

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 being 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 TAC Realty, Inc., recorded in Volume 1463, Page 27, Official Records of Brazos County (O.R.B.C.) and also being described in an Affidavit from TAC Realty, Inc. to Adam Development Properties, L.P., recorded in Volume 5806, Page 181 (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 north corner of Lot 8, Block 19, OAKMONT, PHASE 2A recorded in Volume 18816, Page 207 (O.R.B.C.), said iron rod also being the overall north corner of said Phase 2A;

THENCE: into and through the interior of the called 98.362 acre Adam Development Properties, L.P. tract for the following six (6) calls:

- 1) N 55°51'08" E for a distance of 5.00 feet to a 1/2-inch iron rod set for corner,
- 2) N 34°08'52" W for a distance of 176.27 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 3) 203.34 feet along the arc of said clockwise curve having a central angle of 21°34'28", a radius of 540.00 feet, a tangent of 102.89 feet and a long chord bearing N 23°21'38" W at a distance of 202.14 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 4) N 12°34'23" W for a distance of 6.57 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
- 5) 237.97 feet along the arc of said counter-clockwise curve having a central angle of 17°56'25", a radius of 760.00 feet, a tangent of 119.97 feet and a long chord bearing N 21°32'36" W at a distance of 237.00 feet to a 1/2-inch iron rod set for corner, and
- 6) 18.13 feet in a counter-clockwise direction along the arc of a curve having a central angle of 36°57'23", a radius of 25.00 feet, a tangent of 8.35 feet and a long chord bearing S 78°38'09" W at a distance of 15.85 feet to a 1/2-inch iron rod set for corner in the southeast right-of-way line of Canterbury Drive (based on an 80-foot width);

THENCE: along the southeast right-of-way line of said Canterbury Drive for the following six (6) calls:

- 1) N 60°09'27" E for a distance of 7.08 feet to a 1/2-inch iron rod set marking the Point of Curvature of a curve to the left,
- 2) 210.55 feet along the arc of said counter-clockwise curve having a central angle of 14°21'41", a radius of 840.00 feet, a tangent of 105.83 feet and a long chord bearing N 52°58'36" E at a distance of 210.00 feet to a 1/2-inch iron rod set marking the Point of Tangency,
- 3) N 45°47'46" E for a distance of 385.00 feet to a 1/2-inch iron rod set marking the Point of Curvature of a curve to the right,
- 4) 344.88 feet along the arc of said clockwise curve having a central angle of 26°00'00", a radius of 760.00 feet, a tangent of 175.46 feet and a long chord bearing N 58°47'46" E at a distance of 341.93 feet to a 1/2-inch iron rod set marking the Point of Tangency,
- 5) N 71°47'46" E for a distance of 515.01 feet to a 1/2-inch iron rod set marking the Point of Curvature of a curve to the right,
- 6) 247.92 feet along the arc of said clockwise curve having a central angle of 14°47'48", a radius of 960.00 feet, a tangent of 124.85 feet and a long chord bearing N 79°11'40" E at a distance of 247.23 feet to a found 1/2-inch iron rod marking the Point of Tangency, said iron rod also marking the northeast corner of COPPERFIELD, SECTION 10-D subdivision recorded in Volume 3785, Page 147 (O.R.B.C.);

THENCE: S 03°24'26" E departing the southeast right-of-way line of said Canterbury Drive and proceeding forth along the west line of said COPPERFIELD, SECTION 10-D subdivision for a distance of 154.25 feet to a found 1/2-inch iron rod marking the east corner of this herein described tract and the north corner of OAKMONT, PHASE 2B subdivision recorded in Volume 17242, Page 149 (O.R.B.C.);

THENCE: departing the west line of said COPPERFIELD, SECTION 10-D subdivision and along the common line of this tract and said OAKMONT, PHASE 2B for the following eight (8) calls:

- 1) S 65°48'00" W for a distance of 266.06 feet to a found 1/2-inch iron rod for corner,
- 2) S 08°00'37" E for a distance of 98.08 feet to a found 1/2-inch iron rod for corner,
- 3) S 59°14'20" W for a distance of 185.89 feet to a found 1/2-inch iron rod for corner,
- 4) S 71°47'46" W for a distance of 254.22 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the left,
- 5) 188.32 feet along the arc of said counter-clockwise 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 S 58°47'46" W at a distance of 186.71 feet to a found 1/2-inch iron rod for the Point of Tangency,
- 6) S 45°47'46" W for a distance of 291.03 feet to a found 1/2-inch iron rod for corner,
- 7) S 27°06'11" E for a distance of 180.88 feet to a found 1/2-inch iron rod for corner, and
- 8) S 47°21'21" E for a distance of 187.09 feet to a found 1/2-inch iron rod for corner in the northwest right-of-way line of Fox River Lane (based on a 50-foot width);

THENCE: continue along the common line of this tract, said OAKMONT, PHASE 2B, and the northwest right-of-way line of said Fox River Lane for the following three (3) calls:

- 1) S 45°05'48" W for a distance of 366.97 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the right,
- 2) 40.33 feet along the arc of said clockwise curve having a central angle of 92°26'25", a radius of 25.00 feet, a tangent of 26.09 feet and a long chord bearing N 88°40'59" W at a distance of 36.10 feet to a found 1/2-inch iron rod for corner at the end of said curve, and
- 3) S 41°40'29" W for a distance of 60.29 feet to a found 1/2-inch iron rod marking the most northerly corner of the 0.252 acre common area tract as depicted on the Final Plat of the before-said OAKMONT, PHASE 2A;

THENCE: S 41°40'35" W along the northwest line of the said 0.252 acre common area tract for a distance of 15.07 feet to a found 1/2-inch iron rod marking the west corner of said common area tract, said iron rod also being in the northeast line of Lot 7, Block 19 of said OAKMONT, PHASE 2A;

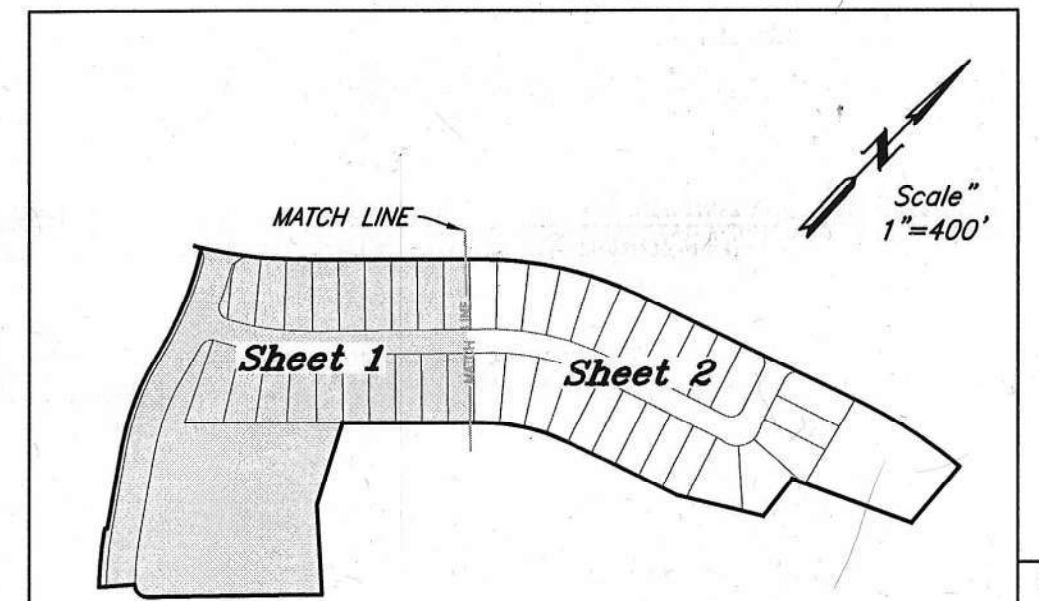
THENCE: 123.07 feet along the arc of a clockwise curve, said curve being along the east line of said OAKMONT, PHASE 2A and having a central angle of 08°52'10", a radius of 795.00 feet, a tangent of 61.66 feet and a long chord bearing N 38°34'57" W at a distance of 122.94 feet to the Point of Beginning and containing 15.817 acres of land.

GENERAL NOTES:

1. 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 3953, Page 97 of the Official Records of Brazos County, Texas 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 Other Areas Zone "X" area, which is determined to be outside the 500-year flood plain.
3. Land Use: 44 residential lots.
4. Zoning: Planned Development - Mixed Use (PD-M) District as passed and approved by the Bryan Council on March 9, 2021 Ordinance No. 2475.
5. Unless otherwise indicated, all distances shown along curves are arc distances.
6. A Homeowners' 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.
7. The Common Area shown shall be owned and maintained by the Homeowners' Association.
8. Right-of-Way Acreage: 2.573 Ac.
9. Conservation Buffer in Block 29 is intended to be for tree preservation of existing vegetation. Additional information to be provided in deed restrictions for these lots.
10. 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
11. Abbreviations:
 Cm.A. = Common Area
 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
 P.D.E. = Public Drainage Easement
 S.S.E. = Sanitary Sewer Easement
 C.B. = Conservation Buffer
 Vw. = Variable Width



VICINITY MAP



SHEET INDEX

FINAL PLAT

OAKMONT PHASE 3A

LOTS 1-24, BLOCK 28
 LOTS 1-20, BLOCK 29

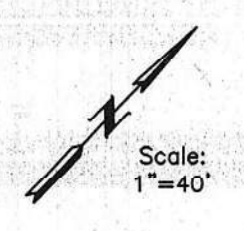
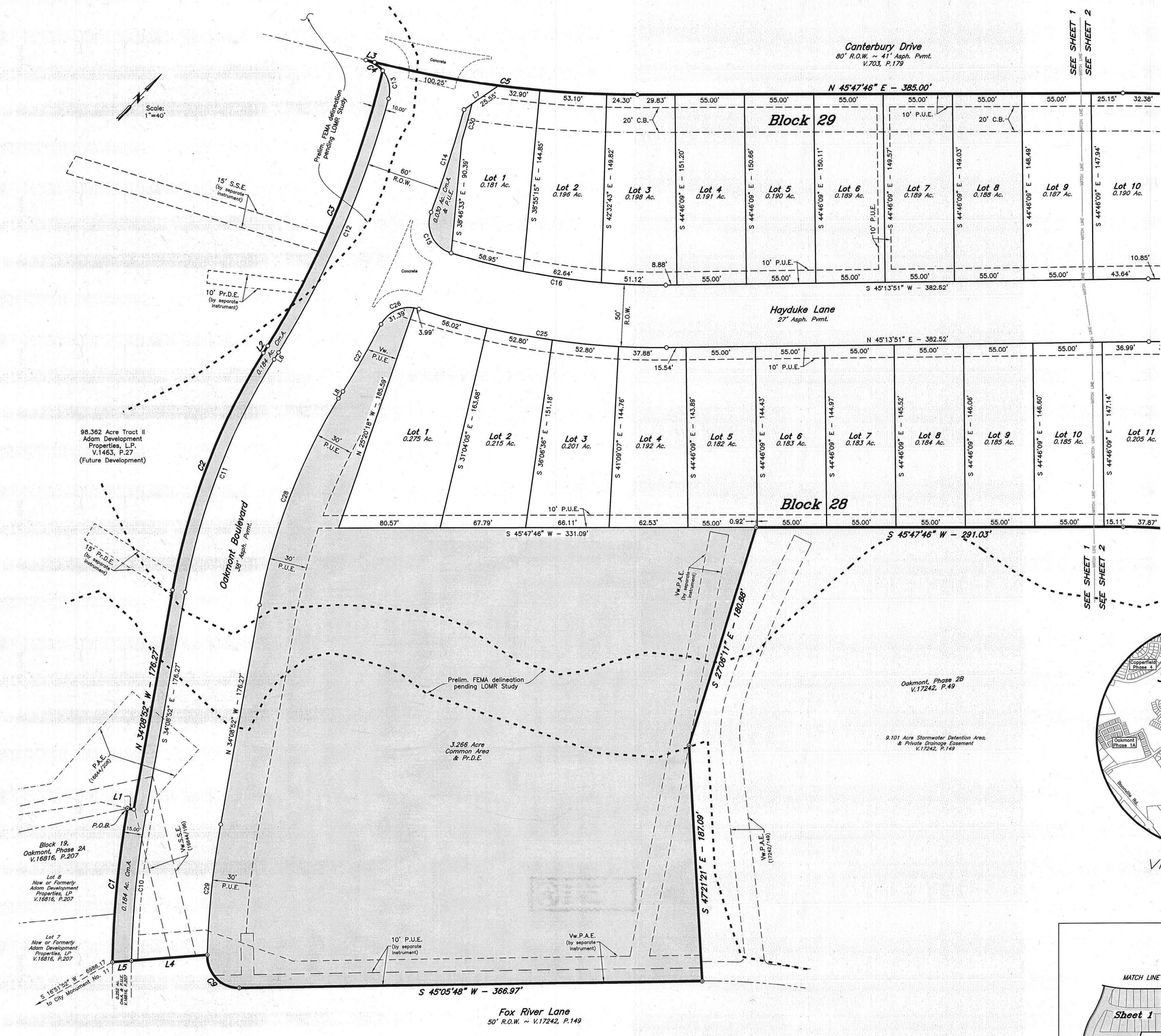
15.817 ACRES

J.W. SCOTT LEAGUE, A-49
 BRYAN, BRAZOS COUNTY, TEXAS
 JULY, 2021
 SCALE 1" = 40'

OWNER: Adam Development Properties, LP
 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



SEE SHEET 1
 SEE SHEET 2

SEE SHEET 1
 SEE SHEET 2

Block 19, Oakmont, Phase 2A V.16816, P.207
 Lot 8 Now or Formerly Adam Development Properties, LP V.16816, P.207
 Lot 7 Now or Formerly Adam Development Properties, LP V.16816, P.207

Fox River Lane
 50' R.O.W. ~ V.17242, P.149

Canterbury Drive
 80' R.O.W. ~ 41' Asph. Pvm't.
 V.703, P.179

Hayduke Lane
 27' Asph. Pvm't.

98.362 Acre Tract II Adam Development Properties, L.P. V.1463, P.27 (Future Development)

3.266 Acre Common Area & Pr.D.E.

Oakmont, Phase 2B V.17242, P.49

9.101 Acre Stormwater Detention Area, & Private Drainage Easement V.17242, P.149

15' S.S.E. (by separate instrument)

10' Pr.D.E. (by separate instrument)

15' Pr.D.E. (by separate instrument)

Vw.P.A.E. (by separate instrument)

Vw.P.A.E. (1792/149)

P.O.B. (1684/708)

N.W.S.E. (1089/199)

10' P.U.E. (by separate instrument)

Vw.P.A.E. (by separate instrument)

SEE SHEET 1
SEE SHEET 2



LINE	BEARING	DISTANCE
L1	N 55°51'08" E	5.00'
L2	N 12°34'23" W	6.57'
L3	N 60°09'27" E	7.08'
L4	S 41°40'29" W	60.29'
L5	S 41°40'35" W	15.07'
L6	S 12°34'23" E	6.57'
L7	N 11°54'13" E	33.08'
L8	N 12°34'23" W	6.57'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	8°52'10"	795.00'	123.07'	61.66'	N 38°34'57" W	122.94'
C2	21°34'28"	540.00'	203.34'	102.89'	N 23°21'38" W	202.14'
C3	17°56'25"	760.00'	237.97'	119.97'	N 21°32'36" W	237.00'
C4	36°57'23"	25.00'	16.13'	8.35'	S 76°38'09" W	15.85'
C5	14°21'41"	840.00'	210.55'	105.83'	N 52°58'38" E	210.00'
C6	26°00'00"	760.00'	344.88'	175.46'	N 58°47'46" E	341.93'
C7	14°47'48"	960.00'	247.92'	124.65'	N 79°11'40" E	247.23'
C8	28°00'01"	415.00'	188.32'	95.81'	S 58°47'46" W	186.71'
C9	92°26'25"	25.00'	40.33'	26.09'	N 88°40'59" W	36.10'
C10	8°46'02"	780.00'	119.35'	59.79'	S 38°31'53" W	119.24'
C11	21°34'28"	530.00'	199.57'	100.98'	S 23°21'38" E	198.39'
C12	16°25'03"	770.00'	220.63'	111.08'	S 20°46'55" E	219.88'
C13	53°53'43"	25.00'	23.52'	12.71'	S 55°56'18" E	22.66'
C14	5°57'23"	830.00'	86.29'	43.18'	N 26°32'04" W	86.25'
C15	93°13'12"	25.00'	40.67'	26.45'	N 70°09'58" W	36.33'
C16	17°56'35"	550.00'	172.72'	87.08'	S 54°13'38" W	172.01'
C17	27°24'52"	525.00'	251.20'	128.05'	S 58°58'17" W	248.81'
C18	90°00'00"	25.00'	39.27'	25.00'	S 27°38'44" W	35.36'
C19	90°50'58"	25.00'	39.64'	25.38'	N 62°46'31" W	35.62'
C20	89°09'02"	25.00'	38.90'	24.63'	S 27°13'14" W	35.09'
C21	14°43'53"	25.00'	6.43'	3.23'	S 24°43'13" E	6.41'
C22	119°36'21"	50.00'	104.38'	85.92'	N 27°43'01" E	86.43'
C23	14°52'28"	25.00'	6.49'	3.26'	N 80°04'57" E	6.47'
C24	27°24'52"	475.00'	227.28'	115.86'	N 58°56'17" E	225.11'
C25	19°03'04"	600.00'	199.50'	100.68'	N 54°45'23" E	198.59'
C26	81°05'44"	25.00'	35.38'	21.39'	N 23°44'03" E	32.50'
C27	4°14'26"	830.00'	61.43'	30.73'	N 14°11'36" W	61.41'
C28	21°34'28"	470.00'	176.98'	89.55'	N 23°21'38" W	175.93'
C29	8°18'53"	720.00'	104.49'	52.34'	N 38°18'19" W	104.39'
C30	2°04'05"	835.00'	30.14'	15.07'	N 28°51'58" W	30.14'

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
We, Adam Development Properties, LP, 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.

Richard S. Roth
Richard S. Roth, Senior 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 purpose stated.
Given under my hand and seal on this 15th day of August, 2022.

Notary Public, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION
I, Leo Gonzalez, 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 21st day of August, 2022, and same was duly approved on the 21st day of August, 2022, by said Commission.

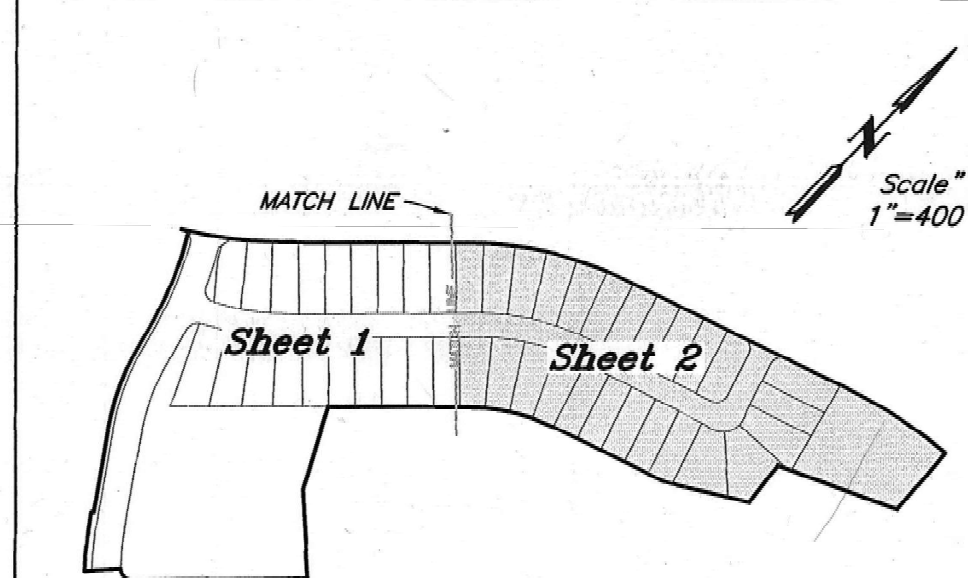
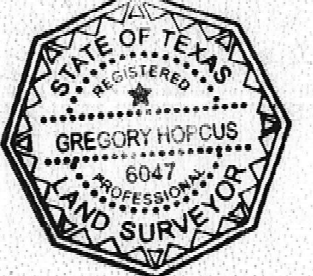
APPROVAL OF THE CITY ENGINEER
I, [Signature], the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 21st day of August, 2022.

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 10/3/2022 2:17:50 PM
In the PLAT Records
Doc Number: 2022-1485238
Volume - Page: 18260 - 182
Number of Pages: 2
Amount: 73.00
Order#: 2022100300105
By: MG

Karen McQueen
County Clerk, Brazos County, Texas

APPROVAL OF THE CITY PLANNER
I, Martina Zimmersmann, 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 21st day of August, 2022.

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.
8/10/22
Gregory Hopcus, R.P.L.S. No. 6047



SHEET INDEX

2
OF 2 SHEETS

FINAL PLAT
OAKMONT PHASE 3A
LOTS 1-24, BLOCK 28
LOTS 1-20, BLOCK 29
15.817 ACRES
J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS
JULY, 2021
SCALE 1" = 40'

OWNER: Adam Development Properties, LP
1008 Woodcreek Dr., Suite 1000
College Station, TX 77845
979-776-1111

SURVEYOR: McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 1000
College Station, Texas 77845
(979) 693-3838

Texas Firm Registration No. 10183300