

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	89°08'45"	25.00'	38.90'	24.63'	N 34°05'46" E	35.09'
C2	90°44'51"	25.00'	39.60'	25.33'	S 55°57'26" E	35.59'
C3	19°15'07"	776.33'	260.85'	131.67'	N 69°35'26" E	259.63'
C4	90°52'23"	25.00'	39.65'	25.38'	N 14°31'12" E	35.62'
C5	90°00'00"	25.00'	39.27'	25.00'	S 75°54'59" E	35.36'
C6	21°32'17"	50.00'	186.64'	-164.20'	S 58°46'35" W	95.66'
C7	173°21'17"	50.00'	151.28'	861.24'	N 14°31'12" E	99.83'
C8	29°36'37"	200.00'	103.36'	52.86'	N 5°19'30" E	102.21'
C9	0°49'54"	825.00'	11.98'	5.99'	N 59°30'28" E	11.98'
C10	85°31'17"	25.00'	37.32'	23.12'	N 17°09'47" E	33.95'
C11	10°26'32"	485.28'	88.44'	44.34'	N 20°22'36" W	88.32'
C12	48°11'23"	25.00'	21.03'	11.18'	N 39°15'01" W	20.41'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C13	15°11'09"	50.00'	13.25'	6.67'	N 55°45'08" W	13.21'
C14	47°19'20"	50.00'	41.30'	21.91'	S 9°22'23" W	40.13'
C15	48°11'23"	25.00'	21.03'	11.18'	S 8°56'22" W	20.41'
C16	10°10'22"	435.28'	77.28'	38.74'	S 20°14'31" E	77.18'
C17	88°00'07"	25.00'	38.40'	24.14'	S 69°19'45" E	34.73'
C18	12°32'42"	826.65'	181.00'	90.86'	N 72°56'34" E	180.64'
C19	88°08'57"	25.00'	38.46'	24.21'	N 34°35'40" E	34.78'
C20	27°31'32"	50.00'	24.02'	12.25'	N 4°16'57" E	23.79'
C21	49°38'55"	50.00'	43.33'	23.13'	S 36°13'28" W	41.98'
C22	70°31'44"	25.00'	30.77'	17.68'	S 25°47'03" W	28.87'
C23	91°51'03"	25.00'	40.08'	25.82'	S 55°24'20" E	35.92'



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

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

LINE	BEARING	DISTANCE
L1	N 78°40'08" E	114.82'
L2	N 77°52'06" E	50.02'
L3	N 59°11'00" E	50.00'
L4	S 30°54'59" E	50.00'
L5	S 46°12'51" W	32.20'
L6	N 85°24'30" W	78.81'
L7	N 65°33'06" W	13.17'
L8	S 78°40'08" W	12.55'
L9	N 11°13'17" W	50.00'
L10	N 78°37'07" E	2.61'

- 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 04/02/2014, this property is not located in a 100-year flood hazard area.
 3. Land Use: 27 residential lots.
 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 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. Right-of-Way Acreage: 2.08 Ac.
 8. 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.
 9. Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner:

O - 1/2" Iron Rod Set
 10. Abbreviations:

FFE - Finish Floor Elevation
P.O.B. - Point of Beginning
P.O.C. - Point of Commencement
P.U.E. - Public Utility Easement
Vw. - Variable Width
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, 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 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.);

THENCE: S 56° 09' 11" E into the interior of the called 314.34 acre Adam Development Properties, L.P. remainder tract for a distance of 611.67 feet to a 1/2-inch iron rod set for the northwest corner of this herein described tract and the POINT OF BEGINNING;

THENCE: continue into the interior of the called 314.34 acre Adam Development Properties, L.P. remainder tract for the following twenty-five (25) calls:

- 1) N 78° 40' 08" E for a distance of 114.82 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
- 2) 38.90 feet along the arc of said curve having a central angle of 89° 08' 45", a radius of 25.00 feet, a tangent of 24.63 feet and long chord bearing N 34° 05' 46" E at a distance of 35.09 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 3) N 77° 52' 06" E for a distance of 50.02 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
- 4) 39.60 feet along the arc of said curve having a central angle of 90° 44' 51", a radius of 25.00 feet, a tangent of 25.33 feet and long chord bearing S 55° 57' 26" E at a distance of 35.59 feet to a 1/2-inch iron rod set for the Point of Compound Curvature,
- 5) 260.85 feet along the arc of said compound curve having a central angle of 19° 15' 03", a radius of 776.33 feet, a tangent of 131.67 feet and long chord bearing N 69° 35' 26" E at a distance of 259.63 feet to a 1/2-inch iron rod set for the Point of Compound Curvature,
- 6) 39.65 feet along the arc of said compound curve having a central angle of 90° 52' 23", a radius of 25.00 feet, a tangent of 25.38 feet and long chord bearing N 14° 31' 12" E at a distance of 35.62 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 7) N 59° 11' 00" E for a distance of 50.00 feet to a 1/2-inch iron rod set for the northeast corner of this tract, from whence a found 1/2-inch iron rod marking the east corner of Lot 22, Block 13 of said COPPERFIELD SECTION 10-E bears N 09° 21' 42" E at a distance of 1,011.61 feet for reference,
- 8) 39.27 feet in a counterclockwise direction along the arc of a curve having a central angle of 89° 59' 59", a radius of 25.00 feet, a tangent of 25.00 feet and long chord bearing S 75° 54' 59" E at a distance of 35.36 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 9) S 30° 54' 59" E for a distance of 50.00 feet to a 1/2-inch iron rod set for angle,
- 10) S 47° 19' 55" E for a distance of 80.49 feet to a 1/2-inch iron rod set for corner,
- 11) S 48° 12' 51" W for a distance of 32.20 feet to a 1/2-inch iron rod set for corner,
- 12) S 47° 14' 13" E for a distance of 101.50 feet to a 1/2-inch iron rod set for angle,
- 13) S 08° 54' 56" E for a distance of 326.94 feet to a 1/2-inch iron rod set for the southeast corner of this herein described tract,
- 14) S 74° 50' 41" W for a distance of 123.07 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 15) 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 S 58° 46' 35" W at a distance of 95.66 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 16) S 70° 58' 30" W for a distance of 119.35 feet to a 1/2-inch iron rod set for angle,
- 17) S 80° 31' 11" W for a distance of 150.70 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 18) 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 N 75° 16' 38" W at a distance of 89.83 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 19) N 85° 24' 30" W for a distance of 78.81 feet to a 1/2-inch iron rod set for the southwest corner of this tract, from whence a found 1/2-inch iron rod marking the east corner of Lot 1, Block 33, OAKMONT PHASE 4B according to the Final Plat recorded in Volume 19419, Page 48 (O.P.R.B.C.) bears N 83° 04' 26" W at a distance of 845.95 feet for reference,
- 20) N 17° 10' 21" W for a distance of 127.25 feet to a 1/2-inch iron rod set for angle,
- 21) N 65° 33' 06" W for a distance of 13.17 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
- 22) 103.36 feet along the arc of said curve having a central angle of 29° 36' 37", a radius of 200.00 feet, a tangent of 52.86 feet and long chord bearing N 05° 19' 30" E at a distance of 102.21 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 23) N 02° 28' 49" W for a distance of 168.18 feet to a 1/2-inch iron rod set for corner,
- 24) S 78° 40' 08" W for a distance of 12.55 feet to a 1/2-inch iron rod set for corner, and
- 25) N 11° 13' 17" W for a distance of 50.00 feet to the POINT OF BEGINNING and containing 7.817 acres of land.

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

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

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.

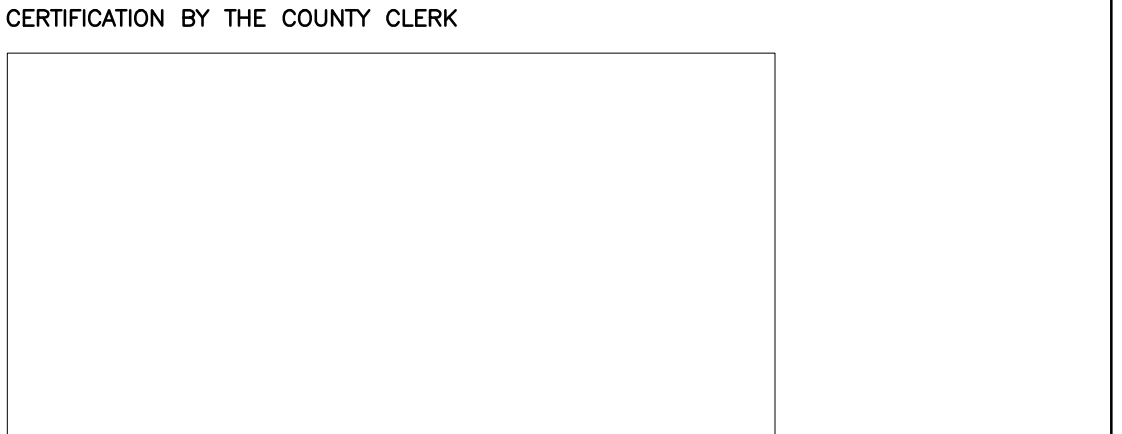
Chairman, Planning and Zoning Commission

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Cody Kariach, 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 the 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 Kariach, R.P.L.S. No. 7004



County Clerk, Brazos County, Texas

