

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BRG.	CHORD
C1	5°58'00"	1025.00'	106.74'	53.42'	S 24°24'41" E	106.69'	
C2	3°58'24"	1025.00'	102.00'	35.56'	S 17°45'51" E	71.07'	
C3	1°08'58"	1025.00'	20.57'	10.29'	S 13°31'32" E	20.57'	
C4	21°14'10"	375.00'	138.99'	70.30'	S 23°34'08" E	138.20'	
C5	90°00'00"	25.00'	39.27'	25.00'	S 79°11'13" E	35.36'	
C6	8°12'31"	470.00'	50.93'	25.49'	S 58°55'03" E	50.91'	
C7	96°12'31"	25.00'	41.98'	27.87'	S 13°55'03" E	37.22'	
C8	21°14'10"	425.00'	157.52'	79.68'	N 23°34'08" W	156.62'	
C9	6°45'26"	975.00'	114.99'	57.56'	N 16°19'46" W	114.92'	
C10	16°15'39"	1025.00'	290.90'	146.43'	N 29°33'30" W	289.92'	
C11	29°10'59"	375.00'	191.00'	97.62'	S 23°05'50" E	188.94'	
C12	200°00'27"	125.00'	436.35'	708.64'	S 71°29'28" W	246.20'	
C13	77°04'48"	125.00'	168.16'	99.57'	N 67°03'10" E	156.76'	
C14	83°50'27"	25.00'	36.58'	22.45'	N 63°40'20" W	33.40'	
C15	15°56'13"	425.00'	118.21'	59.49'	S 29°43'13" E	117.83'	

Inset 'A'
0.024 Acre Exclusive Common Area & Public Easement

Filed for Record in:
Brazos County
On: Sep 15, 2003 at 09:18AM
As a
Plat
Document Number: 00829740
Amount: 58.00
Receipt Number - 226354
By:
Betty King

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
I, **TAC 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 channels, drains, easements, and public places shown hereon for the uses and 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.
Gave under my hand and seal on this 25th day of August, 2003, and same was duly approved on the 14th day of July, 2003 by said Commission.

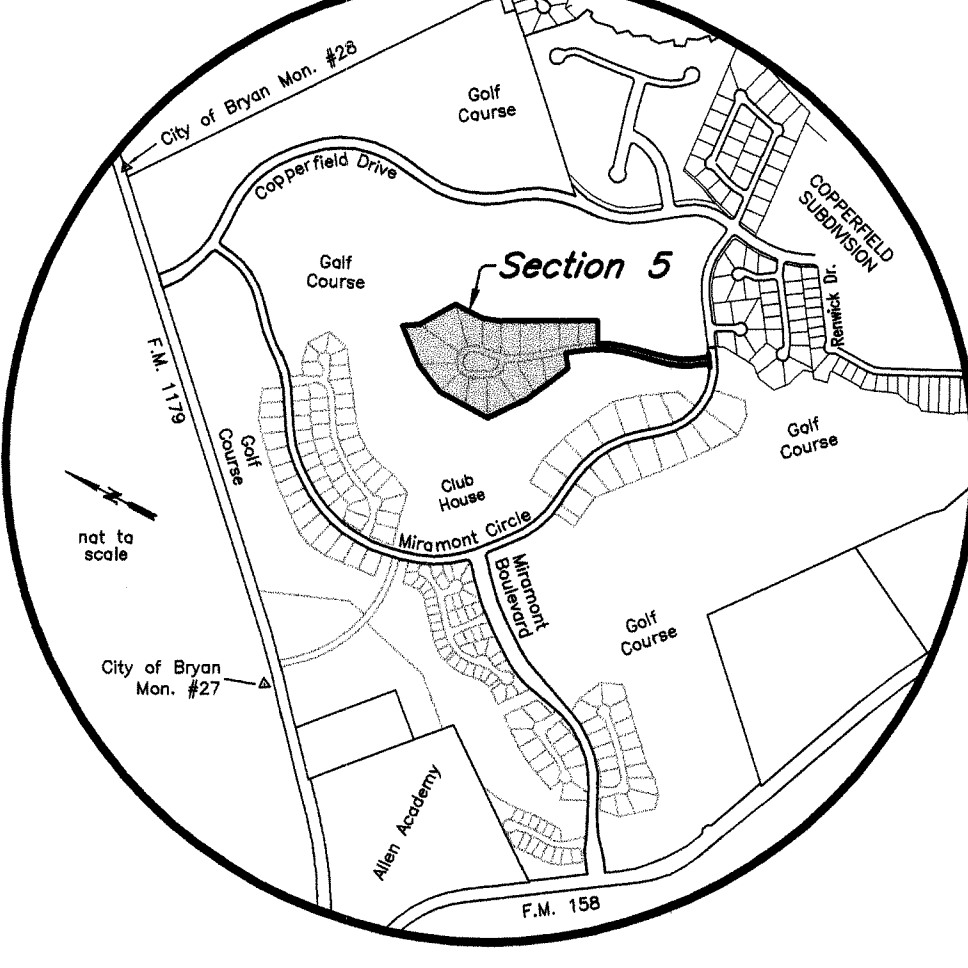
SUSAN CURTIS
Notary Public, State of Texas
My Commission Expires
JULY 31, 2004

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 day of July, 2003, and same was duly approved on the 14th day of July, 2003 by said 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 27th day of August, 2003.

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 day of August, 2003, in the Official Records of Brazos County, Texas in Volume 5103, Page 110.

APPROVAL OF THE DEVELOPMENT ENGINEER
I, the undersigned, **Kevin R. McClure**, Registered Professional 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 13 day of September, 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 Barton Group, Inc. to TAC Realty, Inc. recorded in Volume 3802, Page 240 of the Official Records of Brazos County, Texas (0.5163) 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 dates 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 01° 27' 45" W into the interior of said 432.09 acre tract for a distance of 2422.76 feet to a 1/2-inch iron rod set for the POINT OF BEGINNING marking the most northerly corner of this tract;
THENCE S 42° 38' 02" E for a distance of 128.44 feet to a 1/2-inch iron rod set for corner;
THENCE S 56° 57' 59" E for a distance of 320.59 feet to a 1/2-inch iron rod set for corner;
THENCE S 00° 42' 53" E for a distance of 237.18 feet to a 1/2-inch iron rod set for corner;
THENCE S 17° 53' 41" E for a distance of 144.01 feet to a 1/2-inch iron rod set for corner;
THENCE S 27° 21' 15" E for a distance of 740.75 feet to a 1/2-inch iron rod set for corner;
THENCE S 62° 36' 19" W for a distance of 172.13 feet to a 1/2-inch iron rod set for corner;
THENCE 106.74 feet in a clockwise direction along the arc of a curve having a central angle of 05° 58' 00", a radius of 1025.00 feet, a tangent of 53.42 feet and a long chord bearing S 24° 24' 41" E at a distance of 106.69 feet to a 1/2-inch iron rod set for corner;
THENCE N 69° 24' 38" E for a distance of 20.00 feet to a 1/2-inch iron rod set for corner;
THENCE S 20° 35' 22" E for a distance of 30.00 feet to a 1/2-inch iron rod set for corner;
THENCE S 69° 24' 38" W for a distance of 20.00 feet to a 1/2-inch iron rod set for corner;
THENCE 71.08 feet in a clockwise direction along the arc of a curve having a central angle of 03° 58' 24", a radius of 1025.00 feet, a tangent of 35.56 feet and a long chord bearing S 17° 45' 51" E at a distance of 71.07 feet to a 1/2-inch iron rod set for corner;
THENCE N 73° 03' 34" E for a distance of 35.00 feet to a 1/2-inch iron rod set for corner;
THENCE S 14° 58' 21" E for a distance of 30.00 feet to a 1/2-inch iron rod set for corner;
THENCE N 73° 03' 34" E for a distance of 35.00 feet to a 1/2-inch iron rod set for corner;
THENCE 20.57 feet in a clockwise direction along the arc of a curve having a central angle of 01° 08' 59", a radius of 1025.00 feet, a tangent of 10.29 feet and a long chord bearing S 13° 31' 32" E at a distance of 20.57 feet to a 3/4-inch iron pipe set for the Point of Tangency;
THENCE S 34° 11' 13" E for a distance of 127.48 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;
THENCE 39.27 feet along the arc of said curve having a central angle of 90° 00' 00", a radius of 25.00 feet, a tangent of 25.00 feet and a long chord bearing S 79° 11' 13" E at a distance of 35.36 feet to a 3/4-inch iron pipe set for corner in the northwest right-of-way line of Miramont Circle (based on a 60' width), from whence a found 3/4-inch iron rod in concrete marking the west corner of COPPERFIELD, SECTION NINE as recorded in Volume 2131, Page 148 (O.R.B.C.) bears N 55° 48' 47" E at a distance of 44.42 feet for reference;
THENCE S 55° 48' 47" W along the said Miramont Circle right-of-way line for a distance of 51.87 feet to the Point of Curvature of a curve to the right; THENCE 50.93 feet continuing along said right-of-way line along the arc of said curve having a central angle of 08° 12' 31", a radius of 470.00 feet, a tangent of 25.49 feet and a long chord bearing N 13° 55' 03" E at a distance of 37.22 feet to a 3/4-inch iron pipe set for the Point of Tangency;
THENCE 41.98 feet in a counter-clockwise direction along the arc of a curve having a central angle of 96° 12' 31", a radius of 25.00 feet, a tangent of 27.87 feet and a long chord bearing N 13° 55' 03" E at a distance of 41.98 feet to a 3/4-inch iron pipe set for corner;
THENCE N 23° 34' 08" W for a distance of 156.62 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right; THENCE N 16° 19' 46" W for a distance of 114.92 feet to a 3/4-inch iron pipe set for corner;
THENCE N 29° 33' 30" W for a distance of 289.92 feet to a 3/4-inch iron pipe set for corner;
THENCE S 23° 05' 50" E for a distance of 188.94 feet to a 3/4-inch iron pipe set for corner;
THENCE S 71° 29' 28" W for a distance of 246.20 feet to a 3/4-inch iron pipe set for corner;
THENCE N 67° 03' 10" E for a distance of 156.76 feet to a 3/4-inch iron pipe set for corner;
THENCE N 63° 40' 20" W for a distance of 33.40 feet to a 3/4-inch iron pipe set for corner;
THENCE S 29° 43' 13" E for a distance of 117.83 feet to a 3/4-inch iron pipe set for corner;
THENCE 275.98 feet in a counter-clockwise direction along the arc of a curve having a central angle of 16° 13' 04", a radius of 975.00 feet, a tangent of 138.99 feet and a long chord bearing N 23° 34' 08" W at a distance of 138.20 feet to a 3/4-inch iron pipe set for the Point of Tangency;
THENCE N 37° 41' 20" W for a distance of 77.29 feet to a 1/2-inch iron rod set for corner;
THENCE S 52° 18' 03" W for a distance of 116.49 feet to a 1/2-inch iron rod set for corner;
THENCE N 63° 44' 35" W for a distance of 202.19 feet to a 1/2-inch iron rod set for corner;
THENCE S 52° 18' 03" W for a distance of 50.83 feet to a 1/2-inch iron rod set for corner;
THENCE N 75° 12' 03" W for a distance of 104.42 feet to a 1/2-inch iron rod set for corner;
THENCE N 45° 36' 25" W for a distance of 413.07 feet to a 1/2-inch iron rod set for corner;
THENCE N 01° 21' 20" E for a distance of 423.35 feet to a 1/2-inch iron rod set for corner;
THENCE N 24° 01' 15" E for a distance of 280.17 feet to a 1/2-inch iron rod set for corner;
THENCE N 38° 15' 33" E for a distance of 288.45 feet to the POINT OF BEGINNING and containing 19.015 acres of land, more or less.

Location Map

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 8/25/2003
Kevin R. McClure, R.P.L.S. No. 5650

GENERAL NOTES:

- ORIGIN OF PROJECT BEARING SYSTEM: Bearings are based on the system found on the various recorded plats of Copperfield Subdivision.
- This property is zoned P-0-M.
- This gated subdivision shall be in accordance with City Ordinance #1386.
- 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.
- A sidewalk exception was granted by the Planning and Zoning Commission on February 20, 2003.
- 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 Exclusive Common Area shown, including the Private Street, Island and gate facility 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, and Points of Curvature

Abbreviations:
P.U.E. - Public Utility Easement
E.E. - Electrical Easement
U.E. - Utility Easement

FINAL PLAT

MIRAMONT SECTION 5

LOTS 1-16, BLOCK 14

19.015 ACRES

J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS

JUNE, 2003
SCALE: 1" = 60'

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