

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 also shown hereto, hereby dedicate to the use of the public for 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 day of June 20 2003 at Bryan, Texas
 Notary Public, Brazos County, Texas

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, 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 24 day of June 2003 in the Official Records of Brazos County, Texas in Volume 5394, Page 266.

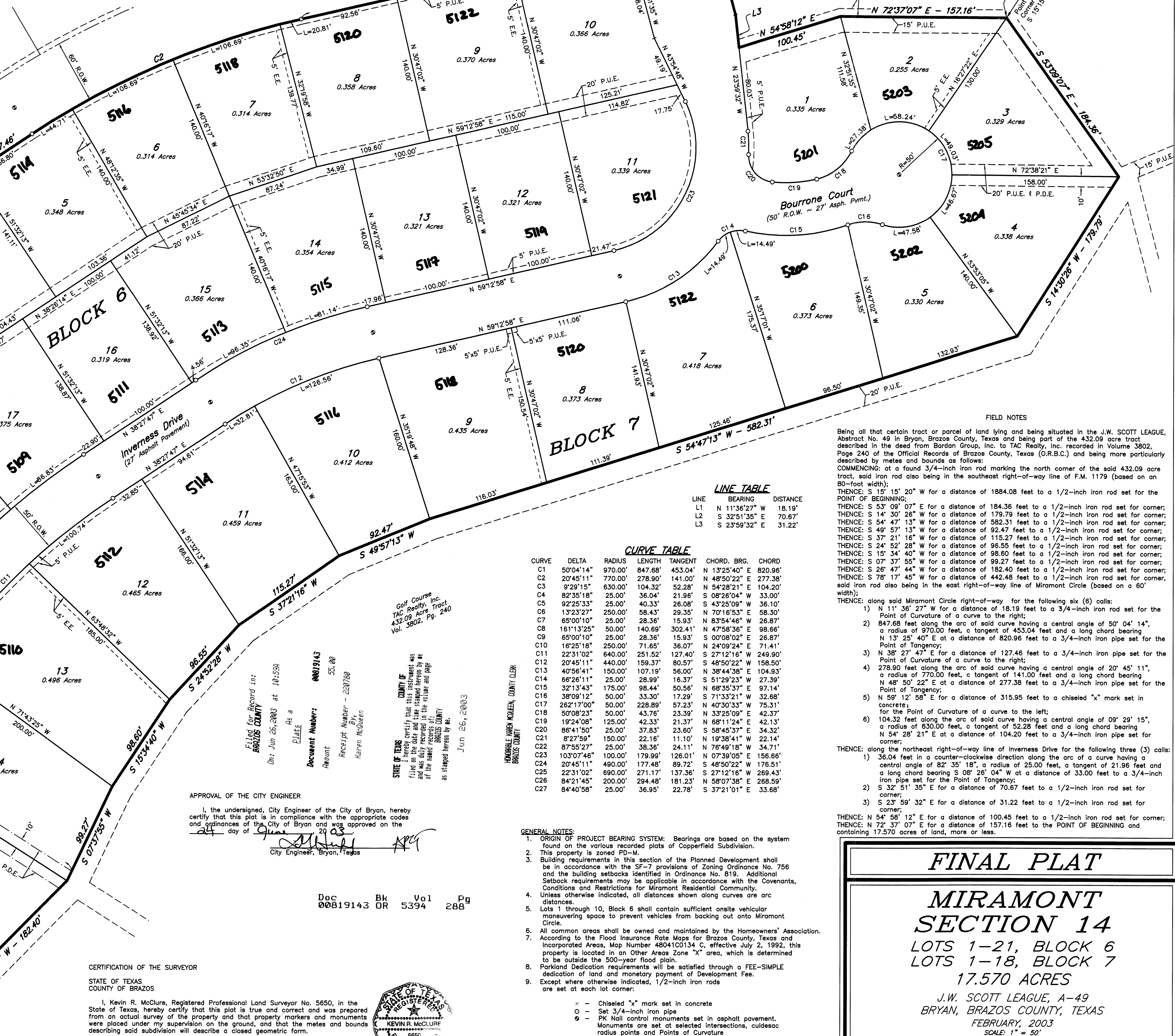
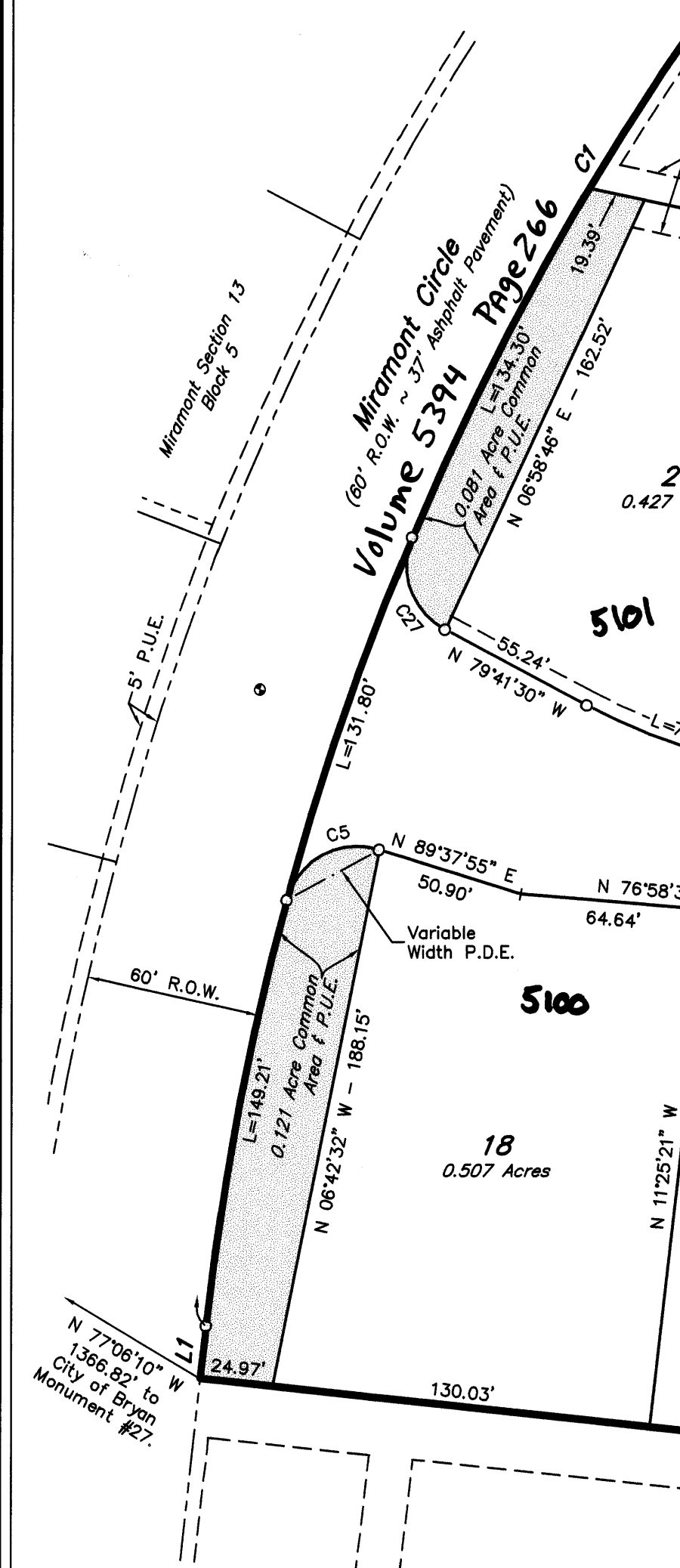
APPROVAL OF THE PLANNING ADMINISTRATOR
 I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that the plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 24 day of June 2003.

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 24 day of June 2003 and same was duly approved on the 20 day of March 2003 by said Commission.

Chairman, Planning and Zoning Commission

Scale: 1" = 50'



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 Barton 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 15° 15' 20" E for a distance of 1884.08 feet to a 1/2-inch iron rod set for the POINT OF BEGINNING;
 THENCE: S 53° 09' 07" E for a distance of 184.36 feet to a 1/2-inch iron rod set for corner;
 THENCE: S 14° 30' 28" W for a distance of 179.79 feet to a 1/2-inch iron rod set for corner;
 THENCE: S 54° 47' 13" W for a distance of 582.31 feet to a 1/2-inch iron rod set for corner;
 THENCE: S 49° 57' 13" W for a distance of 92.47 feet to a 1/2-inch iron rod set for corner;
 THENCE: S 37° 21' 16" W for a distance of 115.27 feet to a 1/2-inch iron rod set for corner;
 THENCE: S 24° 52' 28" W for a distance of 96.55 feet to a 1/2-inch iron rod set for corner;
 THENCE: S 15° 34' 40" W for a distance of 98.60 feet to a 1/2-inch iron rod set for corner;
 THENCE: S 07° 37' 55" W for a distance of 98.27 feet to a 1/2-inch iron rod set for corner;
 THENCE: S 26° 47' 44" W for a distance of 182.40 feet to a 1/2-inch iron rod set for corner;
 THENCE: S 78° 17' 45" W for a distance of 442.48 feet to a 1/2-inch iron rod set for corner, said iron rod also being in the east right-of-way line of Miramont Circle (based on a 60' width);
 THENCE: along said Miramont Circle right-of-way for the following six (6) calls:
 1) N 11° 36' 27" W for a distance of 18.19 feet to a 3/4-inch iron rod set for the Point of Curvature of a curve to the right;
 2) 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 453.04 feet and a long chord bearing N 13° 25' 40" E at a distance of 820.96 feet to a 3/4-inch iron pipe set for the Point of Tangency;
 3) 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;
 4) 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 N 48° 50' 22" E at a distance of 277.38 feet to a 3/4-inch iron pipe set for the Point of Tangency;
 5) N 59° 12' 58" E for a distance of 315.95 feet to a chiseled "x" mark set in concrete;
 6) for the Point of Curvature of a curve to the left;
 7) 104.32 feet along the arc of said curve having a central angle of 09° 29' 15", a radius of 630.00 feet, a tangent of 52.28 feet and a long chord bearing N 54° 28' 21" E at a distance of 104.20 feet to a 3/4-inch iron pipe set for corner;
 THENCE: along the northeast right-of-way line of Inverness Drive for the following three (3) calls:
 1) 36.04 feet in a counter-clockwise direction along the arc of a curve having a central angle of 82° 35' 18", a radius of 25.00 feet, a tangent of 21.96 feet and a long chord bearing S 08° 28' 04" W at a distance of 33.00 feet to a 3/4-inch iron pipe set for the Point of Tangency;
 2) S 32° 51' 35" E for a distance of 70.67 feet to a 1/2-inch iron rod set for corner;
 3) S 23° 59' 32" E for a distance of 31.22 feet to a 1/2-inch iron rod set for corner;
 THENCE: N 54° 58' 12" E for a distance of 100.45 feet to a 1/2-inch iron rod set for corner;
 THENCE: N 72° 37' 07" E for a distance of 157.16 feet to the POINT OF BEGINNING and containing 17.570 acres of land, more or less.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 11°36'27" W	18.19'
L2	S 32°51'35" E	70.67'
L3	S 23°59'32" E	31.22'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BRG.	CHORD
C1	50°04'14"	970.00'	847.68'	453.04'	820.96'	N 13°25'40" E	820.96'
C2	20°45'11"	770.00'	278.90'	141.00'	277.38'	N 48°50'22" E	277.38'
C3	9°29'15"	630.00'	104.32'	52.28'	104.20'	N 54°28'21" E	104.20'
C4	82°35'18"	25.00'	36.04'	21.96'	33.00'	S 08°28'04" W	33.00'
C5	92°25'33"	25.00'	40.33'	26.08'	36.10'	S 43°25'09" W	36.10'
C6	132°32'27"	250.00'	58.43'	29.35'	58.30'	N 70°16'53" E	58.30'
C7	65°00'10"	25.00'	28.36'	15.93'	28.87'	N 83°54'46" W	28.87'
C8	181°13'25"	50.00'	140.69'	302.41'	98.66'	N 47°58'36" E	98.66'
C9	65°00'10"	25.00'	28.36'	15.93'	28.87'	S 00°08'02" E	28.87'
C10	162°51'18"	250.00'	71.65'	36.07'	71.41'	N 24°09'24" E	71.41'
C11	22°31'02"	640.00'	251.52'	127.40'	524.99'	S 27°12'16" W	249.90'
C12	20°45'11"	440.00'	159.37'	80.57'	158.50'	S 48°50'22" W	158.50'
C13	40°54'41"	150.00'	107.19'	56.00'	104.33'	N 38°44'38" E	104.33'
C14	66°26'11"	25.00'	28.99'	16.37'	27.39'	S 51°29'23" W	27.39'
C15	32°13'43"	175.00'	98.44'	50.56'	97.14'	N 68°35'37" E	97.14'
C16	38°09'12"	50.00'	33.30'	17.29'	32.68'	S 71°33'21" W	32.68'
C17	262°17'00"	50.00'	228.89'	57.23'	75.31'	N 40°30'33" W	75.31'
C18	50°08'23"	50.00'	43.76'	23.39'	42.37'	N 33°25'09" E	42.37'
C19	192°40'08"	125.00'	42.33'	21.37'	42.13'	N 68°11'24" E	42.13'
C20	88°41'50"	25.00'	37.83'	23.60'	34.32'	S 58°45'37" E	34.32'
C21	82°27'59"	150.00'	22.16'	11.10'	22.14'	N 19°38'41" W	22.14'
C22	87°55'27"	25.00'	38.36'	24.11'	34.71'	N 76°49'18" W	34.71'
C23	103°07'46"	100.00'	179.99'	126.01'	176.51'	N 07°39'05" E	176.51'
C24	20°45'11"	490.00'	177.48'	89.72'	176.51'	S 48°50'22" W	176.51'
C25	22°31'02"	690.00'	271.17'	137.36'	269.43'	S 27°12'16" W	269.43'
C26	84°21'45"	200.00'	294.48'	181.23'	268.59'	N 58°07'38" E	268.59'
C27	84°40'58"	25.00'	36.95'	22.78'	33.68'	S 37°21'01" E	33.68'

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 instrument was filed for record in my office on the 24 day of June 2003 at 10:53 AM and was duly recorded in the Public Records of the County of Brazos, Texas in Volume 5394, Page 266 as shown hereon in the Public Records of 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 2003.

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 the metes and bounds were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.



- 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-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.
 - Unless otherwise indicated, all distances shown along curves are arc distances.
 - Lots 1 through 10, Block 6 shall contain sufficient onsite vehicular maneuvering space to prevent vehicles from backing out onto Miramont Circle.
 - All common areas shall be owned and maintained by the Homeowners' Association.
 - 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.
 - 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:
 - - Chiseled "x" mark set in concrete
 - - Set 3/4-inch iron pipe
 - - PK Nail control monuments set in asphalt pavement.
 Monuments are set at selected intersections, culdesacs, radius points and Points of Curvature.
 - Abbreviations:
 - P.U.E. - Public Utility Easement
 - P.D.E. - Public Drainage Easement
 - E.E. - Electrical Easement

FINAL PLAT

MIRAMONT SECTION 14

LOTS 1-21, BLOCK 6

LOTS 1-18, BLOCK 7

17.570 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

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