

S 30°38'09" E - 2407.07'

N 30°38'09" W - 622.44'

Common Area  
41.579 Acres

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 remainder tract described in the deed from W.M. Burpee, 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 north 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.), said iron rod also marking the east corner of Lot 23, Block 7, COPPERFIELD SECTION 10-C according to the Final Plat recorded in Volume 2856, Page 347 (O.R.B.C.) and being in the southwest line of the called 100 feet x 3,568.44 feet City of Bryan tract recorded in Volume 9819, Page 66 (O.R.B.C.);

THENCE: S 30° 38' 09" E along the common line of the called 6.914 acre City Park & Storm Water Detention Area and the called 100 feet x 3,568.44 feet City of Bryan tract for a distance of 74.31 feet to a 1/2-inch iron rod set for the most northerly west corner of this tract, said iron rod also marking the south corner of the called 100 feet x 3,568.44 feet City of Bryan tract and the POINT OF BEGINNING;

THENCE: N 59° 21' 51" E along the common line of this tract and the called 100 feet x 3,568.44 feet City of Bryan tract for a distance of 100.00 feet to a 1/2-inch iron rod set for the north corner of this herein described tract, said iron rod also marking the east corner of the called 100 feet x 3,568.44 feet City of Bryan tract and being in the southwest line of the called 242.5 acre Peyton Waller tract recorded in Volume 348, Page 688 of the Brazos County Deed Records (B.C.D.R.);

THENCE: S 30° 38' 09" E along the common line of this tract and the called 242.5 acre Waller tract for a distance of 2,407.07 feet to a 1/2-inch iron rod set for the east corner of this tract, said iron rod also marking the north corner of University Drive East (based on a 120-foot width);

THENCE: along the northeast right-of-way line of said University Drive East and the northeast right-of-way line of Oakmont Boulevard (based on a 100-foot width) for the following (4) calls:

- 1) S 45° 15' 57" W for a distance of 2291.71 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
- 2) 81.50 feet along the arc of said curve having a central angle of 05° 25' 48", a radius of 860.00 feet, a tangent of 40.78 feet and long chord bearing S 42° 33' 03" W at a distance of 81.47 feet to a found 1/2-inch iron rod marking the Point of Reverse Curvature,
- 3) 37.63 feet along the arc of said curve having a central angle of 85° 14' 12", a radius of 250.00 feet, a tangent of 23.41 feet and long chord bearing S 82° 37' 15" W at a distance of 34.18 feet to a found 1/2-inch iron rod marking the south corner of this herein described tract and the Point of Reverse Curvature, and
- 4) 248.13 feet along the arc of said curve having a central angle of 16° 43' 32", a radius of 850.00 feet, a tangent of 124.95 feet and long chord bearing N 82° 17' 25" W at a distance of 247.25 feet to a 1/2-inch iron rod set for the Point of Tangency,

THENCE: into the interior of the called 314.34 acre Adam Development Properties, L.P. remainder tract for the following sixty (60) calls:

- 1) N 19° 20' 49" E for a distance of 26.73 feet to a 1/2-inch iron rod set for angle,
- 2) N 27° 19' 52" E for a distance of 422.00 feet to a 1/2-inch iron rod set for angle,
- 3) N 70° 52' 48" E for a distance of 332.35 feet to a 1/2-inch iron rod set for angle,
- 4) N 50° 44' 16" E for a distance of 581.38 feet to a 1/2-inch iron rod set for angle,
- 5) N 62° 35' 14" W for a distance of 206.03 feet to a 1/2-inch iron rod set for angle,
- 6) S 54° 42' 13" W for a distance of 36.81 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
- 7) 112.31 feet along the arc of said curve having a central angle of 128° 41' 32", a radius of 500.00 feet, a tangent of 104.11 feet and long chord bearing S 80° 21' 27" W at a distance of 90.14 feet to a 1/2-inch iron rod set for the Point of Reverse Curvature,
- 8) 12.72 feet along the arc of said curve having a central angle of 26° 15' 00", a radius of 27.77 feet, a tangent of 6.48 feet and long chord bearing S 30° 37' 16" W at a distance of 12.61 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 9) S 45° 13' 51" W for a distance of 46.46 feet to a 1/2-inch iron rod set for angle,
- 10) S 43° 28' 50" W for a distance of 160.04 feet to a 1/2-inch iron rod set for angle,
- 11) S 45° 13' 51" W for a distance of 125.30 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 12) 353.10 feet along the arc of said curve having a central angle of 31° 36' 39", a radius of 640.00 feet, a tangent of 181.17 feet and long chord bearing S 61° 02' 11" W at a distance of 348.64 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 13) S 78° 27' 44" W for a distance of 128.55 feet to a 1/2-inch iron rod set for angle,
- 14) N 05° 50' 44" W for a distance of 127.75 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
- 15) 51.88 feet along the arc of said curve having a central angle of 59° 27' 19", a radius of 50.00 feet, a tangent of 28.55 feet and long chord bearing N 27° 53' 06" E at a distance of 49.59 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 16) N 71° 10' 27" E for a distance of 134.46 feet to a 1/2-inch iron rod set for angle,
- 17) N 02° 53' 49" W for a distance of 78.12 feet to a 1/2-inch iron rod set for angle,
- 18) N 65° 14' 34" W for a distance of 106.60 feet to a 1/2-inch iron rod set for angle,
- 19) N 73° 11' 58" W for a distance of 228.28 feet to a 1/2-inch iron rod set for angle,
- 20) N 44° 33' 54" W for a distance of 180.06 feet to a 1/2-inch iron rod set for angle,
- 21) N 50° 01' 01" W for a distance of 16.38 feet to a 1/2-inch iron rod set for the west corner of this tract, said iron rod also marking the Point of Curvature of a curve to the right,
- 22) 178.03 feet along the arc of said curve having a central angle of 11° 39' 26", a radius of 875.00 feet, a tangent of 89.32 feet and long chord bearing N 73° 27' 22" E at a distance of 177.72 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 23) S 33° 33' 45" E for a distance of 76.69 feet to a 1/2-inch iron rod set for angle,
- 24) S 54° 55' 02" E for a distance of 141.89 feet to a 1/2-inch iron rod set for angle,
- 25) N 88° 20' 42" E for a distance of 231.63 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
- 26) 238.12 feet along the arc of said curve having a central angle of 69° 12' 54", a radius of 200.00 feet, a tangent of 135.45 feet and long chord bearing N 54° 14' 15" E at a distance of 224.30 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 27) S 65° 33' 06" E for a distance of 13.17 feet to a 1/2-inch iron rod set for angle,
- 28) S 17° 10' 21" E for a distance of 122.25 feet to a 1/2-inch iron rod set for angle,
- 29) S 85° 24' 30" E for a distance of 78.81 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
- 30) 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 S 75° 16' 38" E at a distance of 89.83 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 31) N 80° 31' 11" E for a distance of 150.70 feet to a 1/2-inch iron rod set for angle,
- 32) N 70° 56' 30" E for a distance of 119.35 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
- 33) 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 N 58° 46' 35" E at a distance of 85.66 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 34) N 74° 50' 41" E for a distance of 123.07 feet to a 1/2-inch iron rod set for angle,
- 35) N 08° 54' 56" W for a distance of 326.94 feet to a 1/2-inch iron rod set for angle,
- 36) N 47° 14' 13" W for a distance of 101.90 feet to a 1/2-inch iron rod set for angle,
- 37) N 46° 12' 51" E for a distance of 32.20 feet to a 1/2-inch iron rod set for angle,
- 38) S 47° 19' 55" E for a distance of 114.70 feet to a 1/2-inch iron rod set for angle,
- 39) S 67° 20' 29" E for a distance of 94.88 feet to a 1/2-inch iron rod set for angle,
- 40) S 59° 37' 37" E for a distance of 83.99 feet to a 1/2-inch iron rod set for angle,
- 41) N 32° 45' 01" E for a distance of 126.08 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 42) 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 S 27° 14' 59" E at a distance of 50.00 feet to a 1/2-inch iron rod set for the Point of Reverse Curvature,
- 43) 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 S 48° 33' 53" E at a distance of 78.06 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 44) S 30° 38' 09" E for a distance of 50.05 feet to a 1/2-inch iron rod set for angle,
- 45) S 74° 51' 09" E for a distance of 146.30 feet to a 1/2-inch iron rod set for angle,
- 46) N 05° 03' 15" E for a distance of 198.08 feet to a 1/2-inch iron rod set for angle,
- 47) N 62° 34' 32" W for a distance of 363.76 feet to a 1/2-inch iron rod set for angle,
- 48) N 43° 11' 33" W for a distance of 260.97 feet to a 1/2-inch iron rod set for angle,
- 49) S 45° 45' 20" W for a distance of 328.14 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 50) 335.35 feet along the arc of said curve having a central angle of 49° 16' 03", a radius of 380.00 feet, a tangent of 178.83 feet and long chord bearing N 07° 14' 28" E at a distance of 325.12 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 51) S 45° 02' 00" E for a distance of 145.99 feet to a 1/2-inch iron rod set for angle,
- 52) N 33° 24' 59" E for a distance of 222.41 feet to a 1/2-inch iron rod set for angle,
- 53) N 45° 02' 00" W for a distance of 140.72 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
- 54) 120.41 feet along the arc of said curve having a central angle of 137° 59' 07", a radius of 50.00 feet, a tangent of 130.20 feet and long chord bearing N 39° 54' 47" W at a distance of 93.35 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 55) N 39° 15' 58" W for a distance of 145.85 feet to a 1/2-inch iron rod set for angle,
- 56) S 44° 58' 00" W for a distance of 70.00 feet to a 1/2-inch iron rod set for angle,
- 57) N 45° 02' 00" W for a distance of 124.72 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 58) 121.9 feet along the arc of said curve having a central angle of 13° 58' 28", a radius of 50.00 feet, a tangent of 6.13 feet and long chord bearing S 82° 01' 13" E at a distance of 12.16 feet to a 1/2-inch iron rod set for the Point of Reverse Curvature,
- 59) 190.61 feet along the arc of said curve having a central angle of 218° 25' 22", a radius of 50.00 feet, a tangent of 143.49 feet and long chord bearing N 04° 14' 41" W at a distance of 94.43 feet to a 1/2-inch iron rod set for the Point of Tangency, and
- 60) N 45° 01' 09" W for a distance of 143.50 feet to a 1/2-inch iron rod set for angle, said iron rod also being in the southeast line of Lot 22, Block 13, COPPERFIELD SECTION 10-E according to the Final Plat recorded in Volume 3785, Page 145 (O.R.B.C.);

THENCE: along the common line of this tract, said Lot 22, Block 13 and the called 6.914 acre City Park & Storm Water Detention Area for the following two (2) calls:

- 1) N 44° 58' 00" E, at 56.25 feet, pass a found 1/2-inch iron rod marking the east corner of said Lot 22, Block 13, continue for a total distance of 348.75 feet to a found 1/2-inch iron rod marking an angle point of this tract, and
- 2) N 30° 38' 09" W for a distance of 622.44 feet to the POINT OF BEGINNING and containing 41.579 acres of land.

| CURVE TABLE |            |         |         |         |               |             |
|-------------|------------|---------|---------|---------|---------------|-------------|
| CURVE       | DELTA      | RADIUS  | LENGTH  | TANGENT | CHORD BRG.    | CHORD DIST. |
| C1          | 5°25'48"   | 860.00' | 81.50'  | 40.78'  | S 42°33'03" W | 81.47'      |
| C2          | 86°14'12"  | 25.00'  | 37.63'  | 23.41'  | S 82°57'15" W | 34.18'      |
| C3          | 16°43'32"  | 850.00' | 248.13' | 124.95' | N 62°17'25" W | 247.25'     |
| C4          | 128°41'32" | 50.00'  | 112.31' | 104.11' | S 80°21'27" W | 90.14'      |
| C5          | 26°15'00"  | 27.77'  | 12.72'  | 6.48'   | S 30°37'16" W | 12.61'      |
| C6          | 31°36'39"  | 640.00' | 353.10' | 181.17' | S 61°02'11" W | 348.64'     |
| C7          | 59°27'19"  | 50.00'  | 51.88'  | 28.55'  | N 27°53'06" E | 49.59'      |
| C8          | 11°39'26"  | 875.00' | 178.03' | 89.32'  | N 73°27'22" E | 177.72'     |
| C9          | 68°12'54"  | 200.00' | 238.12' | 135.45' | N 54°14'15" E | 224.30'     |

| CURVE TABLE |            |         |         |          |               |             |
|-------------|------------|---------|---------|----------|---------------|-------------|
| CURVE       | DELTA      | RADIUS  | LENGTH  | TANGENT  | CHORD BRG.    | CHORD DIST. |
| C10         | 173°21'17" | 50.00'  | 151.28' | 861.24'  | S 75°16'38" E | 99.83'      |
| C11         | 213°52'17" | 50.00'  | 186.64' | -164.20' | N 58°46'35" E | 95.66'      |
| C12         | 60°00'00"  | 50.00'  | 52.36'  | 28.87'   | S 27°14'59" E | 50.00'      |
| C13         | 102°37'47" | 50.00'  | 89.56'  | 62.44'   | S 48°33'53" E | 78.06'      |
| C14         | 49°16'03"  | 390.00' | 335.35' | 178.83'  | N 7°14'28" E  | 325.12'     |
| C15         | 137°59'07" | 50.00'  | 120.41' | 130.20'  | N 39°54'47" W | 93.35'      |
| C16         | 13°58'28"  | 50.00'  | 12.19'  | 6.13'    | S 82°01'13" E | 12.16'      |
| C17         | 218°25'22" | 50.00'  | 190.61' | -143.49' | N 4°14'41" W  | 94.43'      |

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 April 2, 2014 and LOMR 22-06-2507P, effective February 2, 2024, a portion of this property is located within a Special Flood Hazard Area, Zone AE. Location shown is approximate and was scaled from said map.
3. Land Use: 41.579 Ac. Common Area.
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 (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.
7. The Common Area shown shall be owned and maintained by the Homeowners' Association.
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 P.U.E. and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
9. Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner:

- - 1/2" Iron Rod Found (CM)
- - 1/2" Iron Rod Set

Abbreviations:  
P.O.B. - Point of Beginning  
P.O.C. - Point of Commencement  
P.U.E. - Public Utility Easement  
CM - Controlling Monument

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 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 BY THE COUNTY CLERK

\_\_\_\_\_  
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

APPROVAL OF THE CITY PLANNER

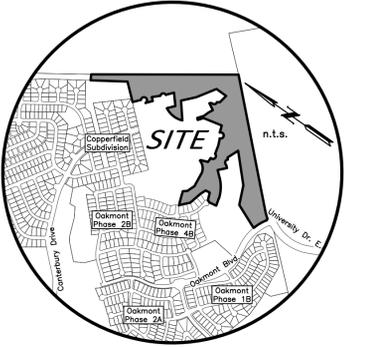
I, \_\_\_\_\_, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Planner, Bryan, Texas

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 59°21'51" E | 100.00'  |
| L2         | N 19°20'49" E | 26.73'   |
| L3         | N 27°19'52" E | 422.00'  |
| L4         | N 62°35'14" W | 206.03'  |
| L5         | S 54°42'13" W | 36.81'   |
| L6         | S 45°13'51" W | 46.46'   |
| L7         | N 43°28'50" W | 160.04'  |
| L8         | S 45°13'51" W | 125.30'  |
| L9         | S 78°27'44" W | 129.55'  |
| L10        | N 59°44'4" W  | 127.75'  |
| L11        | N 71°10'27" E | 134.46'  |
| L12        | N 2°53'49" W  | 78.12'   |
| L13        | N 65°14'34" W | 106.60'  |
| L14        | N 73°11'58" W | 228.28'  |
| L15        | N 44°33'54" W | 180.06'  |

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L16        | N 30°51'01" W | 16.38'   |
| L17        | S 33°33'45" E | 76.69'   |
| L18        | S 64°50'02" E | 141.89'  |
| L19        | N 88°20'42" E | 231.63'  |
| L20        | S 65°33'06" E | 13.17'   |
| L21        | S 17°10'21" E | 122.25'  |
| L22        | S 85°24'30" E | 78.81'   |
| L23        | N 80°31'11" E | 150.70'  |
| L24        | N 70°56'30" E | 119.35'  |
| L25        | N 74°50'41" E | 123.07'  |
| L26        | N 47°14'13" W | 101.90'  |
| L27        | N 46°12'51" E | 32.20'   |
| L28        | S 47°19'55" E | 114.70'  |
| L29        | S 67°20'29" E | 94.88'   |
| L30        | S 59°37'37" E | 83.99'   |

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L31        | N 32°45'01" E | 126.08'  |
| L32        | S 30°52'48" E | 50.05'   |
| L33        | S 74°51'09" E | 146.30'  |
| L34        | N 50°31'15" E | 198.08'  |
| L35        | N 43°11'33" W | 260.97'  |
| L36        | S 45°02'00" E | 145.99'  |
| L37        | S 53°24'59" E | 222.41'  |
| L38        | N 45°02'00" W | 140.72'  |
| L39        | N 39°15'58" W | 145.85'  |
| L40        | S 44°58'00" W | 70.00'   |
| L41        | N 45°02'00" W | 124.72'  |
| L42        | N 45°01'09" W | 143.50'  |
| L43        | S 30°38'09" E | 74.31'   |



VICINITY MAP  
FINAL PLAT  
OAKMONT  
COMMON AREA  
41.579 ACRES  
J.W. SCOTT LEAGUE, A-49  
BRYAN, BRAZOS COUNTY, TEXAS  
MAY, 2025  
SCALE 1" = 120'

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