

- GENERAL NOTES:**
- Conditional Use Permit Case No. CU22-12 was approved by the Planning and Zoning Commission on December 1, 2022, to allow the construction of detached dwellings on these 2 lots with Phase 2C of the Oakmont Subdivision.
  - ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the recorded plat in Volume 18969, Page 226 of the Official Public Records of Brazos County, Texas.
  - According to the Flood Insurance Rate Maps for Brazos County, Texas and incorporated Areas, Map Number 48041C02220F, 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: 2 residential lots.
  - Zoning: Planned Development - Mixed Use (PD-M) District as passed and approved by the Bryan Council on March 9, 2021. Ordinance No. 2475.
  - Unless otherwise indicated, all distances shown along curves are arc distances.
  - This phase is within the City of Bryan's water CCN Boundary.
  - All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
  - 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 P.U.E. and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
  - Contours shown per City of Bryan LIDAR data.
  - With the filing of this Replat Lot 11R, Block 3 will be owned by Stylecraft Builders, Inc. and Lot 12R, Block 3 will be owned by Maria Eugenia Zamora Asis.
  - Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner:

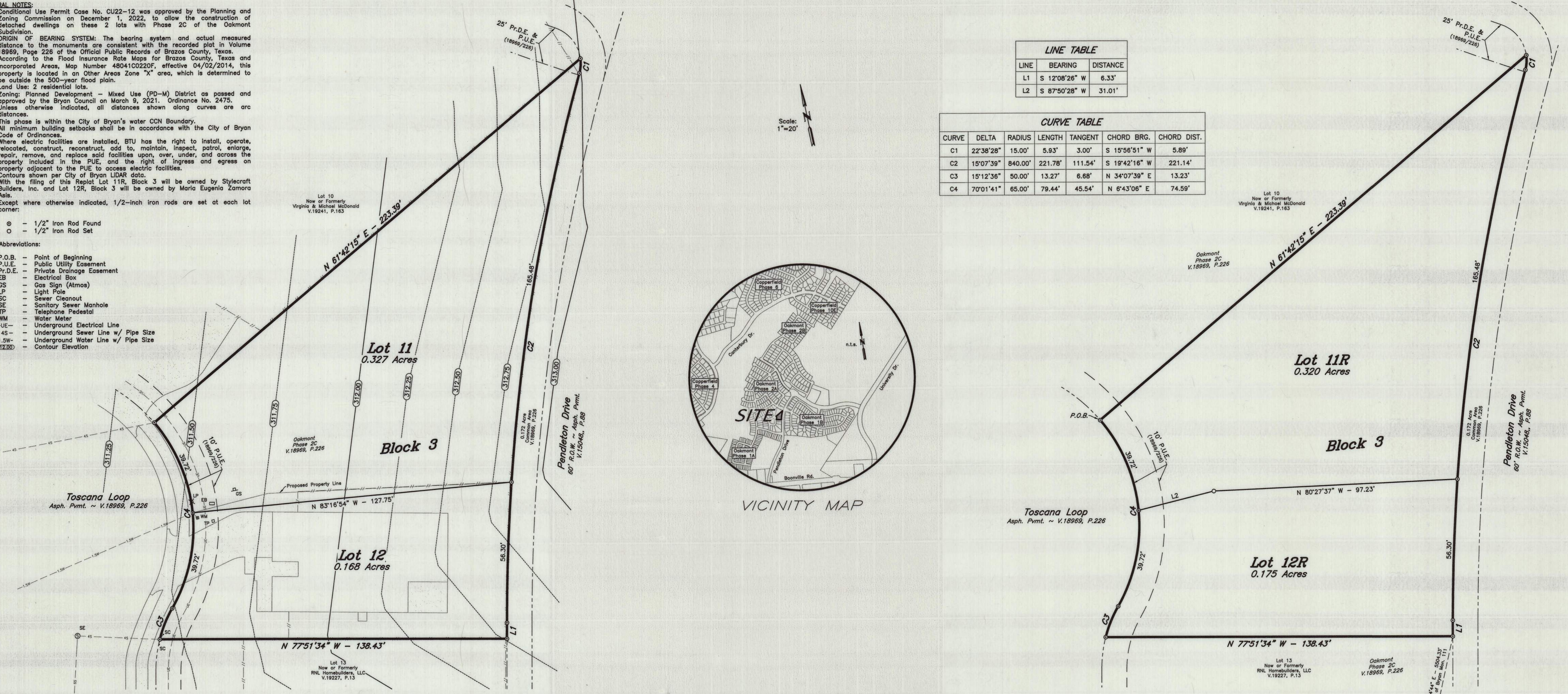
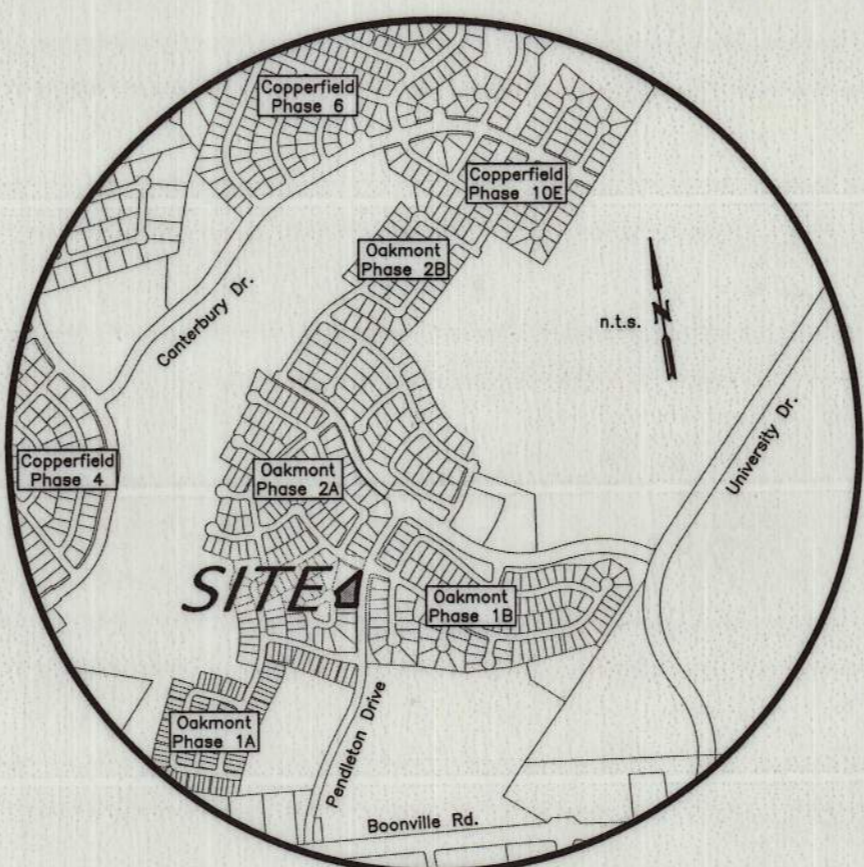
- ⊙ - 1/2" Iron Rod Found
  - - 1/2" Iron Rod Set
13. Abbreviations:
- P.O.B. - Point of Beginning
  - P.U.E. - Public Utility Easement
  - Pr.D.E. - Private Drainage Easement
  - EB - Electrical Box
  - GS - Gas Sign (Atmos)
  - LP - Light Pole
  - SC - Sewer Cleanout
  - SE - Sanitary Sewer Manhole
  - TP - Telephone Pedestal
  - WM - Water Meter
  - UL - Underground Electrical Line
  - 4S - Underground Sewer Line w/ Pipe Size
  - 1.5W - Underground Water Line w/ Pipe Size
  - (312.00) - Contour Elevation

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 12°08'26" W	6.33'
L2	S 87°50'28" W	31.01'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	22°38'28"	15.00'	5.93'	3.00'	S 15°56'51" W	5.89'
C2	15°07'39"	840.00'	221.78'	111.54'	S 19°42'16" W	221.14'
C3	15°12'36"	50.00'	13.27'	6.68'	N 34°07'39" E	13.23'
C4	70°01'41"	65.00'	79.44'	45.54'	N 6°43'06" E	74.59'



**ORIGINAL PLAT**  
 LOTS 11 & 12, BLOCK 3, OAKMONT PHASE 2C  
 RECORDED IN VOLUME 18969, PAGE 226

**REPLAT**

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 1-28-25  
 Cody Karisch, R.P.L.S. No. 7004



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Maria Eugenia Zamora Asis, owner and developer of the land shown on this plat, being all of Lot 12, Block 3 as conveyed to me in the Official Public Records of Brazos County in Volume 19589, Page 35 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.

Maria Eugenia Zamora Asis

DREW BAKER  
 Notary ID #135163551  
 My Commission Expires November 8, 2028

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Drew Baker 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 29 day of January, 2025.

Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Stylecraft Builders, Inc., owner and developer of the land shown on this plat, being all of Lot 11, Block 3 as conveyed to me in the Official Public Records of Brazos County in Volume 19077, Page 259 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.

Stylecraft Builders, Inc.

DREW BAKER  
 Notary ID #135163551  
 My Commission Expires November 8, 2028

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Drew Baker 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 18 day of January, 2025.

Notary Public, Brazos County, Texas

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 31 day of January, 2025.

W. Paul Kasper  
 City Engineer, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

Filed for Record  
 Official Public Records Of:  
 Brazos County Clerk  
 On: 2/7/2025 11:00:13 AM  
 In the PLAT Records

Doc Number: 2025-1549093  
 Volume - Page: 19670 - 58  
 Number of Pages: 1  
 Amount: 72.00  
 Order#: 2025020700049  
 By: PS Bi. Peter H. Egan

Karen McQueen  
 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 31 day of January, 2025.

Martin Zimmerman  
 City Planner, Bryan, Texas

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the JAMES W. SCOTT LEAGUE, Abstract No. 49, in Bryan, Brazos County, Texas and being a total of 0.495 acres of land consisting of all of the following two (2) individual tracts:

- Being all of Lot 11, Block 3, OAKMONT PHASE 2C according to the Final Plat recorded in Volume 18969, Page 226 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.), said Lot 11, Block 3 being the same tract described in the deed from Adam Development Properties, L.P. to Stylecraft Builders, Inc. recorded in Volume 19077, Page 259 (O.P.R.B.C.), and
- Being all of Lot 12, Block 3 of said OAKMONT PHASE 2C, said Lot 12, Block 3 being the same tract described in the deed from RNL Homebuilders, LLC to Maria Eugenia Zamora Asis recorded in Volume 19589, Page 35 (O.P.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 common northwest corner of this herein tract and said Lot 11, Block 3, said iron rod also marking the southwest corner of Lot 10, Block 3 of said OAKMONT PHASE 2C and being in the northeast right-of-way of Toscana Loop (based on variable width);
- THENCE: N 61° 42' 15" E along the common line of this tract and said Lot 10, Block 3 for a distance of 223.39 feet to a found 1/2-inch iron rod marking the common northeast corner of this tract and said Lot 11, Block 3, said iron rod also marking the southeast corner of said Lot 10, Block 3 and an angle point of the 0.172 acre Common Area of said OAKMONT PHASE 2C;
- THENCE: along the common line of this tract and the said 0.172 acre Common Area for the following three (3) calls:
- 5.93 feet in a clock-wise direction along the arc of a curve having a central angle of 22° 38' 28", a radius of 15.00 feet, a tangent of 3.00 feet and long chord bearing S 15° 56' 51" W at a distance of 5.89 feet to a found 1/2-inch iron rod marking the Point of Reverse Curvature,
  - 221.78 feet along the arc of said curve having a central angle of 15° 07' 39", a radius of 840.00 feet, a tangent of 111.54 feet and long chord bearing S 19° 42' 16" W at a distance of 221.14 feet to a found 1/2-inch iron rod marking the Point of Tangency, and
  - S 12° 08' 26" W for a distance of 6.33 feet to a found 1/2-inch iron rod marking the common southeast corner of this herein described tract and said Lot 12, Block 3, said iron rod also marking the northeast corner of Lot 13, Block 3 of said OAKMONT PHASE 2C;
- THENCE: N 77° 51' 34" W along the common line of this tract and said Lot 13, Block 3 for a distance of 138.43 feet to a found 1/2-inch iron rod marking the common southwest corner of this tract and said Lot 12, Block 3, said iron rod also marking the northwest corner of said Lot 13, Block 3 and being in the east right-of-way line of said Toscana Loop;
- THENCE: along the east and northeast right-of-way line of said Toscana Loop for the following two (2) calls:
- 13.27 feet in a clock-wise direction along the arc of a curve having a central angle of 15° 12' 36", a radius of 50.00 feet, a tangent of 6.68 feet and long chord bearing N 34° 07' 39" E at a distance of 13.23 feet to a found 1/2-inch iron rod marking the Point of Reverse Curvature, and
  - 79.44 feet along the arc of said curve having a central angle of 70° 01' 41", a radius of 65.00 feet, a tangent of 45.54 feet and long chord bearing N 06° 43' 06" E at a distance of 74.59 feet to the POINT OF BEGINNING and containing 0.495 of an acre of land.

**FINAL PLAT**

**OAKMONT PHASE 2C**  
 LOT 11R & 12R, BLOCK 3  
 BEING A REPLAT OF LOTS 11 & 12, BLOCK 3,  
 OAKMONT, PHASE 2C  
 RECORDED IN VOLUME 18969, PAGE 226  
 0.495 ACRES  
 JAMES W. SCOTT LEAGUE, A-49  
 BRYAN, BRAZOS COUNTY, TEXAS  
 JANUARY, 2025  
 SCALE: 1"=20'

Owner(s):  
 Maria Eugenia Zamora Asis  
 5008 Grayson Way  
 Bryan, Texas 77802

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

Texas Firm Registration No. 10103350  
 MBE