

VICINITY MAP

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 64°15'02" E	28.38'
L2	N 28°15'36" W	60.07'
L3	N 44°23'37" W	59.10'
L4	N 49°02'07" E	105.32'
L5	N 45°02'02" W	50.77'
L6	S 44°57'58" W	50.00'
L7	N 45°02'02" E	62.75'
L8	S 23°52'39" E	27.00'
L9	S 25°12'31" E	77.30'
L10	S 32°06'15" E	77.33'
L11	S 39°00'00" E	77.36'
L12	S 44°18'11" E	77.49'
L13	S 40°39'38" W	129.98'
L14	S 49°53'10" E	15.13'
L15	S 57°09'38" E	50.00'

CURVE TABLE

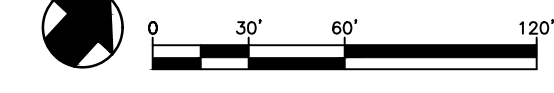
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	19°15'39"	875.00'	294.14'	148.47'	N 42°28'11" E	292.76'
C2	84°13'58"	25.00'	36.75'	22.60'	S 85°47'00" E	33.53'
C3	102°35'58"	25.00'	44.77'	31.20'	N 7°37'58" E	39.02'
C4	74°5'09"	875.00'	118.39'	59.29'	N 62°48'31" E	118.30'
C5	24°21'04"	209.28'	88.94'	45.15'	N 20°04'41" W	88.28'
C6	18°30'36"	1155.08'	373.16'	188.22'	N 15°49'48" W	371.54'
C7	94°04'09"	75.00'	123.14'	80.53'	N 2°00'03" E	109.76'
C8	17°11'24"	975.00'	292.52'	147.37'	S 57°37'50" W	291.43'
C9	7°55'55"	980.00'	135.67'	67.94'	S 29°20'16" E	135.56'
C10	8°54'01"	973.97'	151.29'	75.80'	S 18°02'10" E	151.14'
C11	16°57'29"	914.52'	270.67'	136.33'	S 13°19'30" E	269.69'
C12	96°14'46"	25.09'	42.15'	27.99'	N 81°11'49" E	37.37'

GENERAL NOTES:

- ZONING: Planned Development - Mixed Use as passed and approved by the Bryan Council, March 9 2021 Ordinance No. 2475.
- Proposed Land Use: Residential (50 Lots)
- According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 4804100220 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 an aerial data of the site.
- A HOA shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair and maintenance of all common areas, private drainage easements, the private stormwater detention facilities which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair or maintenance of these areas.
- Abbreviations:  
P.U.E. - Public Utility Easement  
P.A.E. - Public Access Easement  
P.D.E. - Public Drainage Easement  
H.O.A. - Homeowner's Association  
R.O.W. - Right of Way
- Common Areas and Landscape Easements shall be owned & maintained by Homeowners Association
- Water Service for Oakmont Phase 3B to be served by Wickson Creek SUD.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- Where electric facilities are installed, BTU has the right to install, operate, relocated, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities, upon, over, under, and across the property included in the PUE, and the right of egress and ingress on property adjacent to the PUE to access electric facilities.

Preliminary Plan

SCALE: Hor: 1" = 60'



Lot Dimension Table

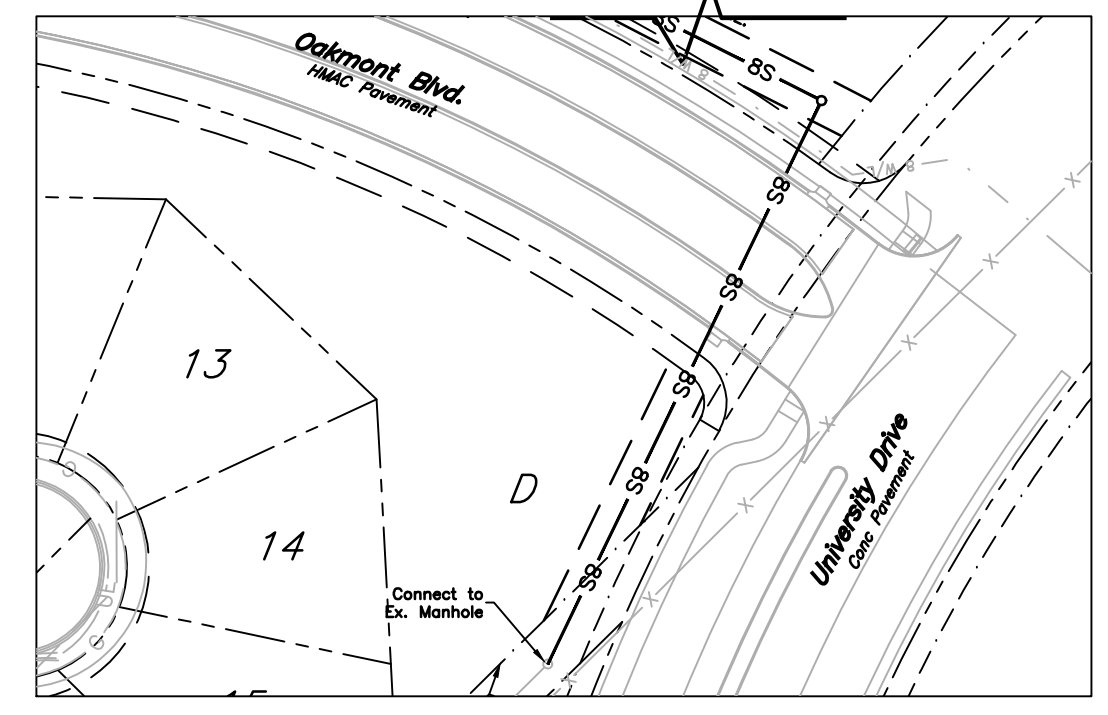
Block	Lot	Width (F.T.)	Depth (F.T.)	Area (SF)
30	1	74.9	137.1	10,264
30	2	73.3	141.2	9,903
30	3	81.2	143.8	10,675
30	4	65.0	142.0	9,207
30	5	65.0	140.0	9,102
30	6	65.0	140.0	9,100
30	7	65.0	140.0	9,100
30	8	65.0	140.0	9,100
30	9	65.0	140.0	9,100
30	10	65.0	140.0	9,100
30	11	65.0	140.0	9,100
30	12	67.0	140.0	11,596
31	1	75.8	140.0	9,923
31	2	65.1	140.2	9,108
31	3	65.8	141.6	9,232
31	4	66.1	142.3	9,242
31	5	65.4	140.8	9,145
31	6	67.8	140.8	9,104
31	7	67.8	141.4	9,493
31	8	67.8	141.7	10,506
31	9	67.8	141.9	11,509
31	10	66.2	141.9	9,297

Lot Dimension Table

Block	Lot	Width (F.T.)	Depth (F.T.)	Area (SF)
32	1	82.9	140.2	10,154
32	2	76.1	140.1	10,348
32	3	78.7	140.0	9,842
32	4	76.5	140.0	9,842
32	5	66.8	140.0	9,842
32	6	65	140.0	9,992
32	7	65	140.0	9,489
32	8	65	140.0	9,489
32	9	65	140.0	9,620
32	10	90.4	140.0	10,478
32	11	87	140.0	9,409
32	12	67	140.0	9,409
32	13	67	140.0	9,409
32	14	67	140.0	9,587
32	15	65	140.0	9,121
32	16	65	140.0	9,957
32	17	65	140.4	9,957
32	18	73.7	140.8	9,444
33	1	66.7	143.9	11,180
33	2	79.6	142.4	9,885
33	3	65	140.6	9,376
33	4	65	140.3	9,368
33	5	65	141.5	9,479
33	6	65	142.2	9,533
33	7	65	143.3	11,720
33	8	72.2	140.1	12,178
33	9	65	140.1	9,106
33	10	65	140.1	9,106

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



PRELIMINARY PLAN

OAKMONT SUBDIVISION PHASE 4B

15.17 ACRES  
OUT OF  
JW SCOTT SURVEY A-49  
BRYAN, BRAZOS COUNTY, TEXAS  
May 2022  
SCALE: 1" = 60'

Lots 1-12 Block 30, Lots 1-10 Block 31  
Lots 1-18 Block 32, Lots 1-10 Block 33

Owner: Adam Development Properties, LP  
One Momentum Dr., 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