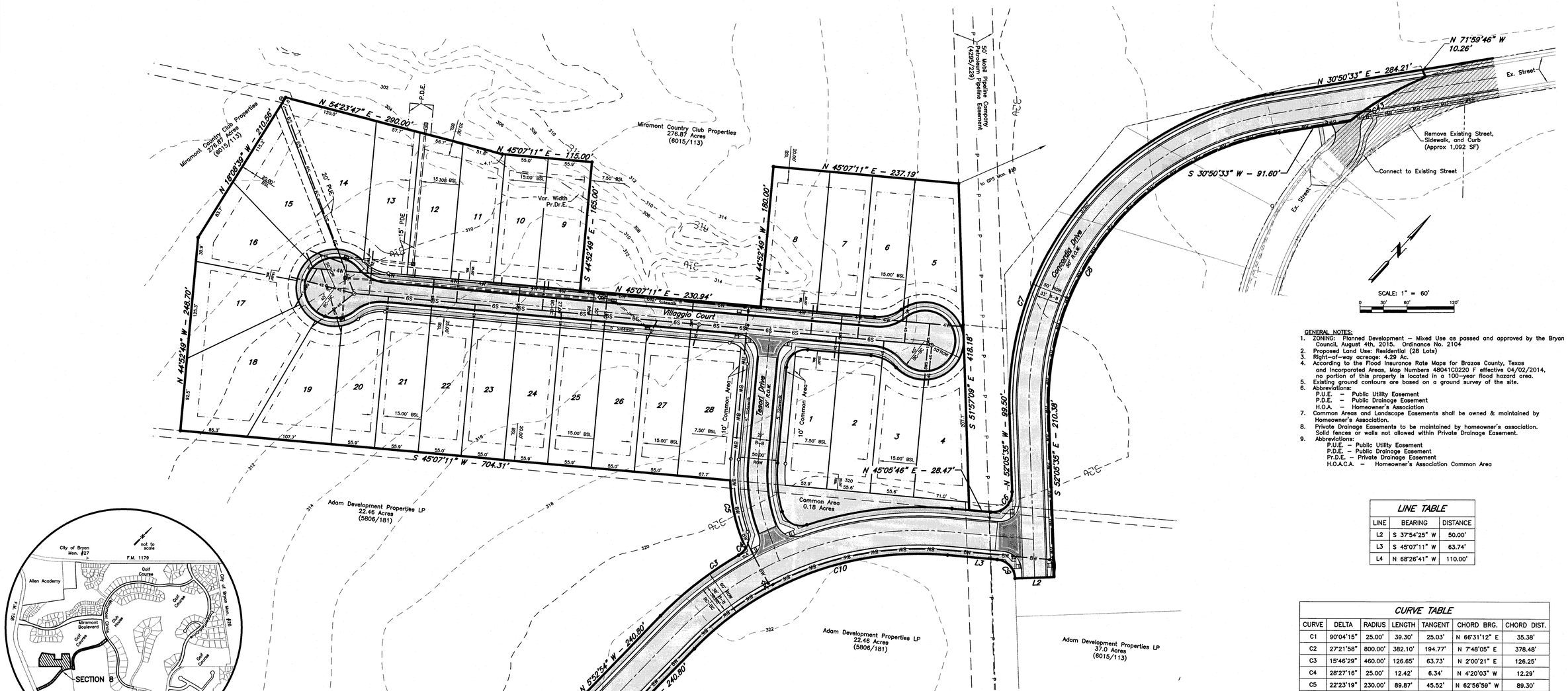
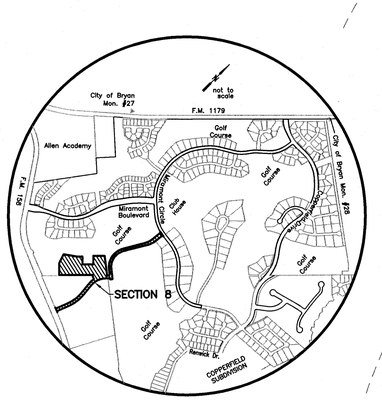
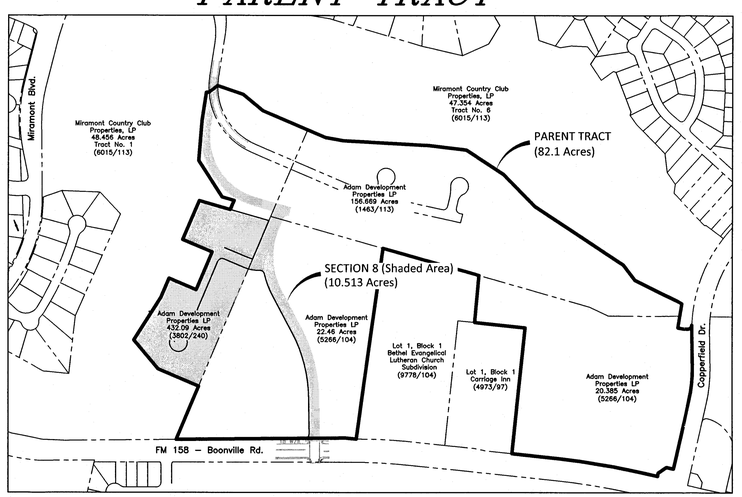




Location Map

PARENT TRACT



Legend

- Existing Sewer Line w/ size
- Existing Water Line w/ size
- Existing Gas Line
- Proposed Water Line w/size
- Proposed Sewer Service w/size
- Proposed Sewer Line w/size
- Boundary Line
- Existing Easement Line
- Property Line
- Proposed Easement Line
- Existing Contour Line
- Existing Sewer Manhole
- Existing Fire Hydrant
- Common Area

GENERAL NOTES:

1. ZONING: Planned Development – Mixed Use as passed and approved by the Bryan Council, August 4th, 2015. Ordinance No. 2104
2. Proposed Land Use: Residential (28 Lots)
3. Right-of-way acreage: 4.29 Ac.
4. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0220 F effective 04/02/2014, no portion of this property is located in a 100-year flood hazard area.
5. Existing ground contours are based on a ground survey of the site.
6. Abbreviations:
   P.U.E. – Public Utility Easement
   P.D.E. – Public Drainage Easement
   H.O.A. – Homeowner's Association
7. Common Areas and Landscape Easements shall be owned & maintained by Homeowner's Association.
8. Private Drainage Easements to be maintained by homeowner's association. Solid fences or walls not allowed within Private Drainage Easement.
9. Abbreviations:
   P.U.E. – Public Utility Easement
   P.D.E. – Public Drainage Easement
   Pr.D.E. – Private Drainage Easement
   H.O.A.C.A. – Homeowner's Association Common Area

LINE TABLE

LINE	BEARING	DISTANCE
L2	S 37°54'25" W	50.00'
L3	S 45°07'11" W	63.74'
L4	N 68°26'41" W	110.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	90°04'15"	25.00'	39.30'	25.03'	N 66°31'12" E	35.38'
C2	27°21'58"	800.00'	382.10'	194.77'	N 7°48'05" E	378.48'
C3	15°46'29"	460.00'	126.65'	63.73'	N 2°00'21" E	126.25'
C4	28°27'16"	25.00'	12.42'	6.34'	N 4°20'03" W	12.29'
C5	22°23'19"	230.00'	89.87'	45.52'	N 62°56'59" W	89.30'
C6	95°27'34"	25.00'	41.65'	27.50'	N 4°21'48" W	37.00'
C7	82°56'08"	400.00'	579.00'	353.49'	N 10°37'31" W	529.76'
C8	82°56'08"	350.00'	506.62'	309.30'	S 10°37'31" E	463.54'
C9	82°47'14"	25.00'	36.12'	22.04'	S 86°30'48" W	33.06'
C10	51°00'04"	400.00'	356.06'	190.80'	S 19°37'08" W	344.42'
C11	27°21'58"	860.00'	410.76'	209.38'	S 7°48'05" W	406.87'
C12	89°55'45"	25.00'	39.24'	24.97'	S 23°28'48" E	35.33'
C43	14°58'28"	426.60'	111.49'	56.07'	N 9°45'19" E	111.18'

NOT FOR RECORD

PRELIMINARY PLAN

MIRAMONT SECTION 8

10.513 ACRES

LOTS 1–28, BLOCK 19

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

SEPTEMBER 2015
SCALE: 1" = 60'

RECEIVED
DEC 16 2015

Owner:
Adam Development Properties, L.P.
One Momentum Boulevard, Suite 1000
College Station, Texas 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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