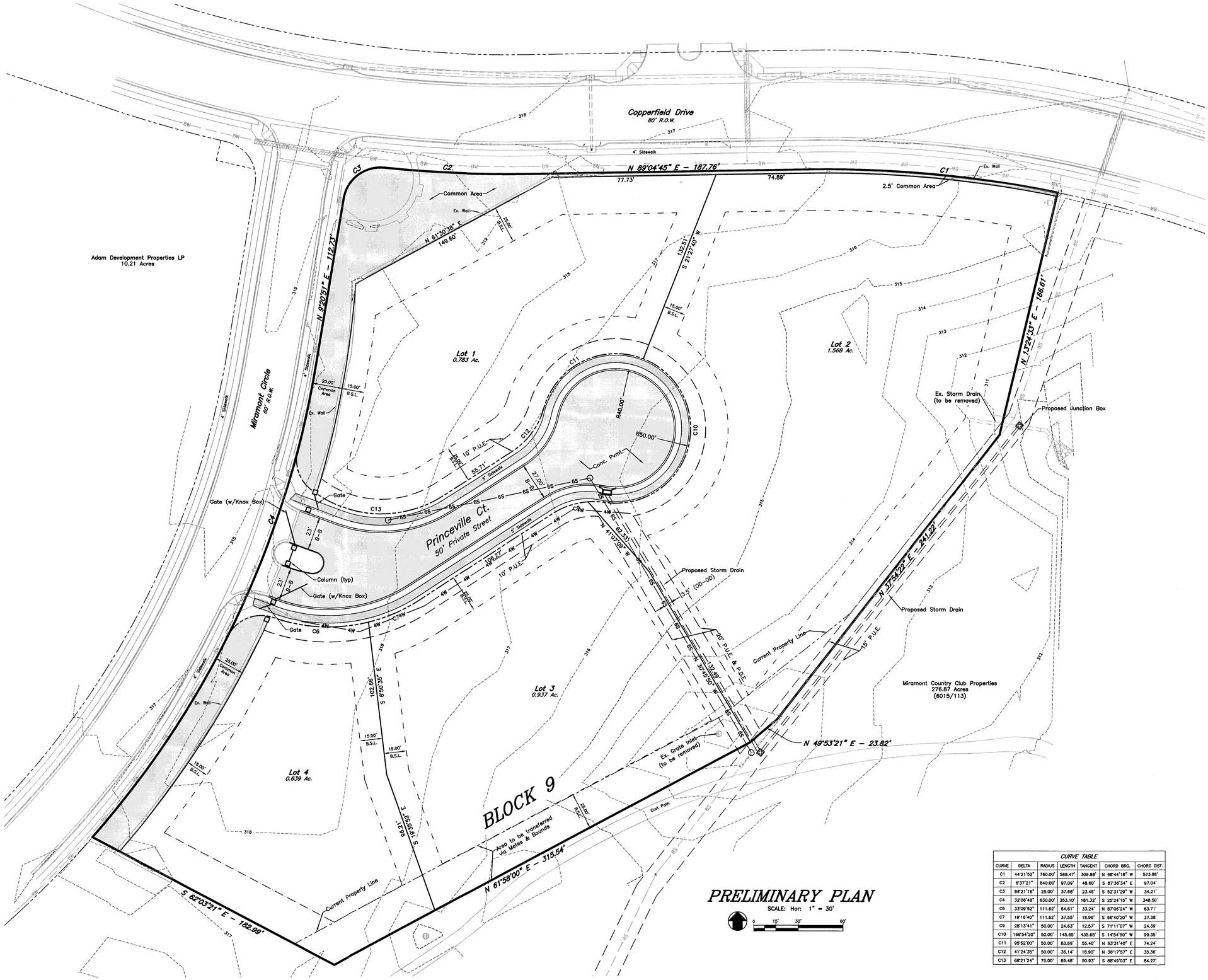

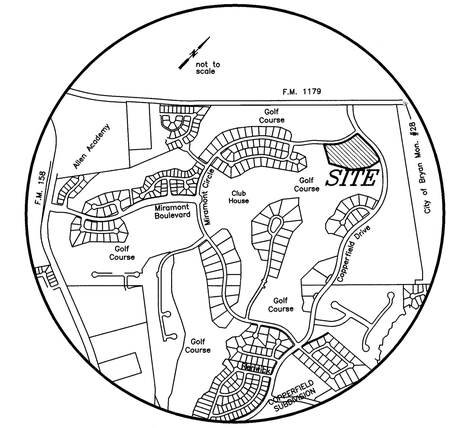

Location Map

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 (4 Lots)
3. Right-of-way acreage: 0.00 Ac. (Private Street)
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. This development will establish a street maintenance fund for the private street.
7. Abbreviations:
   - P.U.E. – Public Utility Easement
   - P.D.E. – Public Drainage Easement
   - H.O.A. – Homeowner's Association
8. Common Areas and Landscape Easements shall be owned & maintained by Homeowner's Association.
9. Abbreviations:
   - Pr.A.E. – Private Access Easement
   - P.U.E. – Public Utility Easement
   - P.D.E. – Public Drainage Easement
   - H.O.A.C.A. – Homeowner's Association Common Area

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
- 100 yr. Floodplain
- Existing Contour Line
- Existing Sewer Manhole
- Existing Fire Hydrant
- Common Area

City of Bryan
OCT 26 2016
RECEIVED

NOT FOR RECORD

PRELIMINARY PLAN

SCALE: Hor: 1" = 30'

0 15' 30' 60'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	44°21'52"	760.00'	588.47'	309.88'	N 68°44'18" W	573.88'
C2	6°37'21"	840.00'	97.09'	48.60'	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 66°40'20" W	37.38'
C9	28°13'41"	50.00'	24.63'	12.57'	S 71°11'07" W	24.39'
C10	166°54'20"	50.00'	145.65'	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 36°17'57" E	35.36'
C13	68°21'24"	75.00'	89.48'	50.93'	S 88°49'03" E	84.27'

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

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

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