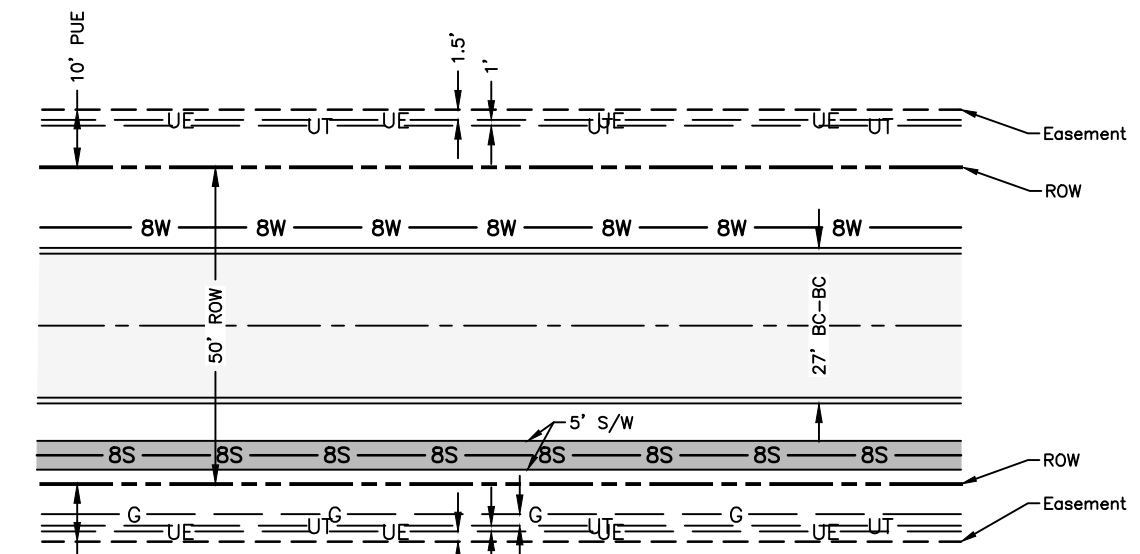


Scale:
1"=50'

Daniel M. Danabty
(Un Platted)
97 Acres
JW Scott Survey

VICINITY MAP



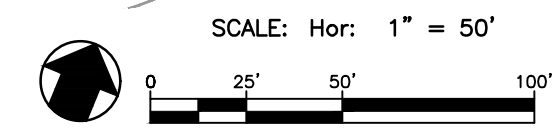
NOTE: This serves as a general guide only. Utility Company is to provide location of proposed electric, gas, and telecommunication lines.

Typical Utility Layout Legend

8S	8S	Existing Sewer Line w/ size
8W	8W	Existing Water Line w/ size
8G	8G	Existing Gas Line
6W	6W	Proposed Water Line w/size
4S	4S	Proposed Sewer Line w/size
30SD	30SD	Proposed Storm Drain Line w/size
---	---	Boundary Line
---	---	Existing Easement Line
---	---	Property Line
---	---	Proposed Easement Line
---	---	Proposed Phase Boundary
---	---	Existing Contour Line
○	○	Fire Hydrant
□	□	Common Area

LOT NO.	BLOCK NO.	AREA (Sf.)	WIDTH (FT)	DEPTH (FT)
1	1	36,623 SF	105.79'	286.37'
2	1	42,282 SF	110.66'	274.68'
3	1	53,686 SF	126.35'	335.82'
4	1	47,587 SF	100.48'	308.54'
5	1	45,804 SF	121.09'	261.83'
6	1	49,354 SF	98.53'	341.34'
7	1	65,848 SF	103.70'	370.91'
8	1	35,164 SF	101.82'	295.08'
9	1	35,363 SF	110.96'	278.54'
10	1	35,128 SF	127.06'	271.60'
11	1	35,585 SF	109.72'	252.26'
12	1	61,201 SF	88.99'	386.11'
13	1	71,963 SF	120.06'	399.26'
14	1	36,305 SF	134.91'	255.20'

- GENERAL NOTES:**
- ZONING: Planned Development - Mixed Use as passed and approved by the Bryan Council, May 23, 2000. Ordinance No. 1227.
 - Proposed Land Use: Detached residential dwelling units (14 lots).
 - This Phase will be gated and will comply with Section 110-59(m) of the subdivision ordinance.
 - No Lots will take access from Copperfield Drive.
 - Abbreviations:
P.U.E. - Public Utility Easement
Pr.D.E. - Private Drainage Easement
H.O.A. - Homeowner's Association
R.O.W. - Right of Way
 - Common Areas and Landscape Easements (including detention area shall be owned & maintained by Homeowners Association and may not be enclosed or screened from the ROW by fencing.
 - Detention was accounted for in Phase 1. Please see Phase 1 Drainage Report.
 - Building Setback Lines shall be as shown on the plan.
 - All sidewalks and trails will be concrete.
 - Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities, upon, over, under, and across the property included in the P.U.E. and the right of egress and ingress on property adjacent to the P.U.E. to access electric facilities.
 - Setback lines are per City of Bryan Ordinance. Additional setback requirements may be established in the covenants and restrictions for this subdivision.
 - Surveyor: Greg Hopcus, R.P.L.S. #6047.



PRELIMINARY PLAN

MIRAMONT SECTION 19

17.8 ACRES
OUT OF
J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS
MARCH, 2022
SCALE: 1" = 50'
Block 1, Lots 1-14

Prepared By:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3638

Owner:
Adam Development Properties