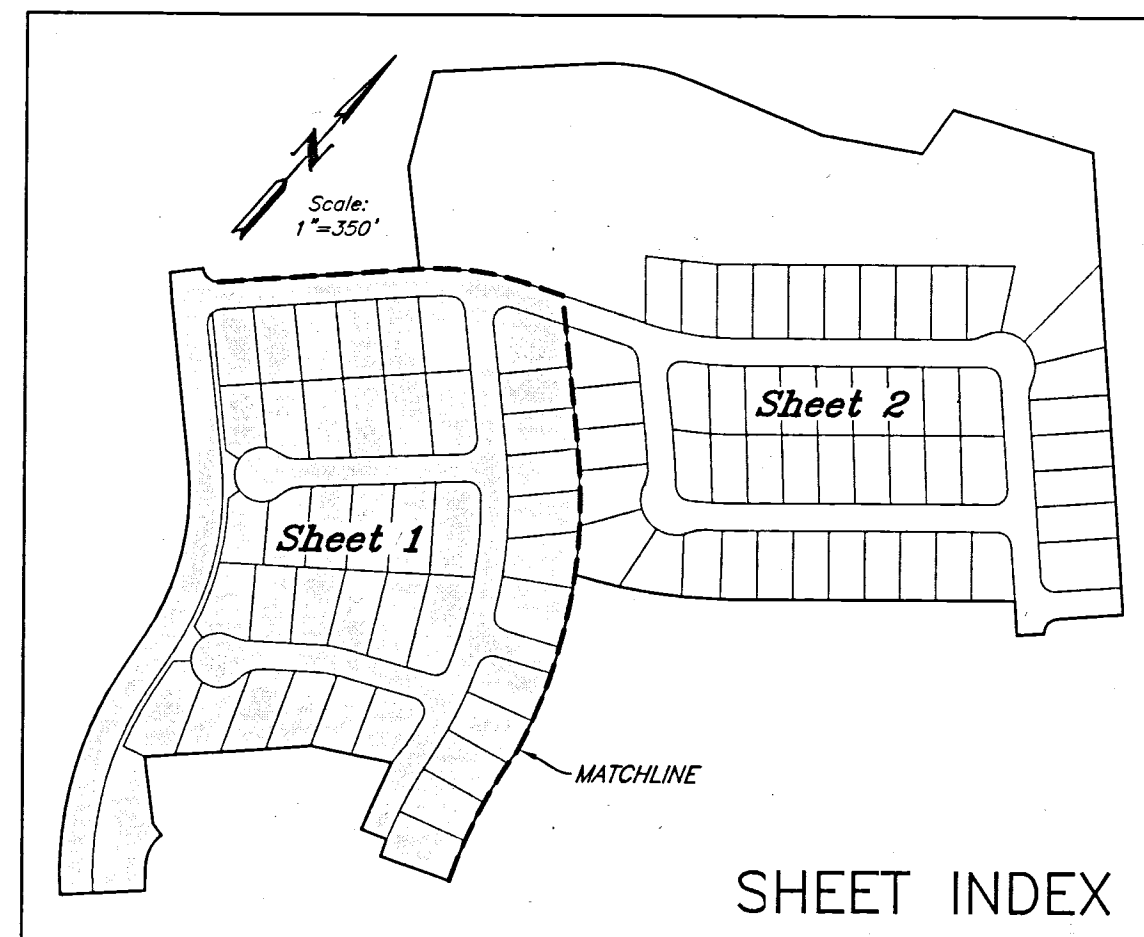


VICINITY MAP

GENERAL NOTES:

- ORIGIN OF BEARING SYSTEM: Iron rod monuments found and the record bearing (S 45°15'57" W) along the southeast line of the 314.34 acre tract recorded in Volume 3893, Page 97 of the Official Records of Brazos County, Texas was used as the BASIS OF BEARINGS shown on this plat.
- 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: 92 residential lots.
- Zoning: Planned Development - Mixed Use (PD-M) District as passed and approved by the Bryan Council on December 10, 2019. Ordinance No. 2391.
- 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: 6.562 Ac.
- Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner:
 - ⊙ - 1/2" Iron Rod Found
 - - 1/2" Iron Rod Set
- Abbreviations:
 - P.A.E. - Public Access Easement
 - P.D.E. - Public Drainage Easement
 - P.O.B. - Point of Beginning
 - P.U.E. - Public Utility Easement
 - Pr.D.E. - Private Drainage Easement
 - Vw. - Variable Width

SEE SHEET 2



SHEET INDEX

FINAL PLAT

OAKMONT PHASE 2B

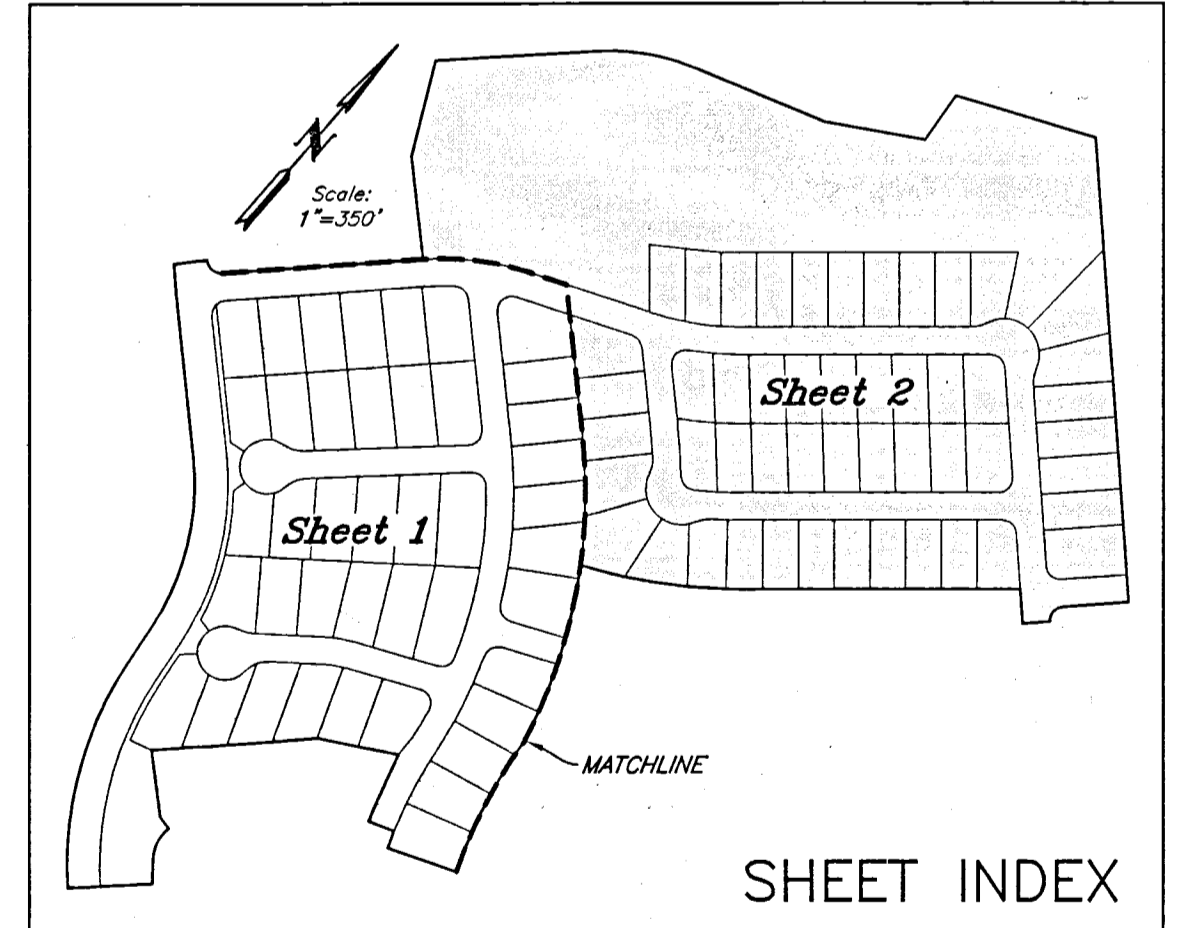
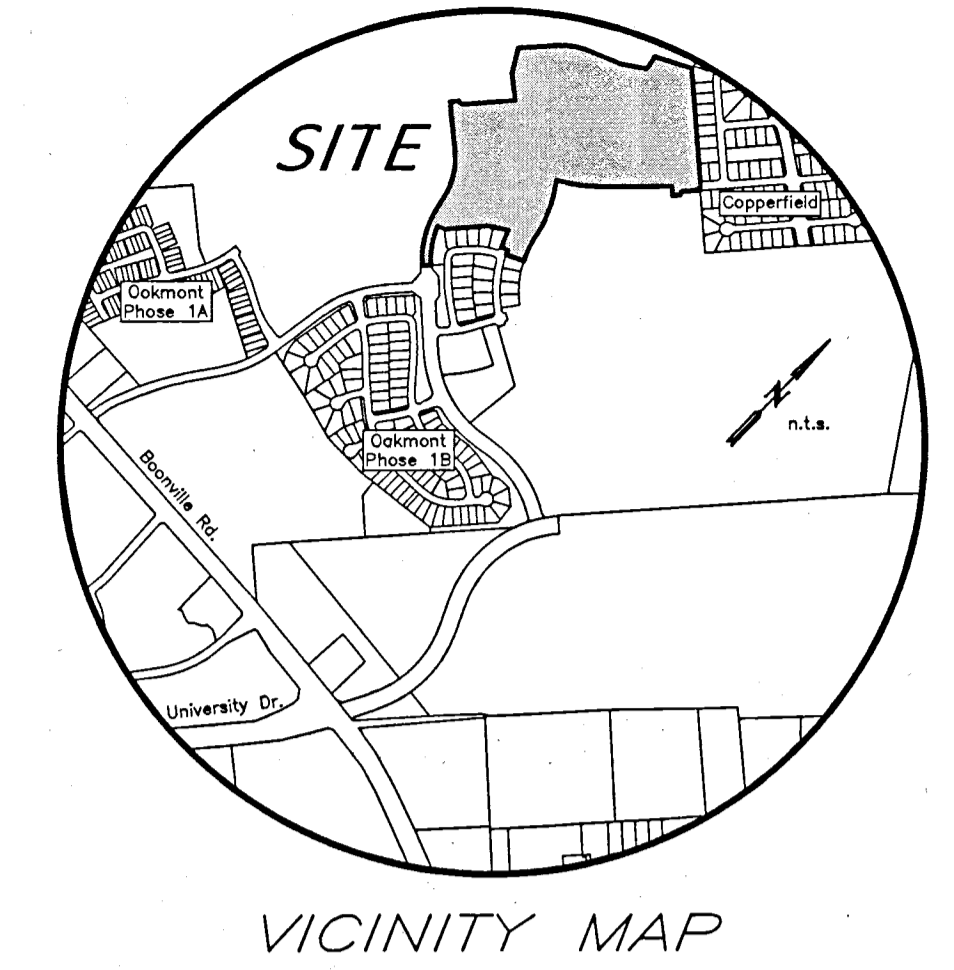
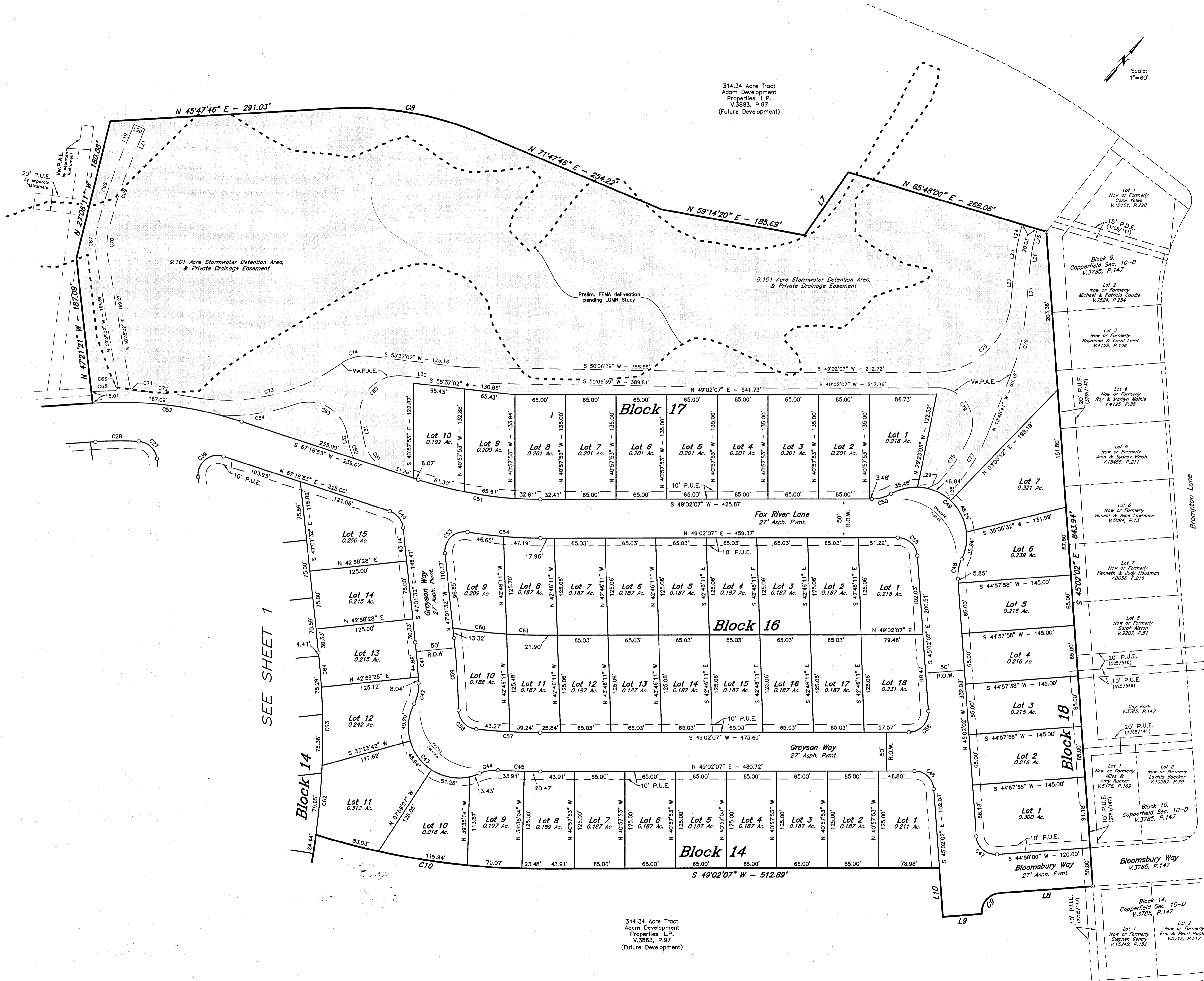
LOTS 6-11, BLOCK 11, LOTS 5-9, BLOCK 12, LOTS 1-12, BLOCK 13, LOTS 1-22, BLOCK 14, LOTS 1-12, BLOCK 15, LOTS 1-18, BLOCK 16, LOTS 1-10, BLOCK 17, LOTS 1-7, BLOCK 18

38.799 ACRES
J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS
FEBRUARY, 2020
SCALE 1" = 60'

SHEET NO. 1 OF 3 SHEETS

OWNER: Adam Development Properties, LP
McClure & Browne Engineering/Surveying, Inc.
One Momentum Blvd., Suite 1000
College Station, TX 77845
979-776-1111

SURVYOR: Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838



FINAL PLAT

**OAKMONT
PHASE 2B**

LOTS 6-11, BLOCK 11, LOTS 5-9, BLOCK 12,
LOTS 1-12, BLOCK 13, LOTS 1-22, BLOCK 14,
LOTS 1-12, BLOCK 15, LOTS 1-18, BLOCK 16,
LOTS 1-10, BLOCK 17, LOTS 1-7, BLOCK 18

38.799 ACRES
J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS
FEBRUARY, 2020
SCALE 1" = 60'

Owner:
Adam Development Properties, LP
One Momentum Blvd., Suite 1003
College Station, TX 77845
979-776-1111

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

Texas Firm Registration No. 10103300

SHEET NO. **2**
OF 3 SHEETS

FIELD NOTES
38.799 ACRES

Being all that certain tract or parcel of land lying and being situated in the J. W. SCOTT SURVEY, Abstract No. 49 in Bryan, Brazos County, Texas being part of the called 314.34 acre tract described in the deed from N.H. Burnap, Trustee to Adam Development Properties, L.P. recorded in Volume 3883, Page 97 of the Official Records of Brazos County, Texas (O.R.B.C.) and part of the called 98.362 acre Tract II described in the deed from Resolution Trust Corporation, as receiver for Southwest Federal Savings Association to Adam Development Properties, L.P. recorded in Volume 1463, Page 27 (O.R.B.C.), and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the most easterly north corner of OAKMONT, PHASE 1B, according to the Final Plat recorded in Volume 15121, Page 220 (O.R.B.C.), from whence the east corner of the called 314.34 acre Adam Development tract bears N 82°44'01" E at a distance of 3020.90 feet for reference;

THENCE: along northerly line of said OAKMONT, PHASE 1B for the following eleven (11) calls:

1. S 88°15'32" W for a distance of 132.03 feet to a found 1/2-inch iron rod for corner,
2. 33.03 feet in a clockwise direction along the arc of a curve having a central angle of 02°26'31", a radius of 775.00 feet, a tangent of 16.52 feet and a long chord bearing N 20°31'13" W at a distance of 33.03 feet to a found 1/2-inch iron rod for corner,
3. S 70°42'02" W for a distance of 50.00 feet to a found 1/2-inch iron rod for corner,
4. 41.98 feet in a clockwise direction along the arc of a curve having a central angle of 02°54'56", a radius of 825.00 feet, a tangent of 21.00 feet and a long chord bearing N 17°50'29" W at a distance of 41.98 feet to a found 1/2-inch iron rod for the Point of Tangency,
5. N 16°23'01" W for a distance of 90.42 feet to a found 1/2-inch iron rod for corner,
6. S 80°41'18" W for a distance of 150.70 feet to a found 1/2-inch iron rod for corner,
7. S 44°49'44" W for a distance of 301.47 feet to a found 1/2-inch iron rod for corner,
8. S 48°18'40" E for a distance of 122.73 feet to a found 1/2-inch iron rod for corner,
9. S 79°15'31" E for a distance of 25.00 feet to a found 1/2-inch iron rod for corner,
10. 66.00 feet in a counter clockwise direction along the arc of a curve having a central angle of 50°25'16", a radius of 75.00 feet, a tangent of 35.31 feet and a long chord bearing S 14°28'09" E at a distance of 63.89 feet to a found 1/2-inch iron rod for corner, and
11. S 39°40'47" E for a distance of 45.03 feet to a found 1/2-inch iron rod corner;

THENCE: S 46°06'41" W continuing along the said PHASE 1B at 84.86 feet pass the most northerly corner of Oakmont Boulevard as depicted on the OAKMONT, PHASE 1A Final Plat recorded in Volume 15048, Page 88 (O.R.B.C.), continue along the west line of said Oakmont, PHASE 1A for a total distance of 154.86 feet to a found 1/2-inch iron rod for corner and being in the northeasterly line of OAKMONT, PHASE 2A according to the Final Plat recorded in Volume 16816, Page 207 (O.R.B.C.);

THENCE: along the northeasterly line of said OAKMONT, PHASE 2A for the following (5) calls:

1. 429.20 feet in a clockwise direction along the arc of a curve having a central angle of 36°42'13", a radius of 670.00 feet, a tangent of 222.25 feet and a long chord bearing N 26°06'28" W at a distance of 421.90 feet to a found 1/2-inch iron rod marking the Point of Tangency,
2. N 07°45'21" W for a distance of 84.19 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the left,
3. 322.13 feet along the arc of said curve having a central angle of 39°16'11", a radius of 470.00 feet, a tangent of 167.88 feet and a long chord bearing N 27°23'27" W at a distance of 315.86 feet to a found 1/2-inch iron rod marking the Point of Tangency,
4. N 47°01'32" W for a distance of 295.72 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the right, and
5. 55.96 feet along the arc of said curve having a central angle of 04°06'39", a radius of 780.00 feet, a tangent of 27.99 feet and a long chord bearing N 44°58'13" W at a distance of 55.95 feet to a found 1/2-inch iron rod marking the most westerly corner of this herein described tract;

THENCE: into the interior of the called 314.34 acre Adam Development tract for the following eleven (11) calls:

1. N 41°40'29" E for a distance of 60.29 feet to a 1/2-inch iron rod set for corner,
2. 40.33 feet in a counter clockwise direction along the arc of a curve having a central angle of 92°26'27", a radius of 25.00 feet, a tangent of 26.09 feet and a long chord bearing S 88°40'59" E at a distance of 36.10 feet to a 1/2-inch iron rod set for the Point of Tangency,
3. N 45°05'48" E for a distance of 366.97 feet to a 1/2-inch iron rod set for corner,
4. N 47°21'21" W for a distance of 187.09 feet to a 1/2-inch iron rod set for corner,
5. N 27°06'11" W for a distance of 180.88 feet to a 1/2-inch iron rod set for corner,
6. N 45°47'46" E for a distance of 291.03 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
7. 188.32 feet along the arc of said curve having a central angle of 26°00'01", a radius of 415.00 feet, a tangent of 95.81 feet and a long chord bearing N 58°47'46" E at a distance of 186.71 feet to a 1/2-inch iron rod set for the Point of Tangency,
8. N 71°47'46" E for a distance of 254.22 feet to a 1/2-inch iron rod set for corner,
9. N 59°14'20" E for a distance of 185.89 feet to a 1/2-inch iron rod set for corner,
10. N 06°00'37" W for a distance of 98.08 feet to a 1/2-inch iron rod set for corner, and
11. N 65°48'00" E for a distance of 266.06 feet to a found 1/2-inch iron rod marking the north corner of this tract and being an angle point in Lot 2, Block 9, COPPERFIELD SECTION 10-D, according to the Final Plat recorded in Volume 3785, Page 147 (O.R.B.C.);

THENCE: S 45°02'02" E along the southwest line of COPPERFIELD SECTION 10-D for a distance of 843.94 feet to a found 1/2-inch iron rod marking the west corner of Lot 1, Block 14 of said COPPERFIELD SECTION 10-D and being in the southeast right-of-way line of Bloomsbury Way (based on a 50-foot width) as depicted on said plat;

THENCE: into the called 314.34 acre Adam Development tract for the following eight (8) calls:

1. S 44°58'00" W for a distance of 120.00 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
2. 39.27 feet along the arc of said curve having a central angle of 90°00'02", a radius of 25.00 feet, a tangent of 25.00 feet and a long chord bearing S 00°02'01" E at a distance of 35.36 feet to a 1/2-inch iron rod set for corner,
3. S 44°57'58" W for a distance of 50.00 feet to a 1/2-inch iron rod set for corner,
4. N 45°02'02" W for a distance of 62.75 feet to a 1/2-inch iron rod set for corner,
5. S 49°02'07" W for a distance of 512.89 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
6. 292.52 feet along the arc of said curve having a central angle of 17°11'24", a radius of 975.00 feet, a tangent of 147.37 feet and a long chord bearing S 57°37'50" W at a distance of 291.43 feet to a 1/2-inch iron rod set for corner,
7. 336.97 feet in a clockwise direction along the arc of a curve having a central angle of 19°42'03", a radius of 980.00 feet, a tangent of 170.16 feet and a long chord bearing S 23°27'12" E at a distance of 335.31 feet to a 1/2-inch iron rod set for corner, and
8. 270.66 feet in a counter clockwise direction along the arc of a curve having a central angle of 16°48'14", a radius of 922.85 feet, a tangent of 136.31 feet and a long chord bearing S 13°19'30" E at a distance of 269.69 feet to the POINT OF BEGINNING and containing 38.799 acres of land.

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 3883, Page 97 and Volume 4218, Page 1 and whose name is subscribed here, 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

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS
I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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.

Gregory Hopcus 6/28/21
Gregory Hopcus, R.P.L.S. No. 6047



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 purpose stated.

Given under my hand and seal on this 27th day of JULY 2021.
Karen McCreary
Notary Public, Brazos County, Texas

CERTIFICATION BY
(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, Karen McCreary, the undersigned, City Clerk and/or designated Secretary of the Planning and 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 2021.

Karen McCreary
County Clerk, Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, Monte Zimmerman, the undersigned, City Planner and/or designated Secretary of the Planning and 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 2021.

Monte Zimmerman
City Planner, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Leo Gonzales, 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 February 2021, and same was duly approved on the 16th day of July 2021 by said Commission.

Leo Gonzales
Chairman, Planning and Zoning Commission

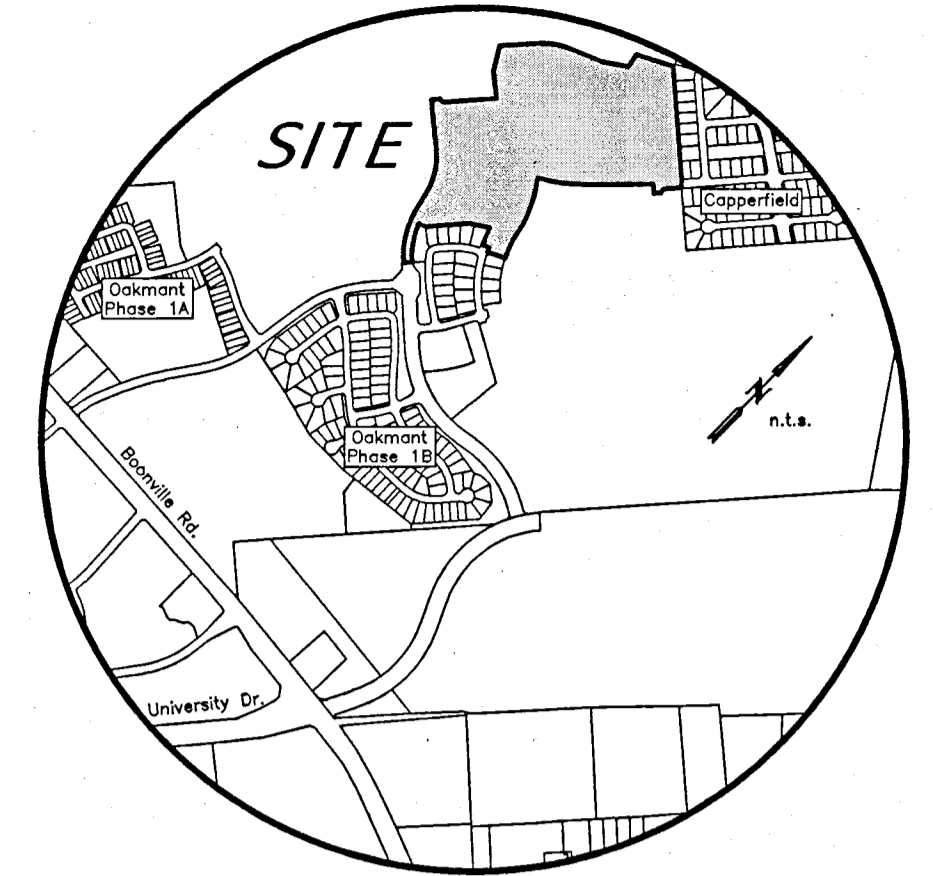
APPROVAL OF THE CITY ENGINEER

I, W. Paul Moore, 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 2021.

W. Paul Moore
City Engineer, Bryan, Texas

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	2°26'31"	775.00'	33.03'	16.52'	N 20°31'13" W	33.03'
C2	2°54'56"	825.00'	41.98'	21.00'	N 17°50'29" W	41.98'
C3	50°25'16"	75.00'	66.00'	35.31'	S 14°28'09" E	63.89'
C4	36°42'13"	670.00'	429.20'	222.25'	N 26°06'28" W	421.90'
C5	39°16'11"	470.00'	322.13'	167.88'	N 27°23'27" W	315.86'
C6	4°06'39"	780.00'	55.96'	27.99'	N 44°58'13" W	55.95'
C7	92°26'27"	25.00'	40.33'	26.09'	S 88°40'59" E	36.10'
C8	26°00'01"	415.00'	188.32'	95.81'	N 58°47'46" E	186.71'
C9	90°00'02"	25.00'	39.27'	25.00'	S 0°02'01" E	35.36'
C10	17°11'24"	975.00'	292.52'	147.37'	S 57°37'50" W	291.43'
C11	19°42'03"	980.00'	336.97'	170.16'	S 23°27'12" E	335.31'
C12	16°48'14"	922.85'	270.66'	136.31'	S 13°19'30" E	269.69'
C13	4°09'22"	800.00'	58.03'	29.03'	S 9°22'40" E	58.02'
C14	10°30'28"	25.00'	45.00'	31.51'	S 63°01'36" E	39.17'
C15	13°20'44"	255.00'	59.40'	29.83'	N 58°43'48" E	59.28'
C16	51°47'00"	50.00'	45.19'	24.27'	N 26°09'56" E	43.67'
C17	259°58'34"	50.00'	226.87'	-59.61'	S 49°44'16" E	76.62'
C18	28°11'35"	50.00'	24.60'	12.56'	S 66°09'14" W	24.36'
C19	13°20'44"	305.00'	71.04'	35.88'	S 58°43'48" W	70.88'
C20	84°21'28"	25.00'	36.81'	22.65'	S 23°13'27" W	33.57'
C21	23°00'00"	900.00'	321.14'	162.76'	S 30°27'17" E	318.99'
C22	90°59'17"	25.00'	39.70'	25.43'	S 87°26'56" E	35.66'
C23	42°15'46"	50.00'	36.88'	19.32'	N 25°55'33" E	36.05'
C24	262°48'17"	50.00'	229.34'	-56.71'	S 43°48'12" E	75.01'
C25	40°32'30"	50.00'	35.38'	18.47'	S 67°19'41" W	34.65'
C26	94°04'58"	25.00'	41.05'	26.85'	S 0°00'57" W	36.59'
C27	80°47'08"	25.00'	35.25'	21.27'	S 87°25'06" E	32.40'
C28	7°06'32"	450.00'	55.70'	27.89'	N 48°38'34" E	55.67'
C29	92°07'20"	25.00'	40.20'	25.94'	N 0°57'52" W	36.00'
C30	39°16'11"	530.00'	363.26'	189.09'	N 27°23'27" W	356.19'
C31	36°45'36"	610.00'	391.36'	202.66'	N 26°08'09" W	384.69'
C32	12°01'08"	775.00'	162.57'	81.59'	N 13°18'16" W	162.27'
C33	13°19'53"	850.00'	197.77'	99.34'	N 13°57'56" W	197.33'
C34	86°43'27"	25.00'	37.84'	23.61'	N 22°43'51" E	34.33'
C35	0°31'21"	1160.00'	10.58'	5.29'	N 65°49'54" E	10.58'
C36	0°32'45"	1110.00'	10.57'	5.29'	S 65°49'12" W	10.57'
C37	86°43'27"	25.00'	37.84'	23.61'	N 20°32'42" W	34.33'
C38	19°50'34"	850.00'	294.37'	148.66'	N 37°06'15" W	292.90'
C39	114°20'25"	25.00'	49.89'	38.75'	N 10°08'40" E	42.01'
C40	65°39'35"	25.00'	28.65'	16.13'	S 79°51'20" E	27.11'
C41	2°44'01"	1105.00'	52.72'	26.37'	S 45°39'32" E	52.72'
C42	31°05'57"	50.00'	27.14'	13.91'	S 28°44'32" E	26.81'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 70°42'02" W	50.00'
L2	N 16°23'01" W	90.42'
L3	S 74°44'40" W	42.96'
L4	S 39°40'47" E	45.03'
L5	N 7°45'21" W	84.19'
L6	N 41°40'29" E	60.29'
L7	N 6°00'37" W	98.08'
L8	S 44°58'00" W	120.00'
L9	S 44°57'58" W	50.00'
L10	N 45°02'02" W	62.75'
L11	S 1°54'46" E	41.41'
L12	N 7°45'21" W	84.19'
L13	N 66°05'35" E	95.54'
L14	S 66°05'35" W	95.54'
L15	N 82°42'47" E	28.92'
L16	S 13°22'13" W	24.74'
L17	S 76°49'56" E	24.62'
L18	S 46°50'09" W	31.70'
L19	N 18°11'06" W	39.70'
L20	N 71°48'54" E	15.00'
L21	S 18°11'06" E	39.70'
L22	S 35°48'00" E	46.84'
L23	S 32°55'59" E	26.28'
L24	S 27°12'00" E	26.53'
L25	N 27°12'00" W	24.48'
L26	N 32°55'59" W	24.76'
L27	N 35°48'00" W	63.51'
L28	N 42°47'46" W	10.77'
L29	N 25°00'00" E	15.14'
L30	S 55°37'02" W	79.17'
L31	S 51°26'11" E	25.51'
L32	N 51°26'11" W	12.86'
L33	S 48°18'40" E	122.73'
L34	S 79°15'31" E	25.00'



VICINITY MAP

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C43	141°50'13"	65.00'	160.91'	187.90'	S 84°06'40" E	122.86'
C44	27°43'50"	50.00'	24.20'	12.34'	N 38°50'08" E	23.96'
C45	3°39'56"	850.00'	54.38'	27.20'	N 50°52'05" E	54.37'
C46	85°55'51"	25.00'	37.49'	23.28'	S 87°59'57" E	34.08'
C47	89°59'58"	25.00'	39.27'	25.00'	S 89°57'59" W	35.36'
C48	29°35'31"	50.00'	25.82'	13.21'	N 30°14'17" W	25.54'
C49	145°06'52"	65.00'	164.83'	206.87'	N 87°59'57" W	124.02'
C50	29°35'31"	50.00'	25.82'	13.21'	S 34°14'22" W	25.54'
C51	18°16'45"	500.00'	159.52'	80.44'	S 58°10'30" W	158.84'
C52	22°13'05"	500.00'	193.89'	98.18'	S 56°12'20" W	192.68'
C53	105°50'15"	25.00'	46.18'	33.08'	N 5°53'35" E	39.89'
C54	9°46'35"	550.00'	93.85'	47.04'	N 53°55'25" E	93.73'
C55	85°55'51"	25.00'	37.49'	23.28'	S 87°59'57" E	34.08'
C56	94°04'09"	25.00'	41.05'	26.84'	S 2°00'03" W	36.59'
C57	5°54'33"	800.00'	82.51'	41.29'	S 51°59'24" W	82.47'
C58	82°38'17"	25.00'	36.06'	21.98'	N 83°44'11" W	33.01'
C59	4°36'29"	1155.00'	92.89'	46.47'	N 44°43'18" W	92.87'
C60	5°54'25"	675.00'	69.59'	34.83'	N 55°39'22" E	69.56'
C61	3°40'02"	675.00'	43.20'	21.61'	N 50°52'09" E	43.20'
C62	5°13'44"	980.00'	89.44'	44.75'	N 35°55'05" W	89.40'
C63	5°52'50"	980.00'	100.58'	50.34'	S 41°28'22" E	100.54'
C64	2°36'45"	980.00'	44.69'	22.35'	S 45°43'10" E	44.68'
C65	3°16'14"	515.00'	29.40'	14.70'	S 46°39'37" W	29.39'
C66	98°53'06"	5.00'	8.63'	5.84'	N 1°08'49" W	7.60'
C67	24°02'38"	107.50'	45.11'	22.89'	N 38°34'02" W	44.78'
C68	8					