

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, 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____.

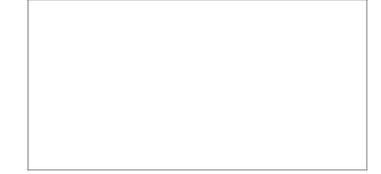
Notary Public, Brazos County, Texas

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

GENERAL NOTES:

- ORIGIN OF BEARING SYSTEM: Iron rod monuments found and the record bearing (S 45°13'51" E) along the 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 4804102202P, 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: 18 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.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- 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 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 Set

- Abbreviations:**
- F.F.E. - 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.O.C. - Point of Commencement
 - Pr.D.E. - Private Drainage Easement
 - 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:

COMMENCING: from a found 1/2-inch iron rod marking the south 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);

THENCE: N 64° 56' 28" E into the interior of the called 314.34 acre Adam Development remainder tract for a distance of 868.78 feet to a 1/2-inch iron rod set for the south corner of this herein described tract and the POINT OF BEGINNING;

THENCE: continue into the interior of the called 314.34 acre Adam Development remainder tract for the following fifteen (15) calls:

- N 32° 09' 00" W for a distance of 161.97 feet to a 1/2-inch iron rod set for angle;
- N 76° 50' 30" E for a distance of 33.90 feet to a 1/2-inch iron rod set for angle;
- N 13° 09' 30" W for a distance of 50.00 feet to a 1/2-inch iron rod set for angle;
- N 12° 46' 44" W for a distance of 156.71 feet to a 1/2-inch iron rod set for the west corner of this tract, from whence a found 1/2-inch iron rod marking the east corner of said Lot 2, Block 9 bears S 62° 52' 32" W at a distance of 693.56 feet for reference;
- N 78° 27' 44" E for a distance of 13.13 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left;
- 353.10 feet along the arc of said curve having a central angle of 31° 36' 39", a radius of 640.00 feet, a tangent of 181.17 feet and long chord bearing N 61° 02' 11" E at a distance of 348.64 feet to a 1/2-inch iron rod set for the Point of Tangency;
- N 45° 13' 51" E for a distance of 125.30 feet to a 1/2-inch iron rod set for the north corner of this herein described tract, from whence a found 1/2-inch iron rod 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.) bears N 32° 44' 02" W at a distance of 1,166.88 feet for reference;
- S 43° 26' 50" E for a distance of 160.04 feet to a 1/2-inch iron rod set for an interior ell corner of this tract;
- N 45° 13' 51" E for a distance of 46.46 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left;
- 12.72 feet along the arc of said curve having a central angle of 26° 15' 00", a radius of 27.77 feet, a tangent of 6.48 feet and long chord bearing N 30° 37' 16" E at a distance of 12.61 feet to a 1/2-inch iron rod set for the Point of Reverse Curvature;
- 112.31 feet along the arc of said curve having a central angle of 128° 41' 32", a radius of 50.00 feet, a tangent of 104.11 feet and long chord bearing N 80° 21' 27" E at a distance of 90.14 feet to a 1/2-inch iron rod set for the Point of Tangency;
- N 56° 44' 03" E for a distance of 37.62 feet to a 1/2-inch iron rod set for angle;
- S 62° 35' 14" E for a distance of 204.53 feet to a 1/2-inch iron rod set for the east corner of this tract;
- S 50° 44' 16" W for a distance of 581.38 feet to a 1/2-inch iron rod set for angle, and
- S 70° 52' 46" W for a distance of 326.89 feet to the POINT OF BEGINNING and containing 6.052 acres of land.

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'

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'

FINAL PLAT

OAKMONT

PHASE 6A2

LOTS 11-17, BLOCK 2; LOTS 7-17, 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: McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838

Texas Firm Registration No. 10103300