

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

S 30°38'09" E - 2468.93'
2407.07'

Oakmont Phases 5 & 6 Common Area 41.483 Acres

LINE	BEARING	DISTANCE
L44	N 0°22'56" W	10.00'
L45	N 4°10'06" E	10.00'
L46	S 30°52'48" E	52.74'
L47	N 34°29'13" W	10.00'
L48	S 55°30'47" W	142.23'
L49	S 29°42'10" W	58.11'
L50	N 47°19'35" W	8.82'
L51	N 40°44'02" W	138.39'
L52	S 49°15'58" W	10.00'
L53	S 40°44'02" E	35.72'
L54	S 58°20'13" E	67.06'
L55	N 19°27'57" W	10.00'
L56	N 70°32'03" E	171.95'
L57	S 16°04'57" E	7.76'
L58	N 47°45'19" W	97.62'
L59	N 27°40'08" W	20.41'

LINE	BEARING	DISTANCE
L60	N 59°41'39" W	136.88'
L61	N 70°29'30" W	34.91'
L62	S 86°24'19" W	74.57'
L63	N 20°33'33" E	30.00'
L64	S 87°56'27" E	70.44'
L65	S 48°24'39" E	28.03'
L66	S 4°55'23" E	106.24'
L67	N 62°35'14" W	205.16'
L68	S 62°35'14" E	440.10'
L69	N 46°36'17" E	55.32'
L70	N 84°20'48" E	69.45'
L71	S 54°7'50" E	15.00'
L72	S 84°12'10" W	130.74'
L73	S 26°35'48" W	40.01'
L74	S 45°15'57" W	176.63'
L75	N 44°40'33" W	30.00'

FIELD NOTES

Being 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: at a found 1/2-inch iron rod marking the north corner of the called 6.914 acre City Park & Storm Water Detention Area, COPPERFIELD SECTION 10-D according to the Final Plat recorded in Volume 3785, Page 147 (O.R.B.C.), said iron rod also marking the east corner of Lot 23, Block 7, COPPERFIELD SECTION 10-C according to the Final Plat recorded in Volume 2656, Page 347 (O.R.B.C.), and being in the southwest line of the called 100 feet x 3,568.44 feet City of Bryan tract recorded in Volume 9819, Page 66 (O.R.B.C.);

THENCE: S 30° 38' 09" E along the common line of the called 6.914 acre City Park & Storm Water Detention Area and the called 100 feet x 3,568.44 feet City of Bryan tract for a distance of 74.31 feet to a 1/2-inch iron rod set for this tract, said iron rod also marking the south corner of the called 100 feet x 3,568.44 feet City of Bryan tract and the POINT OF BEGINNING;

THENCE: N 59° 21' 51" E along the common line of this tract and the called 100 feet x 3,568.44 feet City of Bryan tract for a distance of 100.00 feet to a 1/2-inch iron rod set for the north corner of this herein described tract, said iron rod also marking the east corner of the called 100 feet x 3,568.44 feet City of Bryan tract and being in the southwest line of the called 242.5 acre Peyton Water tract recorded in Volume 348, Page 688 of the Brazos County Deed Records (B.C.D.R.);

THENCE: S 30° 38' 09" E along the common line of this tract and the called 242.5 acre Waller tract, at 2407.07 feet, pass a found 1/2-inch iron rod marking the north corner of University Drive East Dedication, continue for a total distance of 2,468.93 feet to a found 1/2-inch iron rod marking the common east corner of this tract and the said University Drive East Dedication;

THENCE: along the common line of this tract and the said University Drive East Dedication for the following two (2) calls:

- S 45° 15' 57" W for a distance of 2592.24 feet to a found 1/2-inch iron rod marking the south corner of this herein described tract, and,
- 241.64 feet along the arc of a curve in a clock-wise direction having a central angle of 16° 05' 56", a radius of 860.00 feet, a tangent of 121.62 feet and long chord bearing N 31° 47' 11" E at a distance of 240.85 feet to a found 1/2-inch iron rod marking the Point of Compound Curvature, said iron rod also being in the northeast right-of-way line of said Oakmont Boulevard (based on a 100-foot width);

THENCE: along the northeast right-of-way line of said Oakmont Boulevard for the following two (2) calls:

- 37.63 feet along the arc of said curve having a central angle of 86° 14' 12", a radius of 25.00 feet, a tangent of 23.41 feet and long chord bearing S 82° 57' 15" W at a distance of 34.18 feet to a found 1/2-inch iron rod marking the south corner of this herein described tract and the Point of Reverse Curvature, and
- 248.13 feet along the arc of said curve having a central angle of 16° 43' 32", a radius of 850.00 feet, a tangent of 124.95 feet and long chord bearing N 62° 17' 25" W at a distance of 247.25 feet to a 1/2-inch iron rod set for the Point of Tangency;

THENCE: into the interior of the called 314.34 acre Adam Development Properties, L.P. remainder tract for the following sixty (60) calls:

- N 19° 20' 49" E for a distance of 26.73 feet to a 1/2-inch iron rod set for angle,
- N 27° 19' 52" E for a distance of 422.00 feet to a 1/2-inch iron rod set for angle,
- N 70° 52' 46" E for a distance of 332.35 feet to a 1/2-inch iron rod set for angle,
- N 50° 44' 16" E for a distance of 581.38 feet to a 1/2-inch iron rod set for angle,
- N 62° 35' 14" W for a distance of 206.03 feet to a 1/2-inch iron rod set for angle,
- S 54° 42' 13" W for a distance of 36.91 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
- 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 S 80° 21' 27" W at a distance of 90.14 feet to a 1/2-inch iron rod set for the Point of Reverse Curvature,
- N 60° 21' 27" W for a distance of 90.14 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 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 S 30° 37' 16" W at a distance of 12.61 feet to a 1/2-inch iron rod set for the Point of Tangency,
- S 45° 13' 51" W for a distance of 46.46 feet to a 1/2-inch iron rod set for angle,
- N 43° 26' 50" W for a distance of 160.04 feet to a 1/2-inch iron rod set for angle,
- S 45° 13' 51" W for a distance of 125.30 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 353.10 feet along the arc of said curve having a central angle of 31° 36' 39", a radius of 840.00 feet, a tangent of 181.17 feet and long chord bearing S 61° 02' 11" W at a distance of 348.64 feet to a 1/2-inch iron rod set for the Point of Tangency,
- S 78° 27' 44" W for a distance of 129.55 feet to a 1/2-inch iron rod set for angle,
- N 05° 50' 44" W for a distance of 127.75 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
- 51.88 feet along the arc of said curve having a central angle of 59° 27' 19", a radius of 50.00 feet, a tangent of 28.55 feet and long chord bearing N 27° 53' 06" E at a distance of 49.59 feet to a 1/2-inch iron rod set for the Point of Tangency,
- N 71° 10' 27" E for a distance of 134.46 feet to a 1/2-inch iron rod set for angle,
- N 02° 53' 49" W for a distance of 78.12 feet to a 1/2-inch iron rod set for angle,
- N 65° 14' 34" W for a distance of 106.60 feet to a 1/2-inch iron rod set for angle,
- N 73° 11' 58" W for a distance of 228.28 feet to a 1/2-inch iron rod set for angle,
- N 44° 33' 54" W for a distance of 180.06 feet to a 1/2-inch iron rod set for angle,
- N 30° 51' 01" W for a distance of 16.38 feet to a 1/2-inch iron rod set for the west corner of this tract, said iron rod also marking the Point of Curvature of a curve to the right,
- 178.03 feet along the arc of said curve having a central angle of 11° 39' 26", a radius of 875.00 feet, a tangent of 89.32 feet and long chord bearing N 73° 27' 22" E at a distance of 177.72 feet to a 1/2-inch iron rod set for the Point of Tangency,
- S 33° 33' 45" E for a distance of 76.89 feet to a 1/2-inch iron rod set for angle,
- S 64° 55' 02" E for a distance of 141.89 feet to a 1/2-inch iron rod set for angle,
- N 88° 20' 42" E for a distance of 231.63 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
- 238.12 feet along the arc of said curve having a central angle of 68° 12' 54", a radius of 200.00 feet, a tangent of 135.45 feet and long chord bearing N 54° 14' 15" E at a distance of 224.30 feet to a 1/2-inch iron rod set for the Point of Tangency,
- S 65° 33' 06" E for a distance of 13.17 feet to a 1/2-inch iron rod set for angle,
- S 17° 10' 21" E for a distance of 127.25 feet to a 1/2-inch iron rod set for angle,
- S 85° 24' 30" E for a distance of 78.81 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
- 151.28 feet along the arc of said curve having a central angle of 173° 21' 17", a radius of 50.00 feet, a tangent of 861.24 feet and long chord bearing S 75° 16' 38" E at a distance of 99.83 feet to a 1/2-inch iron rod set for the Point of Tangency,
- N 80° 31' 11" E for a distance of 150.70 feet to a 1/2-inch iron rod set for angle,
- N 70° 56' 30" E for a distance of 118.35 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
- 186.64 feet along the arc of said curve having a central angle of 213° 52' 17", a radius of 50.00 feet, a tangent of 164.20 feet and long chord bearing N 58° 46' 35" E at a distance of 95.66 feet to a 1/2-inch iron rod set for the Point of Tangency,
- N 74° 50' 41" E for a distance of 123.07 feet to a 1/2-inch iron rod set for angle,
- N 08° 54' 56" W for a distance of 326.94 feet to a 1/2-inch iron rod set for angle,
- N 47° 14' 13" W for a distance of 101.50 feet to a 1/2-inch iron rod set for angle,
- N 48° 12' 51" E for a distance of 32.20 feet to a 1/2-inch iron rod set for angle,
- S 47° 19' 55" E for a distance of 114.70 feet to a 1/2-inch iron rod set for angle,
- S 67° 20' 29" E for a distance of 94.88 feet to a 1/2-inch iron rod set for angle,
- S 59° 37' 37" E for a distance of 83.99 feet to a 1/2-inch iron rod set for angle,
- N 32° 45' 01" E for a distance of 126.08 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 52.36 feet along the arc of said compound curve having a central angle of 60° 00' 00", a radius of 50.00 feet, a tangent of 28.87 feet and long chord bearing S 27° 14' 58" E at a distance of 50.00 feet to a 1/2-inch iron rod set for the Point of Reverse Curvature,
- 89.56 feet along the arc of said curve having a central angle of 137° 59' 07", a radius of 50.00 feet, a tangent of 62.44 feet and long chord bearing S 48° 33' 53" E at a distance of 78.06 feet to a 1/2-inch iron rod set for the Point of Tangency,
- S 30° 52' 48" E for a distance of 50.05 feet to a 1/2-inch iron rod set for angle,
- S 74° 51' 09" E for a distance of 146.30 feet to a 1/2-inch iron rod set for angle,
- N 05° 03' 15" E for a distance of 245.77 feet to a 1/2-inch iron rod set for angle,
- N 63° 09' 09" W for a distance of 277.95 feet to a 1/2-inch iron rod set for angle,
- N 43° 11' 33" W for a distance of 328.85 feet to a 1/2-inch iron rod set for angle,
- S 55° 45' 20" W for a distance of 328.14 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 335.35 feet along the arc of said curve having a central angle of 49° 16' 03", a radius of 390.00 feet, a tangent of 178.83 feet and long chord bearing N 07° 14' 28" E at a distance of 325.12 feet to a 1/2-inch iron rod set for the Point of Tangency,
- S 45° 02' 00" E for a distance of 145.99 feet to a 1/2-inch iron rod set for angle,
- N 53° 24' 59" E for a distance of 222.41 feet to a 1/2-inch iron rod set for angle,
- N 45° 02' 00" W for a distance of 140.72 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
- 120.41 feet along the arc of said curve having a central angle of 137° 59' 07", a radius of 50.00 feet, a tangent of 130.20 feet and long chord bearing N 39° 54' 47" W at a distance of 93.35 feet to a 1/2-inch iron rod set for the Point of Tangency,
- N 39° 15' 56" W for a distance of 145.85 feet to a 1/2-inch iron rod set for angle,
- S 44° 58' 00" W for a distance of 70.00 feet to a 1/2-inch iron rod set for angle,
- N 45° 02' 00" W for a distance of 124.72 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 12.19 feet along the arc of said curve having a central angle of 13° 58' 26", a radius of 50.00 feet, a tangent of 6.13 feet and long chord bearing S 82° 01' 13" E at a distance of 12.16 feet to a 1/2-inch iron rod set for the Point of Reverse Curvature,
- 190.61 feet along the arc of said curve having a central angle of 218° 25' 22", a radius of 50.00 feet, a tangent of 143.49 feet and long chord bearing N 04° 14' 41" W for a distance of 94.43 feet to a 1/2-inch iron rod set for the Point of Tangency, and
- N 45° 01' 09" W for a distance of 143.50 feet to a 1/2-inch iron rod set for angle, said iron rod also being in the southeast line of Lot 22, Block 13, COPPERFIELD SECTION 10-C according to the Final Plat recorded in Volume 3785, Page 145 (O.R.B.C.);

THENCE: along the common line of this tract, said Lot 22, Block 13 and the called 6.914 acre City Park & Storm Water Detention Area for the following two (2) calls:

- N 44° 58' 00" E, at 56.25 feet, pass a found 1/2-inch iron rod marking the east corner of said Lot 22, Block 13, continue for a total distance of 348.75 feet to a found 1/2-inch iron rod marking an angle point of this tract, and
- N 30° 38' 09" W for a distance of 622.44 feet to the POINT OF BEGINNING and containing 44.921 acres of land.

CURVE	DELTA	RADIUS	CHORD BRG.	CHORD DIST.
C18	26°48'08"	60.00'	S 76°13'00" W	27.81'
C19	26°34'48"	60.00'	S 80°52'42" W	27.59'
C20	43°29'16"	85.00'	S 26°40'01" E	62.98'
C21	1°56'32"	558.38'	S 63°32'22" E	18.93'
C22	3°40'40"	801.98'	S 69°23'16" E	51.47'
C23	3°19'08"	900.00'	S 68°47'09" E	52.13'
C24	7°03'51"	890.00'	S 41°44'01" W	109.68'
C25	5°25'48"	860.00'	S 42°33'03" W	81.47'

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 22-08-2507P, 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.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- 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:
- A.E. - Landscape Easement
 - P.A.E. - Public Access Easement
 - P.D.E. - Public Drainage Easement
 - P.O.B. - Point of Beginning
 - P.O.C. - Point of Commencement
 - P.U.E. - Public Utility Easement
 - P.R.D.E. - Private Drainage Easement
 - S.S.E. - Sanitary Sewer Easement
 - V.W. - Variable Width
 - CM - Controlling Monument

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	16°05'56"	860.00'	241.64'	121.62'	S 31°47'11" W	240.85'
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	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 this 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, being part 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	BEARING	DISTANCE
L1	N 89°21'51" E	100.00'
L2	N 33°33'45" 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 45°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	106.60'
L14	N 73°11'58" W	228.28'
L15	N 44°33'54" W	180.06'

LINE	BEARING	DISTANCE
L16	N 30°51'01" W	16.38'
L17	N 19°20'49" 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 45°13'51" W	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'