



VICINITY MAP

- GENERAL NOTES:**
1. Conditional Use Permit Case No. CU22-12 was approved by the Planning and Zoning Commission on December 1, 2022, to allow the construction of detached dwellings on these 32 lots with Phase 2C of the Oakmont Subdivision.
  2. 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.
  3. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0220F, effective 04/02/2014, this property is located in an Other Areas Zone "X" area, which is determined to be outside the 500-year flood plain.
  4. Land Use: 32 residential lots.
  5. Zoning: Planned Development - Mixed Use (PD-M) District as passed and approved by the Bryan Council on March 9, 2021. Ordinance No. 2475.
  6. Unless otherwise indicated, all distances shown along curves are arc distances.
  7. A Homeowners' 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.
  8. The Common Area shown shall be owned and maintained by the Homeowners' Association.
  9. Right-of-Way Acreage: 1.471 Ac.
  10. This phase is within the City of Bryan's water CCN Boundary.
  11. 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.
  12. Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner.
    - ⊙ - 1/2" Iron Rod Found
    - - 1/2" Iron Rod Set
10. Abbreviations:
- Cm.A. - Common Area
  - P.O.B. - Point of Beginning
  - P.U.E. - Public Utility Easement
  - P.D.E. - Private Drainage Easement
  - P.D.E. - Public Drainage Easement

**FINAL PLAT**

**OAKMONT PHASE 2C**

LOTS 1-10, BLOCK 1  
 LOTS 1-4, BLOCK 2  
 LOTS 1-18, BLOCK 3  
 10.083 ACRES  
 J.W. SCOTT LEAGUE, A-49  
 BRYAN, BRAZOS COUNTY, TEXAS  
 DECEMBER, 2022  
 SCALE 1" = 40'

SHEET NO.  
**1**  
 OF 2 SHEETS

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



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 Volume 4218, Page 1 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, Senior Vice President

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Richard S. Roth, known to me to be the person whose name is 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 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

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 OF THE SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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.

Gregory Hopcus, R.P.L.S. No. 6047

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)  
(COUNTY OF BRAZOS)

I, Karen McQueen, 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 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

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the JAMES 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:

BEGINNING: at a found 1/2-inch iron rod marking the south corner of this herein described tract, said iron rod also marking the east corner of the called 6.845 acre Common Area N, OAKMONT, PHASE 1A according to the Final Plat recorded in Volume 15048, Page 88 (O.R.B.C.) and being in the west right-of-way line of Appalachian Trail (based on a 50-foot width);

THENCE: along the common line of this tract and the called 6.845 acre Common Area N for the following two (2) calls:

- 1) N 62° 08' 17" W for a distance of 120.00 feet to a found 1/2-inch iron rod marking an angle corner of this tract, and
- 2) N 46° 47' 05" W for a distance of 20.76 feet to a found 1/2-inch iron rod marking the southwest corner of this tract and the Point of Curvature of a curve to the left;

THENCE: into the interior of the called 314.34 acre Adam Development remainder tract for the following three (3) calls:

- 1) 429.85 feet along the arc of said curve having a central angle of 38° 47' 07", a radius of 635.00 feet, a tangent of 223.53 feet and long chord bearing N 07° 58' 23" E at a distance of 421.69 feet to a found 1/2-inch iron rod marking the Point of Reverse Curvature,
- 2) 210.79 feet along the arc of said curve having a central angle of 56° 10' 30", a radius of 215.00 feet, a tangent of 114.74 feet and long chord bearing N 16° 40' 04" E at a distance of 202.45 feet to a found 1/2-inch iron rod marking the Point of Tangency, and
- 3) N 02° 37' 24" E for a distance of 80.19 feet to a found 1/2-inch iron rod marking the northwest corner of this herein described tract, said iron rod also marking the south corner of Lot 3, Block 23, OAKMONT, PHASE 2A according to the Final Plat recorded in Volume 16816, Page 207 (O.R.B.C.);

THENCE: S 85° 10' 40" E along the common line of this tract and Block 23 of said OAKMONT, PHASE 2A for a distance of 188.72 feet to a found 1/2-inch iron rod marking the most northerly east corner of this tract, said iron rod also marking the southeast corner of Lot 1, Block 23 of said OAKMONT, PHASE 2A and being in the west right-of-way line of Greyrock Drive (based on a 50-foot width);

THENCE: along the west right-of-way line of said Greyrock Drive and the north right-of-way line of said Appalachian Trail for the following three (3) calls:

- 1) S 00° 10' 41" E for a distance of 108.32 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the right,
- 2) 32.89 feet along the arc of said curve having a central angle of 75° 23' 10", a radius of 25.00 feet, a tangent of 19.32 feet and long chord bearing S 37° 30' 54" W at a distance of 30.57 feet to a found 1/2-inch iron rod marking the Point of Tangency, and
- 3) S 75° 12' 29" W for a distance of 41.28 feet to a found 1/2-inch iron rod marking an interior ell corner of this tract;

THENCE: S 14° 47' 31" E into and through the said Appalachian Trail right-of-way for a distance of 50.00 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the left, said iron rod also marking the northwest corner of Lot 10, Block 27 of said OAKMONT, PHASE 2A and being in the south right-of-way line of said Appalachian Trail;

THENCE: along both the south and east right-of-way lines of said Appalachian Trail for the following two (2) calls:

- 1) 37.80 feet along the arc of said curve having a central angle of 86° 37' 40", a radius of 25.00 feet, a tangent of 23.57 feet and long chord bearing S 31° 53' 40" W at a distance of 34.30 feet to a found 1/2-inch iron rod marking the Point of Reverse Curvature, and
- 2) 102.28 feet along the arc of said curve having a central angle of 07° 06' 12", a radius of 825.00 feet, a tangent of 51.21 feet and long chord bearing S 07° 52' 04" E at a distance of 102.22 feet to a found 1/2-inch iron rod marking the Point of Tangency, said iron rod also marking the southwest corner of said Lot 10;

THENCE: along the common line of this tract and Block 27 of said OAKMONT, PHASE 2A for the following two (2) calls:

- 1) N 75° 12' 29" E for a distance of 307.52 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the left, said iron rod also marking an angle point of Lot 3, Block 27 of said OAKMONT, PHASE 2A, and
- 2) 324.35 feet along the arc of said curve having a central angle of 11° 54' 46", a radius of 1560.00 feet, a tangent of 162.76 feet and long chord bearing N 69° 15' 06" E at a distance of 323.77 feet to a found 1/2-inch iron rod marking the northeast corner of this tract and the Point of Curvature of a curve to the left, said iron rod also marking the east corner of Lot 1, Block 27 of said OAKMONT, PHASE 2A and being in the southwest right-of-way line of Maroon Creek Drive (based on a 50-foot width);

THENCE: along the southwest right-of-way line of said Maroon Creek Drive and the west right-of-way line of Pendleton Drive (based on a 60-foot width) for the following five (5) calls:

- 1) 46.56 feet along the arc of said curve having a central angle of 02° 37' 14", a radius of 1017.96 feet, a tangent of 23.28 feet and long chord bearing S 44° 46' 50" E at a distance of 46.56 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the left,
- 2) 112.45 feet along the arc of said curve having a central angle of 12° 53' 07", a radius of 500.00 feet, a tangent of 56.46 feet and long chord bearing S 52° 32' 01" E at a distance of 112.21 feet to a found 1/2-inch iron rod marking the Point of Reverse Curvature,
- 3) 37.65 feet along the arc of said curve having a central angle of 86° 17' 31", a radius of 25.00 feet, a tangent of 23.43 feet and long chord bearing S 15° 52' 41" E at a distance of 34.19 feet to a found 1/2-inch iron rod marking the Point of Reverse Curvature,
- 4) 219.14 feet along the arc of said curve having a central angle of 15° 07' 39", a radius of 830.00 feet, a tangent of 110.21 feet and long chord bearing S 19° 42' 16" W at a distance of 218.51 feet to a found 1/2-inch iron rod marking the Point of Tangency, and
- 5) S 12° 08' 26" W for a distance of 316.54 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the right;

THENCE: along the west right-of-way line of said Pendleton Drive, the north right-of-way line of Beacon Heights Drive (based on a 50-foot width) and the east right-of-way line of said Appalachian Trail for the following seven (7) calls:

- 1) 39.39 feet along the arc of said curve having a central angle of 90° 16' 59", a radius of 25.00 feet, a tangent of 25.12 feet and long chord bearing S 57° 16' 55" W at a distance of 35.44 feet to a found 1/2-inch iron rod marking the Point of Tangency,
- 2) N 77° 34' 35" W for a distance of 109.62 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the right,
- 3) 99.83 feet along the arc of said curve having a central angle of 19° 03' 55", a radius of 300.00 feet, a tangent of 50.38 feet and long chord bearing N 68° 02' 37" W at a distance of 89.37 feet to a found 1/2-inch iron rod marking the Point of Tangency,
- 4) N 58° 30' 40" W for a distance of 202.30 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the left,
- 5) 132.55 feet along the arc of said curve having a central angle of 12° 09' 04", a radius of 625.00 feet, a tangent of 66.52 feet and long chord bearing N 64° 35' 12" W at a distance of 132.30 feet to a found 1/2-inch iron rod marking the Point of Tangency,
- 6) N 70° 39' 44" W for a distance of 67.07 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the right, and
- 7) 35.10 feet along the arc of said curve having a central angle of 80° 25' 56", a radius of 25.00 feet, a tangent of 21.14 feet and long chord bearing N 30° 26' 46" W at a distance of 32.28 feet to a found 1/2-inch iron rod marking the Point of Tangency;

THENCE: N 80° 13' 48" W into and through the said Appalachian Trail right-of-way for a distance of 50.00 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the right, said iron rod being in the west right-of-way line of said Appalachian Trail;

THENCE: 244.71 feet along the arc of said curve and the west right-of-way line of said Appalachian Trail having a central angle of 18° 05' 30", a radius of 775.00 feet, a tangent of 123.38 feet and long chord bearing S 18° 48' 57" W at a distance of 243.70 feet to the POINT OF BEGINNING and containing 10.083 acres of land.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 46°47'05" W	20.76'
L2	N 2°37'24" E	80.19'
L3	S 75°12'29" W	41.28'
L4	S 14°47'31" E	50.00'
L5	N 70°39'44" W	67.07'
L6	N 80°13'48" W	50.00'
L7	S 58°30'40" E	29.37'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	38°47'07"	635.00'	429.85'	223.53'	N 7°58'23" E	421.69'
C2	56°10'30"	215.00'	210.79'	114.74'	N 16°40'04" E	202.45'
C3	75°23'10"	25.00'	32.89'	19.32'	S 37°30'54" W	30.57'
C4	86°37'40"	25.00'	37.80'	23.57'	S 31°53'40" W	34.30'
C5	7°06'12"	825.00'	102.28'	51.21'	S 7°52'04" E	102.22'
C6	11°54'46"	1560.00'	324.35'	162.76'	N 69°15'06" E	323.77'
C7	2°37'14"	1017.96'	46.56'	23.28'	S 44°46'50" E	46.56'
C8	12°53'15"	500.00'	112.47'	56.47'	S 52°32'05" E	112.23'
C9	86°14'47"	25.00'	37.63'	23.41'	S 15°51'19" E	34.18'
C10	15°07'39"	830.00'	219.14'	110.21'	S 19°42'16" W	218.51'
C11	90°16'59"	25.00'	39.39'	25.12'	S 57°16'55" W	35.44'
C12	19°03'55"	300.00'	99.83'	50.38'	N 68°02'37" W	99.37'
C13	12°09'04"	625.00'	132.55'	66.52'	N 64°35'12" W	132.30'
C14	80°25'56"	25.00'	35.10'	21.14'	N 30°26'46" W	32.28'
C15	18°05'30"	775.00'	244.71'	123.38'	S 18°48'57" W	243.70'
C16	86°37'40"	75.00'	113.40'	70.71'	S 31°53'40" W	102.90'
C17	2°11'23"	775.00'	286.62'	144.96'	S 0°49'29" E	284.99'
C18	14°05'10"	825.00'	202.83'	101.93'	N 2°43'37" E	202.32'
C19	72°54'39"	30.00'	38.18'	22.16'	N 22°03'20" W	35.65'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C20	4°27'00"	1155.00'	89.71'	44.88'	N 12°10'29" E	89.68'
C21	11°1'32'22"	25.00'	48.67'	36.74'	N 65°43'10" E	41.34'
C22	109°20'55"	75.00'	143.14'	105.83'	N 66°48'53" E	122.38'
C23	29°35'31"	50.00'	25.82'	13.21'	N 26°56'11" E	25.54'
C24	179°24'39"	65.00'	203.54'	12643.26'	N 47°58'23" W	130.00'
C25	30°24'08"	50.00'	26.53'	13.59'	S 57°31'22" W	26.22'
C26	0°47'13"	2032.76'	27.92'	13.96'	S 73°07'02" W	27.92'
C27	30°24'08"	50.00'	26.53'	13.59'	S 88°42'43" W	26.22'
C28	128°42'34"	65.00'	147.15'	138.48'	S 39°03'30" W	117.68'
C29	31°05'57"	50.00'	27.14'	13.91'	S 10°14'49" E	26.81'
C30	7°17'08"	1105.00'	140.51'	70.35'	S 8°56'44" W	140.41'
C31	108°54'03"	30.00'	57.02'	41.98'	S 67°02'19" W	48.82'
C32	63°08'07"	25.00'	27.55'	15.36'	N 26°56'36" W	26.18'
C33	109°20'55"	25.00'	47.71'	35.28'	S 66°48'53" W	40.79'
C34	119°49'25"	25.00'	52.28'	43.15'	S 47°46'17" E	43.26'
C35	2°17'53"	2082.76'	83.54'	41.77'	N 73°27'57" E	83.53'
C36	71°22'03"	25.00'	31.14'	17.95'	N 38°55'52" E	29.17'
C37	1°22'37"	1155.00'	27.76'	13.88'	N 3°56'09" E	27.76'
C38	3°16'17"	965.00'	55.10'	27.56'	N 4°22'43" E	55.09'

SHEET NO.  
**2**  
OF 2 SHEETS

**FINAL PLAT**

**OAKMONT  
PHASE 2C**

LOTS 1-10, BLOCK 1  
LOTS 1-4, BLOCK 2  
LOTS 1-18, BLOCK 3  
**10.083 ACRES**

J.W. SCOTT LEAGUE, A-49  
BRYAN, BRAZOS COUNTY, TEXAS  
DECEMBER, 2022  
SCALE 1" = 40'

Owner:  
Adam Development Properties, LP  
One Momentum Blvd., Suite 1000  
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**MB**

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