

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 480410220 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 on the ground survey 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  
 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.
  - All sidewalks are to be concrete pavement.
  - 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.

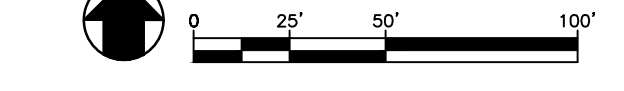
**Lot Dimension Table**

Block	Lot	Width (FT)	Depth (FT)	Area (SF)
1	1	74.9	140.0	11,093
1	2	73.3	140.0	7,860
1	3	81.2	140.0	8,225
1	4	65.0	140.0	8,225
1	5	65.0	140.0	8,225
1	6	65.0	140.0	8,225
1	7	65.0	140.0	8,225
1	8	65.0	140.0	7,976
1	9	65.0	140.0	10,420
1	10	65.0	140.4	9,589
2	1	65.0	140.0	10,401
2	2	67.0	140.0	8,108
2	3	75.8	140.0	8,108
2	4	65.1	140.0	10,543
3	1	65.3	140.0	10,398
3	2	55.0	140.0	7,701
3	3	55.0	140.0	7,541
3	4	55.0	143.5	9,102
3	5	55.0	161.8	13,227
3	6	55.0	135.1	8,591
3	7	55.0	136.0	7,681
3	8	55.0	126.7	7,081
3	9	55.0	154	14,851
3	10	55.0	202.9	21,796
3	11	55.0	156.6	14,237
3	12	55.0	133.1	7,321
3	13	55.0	139.2	7,694
3	14	55.0	147.7	8,655
3	15	55.0	177.8	14,846
3	16	55.0	194.9	21,110
3	17	55.0	162.7	11,321
3	18	60.0	142.3	8,499



**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  
 Common Area = 1.055 Acres

**Owner:** Adam Development Properties, LP  
 One Momentum Blvd., Suite 1000  
 College Station, TX 77845  
 979-776-1111

**Surveyor:** Texas Firm Registration No. 10103300  
 McClure & Browne Engineering/Surveying, Inc.  
 1008 Woodcreek Dr., Suite 103  
 College Station, Texas 77845  
 (979) 693-3838