

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the J.W. SCOTT LEAGUE, Abstract No. 48, in Bryan, Brazos County, Texas and being part of the called 98.362 acre Tract II described in the deed from Resolution Trust Corporation to Adam Development Properties, L.P. formerly known as TAC Realty, Inc. recorded in Volume 1463, Page 27 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 1/2-inch iron rod set for the southwest corner of this herein described tract, said iron rod also being in the southeast right-of-way line of said Copperfield Drive (based on an 80-foot width), from whence a found 1/2-inch iron rod marking the north corner of Lot 1-R, Block 21, COPPERFIELD SECTION 5 according to the Replat recorded in Volume 1051, Page 37 (O.R.B.C.) and a corner of the called 98.362 acre TAC Realty, Inc. Tract II bears S 56°34'33" W at a distance of 510.73 feet for reference;

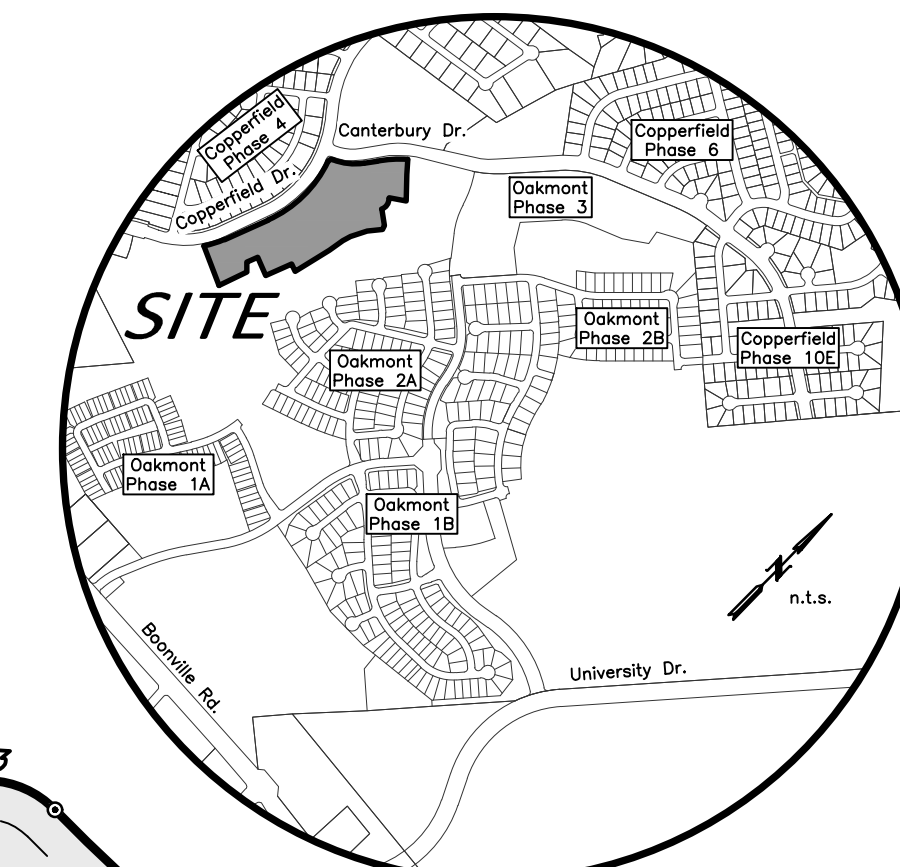
THENCE: continue along the southeast right-of-way line of said Copperfield Drive and the south right-of-way line of Canterbury Drive (based on an 80-foot width) for the following seven (7) calls:

- 1) 149.84 feet in a counter clockwise direction along the arc of a curve having a central angle of 13°24'52", a radius of 640.00 feet, a tangent of 75.26 feet and a long chord bearing N 31°41'13" E at a distance of 149.50 feet to a found 1/2-inch iron rod marking the Point of Tangency,
2) N 24°58'47" E for a distance of 333.00 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the left,
3) 593.97 feet along the arc of said curve having a central angle of 40°30'50", a radius of 840.00 feet, a tangent of 310.01 feet and a long chord bearing N 04°43'22" E at a distance of 581.67 feet to a found 1/2-inch iron rod marking the Point of Tangency,
4) 37.64 feet along the arc of said reverse curve having a central angle of 86°16'15", a radius of 25.00 feet, a tangent of 23.42 feet and a long chord bearing N 27°36'04" E at a distance of 34.19 feet to a found 1/2-inch iron rod marking the Point of Reverse Curvature,
5) 221.49 feet along the arc of said reverse curve having a central angle of 30°34'46", a radius of 415.00 feet, a tangent of 113.45 feet and a long chord bearing N 55°26'49" E at a distance of 218.87 feet to a found 1/2-inch iron rod marking the Point of Tangency,
6) N 40°09'26" E for a distance of 130.00 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the right, and
7) 186.81 feet in a clockwise direction along the arc of a curve having a central angle of 14°05'29", a radius of 760.00 feet, a tangent of 93.93 feet and a long chord bearing N 47°12'11" E at a distance of 186.44 feet to a 1/2-inch iron rod set for the north corner of this tract;

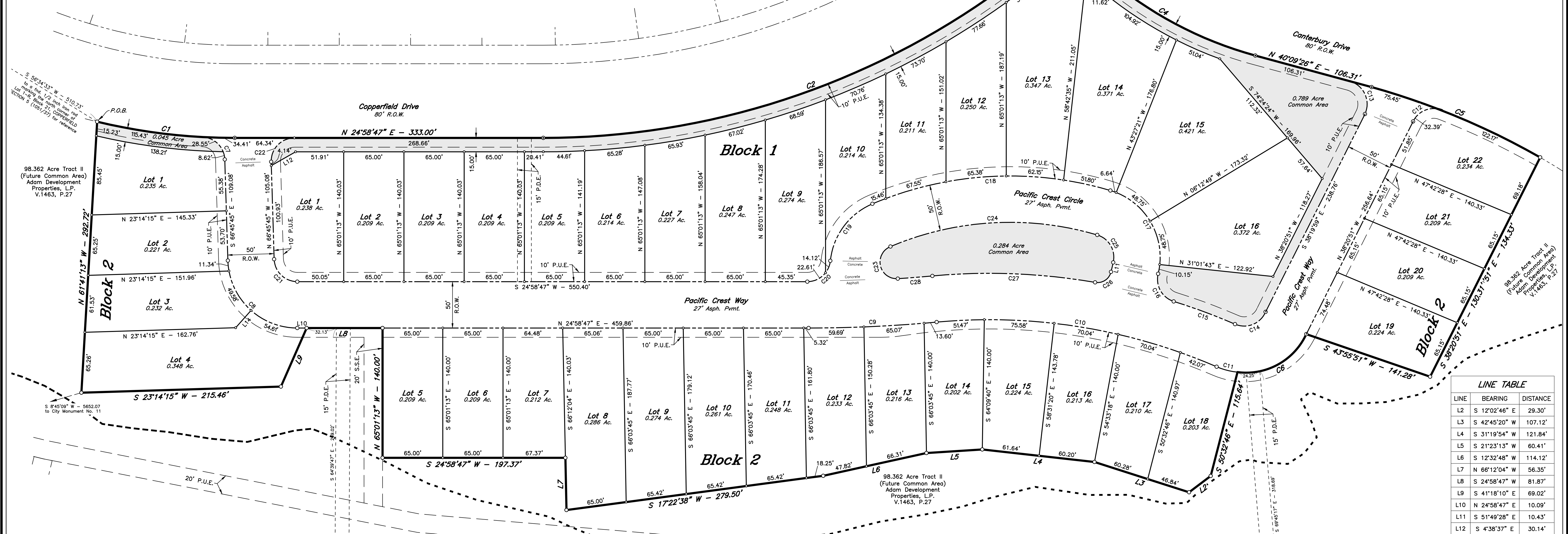
THENCE: into the interior of the called 98.362 acre TAC Realty, Inc. Tract II for the following nineteen (19) calls:

- 1) S 38°41'31" E at a distance of 129.24 feet to a 1/2-inch iron rod set for angle,
2) S 42°55'28" E for a distance of 136.46 feet to a 1/2-inch iron rod set for the northeast corner of this herein described tract,
3) S 48°45'33" W for a distance of 141.73 feet to a 1/2-inch iron rod set for angle,
4) S 42°17'32" E for a distance of 6.76 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
5) 95.33 feet along the arc of said curve having a central angle of 72°49'43", a radius of 75.00 feet, a tangent of 55.32 feet and a long chord bearing S 05°52'41" E at a distance of 89.04 feet to a 1/2-inch iron rod set for the Point of Tangency,
6) S 50°32'46" E for a distance of 115.64 feet to a 1/2-inch iron rod set for angle,
7) S 12°02'46" E for a distance of 29.30 feet to a 1/2-inch iron rod set for angle,
8) S 42°45'20" W for a distance of 107.12 feet to a 1/2-inch iron rod set for angle,
9) S 31°19'54" W for a distance of 121.84 feet to a 1/2-inch iron rod set for angle,
10) S 21°23'13" W for a distance of 60.41 feet to a 1/2-inch iron rod set for angle,
11) S 12°32'48" W for a distance of 114.12 feet to a 1/2-inch iron rod set for angle,
12) S 17°22'38" W for a distance of 279.50 feet to a 1/2-inch iron rod set for a corner of this tract,
13) N 66°12'04" W for a distance of 56.35 feet to a 1/2-inch iron rod set for a corner of this tract,
14) S 24°58'47" W for a distance of 197.37 feet to a 1/2-inch iron rod set for a corner of this tract,
15) N 65°01'13" W for a distance of 140.00 feet to a 1/2-inch iron rod set for a corner of this tract,
16) S 24°58'47" W for a distance of 81.87 feet to a 1/2-inch iron rod set for angle,
17) S 41°18'10" E for a distance of 69.02 feet to a 1/2-inch iron rod set for angle,
18) S 23°14'15" W for a distance of 215.46 feet to a 1/2-inch iron rod set for the south corner of this tract, and
19) N 61°14'13" W for a distance of 292.72 feet to the POINT OF BEGINNING and containing 12.718 acres of land.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BRG., CHORD DIST. containing 14 rows of curve data.



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LINE TABLE with columns: LINE, BEARING, DISTANCE containing 14 rows of line data.

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.

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\_\_\_\_.

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\_\_\_\_.

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

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.

Gregory Hopcus, R.P.L.S. No. 6047

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 \_\_\_\_\_.

Karen McQueen, County Clerk

APPROVAL OF THE PLANNING AND ZONING COMMISSION

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GENERAL NOTES

- 1. ORIGIN OF BEARING SYSTEM: Bearing system and actual measured distances to the monuments are consistent with the recorded deed along the southeast right-of-way line of Copperfield Drive recorded in Volume 1463, Page 27 of the Official Records of Brazos County, Texas.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number: 480410220P, 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.
3. Land Use: 38 residential lots.
4. The City of Bryan to provide water to all of Phase 4A.
5. Zoning: Planned Development - mixed Use (PD-M) District as passed and approved by the Bryan Council on March 9, 2021. Ordinance No. 2475.
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: 2.585 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 PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
11. Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner:
o 1/2" Iron Rod Found
o 1/2" Iron Rod Set
12. Abbreviations:
P.D.E. - Public Drainage Easement
P.O.B. - Point of Beginning
P.U.E. - Public Utility Easement
S.S.E. - Sanitary Sewer Easement

FINAL PLAT OAKMONT PHASE 4A LOTS 1-16, BLOCK 1, LOTS 1-22, BLOCK 2 12.718 ACRES J.W. SCOTT LEAGUE, A-49 BRYAN, BRAZOS COUNTY, TEXAS DECEMBER, 2022 SCALE 1" = 50'

