

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 called 98.362 acre Tract II described in the deed from Resolution Trust Corporation to Adam Development Properties, L.P. formerly known as TAC Realty, Inc. recorded in Volume 3883, Page 97 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a 1/2-inch iron rod set for the southwest corner of this herein described tract, said iron rod also being in the southeast right-of-way line of said Copperfield Drive (based on an 80-foot width), from whence a found 1/2-inch iron rod marking the north corner of Lot 1-R, Block 21, COPPERFIELD SECTION 5 according to the Replat recorded in Volume 1051, Page 37 (O.R.B.C.) and a corner of the called 98.362 acre TAC Realty, Inc. Tract II bears S 56°34'42" W at a distance of 510.74 feet for reference;

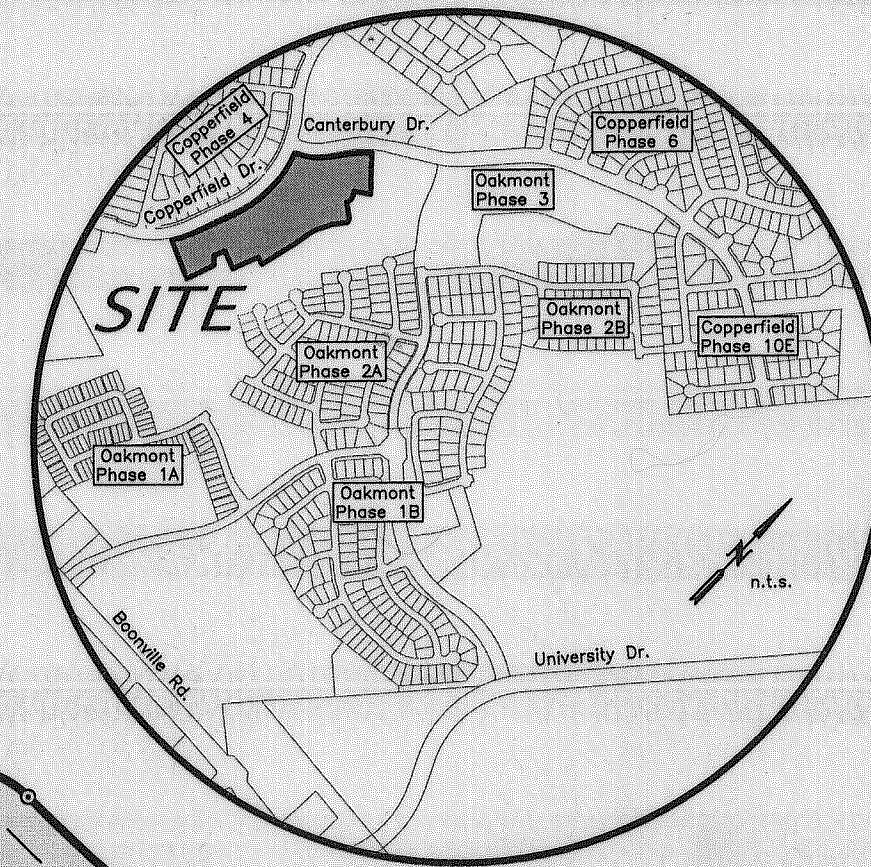
THENCE: continue along an 80-foot width of said Copperfield Drive and the south right-of-way line of Canterbury Drive (based on an 80-foot width) for the following seven (7) calls:

- 149.85 feet in a counter-clockwise direction along the arc having a central angle of 13° 24' 58", a radius of 640.00 feet, a tangent of 75.27 feet and long chord bearing N 31° 41' 15" E at a distance of 149.51 feet to a found 1/2-inch iron rod marking the Point of Curvature;
- N 24° 58' 47" E for a distance of 333.00 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the left;
- 593.97 feet along the arc of said curve having a central angle of 40° 30' 51", a radius of 840.00 feet, a tangent of 310.01 feet and long chord bearing N 04° 43' 12" E at a distance of 581.67 feet to a found 1/2-inch iron rod marking the Point of Reverse Curvature;
- 37.64 feet along the arc of said curve having a central angle of 86° 16' 24", a radius of 25.00 feet, a tangent of 23.42 feet and long chord bearing N 27° 35' 58" E at a distance of 34.19 feet to a found 1/2-inch iron rod marking the Point of Reverse Curvature;
- 221.48 feet along the arc of said curve having a central angle of 30° 34' 43", a radius of 415.00 feet, a tangent of 113.45 feet and long chord bearing N 55° 26' 48" E at a distance of 218.87 feet to a found 1/2-inch iron rod marking the Point of Tangency;
- N 40° 09' 27" E for a distance of 130.00 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the right;
- 197.68 feet along the arc of said curve having a central angle of 14° 54' 11", a radius of 760.00 feet, a tangent of 99.40 feet and long chord bearing N 47° 36' 33" E at a distance of 197.13 feet to a 1/2-inch iron rod set for the north corner of this tract;

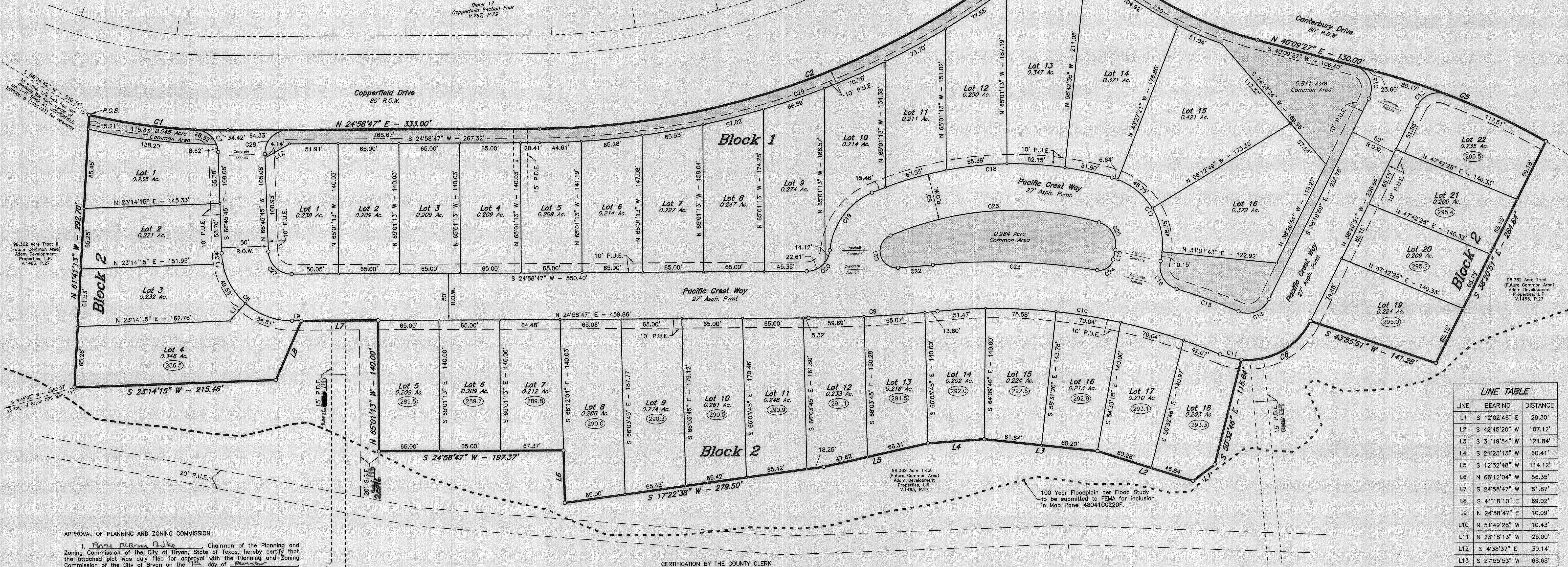
THENCE: into the interior of the called 98.362 acre TAC Realty, Inc. Tract II for the following seventeen (17) calls:

- S 38° 20' 51" E for a distance of 264.64 feet to a 1/2-inch iron rod set for angle;
- S 43° 55' 51" W for a distance of 141.28 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right;
- 90.17 feet along the arc of a curve having a central angle of 68° 53' 01", a radius of 75.00 feet, a tangent of 51.43 feet and long chord bearing S 03° 54' 20" E at a distance of 84.84 feet to a 1/2-inch iron rod set for the Point of Tangency;
- S 50° 32' 46" E for a distance of 115.64 feet to a 1/2-inch iron rod set for angle;
- S 12° 02' 46" E for a distance of 29.30 feet to a 1/2-inch iron rod set for the east corner of this herein described tract;
- S 42° 45' 20" W for a distance of 107.12 feet to a 1/2-inch iron rod set for angle;
- S 31° 19' 54" W for a distance of 121.84 feet to a 1/2-inch iron rod set for angle;
- S 21° 23' 13" W for a distance of 60.41 feet to a 1/2-inch iron rod set for angle;
- S 12° 32' 48" W for a distance of 114.12 feet to a 1/2-inch iron rod set for angle;
- S 17° 22' 38" W for a distance of 279.50 feet to a 1/2-inch iron rod set for angle;
- N 66° 12' 04" W for a distance of 56.35 feet to a 1/2-inch iron rod set for angle;
- S 24° 58' 47" W for a distance of 197.37 feet to a 1/2-inch iron rod set for angle;
- N 65° 01' 13" W for a distance of 140.00 feet to a 1/2-inch iron rod set for angle;
- S 24° 58' 47" W for a distance of 81.87 feet to a 1/2-inch iron rod set for angle;
- S 41° 18' 10" E for a distance of 69.02 feet to a 1/2-inch iron rod set for angle;
- S 23° 14' 15" W for a distance of 215.46 feet to a 1/2-inch iron rod set for the southeast corner of this tract, and
- N 61° 41' 13" W for a distance of 292.70 feet to the POINT OF BEGINNING and containing 12.781 acres of land.

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	13°24'54"	640.00'	149.85'	75.27'	N 31°41'15" E	149.51'
C2	40°30'50"	840.00'	593.97'	310.01'	N 4°43'12" E	581.67'
C3	86°16'15"	25.00'	37.64'	23.42'	N 27°35'58" E	34.19'
C4	30°34'43"	415.00'	221.48'	113.45'	N 55°26'48" E	218.87'
C5	14°54'11"	760.00'	197.68'	99.40'	N 47°36'33" E	197.13'
C6	68°53'01"	75.00'	90.17'	51.43'	S 3°54'20" E	84.84'
C7	85°08'41"	25.00'	37.14'	22.95'	N 70°37'21" E	33.82'
C8	88°15'28"	75.00'	115.53'	72.75'	N 69°06'31" E	104.44'
C9	5°17'08"	1500.00'	138.36'	69.23'	N 22°20'14" E	138.31'
C10	28°40'29"	617.82'	309.20'	157.91'	N 34°01'56" E	305.98'
C11	17°49'59"	75.00'	23.34'	11.77'	N 39°27'10" E	23.25'
C12	84°32'56"	25.00'	36.89'	22.73'	N 3°55'38" E	33.63'
C13	100°58'45"	25.00'	44.06'	30.32'	S 88°50'09" E	38.58'
C14	90°39'42"	25.00'	39.56'	25.29'	S 3°02'19" W	35.56'
C15	6°03'21"	667.82'	70.58'	35.32'	S 45°20'30" W	70.55'



CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C16	86°28'15"	25.00'	37.73'	23.51'	S 85°32'57" W	34.25'
C17	87°18'53"	75.00'	114.29'	71.56'	S 85°07'38" W	103.55'
C18	39°23'44"	381.54'	262.34'	136.59'	S 21°46'20" W	257.20'
C19	61°15'41"	75.00'	80.19'	44.41'	S 28°33'23" E	76.43'
C20	84°10'01"	25.00'	36.72'	22.58'	S 17°06'13" E	33.51'
C21	161°20'41"	18.00'	50.69'	109.59'	S 78°09'11" E	35.52'
C22	1°28'47"	1450.00'	37.45'	18.73'	N 20°26'05" E	37.45'
C23	15°07'21"	667.82'	176.28'	88.65'	N 27°15'22" E	175.75'
C24	86°38'30"	15.00'	22.68'	14.15'	N 8°30'13" W	20.58'
C25	86°42'21"	25.00'	37.83'	23.60'	S 84°49'22" W	34.32'
C26	39°23'44"	331.54'	227.96'	118.69'	N 21°46'20" E	223.50'
C27	88°15'28"	25.00'	38.51'	24.25'	S 69°06'31" W	34.81'
C28	91°40'47"	25.00'	40.00'	25.74'	N 20°51'43" W	35.87'
C29	38°06'46"	855.00'	568.74'	295.34'	S 5°55'24" W	558.31'
C30	20°46'48"	430.00'	155.95'	78.84'	S 55°21'56" W	155.10'



APPROVAL OF PLANNING AND ZONING COMMISSION

I, Anna McRae Balke, 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 20th day of August, 2023, and some was duly approved on the 20th day of August, 2023, by said Commission.

Chairman, Planning and Zoning Commission

APPROVAL OF THE CITY ENGINEER

I, Jason B. Blum, 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 August, 2023.

City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Madison Zimmern, 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 20th day of August, 2023.

City Planner, Bryan, Texas

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 part of the tract of land as conveyed to me in the Official Records of Brazos County in 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.

Richard S. Roth
Richard S. Roth, Sr. Vice President

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Richard S. Roth, 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 purposes stated.

Given under my hand and seal on this 22nd day of May, 2023.

Madison Zimmern
Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 5/20/2025 1:43:01 PM
In the PLAT Records

Doc Number: 2025-1564163
Volume-Page: 20027-223
Number of Pages: 1
Amount: 77.00
Order#: 205080600.0095
By: PS

Karen McQueen
County Clerk, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, 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.

Cody Karisch
Cody Karisch, R.P.L.S. No. 7004

GENERAL NOTES:

- ORIGIN OF BEARING SYSTEM: Bearing system and actual measured distances to the monuments are consistent with the recorded deed along the southeast right-of-way line of Copperfield Drive recorded in Volume 1463, Page 27 of the Official Records of Brazos County, Texas.
- According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0220F, effective 04/02/2014, this property is located in an Other Areas Zone "X" area, which is determined to be outside the 500-year flood plain.
- Land Use: 38 residential lots.
- The City of Bryan to provide water to all of Phase 4A.
- Zoning: Planned Development - Mixed Use (PD-M) District as passed and approved by the City of Bryan on March 9, 2021. Ordinance No. 2475.
- Unless otherwise indicated, all distances shown along curves are arc distances.
- A Homeowner's Association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair and maintenance of all common areas, private drainage easements, and private stormwater detention facilities which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair and maintenance of these areas.
- The Common Area shown shall be owned and maintained by the Homeowners' Association.
- Right-of-Way Acreage: 2.589 Ac.
- Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
- Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner:
O - 1/2" Iron Rod Found (CM)
O - 1/2" Iron Rod Set
(289.5) - Minimum Finish Floor Elevation
- Abbreviations:
P.D.E. - Public Drainage Easement
P.O.B. - Point of Beginning
P.U.E. - Public Utility Easement
S.S.E. - Sanitary Sewer Easement
CM - Controlling Monument

FINAL PLAT

OAKMONT PHASE 4A

LOTS 1-16, BLOCK 1, LOTS 1-22, BLOCK 2

12.781 ACRES

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

MAY 2025
SCALE 1" = 50'

Owner:
Adam Development Properties, LP
One Momentum Blvd., Suite 1000
College Station, TX 77845
979-776-1111

Surveyor:
McClure & Brown Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

Texas Firm Registration No. 10103300
MB

10520033-fp.dwg