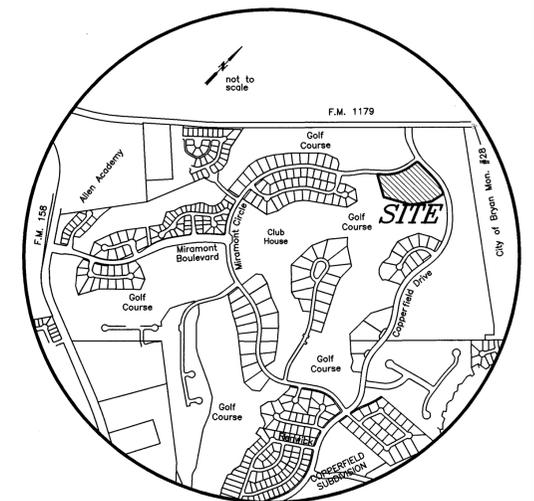


Adam Development Properties LP
10.21 Acres



Location Map

- GENERAL NOTES:**
- ZONING: Planned Development - Mixed Use as passed and approved by the Bryan Council, August 4th, 2015. Ordinance No. 2104
 - Proposed Land Use: Residential (4 Lots)
 - Right-of-way acreage: 4.725 Ac.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 4804100220 F effective 04/02/2014, no portion of this property is located in a 100-year flood hazard area.
 - Existing ground contours are based on a ground survey of the site.
- Abbreviations:**
- P.U.E. - Public Utility Easement
 - F.D.E. - Public Drainage Easement
 - H.O.A. - Homeowner's Association
- Common Areas and Landscape Easements shall be owned & maintained by Homeowner's Association.
- Abbreviations:**
- Pr.A.E. - Private Access Easement
 - P.U.E. - Public Utility Easement
 - F.D.E. - Public Drainage Easement
 - H.O.A.C.A. - Homeowner's Association Common Area

Legend

- 8S — 8S — Existing Sewer Line w/ size
- 6W — 6W — Existing Water Line w/ size
- 4S — 4S — Existing Gas Line
- 6W — 6W — Proposed Water Line w/size
- 4SS — 4SS — Proposed Sewer Service w/size
- 4S — 4S — Proposed Sewer Line w/size
- — — — Boundary Line
- — — — Existing Easement Line
- — — — Property Line
- — — — Proposed Easement Line
- — — — 100 yr. Floodplain
- 288 — Existing Contour Line
- ⊙ Existing Sewer Manhole
- ⊕ Existing Fire Hydrant
- Common Area

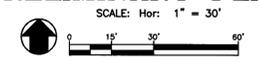
NOT FOR RECORD

PRELIMINARY PLAN

**MIRAMONT,
Section 16
4.725 ACRES**

OUT OF
JOHN AUSTIN SURVEY, A-2 & T.J. WOOTEN SURVEY, A-1
BRYAN, BRAZOS COUNTY, TEXAS
October 2016
SCALE: 1" = 30'
Lots 1-4, Block 9

PRELIMINARY PLAN



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DST.
C1	44°21'52"	760.00'	588.47'	309.88'	N 88°44'18" E	573.88'
C2	6°37'21"	840.00'	97.06'	48.80'	S 87°36'34" E	97.04'
C3	86°21'16"	25.00'	37.68'	23.46'	S 52°31'29" W	34.21'
C4	32°06'48"	630.00'	353.10'	181.32'	S 25°24'15" W	348.50'
C6	33°09'52"	111.62'	64.61'	33.24'	N 87°06'24" W	63.71'
C7	19°16'40"	111.62'	37.55'	18.96'	S 86°40'20" W	37.38'
C9	28°15'41"	50.00'	24.63'	12.57'	S 71°11'07" W	24.39'
C10	166°54'20"	50.00'	145.85'	435.65'	S 14°54'50" W	99.35'
C11	95°52'00"	50.00'	83.66'	55.40'	N 63°31'40" E	74.24'
C12	41°24'35"	50.00'	36.14'	18.90'	N 38°17'57" E	35.36'
C13	68°21'24"	75.00'	89.48'	50.93'	S 88°49'03" E	84.27'

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

