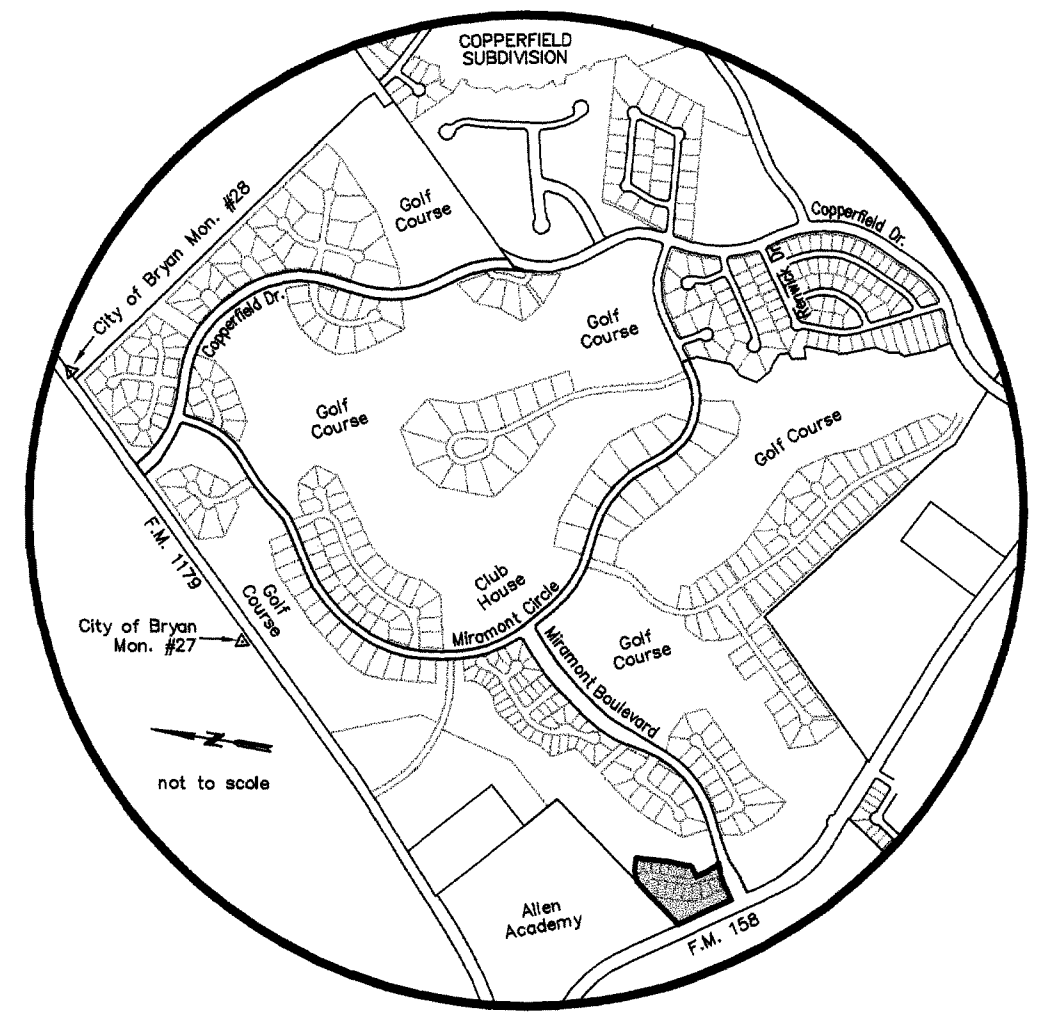
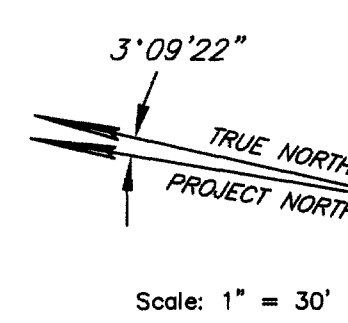
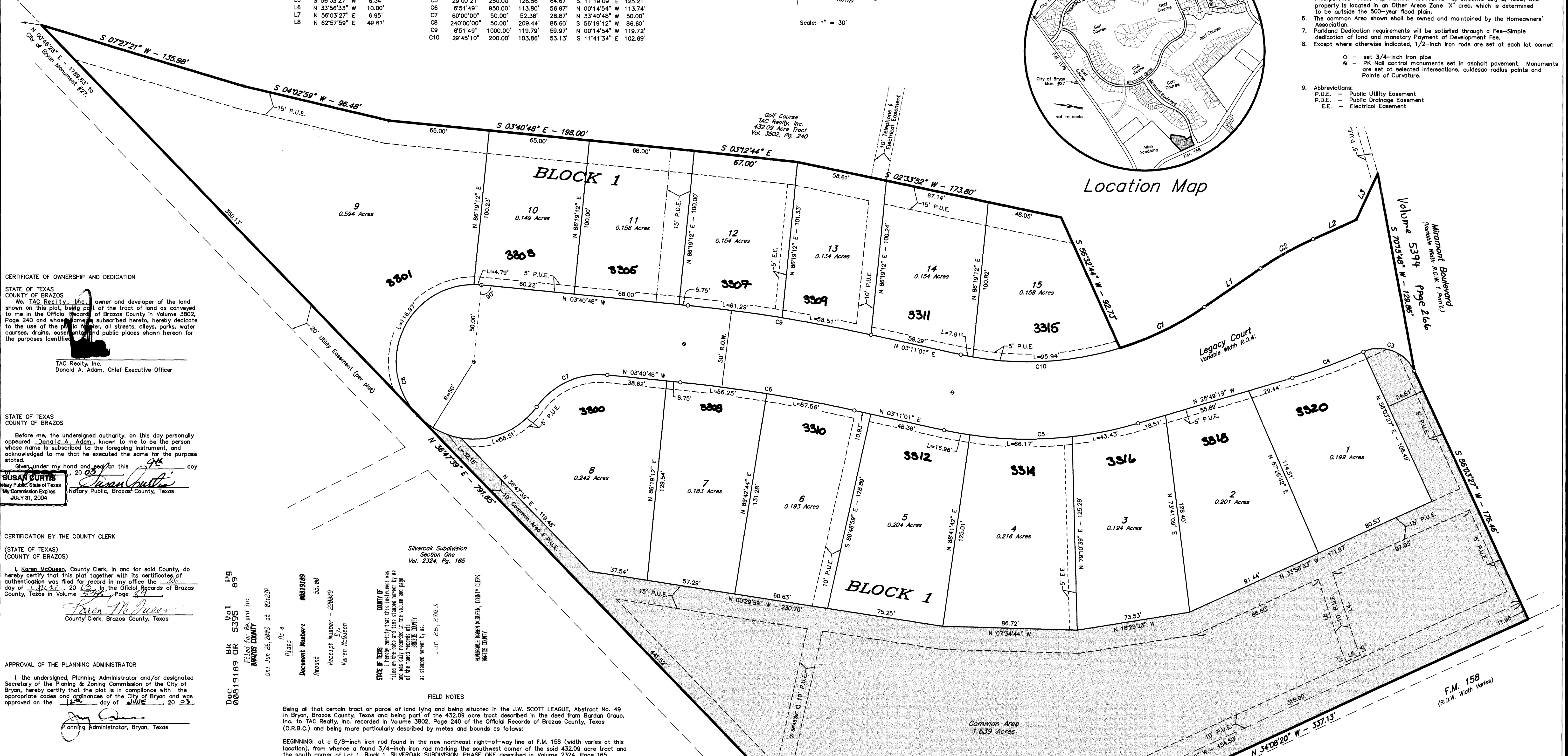


LINE TABLE			CURVE TABLE							
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BRG.	CHORD
L1	S 43°59'29" E	44.08'	C1	17°25'20"	200.00'	60.82'	30.64'	S 35°16'49" E	60.58'	
L2	S 33°27'16" E	30.54'	C2	10°32'13"	211.50'	38.90'	19.50'	S 38°43'23" E	38.84'	
L3	S 74°09'50" E	32.78'	C3	89°06'51"	25.00'	39.88'	24.62'	N 11°30'02" E	35.08'	
L4	S 62°57'59" W	50.21'	C4	71°41'04"	386.50'	48.80'	24.43'	S 29°26'22" E	48.77'	
L5	S 56°03'27" W	6.34'	C5	29°00'21"	250.00'	126.56'	64.67'	S 11°19'09" E	125.21'	
L6	N 33°56'33" W	10.00'	C6	6°51'49"	950.00'	113.80'	56.97'	N 00°14'54" W	113.74'	
L7	N 56°03'27" E	6.95'	C7	60°00'00"	50.00'	52.36'	28.87'	N 33°40'48" W	50.00'	
L8	N 62°57'59" E	49.81'	C8	24°00'00"	50.00'	209.44'	86.60'	S 56°19'12" W	86.60'	
			C9	6°51'49"	1000.00'	119.79'	59.97'	N 00°14'54" W	119.72'	
			C10	29°45'10"	200.00'	103.86'	53.13'	S 11°41'34" E	102.69'	



- GENERAL NOTES:
- ORIGIN OF PROJECT BEARING SYSTEM: Bearings are based on the system found on the various recorded plots 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-5 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.
 - 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.
 - 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 forever, all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

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

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 on 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 some 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 BK Vol 5395 Pg 89
 DR 5395
 Filed for Record in:
 BRAZOS COUNTY
 On: Jun 26, 2003 at 08:23:30
 As a
 Plat

Document Number: 00819189
 Amount: \$5,400
 Receipt Number: 220089
 Karan McQueen
 County Clerk
 Jun 26, 2003

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 being more particularly described by metes and bounds as follows:
 BEGINNING: at a 5/8-inch iron rod found in the 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 791.85 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 56° 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 (width varies);
 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 56° 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.

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) 683-3636

on balance us 7/24/03