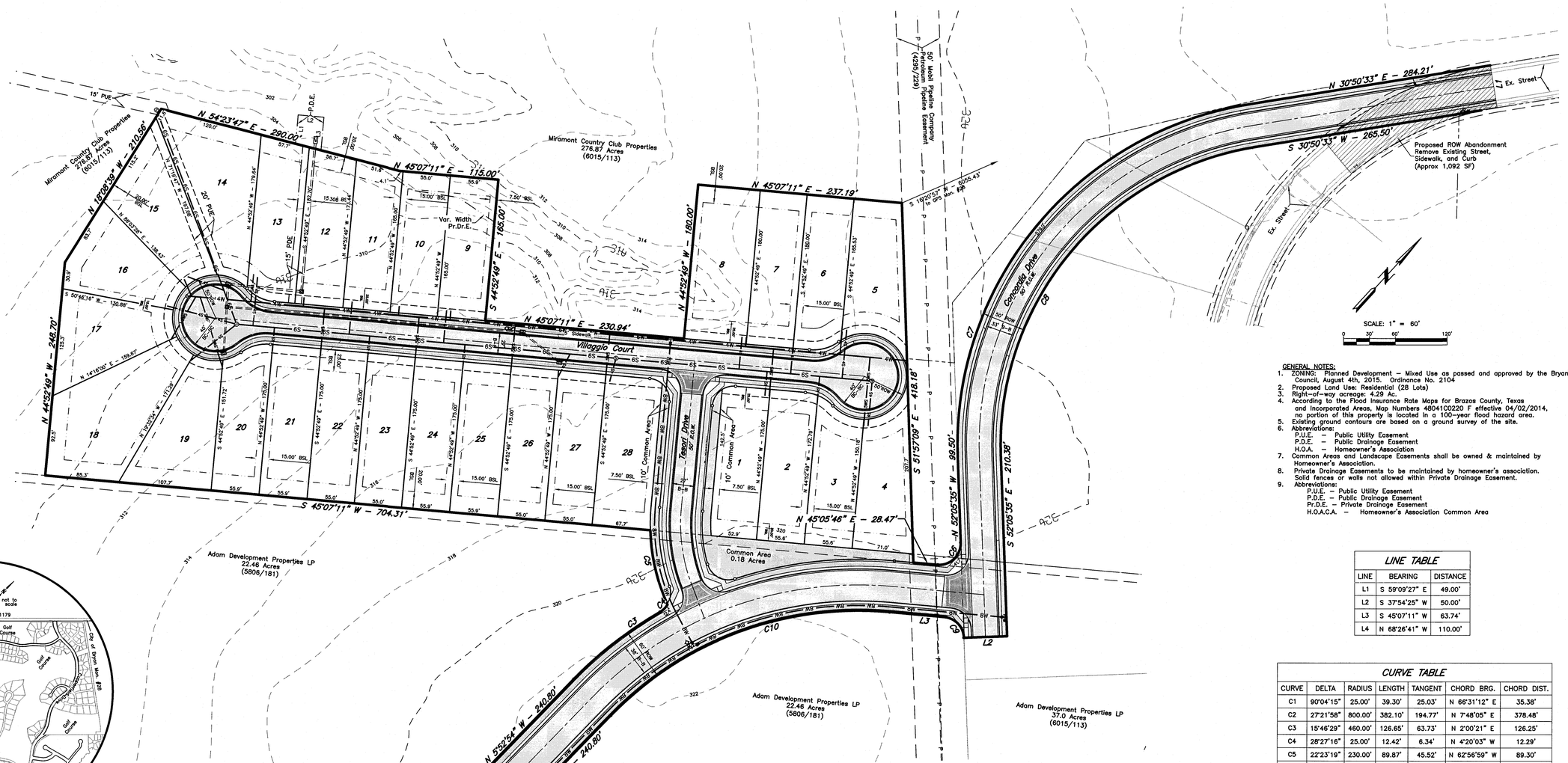
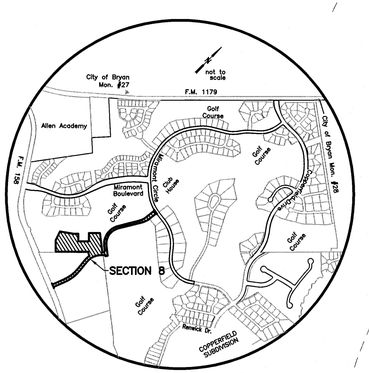
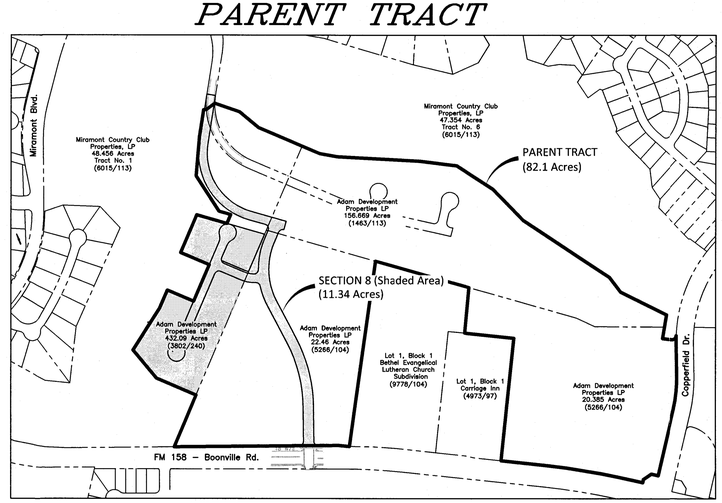



Location Map

## PARENT TRACT




### 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

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 (28 Lots)
3. Right-of-way acreage: 4.29 Ac.
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. 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. Private Drainage Easements to be maintained by homeowner's association. Solid fences or walls not allowed within Private Drainage Easement.
9. Abbreviations:
   P.U.E. – Public Utility Easement
   P.D.E. – Public Drainage Easement
   Pr.D.E. – Private Drainage Easement
   H.O.A.C.A. – Homeowner's Association Common Area

LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 59°09'27" E | 49.00' |
| L2 | S 37°54'25" W | 50.00' |
| L3 | S 45°07'11" W | 63.74' |
| L4 | N 68°26'41" W | 110.00' |

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD BRG. | CHORD DIST. |
|---|---|---|---|---|---|---|
| C1 | 90°04'15" | 25.00' | 39.30' | 25.03' | N 66°31'12" E | 35.38' |
| C2 | 27°21'58" | 800.00' | 382.10' | 194.77' | N 7°48'05" E | 378.48' |
| C3 | 15°46'29" | 460.00' | 126.65' | 63.73' | N 2°00'21" E | 126.25' |
| C4 | 28°27'16" | 25.00' | 12.42' | 6.34' | N 4°20'03" W | 12.29' |
| C5 | 22°23'19" | 230.00' | 89.87' | 45.52' | N 62°56'59" W | 89.30' |
| C6 | 95°27'34" | 25.00' | 41.65' | 27.50' | N 4°21'48" W | 37.00' |
| C7 | 82°56'08" | 400.00' | 579.00' | 353.49' | N 10°37'31" W | 529.76' |
| C8 | 82°56'08" | 350.00' | 506.62' | 309.30' | S 10°37'31" E | 463.54' |
| C9 | 82°47'14" | 25.00' | 36.12' | 22.04' | S 86°30'48" W | 33.06' |
| C10 | 51°00'04" | 400.00' | 356.06' | 190.80' | S 19°37'08" W | 344.42' |
| C11 | 27°21'58" | 860.00' | 410.76' | 209.38' | S 7°48'05" W | 406.87' |
| C12 | 89°55'45" | 25.00' | 39.24' | 24.97' | S 23°28'48" E | 35.33' |

**NOT FOR RECORD**

## PRELIMINARY PLAN

# MIRAMONT SECTION 8

11.34 ACRES

LOTS 1–28, BLOCK 19

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

SEPTEMBER 2015
SCALE: 1" = 60'

RECEIVED
OCT 28 2015


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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