

Location Map

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 for 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 purposes stated.
 Given under my hand and seal on this 26 day of June, 2003.

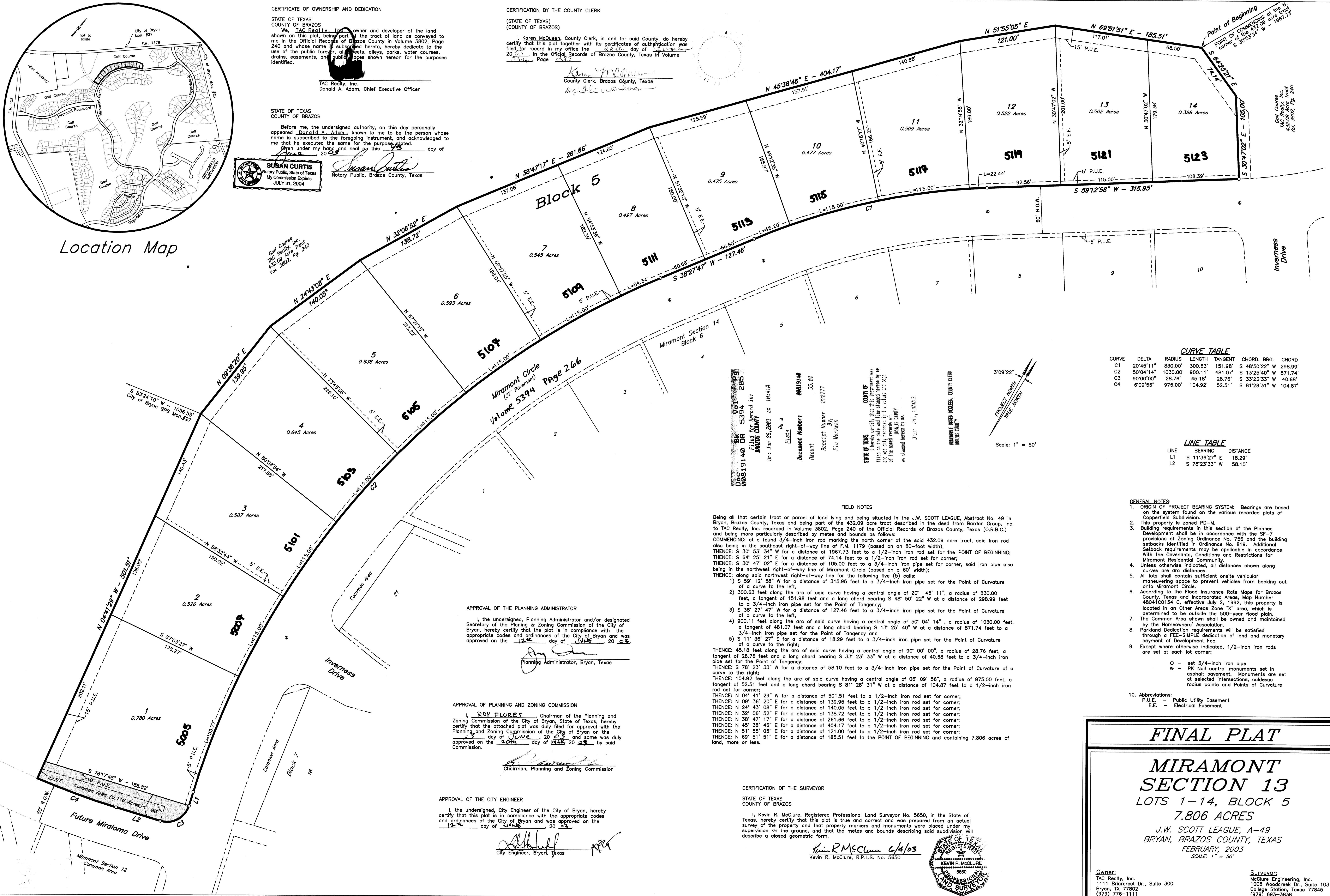
Susan Curtis
 Notary Public, Brazos County, Texas

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 26 day of June, 2003, in the Official Records of Brazos County, Texas in Volume 3802, Page 240.

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

Karen McQueen
 County Clerk, Brazos County, Texas

on land base and 7/24/03



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEG.	CHORD
C1	20°45'11"	830.00'	300.63'	151.98'	S 48°50'22" W	298.99'	
C2	50°04'14"	1030.00'	900.11'	481.07'	S 13°25'40" W	871.74'	
C3	90°00'00"	28.76'	45.18'	28.76'	S 33°23'33" W	40.68'	
C4	6'09'56"	975.00'	104.92'	52.51'	S 81°28'31" W	104.87'	

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 11°36'27" E	18.29'
L2	S 78°23'33" W	58.10'

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 Bardon 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 30° 53' 34" W for a distance of 1987.73 feet to a 1/2-inch iron rod set for the POINT OF BEGINNING;
 THENCE: S 64° 25' 21" E for a distance of 74.14 feet to a 1/2-inch iron rod set for corner;
 THENCE: S 30° 47' 02" E for a distance of 105.00 feet to a 3/4-inch iron pipe set for corner, said iron pipe also being in the northwest right-of-way line of Miramont Circle (based on a 60' width);
 THENCE: along said northwest right-of-way line for the following five (5) calls:
 1) 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;
 2) 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 S 48° 50' 22" W at a distance of 298.99 feet to a 3/4-inch iron pipe set for the Point of Tangency;
 3) 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;
 4) 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 S 13° 25' 40" W at a distance of 871.74 feet to a 3/4-inch iron pipe set for the Point of Tangency and
 5) S 11° 36' 27" E for a distance of 18.29 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right;
 THENCE: 45.18 feet along the arc of said curve having a central angle of 90° 00' 00", a radius of 28.76 feet, a tangent of 28.76 feet and a long chord bearing S 33° 23' 33" W at a distance of 40.68 feet to a 3/4-inch iron pipe set for the Point of Tangency;
 THENCE: S 78° 23' 33" W for a distance of 58.10 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right;
 THENCE: 104.92 feet along the arc of said curve having a central angle of 06° 09' 56", a radius of 975.00 feet, a tangent of 52.51 feet and a long chord bearing S 81° 28' 31" W at a distance of 104.87 feet to a 1/2-inch iron rod set for corner;
 THENCE: N 04° 41' 29" W for a distance of 501.51 feet to a 1/2-inch iron rod set for corner;
 THENCE: N 09° 36' 20" E for a distance of 139.95 feet to a 1/2-inch iron rod set for corner;
 THENCE: N 24° 43' 08" E for a distance of 140.05 feet to a 1/2-inch iron rod set for corner;
 THENCE: N 32° 06' 52" E for a distance of 138.72 feet to a 1/2-inch iron rod set for corner;
 THENCE: N 38° 47' 17" E for a distance of 261.66 feet to a 1/2-inch iron rod set for corner;
 THENCE: N 45° 38' 48" E for a distance of 404.17 feet to a 1/2-inch iron rod set for corner;
 THENCE: N 51° 55' 05" E for a distance of 121.00 feet to a 1/2-inch iron rod set for corner;
 THENCE: N 69° 51' 51" E for a distance of 185.51 feet to the POINT OF BEGINNING and containing 7.806 acres of land, more or less.

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 this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 26 day of June, 2003.

[Signature]
 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 26 day of June, 2003, and same was duly approved on the 26 day of June, 2003, by said Commission.

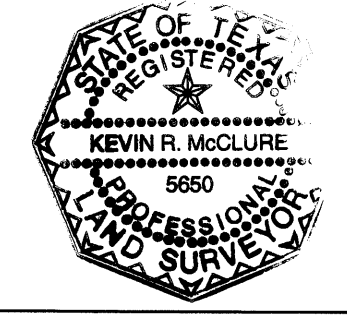
[Signature]
 Chairman, Planning and Zoning Commission

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 26 day of June, 2003.

[Signature]
 City Engineer, Bryan, Texas

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



FINAL PLAT

MIRAMONT SECTION 13
 LOTS 1-14, BLOCK 5
 7.806 ACRES
 J.W. SCOTT LEAGUE, A-49
 BRYAN, BRAZOS COUNTY, TEXAS
 FEBRUARY, 2003
 SCALE: 1" = 50'

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