

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 forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the use and benefit of the public.

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 on this 9th day of June 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, 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 13th day of June 2003, and same was duly approved on the 20th day of March 2003 by said Commission.

Roy 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 12th day of June 2003.

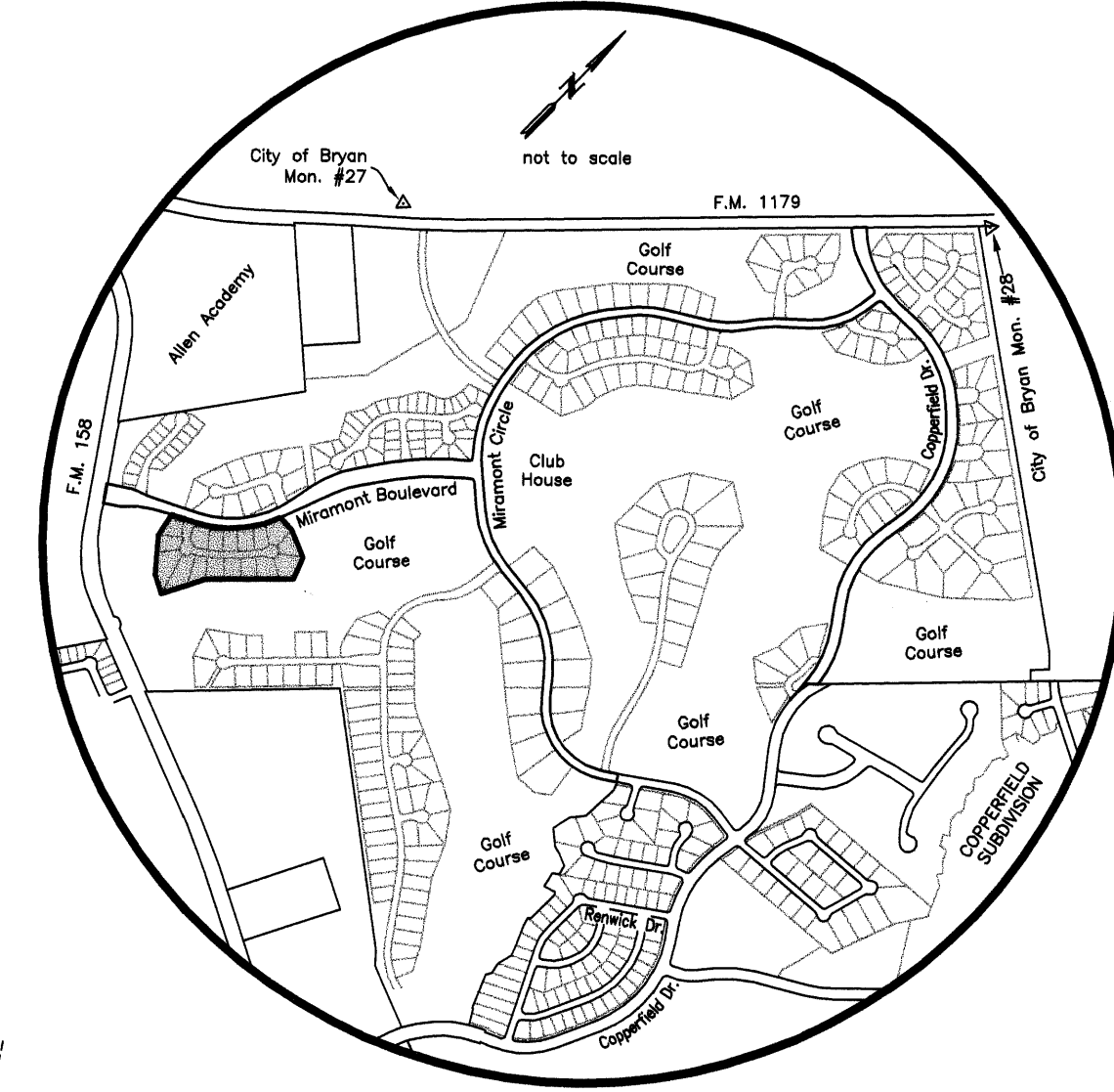
Planning Administrator, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, Karan 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 24th day of June 2003, in the Official Records of Brazos County, Texas in Volume 3394, Page 256.

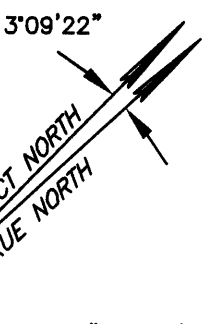
Karan McQueen
County Clerk, Brazos County, Texas



Location Map

Doc 00619141 BK OR 5394 Pg 286

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



Scale: 1" = 40'

FILED FOR RECORD IN:
Brazos County
Date: Jun 25, 2003 at 10:59 AM
Document Number: 00619141
Parent: 5394
Taxes: 223778
Taxes: 223778
As Stamped Herein By Me:
JUN 25, 2003
KIM R. MCCLURE, COUNTY CLERK
HARRIS COUNTY

APPROVAL OF THE CITY ENGINEER

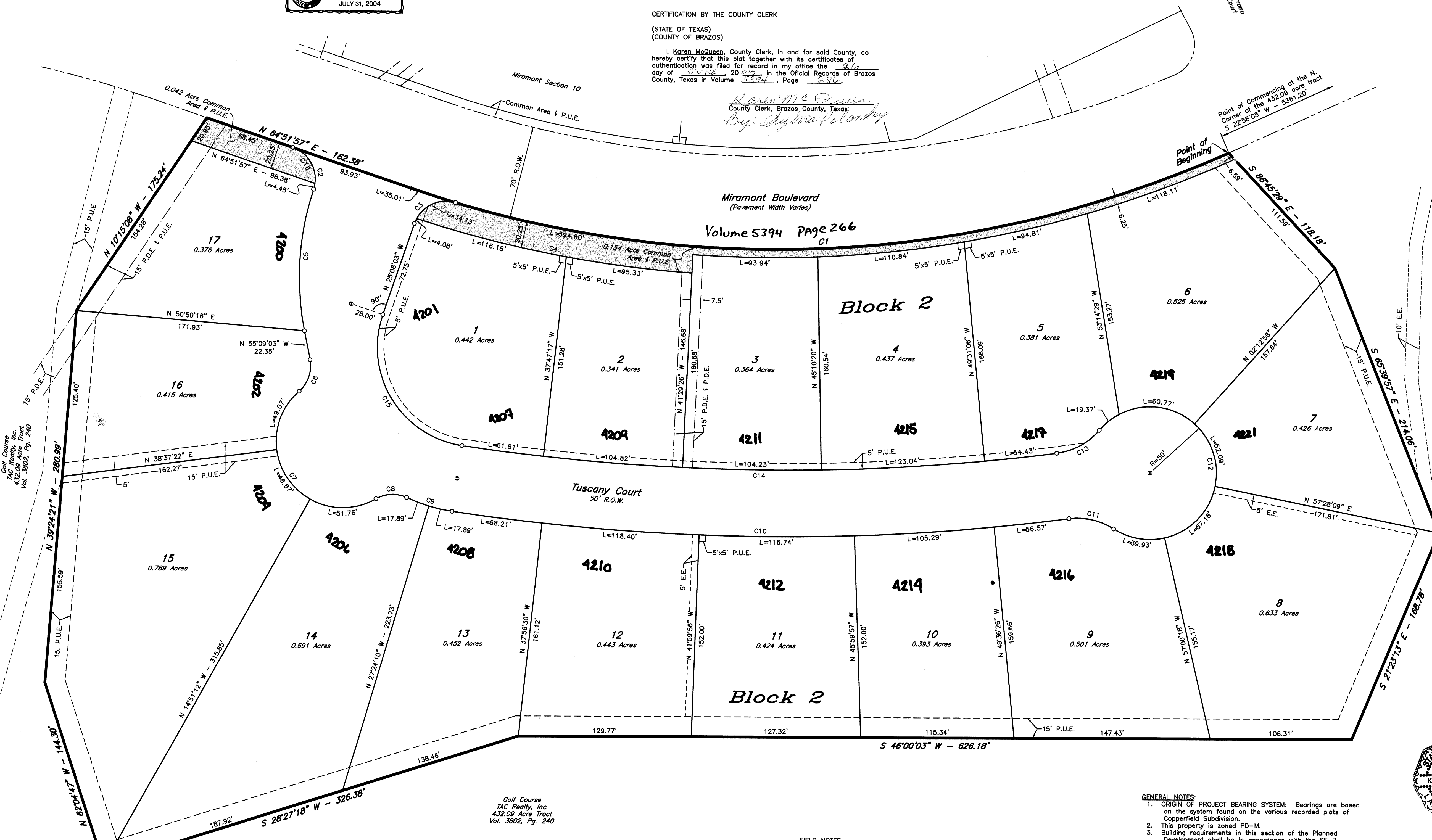
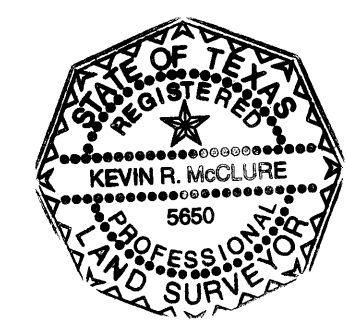
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 20th day of June 2003.

Kevin R. McClure
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



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 22° 58' 05" W into the interior of said 432.09 acre tract for a distance of 5361.20 feet to a 1/2-inch iron rod set for the POINT OF BEGINNING, said iron rod also being in southeast right-of-way line of Miramont Boulevard (based on a 70 foot width at this location); THENCE: S 86° 45' 29" E for a distance of 118.18 feet to a 1/2-inch iron rod set for corner; THENCE: S 65° 39' 57" E for a distance of 214.06 feet to a 1/2-inch iron rod set for corner; THENCE: S 21° 23' 13" E for a distance of 168.76 feet to a 1/2-inch iron rod set for corner; THENCE: S 46° 00' 03" W for a distance of 626.18 feet to a 1/2-inch iron rod set for corner; THENCE: S 28° 27' 18" W for a distance of 326.38 feet to a 1/2-inch iron rod set for corner; THENCE: N 82° 04' 47" W for a distance of 144.30 feet to a 1/2-inch iron rod set for corner; THENCE: N 39° 24' 21" W for a distance of 280.99 feet to a 1/2-inch iron rod set for corner; THENCE: N 10° 15' 08" W for a distance of 175.24 feet to a 1/2-inch iron rod set for corner, said iron rod also being in the before-said southeast right-of-way line of Miramont Boulevard; THENCE: N 64° 51' 57" E for a distance of 162.38 feet to the Point of Curvature of a curve to the left; THENCE: 629.82 feet along the arc of said curve having a central angle of 43° 13' 00", a radius of 835.00 feet, a tangent of 330.74 feet and a long chord bearing N 43° 15' 28" E at a distance of 614.99 feet to the POINT OF BEGINNING and containing 9.439 acres of land, more or less.

CURVE TABLE

Table with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD, BRG., CHORD. Lists curve data for C1 through C16.

GENERAL NOTES:

- 1. ORIGIN OF PROJECT BEARING SYSTEM: Bearings are based on the system found on the various recorded plats of Cooperfield Subdivision.
2. This property is zoned PD-M.
3. 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.
4. No lot shall have driveway access to Miramont Boulevard.
5. Unless otherwise indicated, all distances shown along curves are arc distances.
6. 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.
7. The common Area shown shall be owned and maintained by the Homeowners' Association.
8. Parkland Dedication requirements will be satisfied through a FEE-SIMPLE dedication of land and monetary payment of Development Fee.
9. Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner.
10. Abbreviations:
P.U.E. - Public Utility Easement
D.E. - Drainage Easement
E.E. - Electrical Easement

FINAL PLAT
MIRAMONT SECTION 9
LOTS 1-17, BLOCK 2
9.439 ACRES
J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS
FEBRUARY, 2003
SCALE: 1" = 40'

on purpose as 7/24/03