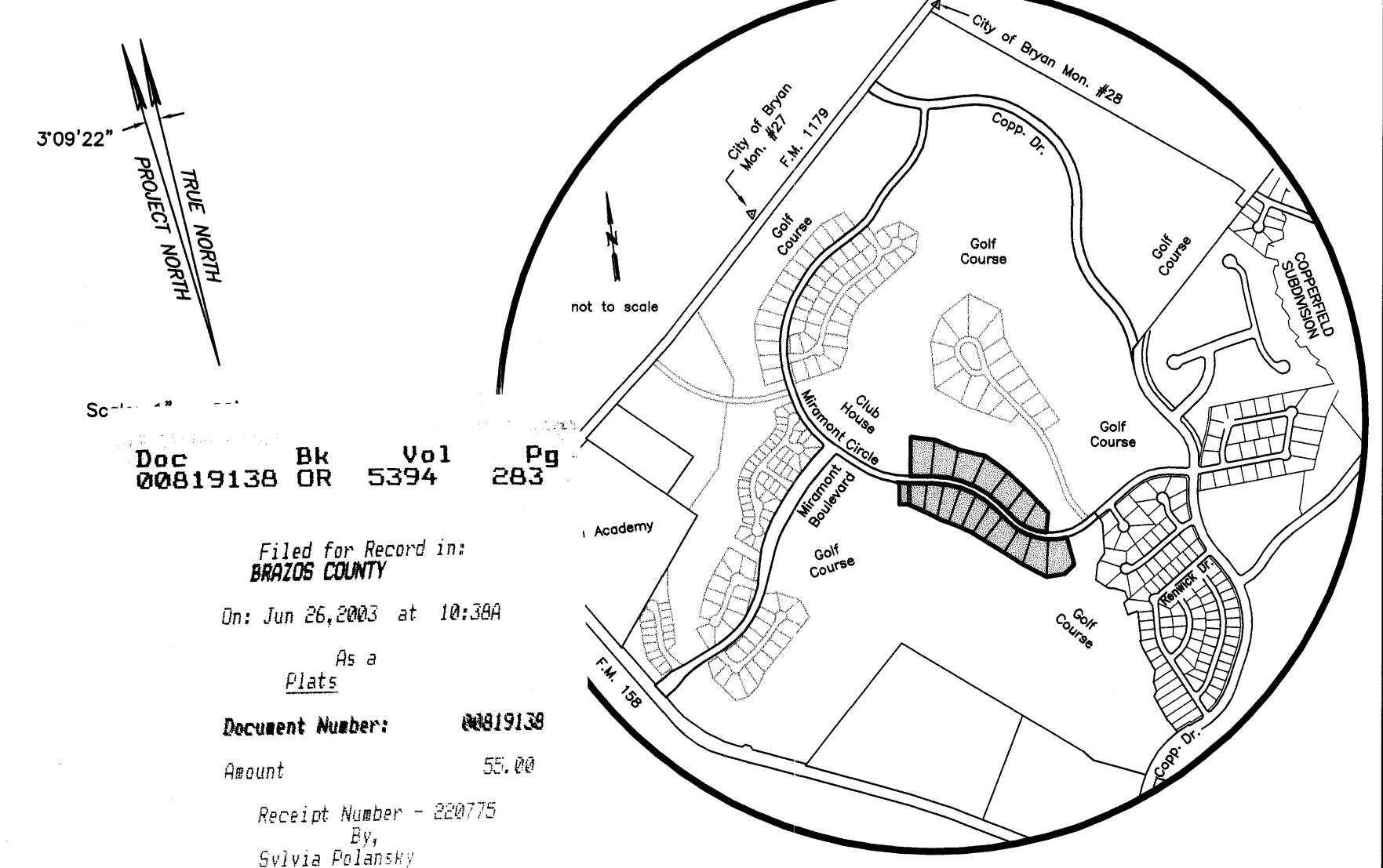


CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEG.	CHORD
C1	39°28'00"	470.00'	323.75'	188.59'	N 58°11'00" W	317.38'	
C2	44°23'02"	830.00'	642.96'	338.58'	N 60°38'31" W	627.00'	
C3	82°52'48"	25.00'	36.16'	22.07'	N 34°16'26" W	33.09'	
C4	70°17'12"	830.00'	103.14'	51.64'	S 79°16'26" E	103.07'	
C5	44°23'02"	770.00'	598.48'	314.11'	S 60°38'31" E	581.67'	
C6	59°56'06"	530.00'	554.41'	305.60'	S 68°25'03" E	529.48'	
C7	90°00'00"	22.49'	35.32'	22.49'	S 52°09'58" W	31.80'	

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 51°06'59" E	89.62'
L2	N 82°50'02" W	74.00'



Doc 00819138 Bk OR 5394 Vol Pg 283

Filed for Record in:
BRAZOS COUNTY
On: Jun 26, 2003 at 10:38A

As a
Plats

Document Number: 00819138
Amount: \$5,00

Receipt Number: 228775
By: Sylvia Polansky

Location Map

STATE OF TEXAS COUNTY OF BRAZOS

I, Sylvia Polansky, County Clerk, do hereby 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 BRAZOS COUNTY as stated herein by me.

Jun 26, 2003

HONORABLE HAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY

- 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 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.
 - All lots shall contain sufficient onsite vehicular maneuvering space to prevent vehicles from backing out onto Miramont Circle.
 - 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.
 - The common Area shown 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, culdesac radius points and Points of Curvature

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 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-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 08° 46' 53" W into the interior of said 432.09 acre tract for a distance of 3775.48 feet to a 1/2-inch iron rod set for the POINT OF BEGINNING;

THENCE: S 76° 59' 24" E for a distance of 153.17 feet to a 1/2-inch iron rod set for corner;

THENCE: S 60° 51' 52" E for a distance of 225.37 feet to a 1/2-inch iron rod set for corner;

THENCE: S 69° 45' 26" E for a distance of 244.80 feet to a 1/2-inch iron rod set for corner;

THENCE: S 46° 07' 16" E for a distance of 244.55 feet to a 1/2-inch iron rod set for corner;

THENCE: S 40° 24' 18" E for a distance of 201.88 feet to a 1/2-inch iron rod set for corner;

THENCE: S 37° 13' 36" E for a distance of 162.54 feet to a 1/2-inch iron rod set for corner;

THENCE: S 34° 45' 19" E for a distance of 136.06 feet to a 1/2-inch iron rod set for corner;

THENCE: S 12° 05' 00" W for a distance of 175.00 feet to a 1/2-inch iron rod set for corner in the north right-of-way line of Miramont Circle (based on a 60' width);

THENCE: along the before-said north right-of-way line for the following four (4) calls:

- 323.75 feet in a clockwise direction along the arc of a curve having a central angle of 39° 28' 00", a radius of 470.00 feet, a tangent of 188.59 feet and a long chord bearing N 58° 11' 00" W at a distance of 317.38 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- N 38° 27' 00" W for a distance of 171.19 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;
- 642.96 feet along the arc of said curve having a central angle of 44° 23' 02", a radius of 830.00 feet, a tangent of 338.58 feet and a long chord bearing N 60° 38' 31" W at a distance of 627.00 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- N 82° 50' 02" W for a distance of 205.35 feet to a 1/2-inch iron rod set for corner;

THENCE: N 07° 10' 02" E for a distance of 275.97 feet to a 1/2-inch iron rod set for corner;

THENCE: S 51° 06' 59" E for a distance of 89.62 feet to the POINT OF BEGINNING and containing 8.464 acres of land, more or less.

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 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, drains, easements, and public places shown hereon for the use and benefit of the public.

TAC Realty, Inc.
Donald A. Adam, Chief Executive Officer

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, 20 03.

Sylvia Polansky
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 24 day of JUNE, 20 03, in the Official Records of Brazos County, Texas in Volume 5394 Page 283.

Karen McQueen
County Clerk, Brazos County, 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 6/5/03
Kevin R. McClure, R.P.L.S. No. 5650

BLOCK 15

COMMENCING at a found 3/4-inch iron rod marking the north corner of the said 432.09 acre tract, iron rod also being in the southeast right-of-way line of F.M. 1179 (based on an 80-foot width);

THENCE: S 11° 08' 12" W into the interior of said 432.09 acre tract for a distance of 4177.94 feet to a 3/4-inch iron pipe set for the POINT OF BEGINNING, said iron pipe marking the intersection of the south right-of-way line of Miramont Circle (based on a 60' width) and the west right-of-way line of Concordia Drive (width varies at this location);

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

- 103.14 feet in a counter-clockwise direction along the arc of a curve having a central angle of 07° 07' 12", a radius of 830.00 feet, a tangent of 51.64 feet and a long chord bearing S 79° 16' 26" E at a distance of 103.07 feet to the Point of Tangency;
- S 82° 50' 02" E for a distance of 220.86 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right;
- 596.48 feet along the arc of said curve having a central angle of 44° 23' 02", a radius of 770.00 feet, a tangent of 314.11 feet and a long chord bearing S 60° 38' 31" E at a distance of 581.67 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- S 38° 27' 00" E for a distance of 171.19 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left and
- 554.41 feet along the arc of said curve having a central angle of 59° 56' 06", a radius of 530.00 feet, a tangent of 305.60 feet and a long chord bearing S 68° 25' 03" E at a distance of 529.48 feet to a 1/2-inch iron rod set for corner;

THENCE: S 08° 23' 06" E for a distance of 249.33 feet to a 1/2-inch iron rod set for corner;

THENCE: S 53° 33' 05" W for a distance of 122.10 feet to a 1/2-inch iron rod set for corner;

THENCE: S 47° 49' 58" W for a distance of 161.03 feet to a 1/2-inch iron rod set for corner;

THENCE: N 54° 33' 43" W for a distance of 234.71 feet to a 1/2-inch iron rod set for corner;

THENCE: N 51° 21' 51" W for a distance of 537.90 feet to a 1/2-inch iron rod set for corner;

THENCE: N 58° 06' 34" W for a distance of 155.83 feet to a 1/2-inch iron rod set for corner;

THENCE: N 63° 27' 50" W for a distance of 133.43 feet to a 1/2-inch iron rod set for corner;

THENCE: N 56° 37' 29" W for a distance of 136.30 feet to a 1/2-inch iron rod set for corner;

THENCE: N 59° 17' 48" W for a distance of 181.17 feet to a 1/2-inch iron rod set for corner, said iron rod also being in the southeast right-of-way line of said Concordia Drive;

THENCE: N 82° 50' 02" W for a distance of 74.00 feet to a 1/2-inch iron rod set in the southwest right-of-way line of said Concordia Drive;

THENCE: N 07° 09' 58" E along said Concordia Drive line for a distance of 169.53 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;

THENCE: S 6° 16' 16" E along the arc of said curve having a central angle of 82° 52' 48", a radius of 25.00 feet, a tangent of 22.07 feet and a long chord bearing N 34° 16' 26" W at a distance of 33.09 feet to the POINT OF BEGINNING and containing 10.501 acres of land, more or less.

APPROVAL OF PLANNING AND ZONING COMMISSION

I, ZDY 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, 20 03, and same was duly approved on the 24 day of JUNE, 20 03, by said Commission.

ZDY Flores
Chairman, Planning and Zoning Commission

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

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 aforesaid.

Given under my hand and seal on this 24 day of JUNE, 20 03.

Susan Curtis
Notary Public, Brazos County, Texas

FINAL PLAT

MIRAMONT SECTION 6

LOTS 1-10, BLOCK 15
LOTS 1-7, BLOCK 16

18.965 ACRES

J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS
FEBRUARY, 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) 683-3838

on balance 76636.50