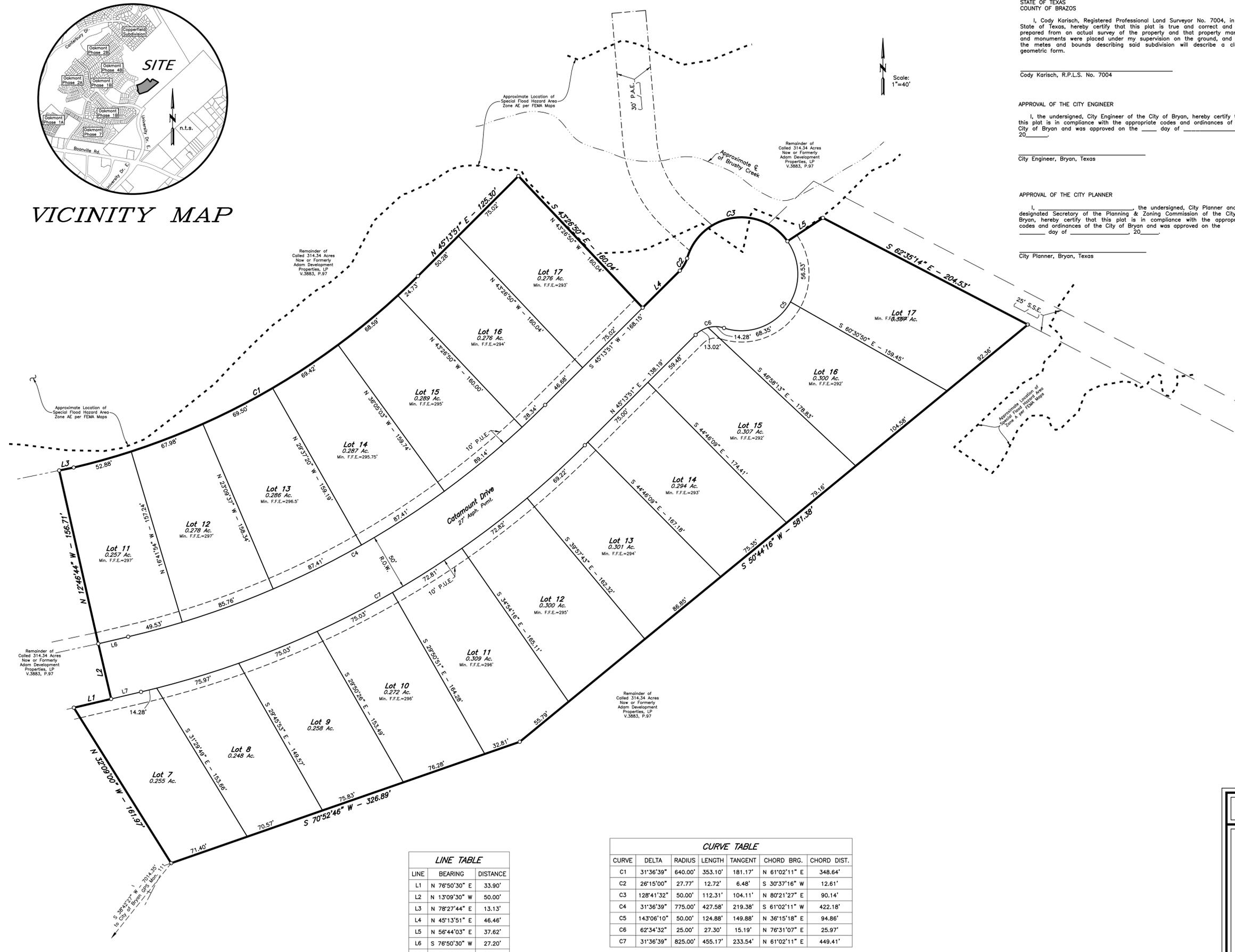


VICINITY MAP



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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 We, Adam Development Properties, LP, 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

GENERAL NOTES:

- ORIGIN OF BEARING SYSTEM: Iron rod monuments found and the record bearing (S 45°13'51" 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 4804102220P, effective 04/02/2014 and LOMR Map Number 22-06-2507P, effective February 2, 2024, a portion of this property is located within Special Flood Hazard Area Zone A and Zone AE. Limits shown are approximate and were scaled from said map.
- Land Use: 19 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: 0.903 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 PUE, and the right of ingress and egress on property adjacent to the PUE 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:

- FFE - Finish Floor Elevation
- H.O.A. - Home Owner's Association
- H.O.A.C.A. - Home Owner's Association Common Area
- P.A.E. - Public Access Easement
- P.O.B. - Point of Beginning
- P.U.E. - Public Utility Easement
- S.S.E. - Sanitary Sewer Easement
- CM - Controlling Monument

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 76°50'30" E	33.90'
L2	N 13°09'30" W	50.00'
L3	N 78°27'44" E	13.13'
L4	N 45°13'51" E	46.46'
L5	N 56°44'03" E	37.62'
L6	S 76°50'30" W	27.20'
L7	N 76°50'31" E	27.20'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	31°36'39"	640.00'	353.10'	181.17'	N 61°02'11" E	348.64'
C2	26°15'00"	27.77'	12.72'	6.48'	S 30°37'16" W	12.61'
C3	128°41'32"	50.00'	112.31'	104.11'	N 80°21'27" E	90.14'
C4	31°36'39"	775.00'	427.58'	219.38'	S 61°02'11" W	422.18'
C5	143°06'10"	50.00'	124.88'	149.88'	N 36°15'18" E	94.86'
C6	62°34'32"	25.00'	27.30'	15.19'	N 76°31'07" E	25.97'
C7	31°36'39"	825.00'	455.17'	233.54'	N 61°02'11" E	449.41'

FINAL PLAT

**OAKMONT
 PHASE 6A2**

LOTS 11-19, BLOCK 2; LOTS 7-16, BLOCK 3
6.052 ACRES

J.W. SCOTT LEAGUE, A-49
 BRYAN, BRAZOS COUNTY, TEXAS
 APRIL 2025
 SCALE 1" = 40'

Owner: Adam Development Properties, LP
 One Momentum Blvd., Suite 1000
 College Station, TX 77845
 979-776-1111

Surveyor: Texas Firm Registration No. 10103300
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838