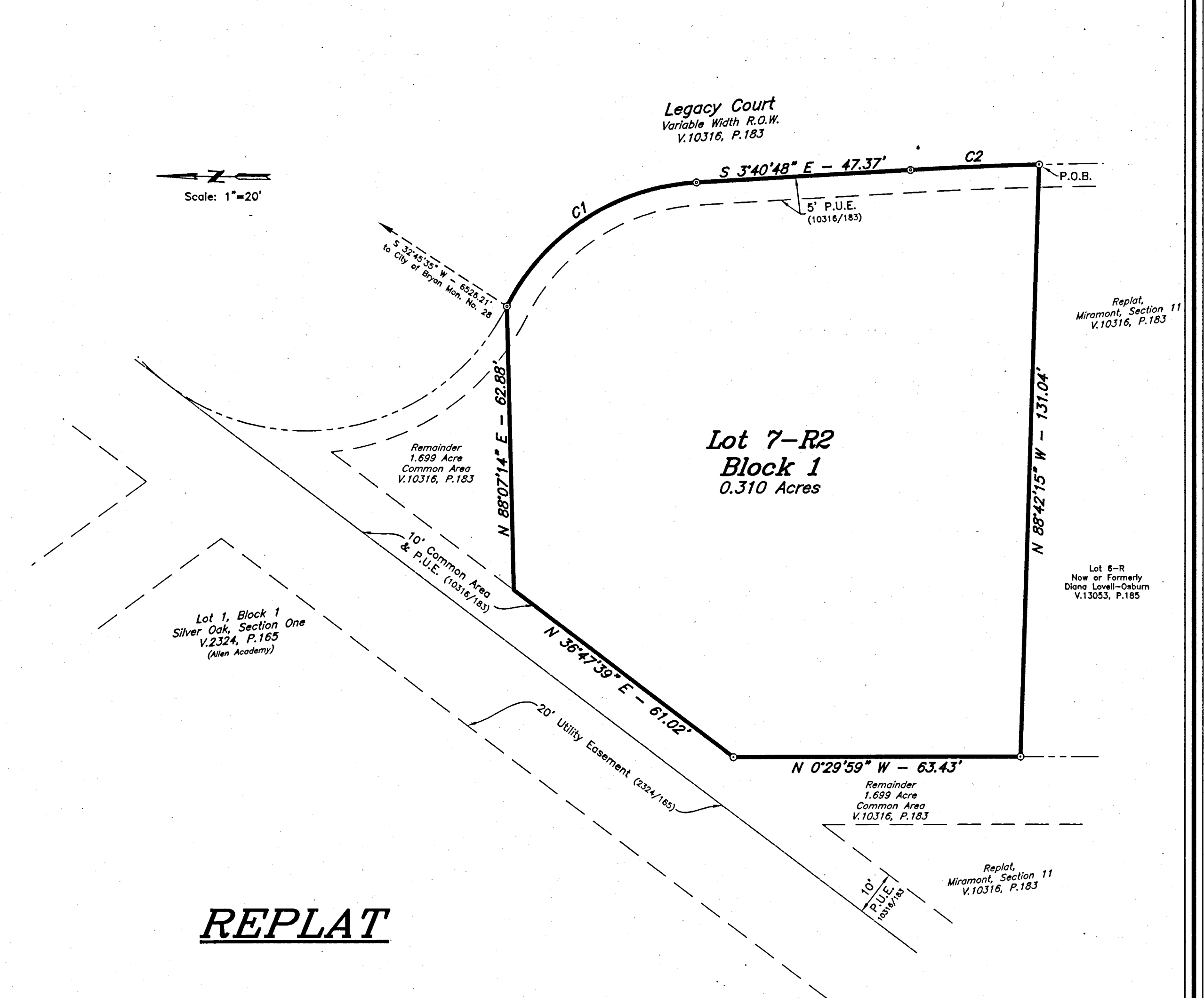


VICINITY MAP



| CURVE TABLE | | | | | | |
|-------------|-----------|---------|--------|---------|---------------|-------------|
| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD BRG. | CHORD DIST. |
| C1 | 60°00'00" | 50.00' | 52.36' | 28.87' | S 33°40'48" E | 50.00' |
| C2 | 1°43'01" | 950.00' | 28.47' | 14.24' | S 2°49'18" E | 28.47' |

ORIGINAL PLAT
 LOT 7-R, BLOCK 1, MIRAMONT SECTION 11
 RECORDED IN VOLUME 10316, PAGE 183

REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 We, Rader and Hollie Gilleland, owner and developer of the land shown on this plat, being all or part of the tracts of land as conveyed to me in the Official Records of Brazos County in Volumes 10316, Page 183 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.

Rader Gilleland Hollie Gilleland

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 11/11/2020 8:24:19 AM
 In the PLAT Records

Doc Number: 2020-1411740
 Volume - Page: 16510-134
 Number of Pages: 1
 Amount: 70.00
 Order#: 20201111000008
 By: MO

Karin McQueen
 County Clerk, Brazos County, Texas

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Rader and Hollie Gilleland, known to me to be the persons whose name are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose stated.
 Given under my hand and seal on this 20 day of November, 2020.

Notary Public, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION
John Bush, 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 24th day of November, 2020, and same was duly approved on the 18 day of November, 2020, by said Commission.

John Bush
 Chairman, Planning and Zoning Commission

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 all of Lot 7-R, Block 1, MIRAMONT SECTION 11 according to the final plat recorded in Volume 10316, Page 183 of the Official Records of Brazos County, Texas (O.R.B.C.) and being part of the 1.699 acre common area as depicted on said final plat and being more particularly described by metes and bounds as follows:
 BEGINNING: at a found 1/2-inch iron rod marking the common east corner of said Lot 7-R and Lot 6-R, Block 1, MIRAMONT SECTION 11, said iron rod also being in the west right-of-way line of Legacy Court (based on a variable width);
 THENCE: N 88° 42' 15" W along the common line of said Lot 7-R and said Lot 6-R for a distance of 131.04 feet to a found 1/2-inch iron rod marking the common west corner of said lots, said iron rod also being in the easterly line of the before-said 1.699 acre common area;
 THENCE: N 00° 29' 59" W along the common line of said Lot 7-R and the said 1.699 acre common area for a distance of 63.43 feet to a found 1/2-inch iron rod marking the northwest corner of said lot, said iron rod also marking the most westerly corner of this herein described tract;
 THENCE: N 36° 47' 39" E into the interior of the said 1.699 acre common area for a distance of 61.02 feet to a 1/2-inch iron rod set for the northwest corner of this herein described tract;
 THENCE: N 88° 07' 14" E continuing through the interior of the said 1.699 acre common area for a distance of 62.88 feet to a found 3/4-inch iron pipe marking the northeast corner of the before-said Lot 7-R and the northeast corner of this tract, said iron pipe also being in the west right-of-way line of the before-said Legacy Court;
 THENCE: 52.36 feet along the west right-of-way line of said Legacy Court, in a clockwise direction, and being along the arc of a curve having a central angle of 60° 00' 00", a radius of 50.00 feet, a tangent of 28.87 feet and a long chord bearing S 33° 40' 48" E at a distance of 50.00 feet to a found 3/4-inch iron pipe for the Point of Tangency;
 THENCE: S 03° 40' 48" E along the west right-of-way line of said Legacy Court for a distance of 47.37 feet to a found 3/4-inch iron pipe for the Point of Curvature;
 THENCE: 28.47 feet along the west right-of-way line of said Legacy Court, in a clockwise direction, and being along the arc of said curve having a central angle of 01° 43' 01", a radius of 950.00 feet, a tangent of 14.24 feet and a long chord bearing S 02° 49' 18" E at a distance of 28.47 feet to the POINT OF BEGINNING and containing 0.310 acres of land, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 We, Adam Development Properties, L.P., owner and developer of the land shown on this plat, being all or part of the tracts of land as conveyed to me in the Official Records of Brazos County in Volume 10316, Page 183 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.

Stephanie Adam Malechek
 Stephanie Adam Malechek, President, COO

APPROVAL OF THE CITY PLANNER
Martin Zimmermann, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission 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 10th day of November, 2020.

Martin Zimmermann
 City Planner, Bryan, Texas

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Stephanie Adam Malechek, known to me to be the persons whose name are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose stated.
 Given under my hand and seal on this 20th day of November, 2020.

Stephanie Adam Malechek
 Notary Public, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER
W. Paul Kasper, 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 10th day of November, 2020.

W. Paul Kasper
 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 in July of 2017 and that property markers and monuments were placed under my supervision on the ground.

Kevin R. McClure
 Kevin R. McClure, R.P.L.S. No. 5650



- GENERAL NOTES:
1. ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the recorded plat in Volume 10316, Page 183 of the Official Records of Brazos County, Texas.
 2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0220F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
 3. This property is currently zoned Planned Development Mixed Use (PD-M).
 4. Building setback lines shall refer to the RD-7 zoning designation in Chapter 130 of the City of Bryan Code of Ordinances. Additional building setback requirements may be applicable in accordance with the Covenants, Conditions and Restrictions for Miramont Residential Community.
 5. Common Areas shall be owned and maintained by the Homeowners' Association.
 6. The sidewalk located in the common area as depicted in the Original Plat view does not encroach the proposed Lot 7-R2, Block 1.
 7. Abbreviations:
 P.O.B. - Point of Beginning
 P.U.E. - Public Utility Easement
 8. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 ○ - 1/2" Iron Rod Found
 ⊙ - 3/4" Iron Pipe Found

REPLAT

LOT 7-R2, BLOCK 1
 BEING A REPLAT OF
 LOT 7-R, BLOCK 1 AND PART OF THE 1.699 ACRE
 COMMON AREA OF MIRAMONT SUBDIVISION, SECTION 11
 AS RECORDED IN VOLUME 10316, PAGE 183
 0.310 ACRES
 J.W. SCOTT LEAGUE, A-49
 BRYAN, BRAZOS COUNTY, TEXAS
 JULY, 2017
 SCALE: 1" = 20'

OWNER (Lot 7-R):
 Rader & Hollie Gilleland
 130 N. East St.
 Uvalde, Texas 78801
 (979) 776-1111

OWNER (1.699 Acre Common Area):
 Adam Development Properties, L.P.
 One Momentum Boulevard, Suite 1000
 College Station, Texas 77845
 (979) 776-1111

SURVEYOR:
 Kevin R. McClure Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 1003
 College Station, Texas 77845
 (979) 693-3838

MB