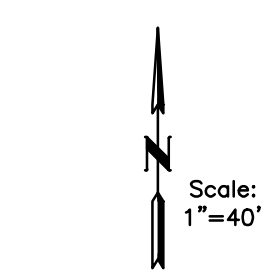


CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	57°10'27"	485.00'	483.97'	264.29'	N 48°15'17" E	464.14'
C2	24°36'50"	850.00'	365.15'	185.44'	N 82°57'36" W	362.35'
C3	9°13'56"	750.00'	120.85'	60.56'	S 89°20'58" W	120.72'
C4	73°46'39"	25.00'	32.19'	18.76'	N 39°57'16" E	30.01'
C5	70°40'42"	325.00'	400.91'	230.45'	N 38°24'24" E	375.97'
C6	67°13'20"	25.75'	30.21'	17.11'	N 39°37'02" E	28.51'
C7	95°46'22"	24.49'	40.94'	27.10'	S 42°03'20" E	36.34'
C8	4°03'43"	325.00'	23.04'	11.52'	S 87°23'49" E	23.04'
C9	60°14'56"	25.00'	26.29'	14.51'	N 64°30'35" E	25.09'
C10	155°40'26"	50.00'	135.85'	231.98'	S 67°46'40" E	97.76'
C11	117°44'23"	50.00'	102.75'	82.79'	S 68°55'44" W	85.60'
C12	33°09'53"	25.00'	14.27'	7.44'	N 68°47'01" W	14.27'
C13	5°41'45"	275.00'	27.34'	13.68'	N 88°12'50" W	27.33'
C14	85°06'02"	24.94'	37.05'	22.90'	S 46°26'20" W	33.73'
C15	75°16'48"	317.38'	417.00'	244.77'	S 40°12'17" W	387.64'
C16	127°09'02"	25.41'	56.40'	51.14'	N 52°41'17" W	45.51'
C17	55°02'49"	266.85'	256.37'	139.05'	N 37°18'39" E	246.63'
C18	127°09'02"	26.61'	59.06'	53.55'	S 50°26'11" E	47.66'
C19	52°50'58"	275.00'	253.66'	136.66'	N 37°48'20" E	244.76'
C20	9°06'28"	735.00'	116.84'	58.54'	S 89°17'14" W	116.71'
C21	7°15'02"	865.00'	109.46'	54.80'	S 88°21'30" W	109.39'
C22	13°19'05"	903.18'	209.94'	105.45'	S 77°07'41" E	209.47'
C23	21°15'29"	340.50'	126.34'	63.90'	N 9°53'16" E	125.61'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 13°09'30" E	50.00'
L2	S 76°50'30" W	33.90'
L3	S 70°52'46" W	5.46'
L4	S 19°20'49" W	26.73'
L5	N 76°50'30" E	27.38'
L6	N 38°43'41" W	35.28'
L7	S 47°59'46" W	33.37'



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, R.P.L.S. No. 7004

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

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 not located in a 100-year flood hazard area.
- Land Use: 20 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.
- 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.
- The Common Area shown shall be owned and maintained by the Homeowners' Association.
- Right-of-Way Acreage: 1.77 Ac.
- 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.
- Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner.
- Abbreviations:
B.S.I. - By Separate Instrument
FFE - Finish Floor Elevation
H.O.A. - Home Owner's Association
H.O.A.C.A. - Home Owner's Association Common Area
P.O.B. - Point of Beginning
P.U.E. - Public Utility Easement
S.S.E. - Sanitary Sewer Easement
CM - Controlling Monument

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 remainder tract described in the deed from W.H. Burnap, et al. to Adam Development Properties, L.P., formerly known as TAC Realty, Inc. 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 southwest corner of this herein described tract, said iron rod also marking the southeast corner of Lot 2, Block 9, OAKMONT, PHASE 1B according to the Final Plat recorded in Volume 15121, Page 220 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.) and being in the north right-of-way line of Oakmont Boulevard (based on a 100-foot width);

TENENCE: N 10° 02' 32" E along the common line of this tract and said Lot 2, Block 9 for a distance of 404.32 feet to a found 1/2-inch iron rod marking the most westerly north corner of this tract, said iron rod also marking the northeast corner of said Lot 2, Block 9;

TENENCE: into the interior of the called 314.34 acre Adam Development Properties, L.P. remainder tract for the following ten (10) calls:

- S 84° 08' 16" E for a distance of 157.74 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 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 N 48° 15' 17" E at a distance of 464.14 feet to a 1/2-inch iron rod set for the Point of Tangency,
- N 78° 27' 44" E for a distance of 116.42 feet to a 1/2-inch iron rod for the northeast corner of this herein described tract,
- S 12° 46' 44" E for a distance of 156.71 feet to a 1/2-inch iron rod set for angle,
- S 13° 09' 30" E for a distance of 50.00 feet to a 1/2-inch iron rod set for corner,
- S 76° 50' 30" W for a distance of 33.90 feet to a 1/2-inch iron rod set for angle,
- S 32° 09' 00" E for a distance of 161.97 feet to a 1/2-inch iron rod set for the east corner of this tract,
- S 70° 52' 46" W for a distance of 5.46 feet to a 1/2-inch iron rod set for angle,
- S 27° 19' 52" W for a distance of 422.00 feet to a 1/2-inch iron rod set for angle, and
- S 19° 20' 49" W for a distance of 26.73 feet to a 1/2-inch iron rod set for the southeast corner of this tract, said iron rod also being in the north right-of-way line of said Oakmont Boulevard from whence a found 1/2-inch iron rod marking an angle point of OAKMONT PHASE 1A according to the Final Plat recorded in Volume 15048, Page 88 (O.P.R.B.C.) bears S 62° 17' 25" E at a distance of 247.25 feet for reference;

TENENCE: along the north right-of-way line of said Oakmont Boulevard for the following three (3) calls:

- 365.15 feet in a counter-clockwise direction along the arc of a curve having a central angle of 24° 36' 50", a radius of 850.00 feet, a tangent of 185.44 feet and long chord bearing N 82° 57' 36" W at a distance of 362.35 feet to a found 1/2-inch iron rod marking the Point of Tangency,
- S 84° 44' 00" W for a distance of 99.33 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the right, and
- 120.85 feet along the arc of said curve having a central angle of 09° 13' 56", a radius of 750.00 feet, a tangent of 60.56 feet and long chord bearing S 89° 20' 58" W at a distance of 120.72 feet to the POINT OF BEGINNING and containing 8.527 acres of land.

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 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

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the persons whose names are 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

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.

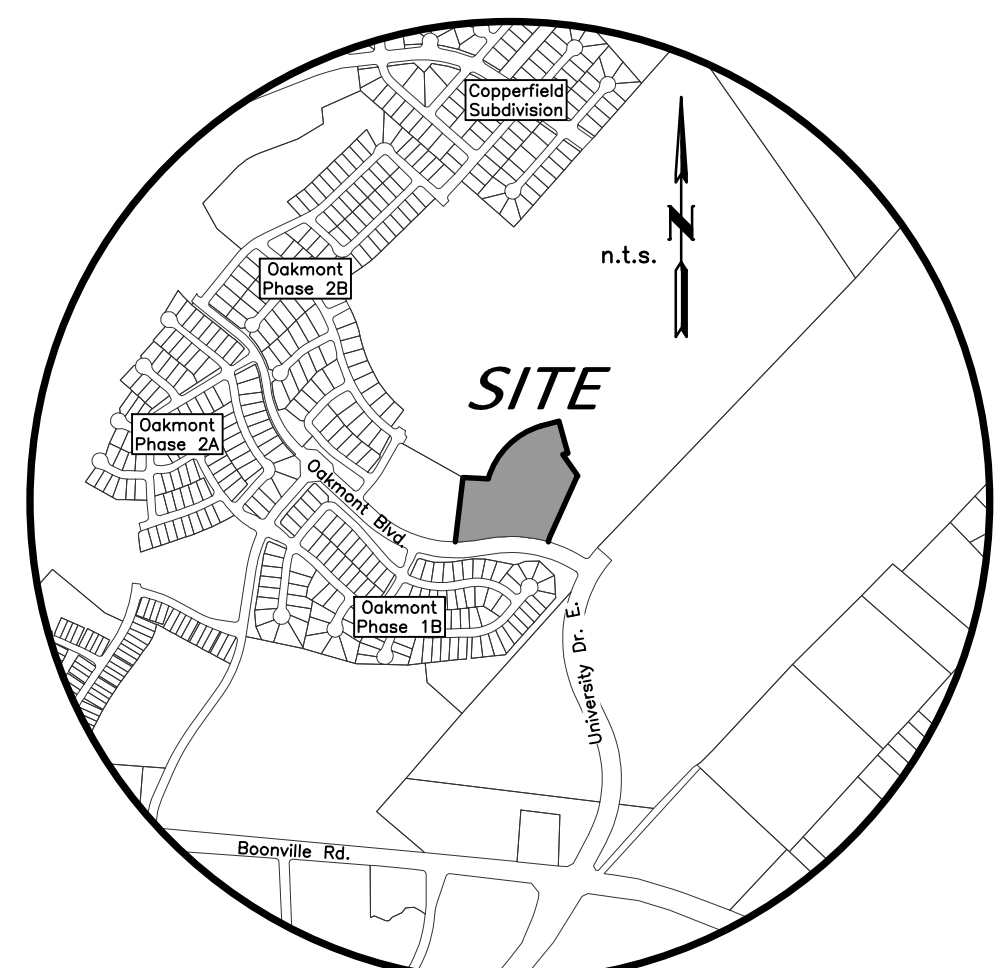
Chairman, Planning and Zoning Commission

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, _____, 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



VICINITY MAP

FINAL PLAT

OAKMONT PHASE 6A1

LOTS 1-4, BLOCK 1, LOTS 1-10, BLOCK 2,
LOTS 1-6, BLOCK 3
8.527 ACRES
J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS
SEPTEMBER, 2024
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