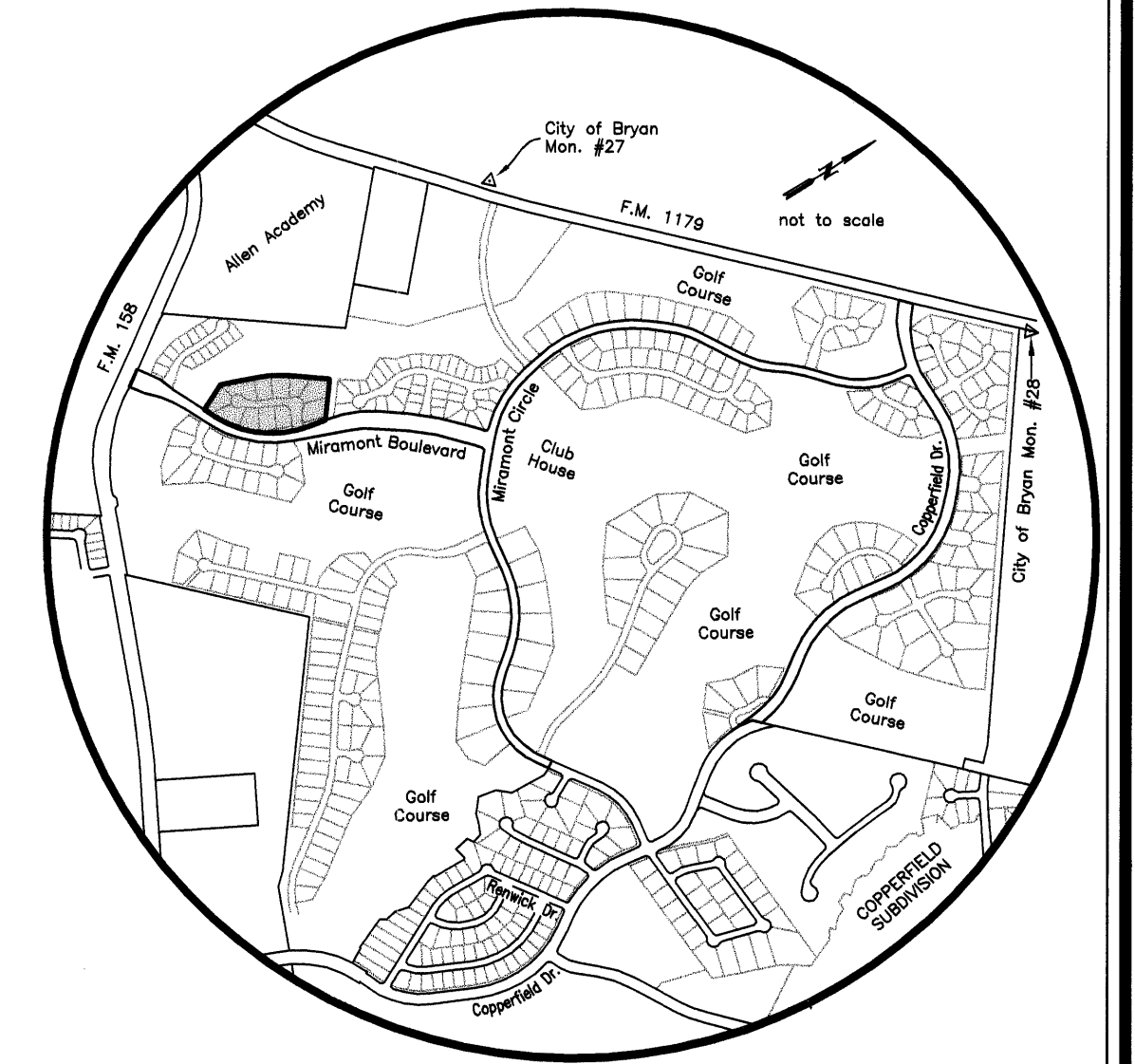
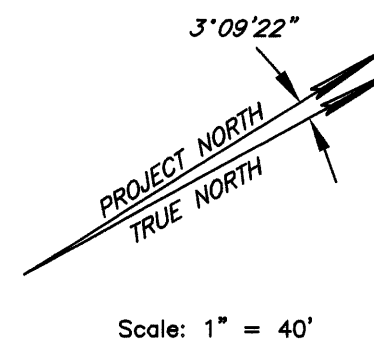


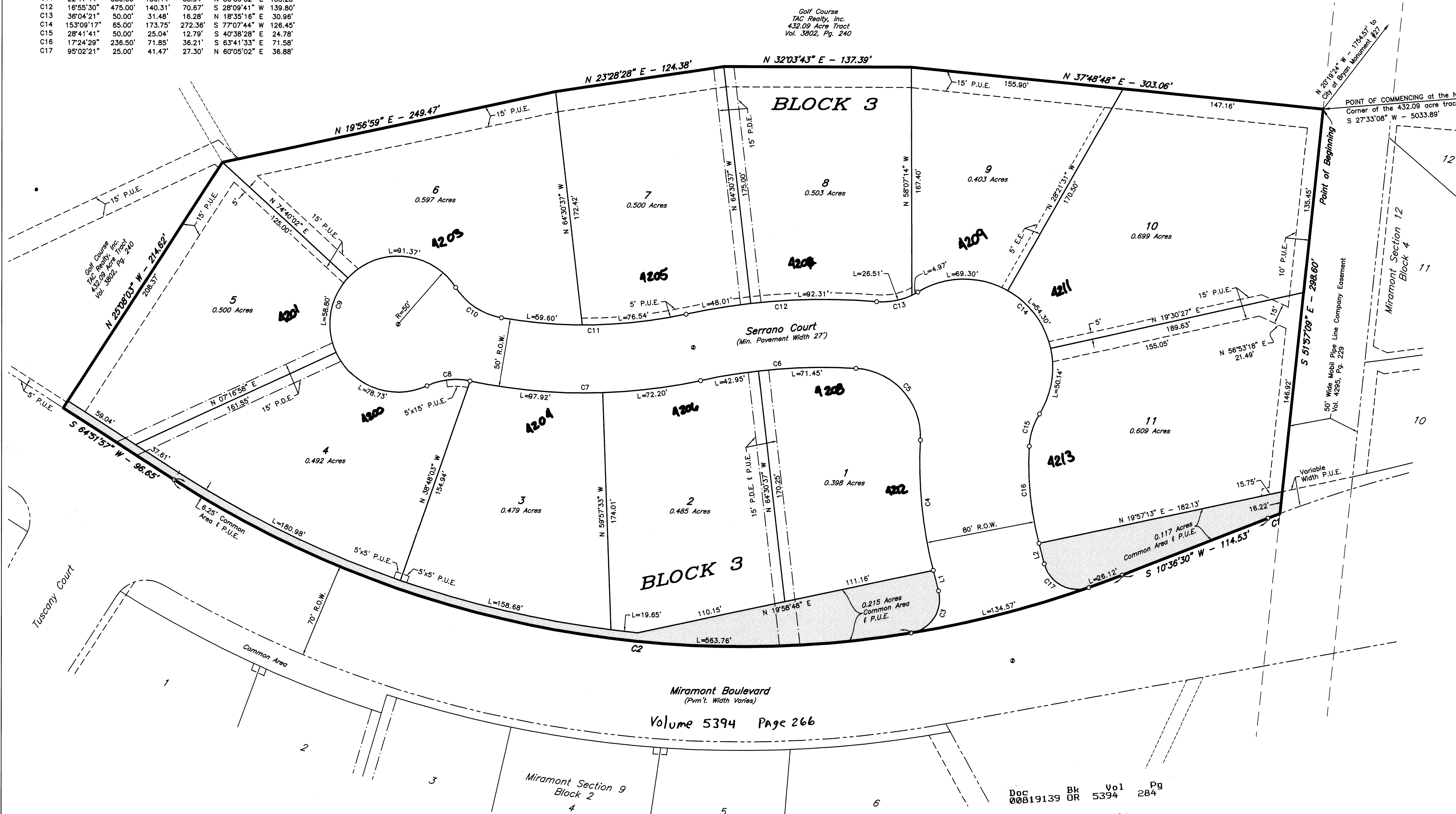
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BRG.	CHORD
C1	0°36'23"	901.00'	9.54'	4.77'	S 10°54'41" W	9.54'	9.54'
C2	54°15'28"	765.00'	724.44'	391.96'	S 37°44'14" W	697.67'	697.67'
C3	95°02'21"	25.00'	25.00'	41.47'	N 24°52'37" W	36.88'	36.88'
C4	17°26'46"	316.50'	96.37'	48.56'	S 63°40'25" E	96.00'	96.00'
C5	89°55'41"	50.00'	78.48'	49.94'	S 80°05'08" W	70.67'	70.67'
C6	15°25'21"	425.00'	114.40'	57.55'	S 27°24'37" W	114.05'	114.05'
C7	24°22'06"	400.00'	170.12'	86.37'	N 31°52'59" E	168.84'	168.84'
C8	37°00'08"	50.00'	50.00'	32.29'	S 25°33'58" W	31.73'	31.73'
C9	262°18'16"	50.00'	228.90'	57.21'	S 41°46'58" E	75.30'	75.30'
C10	47°23'02"	50.00'	41.35'	21.94'	N 65°40'39" E	40.18'	40.18'
C11	22°17'11"	350.00'	136.14'	68.94'	N 30°50'32" E	135.28'	135.28'
C12	16°55'30"	475.00'	140.31'	70.67'	S 28°05'41" W	139.80'	139.80'
C13	36°04'21"	50.00'	31.48'	16.28'	N 18°35'16" E	30.96'	30.96'
C14	153°09'17"	65.00'	173.75'	272.36'	S 77°07'44" W	126.45'	126.45'
C15	28°41'41"	50.00'	25.04'	12.79'	S 40°38'28" E	24.78'	24.78'
C16	172°4'29"	236.50'	71.85'	36.21'	S 63°41'33" E	71.58'	71.58'
C17	95°02'21"	25.00'	41.47'	27.30'	N 60°05'02" E	36.88'	36.88'

LINE	BEARING	DISTANCE
L1	S 72°23'48" E	15.56'
L2	S 72°23'48" E	15.56'

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



Location Map



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 Burdick 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:

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: S 27° 33' 08" W into the interior of said 432.09 acre tract for a distance of 5033.89 feet to a 1/2-inch iron rod set for the POINT OF BEGINNING, said iron rod also being in the southwest line of a 50' wide Mobil Pipe Line Company Easement as described in Volume 4295, Page 229 (O.R.B.C.);

THENCE: S 51° 57' 09" E along said easement line for a distance of 298.60 feet to a 1/2-inch iron rod set for corner, said iron rod also being in the northwest right-of-way line of Miramont Boulevard (varies in width);

THENCE: continuing along said Miramont Boulevard right-of-way line for the following four (4) calls:

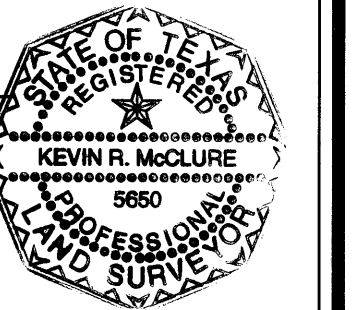
- 9.54 feet in a counter-clockwise direction along the arc of a curve having a central angle of 00° 36' 23", a radius of 901.00 feet, a tangent of 4.77 feet and a long chord bearing S 10° 54' 41" W at a distance of 9.54 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- S 10° 36' 30" W for 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;
- 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 S 37° 44' 14" W at a distance of 697.67 feet to a 3/4-inch iron pipe set for the Point of Tangency and
- S 64° 51' 57" W for a distance of 96.85 feet to a 1/2-inch iron rod set for corner;

THENCE: N 25° 08' 03" W for a distance of 214.62 feet to a 1/2-inch iron rod set for corner; THENCE: N 19° 56' 59" E for a distance of 249.47 feet to a 1/2-inch iron rod set for corner; THENCE: N 23° 28' 28" E for a distance of 124.38 feet to a 1/2-inch iron rod set for corner; THENCE: N 32° 03' 43" E for a distance of 137.39 feet to a 1/2-inch iron rod set for corner; THENCE: N 37° 48' 48" E for a distance of 303.06 feet to the POINT OF BEGINNING and containing 7.060 acres of land, more or less.

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.



Kevin R. McClure 6/4/03
Kevin R. McClure, R.P.L.S. No. 5650

Doc 00819139 Bk OR Vol 5394 Pg 284

Filed for Record in:
BRAZOS COUNTY

On: Jun 26, 2003 at 10:46A

As a
Plat
Document Number: 00819139
Amount: \$5.00
Receipt Number - 220776
By:
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 by me.
Jun 26, 2003

- GENERAL NOTES:**
- ORIGIN OF PROJECT BEARING SYSTEM: Bearings are based on the system found on the various recorded plats 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 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.
 - No lot shall have driveway access to Miramont Boulevard. Unless otherwise indicated, all distances shown along curves are arc distances.
 - 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.
 - The common Area shown shall be owned and maintained by the Homeowners' Association.
 - Parkland Dedication requirements will be satisfied through a FEE-SIMPLE dedication of land and monetary payment of Development Fee.
 - Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner:

- - set 3/4-inch iron pipe
- - PK Nail control monuments set in asphalt pavement. Monuments are set at selected intersections, cul-de-sac radius points and Points of Curvature

10. Abbreviations:
P.U.E. - Public Utility Easement
P.D.E. - Public Drainage Easement
E.E. - Electrical Easement

HONORABLE WAREN MCKEEBEN, COUNTY CLERK
BRAZOS COUNTY

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 forever, all streets, alleys, parks, water courses, drains, easements, and all other places shown hereon for the purposes identified.

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 20th day of June, 2003.

City Engineer, Bryan, Texas

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 20th day of June, 2003.

Planning Administrator, 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 day of June, 2003 in the Official Records of Brazos County, Texas in Volume 5394, Page 284.

County Clerk, Brazos County, Texas

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 13th day of June, 2003 and same was duly approved on the 20th day of June, 2003 by said Commission.

Chairman, Planning and Zoning Commission

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 20th day of June, 2003.

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

Susan Curtis
Notary Public, Brazos County, Texas

FINAL PLAT

MIRAMONT SECTION 10
LOTS 1-11, BLOCK 3
7.060 ACRES

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

FEBRUARY, 2003
SCALE: 1" = 40'

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) 693-3838