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:

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 21° 01' 09" W into the interior of said 432.09 acre tract for a distance of 3941.88 feet to a 3/4–inch iron pipe set at the intersection of the southwest right–of–way line of Miramont Circle (based on a 60 foot width) and the northwest intersection right–of–way line of Miramont Boulevard (width varies at this location) for the POINT OF BEGINNING;

THENCE: along the said northwest right–of–way line of Miramont Circle for the following five (5) calls:

1) 40.44 feet in a clockwise direction along the arc of a 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 S 03° 23' 36" W at a distance of 36.17 feet to a 3/4–inch iron pipe set for the Point of Tangency;
2) S 49° 43' 57" W 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;
3) 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 S 43° 02' 30" W at a distance of 427.59 feet to a 3/4–inch iron pipe set for the Point of Tangency;
4) S 36° 21' 04" W 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 left;
5) 340.06 feet along the arc of said curve having a central angle of 21° 37' 29", a radius of 901.00 feet, a tangent of 172.08 feet and a long chord bearing S 25° 32' 19" W at a distance of 338.04 feet to a 1/2–inch iron rod set for corner, said iron rod also being in the northeast line of a 50' wide Mobil Pipe Line Company Easement as described in Volume 4295, Page 229 (O.R.B.C.);

THENCE: N 51° 57' 08" W along said easement for a distance of 278.64 feet to a 1/2–inch iron rod set for corner;
THENCE: N 36° 27' 15" E for a distance of 154.28 feet to a 1/2–inch iron rod set for corner;
THENCE: N 29° 25' 01" E for a distance of 55.47 feet to a 1/2–inch iron rod set for corner;
THENCE: N 28° 03' 25" W for a distance of 191.93 feet to a 1/2–inch iron rod set for corner;
THENCE: N 34° 23' 15" E for a distance of 121.08 feet to a 1/2–inch iron rod set for corner;
THENCE: N 15° 19' 24" E for a distance of 105.58 feet to a 1/2–inch iron rod set for corner;
THENCE: N 27° 41' 50" E for a distance of 84.51 feet to a 1/2–inch iron rod set for corner;
THENCE: N 39° 32' 36" E for a distance of 79.97 feet to a 1/2–inch iron rod set for corner;
THENCE: N 30° 15' 26" E for a distance of 143.52 feet to a 1/2–inch iron rod set for corner;
THENCE: N 54° 24' 05" E for a distance of 65.20 feet to a 1/2–inch iron rod set for corner;
THENCE: N 72° 10' 08" E for a distance of 70.25 feet to a 1/2–inch iron rod set for corner;
THENCE: N 53° 10' 05" E for a distance of 60.58 feet to a 1/2–inch iron rod set for corner;
THENCE: N 35° 17' 23" E for a distance of 39.25 feet to a 1/2–inch iron rod set for corner;
THENCE: N 21° 14' 36" E for a distance of 38.76 feet to a 1/2–inch iron rod set for corner;
THENCE: N 15° 16' 55" E for a distance of 64.21 feet to a 1/2–inch iron rod set for corner;
THENCE: N 07° 28' 51" W for a distance of 150.57 feet to a 1/2–inch iron rod set for corner, said iron rod also being in the south right–of–way line of the future Miraloma Drive (based on a 50' width);
THENCE: 78.05 feet along said line of Miraloma Drive in a counter–clockwise direction along the arc of a curve having a central angle of 04° 21' 47", a radius of 1025.00 feet, a tangent of 39.04 feet and a long chord bearing N 80° 34' 27" E at a distance of 78.03 feet to a 3/4–inch iron pipe set for the Point of Tangency;
THENCE: N 78° 23' 33" E continuing along said Miraloma Drive for a distance of 65.40 feet to a 3/4–inch iron pipe set for the Point of Curvature of a curve to the right;
THENCE: 33.72 feet along the arc of said curve having a central angle of 90° 00' 00", a radius of 21.47 feet, a tangent of 21.47 feet and a long chord bearing S 56° 36' 27" E at a distance of 30.36 feet to a 3/4–inch iron pipe set for the Point of Reverse Curvature, said iron pipe also being in the beforesaid southwest line of Miramont Circle;
THENCE: 508.67 feet along said Miramont Circle right–of–way and said reverse 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 S 27° 16' 36" E at a distance of 502.36 feet to the POINT OF BEGINNING and containing 11.520 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

STATE OF TEXAS
REGISTERED
KEVIN R. McCLURE
5650
PROFESSIONAL
LAND SURVEYOR

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.

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 of this 9th day of June, 20 03

Susan Curtis
Notary Public, Brazos County, Texas

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

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 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 3 day of June, 20 03 and same was duly approved on the 26th day of March, 20 03 by said Commission.

Chairman, Planning and Zoning 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 2th day of June, 20 03

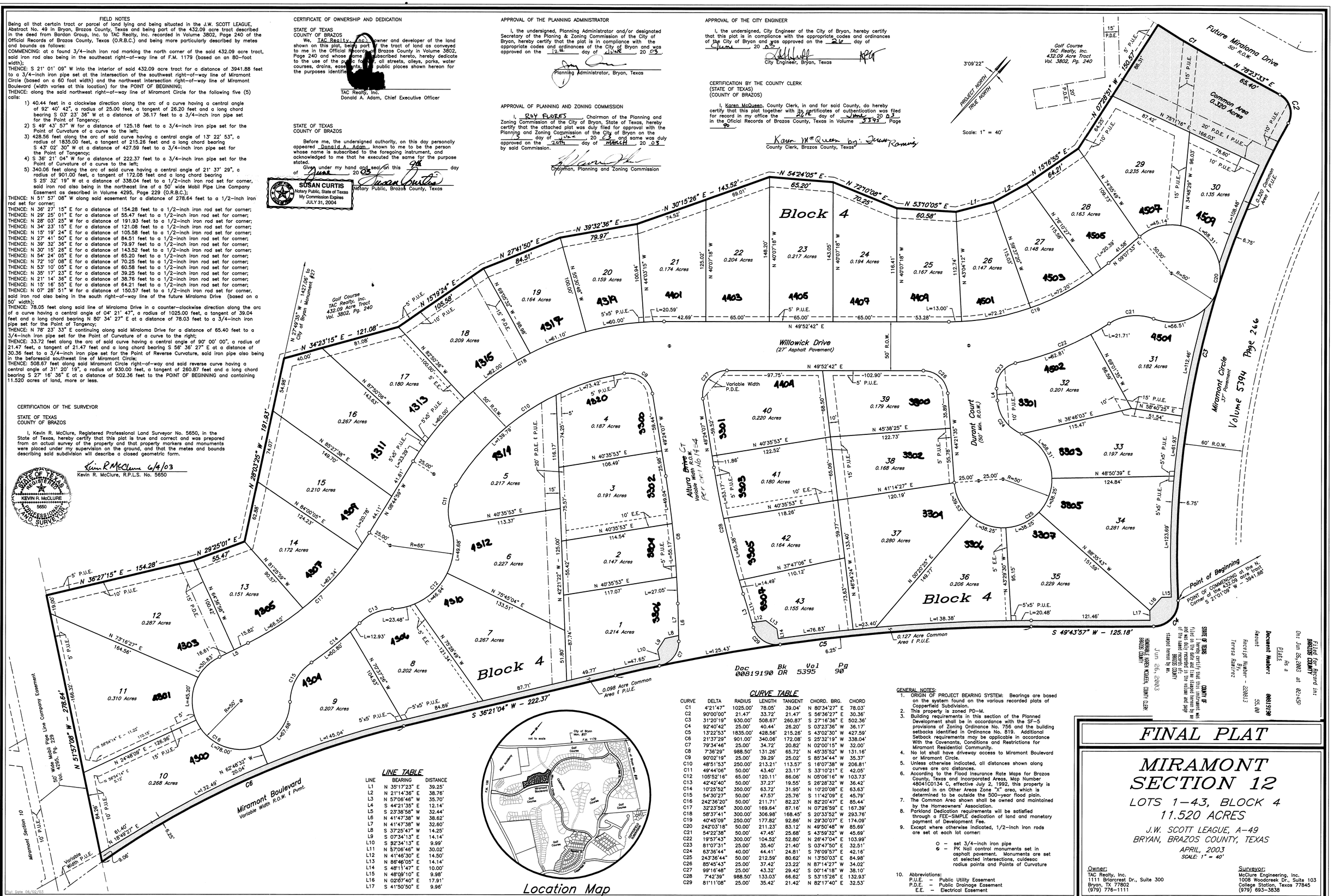
City Engineer, Bryan, Texas

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 2nd day of June, 20 03, in the Official Records of Brazos County, Texas in Volume 5395, Page 90

Karen McQueen by: Susan Ramirez
County Clerk, Brazos County, Texas



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 35°17'23" E	39.25'
L2	N 21°14'36" E	38.76'
L3	N 57°06'46" W	35.70'
L4	S 44°21'35" E	12.14'
L5	S 23°38'58" W	32.44'
L6	N 41°47'38" W	38.62'
L7	N 41°47'38" W	32.60'
L8	S 37°25'47" W	14.25'
L9	S 07°34'13" E	14.14'
L10	S 52°34'13" E	9.99'
L11	N 57°06'46" W	30.02'
L12	N 41°46'30" E	14.50'
L13	N 86°46'05" E	14.14'
L14	S 48°11'47" E	10.00'
L15	N 48°09'10" E	9.98'
L16	N 02°07'40" E	17.91'
L17	S 41°50'50" E	9.96'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD. BRG.	CHORD
C1	4°21'47"	1025.00'	78.05'	39.04'	N 80°34'27" E	78.03'
C2	90°00'00"	21.47'	33.72'	21.47'	S 56°36'27" E	30.36'
C3	31°20'19"	930.00'	508.67'	260.87'	S 27°16'36" E	502.36'
C4	92°40'42"	25.00'	40.44'	26.20'	S 03°23'36" W	36.17'
C5	13°22'53"	1835.00'	428.56'	215.26'	S 43°02'30" W	427.59'
C6	21°37'29"	901.00'	340.06'	172.08'	S 25°32'19" W	338.04'
C7	79°34'46"	25.00'	34.72'	20.82'	N 02°00'15" W	32.00'
C8	7°36'29"	988.50'	131.26'	65.72'	N 45°35'52" W	131.16'
C9	90°02'19"	25.00'	39.29'	25.02'	S 85°34'44" W	35.37'
C10	48°51'53"	250.00'	213.21'	113.57'	S 16°07'38" W	206.81'
C11	49°44'06"	50.00'	43.40'	23.17'	S 33°10'21" E	42.05'
C12	105°52'16"	65.00'	120.11'	86.06'	N 05°06'16" W	103.73'
C13	42°42'40"	50.00'	37.27'	19.55'	S 26°28'32" W	36.42'
C14	10°25'52"	350.00'	63.72'	31.95'	N 10°20'08" E	63.63'
C15	54°30'27"	50.00'	47.57'	25.76'	S 11°42'09" E	45.79'
C16	242°36'20"	50.00'	211.71'	82.23'	N 82°20'47" E	85.44'
C17	32°23'56"	300.00'	169.64'	87.16'	N 07°26'59" E	167.39'
C18	58°37'41"	300.00'	306.98'	168.45'	S 20°33'52" W	293.76'
C19	40°45'09"	250.00'	177.82'	92.86'	N 29°30'07" E	174.09'
C20	242°03'18"	50.00'	211.23'	83.12'	N 49°50'48" W	85.69'
C21	54°22'38"	50.00'	47.45'	25.68'	S 43°59'32" W	45.69'
C22	19°57'43"	300.00'	104.52'	52.80'	N 26°47'04" E	103.99'
C23	81°07'31"	25.00'	35.40'	21.40'	S 03°47'50" E	32.51'
C24	63°36'44"	40.00'	44.41'	24.81'	S 76°09'57" E	42.16'
C25	243°36'44"	50.00'	212.59'	80.62'	N 13°50'03" E	84.98'
C26	85°45'43"	25.00'	37.42'	23.22'	N 87°14'27" W	34.02'
C27	99°16'48"	25.00'	43.32'	29.42'	S 00°14'18" W	38.10'
C28	7°42'39"	988.50'	133.03'	66.62'	S 53°15'28" E	132.93'
C29	81°11'08"	25.00'	35.42'	21.42'	N 82°17'40" E	32.53'

GENERAL NOTES:

1. ORIGIN OF PROJECT BEARING SYSTEM: Bearings are based on the system found on the various recorded plats of Copperfield Subdivision.
2. This property is zoned PD–M.
3. 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.
4. No lot shall have driveway access to Miramont Boulevard or Miramont Circle.
5. Unless otherwise indicated, all distances shown along curves are arc distances.
6. 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.
7. The Common Area shown shall be owned and maintained by the Homeowners' Association.
8. Parkland Dedication requirements will be satisfied through a FEE–SIMPLE dedication of land and monetary payment of Development Fee.
9. 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, culdesac radius points and Points of Curvature

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

Location Map

STATE OF TEXAS
COUNTY OF BRAZOS
I 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 this office.
Jun 26, 2003
HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY
stamp hereon by me.

Filed for Record in: BRAZOS COUNTY
On: Jun 26,2003 at 02:45P
As a Plats
Document Number: 00819190
Amount: 55.00
Receipt Number - 620813
By: Teresa Ramirez

FINAL PLAT

MIRAMONT SECTION 12

LOTS 1–43, BLOCK 4
11.520 ACRES
J.W. SCOTT LEAGUE, A–49
BRYAN, BRAZOS COUNTY, TEXAS
APRIL, 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

on landbase 7/29/03 WD

Plot Date 06/02/03

0017–fp–s12.dwg