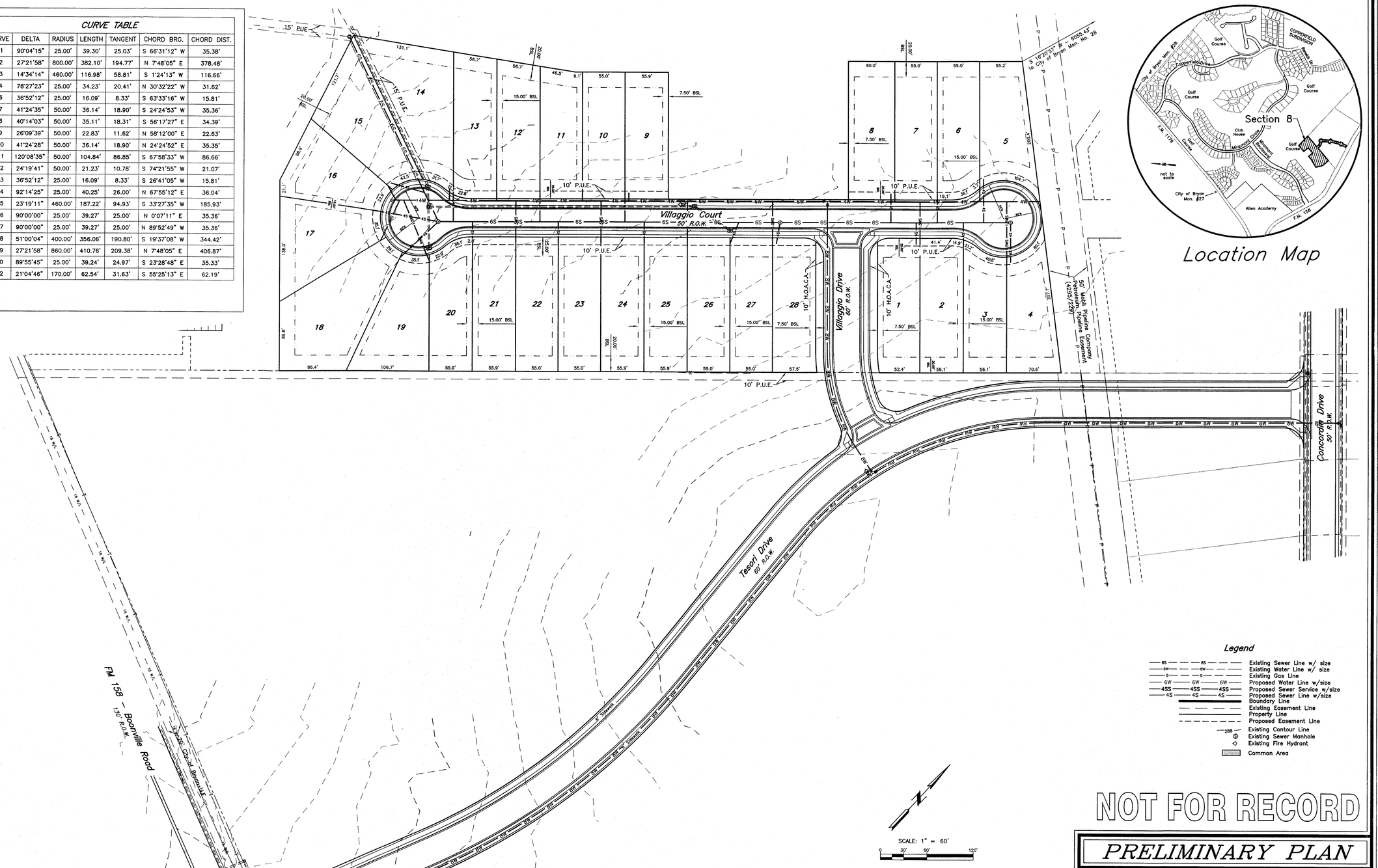
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 68°26'41" E	110.00'
L2	S 44°52'49" E	122.47'
L3	N 45°07'11" E	39.82'
L4	N 44°52'49" W	122.47'
L5	N 44°52'49" W	110.00'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	90°04'15"	25.00'	39.30'	25.03'	S 66°31'12" W	35.38'
C2	27°21'58"	800.00'	382.10'	194.77'	N 7°48'05" E	378.48'
C3	14°34'14"	460.00'	116.98'	58.81'	S 1°24'13" W	116.66'
C4	78°27'23"	25.00'	34.23'	20.41'	N 30°32'22" W	31.62'
C6	36°52'12"	25.00'	16.09'	8.33'	S 63°33'16" W	15.81'
C7	41°24'35"	50.00'	36.14'	18.90'	S 24°24'53" W	35.36'
C8	40°14'03"	50.00'	35.11'	18.31'	S 56°17'27" E	34.39'
C9	26°09'39"	50.00'	22.83'	11.62'	N 58°12'00" E	22.63'
C10	41°24'28"	50.00'	36.14'	18.90'	N 24°24'52" E	35.35'
C11	120°08'35"	50.00'	104.84'	86.85'	S 67°58'33" W	86.66'
C12	24°19'41"	50.00'	21.23'	10.78'	S 74°21'55" W	21.07'
C13	36°52'12"	25.00'	16.09'	8.33'	S 26°41'05" W	15.81'
C14	92°14'25"	25.00'	40.25'	26.00'	N 67°55'12" E	36.04'
C15	23°19'11"	460.00'	187.22'	94.93'	S 33°27'35" W	185.93'
C16	90°00'00"	25.00'	39.27'	25.00'	N 0°07'11" E	35.36'
C17	90°00'00"	25.00'	39.27'	25.00'	N 89°52'49" W	35.36'
C18	51°00'04"	400.00'	356.06'	190.80'	S 19°37'08" W	344.42'
C19	27°21'58"	860.00'	410.76'	209.38'	N 7°48'05" E	406.87'
C20	89°55'45"	25.00'	39.24'	24.97'	S 23°28'48" E	35.33'
C22	21°04'46"	170.00'	62.54'	31.63'	S 55°25'13" E	62.19'



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

SCALE: 1" = 60'

0 30' 60' 120'

GENERAL NOTES:

1. ZONING: Planned Development
2. Proposed Land Use: Residential (28 Lots)
3. Right-of-way acreage: 3.86 Ac.
4. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0215 E effective 05/16/2012, 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. Abbreviations:
   - P.U.E. – Public Utility Easement
   - P.D.E. – Public Drainage Easement
   - H.O.A.C.A. – Homeowner's Association Common Area
9. The extension of Fairhope Way will be constructed in Phase 2 of this subdivision.

NOT FOR RECORD

PRELIMINARY PLAN

MIRAMONT SECTION 8

9.873 ACRES

LOTS 1–28, BLOCK 19

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

MARCH 2015
SCALE: 1" = 60'

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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