

2) N 30° 38' 09" W for a distance of 622.44 feet to the POINT OF BEGINNING and containing 41.483 acres of land.

C9 68°12'54" 200.00' 238.12' 135.45' N 54°14'15" E 224.30'

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

Before me, the undersigned authority, on this day

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

APPROVAL OF PLANNING AND ZONING COMMISSION

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 o \_\_\_\_\_, 20\_\_\_\_\_ and same was duly roved on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_ by said Commission.

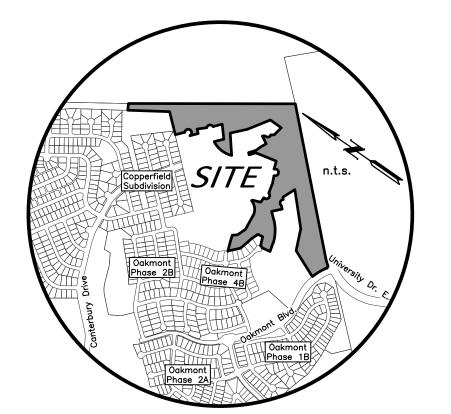
Chairman, Planning and Zoning Commission

\_\_\_, 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\_\_\_

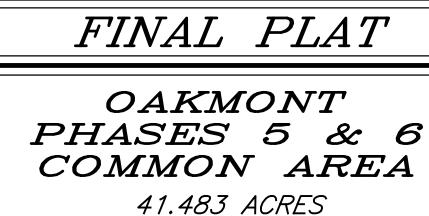
LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 59°21'51" E	100.00'	L16	N 30°51'01" W	16.38'
L2	N 19°20'49" E	26.73'	L17	S 33°33'45" E	76.69'
L3	N 27°19'52" E	422.00'	L18	S 64*55'02" E	141.89'
L4	N 62°35'14" W	206.03'	L19	N 88'20'42" E	231.63'
L5	S 54°42'13" W	36.91'	L20	S 65'33'06" E	13.17'
L6	S 45°13'51" W	46.46'	L21	S 17'10'21" E	127.25'
L7	N 43°26'50" W	160.04'	L22	S 85°24'30" E	78.81'
L8	S 45°13'51" W	125.30'	L23	N 80'31'11" E	150.70'
L9	S 78°27'44" W	129.55'	L24	N 70°56'30" E	119.35'
L10	N 5°50'44" W	127.75'	L25	N 74°50'41" E	123.07'
L11	N 71°10'27" E	134.46'	L26	N 47°14'13" W	101.50'
L12	N 2°53'49" W	78.12'	L27	N 46'12'51" E	32.20'
L13	N 65°14'34" W	106.60'	L28	S 47'19'55" E	114.70'
L14	N 73°11'58" W	228.28'	L29	S 67*20'29" E	94.88'
L15	N 44°33'54" W	180.06'	L30	S 59°37'37" E	83.99'

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'

	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	N 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'					







J.W. SCOTT LEAGUE, A-49 BRYAN, BRAZOS COUNTY, TEXAS MAY, 2025 SCALE 1" = 120' <u>Surveyor:</u> Texas Firm Registration No. 10103300

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



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

, 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

\_\_\_\_, 20\_\_\_

City Planner, Bryan, Texas

\_\_\_\_\_ day of \_\_\_\_\_

McClure & Browne Engineering/Surveying, Inc. 1008 Woodcreek Dr., Suite 103

College Station, Texas 77845