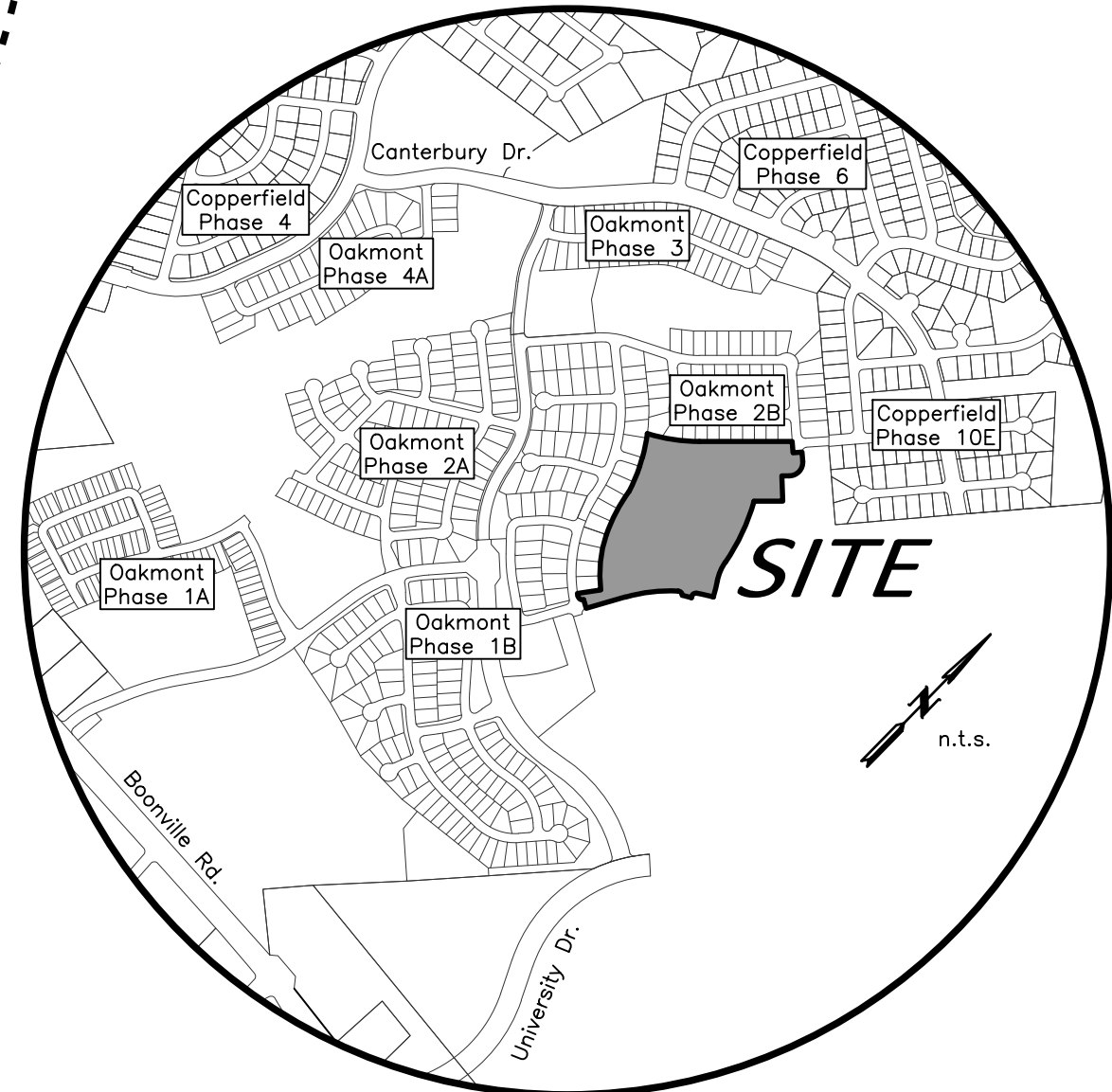
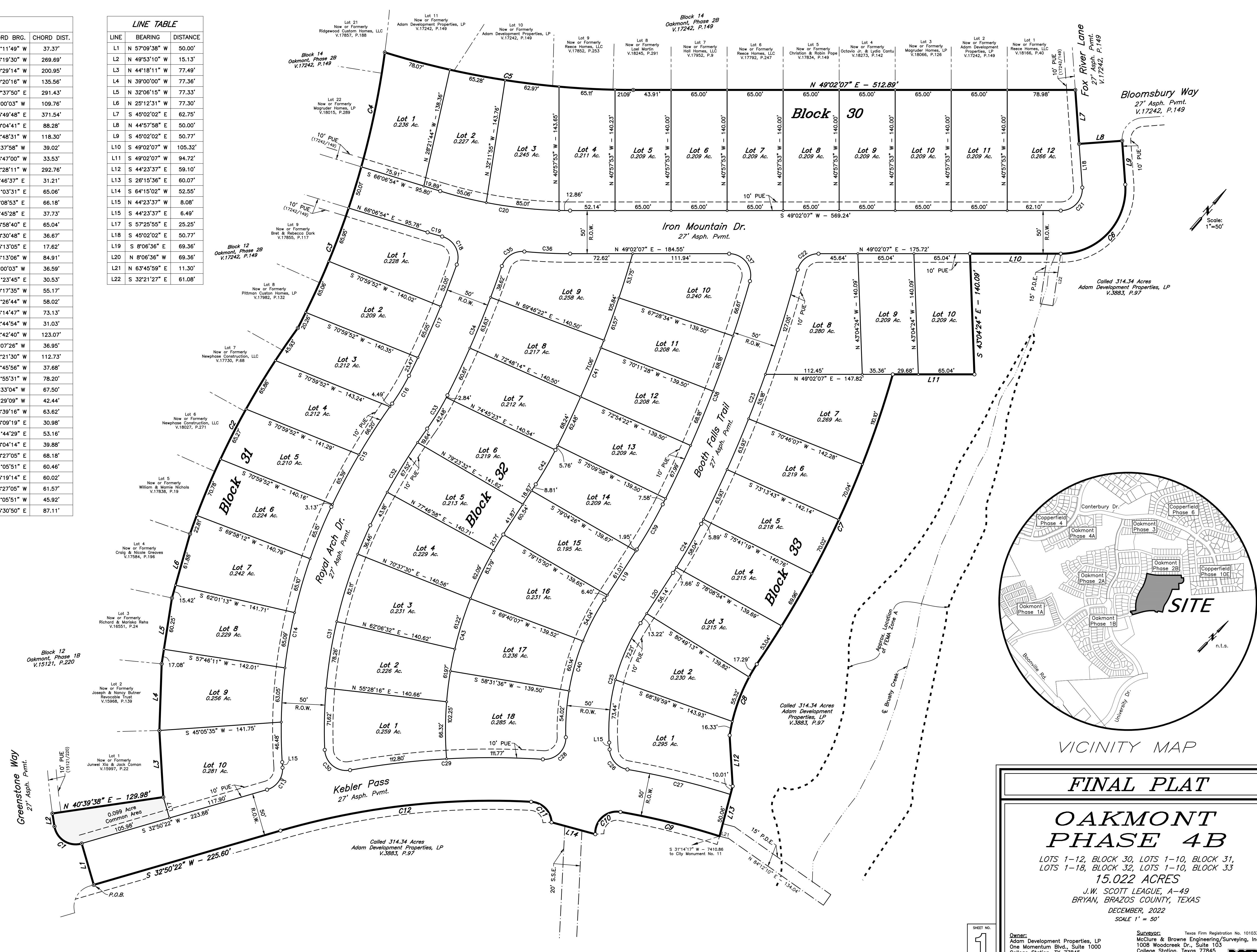


CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	96°42'54"	25.00'	42.20'	28.12'	S 81°11'49" W	37.37'
C2	16°48'14"	922.85'	270.66'	136.31'	N 13°19'30" W	269.69'
C3	11°46'09"	980.00'	201.30'	101.01'	N 19°29'14" W	200.95'
C4	7°55'55"	980.00'	135.67'	67.94'	N 29°20'16" W	135.56'
C5	17°11'24"	975.00'	292.52'	147.37'	N 57°37'50" E	291.43'
C6	94°04'09"	75.00'	123.14'	80.53'	S 2°00'03" W	109.76'
C7	18°30'36"	1155.08'	373.16'	188.22'	S 15°49'48" E	371.54'
C8	24°21'04"	209.28'	88.94'	45.15'	S 2°04'41" E	88.28'
C9	7°45'09"	875.00'	118.39'	59.29'	S 62°48'31" W	118.30'
C10	102°35'58"	25.00'	44.77'	31.20'	S 7°37'58" W	39.02'
C11	84°13'58"	25.00'	36.75'	22.60'	N 85°47'00" W	33.53'
C12	19°15'39"	875.00'	294.14'	148.47'	S 42°28'11" W	292.76'
C13	77°13'59"	25.00'	33.70'	19.97'	S 5°46'37" E	31.21'
C14	6°09'08"	606.22'	65.09'	32.58'	S 31°03'31" E	65.06'
C15	4°47'12"	792.46'	66.20'	33.12'	S 8°08'53" E	66.18'
C16	8°39'16"	250.00'	37.76'	18.92'	S 9°45'28" E	37.73'
C17	3°21'40"	1108.92'	65.05'	32.53'	S 16°58'40" E	65.04'
C18	94°19'51"	25.00'	41.16'	26.96'	S 68°30'48" E	36.67'
C19	1°47'37"	563.00'	17.63'	8.81'	N 65°13'05" W	17.62'
C20	9°29'39"	513.00'	85.01'	42.60'	S 55°13'06" W	84.91'
C21	94°04'09"	25.00'	41.05'	26.84'	S 2°00'03" W	36.59'
C22	75°16'45"	25.00'	32.85'	19.28'	N 11°23'45" E	30.53'
C23	2°07'24"	1488.92'	55.18'	27.59'	N 20°17'35" W	55.17'
C24	5°16'43"	630.00'	58.04'	29.04'	N 11°26'44" W	58.02'
C25	18°17'39"	230.00'	73.44'	37.03'	N 35°14'47" W	73.13'
C26	76°42'35"	25.00'	33.47'	19.78'	N 82°44'54" W	31.03'
C27	7°37'45"	925.00'	123.17'	61.67'	S 62°42'40" W	123.07'
C28	95°18'08"	25.00'	41.58'	27.43'	S 5°07'26" W	36.95'
C29	6°59'12"	925.00'	112.80'	56.47'	S 42°21'30" W	112.73'
C30	97°48'05"	25.00'	42.67'	28.66'	S 87°45'56" W	37.68'
C31	8°03'43"	556.22'	78.26'	39.20'	N 31°55'31" W	78.20'
C32	5°12'41"	742.33'	67.52'	33.78'	N 9°33'04" W	67.50'
C33	8°06'44"	300.00'	42.48'	21.27'	N 9°29'09" W	42.44'
C34	3°08'44"	1158.92'	63.63'	31.82'	N 18°39'16" W	63.62'
C35	76°35'01"	25.00'	33.42'	19.74'	N 18°09'19" E	30.98'
C36	5°24'42"	563.00'	53.18'	26.61'	N 51°44'29" E	53.16'
C37	105°47'18"	25.00'	46.16'	33.05'	S 78°04'14" E	39.88'
C38	2°42'54"	1438.92'	68.18'	34.10'	S 18°27'05" W	68.18'
C39	5°58'30"	580.00'	60.48'	30.27'	S 11°05'51" E	60.46'
C40	12°18'22"	280.00'	60.14'	30.19'	S 25°19'14" E	60.02'
C41	2°44'03"	1299.42'	61.57'	31.01'	N 18°27'05" W	61.57'
C42	5°58'30"	440.50'	45.94'	22.99'	N 11°05'51" W	45.92'
C43	11°55'08"	419.50'	87.27'	43.79'	S 25°30'50" E	87.11'

LINE	BEARING	DISTANCE
L1	N 57°09'38" W	50.00'
L2	N 49°53'10" W	15.13'
L3	N 44°18'11" W	77.49'
L4	N 39°00'00" W	77.36'
L5	N 32°06'15" W	77.33'
L6	N 25°12'31" W	77.30'
L7	S 45°02'02" E	62.75'
L8	N 44°57'58" E	50.00'
L9	S 45°02'02" E	50.77'
L10	S 49°02'07" W	105.32'
L11	S 49°02'07" W	94.72'
L12	S 44°23'37" E	59.10'
L13	S 26°15'36" E	60.07'
L14	S 64°15'02" W	52.55'
L15	N 44°23'37" W	8.08'
L16	S 44°23'37" E	6.49'
L17	S 57°25'55" E	25.25'
L18	S 45°02'02" E	50.77'
L19	S 8°06'36" E	69.36'
L20	N 8°06'36" W	69.36'
L21	N 63°45'59" E	11.30'
L22	S 32°21'27" E	61.08'



VICINITY MAP

FINAL PLAT

OAKMONT PHASE 4B

LOTS 1-12, BLOCK 30, LOTS 1-10, BLOCK 31,
LOTS 1-18, BLOCK 32, LOTS 1-10, BLOCK 33
15.022 ACRES

J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS
DECEMBER, 2022
SCALE 1" = 50'

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
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Texas Firm Registration No. 10103300

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

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

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, Sr. 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

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

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: 50 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. Planning Variance to Lot Depth was approved for Lot 1, Block 30 by the Planning and Zoning Commission on August 4, 2022.
6. Unless otherwise indicated, all distances shown along curves are arc distances.
7. 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.
8. The Common Area shown shall be owned and maintained by the Homeowners' Association.
9. Right-of-Way Acreage: 3.53 Ac.
10. 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.
11. 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

12. Abbreviations:

- P.O.B. - Point of Beginning
P.U.E. - Public Utility Easement
S.S.E. - Sanitary Sewer Easement

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the J.W. SCOTT SURVEY, 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 being in the southeast right-of-way line of Kebler Pass (based on a 50-foot width) and being in the northeast right-of-way line of Greenstone Way (based on a 50-foot width);

THENCE: along the southeast right-of-way line of said Kebler Pass and the northeast right-of-way line of said Greenstone Way for the following three (3) calls:

- 1) N 57°09'38" W 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,
2) 42.32 feet in a clockwise direction along the arc of a curve having a central angle of 97°49'50", a radius of 24.79 feet, a tangent of 28.43 feet and a long chord bearing S 81°11'49" W at a distance of 37.37 feet to a found 1/2-inch iron rod marking the Point of Tangency, and
3) N 49°53'10" W for a distance of 15.13 feet to a found 1/2-inch iron rod marking the west corner of this tract, said iron rod also marking the south corner of Lot 1, Block 12, OAKMONT PHASE 1B according to the Final Plat recorded in Volume 15121, Page 220 (O.R.B.C.);

THENCE: along the common line of this tract, the northeast line of said Block 12, OAKMONT PHASE 1B, Block 12, OAKMONT PHASE 2B according to the Final Plat recorded in Volume 17242, Page 149 (O.R.B.C.), the northeast right-of-way line of Iron Mountain Dr. (based on a 50-foot width) and the northeast and southeast line of Block 14 of said OAKMONT PHASE 2B for the following ten (10) calls:

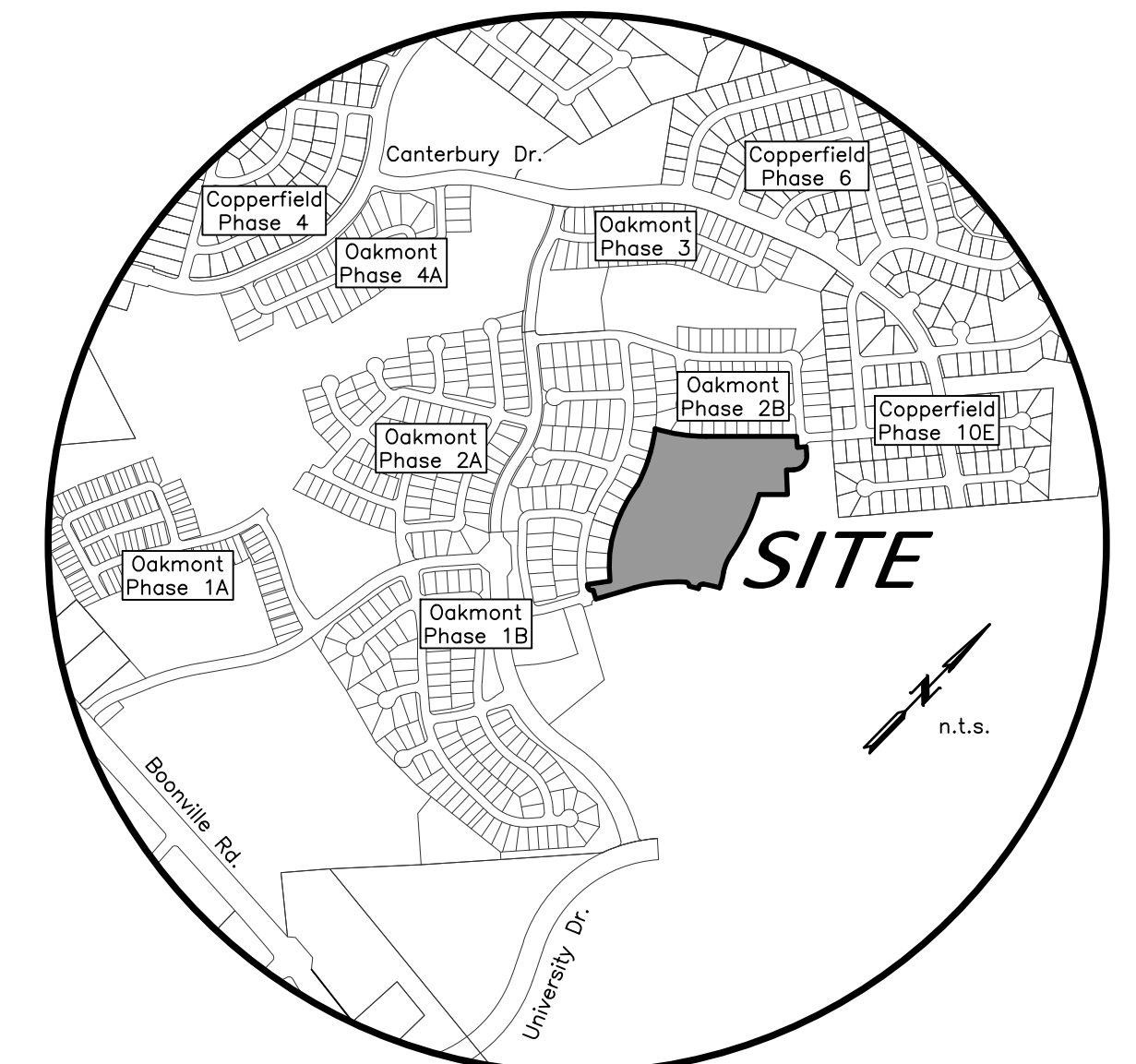
- 1) N 40°39'38" E for a distance of 129.98 feet to a found 1/2-inch iron rod marking an angle corner of this tract,
2) N 44°18'11" W for a distance of 77.49 feet to a found 1/2-inch iron rod marking an angle corner of this tract,
3) N 39°00'00" W for a distance of 77.36 feet to a found 1/2-inch iron rod marking an angle corner of this tract,
4) N 32°06'15" W for a distance of 77.33 feet to a found 1/2-inch iron rod marking an angle corner of this tract,
5) N 25°12'31" W for a distance of 77.30 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the right,
6) 270.66 feet in a clockwise direction along the arc of a curve having a central angle of 16°48'14", a radius of 922.85 feet, a tangent of 136.31 feet and a long chord bearing N 13°19'30" W at a distance of 269.69 feet to a found 1/2-inch iron rod for the Point of Reverse Curvature,
7) 201.30 feet in a counter clockwise direction along the arc of a curve having a central angle of 11°46'08", a radius of 980.00 feet, a tangent of 101.01 feet and a long chord bearing N 19°29'14" W at a distance of 200.95 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the left,
8) 135.67 feet in a counter clockwise direction along said curve having a central angle of 07°55'55", a radius of 980.00 feet, a tangent of 67.94 feet and a long chord bearing N 29°20'16" W at a distance of 135.56 feet to a found 1/2-inch iron rod marking the northwest corner of this tract and the Point of Curvature of a curve to the left, said iron rod also marking the south corner of Lot 11, Block 14 of said OAKMONT PHASE 2B and being in the northeast line of Lot 21, Block 14 of said OAKMONT PHASE 2B,
9) 292.52 feet in a counter clockwise direction along the arc of a curve having a central angle of 17°11'24", a radius of 975.00 feet, a tangent of 147.37 feet and a long chord bearing N 57°37'50" E at a distance of 291.43 feet to a found 1/2-inch iron rod marking the Point of Tangency, and
10) N 49°02'07" E for a distance of 512.89 feet to a found 1/2-inch iron rod marking the north corner of this herein described tract, said iron rod also marking the east corner of Lot 1, Block 14 of said OAKMONT PHASE 2B and being in the south right-of-way line of Fox River Lane (based on a 50-foot width);

THENCE: along the south right-of-way line of said Fox River Lane for the following two (2) calls:

- 1) S 45°02'02" E for a distance of 62.75 feet to a found 1/2-inch iron rod marking a corner of this tract, and
2) N 44°57'58" E for a distance of 50.00 feet to a found 1/2-inch iron rod marking the northeast corner of this tract;

THENCE: into the interior of the called 314.34 acre TAC Realty, Inc. remainder tract for the following fifteen (15) calls:

- 1) S 45°02'02" E for a distance of 50.77 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
2) 123.14 feet along the arc of said curve having a central angle of 94°04'09", a radius of 75.00 feet, a tangent of 80.53 feet and a long chord bearing S 02°00'03" W at a distance of 109.76 feet to a 1/2-inch iron rod set for the Point of Tangency,
3) S 49°02'07" W for a distance of 105.32 feet to a 1/2-inch iron rod set for corner,
4) S 43°04'24" E for a distance of 140.09 feet to a 1/2-inch iron rod set for corner,
5) S 49°02'07" W for a distance of 94.72 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
6) 373.16 feet in a clockwise direction along the arc of a curve having a central angle of 18°30'36", a radius of 1,155.08 feet, a tangent of 188.22 feet and a long chord bearing S 15°49'48" E at a distance of 371.54 feet to a 1/2-inch iron rod set for the Point of Reverse Curvature,
7) 88.94 feet in a counter clockwise direction along the arc of a curve having a central angle of 2°42'10", a radius of 209.28 feet, a tangent of 45.15 feet and a long chord bearing S 20°04'41" E at a distance of 88.28 feet to a 1/2-inch iron rod set for the Point of Tangency,
8) S 44°23'37" E, a distance of 59.10 feet 1/2-inch iron rod set for corner,
9) S 26°15'36" E for a distance of 60.07 feet to a 1/2-inch iron rod set for the east corner of this tract and the Point of Curvature of a curve to the left,
10) 118.39 feet in a counter clockwise direction along the arc of a curve having a central angle of 07°45'09", a radius of 875.00 feet, a tangent of 59.29 feet and a long chord bearing S 62°48'31" W at a distance of 118.30 feet to a 1/2-inch iron rod set for the Point of Compound Curvature,
11) 44.77 feet along the arc of said compound curve having a central angle of 102°35'58", a radius of 25.00 feet, a tangent of 31.20 feet and a long chord bearing S 07°37'58" W at a distance of 39.02 feet to a 1/2-inch iron rod set for the Point of Tangency,
12) S 64°15'02" W for a distance of 52.55 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
13) 36.75 feet in a counter clockwise direction along the arc of a curve having a central angle of 84°13'58", a radius of 25.00 feet, a tangent of 22.60 feet and a long chord bearing N 85°47'00" W at a distance of 33.53 feet to a 1/2-inch iron rod set for the Point of Compound Curvature,
14) 294.14 feet along the arc of said compound curve having a central angle of 19°15'39", a radius of 875.00 feet, a tangent of 148.47 feet and a long chord bearing S 42°28'11" W at a distance of 292.76 feet to a 1/2-inch iron rod set for the Point of Tangency, and
15) S 32°50'22" W for a distance of 225.60 feet to the POINT OF BEGINNING and containing 15.022 acres of land.



VICINITY MAP

FINAL PLAT

OAKMONT PHASE 4B

LOTS 1-12, BLOCK 30, LOTS 1-10, BLOCK 31, LOTS 1-18, BLOCK 32, LOTS 1-10, BLOCK 33
15.022 ACRES

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

DECEMBER, 2022
SCALE 1" = 50'

SHEET NO.
2
OF 2 SHEETS

Owner: Adam Development Properties, LP
1008 Woodcreek Dr., Suite 103
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

