

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

S 30°38'09" E - 2468.93'
2407.07'

N 30°38'09" W - 622.44'

Copperfield
Section 10-D
V.3785, P.147

6.914 Acre
City Park & Storm Water
Detention Area
V.3785, P.147

Oakmont Phases 5 & 6 Common Area 41.483 Acres

Scale:
1"=120'

CURVE TABLE						
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 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'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C18	26°48'08"	60.00'	28.07'	14.30'	S 76°13'00" W	27.81'
C19	26°34'48"	60.00'	27.83'	14.17'	S 80°52'42" W	27.59'
C20	43°29'16"	85.00'	64.52'	33.90'	S 26°40'01" E	62.98'
C21	1°56'32"	558.38'	18.93'	9.46'	S 63°32'22" E	18.93'
C22	3°40'40"	801.98'	51.48'	25.75'	S 65°23'16" E	51.47'
C23	3°19'08"	900.00'	52.13'	26.07'	S 68°47'09" E	52.13'
C24	7°03'51"	890.00'	109.73'	54.94'	S 41°44'01" W	109.66'
C25	5°25'48"	860.00'	81.50'	40.78'	S 42°33'03" W	81.47'

GENERAL NOTES:

1. 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.
2. 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.
3. Land Use: 41.579 Ac. Common Area.
4. Zoning: Planned Development - Mixed Use (PD-M) District as passed and approved by the Bryan Council on March 9, 2021. Ordinance No. 2475.
5. Unless otherwise indicated, all distances shown along curves are arc distances.
6. 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.
7. The Common Area shown shall be owned and maintained by the Homeowners' Association.
8. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
9. 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.
10. 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
Pr.D.E. - Private Drainage Easement
S.S.E. - Sanitary Sewer Easement
V.W. - Variable Width
CM - Controlling Monument

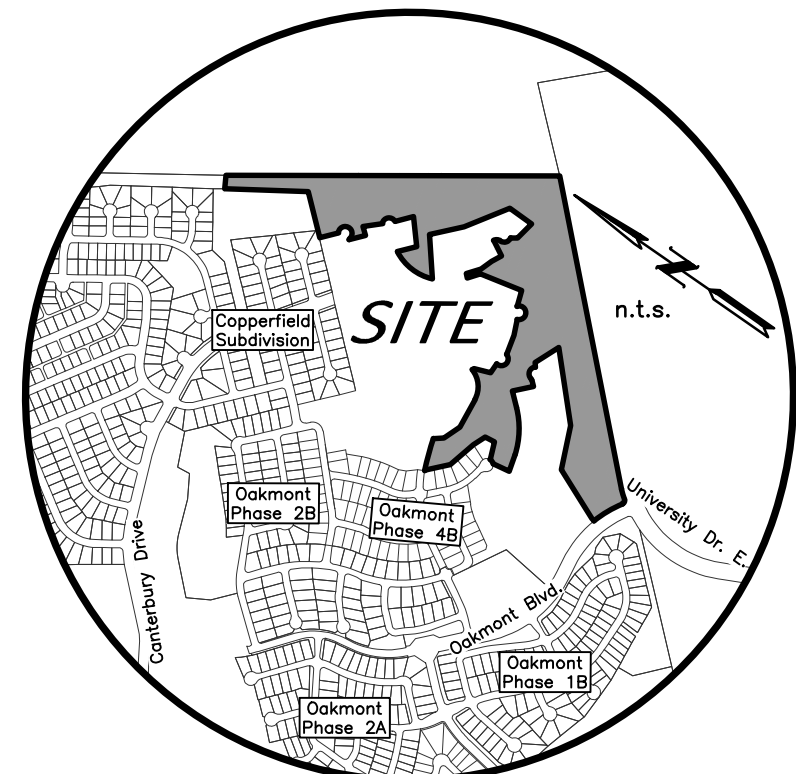
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 59°21'51" E	100.00'
L2	N 19°20'49" E	26.73'
L3	N 27°19'52" E	422.00'
L4	N 62°35'14" W	206.03'
L5	S 54°42'13" W	36.91'
L6	S 45°13'51" W	48.46'
L7	N 43°28'50" W	160.04'
L8	S 45°13'51" W	125.30'
L9	S 78°27'44" W	129.55'
L10	N 5°50'44" W	127.75'
L11	N 71°10'27" E	134.46'
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	180.08'

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 50°31'55" 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'

LINE TABLE		
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°19'50" 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 TABLE		
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 2°03'33" 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°20'49" E	69.45'
L71	S 5°47'50" 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°44'03" W	30.00'



VICINITY MAP

PRELIMINARY PLAN

OAKMONT PHASES 5 & 6 COMMON AREA

44.921 ACRES

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

JUNE, 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

Texas Firm Registration No. 10103300

10520077-ps common area.dwg

MB