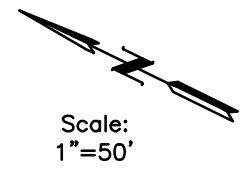
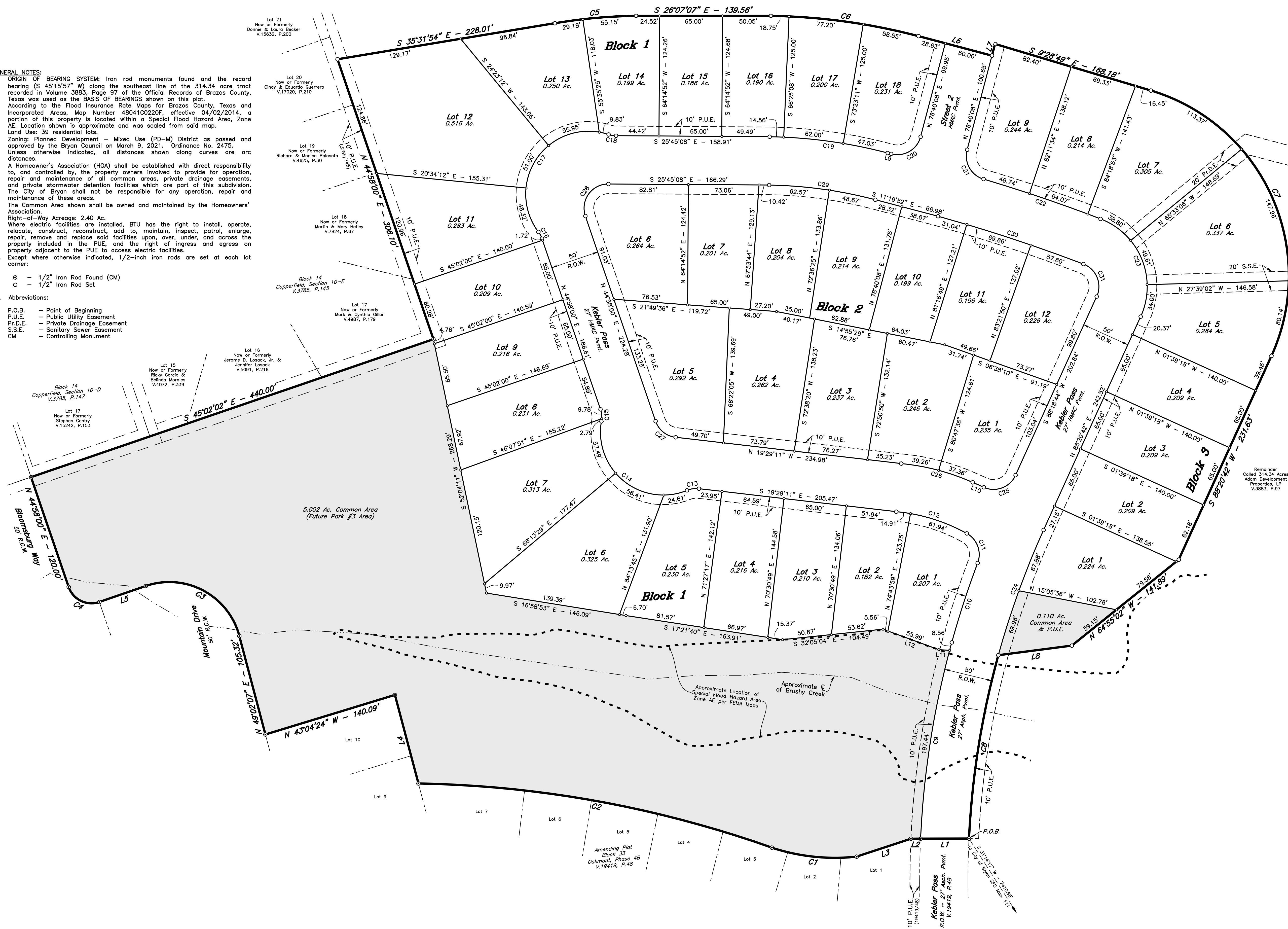
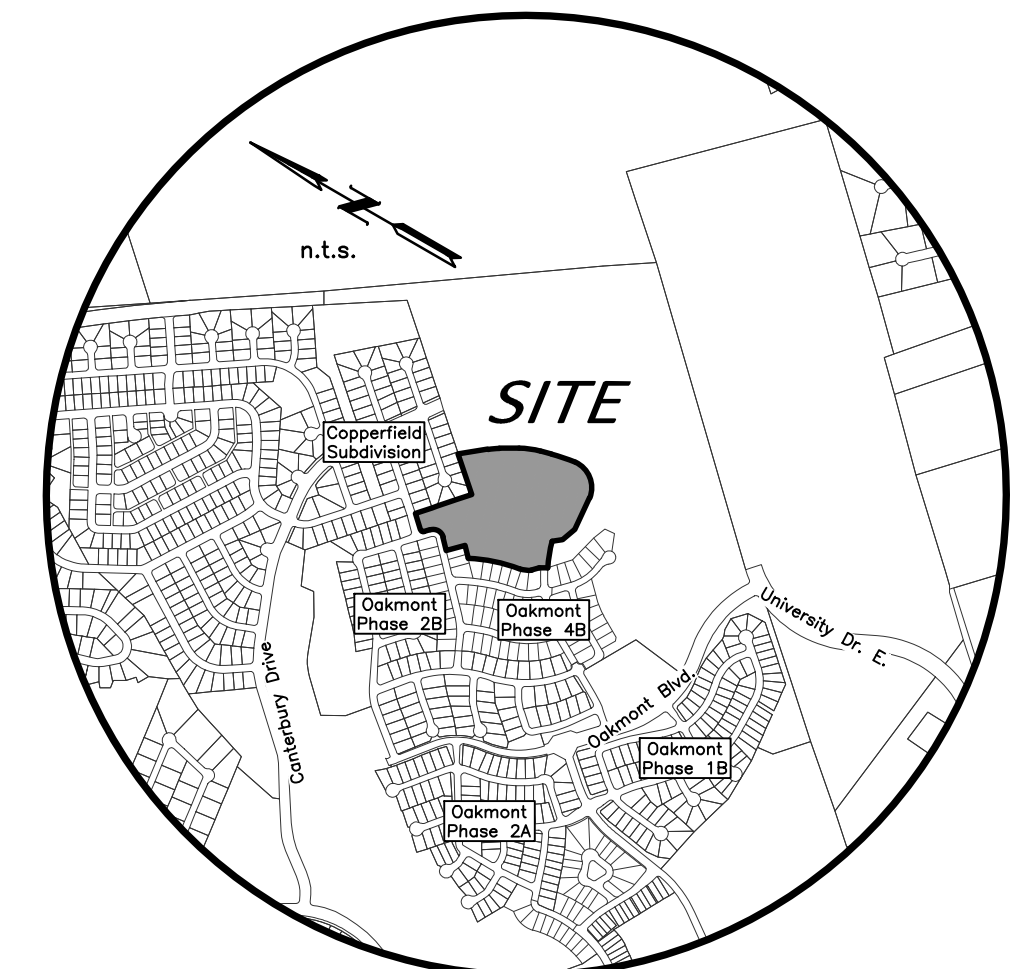


- GENERAL NOTES:**
- ORIGIN OF BEARING SYSTEM: Iron rod monuments found and the record bearing (S 45°15'57" W) along the southeast line of the 314.34 acre tract recorded in Volume 3883, Page 97 of the Official Records of Brazos County, Texas was used as the BASIS OF BEARINGS shown on this plat.
  - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0220F, effective 04/02/2014, a portion of this property is located within a Special Flood Hazard Area, Zone AE. Location shown is approximate and was scaled from said map.
  - Land Use: 39 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: 2.40 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:
    - ⊙ - 1/2" Iron Rod Found (CM)
    - - 1/2" Iron Rod Set
  - Abbreviations:
    - P.O.B. - Point of Beginning
    - P.U.E. - Public Utility Easement
    - Pr.D.E. - Private Drainage Easement
    - S.S.E. - Sanitary Sewer Easement
    - CM - Controlling Monument



Scale:  
1"=50'



VICINITY MAP

**FINAL PLAT**

**OAKMONT PHASE 5A**

LOTS 1-18, BLOCK 1; LOTS 1-12, BLOCK 2;  
LOTS 1-9, BLOCK 3; 0.110 ACRE COMMON AREA;  
5.002 ACRE COMMON AREA  
**16.914 ACRES**

J.W. SCOTT LEAGUE, A-49  
BRYAN, BRAZOS COUNTY, TEXAS  
FEBRUARY, 2025  
SCALE 1" = 50'

Owner: Adam Development Properties, LP  
1008 Woodcreek Dr., Suite 103  
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  
MB

SHEET NO.  
**1**  
OF 2 SHEETS

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\_\_\_\_.

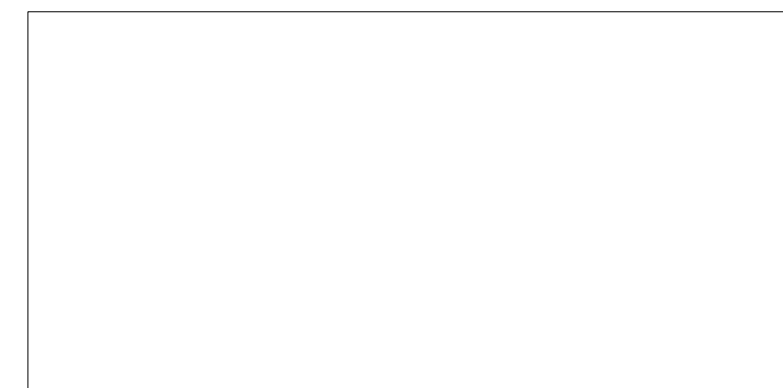
\_\_\_\_\_  
Notary Public, Brazos County, Texas

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 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

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

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

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. Burns, 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 Kehler 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 Kehler 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: along the common line of this tract and Lots 1 through 10, Block 33 of said OAKMONT, PHASE 4B for the following six (6) calls:

- 1) N 26° 15' 36" W for a distance of 10.01 feet to a found 1/2-inch iron rod marking an angle point of this tract,
- 2) N 44° 23' 37" W for a distance of 59.10 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the right,
- 3) 88.94 feet along the arc of said curve having a central angle of 24° 21' 04", a radius of 209.28 feet, a tangent of 45.15 feet and long chord bearing N 20° 04' 41" W at a distance of 88.28 feet to a found 1/2-inch iron rod marking the Point of Reverse Curvature,
- 4) 373.16 feet along the arc of said curve having a central angle of 18° 30' 36", a radius of 1155.08 feet, a tangent of 188.22 feet and long chord bearing N 15° 49' 48" W at a distance of 371.54 feet to a found 1/2-inch iron rod for the Point of Tangency,
- 5) N 49° 02' 07" E for a distance of 94.72 feet to a found 1/2-inch iron rod marking a corner of this tract, and
- 6) N 43° 04' 24" W for a distance of 140.09 feet to a found 1/2-inch iron rod marking the west corner of this tract, said iron rod also marking the north corner of said Lot 10, Block 33 and being in the southeast right-of-way line of Iron Mountain Drive (based on a 50-foot width);

THENCE: along the right-of-way line of said Iron Mountain Drive and the southeast right-of-way line of Bloomsbury Way (based on a 50-foot width) for the following five (5) calls:

- 1) N 49° 02' 07" E for a distance of 105.32 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the left,
- 2) 123.14 feet along the arc of said curve having a central angle of 94° 04' 09", a radius of 75.00 feet, a tangent of 80.53 feet and long chord bearing N 02° 00' 03" E at a distance of 109.76 feet to a found 1/2-inch iron rod marking the Point of Tangency,
- 3) N 45° 02' 02" W for a distance of 50.77 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the right,
- 4) 39.27 feet along the arc of said curve having a central angle of 90° 00' 02", a radius of 25.00 feet, a tangent of 25.00 feet and long chord bearing N 00° 02' 01" W at a distance of 35.36 feet to a found 1/2-inch iron rod marking the Point of Tangency, and
- 5) N 44° 58' 00" E for a distance of 120.00 feet to a found 1/2-inch iron rod marking the north corner of this herein described tract, said iron rod also marking the west corner of Lot 1, Block 14, COPPERFIELD SECTION 10-D according to the Final Plat recorded in Volume 3785, Page 147 (O.R.B.C.);

THENCE: along the common line of this tract, said Lot 1, Block 14 and Lots 15 through 20, Block 14, COPPERFIELD SECTION 10-E according to the Final Plat recorded in Volume 3785, Page 145 (O.R.B.C.) for the following two (2) calls:

S 45° 02' 02" E for a distance of 440.00 feet to a found 1/2-inch iron rod marking a corner of this tract, said iron rod also marking the south corner of Lot 17, Block 14, and  
N 44° 58' 00" E for a distance of 306.10 feet to a 1/2-inch iron rod set for the most easterly north corner of this 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:

- 1) 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,
- 2) 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,
- 3) 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,
- 4) 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,
- 5) S 11° 13' 17" E for a distance of 78.63 feet to a 1/2-inch iron rod set for corner,
- 6) N 78° 40' 08" E for a distance of 12.55 feet to a 1/2-inch iron rod set for corner,
- 7) 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,
- 8) 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,
- 9) S 88° 20' 42" W for a distance of 231.63 feet to a 1/2-inch iron rod set for angle,
- 10) N 64° 55' 02" W for a distance of 141.89 feet to a 1/2-inch iron rod set for angle,
- 11) 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
- 12) 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 16.914 acres of land.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	24°21'04"	209.28'	88.94'	45.15'	N 20°04'41" W	88.28'
C2	18°30'36"	1155.08'	373.16'	188.22'	N 15°49'48" W	371.54'
C3	94°04'09"	75.00'	123.14'	80.53'	N 2°00'03" E	109.76'
C4	90°00'02"	25.00'	39.27'	25.00'	N 0°02'01" W	35.36'
C5	9°02'54"	534.02'	84.33'	42.25'	S 31°18'21" E	84.25'
C6	13°56'39"	634.85'	154.50'	77.64'	S 18°18'04" E	154.12'
C7	97°49'31"	200.00'	341.47'	229.37'	S 39°25'57" W	301.48'
C8	12°35'59"	875.00'	192.42'	96.60'	S 72°59'05" W	192.03'
C9	12°45'37"	925.00'	206.00'	103.43'	S 72°54'21" W	205.58'
C10	5°12'25"	950.00'	86.33'	43.20'	S 81°56'57" W	86.30'
C11	81°40'39"	25.00'	35.64'	21.61'	S 43°43'04" W	32.70'
C12	23°42'39"	185.71'	76.85'	38.98'	S 8°58'35" E	76.30'
C13	28°49'17"	25.00'	12.58'	6.42'	S 33°53'50" E	12.44'
C14	122°05'46"	65.00'	138.51'	117.50'	S 12°44'25" W	113.75'
C15	28°49'17"	25.00'	12.58'	6.42'	N 59°22'39" E	12.44'
C16	18°07'43"	25.00'	7.91'	3.99'	N 35°54'08" E	7.88'
C17	145°32'19"	65.00'	165.11'	209.58'	S 80°23'34" E	124.17'
C18	18°07'43"	25.00'	7.91'	3.99'	S 16°41'16" E	7.88'
C19	13°53'19"	509.85'	123.59'	62.10'	S 18°16'24" E	123.29'
C20	90°00'00"	25.00'	39.27'	25.00'	S 56°19'52" E	35.36'
C21	88°08'39"	25.00'	38.46'	24.20'	N 34°35'48" E	34.78'
C22	4°14'12"	1728.50'	127.81'	63.93'	N 7°20'23" W	127.78'
C23	93°31'06"	75.00'	122.41'	79.75'	N 41°34'04" E	109.26'
C24	8°47'25"	898.60'	137.86'	69.07'	N 83°44'21" E	137.73'
C25	89°13'44"	25.00'	38.93'	24.67'	N 47°04'24" W	35.12'
C26	18°37'33"	235.71'	76.62'	38.65'	N 11°22'03" W	76.29'
C27	64°27'11"	25.00'	28.12'	15.76'	N 12°44'25" E	26.66'
C28	109°16'52"	25.00'	47.68'	35.23'	S 80°23'34" E	40.78'
C29	13°51'37"	459.85'	111.24'	55.89'	S 18°15'33" E	110.97'
C30	5°26'57"	1664.42'	158.30'	79.21'	S 7°55'45" E	158.24'
C31	93°31'00"	25.00'	40.80'	26.58'	S 41°33'14" W	36.42'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 26°15'36" W	50.06'
L2	N 26°15'36" W	10.01'
L3	N 44°23'37" W	59.10'
L4	N 49°02'07" E	94.72'
L5	N 45°02'02" W	50.77'
L6	S 11°13'17" E	78.63'
L7	N 78°40'08" E	12.55'
L8	S 33°33'45" E	76.69'
L9	S 11°19'52" E	3.64'
L10	N 22°27'32" W	12.70'
L11	S 22°27'44" E	11.16'
L12	S 5°58'44" E	61.55'

FINAL PLAT

OAKMONT  
PHASE 5A

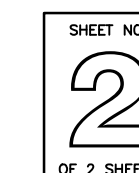
LOTS 1-18, BLOCK 1; LOTS 1-12, BLOCK 2;  
LOTS 1-9, BLOCK 3; 0.110 ACRE COMMON AREA;  
5.002 ACRE COMMON AREA

16.914 ACRES

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

FEBRUARY, 2025

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.  
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