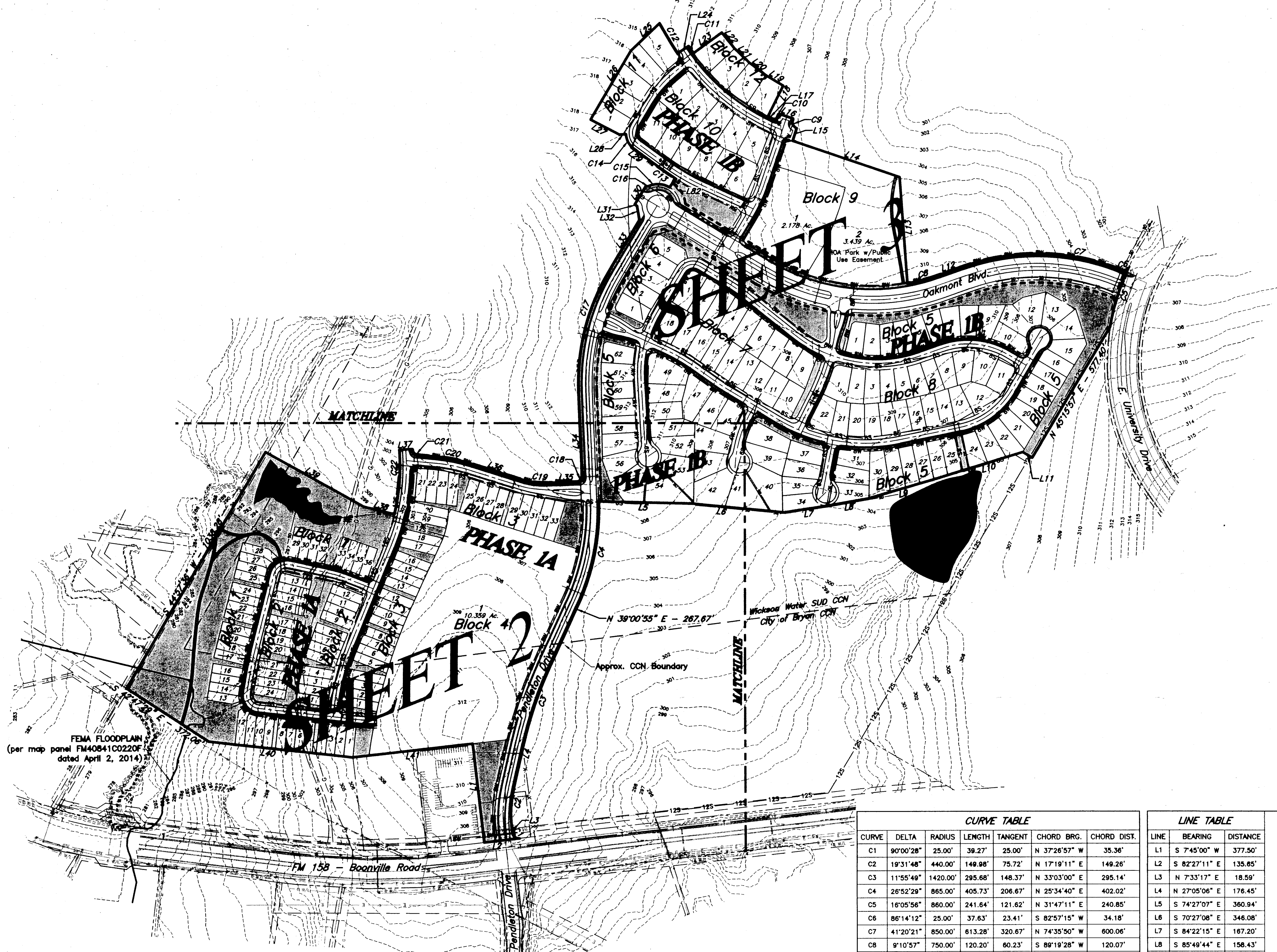


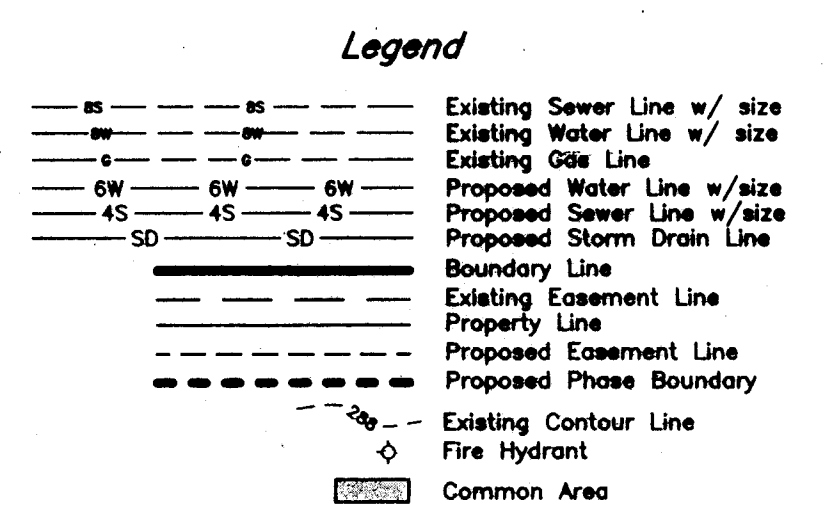


VICINITY MAP



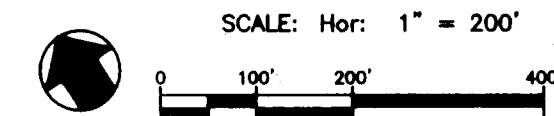
FEMA FLOODPLAIN
(per map panel FM40841C0220F
dated April 2, 2014)

- GENERAL NOTES:**
- ZONING: Planned Development - Mixed Use as passed and approved by the Bryan Council, Ordinance No. _____
 - Proposed Land Use: Residential (222 Lots)
 - 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.
 - Existing ground contours are based on a ground survey of the site.
 - This development will establish a street maintenance fund for the private street.
 - Abbreviations:
P.U.E. - Public Utility Easement
P.D.E. - Public Drainage Easement
H.O.A. - Homeowner's Association
R.O.W. - Right of Way
 - Common Areas and Landscapes shall be owned & maintained by Homeowner's Association.



CURVE TABLE						LINE TABLE			LINE TABLE			
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
C1	90°00'28"	25.00'	39.27'	25.00'	N 37°26'57" W	35.36'	L1	S 7°45'00" W	377.50'	L23	S 68°14'22" W	132.00'
C2	19°31'48"	440.00'	149.98'	75.72'	N 17°19'11" E	149.26'	L2	S 82°27'11" E	135.85'	L24	S 70°40'59" W	50.00'
C3	11°55'49"	1420.00'	295.68'	148.37'	N 33°03'00" E	295.14'	L3	N 7°33'17" E	18.59'	L25	S 60°41'18" W	150.70'
C4	26°52'29"	865.00'	405.73'	206.67'	N 25°34'40" E	402.02'	L4	N 27°05'06" E	176.45'	L26	S 44°49'44" W	301.47'
C5	16°05'56"	860.00'	241.64'	121.62'	N 31°47'11" E	240.85'	L5	S 74°27'07" E	360.94'	L27	S 48°18'40" E	122.73'
C6	86°14'12"	25.00'	37.63'	23.41'	S 82°57'15" W	34.18'	L6	S 70°27'08" E	346.08'	L28	S 79°15'31" E	25.00'
C7	41°20'21"	850.00'	613.28'	320.67'	N 74°35'50" W	600.06'	L7	S 84°22'15" E	167.20'	L29	S 39°40'47" E	130.04'
C8	9°10'57"	750.00'	120.20'	60.23'	S 89°19'28" W	120.07'	L8	S 85°49'44" E	158.43'	L30	S 45°08'39" W	83.08'
C9	99°31'10"	25.62'	44.50'	30.27'	N 62°25'53" W	39.11'	L9	N 88°04'47" E	263.47'	L31	S 42°59'35" E	10.36'
C10	96°41'59"	25.00'	42.19'	28.11'	S 81°11'21" W	37.36'	L10	N 87°17'22" E	346.40'	L32	S 4°15'25" W	53.46'
C11	2°26'37"	775.00'	33.05'	16.53'	N 20°32'19" W	33.05'	L11	S 44°44'03" E	42.50'	L33	S 45°08'39" W	225.16'
C12	3°34'26"	2122.58'	132.40'	66.22'	N 16°51'05" W	132.38'	L12	S 84°44'00" W	100.00'	L34	S 12°08'26" W	316.46'
C13	4°20'31"	825.00'	62.52'	31.27'	S 41°51'02" E	62.50'	L13	N 10°02'32" E	404.43'	L35	N 77°34'35" W	109.62'
C14	50°25'16"	75.00'	66.00'	35.31'	S 14°28'09" E	63.89'	L14	N 57°05'43" W	428.89'	L36	N 58°30'40" W	202.30'
C15	55°10'43"	84.50'	81.38'	44.16'	N 71°36'39" W	78.27'	L15	N 32°13'12" E	50.01'	L37	N 80°13'48" W	50.00'
C16	48°36'40"	15.00'	12.73'	6.77'	N 74°53'40" W	12.35'	L16	N 57°09'38" W	50.00'	L38	N 62°08'17" W	120.00'
C17	33°00'13"	830.00'	478.10'	245.89'	S 28°38'32" W	471.52'	L17	N 49°54'07" W	15.12'	L39	N 46°47'05" W	424.62'
C18	90°05'14"	25.09'	39.44'	25.12'	S 57°11'03" W	35.50'	L18	N 40°39'25" E	130.00'	L40	S 69°26'31" E	448.49'
C19	19°03'55"	300.00'	99.83'	50.38'	N 68°02'37" W	99.37'	L19	N 44°25'09" W	77.47'	L41	S 82°15'10" E	460.65'
C20	12°09'04"	625.00'	132.55'	66.52'	N 64°35'12" W	132.30'	L20	N 39°00'00" W	77.36'			
C21	80°25'56"	25.00'	35.10'	21.14'	N 30°26'46" W	32.28'	L21	N 32°06'15" W	77.33'			
C22	18°05'30"	775.00'	244.71'	123.38'	S 18°48'57" W	243.70'	L22	N 25°12'31" W	77.35'			

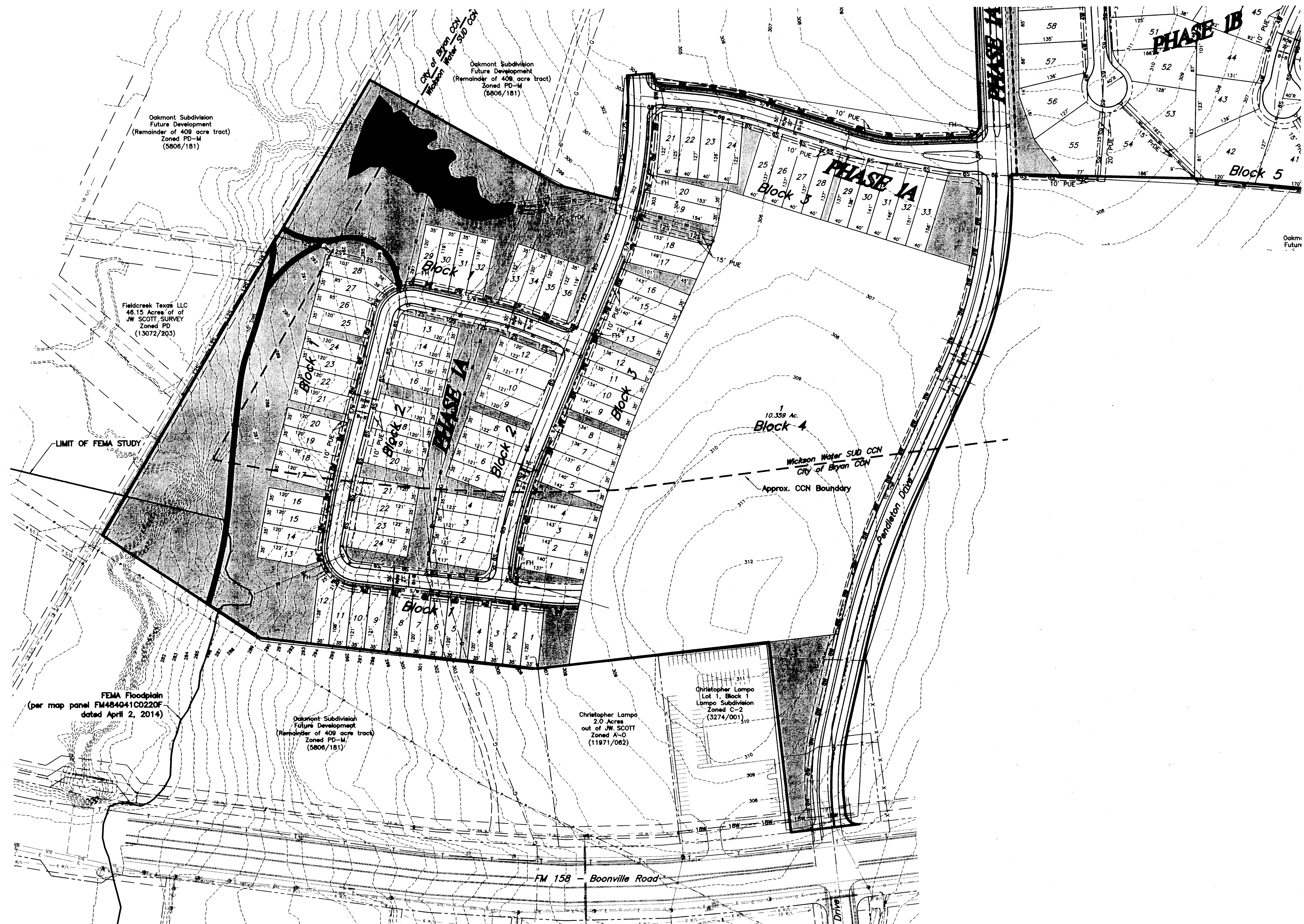
PRELIMINARY PLAN - SHEET 1 OF 3



PRELIMINARY PLAN
OAKMONT SUBDIVISION
PHASE 1
88.27 ACRES
OUT OF
JW SCOTT SURVEY A-49
BRYAN, BRAZOS COUNTY, TEXAS
November 2016
SCALE: 1" = 200'

OWNER:
Adorn Development Properties, LP
One Momentum Blvd., Suite 1000
College Station, TX 77845
979-776-1111

SURVEYOR:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., S.
College Station, Texas 77845
(979) 693-3836



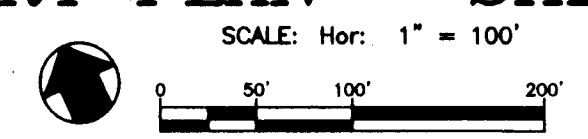
Oakmont
Futura

- GENERAL NOTES:**
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Legend

— 18" — 18"	Existing Sewer Line w/ size
— 12" — 12"	Existing Water Line w/ size
— 8" — 8"	Existing Gas Line
— 6W — 6W	Proposed Water Line w/size
— 4S — 4S	Proposed Sewer Line w/size
— SD — SD	Proposed Storm Drain Line
— — —	Boundary Line
— — —	Existing Easement Line
— — —	Property Line
— — —	Proposed Easement Line
— — —	Proposed Phase Boundary
— — —	Existing Contour Line
— — —	Fire Hydrant
— — —	Common Area

PRELIMINARY PLAN - SHEET 2 OF 3



PRELIMINARY PLAN

OAKMONT SUBDIVISION
PHASE 1
 88.27 ACRES
 OUT OF
 JW SCOTT SURVEY A-49
 BRYAN, BRAZOS COUNTY, TEXAS
 November 2016
 SCALE: 1" = 100'

Owner:
 Adam Development Properties, LP
 One Momentum Blvd., Suite 1000
 College Station, TX 77845
 879-776-1111

Surveyor:
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (879) 683-3636

MB

Oakmont Subdivision
 Future Development
 (Remainder of 409 acre tract)
 Zoned PD-M
 (5806/181)

Fieldcreek Texas LLC
 46.15 Acres of
 JW SCOTT SURVEY
 Zoned PD
 (13072/203)

FEMA Floodplain
 (per map panel FM484041C0220F
 dated April 2, 2014)

Oakmont Subdivision
 Future Development
 (Remainder of 409 acre tract)
 Zoned PD-M
 (5806/181)

Christopher Lampo
 2.0 Acres
 out of JW SCOTT
 Zoned A-O
 (11971/082)

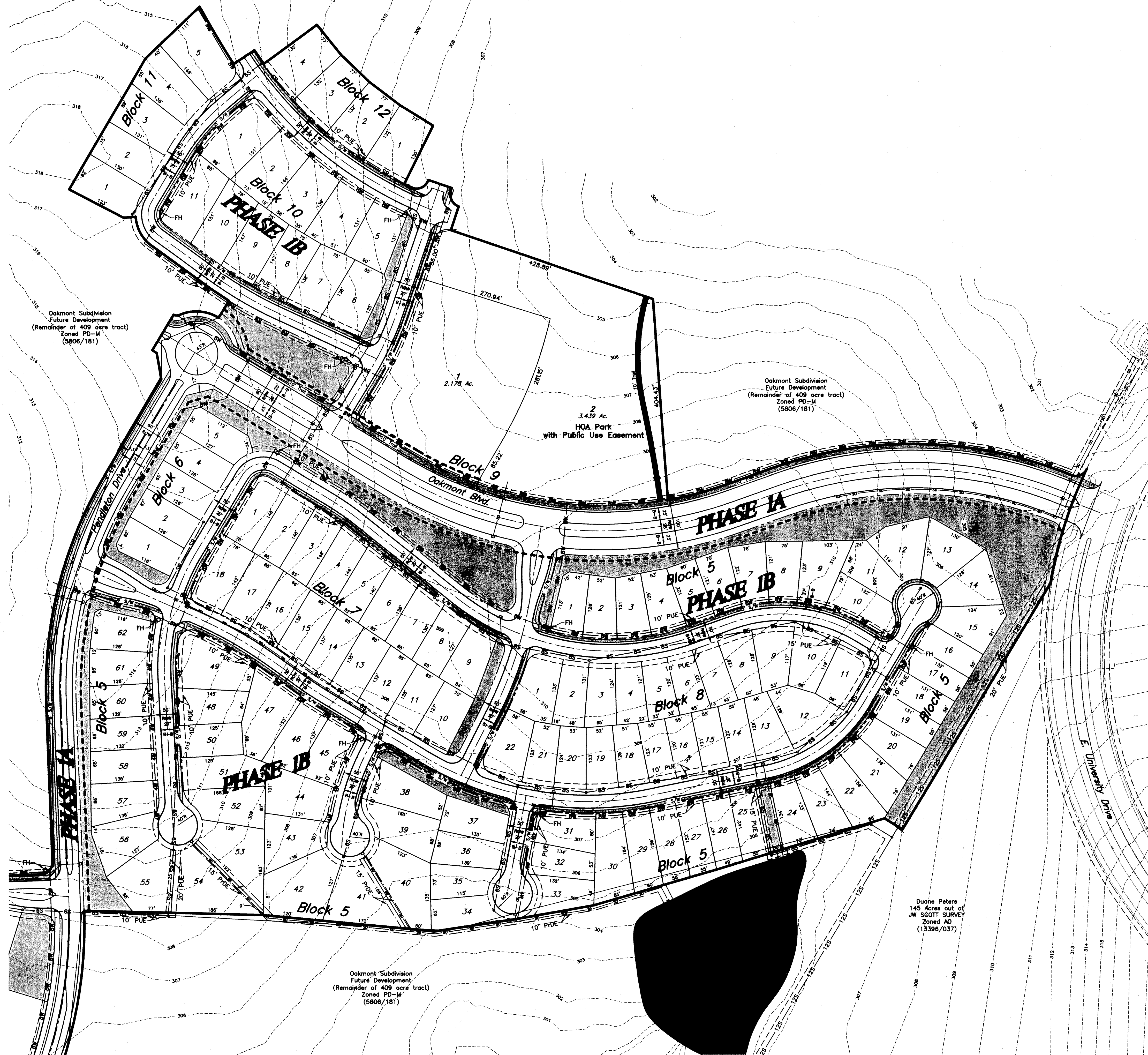
Christopher Lampo
 Lot 1, Block 1
 Lampo Subdivision
 Zoned C-2
 (3274/001)

City of Bryan CCN
 Wilson Water SUB CCN
 (Remainder of 409 acre tract)
 Zoned PD-M
 (5806/181)

10.359 Ac.
 Block 4

Wilson Water SUB CCN
 City of Bryan CCN
 Approx. CCN Boundary

FM 158 - Boonville Road



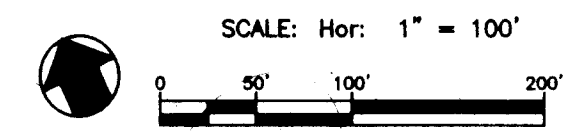
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Legend

---	Existing Sewer Line w/ size
---	Existing Water Line w/ size
---	Existing Gas Line
---	Proposed Water Line w/size
---	Proposed Sewer Line w/size
---	Proposed Storm Drain Line
---	Boundary Line
---	Existing Easement Line
---	Property Line
---	Proposed Easement Line
---	Proposed Phase Boundary
---	Existing Contour Line
○	Fire Hydrant
■	Common Area

PRELIMINARY PLAN
OAKMONT SUBDIVISION
PHASE 1
 88.27 ACRES
 OUT OF
 JW SCOTT SURVEY A-49
 BRYAN, BRAZOS COUNTY, TEXAS
 November 2016
 SCALE: 1" = 100'

PRELIMINARY PLAN - SHEET 3 OF 3



DRAWN:
 Adam Development Properties, LP
 One Momentum Blvd., Suite 1000
 College Station, TX 77845
 978-776-1111

SURVEYOR:
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 105
 College Station, Texas 77845
 (979) 693-3838