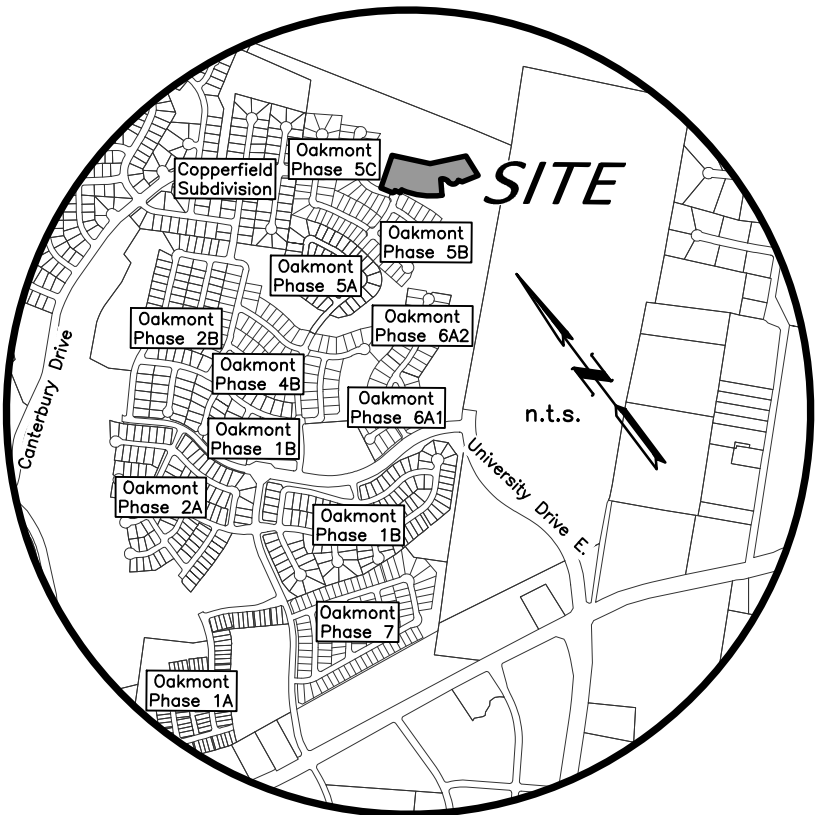


CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	102°37'47"	50.00'	89.56'	62.44'	N 48°33'53" W	78.06'
C2	60°00'00"	50.00'	52.36'	28.87'	N 27°14'59" W	50.00'
C3	88°50'40"	25.01'	38.78'	24.51'	N 75°20'49" W	35.01'
C4	13°31'26"	390.00'	92.05'	46.24'	N 24°09'16" W	91.84'
C5	85°33'18"	75.00'	111.99'	69.40'	N 78°08'20" W	101.87'
C6	21°53'18"	450.00'	171.91'	87.02'	N 46°18'20" W	170.87'
C7	137°22'13"	50.00'	119.88'	128.15'	N 11°26'07" E	93.16'
C8	21°53'18"	500.00'	191.01'	96.68'	S 46°18'20" E	189.85'
C9	85°33'18"	25.00'	37.33'	23.13'	S 78°08'20" E	33.96'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 30°52'48" W	50.05'
L2	N 59°37'37" W	83.99'
L3	N 31°28'50" W	50.00'
L4	N 30°54'59" W	7.14'



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 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

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

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, _____, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the day of _____, 20____, in the Official Records of Brazos County, Texas in Volume _____, Page _____.

County Clerk, 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

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

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 04/02/2014, this property is not located in a 100-year flood hazard area.
- Land Use: 16 residential lots.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- 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 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.
- Right-of-Way Acreage: 0.81 Ac.
- 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:
 - o - 1/2" Iron Rod Set
- Abbreviations:

P.O.B. - Point of Beginning
P.O.C. - Point of Commencement
P.U.E. - Public Utility Easement
Vw. - Variable Width
CM - Controlling Monument

Being all 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: from a found 1/2-inch iron rod marking the east corner of Lot 22, Block 13, COPPERFIELD SECTION 10-E according to the Final Plat recorded in Volume 3785, Page 145 (O.R.B.C.) and the south 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.);

THENCE: S 28° 36' 13" E into the interior of the called 314.34 acre Adam Development Properties, L.P. remainder tract for a distance of 824.14 feet to a 1/2-inch iron rod set for the north corner of this herein described tract and the POINT OF BEGINNING;

THENCE: into the interior of the called 314.34 acre Adam Development Properties, L.P. remainder tract for the following sixteen (16) calls:

- S 43° 11' 33" E for a distance of 326.85 feet to a 1/2-inch iron rod set for angle,
- S 63° 09' 09" E for a distance of 277.95 feet to a 1/2-inch iron rod set for the east corner of this tract,
- S 05° 03' 15" W for a distance of 245.77 feet to a 1/2-inch iron rod set for the south corner of this herein described tract, from whence a found 1/2-inch iron rod marking the east corner of the called 314.34 acre Adam Development Properties, L.P. remainder tract bears N 81° 19' 20" E at a distance of 361.69 feet for reference
- N 74° 51' 09" W for a distance of 146.30 feet to a 1/2-inch iron rod set for angle,
- N 30° 52' 48" W for a distance of 50.05 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 89.56 feet along the arc of said curve having a central angle of 102° 37' 47", a radius of 50.00 feet, a tangent of 62.44 feet and long chord bearing N 48° 33' 53" W at a distance of 78.06 feet to a 1/2-inch iron rod set for the Point of Reverse Curvature,
- 52.36 feet along the arc of said 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 N 27° 14' 59" W at a distance of 50.00 feet to a 1/2-inch iron rod set for the Point of Tangency,
- S 32° 45' 01" W for a distance of 126.08 feet to a 1/2-inch iron rod set for corner,
- N 59° 37' 37" W for a distance of 83.99 feet to a 1/2-inch iron rod set for angle,
- N 67° 20' 29" W for a distance of 94.88 feet to a 1/2-inch iron rod set for angle,
- N 47° 19' 55" W for a distance of 195.19 feet to a 1/2-inch iron rod set for angle,
- N 31° 28' 50" W for a distance of 50.00 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 38.78 feet along the arc of said curve having a central angle of 88° 50' 40", a radius of 25.01 feet, a tangent of 24.51 feet and long chord bearing N 75° 20' 49" W at a distance of 35.01 feet to a 1/2-inch iron rod set for the Point of Tangency,
- N 30° 54' 59" W for a distance of 7.14 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 92.05 feet along the arc of said curve having a central angle of 13° 31' 26", a radius of 390.00 feet, a tangent of 46.24 feet and long chord bearing N 24° 09' 16" W at a distance of 91.84 feet to a 1/2-inch iron rod set for the west corner of this tract, from whence a found 1/2-inch iron rod marking the south corner of said Lot 17, Block 14 of said COPPERFIELD SECTION 10-E bears N 86° 35' 32" W at a distance of 974.34 feet for reference, and
- N 55° 45' 20" E for a distance of 328.14 feet to the POINT OF BEGINNING and containing 4.999 acres of land.

FINAL PLAT

OAKMONT
PHASE 6B

LOTS 1-4, BLOCK 10; LOTS 1-12, BLOCK 11

4.999 ACRES

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

OCTOBER, 2025
SCALE 1" = 30'

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

