

Called 242.5 Acres
Now or Formerly
Peyton Waller
V.348, P.688

S 30°38'09" E - 2407.07'

Common Area
41.579 Acres

- 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 April 2, 2014 and LOMR 22-06-2507P, effective February 2, 2024, 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: 41.579 Ac. Common Area.
 - 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.
 - 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:
- P.O.B. - Point of Beginning
 - P.O.C. - Point of Commencement
 - P.U.E. - Public Utility Easement
 - CM - Controlling Monument

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	5°25'48"	860.00'	81.50'	40.78'	S 42°33'03" W	81.47'
C2	86°14'12"	25.00'	37.63'	23.41'	S 82°57'15" W	34.18'
C3	16°43'32"	850.00'	248.13'	124.95'	N 62°17'25" W	247.25'
C4	128°41'32"	50.00'	112.31'	104.11'	S 80°21'27" W	90.14'
C5	26°15'00"	27.77'	12.72'	6.48'	S 30°37'16" W	12.61'
C6	31°36'39"	640.00'	353.10'	181.17'	S 61°02'11" W	348.64'
C7	59°27'19"	50.00'	51.88'	28.55'	N 27°53'06" E	49.59'
C8	11°39'26"	875.00'	178.03'	89.32'	N 73°27'22" E	177.72'
C9	68°12'54"	200.00'	238.12'	135.45'	N 54°14'15" E	224.30'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C10	173°21'17"	50.00'	151.28'	861.24'	S 75°16'38" E	99.83'
C11	213°52'17"	50.00'	186.64'	-164.20'	N 58°46'35" E	95.66'
C12	60°00'00"	50.00'	52.36'	28.87'	S 27°14'59" E	50.00'
C13	102°37'47"	50.00'	89.56'	62.44'	S 48°33'53" E	78.06'
C14	49°16'03"	390.00'	335.35'	178.83'	N 7°14'28" E	325.12'
C15	137°59'07"	50.00'	120.41'	130.20'	N 39°54'47" W	93.35'
C16	13°58'26"	50.00'	12.19'	6.13'	S 82°01'13" E	12.16'
C17	218°25'22"	50.00'	190.61'	-143.49'	N 4°14'41" W	94.43'

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

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 BY THE COUNTY CLERK

County Clerk, Brazos County, 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

APPROVAL OF THE CITY PLANNER

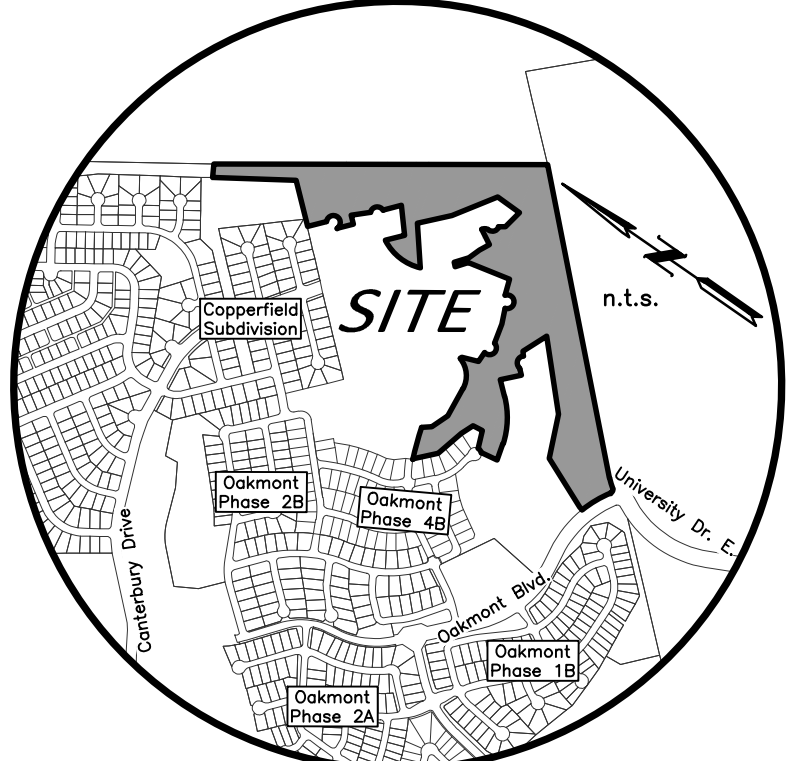
I, _____, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

City Planner, Bryan, Texas

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 59°21'51" E	100.00'
L2	N 19°20'49" E	26.73'
L3	N 27°19'52" E	422.00'
L4	N 62°35'14" W	206.03'
L5	S 54°42'13" W	36.91'
L6	S 49°13'51" W	46.46'
L7	N 43°26'50" W	160.04'
L8	S 45°13'51" W	125.30'
L9	S 78°27'44" W	129.55'
L10	N 5°50'44" W	127.75'
L11	N 71°10'27" E	134.46'
L12	N 2°53'49" W	78.12'
L13	N 65°14'34" W	106.80'
L14	N 73°11'58" W	228.28'
L15	N 44°33'54" W	180.06'

LINE TABLE		
LINE	BEARING	DISTANCE
L16	N 30°51'01" W	16.38'
L17	S 33°33'45" E	76.69'
L18	S 64°55'02" E	141.89'
L19	N 88°20'42" E	231.63'
L20	S 65°33'06" E	13.17'
L21	S 17°10'21" E	127.25'
L22	S 85°24'30" E	78.81'
L23	N 80°31'11" E	150.70'
L24	N 70°56'30" E	119.35'
L25	N 74°50'41" E	123.07'
L26	N 47°14'13" W	101.50'
L27	N 46°12'51" E	32.20'
L28	S 47°19'55" E	114.70'
L29	S 67°20'29" E	94.88'
L30	S 59°37'37" E	83.99'

LINE TABLE		
LINE	BEARING	DISTANCE
L31	N 32°45'01" E	126.08'
L32	S 30°52'48" E	50.05'
L33	S 74°51'09" E	146.30'
L34	N 5°03'15" E	198.08'
L35	S 43°11'33" W	260.97'
L36	S 45°02'00" E	145.99'
L37	N 53°24'59" E	222.41'
L38	N 45°02'00" W	140.72'
L39	N 39°15'56" W	145.85'
L40	S 44°58'00" W	70.00'
L41	N 45°02'00" W	124.72'
L42	N 45°01'09" W	143.50'
L43	S 30°38'09" E	74.31'



VICINITY MAP

FINAL PLAT

OAKMONT
COMMON AREA

41.579 ACRES

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

MAY, 2025
SCALE 1" = 120'

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