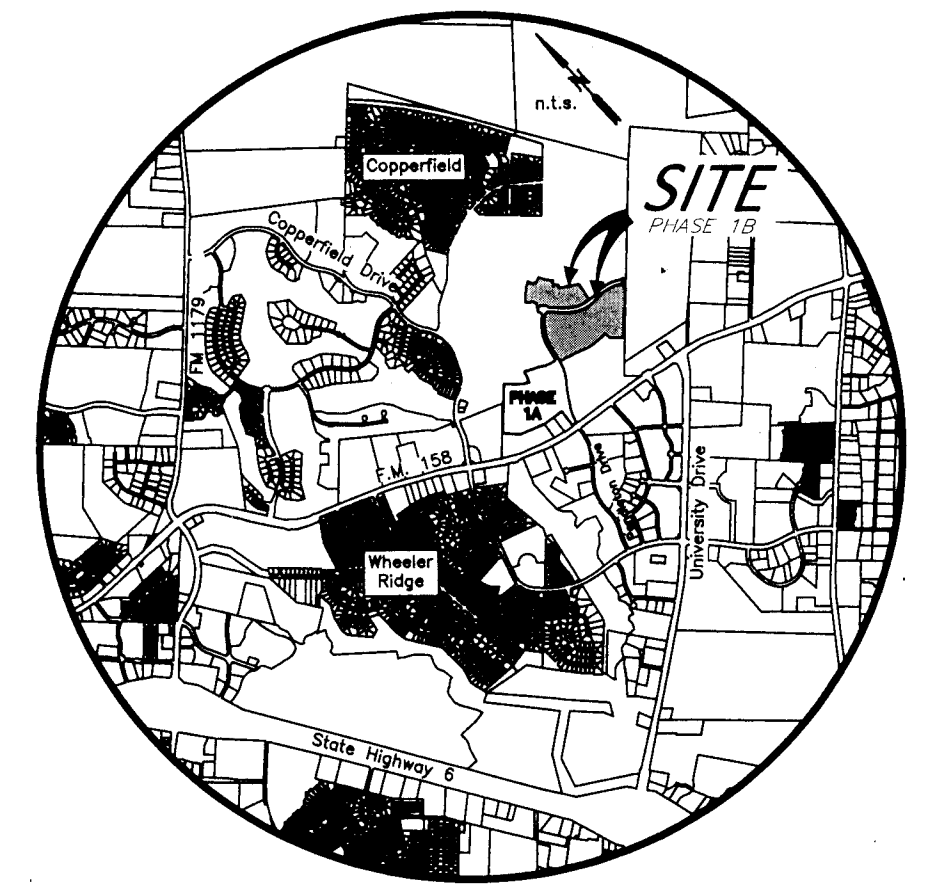


Scale: 1"=100'



VICINITY MAP

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

IMPROVED
KEDLER PASS
FOR IMPROVEMENT
022317
9-10-2019

SHEET 2

SHEET 4

SHEET 3

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

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

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 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.

Stanie A. Malech
Stanie A. Malech, President

CERTIFICATION OF THE SURVEYOR

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
Kevin R. McClure, R.P.L.S. No. 5650
11/13/19



STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Stanie A. Malech, 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 25th day of January 2019.
Conn Fuld
Conn Fuld
Notary Public, Brazos County, Texas

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 1/28/2019 2:00:08 PM
In the PLAT Records



Doc Number: 2019-1351199
Volume - Page: 15121-220
Number of Pages: 4
Amount: 73.00
Order#: 20190128000078
By: TD

I, do hereby certify
ation was filed for
20 in
Page

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Bobby Garcia, 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 12th day of September 2019, and same was duly approved on the 12th day of October 2019 by said Commission.

Bobby Garcia
Bobby Garcia
Chairman, Planning and Zoning Commission

APPROVAL OF THE CITY ENGINEER

I, 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 20th day of January 2019.

W Paul Kasper
W Paul Kasper
City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Maria 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 20th day of January 2019.

Maria Zimmerman
Maria Zimmerman
City Planner, Bryan, Texas

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 3883, 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 Area Zone "X" area, which is determined to be outside the 500-year flood plain.
- Land Use: 93 single family lots.
- Zoning: Planned Development - Mixed Use (PD-M) District as passed and approved by the Bryan Council on a December 6, 2016. Ordinance No. 2184.
- Unless otherwise indicated, all distances shown along curves are arc distances.
- The Common Area shown shall be owned and maintained by the Homeowners' Association.
- Right-of-Way Acquire North of Oakmont Blvd.: 2.16 Ac.
Right-of-Way Acquire South of Oakmont Blvd.: 8.26 Ac.
Right-of-Way Acquire University Drive East: 0.29 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
 - - PK Nail/Chiseled "X" mark central monuments set in pavement. Monuments are set at selected intersections, culdesac radius points and Points of Curvature
- Abbreviations:
 - P.A.E. - Public Access Easement
 - P.O.B. - Point of Beginning
 - P.U.E. - Public Utility Easement
 - Pr.D.E. - Private Drainage Easement
 - Vw. - Variable Width

SHEET NO.
1
OF 4 SHEETS

FINAL PLAT

OAKMONT
PHASE 1B

LOTS 1-62, BLOCK 5 AND LOTS 1-5, BLOCK 6 AND
LOTS 1-18, BLOCK 7 AND LOTS 1-22, BLOCK 8 AND
LOTS 1-2, BLOCK 9, AND LOTS 1-11, BLOCK 10 AND
LOTS 1-5, BLOCK 11, AND LOTS 1-4, BLOCK 12 AND
COMMON AREAS A THROUGH I

49.327 ACRES

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

SEPTEMBER, 2017

SCALE 1" = 100'

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

SURVEYOR:
Kevin R. McClure & Associates, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838



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 remainder of a 0.8091 acre tract described in the deed from N.H. Burnap, 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:

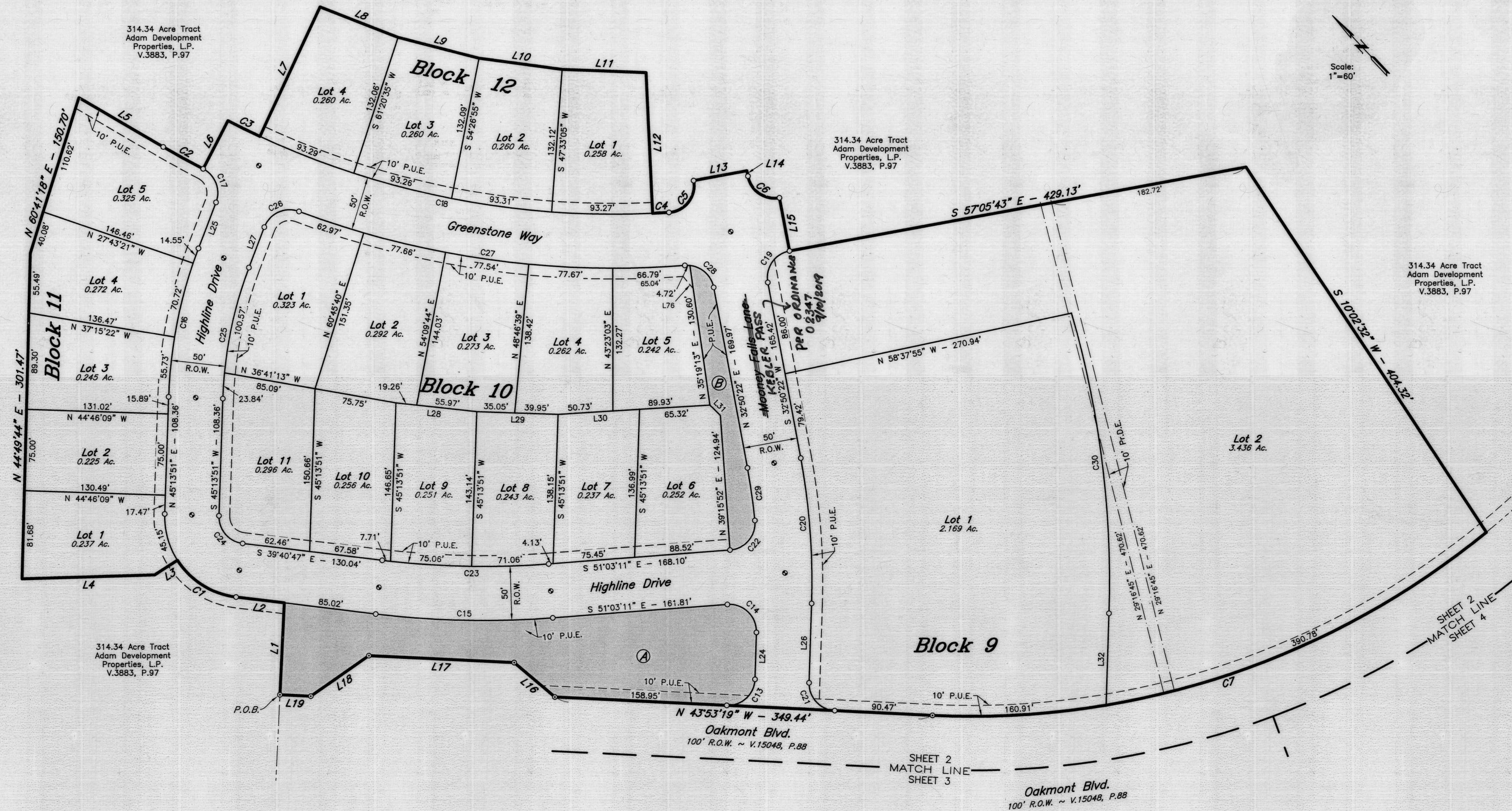
BEGINNING: at a found 1/2-inch iron rod marking the most northerly corner of Oakmont Boulevard as depicted on the Final Plat of OAKMONT PHASE 1A;

THENCE: leaving the north corner of Oakmont Boulevard for the following twenty-five (25) calls:

- 1) N 46° 06' 41" E for a distance of 84.86 feet to a 1/2-inch iron rod for corner,
- 2) N 39° 40' 47" W for a distance of 45.03 feet to a 1/2-inch iron rod for corner,
- 3) 66.00 feet along the arc of said 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 N 14° 28' 09" W at a distance of 63.89 feet to a for the Point of Tangency,
- 4) N 79° 15' 31" W for a distance of 25.00 feet to a 1/2-inch iron rod for corner,
- 5) N 48° 18' 40" W for a distance of 122.73 feet to a 1/2-inch iron rod for corner,
- 6) N 44° 49' 44" E for a distance of 301.47 feet to a 1/2-inch iron rod for corner,
- 7) N 60° 41' 18" E for a distance of 150.70 feet to a 1/2-inch iron rod for corner,
- 8) S 16° 23' 01" E for a distance of 90.42 feet to a 1/2-inch iron rod for corner,
- 9) 41.98 feet along the arc of said 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 S 17° 50' 29" E at a distance of 41.98 feet to a for the Point of Tangency,
- 10) N 70° 42' 02" E for a distance of 50.00 feet to a 1/2-inch iron rod for corner,
- 11) 33.03 feet in a right 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 S 20° 31' 13" E at a distance of 33.03 feet for corner,
- 12) N 68° 15' 32" E for a distance of 132.03 feet to a 1/2-inch iron rod for corner,
- 13) S 25° 12' 31" E for a distance of 77.30 feet to a 1/2-inch iron rod for corner,
- 14) S 32° 06' 15" E for a distance of 77.33 feet to a 1/2-inch iron rod for corner,
- 15) S 39° 00' 00" E for a distance of 77.36 feet to a 1/2-inch iron rod for corner,
- 16) S 44° 25' 09" E for a distance of 130.14 feet to a 1/2-inch iron rod for corner,
- 17) S 40° 40' 24" W for a distance of 130.14 feet to a 1/2-inch iron rod for corner,
- 18) 15.13 feet in a right direction along the arc of a curve having a central angle of 01° 07' 08", a radius of 775.00 feet, a tangent of 7.57 feet and a long chord bearing S 49° 53' 10" E at a distance of 15.13 feet for corner,
- 19) 42.20 feet along the arc of said curve having a central angle of 96° 42' 54", a radius of 25.00 feet, a tangent of 28.12 feet and a long chord bearing N 81° 11' 49" E at a distance of 37.37 feet to a for the Point of Tangency,
- 20) S 57° 09' 38" E for a distance of 50.00 feet to a 1/2-inch iron rod for corner,
- 21) S 32° 50' 22" W for a distance of 5.16 feet to a 1/2-inch iron rod for corner,
- 22) 39.24 feet along the arc of said curve having a central angle of 89° 58' 05", a radius of 25.00 feet, a tangent of 24.97 feet and a long chord bearing S 12° 07' 41" E at a distance of 35.34 feet to a for the Point of Tangency,
- 23) S 32° 46' 27" W for a distance of 50.00 feet to a 1/2-inch iron rod for corner,
- 24) S 57° 05' 43" E for a distance of 429.13 feet to a 1/2-inch iron rod for corner, and
- 25) S 10° 02' 32" W for a distance of 404.32 feet to a 1/2-inch iron rod for corner in the north line of said Oakmont Boulevard;

THENCE: along the north right-of-way line of said Oakmont Boulevard for the following six (6) calls:

- 1) 551.69 feet in a right direction along the arc of a curve having a central angle of 42° 08' 45", a radius of 750.00 feet, a tangent of 288.99 feet and a long chord bearing N 64° 57' 42" W at a distance of 539.33 feet for corner,
- 2) N 43° 53' 19" W for a distance of 377.07 feet to a 1/2-inch iron rod for corner,
- 3) N 06° 15' 53" W for a distance of 49.14 feet to a 1/2-inch iron rod for corner,
- 4) N 43° 53' 19" W for a distance of 134.29 feet to a 1/2-inch iron rod for corner,
- 5) N 81° 30' 45" W for a distance of 65.52 feet to a 1/2-inch iron rod for corner, and
- 6) N 43° 53' 19" W for a distance of 28.50 feet to the POINT OF BEGINNING and containing 13.798 acres of land, more or less.



Scale: 1"=60'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	50°25'16"	75.00'	66.00'	35.31'	N 14°28'09" W	63.89'
C2	2°54'56"	825.00'	41.98'	21.00'	S 17°50'29" E	41.98'
C3	2°26'31"	775.00'	33.03'	16.52'	S 20°31'13" E	33.03'
C4	1°07'08"	775.00'	15.13'	7.57'	S 49°53'10" E	15.13'
C5	96°42'54"	25.00'	42.20'	28.12'	N 81°11'49" E	37.37'
C6	89°56'05"	25.00'	39.24'	24.97'	S 12°07'41" E	35.34'
C7	42°08'45"	750.00'	551.69'	288.99'	N 64°57'42" W	539.33'
C13	90°52'50"	25.00'	39.65'	25.39'	N 89°19'44" W	35.63'
C14	96°17'02"	25.00'	42.01'	27.90'	S 2°54'40" E	37.24'
C15	11°22'25"	825.00'	16.52'	82.15'	S 45°21'59" E	163.50'
C16	19°00'31"	425.00'	141.00'	71.15'	N 54°44'07" E	140.35'
C17	83°32'20"	25.00'	36.45'	22.33'	N 22°28'12" E	33.31'
C18	27°35'08"	775.00'	373.13'	190.25'	S 35°32'02" E	369.54'
C19	90°03'55"	25.00'	39.30'	25.03'	S 77°52'19" W	35.38'
C20	12°23'29"	625.00'	135.17'	67.85'	S 39°02'07" W	124.91'
C21	89°07'10"	25.00'	38.89'	24.62'	S 0°40'16" W	35.08'
C22	91°12'25"	25.00'	39.80'	25.53'	N 83°20'36" E	35.73'
C23	5°15'13"	775.00'	71.06'	35.56'	S 48°25'34" E	71.04'
C24	84°54'38"	25.00'	37.05'	22.87'	S 2°46'32" W	33.75'
C25	15°21'59"	375.00'	100.57'	50.59'	S 56°33'23" W	100.27'
C26	89°42'24"	25.00'	39.14'	24.87'	N 70°54'25" W	35.26'
C27	25°11'06"	825.00'	362.64'	184.30'	N 38°38'46" W	359.72'
C28	73°15'33"	25.00'	31.97'	18.59'	N 3°47'24" W	29.83'
C29	4°54'02"	575.00'	49.18'	24.60'	N 35°17'23" E	49.16'
C30	17°53'55"	900.00'	281.15'	141.73'	N 36°16'54" E	286.01'

PARCEL TABLE

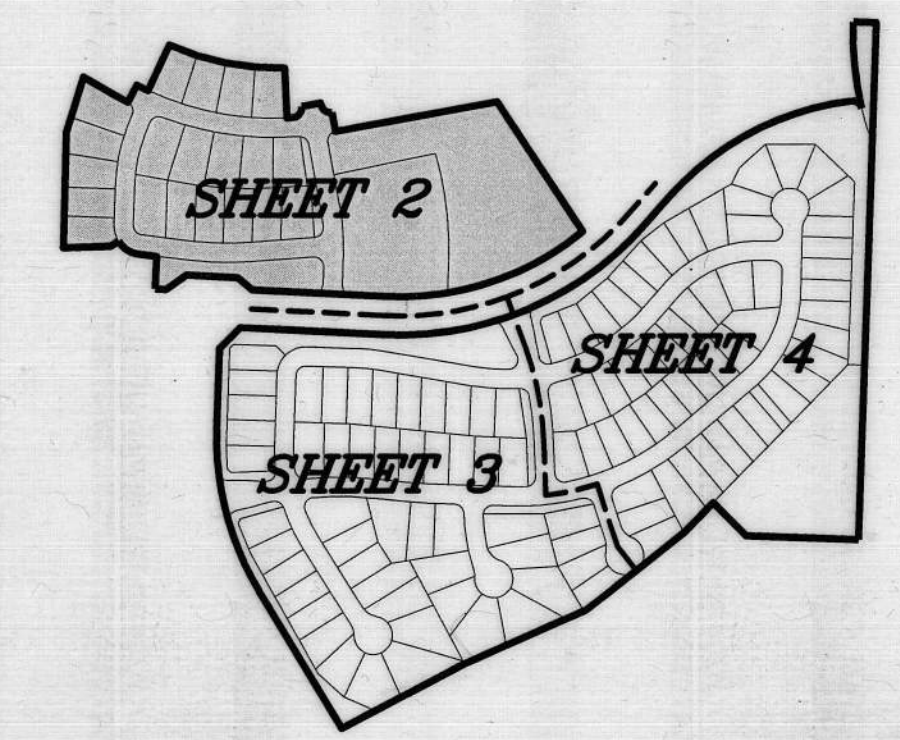
COMMON AREA	AREA (Ac.)
A	0.644
B	0.124

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 46°06'41" E	84.86'
L2	N 39°40'47" W	45.03'
L3	N 79°15'31" W	25.00'
L4	N 48°18'40" W	122.73'
L5	S 16°23'01" E	90.42'
L6	N 70°42'02" E	50.00'
L7	N 68°15'32" E	132.03'
L8	S 25°12'31" E	77.30'
L9	S 32°06'15" E	77.33'
L10	S 39°00'00" E	77.36'
L11	S 44°25'09" E	77.51'
L12	S 40°40'24" W	130.14'
L13	S 57°09'38" E	50.00'
L14	S 32°50'22" W	5.16'

LINE TABLE

LINE	BEARING	DISTANCE
L15	S 32°46'27" W	50.00'
L16	N 6°15'53" W	49.14'
L17	N 43°53'19" W	134.29'
L18	N 81°30'45" W	65.52'
L19	N 43°53'19" W	28.50'
L24	S 45°13'51" W	43.21'
L25	N 64°14'22" E	45.49'
L26	S 45°13'51" W	73.14'
L27	S 64°14'22" W	40.10'
L28	N 40°20'44" W	75.22'
L29	N 44°46'09" W	75.00'
L30	N 50°10'24" W	75.33'
L31	N 2°04'47" W	13.56'
L32	N 45°13'51" E	84.78'



FINAL PLAT
OAKMONT PHASE 1B
LOTS 1-6, BLOCK 5 AND LOTS 1-5, BLOCK 6 AND LOTS 1-18, BLOCK 7 AND LOTS 1-22, BLOCK 8 AND LOTS 1-2 BLOCK 9, AND LOTS 1-11 BLOCK 10 AND LOTS 1-5 BLOCK 11, AND LOTS 1-4 BLOCK 12 AND COMMON AREAS A THROUGH I
49.327 ACRES
J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS
SEPTEMBER, 2017
SCALE 1" = 60'

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

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

Texas Firm Registration No. 10103300

MB

SHEET NO. 2 OF 4 SHEETS

314.34 Acre Tract
Adam Development
Properties, L.P.
V.3863, P.97



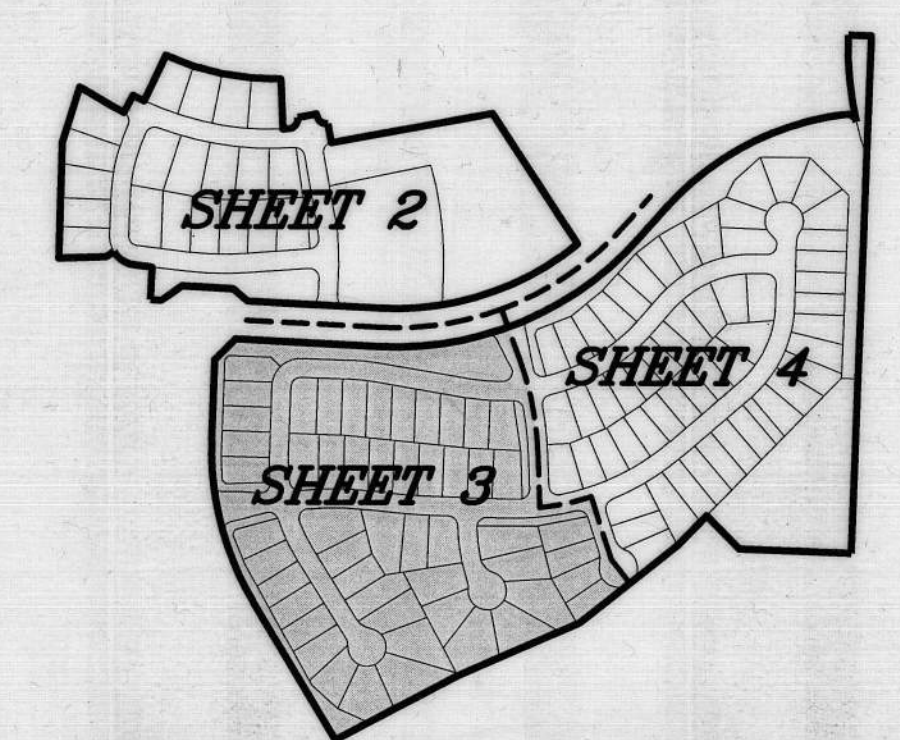
314.34 Acre Tract
Adam Development
Properties, L.P.
V.3863, P.97

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C9	33°00'13"	770.00'	443.54'	228.11'	N 28°38'32" E	437.43'
C10	51°22'41"	850.00'	762.21'	408.88'	S 69°34'40" E	736.93'
C44	261°09'47"	50.00'	227.91'	-58.37'	S 73°52'22" E	75.95'
C45	31°31'07"	50.00'	27.51'	14.11'	S 40°56'58" W	27.16'
C46	85°54'14"	25.00'	37.48'	23.27'	S 17°45'43" E	34.07'
C47	15°56'41"	675.00'	187.84'	94.53'	S 52°44'29" E	187.24'
C48	93°44'13"	25.00'	40.90'	26.69'	N 88°21'44" E	36.49'
C49	10°54'28"	425.00'	80.91'	40.58'	S 36°02'23" E	80.79'
C50	58°57'52"	50.00'	51.46'	28.27'	N 1°06'13" E	49.22'
C51	256°17'48"	50.00'	223.66'	-63.66'	S 80°13'49" E	78.64'
C52	23°26'37"	50.00'	20.46'	10.37'	S 36°11'46" W	20.32'
C53	6°04'03"	475.00'	50.30'	25.17'	N 27°30'29" E	50.28'
C54	11°42'00"	475.00'	97.00'	48.67'	S 36°23'31" W	96.83'
C55	87°00'40"	25.00'	37.97'	23.73'	S 1°15'49" E	34.42'
C56	4°15'19"	825.00'	61.27'	30.65'	S 42°38'29" E	61.26'
C57	11°25'22"	775.00'	154.51'	77.51'	S 46°13'31" E	154.25'
C58	106°27'41"	25.00'	46.45'	33.46'	N 74°40'57" E	40.05'
C59	10°28'55"	425.00'	77.75'	38.98'	N 16°21'39" E	77.64'
C60	49°18'11"	50.00'	43.02'	22.95'	N 13°31'54" W	41.71'
C61	261°18'52"	50.00'	228.04'	-58.22'	S 87°31'33" E	75.86'
C62	32°00'42"	50.00'	27.94'	14.34'	S 27°07'32" W	27.57'
C63	13°47'34"	475.00'	114.35'	57.45'	S 18°00'59" W	114.07'
C64	82°05'45"	25.00'	35.82'	21.77'	S 16°08'07" E	32.83'
C65	6°54'27"	300.00'	36.17'	18.11'	S 60°38'13" E	36.15'
C66	8°35'28"	300.00'	44.98'	22.53'	S 59°47'43" E	44.94'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C67	97°57'04"	25.00'	42.74'	28.73'	N 75°31'29" E	37.72'
C68	88°26'12"	25.00'	38.59'	24.33'	S 7°38'46" E	34.87'
C69	9°35'38"	300.00'	50.23'	25.18'	S 47°04'03" E	50.17'
C70	3°51'50"	300.00'	20.23'	10.12'	S 44°12'09" E	20.23'
C71	97°04'16"	25.00'	42.36'	28.29'	N 85°19'48" E	37.47'
C72	8°26'11"	475.00'	69.94'	35.03'	N 41°00'46" E	69.88'
C73	90°00'20"	75.00'	117.82'	75.01'	S 89°45'59" E	106.07'
C74	7°37'59"	525.00'	69.94'	35.02'	S 40°56'49" E	69.89'
C75	10°18'08"	475.00'	85.41'	42.82'	S 42°16'54" E	85.29'
C76	114°30'57"	25.00'	49.97'	38.88'	N 75°18'34" E	42.06'
C77	6°01'48"	300.00'	31.57'	15.80'	N 15°02'11" E	31.56'
C78	8°06'18"	300.00'	42.44'	21.25'	N 16°04'27" E	42.40'
C79	82°57'11"	25.00'	36.20'	22.10'	S 21°20'59" W	33.12'
C88	82°37'50"	25.00'	36.05'	21.97'	N 9°01'32" W	33.01'
C89	8°53'47"	775.00'	120.33'	60.29'	N 36°44'16" E	120.21'
C90	90°31'20"	25.00'	39.50'	25.23'	N 86°26'50" E	35.52'
C91	3°31'21"	625.00'	38.43'	19.22'	S 46°31'50" E	38.42'
C92	4°15'19"	775.00'	57.56'	28.79'	S 42°38'29" E	57.55'
C93	12°30'46"	825.00'	180.17'	90.45'	S 46°46'13" E	179.81'
C94	89°09'20"	25.00'	38.90'	24.83'	S 8°26'56" E	35.09'
C95	9°06'07"	425.00'	67.51'	33.83'	S 40°40'48" W	67.44'
C96	90°00'20"	25.00'	39.27'	25.00'	N 89°45'59" W	35.36'
C97	7°37'59"	475.00'	63.28'	31.69'	N 40°56'49" W	63.23'
C98	13°12'37"	525.00'	121.05'	60.79'	N 43°44'09" W	120.78'

PARCEL TABLE	
COMMON AREA	AREA (Ac.)
C	1.301
F	0.131
G	0.121
H	0.507

LINE TABLE		
LINE	BEARING	DISTANCE
L20	N 88°29'15" E	76.66'
L37	S 25°11'24" W	96.70'
L38	S 44°46'09" E	46.71'
L39	S 44°46'09" E	72.65'
L40	N 40°30'50" W	81.22'
L41	S 64°05'27" E	16.25'
L42	S 42°16'14" E	26.46'
L43	N 12°01'18" E	9.11'
L48	N 41°11'10" E	90.29'
L49	S 40°30'50" E	81.22'
L57	N 28°32'04" E	76.24'
L58	S 11°07'12" W	65.00'
L59	S 23°08'37" E	88.48'
L60	S 4°56'12" E	91.19'
L61	N 21°07'49" E	83.25'
L62	S 69°35'41" W	13.39'
L63	S 4°28'28" E	14.09'
L64	S 40°45'14" W	62.45'
L65	N 89°43'27" W	14.15'
L66	N 1°31'51" W	33.88'
L67	S 44°46'09" E	70.00'
L68	N 41°03'23" W	54.78'
L79	N 44°14'33" W	50.82'
L76	N 3°18'15" E	14.73'



SHEET NO. 3 OF 4 SHEETS

FINAL PLAT

OAKMONT PHASE 1B

LOTS 1-62, BLOCK 5 AND LOTS 1-5, BLOCK 6 AND LOTS 1-18, BLOCK 7 AND LOTS 1-22, BLOCK 8 AND LOTS 1-2 BLOCK 9, AND LOTS 1-11 BLOCK 10 AND LOTS 1-5 BLOCK 11, AND LOTS 1-4 BLOCK 12 AND COMMON AREAS A THOUGH I

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

OWNER: Adam Development Properties, LP
McClure & Browne Engineering/Surveying, Inc.
One Momentum Blvd., Suite 1000
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
MB

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 remainder of a 0.8001 acre tract described in the deed from N.H. Burnap, 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 1/2-inch iron rod set for the south corner of this tract and being in the southeast line of the called 314.14 acre Adam Development Properties, L.P. tract, from whence a found 1/2-inch iron rod marking the west corner of the called 159 acre Patricia Kay Peters Boyd, E. Duane Peters and Diane Peters tract recorded in Volume 24987, Page 28 (O.R.B.C.) bears S 45° 15' 57" W at a distance of 784.94 feet for reference;

THENCE: into the interior of the called 314.34 acre Adam Development tract for the following six (6) calls:

- 1) N 44° 44' 03" W for a distance of 291.45 feet to a 1/2-inch iron rod set for corner,
- 2) N 01° 55' 13" W for a distance of 121.43 feet to a 1/2-inch iron rod set for corner,
- 3) S 87° 37' 51" W for a distance of 108.22 feet to a 1/2-inch iron rod set for corner,
- 4) N 85° 04' 49" W for a distance of 325.61 feet to a 1/2-inch iron rod set for corner,
- 5) N 70° 27' 08" W for a distance of 348.08 feet to a 1/2-inch iron rod set for corner, and
- 6) N 74° 27' 07" W for a distance of 360.94 feet to a 1/2-inch iron rod set for corner in the east line of Pendleton Drive as depicted on the Final Plat of OAKMONT PHASE 1A, recorded in Volume 15048, Page 88 (O.R.B.C.);

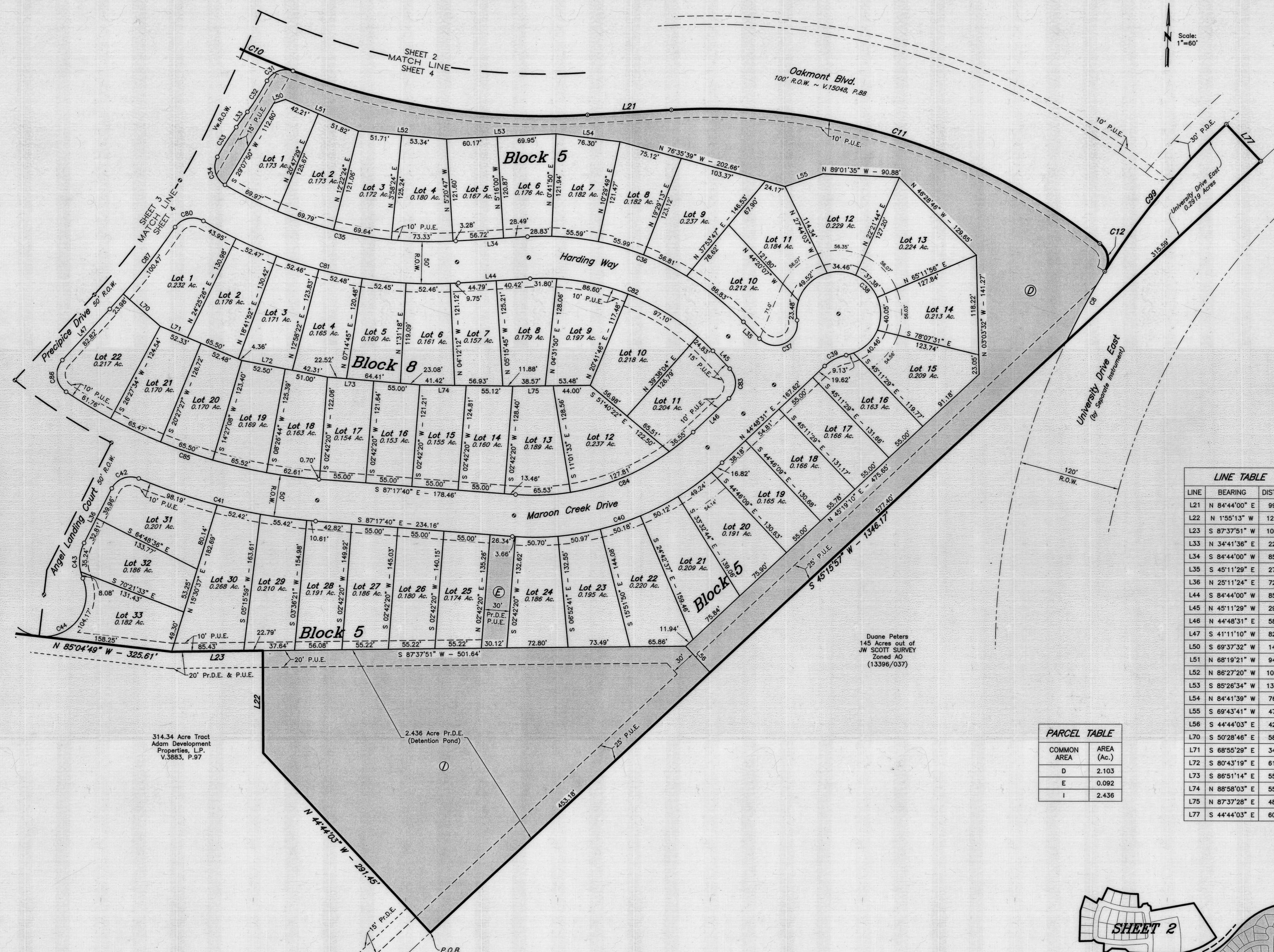
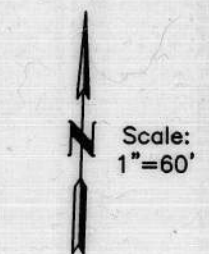
THENCE: along the east lines of said Pendleton Drive and the south line of Oakmont Boulevard as depicted on the Final Plat of said OAKMONT PHASE 1A for the following nine (9) calls:

- 1) N 12° 08' 26" E for a distance of 417.71 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the right,
- 2) 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 N 28° 38' 32" E at a distance of 437.43 feet to a found 1/2-inch rod for the Point of Tangency,
- 3) N 45° 08' 39" E for a distance of 207.15 feet to a found 1/2-inch iron rod set for corner, and
- 4) N 88° 29' 15" E for a distance of 76.66 feet to a found 1/2-inch iron rod set for corner,
- 5) S 43° 53' 19" E for a distance of 376.18 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the left,
- 6) 782.21 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 S 69° 34' 40" E at a distance of 736.93 feet to a found 1/2-inch iron rod for the Point of Tangency,
- 7) N 84° 44' 00" E for a distance of 99.33 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the right,
- 8) 544.11 feet along the arc of said 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 S 74° 29' 00" E at a distance of 532.25 feet to a found 1/2-inch rod for the Point of Compound Curvature,
- 9) 36.57 feet along the arc of said compound 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 S 11° 47' 41" E at a distance of 33.40 feet to a found 1/2-inch rod for corner in the northwest line of University Drive East (based on a 120-foot width);

THENCE: 227.47 feet in a clockwise direction along a curve in the northwest line of said University Drive East, said curve having a central angle of 15° 09' 18", a radius of 860.00 feet, a tangent of 114.40 feet and a long chord bearing N 37° 41' 18" E at a distance of 226.81 feet to a found 1/2-inch iron rod marking the north corner of said University Drive East;

THENCE: S 44° 44' 03" E along the northeast line of said University Drive East for a distance of 60.00 feet to a found 1/2-inch iron rod for corner in the before-said Adam Development/Peters common line, from whence a found 5/8-inch iron rod marking the northeast corner of the called 314.34 acre tract and the south corner of the Peyton Waller called 87.25 acre tract described as Tract 1 recorded in Volume 348, Page 688 of the Brazos County Deed Records (B.C.D.R.) bears N 45° 15' 57" E at a distance of 2276.64 feet for reference;

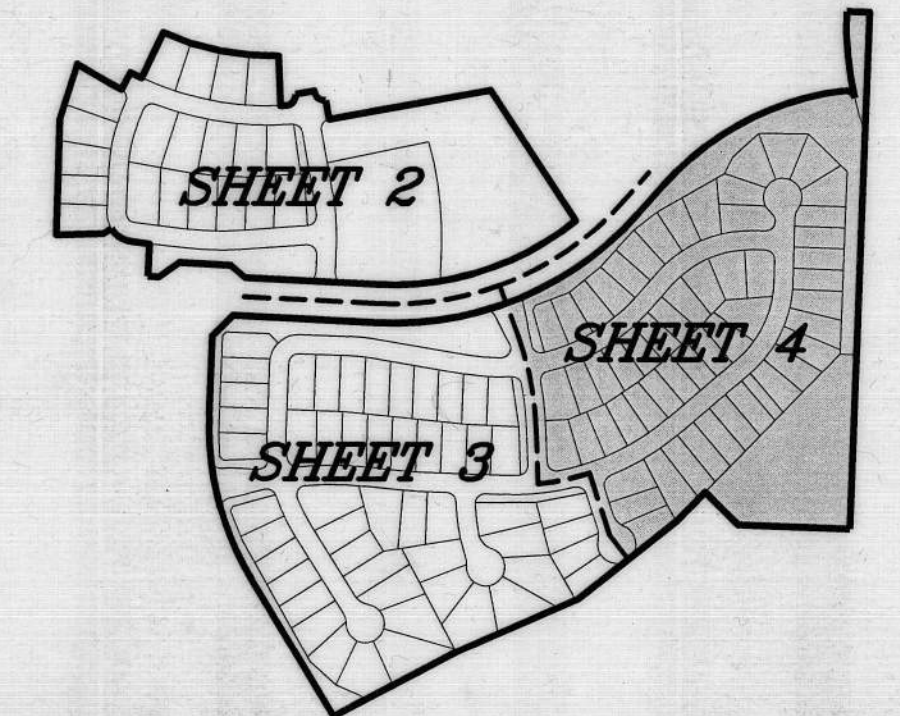
THENCE: S 45° 15' 57" W along the common line of the called 314.14 acre Adam Development tract and the called 159 acre Peters tract for a distance of 1346.17 feet to the POINT OF BEGINNING and containing 35.529 acres of land, more or less.



LINE	BEARING	DISTANCE
L21	N 84°44'00" E	99.33'
L22	N 1°55'13" W	121.43'
L23	S 87°37'51" W	108.22'
L33	N 34°41'36" E	22.46'
L34	S 84°44'00" W	85.21'
L35	S 45°11'29" E	27.45'
L36	N 25°11'24" E	72.77'
L44	S 84°44'00" W	85.21'
L45	N 45°11'29" W	29.15'
L46	N 44°48'31" E	58.55'
L47	S 41°11'10" W	82.82'
L50	S 69°37'32" W	14.85'
L51	N 68°19'21" W	94.03'
L52	N 86°27'20" W	105.05'
L53	S 85°26'34" W	130.13'
L54	N 84°41'39" W	76.30'
L55	S 69°43'41" W	47.43'
L56	S 44°44'03" E	42.50'
L70	S 50°28'46" E	58.06'
L71	S 68°55'29" E	34.95'
L72	S 80°43'19" E	61.19'
L73	S 86°51'14" E	55.00'
L74	N 88°58'03" E	55.12'
L75	N 87°37'28" E	48.04'
L77	S 44°44'03" E	60.00'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C8	6°22'26"	860.00'	95.67'	47.89'	S 28°55'26" W	95.62'
C10	51°22'41"	850.00'	762.21'	408.88'	S 69°34'40" E	736.93'
C11	41°34'00"	750.00'	544.11'	284.65'	S 74°29'00" E	532.25'
C12	83°48'39"	25.00'	36.57'	22.44'	S 11°47'41" E	33.40'
C31	82°20'03"	25.00'	35.93'	21.86'	N 67°32'59" E	32.91'
C32	8°18'38"	300.00'	43.51'	21.80'	N 30°32'17" E	43.48'
C33	7°50'44"	305.14'	41.78'	20.92'	N 30°44'02" E	41.75'
C34	87°34'47"	25.00'	38.21'	23.97'	N 16°58'43" W	34.60'
C35	34°29'54"	475.00'	286.00'	147.48'	N 78°01'03" W	281.70'
C36	50°1'32"	325.00'	284.04'	151.81'	N 70°13'45" W	275.09'
C37	145°35'21"	26.00'	66.07'	83.96'	S 62°00'51" W	49.67'
C38	268°42'12"	50.00'	234.49'	-51.14'	N 56°25'43" W	71.51'
C39	33°08'51"	50.00'	28.90'	14.86'	N 61°21'57" E	28.50'
C40	47°53'49"	325.00'	271.69'	144.35'	N 68°45'26" E	263.84'
C41	18°23'18"	675.00'	216.63'	109.26'	S 78°06'01" E	215.70'
C42	85°54'14"	25.00'	37.48'	23.27'	N 68°06'31" E	34.07'
C43	49°38'40"	50.00'	43.32'	23.13'	N 0°22'04" E	41.98'
C44	261°09'47"	50.00'	227.91'	-58.37'	S 73°52'22" E	75.95'
C80	86°40'41"	25.00'	37.82'	23.59'	S 75°52'54" W	34.32'
C81	34°29'15"	525.00'	316.01'	162.95'	N 78°01'23" W	311.26'
C82	50°04'32"	275.00'	240.34'	128.46'	N 70°13'45" W	232.77'
C83	90°00'00"	25.00'	39.27'	25.00'	N 0°11'29" W	35.36'
C84	47°53'49"	275.00'	229.89'	122.14'	N 68°45'26" E	223.25'
C85	29°24'56"	625.00'	320.87'	164.06'	S 72°35'12" E	317.36'
C86	99°03'53"	25.00'	43.23'	29.30'	S 8°20'47" E	38.04'
C87	8°38'36"	825.00'	124.45'	62.35'	S 36°51'52" W	124.34'
C99	15°09'18"	860.00'	227.47'	114.40'	N 37°41'18" E	226.81'

COMMON AREA	AREA (Ac.)
D	2.103
E	0.092
I	2.436



FINAL PLAT
OAKMONT PHASE 1B
LOTS 1-62, BLOCK 5 AND LOTS 1-5, BLOCK 6 AND LOTS 1-18, BLOCK 7 AND LOTS 1-22, BLOCK 8 AND LOTS 1-2 BLOCK 9, AND LOTS 1-11 BLOCK 10 AND LOTS 1-5 BLOCK 11, AND LOTS 1-4 BLOCK 12 AND COMMON AREAS A THOUGH I
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MB

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

2.436 Acre Pr.D.E.
(Detention Pond)

Duane Peters
145 Acres out of
JW SCOTT SURVEY
Zoned AO
(13396/037)

SHEET NO.
4
OF 4 SHEETS