

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 We, IAC Realty, Inc., owner and developer of the land shown on this plat, being part of the tracts of land as conveyed to me in the Official Records of Brazos County in Volume 3802, Page 240 and Volume 1463, Page 27 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.

IAC 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 on this 12th day of November 2003

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

Susan Curtis
 Notary Public, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Ray 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 27th day of September 2003, and same was duly approved on the 16th day of November, 2003 by said Commission.

Ray Flores
 Chairman, Planning and Zoning Commission

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 19th day of November, 2003.

[Signature]
 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 21st day of Nov, 2003 in the Official Records of Brazos County, Texas in Volume 5394 Page 278.

Karen McQueen, c.l.k.
 County Clerk, Brazos County, Texas
Bj. Betty King, deputy c.l.k.

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 9th day of November, 2003.

[Signature]
 City Engineer, Bryan, Texas

LINE	BEARING	DISTANCE
L1	S 37°14'20" E	37.26'
L2	N 35°51'43" W	46.23'
L3	N 03°23'54" W	47.51'
L4	S 11°21'30" E	95.40'
L5	N 59°59'40" W	33.25'
L6	S 15°08'35" E	66.69'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BRG.	CHORD
C1	31°55'52"	760.00'	423.55'	217.43'	S 19°53'46" E	418.09'	418.09'
C2	33°18'30"	640.00'	372.06'	191.45'	S 20°35'05" E	366.84'	366.84'
C3	83°38'14"	47.04'	68.67'	42.09'	S 30°28'41" W	62.73'	62.73'
C4	48°38'09"	40.12'	34.08'	18.13'	S 35°40'35" E	33.05'	33.05'
C5	94°41'13"	46.00'	76.02'	49.93'	S 32°12'01" W	67.66'	67.66'
C6	94°36'02"	46.00'	75.95'	49.85'	S 62°26'36" E	67.61'	67.61'

- GENERAL NOTES:
- ORIGIN OF PROJECT BEARING SYSTEM: Bearings are based on the system found on the Miramont Right-of-Way Dedications Plat recorded in Volume 5394, Page 266 (O.R.B.C.)
 - 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. 815. 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 4804100134 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.
 - Driveway Access is limited to the Exclusive Common Areas shown on this plat.
 - 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 Points of Curvature.
 - Abbreviations:
 - P.D.E. - Public Drainage Easement
 - P.U.E. - Public Utility Easement
 - E.E. - Electrical Easement
 - U.E. - Utility Easement

FINAL PLAT

MIRAMONT SECTION 21

LOTS 1-4, BLOCK 13

7.380 ACRES

J.W. SCOTT LEAGUE, A-49

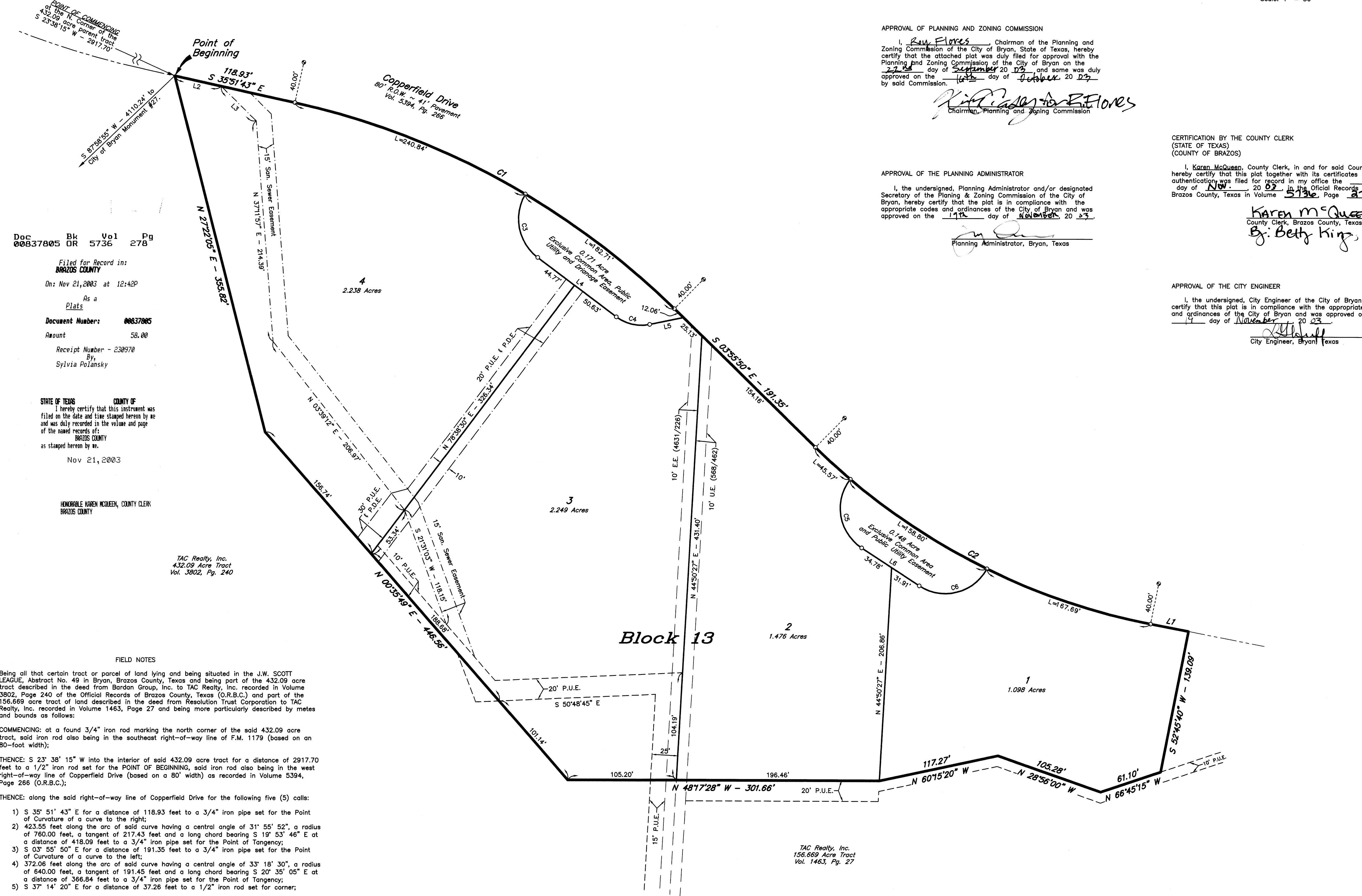
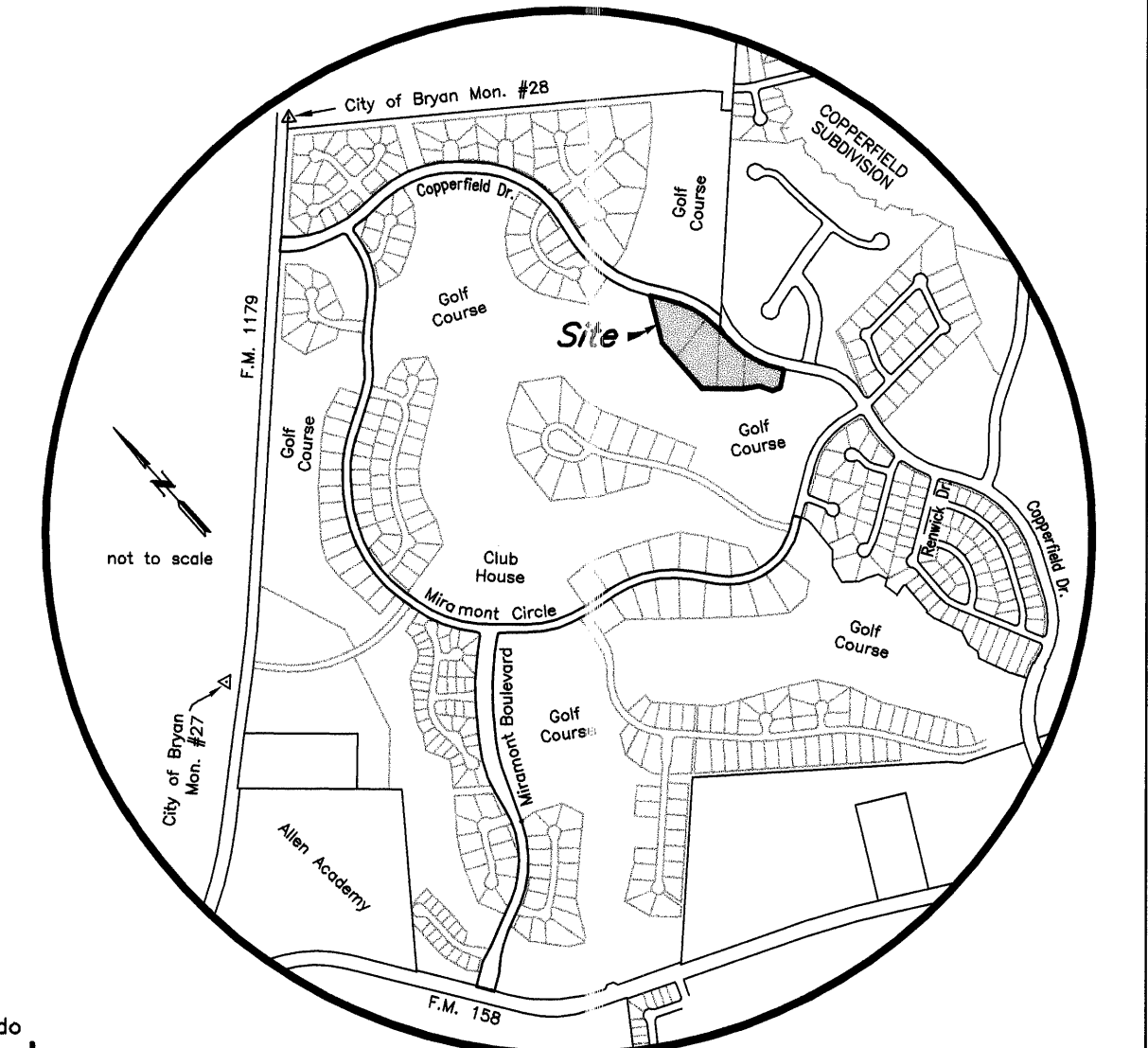
BRYAN, BRAZOS COUNTY, TEXAS

SEPTEMBER, 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



Doc Bk Vol Pg
 00837805 OR 5736 278

Filed for Record in:
 BRAZOS COUNTY

On: Nov 21, 2003 at 12:42P

As a
 Plats

Document Number: 00837805

Amount: \$8,000

Receipt Number - 238970

By,
 Sylvia Polansky

STATE OF TEXAS COUNTY OF BRAZOS

I 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 named records in BRAZOS COUNTY as stamped herein by me.

Nov 21, 2003

HONORABLE KAREN MCQUEEN, COUNTY CLERK
 BRAZOS COUNTY

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

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 part of the 156.669 acre tract of land described in the deed from Resolution Trust Corporation to TAC Realty, Inc. recorded in Volume 1463, Page 27 and being more particularly described by metes and bounds as follows:

COMMENCING: at a found 3/4" 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 23° 38' 15" W into the interior of said 432.09 acre tract for a distance of 2917.70 feet to a 1/2" iron rod set for the POINT OF BEGINNING, said iron rod also being in the west right-of-way line of Copperfield Drive (based on a 80' width) as recorded in Volume 5394, Page 266 (O.R.B.C.);

THENCE: along the said right-of-way line of Copperfield Drive for the following five (5) calls:

- S 35° 51' 43" E for a distance of 118.93 feet to a 3/4" iron pipe set for the Point of Curvature of a curve to the right;
- 423.55 feet along the arc of said curve having a central angle of 31° 55' 52", a radius of 760.00 feet, a tangent of 217.43 feet and a long chord bearing S 19° 53' 46" E at a distance of 418.09 feet to a 3/4" iron pipe set for the Point of Tangency;
- S 03° 55' 50" E for a distance of 191.35 feet to a 3/4" iron pipe set for the Point of Curvature of a curve to the left;
- 372.06 feet along the arc of said curve having a central angle of 33° 18' 30", a radius of 640.00 feet, a tangent of 191.45 feet and a long chord bearing S 20° 35' 05" E at a distance of 366.84 feet to a 3/4" iron pipe set for the Point of Tangency;
- S 37° 14' 20" E for a distance of 37.26 feet to a 1/2" iron rod set for corner;

THENCE: S 52° 45' 40" W for a distance of 139.09 feet to a 1/2" iron rod set for corner;

THENCE: N 66° 45' 15" W for a distance of 61.10 feet to a 1/2" iron rod set for corner;

THENCE: N 28° 56' 00" W for a distance of 105.28 feet to a 1/2" iron rod set for corner;

THENCE: N 60° 15' 20" W for a distance of 117.27 feet to a 1/2" iron rod set for corner;

THENCE: N 48° 17' 28" W for a distance of 301.66 feet to a 1/2" iron rod set for corner;

THENCE: N 00° 35' 49" E for a distance of 446.56 feet to a 1/2" iron rod set for corner;

THENCE: N 27° 22' 05" E for a distance of 355.82 feet to the POINT OF BEGINNING and containing 7.380 acres of land, more or less.

TAC Realty, Inc.
 156.669 Acre Tract
 Vol. 1463, Pg. 27

CERTIFICATE OF 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.

Kevin R. McClure 11/11/03
 Kevin R. McClure, R.P.L.S. No. 5650

