

FIELD NOTES

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 tract described in the deed from W.H. Burnap, et al. to Adam Development Properties, LP, 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 northwest corner of this herein described tract, said iron rod also marking the southwest corner of the called 0.507 acre Common Area H, Block 5, OAKMONT PHASE 1B according to the Final Plat recorded in Volume 15121, Page 220 of the Official Public Records of Brazos County, Texas (O.R.B.C.) and being in the east right-of-way line of Pendleton Drive (based on a 60-foot width);

THENCE: along the common line of this tract and said Block 5, OAKMONT PHASE 1B for the following six (6) calls:

- 1) S 74° 27' 07" E for a distance of 360.94 feet to a found 1/2-inch iron rod marking an angle of this tract,
- 2) S 70° 27' 08" E for a distance of 346.08 feet to a found 1/2-inch iron rod marking an angle of this tract,
- 3) S 85° 04' 49" E for a distance of 325.61 feet to a found 1/2-inch iron rod marking an angle of this tract,
- 4) N 87° 37' 51" E for a distance of 108.22 feet to a found 1/2-inch iron rod marking the northeast corner of this tract, said iron rod also marking the northwest corner of the called 2.436 acre Common Area I, Block 5 of said OAKMONT PHASE 1B and being in the south line of Lot 29, Block 5 of said OAKMONT PHASE 1B,
- 5) S 01° 55' 13" E for a distance of 121.43 feet to a found 1/2-inch iron rod marking an angle of this tract, and
- 6) S 44° 44' 03" E for a distance of 291.45 feet to a found 1/2-inch iron rod marking the east corner of this tract, said iron rod also marking the south corner of the called 2.436 acre Common Area I and being in the northwest line of the called 145 acre Duane Peters tract recorded in Volume 13396, Page 37 (O.P.R.B.C.);

THENCE: S 45° 15' 57" W along the common line of this tract and the called 145 acre Peters tract for a distance of 603.34 feet to a 1/2-inch iron rod set for the southeast corner of this herein described tract;

THENCE: N 82° 11' 58" W into the interior of the called 314.34 acre Adam Development Properties, LP, tract for a distance of 1,393.51 feet to a 1/2-inch iron rod set for the west corner of this tract, said iron rod also being in the east right-of-way line of said Pendleton Drive and being the Point of Curvature of a curve to the right;

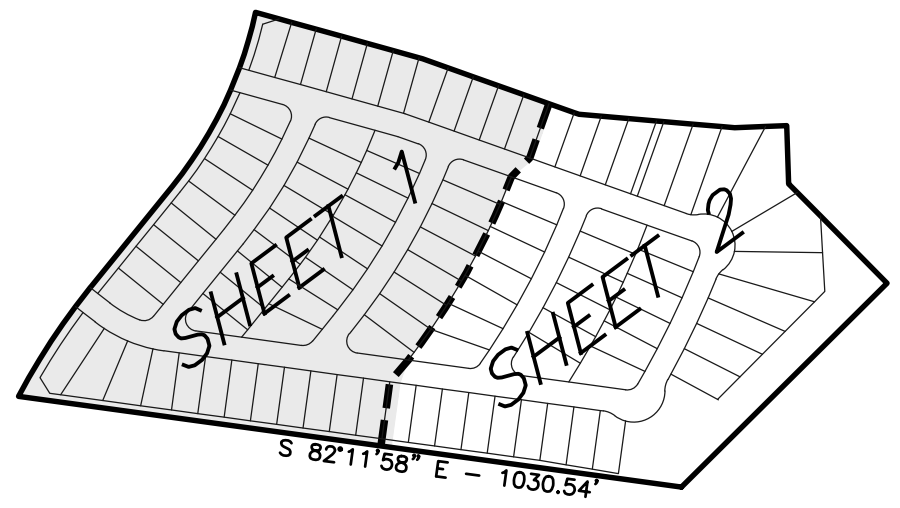
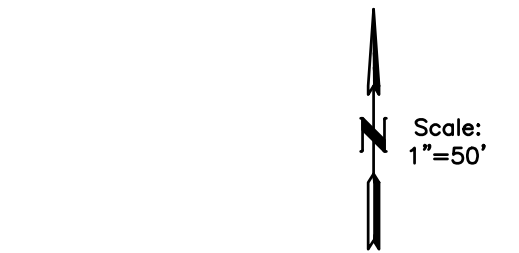
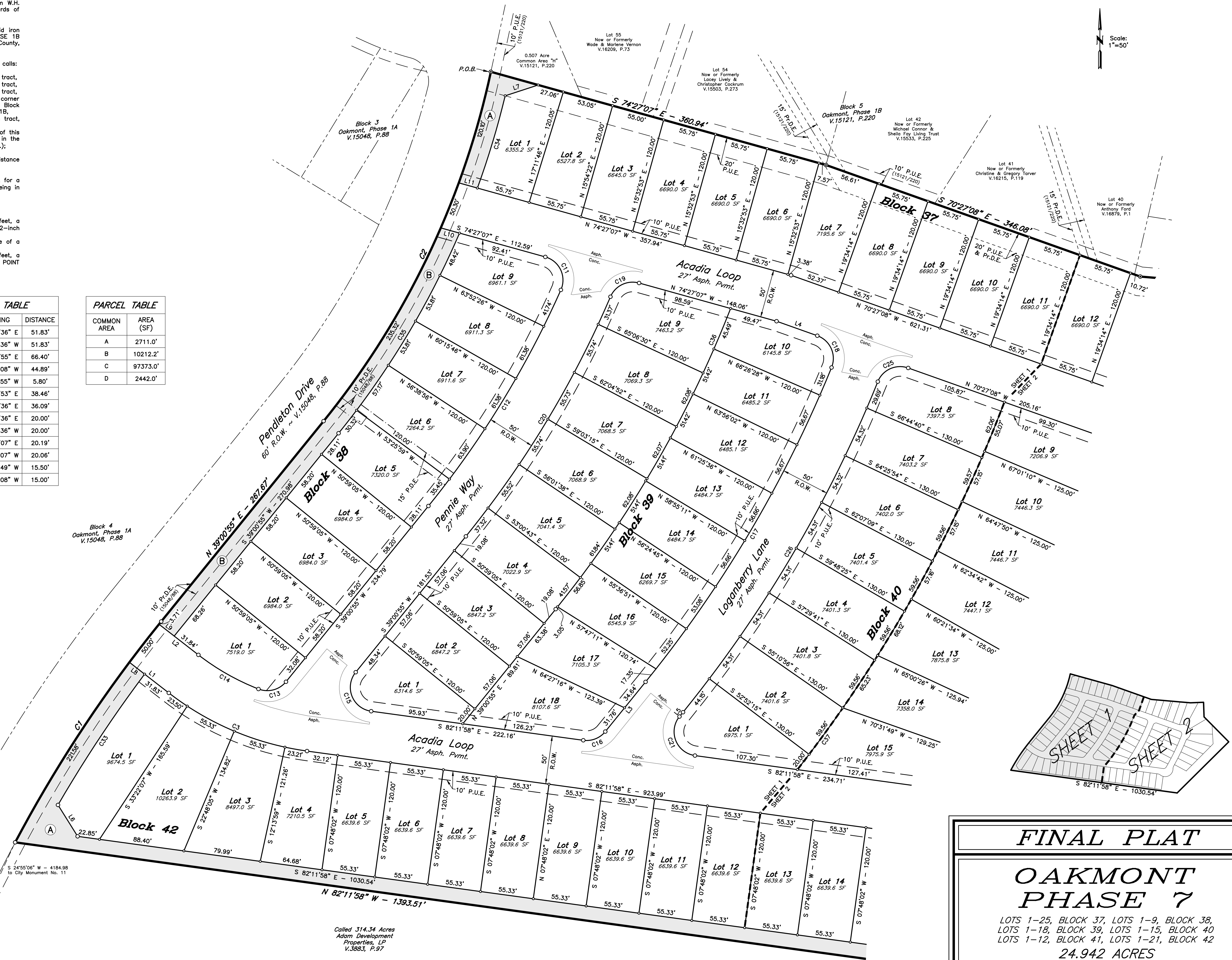
THENCE: along the east right-of-way line of said Pendleton Drive for the following three (3) calls:

- 1) 275.29 feet along the arc of said curve having a central angle of 11° 06' 23", a radius of 1420.19 feet, a tangent of 138.08 feet and long chord bearing N 33° 27' 42" E at a distance of 274.86 feet to a 1/2-inch iron rod set for the angle,
- 2) N 39° 00' 55" E for a distance of 267.67 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left, and
- 3) 405.73 feet along the arc of said curve having a central angle of 26° 52' 29", a radius of 865.00 feet, a tangent of 206.67 feet and long chord bearing N 25° 34' 40" E at a distance of 402.02 feet to the POINT OF BEGINNING and containing 24.942 acres of land.

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	11°06'21"	1420.26'	275.29'	138.08'	N 33°27'42" E	274.86'
C2	26°52'29"	865.00'	405.73'	206.67'	N 25°34'40" E	402.02'
C3	30°03'22"	300.00'	157.37'	80.54'	S 67°10'17" E	155.57'
C4	29°35'31"	50.00'	25.82'	13.21'	S 67°24'12" E	25.54'
C5	127°06'31"	65.00'	144.20'	130.68'	N 63°50'17" E	116.40'
C6	28°46'05"	50.00'	25.10'	12.82'	N 14°40'04" E	24.84'
C7	6°48'32"	1950.00'	231.74'	116.01'	N 25°38'50" E	231.60'
C8	29°10'53"	50.00'	25.47'	13.02'	N 36°50'01" E	25.19'
C9	15°12'06"	65.00'	171.84'	255.64'	N 24°18'36" W	125.99'
C10	29°35'31"	50.00'	25.82'	13.21'	N 85°14'53" W	25.54'
C11	98°25'31"	25.00'	42.95'	28.98'	S 25°14'22" E	37.86'
C12	15°02'31"	1005.00'	263.85'	132.69'	S 31°29'39" W	263.09'
C13	72°20'55"	25.00'	31.57'	18.28'	S 75°11'22" W	29.51'
C14	16°29'35"	250.00'	71.96'	36.23'	N 60°23'23" W	71.72'
C15	12°11'52"	25.00'	52.89'	44.38'	S 21°35'31" E	43.56'
C16	58°47'08"	25.00'	25.65'	14.08'	N 68°24'29" E	24.54'
C17	16°50'09"	1295.00'	380.53'	191.64'	N 30°35'50" E	379.16'
C18	92°37'53"	25.00'	40.42'	26.18'	N 24°08'11" W	36.16'
C19	82°21'39"	25.00'	35.94'	21.87'	S 64°22'05" W	32.92'
C20	15°49'37"	1055.00'	291.43'	146.65'	S 31°06'06" W	290.50'
C21	12°11'52"	25.00'	52.89'	44.38'	S 21°35'31" E	43.56'
C22	63°00'12"	25.00'	27.49'	15.32'	N 66°17'57" E	26.13'
C23	13°07'41"	1600.00'	366.60'	184.11'	N 28°14'00" E	365.80'
C24	92°07'18"	25.00'	40.20'	25.94'	N 24°23'29" W	36.00'
C25	87°33'39"	25.00'	38.21'	23.96'	S 65°46'03" W	34.59'
C26	17°01'41"	1345.00'	399.73'	201.35'	S 30°30'04" W	398.26'
C27	115°16'02"	25.00'	50.29'	39.44'	S 24°33'57" E	42.23'
C28	67°35'07"	25.00'	29.49'	16.73'	N 64°00'29" E	27.81'
C29	8°53'08"	1900.00'	294.66'	147.63'	N 25°46'22" E	294.37'
C30	91°46'55"	25.00'	40.05'	25.79'	N 24°33'40" W	35.90'
C31	88°00'18"	25.00'	38.40'	24.14'	S 65°32'43" W	34.73'
C32	11°31'30"	1650.00'	331.90'	166.51'	S 27°18'19" W	331.34'
C33	6°39'58"	1400.58'	162.95'	81.57'	S 33°29'58" W	162.86'
C34	6°28'44"	885.00'	100.08'	50.09'	N 16°45'12" E	100.02'
C35	15°46'00"	885.00'	243.53'	122.54'	S 31°07'55" W	242.77'
C36	3°33'05"	1175.00'	72.83'	36.43'	N 23°06'58" E	72.82'
C37	3°05'25"	1475.00'	79.56'	39.79'	N 36°21'56" E	79.55'
C38	2°49'48"	1775.00'	87.67'	43.85'	N 31°01'23" E	87.66'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 52°08'36" E	51.83'
L2	N 52°08'36" W	51.83'
L3	N 39°00'55" E	66.40'
L4	N 70°27'08" W	44.89'
L5	S 39°00'55" W	5.80'
L6	S 32°01'53" E	38.46'
L7	N 71°53'36" E	36.09'
L8	S 52°08'36" E	20.00'
L9	N 52°08'36" W	20.00'
L10	S 74°27'07" E	20.19'
L11	N 74°27'07" W	20.06'
L12	N 85°04'49" W	15.50'
L13	N 70°27'08" W	15.00'

PARCEL TABLE	
COMMON AREA	AREA (SF)
A	2711.0'
B	10212.2'
C	97373.0'
D	2442.0'



FINAL PLAT

OAKMONT PHASE 7

LOTS 1-25, BLOCK 37, LOTS 1-9, BLOCK 38,
LOTS 1-18, BLOCK 39, LOTS 1-15, BLOCK 40
LOTS 1-12, BLOCK 41, LOTS 1-21, BLOCK 42

24.942 ACRES
J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS
OCTOBER, 2023
SCALE 1" = 50'

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

Called 314.34 Acres
Adam Development
Properties, LP
V.3883, P.97

S 24°55'06" W - 4184.98
to City Monument No. 11

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 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 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 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 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

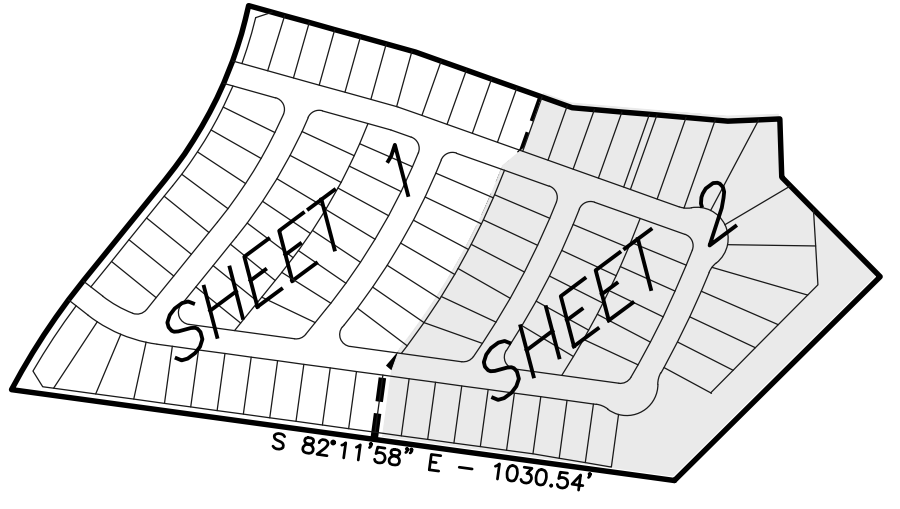
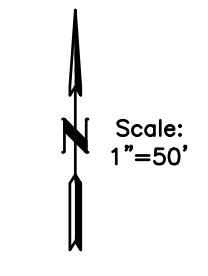
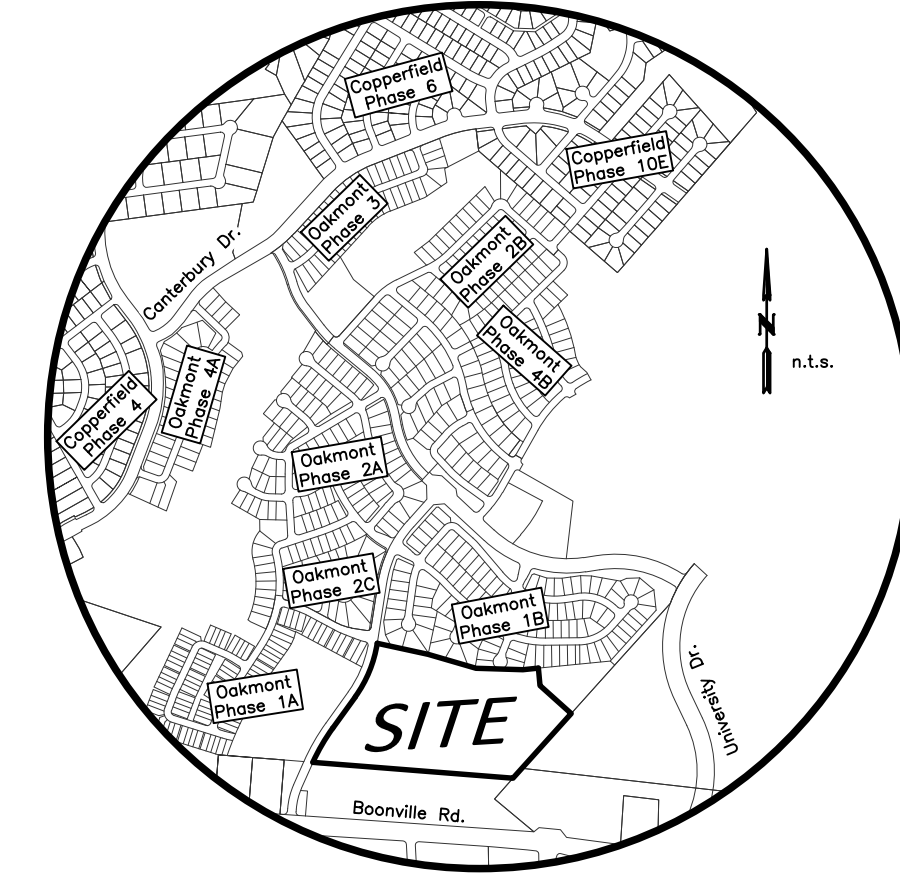
County Clerk, Brazos County, Texas

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:
1. ORIGIN OF BEARING SYSTEM: Iron rod monuments found and the record bearing (S 85°04'49" E) along the south line of Oakmont Phase 1B recorded in Volume 15121, Page 220 of the Official Public 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 48041C0222F, effective 04/02/2014, this property is not located in a 100-year flood hazard Area.
3. Land Use: 98 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: 4.80 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 P.U.E. and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
11. Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner:
o - 1/2" Iron Rod Found (CM)
o - 1/2" Iron Rod Set
12. Abbreviations:
B.S.I. - By Separate Instrument
P.D.E. - Public Drainage Easement
P.O.B. - Point of Beginning
P.U.E. - Public Utility Easement
P.R.D.E. - Private Drainage Easement
CM - Controlling Monument

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OAKMONT PHASE 7
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Surveyor: McClure & Browne Engineering/Surveying, Inc.

SHEET NO. 2 OF 2 SHEETS