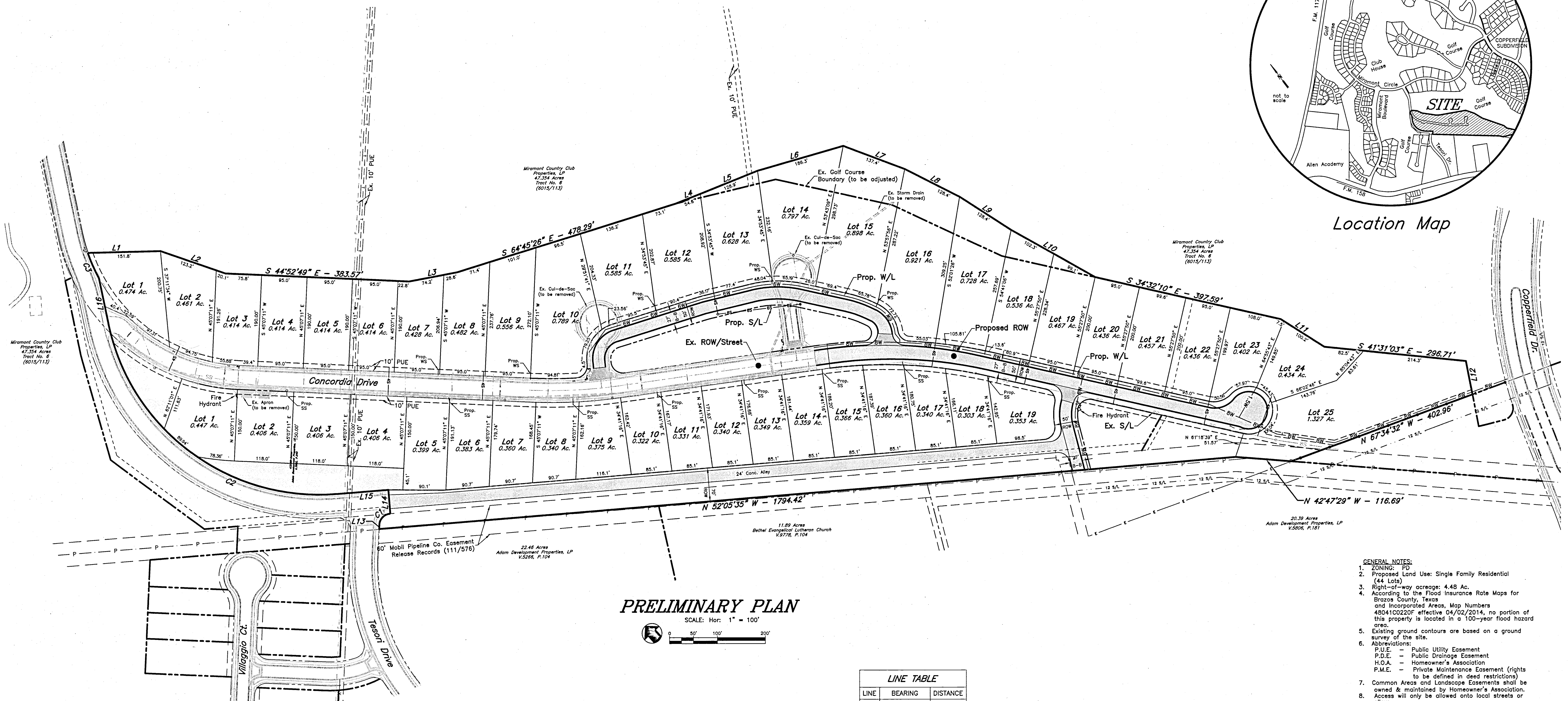


Location Map



**PRELIMINARY PLAN**

SCALE: Hor: 1" = 100'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 48°45'31" E	151.79'
L2	S 28°21'08" E	143.23'
L3	S 58°05'11" E	102.72'
L4	S 69°10'59" E	54.55'
L5	S 69°10'59" E	128.87'
L6	S 63°33'36" E	186.25'
L7	S 26°39'04" E	137.39'
L8	S 20°33'15" E	128.41'
L9	S 14°29'16" E	128.35'
L10	S 17°55'41" E	201.43'
L11	S 14°58'17" E	107.70'
L12	S 31°28'56" W	70.97'
L14	N 37°54'25" E	50.00'
L15	N 52°05'35" W	106.89'
L16	N 30°50'33" E	96.33'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	82°47'14"	25.00'	36.12'	22.04'	N 86°30'48" E	33.06'
C2	82°56'08"	450.00'	651.37'	397.68'	N 10°37'31" W	595.98'
C3	9°57'56"	329.94'	57.39'	28.77'	N 18°42'14" E	57.32'

**LEGEND**

- 45 — 45 — Existing Sewer Line w/ size
- 45 — 45 — Existing Water Line w/ size
- 45 — 45 — Existing Gas Line
- 45 — 45 — Proposed Water Line w/size
- 45 — 45 — Gas Line
- 45 — 45 — Telephone Cable
- 45 — 45 — Underground Electric Line
- 45 — 45 — Private Maintenance Easement
- 45 — 45 — Private Utility Easement
- 45 — 45 — Building Setback
- 45 — 45 — Right of Way
- 45 — 45 — Proposed Sewer Service w/size
- 45 — 45 — Proposed Sewer Line w/size
- 45 — 45 — Boundary Line
- 45 — 45 — Existing Easement Line
- 45 — 45 — Property Line
- 45 — 45 — Proposed Easement Line
- 45 — 45 — 100 yr. Floodplain
- 45 — 45 — Existing Contour Line
- 45 — 45 — Existing Sewer Manhole
- 45 — 45 — Existing Fire Hydrant
- Common Area
- Public Utility Easement
- Right of Way
- Public Maintenance Easement
- Set Back Line

- GENERAL NOTES:**
- ZONING: PD
  - Proposed Land Use: Single Family Residential (44 Lots)
  - Right-of-way acreage: 4.48 Ac.
  - According to the Flood Insurance Rate Map for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0220F 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  
P.D.E. - Public Drainage Easement  
H.O.A. - Homeowner's Association  
P.M.E. - Private Maintenance Easement (rights to be defined in deed restrictions)
  - Common Areas and Landscape Easements shall be owned & maintained by Homeowner's Association.
  - Access will only be allowed onto local streets or alleys.
  - All common areas shall be maintained by an HOA.

**NOT FOR RECORD**

**PRELIMINARY PLAN**

**MIRAMONT SECTION 7**

**30.1 ACRES**

Lots 1-25, Block 21  
Lots 1-19, Block 22  
J.W. Scott League, A-49  
BRYAN, BRAZOS COUNTY, TEXAS  
JANUARY 2019  
SCALE: 1" = 100'

Owner: Adam Development Properties, LP  
1008 Woodcreek Dr., Suite 103  
College Station, TX 77845  
(979) 776-1111

Surveyor: McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, TX 77845  
(979) 693-3838