

VICINITY MAP

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 64°15'02" E	28.38'
L2	N 26°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" W	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'

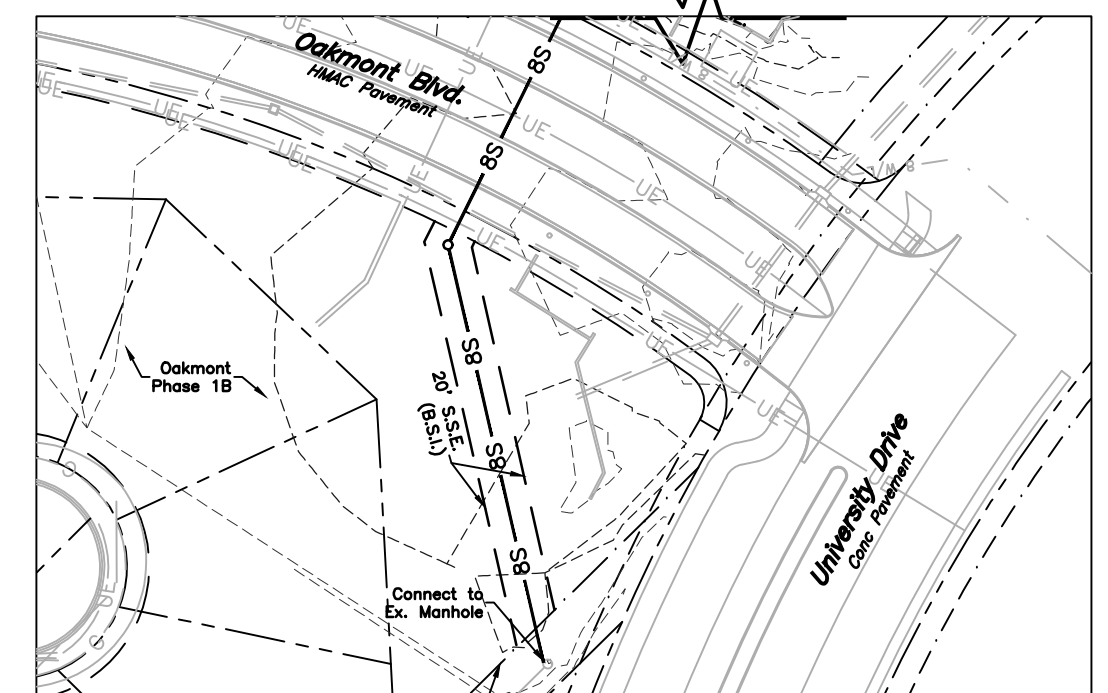
CURVE TABLE

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	7°45'09"	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.
 - Planning Variance case No. PV22-14 was approved by the Planning and Zoning Commission on August 4, 2022 (reduction of lot depth by 2.9-feet for Lot 1, Block 30).
 - 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
 Pr.D.E. - Private Drainage Easement
 H.O.A. - Homeowner's Association
 R.O.W. - Right of Way
 S.S.I. - By Separate Instrument
 - Common Areas and Landscape Easements shall be owned & maintained by Homeowners Association.
 - Water Service for Oakmont Phase 4B 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'



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

Lot Dimension Table

Block	Lot	Width (FT)	Depth (FT)	Area (SF)
30	1	74.9	137.1	10,264
30	2	73.3	141.2	10,303
30	3	81.2	143.8	10,675
30	4	85.0	142.9	9,207
30	5	85.0	140.0	9,102
30	6	85.0	140.0	9,100
30	7	85.0	140.0	9,100
30	8	85.0	140.0	9,100
30	9	85.0	140.0	9,100
30	10	85.0	140.0	9,100
30	11	85.0	140.0	9,100
30	12	87.1	140.0	11,996
31	1	78.8	140.0	9,233
31	2	85.1	140.2	9,108
31	3	85.8	141.6	9,232
31	4	88.1	142.3	9,242
31	5	85.4	140.8	9,145
31	6	88.7	140.7	9,757
31	7	88.8	141.4	10,274
31	8	86.9	141.7	9,996
31	9	88.5	141.3	11,144
31	10	78.2	141.9	12,225
32	1	82.8	140.0	11,261
32	2	75.3	140.0	9,817
32	3	78.4	140.0	10,032
32	4	72.1	140.0	9,420
32	5	65.0	140.5	8,253
32	6	65.0	140.5	8,364
32	7	65.0	140.0	8,368
32	8	65.0	140.0	8,438
32	9	69.0	140.0	11,781
32	10	80.4	140.0	10,488
32	11	87.0	140.0	9,981
32	12	87.0	140.0	9,981
32	13	87.0	140.0	9,131
32	14	88.3	140.2	9,136
32	15	85.0	140.7	9,405
32	16	87.2	140.5	10,309
32	17	87.1	140.0	9,461
32	18	75.0	140.0	11,078
33	1	87.2	143.9	12,833
33	2	80.2	142.4	10,015
33	3	65	140.0	8,349
33	4	65	140.3	8,368
33	5	65	141.5	8,479
33	6	65	142.2	8,533
33	7	65	143.3	11,720
33	8	72.4	140.1	12,178
33	9	65	140.1	8,106
33	10	65	140.1	8,106

PRELIMINARY PLAN

OAKMONT SUBDIVISION PHASE 4B

15.02 ACRES
 OUT OF
 JW SCOTT SURVEY A-49
 BRYAN, BRAZOS COUNTY, TEXAS
 December 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
 1008 Woodcreek Dr., Suite 100
 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