

VICINITY MAP

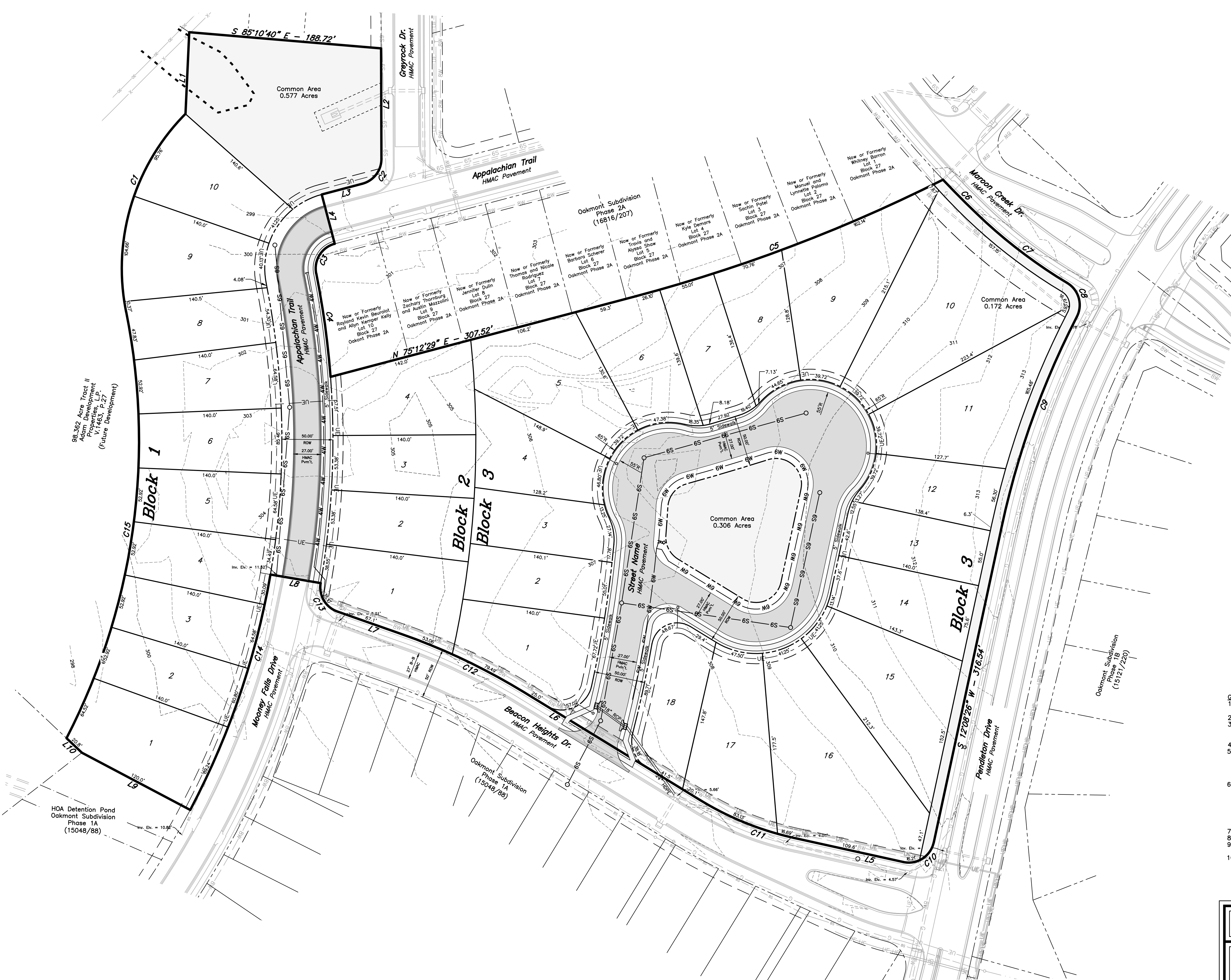
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 2°37'24" E	80.19'
L2	S 0°10'41" E	108.32'
L3	S 75°12'29" W	41.28'
L4	S 14°47'31" E	50.00'
L5	N 77°34'35" W	109.62'
L6	N 58°30'40" W	202.30'
L7	N 70°39'44" W	67.07'
L8	N 80°13'48" W	50.00'
L9	N 62°08'17" W	120.00'
L10	N 46°47'05" W	20.76'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	56°10'30"	215.00'	210.79'	114.74'	N 16°40'04" E	202.45'
C2	75°23'10"	25.00'	32.89'	19.32'	S 37°30'54" W	30.57'
C3	86°37'40"	25.00'	37.80'	23.57'	S 31°53'40" W	34.30'
C4	7°06'12"	825.00'	102.28'	51.21'	S 7°52'04" E	102.22'
C5	11°54'46"	1560.00'	324.35'	162.76'	N 69°15'06" E	323.77'
C6	2°37'14"	1017.96'	46.56'	23.28'	S 44°46'50" E	46.56'
C7	12°53'15"	500.00'	112.47'	56.47'	S 52°32'05" E	112.23'
C8	86°14'47"	25.00'	37.63'	23.41'	S 15°51'19" E	34.18'
C9	15°07'39"	830.00'	219.14'	110.21'	S 19°42'16" W	218.51'
C10	90°16'59"	25.00'	39.39'	25.12'	S 57°16'55" W	35.44'
C11	19°03'55"	300.00'	99.83'	50.38'	N 68°02'37" W	99.37'
C12	12°09'04"	625.00'	132.55'	66.52'	N 64°35'12" W	132.30'
C13	80°25'56"	25.00'	35.10'	21.14'	N 30°26'46" W	32.28'
C14	18°05'30"	775.00'	244.71'	123.38'	S 18°48'57" W	243.70'
C15	38°47'07"	635.00'	429.85'	223.53'	N 7°58'23" E	421.69'

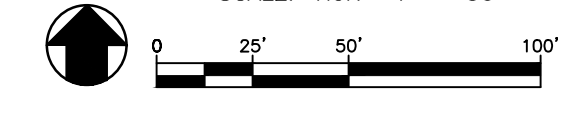
- GENERAL NOTES:**
- ZONING: Planned Development - Mixed Use as passed and approved by the Bryan Council, March 9 2021 Ordinance No. 2475.
 - Proposed Land Use: Residential (32 Lots)
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 4804100220 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 a ground survey of the site.
 - 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
 S.S.E. - Sanitary Sewer Easement
 - Common Areas shall be owned & maintained by Homeowners Association
 - Water Service for Oakmont Phase 2C to be served by City of Bryan.
 - 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, 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 PUE, and the right of egress and ingress on property adjacent to the PUE to access electric facilities.



HOA Detention Pond
Oakmont Subdivision
Phase 1A
(15048/88)

Preliminary Plan

SCALE: Hor: 1" = 50'



Legend

— 6S — 6S —	Existing Sewer Line w/ size
— 6W — 6W —	Existing Water Line w/ size
— G — G —	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

PRELIMINARY PLAN

**OAKMONT SUBDIVISION
PHASE 2C**

10.08 ACRES
OUT OF
JW SCOTT SURVEY A-49
BRYAN, BRAZOS COUNTY, TEXAS
October 2022
SCALE: 1" = 50'
Lots 1-10 Block 1
Lots 1-4 Block 2
Lots 1-18 Block 3

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