

Scale:
1"=50'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 45°02'00" E	124.72'
L2	N 44°58'00" E	70.00'
L3	S 30°54'50" E	7.14'
L4	N 59°11'00" E	50.00'
L5	N 77°52'06" E	50.02'
L6	N 11°13'17" W	28.63'
L7	N 44°58'00" E	31.37'
L8	S 30°54'50" E	7.08'
L9	N 39°31'54" W	45.23'
L10	S 39°31'26" E	20.56'
L11	S 44°58'00" W	56.25'
L12	S 44°58'00" W	49.80'

Remainder
Called 314.34 Acres
Adam Development
Properties, LP
V.3853, P.97

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Called 314.34 Acres
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CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	218°25'22"	50.00'	190.61'	-143.49'	S 41°44'1" E	94.43'
C2	13°58'27"	50.00'	12.19'	6.13'	N 82°01'13" W	12.16'
C3	13°59'07"	50.00'	120.41'	130.20'	S 39°54'47" E	93.35'
C4	62°47'29"	390.00'	427.41'	238.02'	S 02°48'1" W	406.34'
C5	90°52'23"	25.00'	39.65'	25.38'	S 14°31'12" W	35.62'
C6	19°15'03"	776.37'	260.85'	131.67'	S 69°35'26" W	259.63'
C7	90°44'51"	25.00'	39.60'	25.33'	S 55°57'28" W	35.59'
C8	89°08'45"	25.00'	38.90'	24.63'	S 34°05'46" W	35.09'
C9	13°56'39"	634.85'	154.50'	77.64'	N 18°18'04" W	154.12'
C10	9°02'54"	534.02'	84.33'	42.25'	S 31°18'21" W	84.25'
C11	84°01'27"	25.00'	36.66'	22.52'	S 86°58'44" W	33.46'
C12	21°34'38"	50.00'	18.83'	9.53'	N 55°45'19" E	18.72'
C13	46°01'33"	50.00'	40.17'	21.24'	N 67°58'47" E	39.09'
C14	98°06'16"	25.00'	42.81'	28.81'	N 40°50'08" W	37.77'
C15	23°23'44"	670.00'	273.58'	138.72'	N 64°50'08" W	271.68'
C16	73°36'45"	25.00'	32.12'	18.71'	S 66°39'36" W	29.96'
C17	15°06'45"	440.00'	116.06'	58.37'	S 37°24'38" W	115.72'
C18	28°07'40"	50.00'	22.80'	11.60'	S 58°01'50" W	22.60'
C19	75°53'13"	50.00'	66.22'	38.98'	N 67°01'23" E	61.49'
C20	60°00'00"	50.00'	52.36'	28.87'	S 74°58'00" E	50.00'
C21	13°05'31"	390.00'	89.11'	44.75'	N 38°25'15" E	88.92'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C22	44°33'30"	440.00'	342.18'	180.27'	S 8°38'14" E	333.63'
C23	88°46'43"	25.00'	38.74'	24.47'	S 30°44'51" E	34.98'
C24	23°21'56"	750.00'	305.85'	155.08'	S 63°27'15" E	303.74'
C25	83°15'43"	25.00'	36.33'	22.22'	N 86°35'52" E	33.22'
C26	80°28'54"	25.00'	35.12'	21.16'	N 44°30'3" E	32.31'
C27	92°44'37"	785.00'	125.68'	62.98'	N 30°49'31" W	125.54'
C28	15°32'06"	775.00'	210.13'	105.71'	N 18°21'04" W	209.49'
C29	15°38'31"	725.00'	197.93'	99.58'	S 18°17'52" E	197.31'
C30	92°44'37"	715.00'	117.47'	58.87'	S 30°49'31" E	117.33'
C31	24°37'39"	50.00'	21.49'	10.91'	S 47°50'25" E	21.33'
C32	129°44'28"	60.00'	135.86'	127.91'	S 44°29'5" W	108.64'
C33	24°37'12"	50.00'	21.48'	10.91'	S 57°16'36" W	21.32'
C34	95°58'33"	25.00'	41.88'	27.75'	S 30°17'16" E	37.15'
C35	26°54'30"	660.00'	309.96'	157.89'	N 64°50'08" W	307.12'
C36	26°21'06"	780.00'	349.54'	177.92'	S 63°27'15" E	346.47'

GENERAL NOTES:

- ORIGIN OF BEARING SYSTEM: Iron rod monuments found and record bearings on the Copperfield Section 10-E Plat as recorded in Volume 3785, Page 145 marking the southeast line (call S 44° 58' 00" W) were 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: 52 residential lots.
- 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: 3.37 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:
 - ⊙ - 1/2" Iron Rod Found
 - - 1/2" Iron Rod Set
- Abbreviations:
 - B.T.U.E. - Bryan Texas Utilities Easement
 - P.O.B. - Point of Beginning
 - P.O.C. - Point of Commencement
 - P.U.E. - Public Utility Easement
 - Pr.D.E. - Private Drainage Easement
 - CM - Controlling Monument
 - FFE - Finish Floor Elevation

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 3885, 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

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.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 44° 58' 00" W along the southeast line of said Lot 22, Block 13 for a distance of 56.25 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 twenty-four (24) calls:

- S 45° 01' 09" E for a distance of 143.50 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 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 S 04° 14' 41" E at a distance of 94.43 feet to a 1/2-inch iron rod set for the Point of Reverse Curvature,
- 12.19 feet along the arc of said curve having a central angle of 13° 58' 27", a radius of 50.00 feet, a tangent of 6.13 feet and long chord bearing N 82° 01' 13" W at a distance of 12.16 feet to a 1/2-inch iron rod set for the Point of Tangency,
- S 45° 02' 00" E for a distance of 124.72 feet to a 1/2-inch iron rod set for an interior ell corner of this tract,
- N 44° 58' 00" E for a distance of 70.00 feet to a 1/2-inch iron rod set for corner,
- S 39° 15' 56" E for a distance of 145.85 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 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 S 39° 54' 47" E at a distance of 93.35 feet to a 1/2-inch iron rod set for the Point of Tangency,
- S 45° 02' 00" E for a distance of 140.72 feet to a 1/2-inch iron rod set for the east corner of this tract,
- S 53° 24' 59" W for a distance of 222.41 feet to a 1/2-inch iron rod set for corner,
- N 45° 02' 00" W for a distance of 145.99 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
- 427.41 feet along the arc of said curve having a central angle of 62° 47' 29", a radius of 380.00 feet, a tangent of 238.02 feet and long chord bearing S 00° 28' 45" W at a distance of 406.34 feet to a 1/2-inch iron rod set for the Point of Tangency,
- S 30° 54' 59" E for a distance of 7.14 feet to a 1/2-inch iron rod set for corner,
- S 59° 11' 00" 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,
- 39.65 feet along the arc of said curve having a central angle of 90° 52' 23", a radius of 25.00 feet, a tangent of 25.38 feet and long chord bearing S 14° 31' 12" W at a distance of 35.62 feet to a 1/2-inch iron rod set for the Point of Compound Curvature,
- 39.60 feet along the arc of said compound curve having a central angle of 90° 44' 51", a radius of 25.00 feet, a tangent of 25.33 feet and long chord bearing N 55° 57' 28" W at a distance of 35.59 feet to a 1/2-inch iron rod set for the Point of Tangency,
- S 77° 52' 06" W for a distance of 50.02 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 58.90 feet along the arc of said curve having a central angle of 89° 08' 45", a radius of 25.00 feet, a tangent of 24.63 feet and long chord bearing S 34° 05' 46" W at a distance of 35.09 feet to a 1/2-inch iron rod set for the Point of Tangency,
- S 78° 40' 08" W for a distance of 114.82 feet to a 1/2-inch iron rod set for the south corner of this herein described tract,
- N 11° 13' 17" W for a distance of 28.63 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
- 154.50 feet along the arc of said curve having a central angle of 13° 56' 39", a radius of 634.85 feet, a tangent of 77.64 feet and long chord bearing N 18° 18' 04" W at a distance of 154.12 feet to a 1/2-inch iron rod set for the Point of Tangency,
- N 26° 07' 07" W for a distance of 139.56 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
- 84.33 feet along the arc of said curve having a central angle of 09° 02' 54", a radius of 534.02 feet, a tangent of 42.25 feet and long chord bearing N 31° 18' 21" W at a distance of 84.25 feet to a 1/2-inch iron rod set for the Point of Tangency, and
- N 35° 31' 54" W for a distance of 228.01 feet to a 1/2-inch iron rod set for the west corner of this tract, said iron rod also being in the southeast line of Lot 20, Block 14, of said COPPERFIELD SECTION 10-E, from whence a found 1/2-inch iron rod marking the south corner of said Lot 20, Block 14 bears S 44° 58' 00" W at a distance of 49.80 feet for reference;

THENCE: N 44° 58' 00" E along the southeast line of said COPPERFIELD SECTION 10-E for a distance of 839.4 feet to the POINT OF BEGINNING and containing 14.569 acres of land.

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

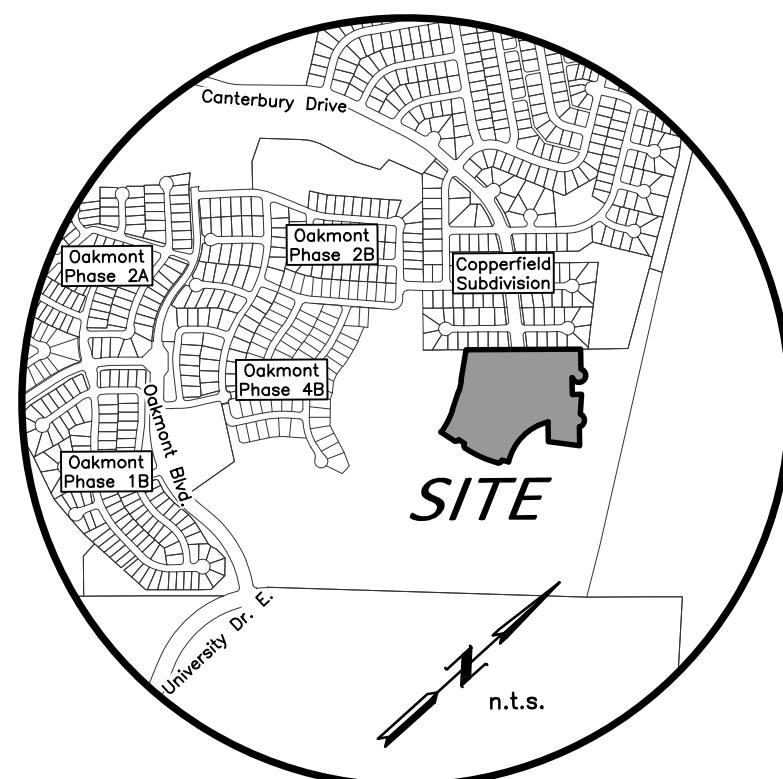
CERTIFICATION OF THE SURVEYOR

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



VICINITY MAP

FINAL PLAT

OAKMONT
PHASE 5C

LOTS 19-32, BLOCK 1; LOTS 1-17, BLOCK 4;
LOTS 1-7, BLOCK 5; LOTS 1-10, BLOCK 6;
LOTS 1-4, BLOCK 7

14.569 ACRES

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

JULY, 2025

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

Texas Firm Registration No. 10103300

MB