



LINE	BEARING	DISTANCE
L1	N 32°46'27" E	50.00'
L2	N 64°15'02" E	52.55'
L3	N 67°09'22" E	14.39'
L4	S 30°51'01" E	16.38'
L5	S 65°14'34" E	106.60'
L6	S 2°53'49" E	78.12'
L7	S 57°05'43" E	74.97'
L8	S 77°40'46" E	85.55'
L9	N 77°40'46" W	47.74'
L10	S 75°07'17" W	30.16'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	89°56'05"	25.00'	39.24'	24.97'	N 12°07'41" W	35.34'
C2	19°15'39"	875.00'	294.14'	148.47'	N 42°28'11" E	292.76'
C3	84°13'58"	25.00'	36.75'	22.60'	S 85°47'00" E	33.53'
C4	102°35'58"	25.00'	44.77'	31.20'	N 73°57'58" E	39.02'
C5	74°5'09"	875.00'	118.39'	59.29'	N 62°48'31" E	118.30'
C6	59°27'19"	50.00'	51.88'	28.55'	S 27°53'06" W	49.59'
C7	57°10'27"	485.00'	483.97'	264.29'	S 48°15'17" W	464.14'
C8	90°03'55"	50.00'	78.60'	50.06'	N 77°52'19" E	70.75'
C9	15°40'41"	725.00'	198.39'	99.82'	N 40°40'43" E	197.77'
C10	92°11'05"	25.00'	40.22'	25.97'	N 22°53'1" E	36.02'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C11	34°00'45"	350.00'	207.77'	107.05'	S 60°40'24" E	204.73'
C12	25°11'12"	50.00'	21.98'	11.17'	N 89°43'38" E	21.80'
C13	10°11'24"	50.00'	88.16'	60.68'	S 52°21'16" E	77.18'
C14	98°11'24"	50.00'	85.69'	57.71'	N 73°17'32" W	75.58'
C15	53°28'56"	50.00'	46.67'	25.19'	N 50°56'18" W	45.00'
C16	29°03'42"	400.00'	202.89'	103.68'	N 63°08'55" W	200.72'
C17	82°51'53"	25.00'	36.16'	22.07'	S 89°57'00" W	33.09'
C18	15°40'41"	675.00'	184.70'	92.93'	S 40°40'43" W	184.13'
C19	90°03'55"	50.00'	50.06'	50.06'	S 77°52'19" W	70.75'
C20	15°40'41"	535.00'	146.40'	73.66'	N 40°40'43" E	145.94'

**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 and being part of the called 314.34 acre tract described in the deed from N.H. Burns, 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 being more particularly described by metes and bounds as follows:

**BEGINNING:** at a found 1/2-inch iron rod marking the west corner of this herein described tract, said iron rod also marking the north corner of Lot 2, Block 9, OAKMONT, PHASE 1B and being in the south east right-of-way line of Greenstone Way (based on a 50-foot width);

**THENCE:** along the southeast right-of-way line of said Greenstone Way and the southeast right-of-way line of Kebley Pass (based on a 50-foot width) for the following two (2) calls:

- 1) N 32°46'27" E for a distance of 50.00 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the right, and
- 2) 39.24 feet along the arc of said curve having a central angle of 89°56'05", a radius of 25.00 feet, a tangent of 24.97 feet and long chord bearing N 12°07'41" W at a distance of 35.34 feet to a found 1/2-inch iron rod marking a corner of this tract;

**THENCE:** continue along the southeast right-of-way line of said Kebley Pass and into the interior of the called 314.34 acre Adam Development Properties, L.P. tract for the following seventeen (17) calls:

- 1) N 32°50'22" E for a distance of 230.76 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 2) 294.14 feet along the arc of said curve having a central angle of 19°15'39", a radius of 875.00 feet, a tangent of 148.47 feet and long chord bearing N 42°28'11" E at a distance of 292.76 feet to a 1/2-inch iron rod set for the Point of Compound Curvature,
- 3) 35.75 feet along the arc of said curve having a central angle of 84°13'58", a radius of 25.00 feet, a tangent of 22.60 feet and long chord bearing S 85°47'00" E at a distance of 33.53 feet to a 1/2-inch iron rod set for corner,
- 4) N 64°15'02" E for a distance of 52.55 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 5) 44.77 feet along the arc of said curve having a central angle of 102°35'58", a radius of 25.00 feet, a tangent of 31.20 feet and long chord bearing N 07°37'58" E at a distance of 39.02 feet to a 1/2-inch iron rod set for the Point of Compound Curvature,
- 6) 118.39 feet along the arc of said curve having a central angle of 07°45'09", a radius of 875.00 feet, a tangent of 59.29 feet and long chord bearing N 62°48'31" E at a distance of 118.30 feet to a 1/2-inch iron rod set for corner,
- 7) N 67°09'22" E for a distance of 14.39 feet to a 1/2-inch iron rod set for the north corner of this tract,
- 8) S 30°51'01" E for a distance of 16.38 feet to a 1/2-inch iron rod set for angle,
- 9) S 44°33'54" E for a distance of 106.60 feet to a 1/2-inch iron rod set for angle,
- 10) S 75°11'58" E for a distance of 228.28 feet to a 1/2-inch iron rod set for angle,
- 11) S 65°14'34" E for a distance of 106.60 feet to a 1/2-inch iron rod set for the northeast corner of this tract,
- 12) S 02°53'49" E for a distance of 78.12 feet to a 1/2-inch iron rod set for the east corner of this herein described tract,
- 13) S 71°10'27" W for a distance of 134.46 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 14) 51.88 feet along the arc of said curve having a central angle of 59°27'19", a radius of 50.00 feet, a tangent of 28.55 feet and long chord bearing S 27°53'06" W at a distance of 49.59 feet to a 1/2-inch iron rod set for corner,
- 15) S 05°50'44" E for a distance of 127.75 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
- 16) 483.97 feet along the arc of said curve having a central angle of 57°10'27", a radius of 485.00 feet, a tangent of 264.29 feet and long chord bearing S 48°15'17" W at a distance of 464.14 feet to a 1/2-inch iron rod set for the south corner of this tract, and
- 17) N 84°08'16" W for a distance of 157.74 feet to a found 1/2-inch iron rod marking an angle corner, said iron rod also marking the northeast corner of the said Lot 2, Block 9;

**THENCE:** N 57°05'43" W along the common line of this tract and the said Lot 2, Block 9 for a distance of 429.13 feet to the POINT OF BEGINNING and containing 10.845 acres of land.

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
City Engineer, Bryan, Texas

**APPROVAL OF THE CITY PLANNER**

I, \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
City Planner, Bryan, Texas

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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public, Brazos County, Texas

**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 tract of land as conveyed to me in the foregoing instrument, 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, R.P.L.S. No. 7004

**CERTIFICATION BY THE COUNTY CLERK**

(STATE OF TEXAS)  
(COUNTY OF BRAZOS)

I, Karen McQueen, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Official Records of Brazos County, Texas in Volume \_\_\_\_\_, Page \_\_\_\_\_.

\_\_\_\_\_  
County Clerk, Brazos County, Texas

**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.

Richard S. Roth, Sr. Vice President

- 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 3883, Page 97 of the Official Records of Brazos County, Texas was used as the BASIS OF BEARING 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, a portion of this property is located within a 100-year flood hazard Area. Limits shown are approximate and were scaled from said map.
  3. Land Use: 20 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. Planning Variance to Lot Depth was approved for Lot 1, Block 30 by the Planning and Zoning Commission on August 4, 2022.
  6. Unless otherwise indicated, all distances shown along curves are arc distances.
  7. 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.
  8. The Common Area shown shall be owned and maintained by the Homeowners' Association.
  9. Right-of-Way Acreage: 1.54 Ac.
  10. 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.
  11. Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner:
    - - 1/2" Iron Rod Found (CM)
    - - 1/2" Iron Rod Set
  12. Abbreviations:
    - P.O.B. - Point of Beginning
    - Pr.D.E. - Private Drainage Easement
    - P.U.E. - Public Utility Easement
    - S.S.E. - Sanitary Sewer Easement
    - Vw. - Variable Width
    - CM - Controlling Monument

# FINAL PLAT

## OAKMONT PHASE 4C

LOTS 1-7, BLOCK 34, LOTS 1-6, BLOCK 35  
AND LOTS 1-7, BLOCK 36

10.845 ACRES

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

JULY, 2023  
SCALE 1" = 50'

**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. 10103900