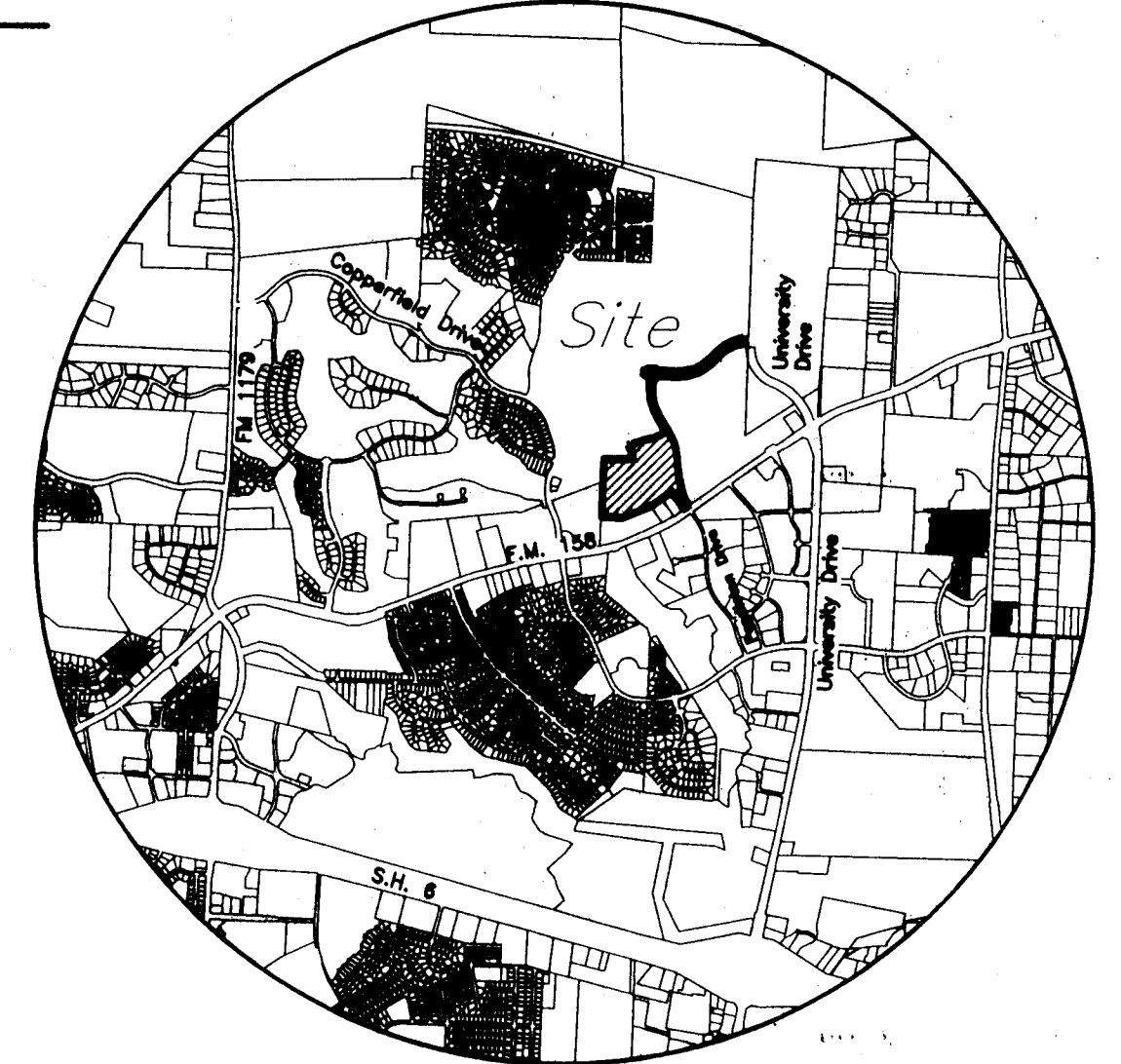
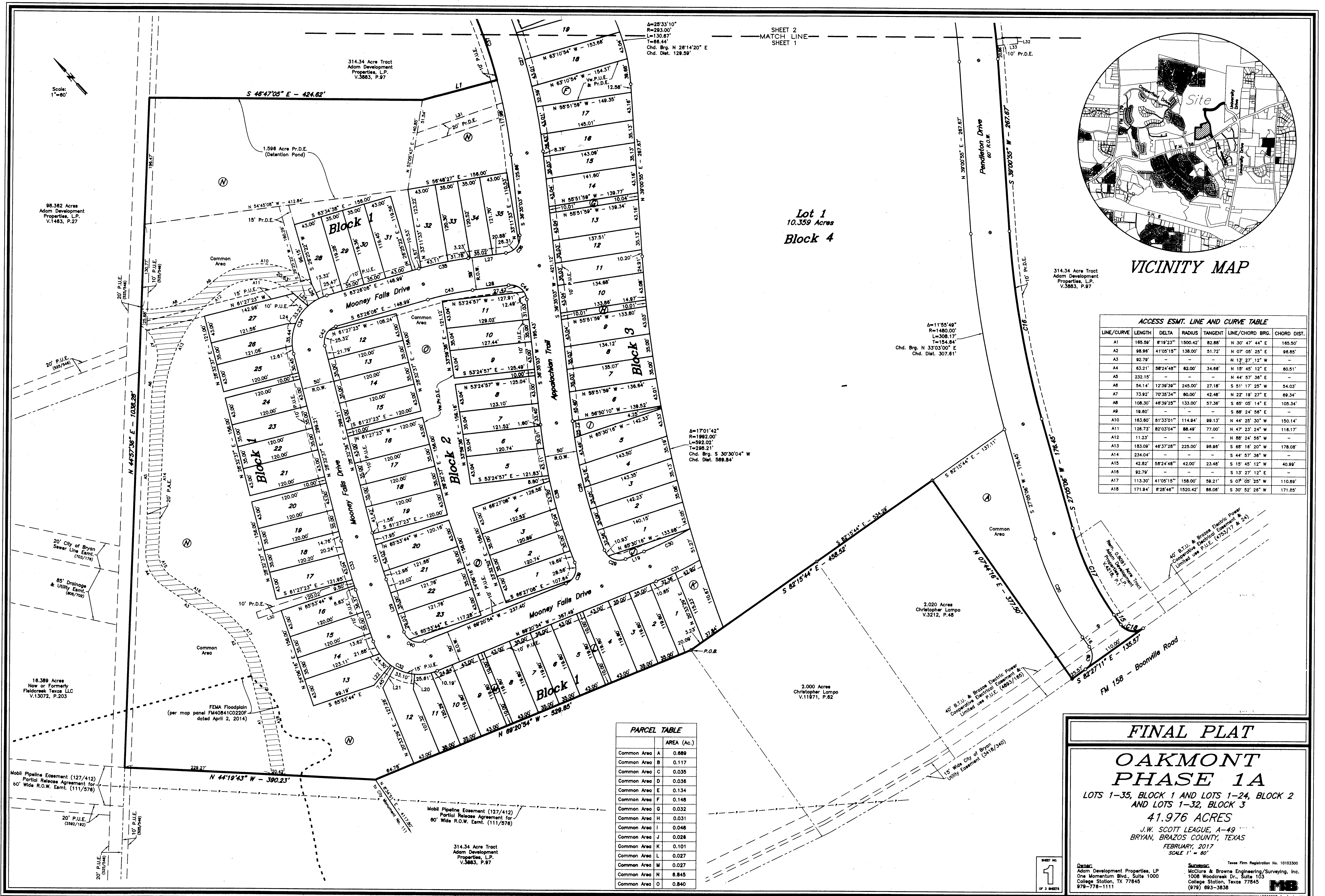


Scale:
1"=60'

SHEET 2
MATCH LINE
SHEET 1



VICINITY MAP



Lot 1
10.359 Acres
Block 4

ACCESS ESMT. LINE AND CURVE TABLE

LINE/CURVE	LENGTH	DELTA	RADIUS	TANGENT	LINE/CHORD BRG.	CHORD DIST.
A1	165.59'	8°19'23"	1500.42'	82.88'	N 30° 47' 44" E	165.50'
A2	98.98'	41°05'15"	138.00'	51.72'	N 07° 05' 25" E	98.85'
A3	92.79'	-	-	-	N 13° 27' 12" W	-
A4	63.21'	58°24'48"	62.00'	34.66'	N 15° 45' 12" E	60.51'
A5	232.15'	-	-	-	N 44° 57' 36" E	-
A6	54.14'	12°36'39"	245.00'	27.18'	S 51° 17' 25" W	54.03'
A7	73.92'	70°35'34"	80.00'	42.48'	N 22° 19' 27" E	69.34'
A8	108.30'	48°39'25"	133.00'	57.36'	S 65° 05' 14" E	105.34'
A9	18.00'	-	-	-	S 88° 24' 58" E	-
A10	183.80'	81°33'01"	114.94'	89.13'	N 44° 25' 30" W	150.14'
A11	126.73'	82°03'04"	88.49'	77.00'	N 47° 23' 24" W	116.17'
A12	11.23'	-	-	-	N 88° 16' 20" W	-
A13	183.09'	46°37'28"	225.00'	96.86'	S 85° 16' 20" W	178.08'
A14	234.04'	-	-	-	S 44° 57' 36" W	-
A15	42.82'	58°24'48"	42.00'	23.48'	S 15° 45' 12" W	40.99'
A16	92.79'	-	-	-	S 13° 27' 12" E	-
A17	113.30'	41°05'15"	158.00'	59.21'	S 07° 05' 25" W	110.89'
A18	171.94'	6°28'46"	1520.42'	86.06'	S 30° 52' 28" W	171.85'

PARCEL TABLE

	AREA (Ac.)
Common Area A	0.689
Common Area B	0.117
Common Area C	0.035
Common Area D	0.036
Common Area E	0.134
Common Area F	0.148
Common Area G	0.032
Common Area H	0.031
Common Area I	0.048
Common Area J	0.028
Common Area K	0.101
Common Area L	0.027
Common Area M	0.027
Common Area N	8.845
Common Area O	0.840

FINAL PLAT

OAKMONT PHASE 1A

LOTS 1-35, BLOCK 1 AND LOTS 1-24, BLOCK 2 AND LOTS 1-32, BLOCK 3

41.976 ACRES

J.W. SCOTT LEAGUE, A-49

BRYAN, BRAZOS COUNTY, TEXAS

FEBRUARY, 2017

SCALE 1" = 60'

Surveyor: McClure & Browne Engineering/Surveying, Inc. 1008 Woodcreek Dr., Suite 103 College Station, Texas 77845 (979) 893-3836

Client: Adam Development Properties, LP One Momentum Blvd., Suite 1000 College Station, Texas 77845 979-778-1111

Texas Firm Registration No. 10103300

MB

SHEET NO. 1

PARCEL TABLE	
AREA	(Ac.)
Common Area A	0.689
Common Area B	0.117
Common Area C	0.035
Common Area D	0.036
Common Area E	0.134
Common Area F	0.148
Common Area G	0.032
Common Area H	0.031
Common Area I	0.048
Common Area J	0.026
Common Area K	0.101
Common Area L	0.027
Common Area M	0.027
Common Area N	6.845
Common Area O	0.840

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 62°08'17" W	120.00'
L2	N 80°13'48" W	50.00'
L3	N 70°39'44" W	67.07'
L4	N 77°34'35" W	109.62'
L5	S 2°09'35" W	96.98'
L6	S 43°53'19" E	47.94'
L7	S 46°06'41" W	80.00'
L8	N 43°53'19" W	28.50'
L9	N 81°30'45" W	65.52'
L10	N 43°53'19" W	134.28'
L11	N 6°15'53" W	49.14'
L12	S 84°44'00" W	99.33'
L13	N 84°44'00" E	99.33'
L14	N 88°29'15" E	76.66'
L15	N 7°33'17" E	18.59'
L16	S 7°33'17" W	18.61'
L17	N 65°23'44" W	106.06'

LINE TABLE		
LINE	BEARING	DISTANCE
L18	N 70°39'44" W	56.25'
L19	N 69°20'53" W	31.08'
L20	S 48°00'05" W	23.25'
L21	N 73°17'25" E	35.93'
L22	N 82°28'27" E	40.47'
L23	N 24°06'16" E	84.99'
L24	S 49°53'52" E	13.56'
L25	N 62°15'52" W	29.80'
L26	S 16°23'30" W	24.59'
L27	S 54°52'21" E	59.13'
L28	S 54°52'21" E	58.59'
L29	N 24°06'16" E	88.05'
L30	N 65°58'53" W	37.49'
L31	S 86°34'15" E	140.73'
L32	S 37°18'56" W	10.00'
L33	N 52°41'04" W	32.83'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	18°05'30"	775.00'	244.71'	123.38'	S 18°48'57" W	243.70'
C2	80°25'56"	25.00'	35.10'	21.14'	N 30°26'46" W	32.28'
C3	12°09'04"	625.00'	132.55'	66.52'	N 64°35'12" W	132.30'
C4	19°03'55"	300.00'	99.83'	50.38'	N 68°02'37" W	99.37'
C5	90°18'59"	25.00'	39.39'	25.12'	S 57°16'55" W	35.44'
C6	33°00'13"	830.00'	478.10'	245.89'	S 28°38'32" W	471.52'
C7	51°22'41"	750.00'	672.54'	360.77'	N 69°34'40" W	650.23'
C8	41°20'21"	850.00'	613.28'	320.67'	N 74°35'50" W	600.08'
C9	86°14'12"	25.00'	37.63'	23.41'	S 82°57'15" W	34.18'
C10	9°43'30"	860.00'	145.97'	73.16'	N 34°58'24" E	145.80'
C11	83°48'39"	25.00'	36.57'	22.44'	S 11°47'41" E	33.40'
C12	41°34'00"	750.00'	544.11'	284.65'	S 74°29'00" E	532.25'
C13	51°22'41"	850.00'	782.21'	408.88'	S 69°34'40" E	736.93'
C14	33°00'13"	770.00'	443.54'	228.11'	N 28°38'32" E	437.43'
C15	28°52'29"	865.00'	405.73'	206.67'	N 25°34'40" E	402.02'
C16	11°55'49"	1420.00'	295.68'	148.37'	N 33°03'00" E	295.14'
C17	19°31'48"	440.00'	149.98'	75.72'	S 17°19'11" E	149.26'
C18	90°00'28"	25.00'	39.27'	25.00'	N 37°28'57" W	35.36'
C19	89°59'32"	25.00'	39.27'	25.00'	S 52°33'03" W	35.35'
C20	19°31'48"	500.00'	170.43'	86.05'	S 17°19'11" W	169.61'
C21	24°47'29"	805.00'	348.32'	176.93'	N 26°37'10" E	345.61'
C22	89°18'45"	25.00'	38.96'	24.69'	S 30°24'57" E	35.13'
C23	9°39'36"	300.00'	50.56'	25.35'	N 70°13'32" W	50.52'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C24	6°53'04"	625.00'	75.10'	37.59'	N 61°57'12" W	75.05'
C25	12°09'04"	575.00'	121.95'	61.20'	N 64°35'12" W	121.72'
C26	92°47'01"	25.00'	40.48'	28.25'	S 82°56'45" W	36.20'
C27	20°01'49"	825.00'	288.41'	145.69'	S 26°34'09" W	286.95'
C28	15°18'21"	775.00'	207.03'	104.14'	S 28°55'53" W	206.42'
C29	90°37'36"	25.00'	39.54'	25.27'	N 24°02'06" W	35.55'
C30	7°58'54"	575.00'	80.10'	40.12'	N 73°25'02" W	80.04'
C31	8°53'57"	825.00'	75.26'	37.67'	N 72°52'33" W	75.21'
C32	93°27'10"	75.00'	122.33'	79.66'	N 22°37'19" W	109.21'
C33	4°28'20"	1025.00'	79.41'	39.73'	N 28°19'26" E	79.39'
C34	86°01'17"	75.00'	115.22'	72.45'	N 72°33'15" E	104.22'
C35	8°33'45"	825.00'	78.46'	39.30'	S 59°09'13" E	78.39'
C36	88°32'36"	25.00'	38.63'	24.37'	N 80°51'21" E	34.90'
C37	26°48'51"	775.00'	362.70'	184.73'	N 23°10'38" E	359.40'
C38	15°22'47"	825.00'	221.45'	111.40'	S 28°53'40" W	220.79'
C39	89°28'50"	25.00'	39.03'	24.76'	S 65°55'42" W	35.18'
C40	93°27'10"	24.00'	39.15'	25.49'	N 22°37'19" W	34.95'
C41	4°28'20"	875.00'	75.54'	37.79'	N 28°19'26" E	75.52'
C42	86°01'17"	25.00'	38.41'	24.15'	N 72°33'15" E	34.74'
C43	8°33'45"	475.00'	70.99'	35.56'	S 59°09'13" E	70.92'
C44	91°27'24"	25.00'	39.91'	25.84'	S 7°08'38" E	35.80'
C45	5°25'48"	860.00'	81.50'	40.76'	S 42°33'03" W	81.47'

FIELD NOTES

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. Burnop, 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 remainder of a 0.8091 acre tract described in the deed from N.H. Burnop, Trustee to Adam Development Properties, L.P. (formerly known as TAC Realty, Inc.), recorded in Volume 4218, Page 1 (O.R.B.C.), and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod at the base of a 6-inch diameter fence post marking the northeast corner of the called 2,020 acre Christopher Lampo tract recorded in Volume 11971, Page 62 (O.R.B.C.) and on interior all corner of the called 314.34 acre Adam Development tract;

THENCE: into the interior of the called 314.34 acre Adam Development tract for the following two (2) calls:

- 1) N 69° 20' 54" W for a distance of 529.85 feet to a 1/2-inch iron rod set for corner, and
- 2) N 44° 18' 43" W for a distance of 390.23 feet to a 1/2-inch iron rod set for corner in the southeast line of the called 16,389 acre Fieldcreek Texas LLC tract recorded in Volume 13072, Page 203 (O.R.B.C.);

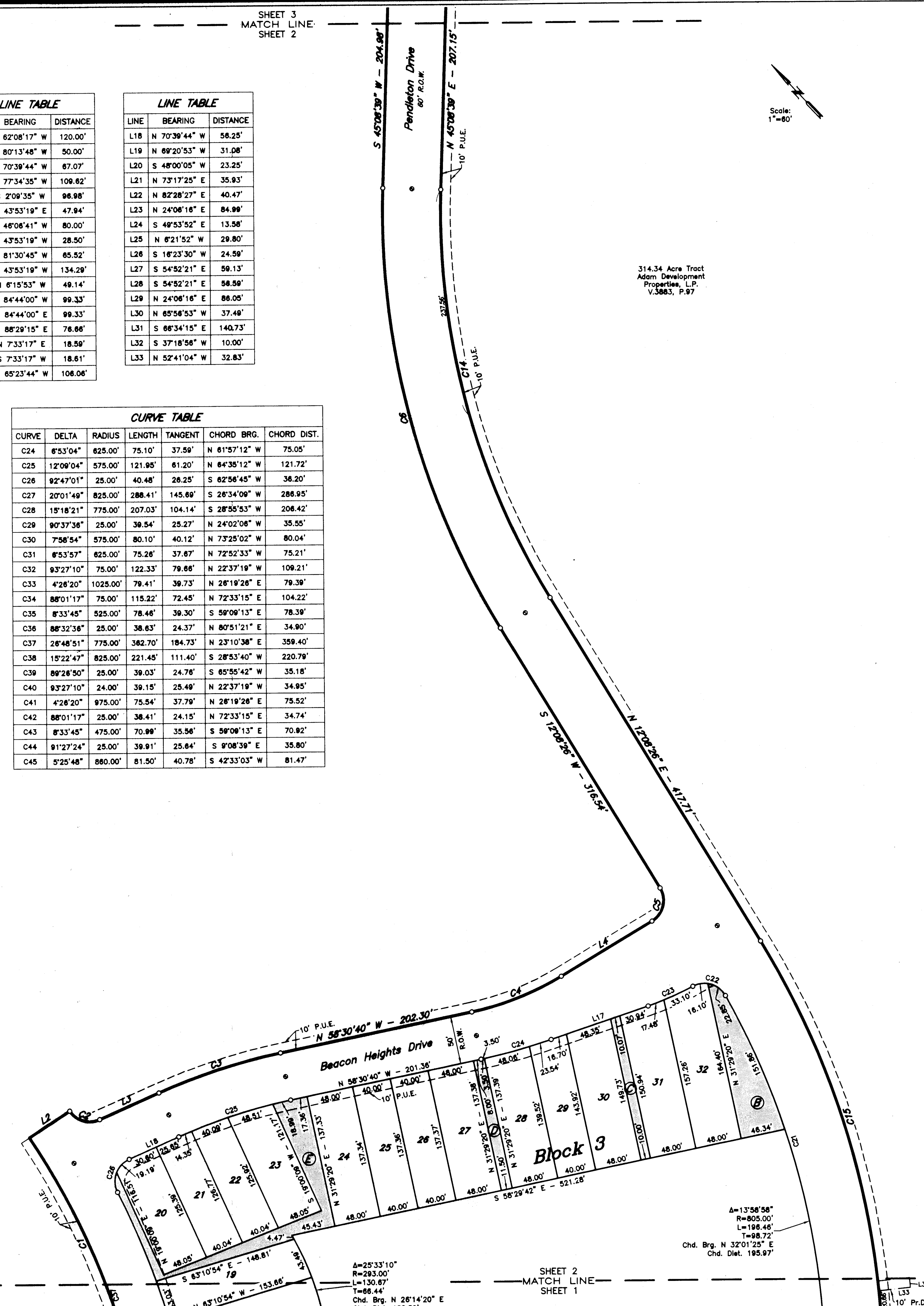
THENCE: into the interior of the called 314.34 acre Adam Development tract for the following forty-three (43) calls:

- 1) S 46° 47' 05" E for a distance of 424.62 feet to a 1/2-inch iron rod set for corner,
- 2) S 82° 08' 17" E for a distance of 120.00 feet to a 1/2-inch iron rod set for corner,
- 3) S 244.71 feet in a counter-clockwise direction along the arc of a curve having a central angle of 18° 05' 30", a radius of 775.00 feet, a tangent of 123.38 feet and a long chord bearing N 18° 48' 57" E at a distance of 243.70 feet to a 1/2-inch iron rod set for corner,
- 4) S 80° 13' 48" E for a distance of 50.00 feet to a 3/4-inch iron pipe set for corner,
- 5) 35.10 feet in a counter-clockwise direction along the arc of a curve having a central angle of 80° 25' 56", a radius of 25.00 feet, a tangent of 21.14 feet and a long chord bearing S 30° 26' 46" E at a distance of 32.28 feet to a 3/4-inch iron pipe set for the Point of Tangency,
- 6) S 70° 39' 44" E for a distance of 67.07 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right,
- 7) 132.55 feet along the arc of said curve having a central angle of 12° 09' 04", a radius of 625.00 feet, a tangent of 66.52 feet and a long chord bearing S 64° 35' 12" E at a distance of 132.30 feet to a 3/4-inch iron pipe set for the Point of Tangency,
- 8) S 58° 30' 40" E for a distance of 202.30 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left,
- 9) 99.83 feet along the arc of said curve having a central angle of 19° 03' 55", a radius of 300.00 feet, a tangent of 50.38 feet and a long chord bearing S 85° 02' 37" E at a distance of 99.37 feet to a 3/4-inch iron pipe set for the Point of Tangency,
- 10) S 77° 34' 35" E for a distance of 109.62 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left,
- 11) 39.39 feet along the arc of said curve having a central angle of 90° 18' 59", a radius of 25.00 feet, a tangent of 25.12 feet and a long chord bearing N 57° 16' 55" E at a distance of 35.44 feet to a 3/4-inch iron pipe set for the Point of Tangency,
- 12) N 12° 08' 28" E for a distance of 316.54 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right,
- 13) 478.10 feet along the arc of said curve having a central angle of 33° 00' 13", a radius of 830.00 feet, a tangent of 245.89 feet and a long chord bearing N 28° 38' 32" E at a distance of 471.52 feet to a 3/4-inch iron pipe set for the Point of Tangency,
- 14) N 44° 08' 30" E for a distance of 204.98 feet to a 1/2-inch iron rod set for corner,
- 15) N 02° 09' 35" E for a distance of 96.98 feet to a 1/2-inch iron rod set for corner,
- 16) N 43° 53' 19" W for a distance of 47.94 feet to a 1/2-inch iron rod set for corner,
- 17) N 44° 08' 30" E for a distance of 80.00 feet to a 1/2-inch iron rod set for corner,
- 18) S 43° 53' 19" E for a distance of 28.50 feet to a 1/2-inch iron rod set for corner,
- 19) S 81° 30' 45" E for a distance of 65.52 feet to a 1/2-inch iron rod set for corner,
- 20) S 43° 53' 19" E for a distance of 134.28 feet to a 1/2-inch iron rod set for corner,
- 21) S 08° 15' 53" E for a distance of 49.14 feet to a 1/2-inch iron rod set for corner,
- 22) S 43° 53' 19" E for a distance of 349.44 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left,
- 23) 672.54 feet along the arc of said curve having a central angle of 51° 22' 41", a radius of 750.00 feet, a tangent of 360.77 feet and a long chord bearing S 69° 34' 40" E at a distance of 650.23 feet to a 3/4-inch iron pipe set for the Point of Tangency,
- 24) N 84° 44' 00" E for a distance of 99.33 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right,
- 25) 613.28 feet along the arc of said curve having a central angle of 41° 20' 21", a radius of 850.00 feet, a tangent of 320.67 feet and a long chord bearing S 74° 35' 50" E at a distance of 600.08 feet to a 3/4-inch iron pipe set for the Point of Tangency,
- 26) 73.63 feet along the arc of said reverse curve having a central angle of 86° 14' 12", a radius of 25.00 feet, a tangent of 23.41 feet and a long chord bearing N 82° 57' 15" E at a distance of 34.18 feet to a 3/4-inch iron pipe set for corner,
- 27) 145.97 feet in a counter-clockwise direction along the arc of said curve having a central angle of 09° 43' 30", a radius of 860.00 feet, a tangent of 73.16 feet and a long chord bearing S 34° 58' 24" W at a distance of 145.80 feet to a 3/4-inch iron pipe set for corner,
- 28) 36.57 feet in a counter-clockwise direction along the arc of said curve having a central angle of 83° 48' 39", a radius of 25.00 feet, a tangent of 22.44 feet and a long chord bearing N 11° 47' 41" W at a distance of 33.40 feet to a 3/4-inch iron pipe set for the Point of Compound Curvature,
- 29) 544.11 feet along the arc of said compound curve having a central angle of 41° 34' 00", a radius of 750.00 feet, a tangent of 284.65 feet and a long chord bearing N 74° 29' 00" W at a distance of 532.25 feet to a 3/4-inch iron pipe set for the Point of Tangency,
- 30) S 84° 44' 00" W for a distance of 99.33 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right,
- 31) 762.21 feet along the arc of said curve having a central angle of 51° 22' 41", a radius of 850.00 feet, a tangent of 408.88 feet and a long chord bearing N 69° 34' 40" W at a distance of 736.93 feet to a 3/4-inch iron pipe set for the Point of Tangency,
- 32) N 43° 53' 19" W for a distance of 376.18 feet to a 1/2-inch iron rod set for corner,
- 33) S 88° 29' 15" W for a distance of 78.66 feet to a 1/2-inch iron rod set for corner,
- 34) S 45° 08' 39" W for a distance of 207.15 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left,
- 35) 443.54 feet along the arc of said curve having a central angle of 33° 00' 13", a radius of 770.00 feet, a tangent of 228.11 feet and a long chord bearing S 28° 38' 32" W at a distance of 437.43 feet to a 3/4-inch iron pipe set for the Point of Tangency,
- 36) S 12° 08' 28" W for a distance of 417.71 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right,
- 37) 405.73 feet along the arc of said curve having a central angle of 28° 52' 29", a radius of 865.00 feet, a tangent of 206.67 feet and a long chord bearing S 25° 34' 40" W at a distance of 402.02 feet to a 3/4-inch iron pipe set for the Point of Tangency,
- 38) S 39° 00' 55" W for a distance of 267.67 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left,
- 39) 295.68 feet along the arc of said curve having a central angle of 11° 55' 49", a radius of 1420.00 feet, a tangent of 148.37 feet and a long chord bearing S 33° 03' 00" W at a distance of 295.14 feet to a 3/4-inch iron pipe set for the Point of Tangency,
- 40) S 27° 05' 08" W for a distance of 176.45 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left,
- 41) 149.98 feet along the arc of said curve having a central angle of 19° 31' 48", a radius of 440.00 feet, a tangent of 75.72 feet and a long chord bearing S 17° 19' 11" W at a distance of 149.26 feet to a 3/4-inch iron pipe set for the Point of Tangency,
- 42) S 07° 33' 17" W for a distance of 18.59 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left, and
- 43) 39.27 feet along the arc of said curve having a central angle of 90° 00' 28", a radius of 25.00 feet, a tangent of 25.00 feet and a long chord bearing S 37° 28' 57" E at a distance of 35.36 feet to a 3/4-inch iron pipe set for corner in the northerly right-of-way line of FM 158 (Boonville Road);

THENCE: N 82° 27' 11" W along said northerly right-of-way line of FM 158 for a distance of 135.57 feet to a found 5/8-inch iron rod with 1x020 aluminum disk marking the southeast corner of a called 2,020 acre Christopher Lampo tract recorded in Volume 3212, Page 48 (O.R.B.C.);

THENCE: N 07° 44' 16" E along east line of the called 2,020 acre Christopher Lampo tract for a distance of 377.50 feet to a found 1/2-inch iron rod marking the northeast corner of the called 2,020 acre Lampo tract;

THENCE: N 07° 15' 44" W along the north line of the called 2,020 acre Christopher Lampo tract (3212/48) and the called 2,000 acre Christopher Lampo tract (11971/62) for a distance of 458.52 feet to the POINT OF BEGINNING and containing 41,976 acres of land, more or less.



314.34 Acre Tract
Adam Development
Properties, L.P.
V.3883, P.97

Δ=25°33'10"
R=293.00'
L=130.87'
T=86.44'
Chd. Brg. N 26°14'20" E
Chd. Dist. 129.59'

SHEET 2
MATCH LINE
SHEET 1

Δ=13°58'58"
R=805.00'
L=198.48'
T=98.72'
Chd. Brg. N 32°01'25" E
Chd. Dist. 195.97'

FINAL PLAT

**OAKMONT
PHASE 1A**

LOTS 1-35, BLOCK 1 AND LOTS 1-24, BLOCK 2
AND LOTS 1-32, BLOCK 3

41.976 ACRES

J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS
FEBRUARY, 2017
SCALE 1" = 60'

Surveyor: J.W. Scott League, A-49
One Momentum Blvd., Suite 1000
College Station, Texas 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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
We, Adam Development Properties, L.P., (formerly known as TAC Realty) 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 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, Vice President

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
We, Residences at Oakmont Investors, L.P., owner and developer of Lot 1, Block 4 shown on this plat, being all of the tract of land as conveyed to us in the Official Records of Brazos County in Volume 14111, Page 1 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.

Owner

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 12/7/2018 10:51:19 AM
In the PLAT Records
Doc Number: 2018-1347545
Volume - Page: 15048-88
Number of Pages: 3
Amount: 73.00
Order#: 20181207000046
By: MG



y, do hereby certify
ation was filed for
20
Page

Karen McQueen by Mary Bonca
County Clerk, Brazos County, Texas

APPROVAL OF THE CITY PLANNER
I, Martin Zimmerman, 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 14th day of December, 2018.

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 person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes stated.

Donna Field
Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Jay Stewart, 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.

Notary Public, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION
I, Bobby Gutierrez, 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 11th day of December, 2018 and same was duly approved on the 13th day of December, 2018 by said Commission.

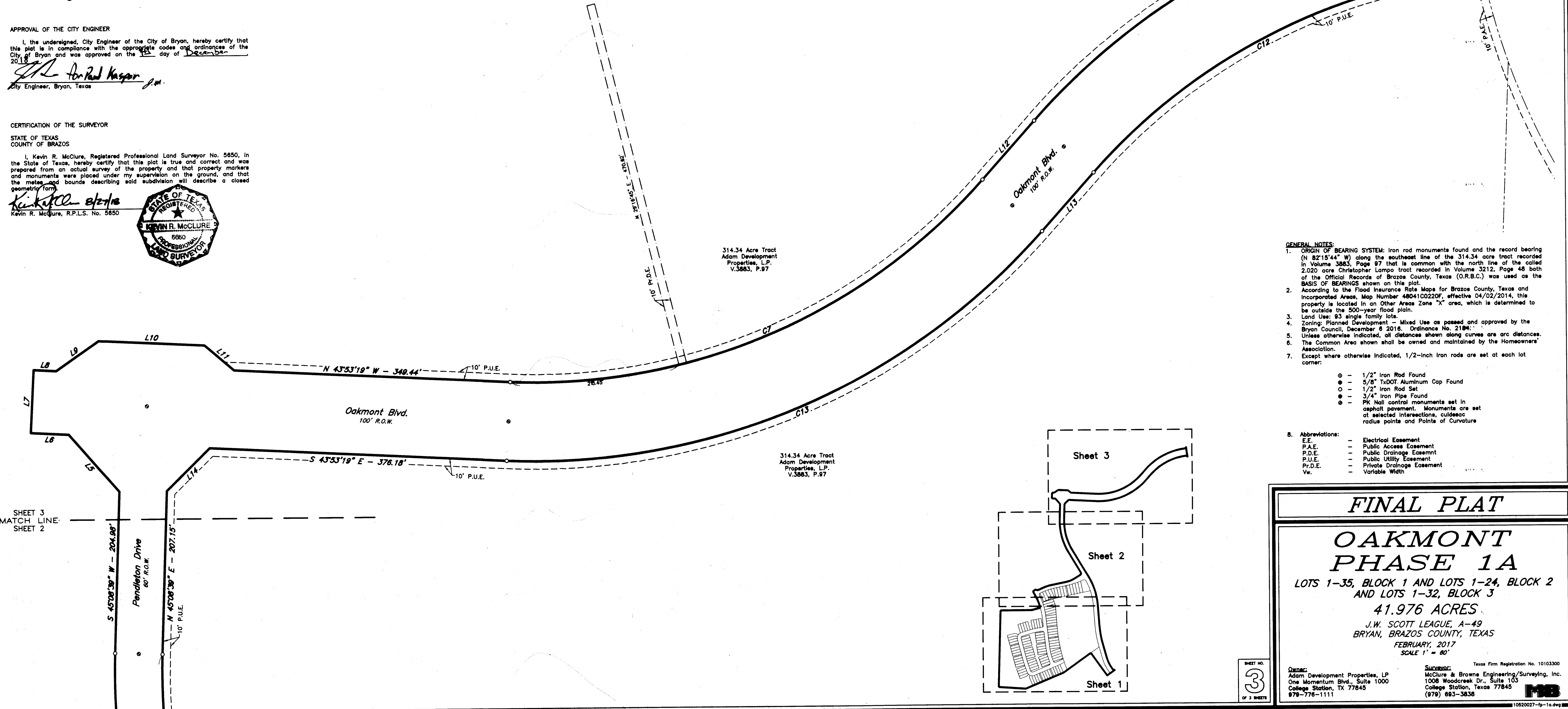
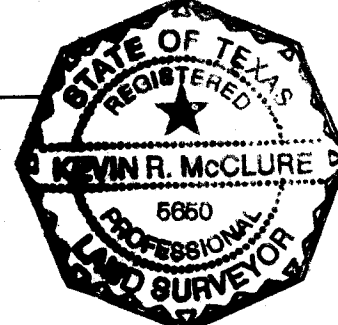
Chairman, Planning and Zoning Commission

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 14th day of December, 2018.

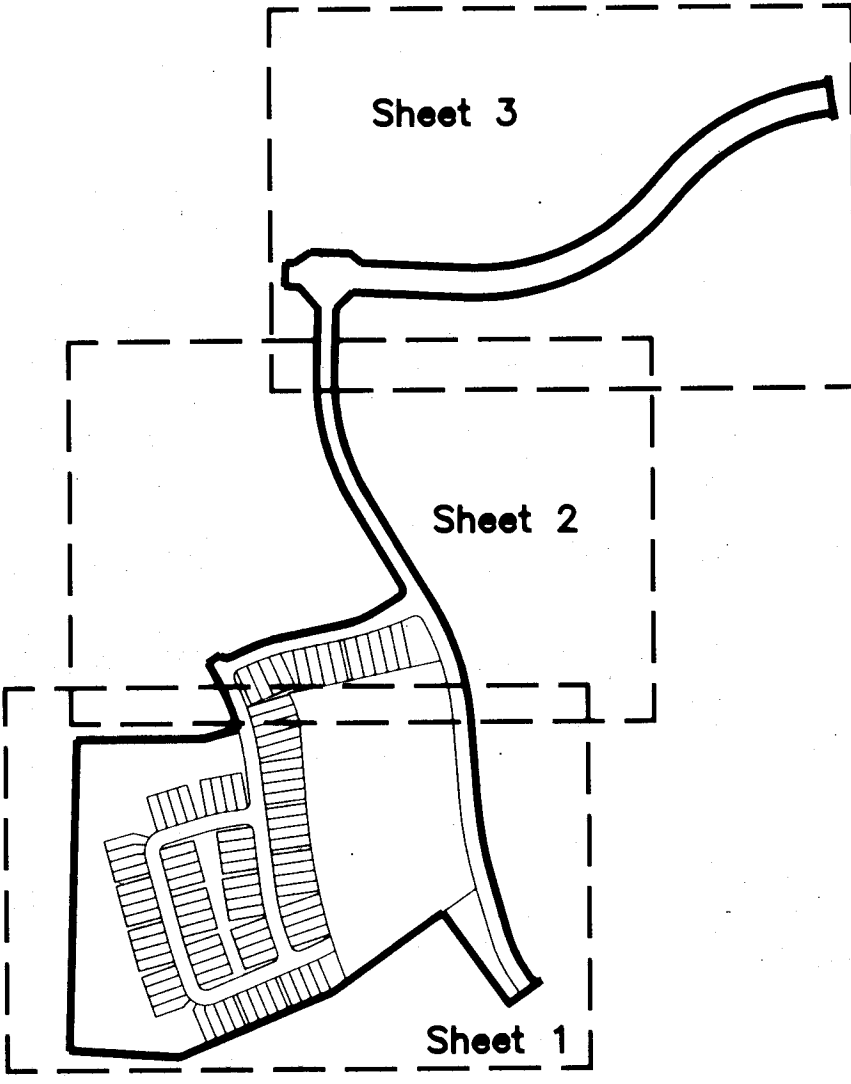
City Engineer, Bryan, Texas

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



- GENERAL NOTES:
1. ORIGIN OF BEARING SYSTEM: Iron rod monuments found and the record bearing (N 82°15'44" W) along the southeast line of the 314.34 acre tract recorded in Volume 3883, Page 97 that is common with the north line of the called 2,020 acre Christopher Lampo tract recorded in Volume 3212, Page 48 both of the Official Records of Brazos County, Texas (O.R.B.C.) was used as the BASIS OF BEARINGS shown on this plat.
2. 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 Area Zone "X" area, which is determined to be outside the 500-year flood plain.
3. Land Use: 83 single family lots.
4. Zoning: Planned Development - Mixed Use as passed and approved by the Bryan Council, December 8 2018. Ordinance No. 2184.
5. Unless otherwise indicated, all distances shown along curves are arc distances.
6. The Common Area shown shall be owned and maintained by the Homeowners' Association.
7. Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner.
Abbreviations:
E.E. - Electrical Easement
P.A.E. - Public Access Easement
P.D.E. - Public Drainage Easement
P.U.E. - Public Utility Easement
Pr.D.E. - Private Drainage Easement
Vw. - Variable Width



FINAL PLAT
OAKMONT PHASE 1A
LOTS 1-35, BLOCK 1 AND LOTS 1-24, BLOCK 2 AND LOTS 1-32, BLOCK 3
41.976 ACRES
J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS
FEBRUARY, 2017
SCALE 1" = 80'

SHEET NO. 3 OF 3 SHEETS

Owner: Adam Development Properties, LP
One Momentum Blvd., Suite 1000
College Station, TX 77845
979-776-1111
Surveyor: McClure & Browns Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 105
College Station, Texas 77845
(979) 693-3838
Texas Firm Registration No. 10103300