

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 common east corner of Kebler Pass (Based on a 50-foot width) and OAKMONT, PHASE 4B according to the Amending Plat recorded in Volume 19419, Page 48 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.);

THENCE: N 26° 15' 36" W along the east right-of-way line of said Kebler Pass for a distance of 50.06 feet to a found 1/2-inch iron rod marking the west corner of this tract, said iron rod also marking the east corner of Lot 1, Block 33 of said OAKMONT, PHASE 4B;

THENCE: into the interior of the called 314.34 acre Adam Development Properties, L.P. remainder tract for the following seven (7) calls:

- 197.44 feet in a clockwise direction along the arc of a curve having a central angle of 12° 13' 48", a radius of 925.00 feet, a tangent of 99.10 feet and long chord bearing N 72° 38' 26" E at a distance of 197.07 feet to a 1/2-inch iron rod set for the Point of Tangency,
- N 22° 27' 44" W for a distance of 11.16 feet to a 1/2-inch iron rod set for angle,
- N 05° 58' 44" W for a distance of 61.55 feet to a 1/2-inch iron rod set for angle,
- N 32° 05' 04" W for a distance of 104.49 feet to a 1/2-inch iron rod set for angle,
- N 17° 21' 40" W for a distance of 163.91 feet to a 1/2-inch iron rod set for angle,
- N 16° 58' 53" W for a distance of 146.09 feet to a 1/2-inch iron rod set for the northwest corner of this tract, and
- N 52° 04' 11" E for a distance of 268.29 feet to a found 1/2-inch iron rod marking an angle point of this tract, said iron rod also marking the south corner of Lot 17, Block 14, COPPERFIELD SECTION 10-E according to the Final Plat recorded in Volume 3785, Page 145 (O.R.B.C.);

THENCE: N 44° 58' 00" E along the common line of this tract and said Lots 17 through 20, Block 14 of said COPPERFIELD SECTION 10-E for a distance of 306.10 feet to a 1/2-inch iron rod set for the north corner of this herein described tract, said iron rod also being in the southeast line of said Lot 20, Block 14;

THENCE: into the interior of the called 314.34 acre Adam Development Properties, L.P. remainder tract for the following twelve (12) calls:

- S 35° 31' 54" E for a distance of 228.01 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 84.33 feet along the arc of said curve having a central angle of 09° 02' 54", a radius of 534.02 feet, a tangent of 42.25 feet and long chord bearing S 31° 18' 21" E at a distance of 84.25 feet to a 1/2-inch iron rod set for the Point of Tangency,
- S 26° 07' 07" E for a distance of 139.56 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 154.50 feet along the arc of said curve having a central angle of 13° 56' 39", a radius of 634.85 feet, a tangent of 77.64 feet and long chord bearing S 18° 18' 04" E at a distance of 154.12 feet to a 1/2-inch iron rod set for the Point of Tangency,
- S 11° 13' 17" E for a distance of 78.63 feet to a 1/2-inch iron rod set for corner,
- N 78° 40' 08" E for a distance of 12.55 feet to a 1/2-inch iron rod set for corner,
- S 09° 28' 49" E for a distance of 168.18 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 341.47 feet along the arc of said curve having a central angle of 97° 49' 31", a radius of 200.00 feet, a tangent of 229.37 feet and long chord bearing S 39° 25' 57" W at a distance of 301.48 feet to a 1/2-inch iron rod set for the Point of Tangency,
- S 88° 20' 42" W for a distance of 231.63 feet to a 1/2-inch iron rod set for angle,
- N 64° 55' 02" W for a distance of 141.89 feet to a 1/2-inch iron rod set for angle,
- N 33° 33' 45" W for a distance of 76.69 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left, and
- 192.42 feet along the arc of said curve having a central angle of 12° 35' 59", a radius of 875.00 feet, a tangent of 96.60 feet and long chord bearing S 72° 59' 05" W at a distance of 192.03 feet to the POINT OF BEGINNING and containing 11.913 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

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

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

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

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	12°13'48"	925.00'	197.44'	99.10'	N 72°38'26" E	197.07'
C2	9°02'54"	534.02'	84.33'	42.25'	S 31°18'21" E	84.25'
C3	13°56'39"	634.85'	154.50'	77.64'	S 18°18'04" E	154.12'
C4	97°49'31"	200.00'	341.47'	229.37'	S 39°25'57" W	301.48'
C5	12°35'59"	875.00'	192.42'	96.60'	S 72°59'05" W	192.03'
C6	0°31'49"	925.00'	8.56'	4.28'	S 79°01'15" W	8.56'
C7	5°12'25"	950.00'	86.33'	43.20'	S 81°56'57" W	86.30'
C8	81°40'39"	25.00'	35.64'	21.61'	S 43°43'04" W	32.70'
C9	23°42'39"	185.71'	76.85'	38.98'	S 8°58'35" E	76.30'
C10	28°49'17"	25.00'	12.58'	6.42'	S 33°53'50" E	12.44'
C11	122°05'46"	65.00'	138.51'	117.50'	S 12°44'25" W	113.75'
C12	28°49'17"	25.00'	12.58'	6.42'	N 59°22'39" E	12.44'
C13	18°07'43"	25.00'	7.91'	3.99'	N 35°54'08" E	7.88'
C14	145°32'19"	65.00'	165.11'	209.58'	S 80°23'34" E	124.17'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C15	18°07'43"	25.00'	7.91'	3.99'	S 16°41'16" E	7.88'
C16	8°54'56"	509.85'	79.34'	39.75'	S 20°45'36" E	79.26'
C17	90°00'00"	25.00'	39.27'	25.00'	S 56°19'52" E	35.36'
C18	88°08'39"	25.00'	38.46'	24.20'	N 34°35'48" E	34.78'
C19	4°14'12"	1728.50'	127.81'	63.93'	N 7°20'23" W	127.78'
C20	93°31'06"	74.99'	122.41'	79.75'	N 41°34'04" W	109.26'
C21	8°47'25"	898.60'	137.86'	69.07'	N 83°44'21" E	137.73'
C22	89°13'44"	25.00'	38.93'	24.67'	N 47°04'24" W	35.12'
C23	18°37'33"	235.71'	76.62'	38.65'	N 11°22'03" W	76.29'
C24	64°27'11"	25.00'	28.12'	15.76'	N 12°44'25" E	26.66'
C25	109°16'52"	25.00'	47.68'	35.23'	S 80°23'34" E	40.78'
C26	13°51'37"	459.85'	111.24'	55.89'	S 18°15'33" E	110.97'
C27	5°26'57"	1664.42'	158.30'	79.21'	S 7°55'45" E	158.24'
C28	93°31'00"	25.00'	40.80'	26.58'	S 41°33'14" W	36.42'

LINE	BEARING	DISTANCE
L1	N 26°15'36" W	50.06'
L2	N 22°27'44" W	11.16'
L3	N 5°58'44" W	61.55'
L4	S 11°13'17" E	78.63'
L5	N 78°40'08" E	12.55'
L6	S 33°33'45" E	76.69'
L7	S 11°19'52" E	3.64'
L8	N 22°27'32" W	12.70'

